

**AGENDA
PUBLIC MEETING
BOROUGH OF MONTVALE
Mayor and Council Meeting
October 11, 2022
Meeting to Commence 7:30 P.M.**

ROLL CALL:

Councilmember Arendacs	Councilmember Lane
Councilmember Cudequest	Councilmember Roche
Councilmember Koelling	Councilmember Russo-Vogelsang

PROCLAMATION

1st and 2nd grade Montvale Panthers Softball Travel League Champions

PRESENTATION: *R. Hanrahan, Environmental Commission Chairman/DEP Regulated Lands*

ORDINANCES:

PUBLIC HEARING OF ORDINANCE NO. 2022-1525 AN ORDINANCE OF THE BOROUGH OF MONTVALE, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 170 OF THE BOROUGH CODE TO REVISE CERTAIN CONSTRUCTION PERMIT FEES AND OTHER SUBCODE PERMIT FEES AND TO PROVIDE FOR A NEW TENANT/ RESALE CERTIFICATE

MEETING OPEN TO PUBLIC:

Agenda Items Only

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:

September 27, 2022

CLOSED/EXECUTIVE MINUTES:

September 27, 2022

RESOLUTIONS: (CONSENT AGENDA*)

*All items listed on a consent agenda are considered to be routine and non-controversial by the Borough Council and will be approved by a motion, seconded and a roll call vote. There will be no separate discussion on these items unless a Council member(s) so request it, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

- 155-2022 Resolution Authorizing Emergency Purchase Pursuant To NJSA 40a:11-Rapid Pump & Meter, Co, Inc. / Three (3) Pump Stations
- 156-2022 Tax Court Settlement / Block 1102; Lot 3 / Summit Property 1, LLC / 100 Summit Ave
- 157-2022 Resolution Authorizing The Borough Administrator To Sign The NJDEP WQM-003 Statement Of Consent Form For The SHG Montvale MB IV, LLC Application
- 158-2022 Award Professional Service Contract / Environmental Services / 127 Summit Ave / Colliers Engineering & Design

BILLS:

REPORT OF REVENUE:

COMMITTEE REPORTS:

ENGINEER'S REPORT:

Andrew Hipolit
Report/Update

ATTORNEY REPORT:

Joe Voytus, Esq.
Report/Update

UNFINISHED BUSINESS:

None

NEW BUSINESS:

None

COMMUNICATION CORRESPONDENCE:

None

MEETING OPEN TO THE PUBLIC:

HEARING OF CITIZENS WHO WISH TO ADDRESS THE MAYOR AND COUNCIL:

Upon recognition by the Mayor, the person shall proceed to the floor and give his/her name and address in an audible tone of voice for the records. Unless further time is granted by the Council, he/she shall limit his/her statement to five (5) minutes. Statements shall be addressed to the Council as a body and not to any member thereof. No person, other than the person having the floor, shall be permitted to enter into any discussion, without recognition by the Mayor.

MEETING CLOSED TO THE PUBLIC:

ADJOURNMENT:

The Next Regular Public Meeting of the Mayor & Council to be held at 7:30pm on October 25, 2022.

*******Disclaimer***** Subject to Additions And/Or Deletions**

• Borough of Montvale Proclamation

October 11, 2022

W*HEREAS*, it has come to the attention of the Borough of Montvale that our very own 1st and 2nd grade Montvale Panthers Softball Travel league have experienced a successful young softball season; and

W*HEREAS*, the coaches and adult volunteers of the league have given of their time, patience, skills and talents to coach their team, to the 2022 Summer Travel Championship with a record of 10-2; and

W*HEREAS*, we would like to recognize and congratulate Alana Aiello, Carabell Amodeo, Jordan Anders, Claire Branchini, Charlotte Brinkman, Sarina Brothers, Caroline Fish, Ella Gilbert, Nadia Ignatiou, Valentina Rodriguez, Julia Rzeszutek, Sofia Shea, Cayla Slackman and Head coach Rob Brinkman and Assistant coaches Mark Amodeo, Jeff Anders, Scott Branchini, Ryan Brothers, and Dave Gilbert.

N*OW, THEREFORE*, the Borough Council and I, Michael N. Ghassali, Mayor of the Borough of Montvale, County of Bergen, State of New Jersey, recognize and express our congratulations to the team members and parents of the Kinderkamack Softball Travel League Team the Montvale Panthers, and urge all citizens to join with our borough in recognizing the work and dedication of these outstanding athletes.

Michael N. Ghassali,

Mayor



Category 1 Waterways and Land Protection in Montvale

DRAFT - October 6, 2022

For many years the New Jersey Department of Environmental Protection (DEP) has been adding layers of protection to waterways and wetlands throughout the state in order to improve degrading water quality and the overall environment

In an effort to protect our natural resources, New Jersey has created designations and protections to assign to waterways and specific natural resources, such as wetlands, in order to help prevent water quality degradation. These regulations limit development where it would impair or destroy valuable natural resources and/or degrade water quality. Preserving the integrity of specific waterways and ecosystems is vital to maintaining the quality of our water and the environment that requires it.

NJ SURFACE WATER QUALITY STANDARDS Antidegradation Protections

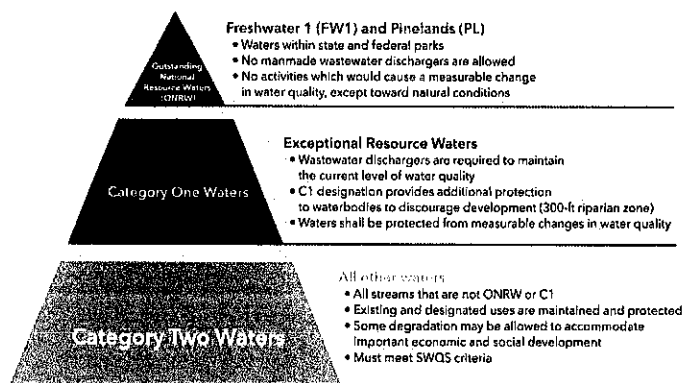


FIGURE 1 - NJDEP 3-Tier Protection System*

The NJDEP uses a three-tiered system to categorize waterway protection:

- **Outstanding Natural Resource Waters.** These waterways, many in the Pinelands National Reserve, are set aside in their natural state for posterity.
- **Category One (C1) waterways** are noted for their exceptional ecological, water supply, recreation, and/or fisheries values. Over 7,400 miles of waterways in New Jersey are now designated as Category One waterways, including **7 waterways right here in Montvale.**

Category One waterways as well as the land surrounding them are protected under the Flood Hazard Area Control Act https://www.nj.gov/dep/landuse/fha_main.html , and other rules which have been

helping to improve water quality and protect against flood damage by protecting undeveloped areas rich in vegetation.

- **Category 2 (C2) waterways** are those waterways that are not designated as Outstanding Natural Resource Waters or Category One.

What's the value of protecting Category One Waterways?

The maintenance of water quality in all C1 waters is important to residents for multiple reasons. Many communities including Montvale depend upon surface water for:

- drinking water sources
- recreation
- fishing
- habitats for wildlife

Where is these protected Category One (C1) Waterways in Montvale?

The Borough of Montvale is unique in that we currently have 7 Category 1 protected waterways, and DEP protection includes all tributaries off of these waterways, and we have many here in Montvale.

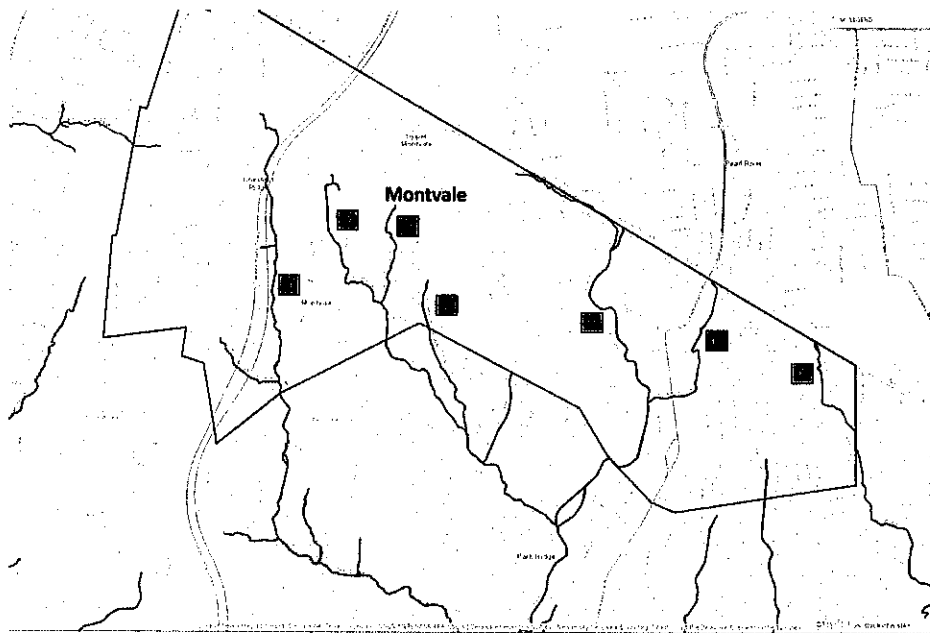


Figure 2 - Montvale Contains Seven DEP Category 1 Waterways

As of 2022 the Category 1 waterways and associated tributaries in Montvale include:

1) Bear Brook 2) Mill Brook 3) Laurel Brook 4) Echo Glenn Brook 5) Pascack Brook 6) Hillsdale Brook 7) Cherry Brook

What kinds of waterway regulations are do we have here in Montvale?

There are two distinct and overlapping DEP areas of jurisdiction:

1. The flood hazard area
2. The riparian zone

Protected areas around large development areas are called Special Water Resource Protection Areas or SWRPA. A SWRPA is the 300-foot area on each side of a surface water body designated as a C1 water, or tributary to a C1 water that is a perennial stream, intermittent stream, lake, or pond. These areas are designated on the USGS quadrangle map or in the County Soil Surveys.

More recently a 300-foot buffer has been designated along ALL C1 waterways and called a “riparian zone”. A SWRPA and a riparian zone often overlay each other so currently handled under different rules yet DEP proposals are progressing to merge them.

Riparian zone regulations are intended to limit disturbances to the vegetation adjacent to a watercourse. Vegetation that grows along the banks and in the riparian zone of a waterway is essential for maintaining bank stability and water quality. Disturbance of this vegetation can destabilize the banks of waterways, leading to increased erosion and sedimentation that increases the intensity and frequency of flooding.

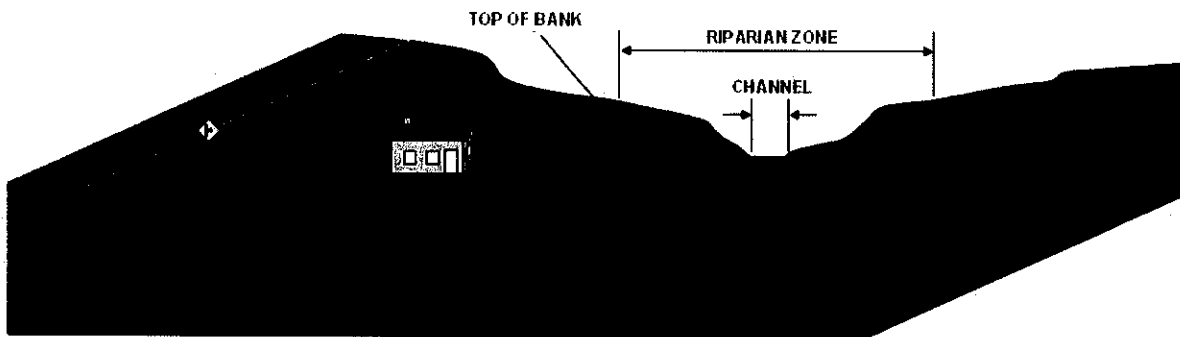


Figure 3 – DEP Regulated Riparian Zones

Published DEP research has shown that vegetated riparian zones reduce adverse impacts to water quality so very little if any new construction is allowed in these areas.

What does this mean to Montvale?

Having 7 C1 waterways passing from north to south, spanning over 7 miles in length (6.74 miles + tributaries) with associated 300 ft riparian buffer zones starting at the top-of-bank on each side, and a 50 ft average channel width, equates to over 20% of the land in Montvale falls under DEP Category 1 regulations¹, and that does not include Freshwater Wetlands which are also protected by the DEP.

¹ Protected C1 Land = 7mi * 5280ft/mi length * 650ft width = 24M sq ft
 (24M sq ft protected land)/(112M sq ft total Borough land)*100 = 21.4%

A Quick Note about Freshwater Wetlands in Montvale

Freshwater wetlands are also found throughout Montvale and carry related but different NJDEP regulations. Wetlands were once considered worthless swampland but today are recognized for their vital contributions.

In 1987 wetlands and surrounding land became protected by the New Jersey Department of Environmental Protection (NJDEP) to "preserve the purity and integrity of freshwater wetlands from random, unnecessary or undesirable alteration or disturbance". The protection was put in place after loss of over 50% of wetlands in New Jersey. Wetlands including a dry land buffer up to 150ft around the wetlands carry strict limits on what you can do on that land. These regulations expand well beyond construction and include tree cutting and dumping of leaves and debris.

For information specifically regarding NJ freshwater wetlands please see the information the Montvale Environmental Commission published [HERE](#) or at the NJDEP wetland page found [HERE](#).

Do I have protected land and/or waterways on my property?

If your property is within 300 feet of a waterway in Montvale, or you have land nearby that remains wet for at least part of the year, you very likely have regulated property.

The best way to find out about the location of these regulated lands is to find your property on one of the NJDEP or Federal GIS mapping tools and observe local associated waterways and/or tributaries.

Here are a NJDEP GIS mapping tools you can use to observe your property and any nearby land regulations:

<https://www.nj.gov/dep/gis/geoweb splash.htm>

Here are a Federal mapping tools you can use to observe your property and any nearby land regulations:

<https://maps.waterdata.usgs.gov/mapper/index.html>

What does this mean for me/my property?

If you have either a C1 Riparian Zone or Freshwater Wetlands on your property, you are very limited in the amount of construction which can be done on and around that land. This includes, but not limited to home additions, new structures such as a garage or permanent shed, or adding a pool to the property. You should inform all contractors who might disturb that land outside of your house before they start any work, including architects, landscapers, and builders. If a violation of NJDEP regulations takes place, the property owner may receive violations which can carry significant fines and additional restrictions.

How can we help to protect these waterways and surrounding land in Montvale?

The best way to help to help is to understand the rules and share them with others. The NJDEP asks us all to watch out for violations and inform them so they may take appropriate actions. If you see something that might result in a violation, let them know by calling them anonymously at 1-800WARNDP 24/7.

Even though the NJDEP rules regarding Cat 1 waterways have been in place for many years, many are still not aware of their responsibilities and in some cases liabilities when it comes to regulated activity. The rules are strict and penalties for violations can be significant.

It is everyone's responsibility as property owners to understand the rules and regulations that govern our homes and properties.

Bottom line is that we have a lot of highly regulated land in Montvale so residents and contractors must be aware of the protected lands on and around our property to ensure we comply with State regulations. If you have any question about DEP land use rules that govern wetlands and category 1 waterways, resources below are available to answer your questions.

For more information: https://www.nj.gov/dep/newsrel/2020/20_0013.htm

To contact the NJDEP with any questions or concerns please call them at 1-800-927-6337 or 1-800-WARNDEP

*Credit: New Jersey Department of Environmental Protection

NJDEP Regulated Land in Montvale

R. Hanrahan

Montvale Environmental Commission Chair



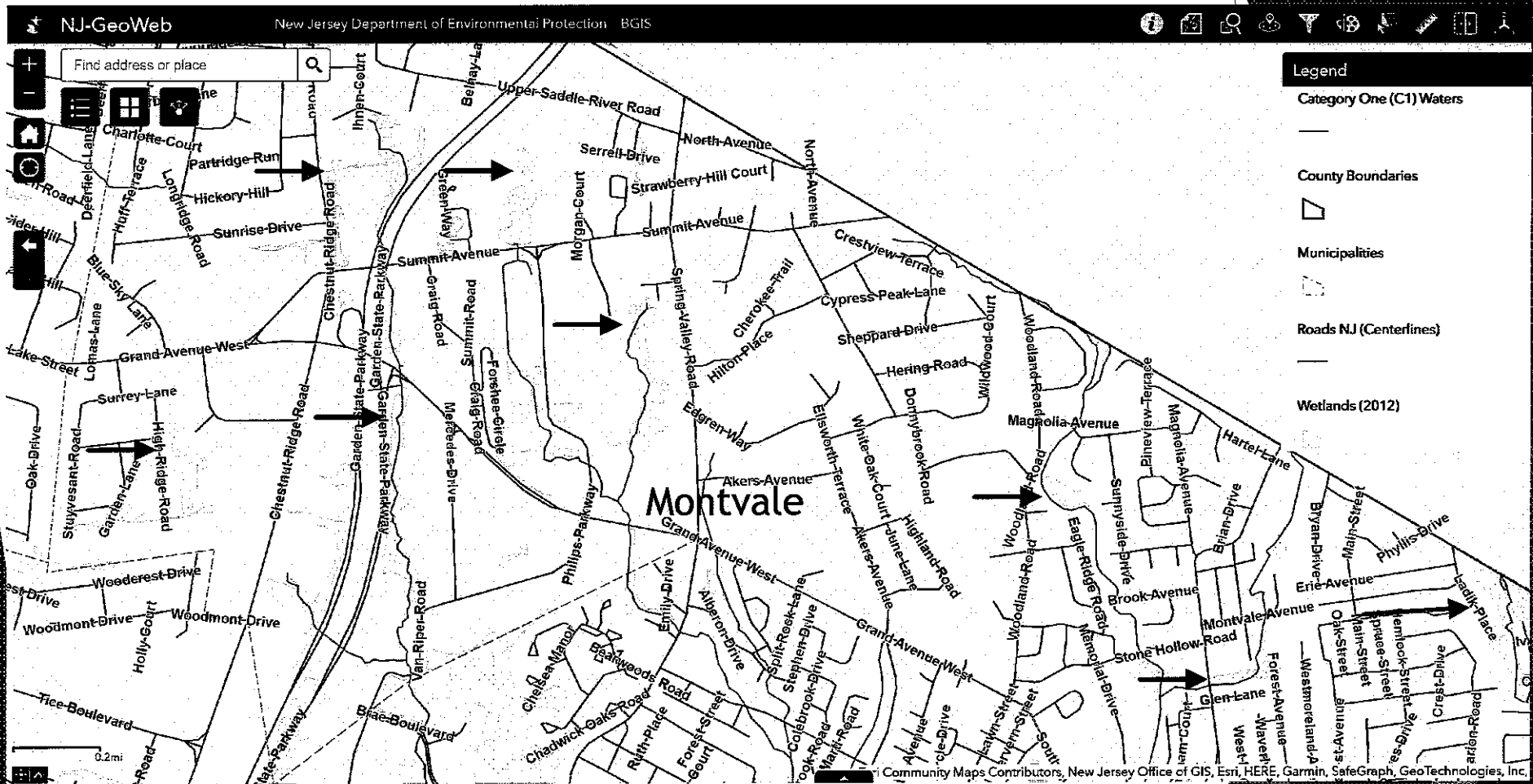
Types of DEP Regulated Land in Montvale

- ▶ Freshwater Wetlands
- ▶ Flood Hazard Area (FHA)*
- ▶ Riparian Zones*
 - ▶ *Currently two overlapping areas of DEP jurisdiction

Freshwater Wetland in Montvale

- ▶ On July 1, 1987, the New Jersey legislature passed the NJ Freshwater Wetlands Protection Act to “preserve the purity and integrity of freshwater wetlands from unnecessary and undesirable disturbance.”
- ▶ The legislature found that protecting wetlands required “vigorous action” because of the important functions performed by wetlands and because the existing federal programs were not stringent enough.
- ▶ The NJ Freshwater Protection Act has been revised many times since 1987, and will continue to be modified to ensure our environment is protected.
- ▶ For much more see the EC page at Montvale.org
 - ▶ <https://www.montvale.org/environmental-page-list/252-freshwater-wetlands>

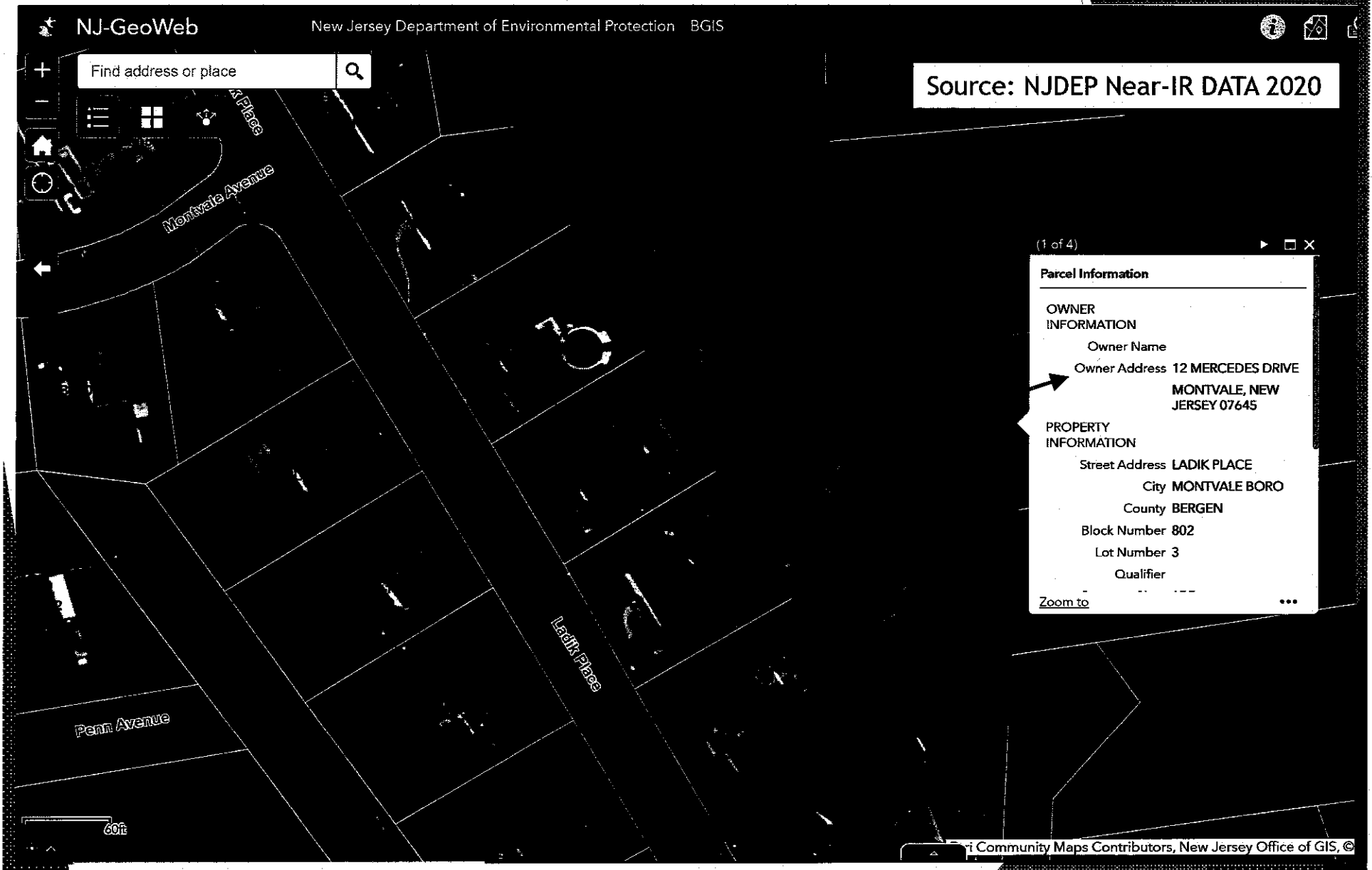
Freshwater Wetlands in Montvale*



► Most Wetlands in Montvale carry a 50 ft Buffer

► * DEP GIS Data

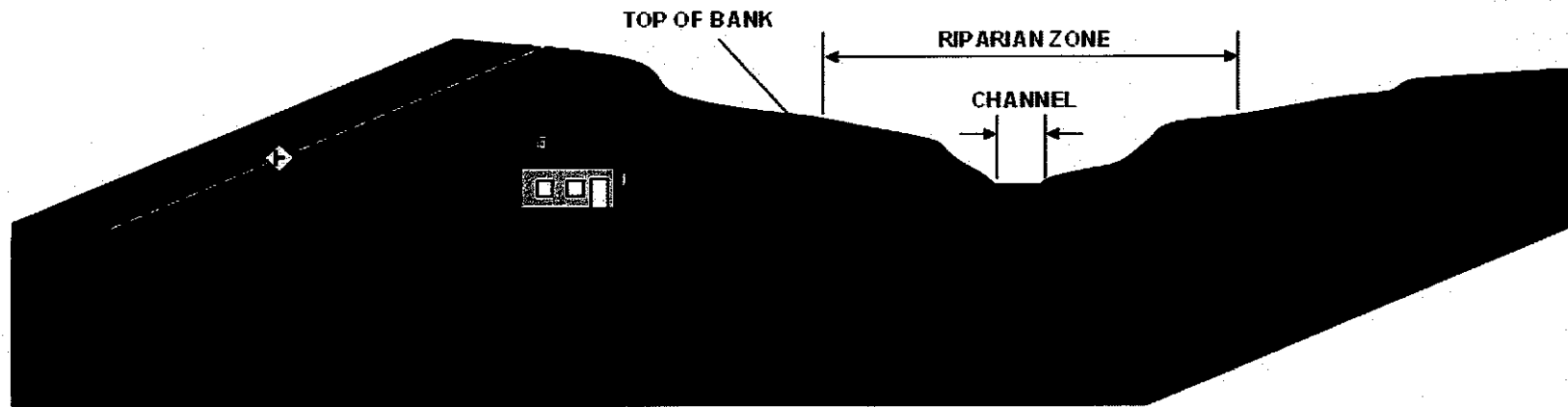
Wetland Concern Example



NJ DEP Flood Hazard Areas (FHA)

- ▶ DEP Purpose and Scope of FHA Rules
 - ▶ To minimize damage to life and property caused by flooding within an FHA
- ▶ Protected areas around large development areas are called Special Water Resource Protection Areas or SWRPA.
 - ▶ A SWRPA is the 300-foot area on each side of a surface water body designated as a C1 water, or tributary to a C1 water that is a perennial stream, intermittent stream, lake, or pond.
 - ▶ These areas are designated on the USGS quadrangle map or in the County Soil Surveys.

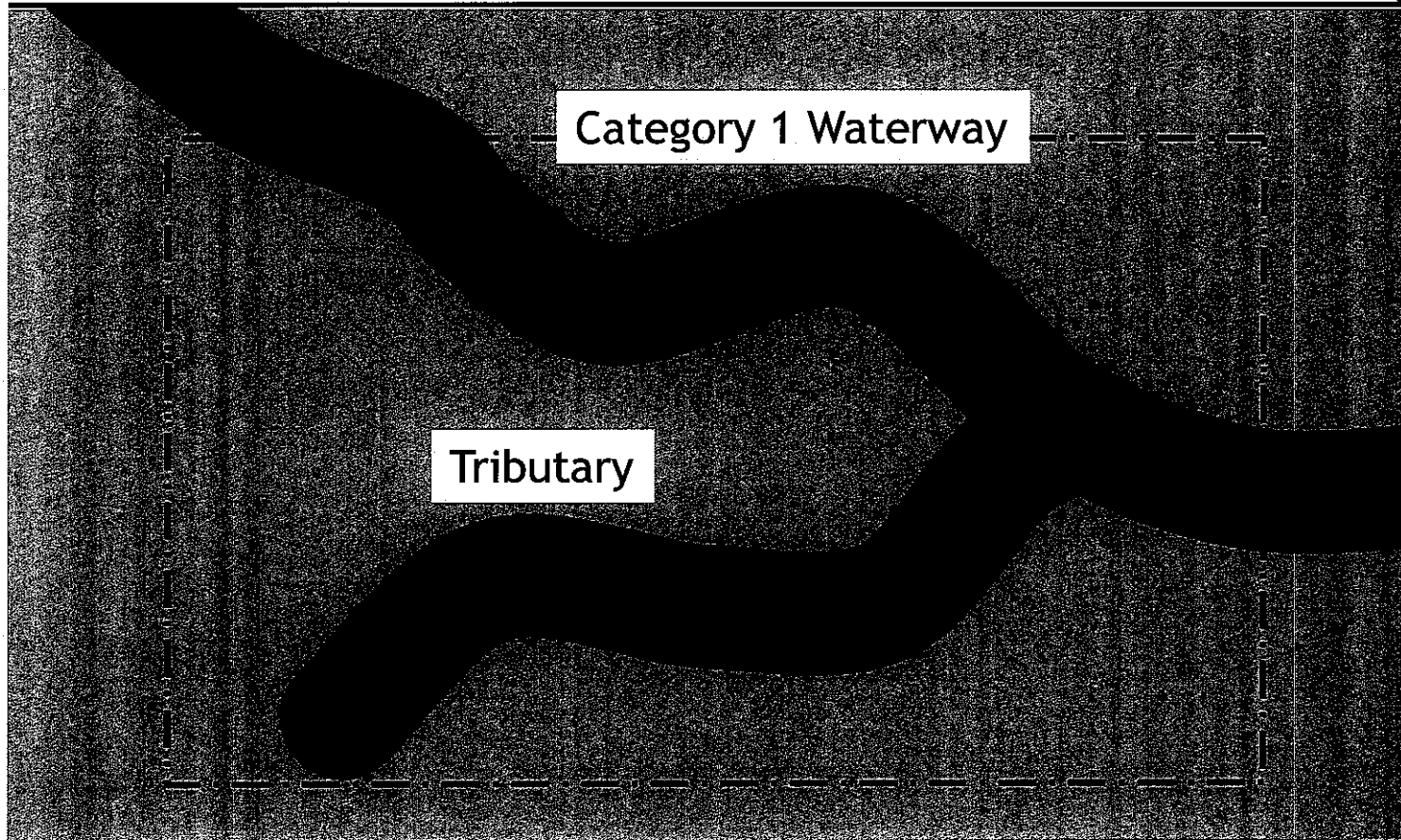
NJ DEP Riparian Zone



- ▶ Around ALL Category 1 waterways are areas called a “riparian zone”.
- ▶ These regulations are intended to limit disturbances to the vegetation adjacent to a watercourse.
- ▶ Vegetation that grows along the banks and in the riparian zone of a waterway is essential for maintaining bank stability and water quality.
- ▶ A SWRPA and Riparian Zones often overlay each other and carry separate but related rules

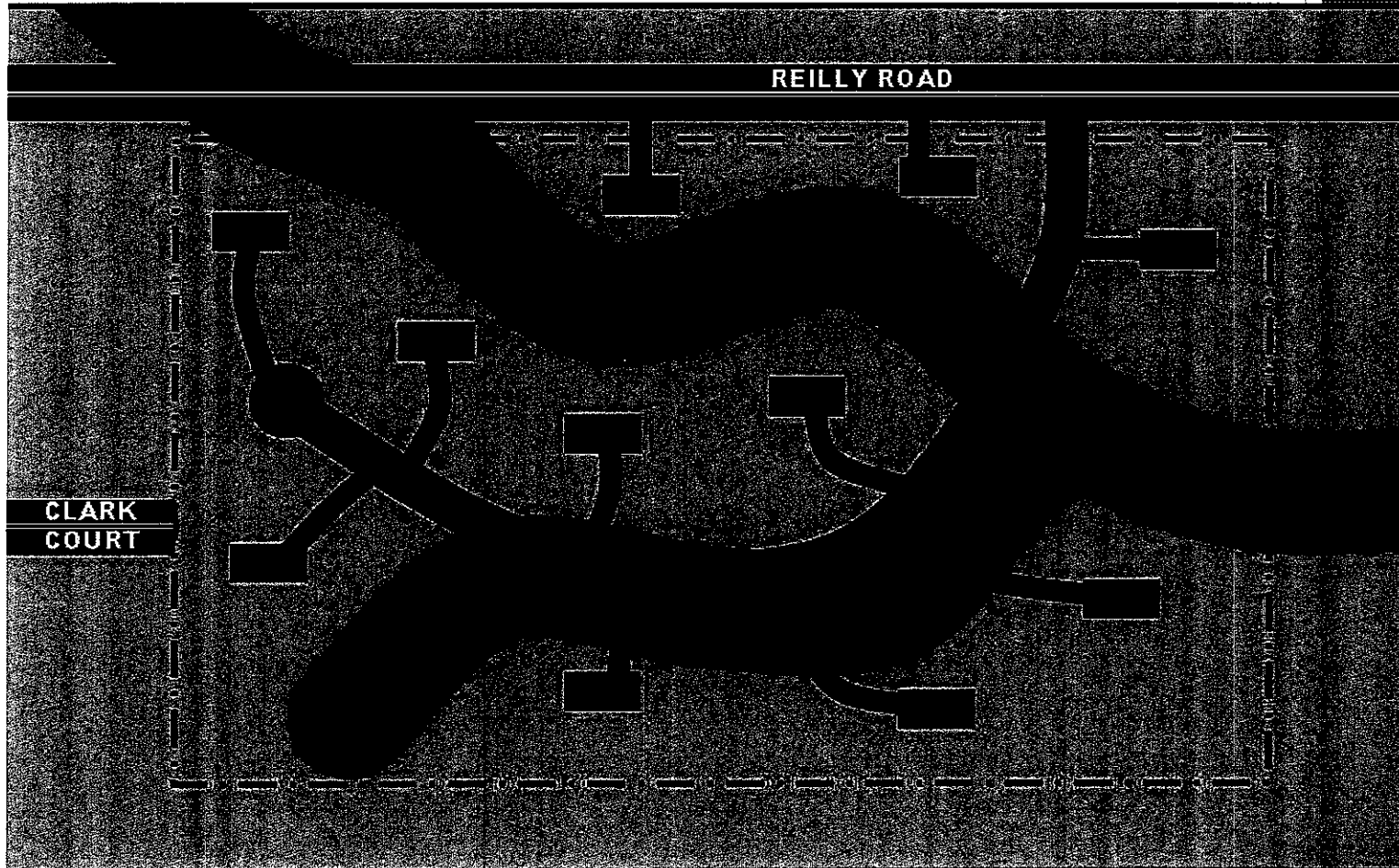
Drawing Credit: NJDEP

Riparian Zone Examples



Drawing Credit: NJDEP

Riparian Zone Examples



Drawing Credit: NJDEP

SWRPA vs Riparian Zone

▶ Difference #1:

- ▶ The SWRPA applies only to waters that are shown on a USGS quad or County Soil Survey
- ▶ The Riparian Zone applies to ALL regulated waters regardless of any mapping

▶ Difference #2:

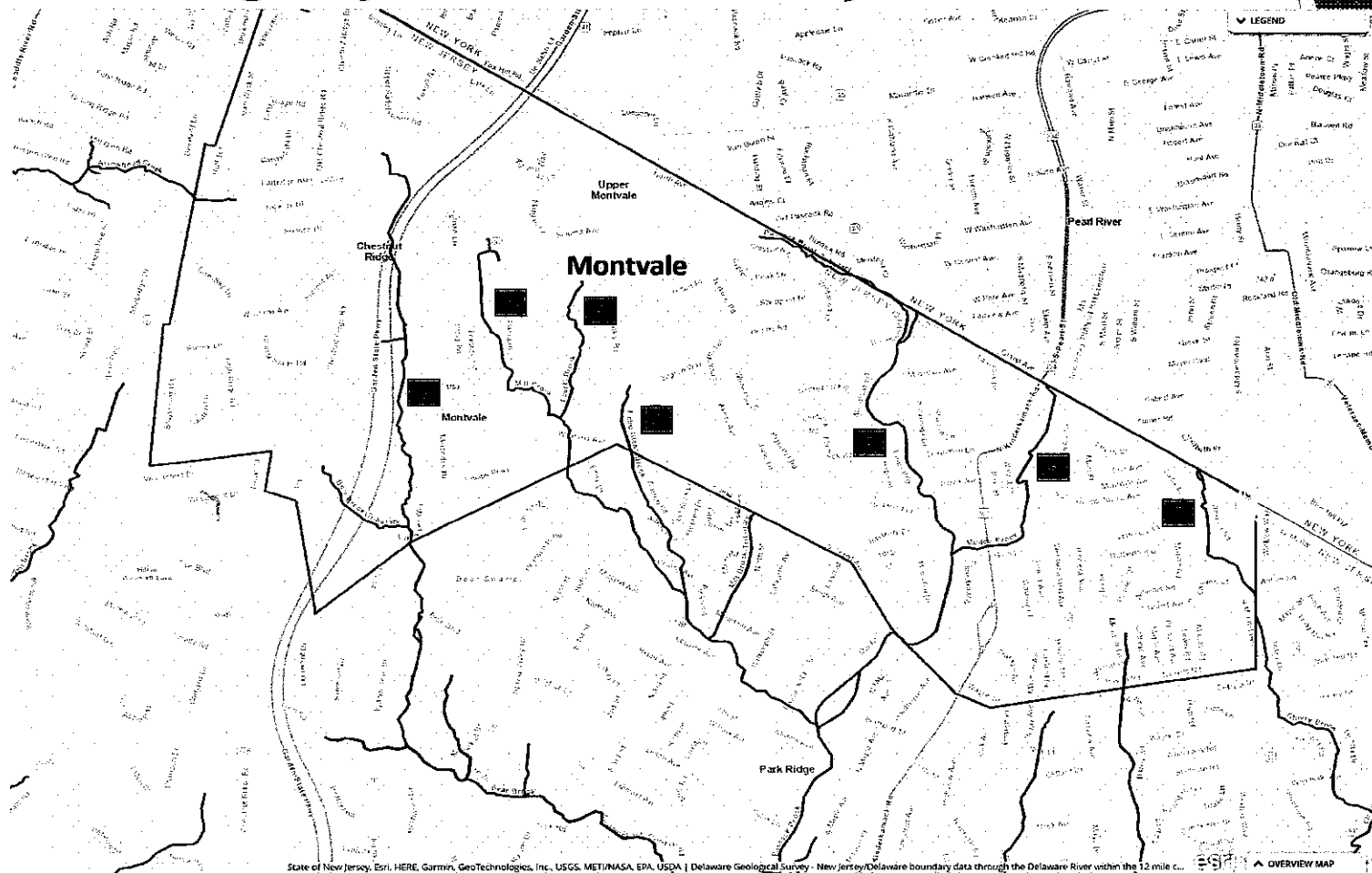
- ▶ The SWRPA applies only to projects that are major developments (under N.J.A.C. 7:8)
- ▶ The riparian zone applies to ALL regulated waters regardless of the size of the project

▶ Difference #3:

▶ Location Based vs Activity Based

- ▶ The inner half of the SWRPA may not be developed; the outer half may be developed if previously disturbed
- ▶ The riparian zone does not have an inner or outer half; it may be disturbed for certain activities, if justified

Category 1 Waterways in



- 1) Bear Brook
- 2) Mill Brook
- 3) Laurel Brook
- 4) Echo Glenn Brook
- 5) Pascack Brook
- 6) Hillsdale Brook
- 7) Cherry Brook

Montvale Specifics

- ▶ Having 7 C1 waterways plus tributaries passing from north to south with associated 300 ft riparian buffer zones starting at the top-of-bank plus a 50ft average channel results in **Montvale having over 20% of its land falling under DEP Category 1 regulations.**
 - ▶ Not including Freshwater Wetlands!
 - ▶ $(24\text{M sqft C1 land}) / (112\text{M sqft total Borough land}) * 100 = 21.4\%$
- ▶ Published DEP research has shown that vegetated riparian zones reduce adverse impacts to water quality so very little new construction is allowed in these areas.

Riparian Zone Disturbance Rules

N.J.A.C. 7:13-10.2

- ▶ Rules are designed to preserve all existing riparian zone vegetation
 - ▶ All vegetation counts (trees, grass, shrubs, weeds, etc.)
- ▶ All proposed disturbance must be avoided, justified, and fully minimized and each activity has limits on disturbance

What can be done and Why?

▶ What?

- ▶ Educate the public
 - ▶ Articles, Newsletters, Flyers
- ▶ Local Ordinance(s)
 - ▶ Develop and Enforce local regulations which overlay DEP Regs
 - ▶ Category 1 Ordinance
 - ▶ Wetland Ordinance
- ▶ Develop an Environmental Resource Inventory (ERI)
 - ▶ Provides reference information and tools for regulators and enforcement officials

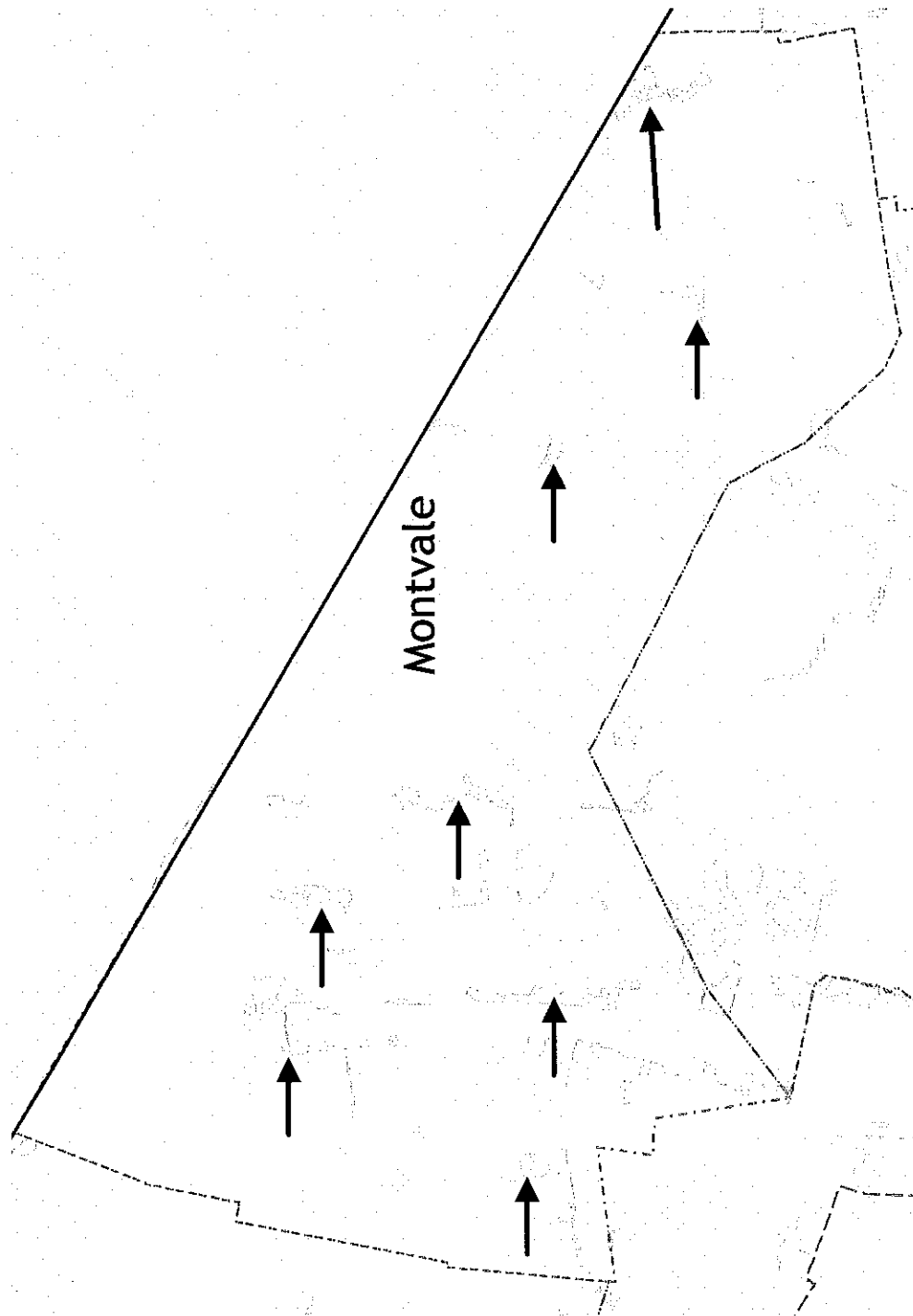
▶ Why?

- ▶ It's Good for OUR future environment!
- ▶ Reduces costs associated with cleaning water and repairing property damage
- ▶ It shifts responsibility to within the public's hands
 - ▶ Reduces Borough liability

Questions



Freshwater Wetlands in Montvale*



▲ Most Wetlands in Montvale carry a 50 ft Buffer

▲ * DEP GIS Data

BOROUGH OF MONTVALE

ORDINANCE NO. 2022-1525

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on the 27th day of September 2022, and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the Mayor and Council to be held on the 11th day of October 2022 at 7:30 pm or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same.

Maureen Iarossi Alwan, Municipal Clerk
Borough of Montvale

**BOROUGH OF MONTVALE
ORDINANCE NO. 2022-1525**

AN ORDINANCE OF THE BOROUGH OF MONTVALE, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 170 OF THE BOROUGH CODE TO REVISE CERTAIN CONSTRUCTION PERMIT FEES AND OTHER SUBCODE PERMIT FEES AND TO PROVIDE FOR A NEW TENANT/ RESALE CERTIFICATE

BE IT ORDAINED by the Mayor and Council of the Borough of Montvale as follows:

Section 1. Chapter 170 of the Borough of Montvale Code, "Construction Codes, Uniform," Section 10, "Construction permit," is hereby amended and supplemented by adding the underlined text and deleting the struckthrough text, as follows:

§ 170-10 Construction permit.

The fee for a construction permit shall be the sum of the subcode fees listed hereinafter, plus all applicable special fees listed herein, and shall be paid before the permit is issued. All fees are to be rounded to the nearest dollar amount.

A. The building subcode fees shall be:

- (1) New construction: \$0.0371 per cubic foot of building or structure volume.
- (2) Minimum fee for new construction: \$250.
- (3) Additions: \$0.0371 per cubic foot of building or structure volume.
- (4) Minimum fee for additions: \$150.
- (5) Alterations or renovations: \$20 per \$1,000 of the estimated cost of construction.
- (6) Minimum fee for alterations or renovations: ~~\$100.~~ \$150.
- (7) All other fees shall be as follows:

(a) Roofs:

[1] Residential: No fee. \$75.

[2] Commercial: \$150. \$200.

(b) Siding: \$75. No fee.

(c) Pools:

[1] Aboveground: \$75. \$100.

[2] In-ground: \$200 plus C.O. fee.

(d) Sheds (over 100 square feet): \$150.

(e) Tennis courts: \$250.

(f) Asbestos/lead abatement: \$75.

(g) Tank installation:

[1] Residential: \$75. \$100.

[2] Commercial: \$150.

(h) ~~[Reserved]~~ Tank removal:

~~[1] Residential: \$75.~~

~~[2] Commercial: \$150.~~

(i) Stoves (fuel-burning): \$75.

(j) Fences: \$50. \$75.

(k) Demolition:

[1] Principal residential: \$250. \$400.

[2] Accessory residential: \$50. \$150.

[3] Commercial: \$500. \$750.

(l) Air conditioning:

[1] Residential: \$75.

[2] Commercial: \$20 per \$1,000.

(m) Radon: \$60.

(n) Certificate of occupancy:

- [1] Residential (N S F D): \$150.
- [2] Residential (addition): ~~\$75-~~ \$100.
- [3] Others (less than 10,000 square feet): \$150.
- [4] Others (10,000 square feet and above): \$300.

(o) Certificate of compliance for asbestos: \$20.

(p) Signs:

- [1] Thirty square feet or less: \$50.
- [2] Over 30 square feet: \$100.

(q) All accessory structures not specifically mentioned above: \$100.

B. Plumbing subcode fees shall be:

(1) Minimum fee:

(a) Residential: ~~\$60-~~ \$75.

(b) Commercial: ~~\$100-~~ \$150.

(2) Residential (per fixture): ~~\$17-~~ \$20.

(3) Commercial (per fixture): ~~\$20-~~ \$25.

(4) Other fees shall be as follows:

(a) Piping (or fuel oil): ~~\$50-~~ \$75.

(b) Sewer connection: ~~\$70-~~ \$75.

(c) Water service connection: ~~\$70-~~ \$75.

(d) Water heater:

[1] Residential: ~~\$40-~~ \$100.

[2] Commercial: ~~\$50-~~ \$100.

(e) Boiler:

[1] Residential: ~~\$40-~~ \$75.

[2] Commercial: ~~\$50-~~ \$100.

(f) Sewer pump:

[1] Residential: ~~\$40.~~ \$75.

[2] Commercial: ~~\$50.~~ \$100.

(g) Air conditioning:

[1] Residential: ~~\$40.~~ \$75.

[2] Commercial: ~~\$50.~~ \$100.

(h) Swimming pools:

[1] Residential: ~~\$40.~~ \$75.

[2] Commercial: ~~\$50.~~ \$100.

(i) Interceptor/separator: ~~\$50.~~ \$75.

(j) Backflow preventer: ~~\$50.~~ \$75.

(k) Refrigeration unit: ~~\$50.~~ \$75.

(l) Chimney Liner: \$75.

(m) Furnace: \$75.

(n) All other devices:

[1] Residential: ~~\$40.~~ \$75.

[2] Commercial: ~~\$50.~~ \$100.

C. The electrical subcode fees shall be:

(1) Minimum fee:

(a) Residential: ~~\$60.~~ \$75.

(b) Commercial: ~~\$100.~~ \$150.

(2) Fixtures and receptacles:

(a) One to 50: ~~\$50.~~ \$75.

(b) Each additional 25: ~~\$25.~~ \$30.

(3) Motors:

(a) One-eighth horsepower to one horsepower: ~~\$20.~~ \$30.

- (b) One horsepower to 10 horsepower: ~~\$30-~~ \$40.
 - (c) Ten horsepower to 50 horsepower: ~~\$40-~~ \$50.
 - (d) Fifty horsepower to 100 horsepower: \$100.
 - (e) One hundred horsepower and over: \$400.
- (4) Electrical devices:
 - (a) One kilowatt to 10 kilowatt: ~~\$20-~~ \$75.
 - (b) Ten kilowatt to 45 kilowatt: ~~\$40-~~ \$100.
 - (c) Forty-five kilowatt to 112.5 kilowatt: ~~\$70-~~ \$200.
 - (d) 112.5 kilowatt and over: \$400.
- (5) Service:
 - (a) Two hundred ampere: ~~\$50-~~ \$100.
 - (b) Six hundred ampere: ~~\$85-~~ \$125.
 - (c) One thousand ampere: \$150.
 - (d) Over 1,000 ampere: \$300.
 - (e) Temporary service: ~~\$50-~~ \$75.
- (6) Generators/transformers:
 - (a) One kilowatt to 7.5 kilowatt: ~~\$40-~~ \$75.
 - (b) 7.5 kilowatt to 30 kilowatt: ~~\$65-~~ \$100.
 - (c) Thirty kilowatt to 60 kilowatt: ~~\$85-~~ \$125.
 - (d) Sixty kilowatt to 112.5 kilowatt: ~~\$150-~~ \$200.
 - (e) Over 112.5 kilowatt: ~~\$450-~~ \$600.
- (7) Other fees shall be as follows:
 - (a) Heat, smoke, burglar detectors, data, telephone, intercoms:
 - [1] Residential: ~~\$25-~~ \$75.
 - [2] Commercial one to 25: ~~\$125-~~ \$150.
 - [3] Each additional 25: ~~\$25-~~ \$40.

(b) Bonding: ~~\$45-~~ \$50.

(c) Pools, whirlpools, spas with bonding: ~~\$45-~~ \$75.

(d) Light standards:

[1] One to 10: \$75.

[2] Each additional: ~~\$5-~~ \$10.

(e) Trench inspections: ~~\$25-~~ \$50.

D. Fire subcode fees shall be:

(1) Minimum fee:

(a) Residential: ~~\$60-~~ \$75.

(b) Commercial: ~~\$400-~~ \$150.

(2) Detectors and sprinkler heads:

(a) One to 50: ~~\$80-~~ \$200.

(b) 51 to 100: ~~\$150-~~ \$250.

(c) 101 to 200: ~~\$200-~~ \$300.

(d) 201 to 400: ~~\$400-~~ \$600.

(e) ~~Over 400-1 to 500-~~ \$500. \$1,000.

(f) ~~Over 500-~~ \$750.

(3) Suppression systems:

(a) Fire pump: ~~\$200-~~ \$250.

(b) Dry pipe, alarm valves, preaction valves, standpipes:

[1] 2.5-inch pipe: \$75.

[2] Four-inch pipe: \$125.

[3] Six-inch pipe: \$175.

[4] Eight-inch pipe: \$225.

[5] Over eight inches: \$275.

(4) Other fees shall be as follows:

(a) Storage tanks, flammable, combustible, LPG:

[1] Residential: \$200.

[2] Commercial \$400.

(b) Alarm devices, supervisory, signaling:

[1] Residential: \$75.

[2] Commercial: ~~\$475.~~

First 1-10: \$200.

11-50: \$20 each.

Over 50: \$25 each.

(c) Kitchen hood exhaust systems:

[1] Residential: [~~\$50.~~] \$75.

[2] Commercial: [~~\$100.~~] \$200.

(d) Gas/oil-fired appliance: \$75.

(e) Wood stoves: \$75.

(f) Preengineered systems: \$125.

(g) Pool heater: \$75.

(h) Solar panels:

[1] Residential: \$75.

[2] Commercial: \$200.

(i) Tank removal:

[1] Residential: \$100.

[2] Commercial: \$150.

E. Elevator fees shall be as set forth in N.J.A.C. 5.23 Subchapter 12.

(1) Acceptance test. The fee for elevators in structures not in Use Groups R-3 and R-4 shall be as follows:

(a) Traction and winding drum elevators:

[1] One to 10 floors: \$340; administrative fee: \$68.

- [2] Over 10 floors: \$567; administrative fee: \$113.
 - [3] Hydraulic elevators: \$302; administrative fee: \$60.
 - [4] Rope hydraulic elevator: \$340; administrative fee: \$68.
 - [5] Escalator and moving walks: \$302; administrative fee: \$60.
 - [6] Dumbwaiter: \$76; administrative fee: \$15.
 - [7] Stairway chair lift, incline and vertical wheelchair and man lift: \$76; administrative fee: \$15.
- (2) Additional charges for device equipped with the following features shall be as follows:
- (a) Oil buffers: \$60; administrative fee: \$12.
 - (b) Counterweight governor and safeties: \$151; administrative fee: \$30.
 - (c) Auxiliary power generator: \$114; administrative fee: \$23.
- (3) The fee for elevator devices in structures in Use Groups R-3 and R-4 shall be per N.J.A.C. 5:23-12.6(a)3: \$227; administrative fee: \$45.
- (4) The fee for witnessing acceptance test of and performing inspections of alterations shall be per N.J.A.C. 5:23-12.6(a)4: ~~\$76~~ \$100; administrative fee: ~~\$45~~ \$25.
- (5) The fee for routine six-month tests and inspections for elevator devices in structures not in Use Groups R-3 and R-4 shall be as follows:
- (a) Traction and winding drum elevators:
 - [1] One to 10 floors: \$190.
 - [2] Over 10 floors: \$244.
 - [3] Hydraulic elevators: \$136.
 - [4] Rope hydraulic elevator: \$190.
 - [5] Escalator and moving walks: \$190.
- (6) The fee for one-year periodic inspection and witnessing of tests of elevator devices, which shall include six-month routine inspection, shall be as follows, per N.J.A.C. 5:23-12.6(b)2.i through iv:
- (a) Traction and winding drum elevators:
 - [1] One to 10 floors: \$302; administrative fee: \$60.
 - [2] Over 10 floors: \$362; administrative fee: \$72.

- [3] Hydraulic elevators: \$227; administrative fee: \$45.
 - [4] Rope hydraulic elevator: \$302; administrative fee: \$60.
 - [5] Escalator and moving walks: \$484; administrative fee: \$97.
 - [6] Dumbwaiter: \$120; administrative fee: \$24.
 - [7] Stairway chair lift, incline and vertical wheelchair and man lift: \$183; administrative fee: \$37.
- (7) Additional yearly periodic inspection charges for elevator devices equipped with the following features shall be as follows, per N.J.A.C. 5:23-12.6(b)3.i thru iii:
- (a) Oil buffers: \$60; administrative fee: \$12.
 - (b) Counterweight governor and safeties: \$120; administrative fee: \$24.
 - (c) Auxiliary power generator: \$76; administrative fee: \$15.
- (8) The fee for three- or five-year inspection of elevator devices shall be as follows, per N.J.A.C. 5:23-12.6(b)4.i and ii:
- (a) Traction and winding drum elevators:
 - [1] One to 10 floors (five-year inspection): \$513; administrative fee: \$103.
 - [2] Over 10 floors (five-year inspection): \$646; administrative fee: \$129.
 - (b) Hydraulic and roped hydraulic elevator:
 - [1] Three-year inspection: \$387; administrative fee: \$77.
 - [2] Five-year inspection: \$227; administrative fee: \$45.

F. New Jersey state permit surcharge fee shall be as set forth in N.J.A.C. 5:23-4.19.

Section 2. Chapter 170 of the Borough of Montvale Code, "Construction Codes, Uniform," Section 11, "Other certificates and permits," is hereby amended and supplemented by adding the underlined text and deleting the struckthrough text, as follows:

§ 170-11 Other certificates and permits.

Other certificates and permit fees shall be as follows:

- A. Accessory structures (less than 100 square feet): ~~\$100.~~ \$150.
- B. Signs.

(1) Application fee: ~~\$150.~~ \$200.

(2) Refacing of message per side: \$50.

(3) Temporary signs: \$100.

(4) Temporary sign renewal (~~six months~~): ~~\$100.~~ \$250 annually. Due by January 31 of each calendar year.

C. Certificate of continued occupancy:

(1) Residential: ~~\$400.~~ \$150.

(2) Commercial: ~~\$200.~~ \$250.

(3) Use groups other than R-3 with a total floor area of more than 10,000 square feet (A CCO shall be required for a change of ownership of a commercial structure.): ~~\$250.~~ \$500.

D. Temporary trailers (one year): \$100; temporary trailers (2 weeks): \$25.

E. Special letters: \$100.

F. Fence permits: ~~\$50.~~ \$100.

G. Satellite dishes and antenna structures: ~~\$75.~~ \$100.

H. Engineering fees.

(1) In order to ensure that the Borough standards are met for all site improvements, including curbs, sidewalks, driveway pavement, seepage pits and to create zero runoff from new residential single-family dwelling construction and additions, swimming pools, tennis and retaining walls over four feet, the following fees shall be collected. An administrative fee of 20% will be deducted from each fee:

	Review	Construction	Total
New single-family dwelling	\$250	\$250	\$500
Additions to single- family dwelling	\$150	\$150	\$300
Swimming pools, tennis courts	\$150	\$100	\$250
Retaining walls over four feet in height	\$200	\$250	\$450

- I. Change of contractor performing permitted work: \$25.
- J. Driveway: \$50.
- K. Patio/pavers: \$50.
- L. Filling (less than 50 cubic yards): \$50.
- M. Generator pad: \$50.
- N. Retaining walls: \$100.
- O. Violations and penalties. Violations of this section shall be punished as set forth in Chapter 1, Article I, General Penalty.

Section 3. Chapter 170 of the Borough of Montvale Code, "Construction Codes, Uniform," Section 14, "Certificate of occupancy and certificate of continued occupancy," is hereby retitled and amended and supplemented by adding the underlined text and deleting the struckthrough text, as follows:

§ 170-14 Certificate of occupancy, and certificate of continued occupancy, and new tenant/ resale certificate.

- A. Definitions. As used in this article, the following terms shall have the meanings indicated:

CERTIFICATE OF CONTINUED OCCUPANCY

The certificate provided for at N.J.A.C. 5:23-2.23 of the State Uniform Construction Code which certifies that, as a result of a general inspection of the visible parts of the existing dwelling, there are no apparent violations of the regulations.

CERTIFICATE OF OCCUPANCY

The certificate provided for at N.J.A.C. 5:23-2.23 of the State Uniform Construction Code which certifies that all work covered by a construction permit has been completed in accordance with the permit, the code and other applicable laws and ordinances.

DWELLING

One- and two-family residences.

NEW TENANT/ RESALE CERTIFICATE

A certificate issued by the Construction Official upon a change in ownership or transfer of title or lease of real property to a new owner or tenant to any dwelling or rental space certifying that there are no violations of law or orders of the Construction Official pending and it has been established, after inspection and investigation of available municipal records, that the alleged use of the dwelling has lawfully existed.

OWNER

Any person who, alone or jointly or severally with others, shall have legal title to any dwelling with or without accompanying actual possession thereof; or who shall have charge, care or control of any dwelling as owner or agent of the owner, or as executor, executrix, administrator, administratrix, trustee or guardian of the estate of the owner. Any such person thus representing the actual owner shall be bound to comply with the provisions of this chapter and the rules and regulations adopted pursuant thereto, to the same extent as if he were the owner.

B. Certificate types:

(1) Certificate of eOccupancy.

- (a) New buildings: A building or structure erected shall not be used or occupied in whole or part until a form of a certificate of occupancy shall have been issued by the Construction Official.

(2)

- (b) Building hereafter altered: A building or structure hereafter enlarged, extended or altered shall not be occupied or used until the certificate of occupancy shall have been issued by the Construction Official. Any use or occupancy which was not discontinued during the work or alteration shall be discontinued within 30 calendar days after the completion of the alteration unless the certificate of occupancy is secured from the enforcing agency.

(2) Certificate of Continued Occupancy:

- (a) Upon request of the owner of an existing building or structure, the Construction Official, with the approval of the subcode officials, shall issue a certificate of continued occupancy provided that there are not violations of law or orders of the construction official pending, and it is established after inspection and investigation of available municipal records that the alleged use of the building or structure has lawfully existed. The certificate of continued occupancy shall evidence only that a general inspection of the visible parts of the building has been made, and that no violations of N.J.A.C. 5:23-2.14 have been determined to have occurred, and no unsafe conditions violative of N.J.A.C. 5:2302.32(a) have been found. Nothing in this subsection shall prevent the continued lawful use and occupancy of any such lawfully existing building or structure.

(3) New Tenant/ Resale Certificate:

- (a) Existing dwellings: No person shall change ownership or otherwise transfer title or lease of the same to a new owner or tenant to any dwelling or rental unit unless and until that person shall have first obtained from the Construction Official a New Tenant/ Resale Certificate. ~~certificate of continued occupancy.~~ The Construction Official, with the approval of the subcode officials, shall issue a ~~certificate of continued occupancy~~ New Tenant/ Resale Certificate, provided that there are no violations of law or orders of the Construction Official pending and it is established, after inspection and investigation of available municipal records, that the alleged use of the dwelling has lawfully existed. Nothing in this

subsection shall prevent the continued lawful use and occupancy of any such lawfully existing dwelling.

C. Application for certificate.

- (1) Prior to occupancy, change of ownership or transfer of title of any building, structure or dwelling, as applicable, application for ~~a~~ the appropriate certificate permitting occupancy shall be made in writing to the Construction Official by the owner, and consent shall be given therewith to the Construction Official or his agent to enter upon and examine the building, structure or dwelling for which the application is applied for.
- (2) All applications for such certificates shall be made in writing and shall state the name and address of the owner of the building, structure or dwelling and the name and address of the buyer, if a sale or transfer of title, of the seller, and shall further state the name and address of the sales agent, if any, and shall describe the premises to be occupied, including the street address thereof.

D. Inspections.

- (1) Upon request for a certificate provided for in this section, ~~The~~ Construction Official or his agent shall conduct an inspection of the premises to ensure compliance with applicable municipal ordinances and rules and regulations affecting the use and occupation of all such buildings, structures or dwellings. The inspection for a certificate of occupancy shall also require compliance with, but not be limited to, the following:
 - (a) Flue connections are properly sealed;
 - (b) Sump pumps are not connected to the sanitary sewer;
 - (c) All electrical outlets, switches and panel boxes are properly covered;
 - (d) Relief valves from boilers and water heaters are properly piped;
 - (e) All plumbing fixtures are in working order;
 - (f) Pools are properly fenced;
 - (g) There are rails on all interior stairs of more than ~~two~~ four risers;
 - (h) Exterior rails must be properly secured;
 - (i) Property must not be in violation of the Property Maintenance Code;
 - (j) The property is being used for the use for which it is zoned; and
 - (k) The submission of a certified property survey that shows the current uses and structures on the property.
- (2) No certificate permitting of occupancy shall be issued unless there is full and complete compliance with all of the foregoing, unless otherwise specified, in writing.

by the Construction Official or his agent.

- (3) At the discretion of the Construction Official, the submission of a certified property survey pursuant to Subsection D(1)(k) above may be waived under the following circumstances:

- (a) The applicant submits a certified survey of the property;
- (b) Any changes to the property that have been approved and performed since the date of said survey have received the appropriate permits and/or approvals from the Borough of Montvale;
- (c) Such changes are shown on the survey with appropriate specificity and detail to allow the Construction Official to confirm the accuracy thereof;
- (d) Such changes are minor in nature and do not create any reasonable doubts concerning the property's compliance with zoning, property maintenance, or other applicable codes, standards, rules, or regulations.

- (4) The inspection for a certificate of continued occupancy shall be in accordance with Section B(2)(a), above.

- (5) The inspection for a new tenant/ resale certificate shall be in accordance with Section B(3)(a), above, and shall also require submission of and/or compliance with the items in Section D(1)(i), (j) and (k), above.

E. Violations and penalties.

- (1) Any person, persons, partnership, firm, corporation, holding company, foreign corporation, limited liability company or any other entity who in any manner knowingly fails to fully comply with the terms and covenants of this chapter shall be subject to the penalties provided herein.
- (2) Any person(s) who violates any of the provisions of this chapter shall, upon conviction, be punishable as provided in Chapter 1, Article I, General Penalty.

F. Issuance of certificate; fee.

A certificate permitting occupancy shall be issued solely by the construction official without the necessity of approval by the governing body of the Borough of Montvale. All fees paid in connection with a certificate shall be in accordance with the schedule set forth at § 170-11 of this Code.

Section 4. Repeal of Inconsistent Ordinances.

All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 5. Savings Clause.

Nothing in this Ordinance shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed pursuant to this Ordinance, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 6. Severability.

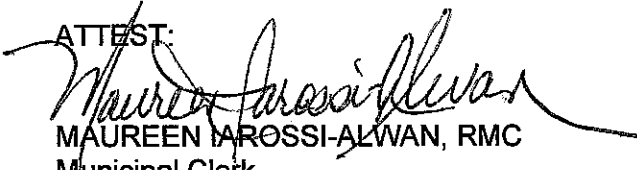
The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

Section 7. Effective Date.

This Ordinance shall become effective upon adoption and publication as required by law.

MICHAEL GHASSALI, Mayor

ATTEST:


MAUREEN MAROSSIALWAN, RMC
Municipal Clerk

INTRODUCTION: 9-27-22

Councilmember	Yes	No
Arendacs	✓	
Cudequest	✓	
Koelling	✓	
Lane	✓	
Roche	✓	
Russo-Vogelsang	✓	

ADOPTED: 10-11-2022

Councilmember	Yes	No
Arendacs		
Cudequest		
Koelling		
Lane		
Roche		
Russo-Vogelsang		

**MINUTES
WORK SESSION**

The Work Session Meeting of the Mayor and Council was in the Council Chambers and called to order at 7:40pm. Adequate notification was published in the official newspaper of the Borough of Montvale. Roll call was taken.

OPEN PUBLIC MEETING STATEMENT

Adequate notice of this meeting was provided to The Bergen Record and The Ridgewood News, informing the public of the time and place according to the provisions of the Open Public Meeting Law (Chapter 231, P.L. 1975).

ROLL CALL:

Councilmember Arendacs
Councilmember Cudequest
Councilmember Koelling

Councilmember Lane
Councilmember Roche
Councilmember Russo-Vogelsang

Also Present: Mayor Ghassali; Borough Attorney, Joe Voytus; Borough Engineer, Andy Hipolit; Administrator/Municipal Clerk, Maureen Iarossi-Alwan; and Deputy Municipal Clerk, Fran Scordo

ORDINANCES:

INTRODUCTION ORDINANCE NO. 2022-1525 AN ORDINANCE OF THE BOROUGH OF MONTVALE, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 170 OF THE BOROUGH CODE TO REVISE CERTAIN CONSTRUCTION PERMIT FEES AND OTHER SUBCODE PERMIT FEES AND TO PROVIDE FOR A NEW TENANT/ RESALE CERTIFICATE
(Public Hearing 10-11-22)

A motion to Introduce Ordinance **2022-1525** for first reading was made by Councilmember Cudequest; seconded by Councilmember Lane; Clerk read by title only; Councilmember Lane made a motion that this ordinance be passed on first reading and advertised in The Bergen Record; seconded by Councilmember Roche - a roll call was taken - all ayes

The borough attorney explained that this ordinance reflects fees that are similar to what the surrounding towns charge. Also to comply with some of the changes made by the DCA.

MINUTES:

September 13, 2022

A motion to accept the minutes by Councilmember Cudequest; seconded by Councilmember Koelling - all ayes with the exception of Councilmembers Arendacs, Lane and Russo-Vogelsang abstaining

CLOSED/EXECUTIVE MINUTES:August 30, 2022

A motion to accept the closed session minutes by Councilmember Cudequest; seconded by Councilmember Koelling - all ayes

September 13, 2022

A motion to accept the closed session minutes by Councilmember Cudequest; seconded by Councilmember Roche - all ayes with the exception of Councilmembers Lane and Russo-Vogelsang abstaining

RESOLUTIONS: (CONSENT AGENDA*)

All items listed on a consent agenda are considered to be routine and non-controversial by the Borough Council and will be approved by a motion, seconded and a roll call vote. There will be no separate discussion on these items unless a Council member(s) so request it, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

145-2022 Authorize Designation of Public Agency Compliance Officer (P.A.C.O.)/Christine Kalafut

WHEREAS, NJAC 17:27-1.1, regulates equal employment opportunity in the performance of contracts funded by the state; and

WHEREAS, NJAC 17:27-3.2 requires that a public agency annually designate a public agency compliance officer who shall be responsible for ensuring the agency's compliance with the regulations;

NOW, THEREFORE, BE IT RESOLVED that Christine Kalafut, Borough Treasurer and Qualified Purchasing Agent, is hereby designated as the Public Agency Compliance Officer for Equal Employment Opportunity pursuant to this action.

BE IT FURTHER RESOLVED that a copy of this resolution to the New Jersey Department of Treasury, Division of Contract Compliance & Equal Opportunity Office

146-2022 Group Affidavit Audit Report

WHEREAS, N.J.S.A. 40A:5-4 requires the Governing Body of every local unit to have made an annual audit of its books, accounts and financial transactions; and

WHEREAS, the Annual Report of Audit for the year 2021 has been filed by a Registered Municipal Accountant with the Municipal Clerk as per the requirements of the N.J.S.A.40A:5-6, and a copy has been received by each member of the Governing Body; and

WHEREAS, the Local Finance Board of the State of New Jersey is authorized to prescribe reports pertaining to the local fiscal affairs, as per R.S.52:27BB-34; and

WHEREAS, the Local Finance Board has promulgated a regulation requiring that the Governing Body of each municipality shall be resolution certify to the Local Finance Board of the State of New Jersey that all members of the Governing Body have reviewed, as a minimum, the sections of the annual audit entitled:

GENERAL COMMENTS
RECOMMENDATIONS

and

WHEREAS, the members of the Governing Body have personally reviewed as a minimum the Annual Report of Audit, specifically the sections of the Annual Audit entitled: General Comments - Recommendations;

as evidenced by the group affidavit form of the Governing Body; and

WHEREAS, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the Annual Audit, as per the regulations of the Local Finance Board; and

WHEREAS, all members of the Governing Body have received and have familiarized themselves with, at least the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the Affidavit as provided by the Local Finance Board; and

WHEREAS, failure to comply with the promulgations of the Local Finance Board of the State of New Jersey may subject the members of the Governing Body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52 - "A local officer or member of a local Governing Body who, after a dated fixed for compliance, fails or refuses to obey an order of the Director of Local Government Services, under the Provisions of this Article, shall be guilty of a misdemeanor and upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office."

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Montvale, hereby states that it has complied with the promulgation of the Local Finance Board of the State of New Jersey dated July 10, 1968 and does here submit a certified copy of this resolution and the required Affidavit to said Board to show evidence of said compliance.

147-2022 Corrective Action Plan

WHEREAS, the audit report for the year ended December 31, 2021 was completed and filed on August 31, 2022 and received by the Borough of Montvale on September 1, 2022; and

WHEREAS, the Division of Local Government Services requires a corrective action plan to be prepared and submitted within 60 days from the date the audit is received by the Governing Body; and

WHEREAS, the corrective action plan covers all findings and recommendations in the audit report, including state, federal and general findings, as well as, the status of prior year findings and recommendations; and

WHEREAS, the corrective action plan should be prepared by the Chief Financial Officer, with the assistance from other municipal officials affected by the audit recommendations, and approved by the Governing Body.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Montvale hereby approves the corrective action plan prepared and submitted by the Chief Financial Officer in response to the findings and recommendations included as part of the audit report for the year ended December 31, 2021.

148-2022 A Resolution Approving an Amendment to a Settlement Agreement for Affordable Housing with Bear-Ban Builders, LLC

WHEREAS, by agreement dated November 16, 2004 (the "Affordable Housing Agreement"), the Borough, the Planning Board, and Bear-Ban Builders, LLC and Robert E. Meyers (collectively, the "Developer") (along with property Owner Henry J. Bonnabel and Contract Purchaser Stanley Nowak) entered into an agreement setting forth the terms and conditions applicable to, *inter alia*, the development of certain real property referred to in said agreement as the "Woodland Tract," identified as Block 1301, Lots 24, 26 and 27, and Block 2204, Lots 39 and 40; and

WHEREAS, Developer is now both the owner and developer of the Woodland Tract, which is known as the "Woodland Heights" development; and

WHEREAS, the Affordable Housing Agreement provided for the payment of a total of \$140,000 by Developer to the Borough's Affordable Housing Trust Fund to fund the construction or rehabilitation of four (4) units of affordable housing (the "Affordable Housing Payment") in connection with the development of the Woodland Tract; and

WHEREAS, the parties are desirous of amending said agreement for the sole purpose of revising the payment structure for the Affordable Housing Payment applicable to the Woodland Tract; and

WHEREAS, the parties have drafted an Amendment to Agreement for Affordable Housing to effectuate same.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale as follows:

1. The Mayor and Borough Clerk are hereby directed, authorized and empowered to execute the Amendment to Agreement for Affordable Housing in a form approved by the Borough Attorney.
2. The Mayor, Borough Clerk, and all other appropriate officers, officials, employees and agents are hereby directed, authorized and empowered to take all steps reasonably necessary to effectuate the purposes and provisions of this resolution.
3. This resolution shall take effect immediately.

149-2022 A Resolution Awarding a Contract to Key Tech Laboratories for Core Sampling and Testing NJDOT State Aid 2021 Craig Road Roadway Improvements

WHEREAS, the Borough of Montvale's was required to conduct Bituminous Concrete Core Sampling & Testing for the 2021 NJDOT Craig Road – Various Streets Program as required by the NJDOT in order to ensure the pavement has been properly installed prior to the release of final payment; and

WHEREAS, the Borough Engineer has recommended that the Borough award this contract to conduct these services to KeyTech Laboratories, consistent with the August 29, 2022 proposal, a copy of which is attached hereto and made a part hereof; and

WHEREAS, the Chief Financial Officer has certified that sufficient funds have been appropriated and are available for this purpose.

NOW, THEREFORE, BE IT RESOLVED that the Borough of Montvale hereby accepts the Key Tech Proposal, 210 Maple Place, Keyport, NJ 07735 and authorizes the appropriate officials to execute an agreement and/or purchase order for this work.

150-2022 Resolution Awarding Purchase Under New Jersey State Contract / Montvale Building Department Vehicle/State Contract #21-Fleet-01483 Hertrich Fleet Service, Inc.

WHEREAS, The State of New Jersey adopted legislation which requires all municipalities who purchase under New Jersey State Contract to award said purchases by resolution; and

WHEREAS, by the Borough of Montvale that the following purchases under New Jersey State Contract are hereby authorized:

WHEREAS, in the year 2022 the Mayor and Council approved the acquisition of a Building Department vehicle; and

WHEREAS, the Borough of Montvale authorized the payments in the amount of \$38,707.22 for the vehicle; and

WHEREAS, payment shall be made to Hertrich Fleet Services, Inc. 1427 Bay Road, Milford, DE 19963; and

WHEREAS, THEREFORE, BE IT RESOLVED, the Chief Financial Officer has certified that funds are available and certification is attached to the original of this resolution.

NOW THEREFORE, BE IT FURTHER RESOLVED, the Mayor and Council authorize the purchase of this specified vehicle which documentation is attached to the original of this resolution.

PURCHASE OF Vehicle STATE CONTRACT #21-Fleet-01483 (T2776)

2023 Chevrolet Tahoe 4WD 4dr SSV Non-Pursuit CK15706

151-2022 A Resolution Authorizing Appointment Of Municipal Representatives To The Bergen County Community Development Regional Committee

WHEREAS, the Municipality of Borough of Montvale has entered into a three-year Cooperative Agreement with the County of Bergen as provided under the Interlocal Services Act N.J.S.A. 40A:65-1 et seq. and Title 1 of the Housing and Community Development Act of 1974; and

WHEREAS, said Agreement requires that the Municipal Council to appoint a representative and alternate and that the mayor appoint a representative and alternate for the FY 2022-2023 term starting July 1, 2022 and ending on June 30, 2023.

NOW THEREFORE, BE IT RESOLVED that the Municipal Council hereby appoints Maureen Iarossi-Alwan as its representative and Councilmember Dieter Koelling as its alternate and that the Mayor hereby appoints Councilmember Timothy Lane as his/her representative and Councilmember Douglas Arendacs as his/her alternate to serve on the Community Development Regional Committee for FY 2022-2023; and

BE IT FURTHER RESOLVED that an original, certified copy of this resolution be immediately emailed and sent via postage to Robert G. Esposito, Director, Bergen County Division of Community Development; One Bergen County Plaza, Fourth Floor, Hackensack, New Jersey 07601.

152-2022 A Resolution of the Borough of Montvale Awarding a Contract to The Land Conservancy, for an Environmental Resource Inventory (ERI)

WHEREAS, the Borough of Montvale is desirous of engaging the services of a reputable company to assist the Borough of Montvale, Borough Planning Board and Environmental Commission with an Environmental Resource Inventory; and

WHEREAS, this contract is for professional services for which no public bidding is required; and

WHEREAS, the Borough of Montvale's Environmental Commission and Montvale Planning Board recommended The Land Conservancy to provide such services. The Board's determined The Land Conservancy demonstrates the expertise and proven reputation; and

WHEREAS, the Borough Council based on the recommendation of both the Environmental Commission and Montvale Planning Board is therefore desirous in obtaining an Environmental Resource Inventory and wishes to award a contract to the Land Conservancy, for the prices and on the terms set forth in the attached Proposal attached to the original of this resolution; and

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Montvale that a contract is hereby awarded to the Land Conservancy agreement which is hereto attached to the original of his resolution.

BE IT FURTHER RESOLVED that the pricing for this contract shall be for a total of \$11,500.00 to be split between the Montvale Planning Board budget and Environmental Commission budget.

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk, and all other appropriate officials, shall be and are hereby authorized to execute all contract documents necessary to effectuate the purposes of this resolution.

BE IT FURTHER RESOLVED that pursuant to N.J.S.A. 40A:11-5(1)(a)(ii), a brief notice stating the nature, duration, service and amount of this contract shall be printed once in the official newspaper of Borough of Montvale, and said notice shall also advise the public that a copy of the final contract shall be on file and available for public inspection at the office of the Borough Clerk.

153-2022 Tax Appeal Settlement/Block 2904/Lot 3/102 Chestnut Ridge Road/JD Montvale, LLC

WHEREAS, the Mayor and Council of the Borough of Montvale have been advised of the proposed settlement of a property Tax Appeal filed by JD Montvale, LLC (hereinafter the "Tax Appeal"), under Docket Numbers 006961-2017, 008155-2018, 003116-2019, 003445-2020, 007146-2021 and 003772-2022; and,

WHEREAS, the aforesaid Tax Appeal involves an office building located at 102 Chestnut Ridge Road, and is otherwise referred to as Block 2904 Lot 3 on the tax assessment map of the Borough (hereinafter the "subject property"); and,

WHEREAS, the said Governing Body has been advised as to the merits of the subject Tax Appeal by the Borough's Appraiser and Tax Assessor; and,

WHEREAS, the proposed settlement terms are set forth in the attached Schedule "A" included herein; and,

WHEREAS, it is in the best interest of the Borough to settle the subject Tax Appeal in accordance with the settlement proposal set forth hereinabove.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, that the settlement of the aforesaid Tax Appeal be hereby approved, in accordance with the terms set forth in the attached Schedule "A"; and,

BE IT FURTHER RESOLVED, that with respect to same, the Mayor, Borough Administrator, Tax Appeal Attorney and/or any other appropriate Borough official is hereby authorized to perform any act necessary to effectuate the purposes set forth in this Resolution.

154-2022 Approving Renewal of Liquor License for the 2022-2023 License Term/ERA Hospitality LLC/Inactive License

WHEREAS, renewal applications have been filed or submitted through POSSE ABC portal as directed by the ABC; and,

WHEREAS, the submitted renewal application has been accepted via POSSE ABC, the Municipal Fees have been paid and a Tax Clearance Certificate has been received for the following licensee; and,

WHEREAS, the submitted license renewal application received a special ruling pursuant to N.J.S.A. 33:1-12.39 dated September 20, 2022 and was approved by the State Alcohol Beverage Control Director, a copy of which is annexed hereto; and

WHEREAS, the applicant is qualified to be licensed per standards established by Title 33 of the New Jersey Statutes, regulations promulgated there under, and pertinent Borough Ordinances; and

NOW, THEREFORE BE IT RESOLVED by the Governing Body of the Borough of Montvale State of New Jersey, that the renewal of the following Liquor License for the 2022-2023 license terms be and are hereby authorized:

License Number	Licensee	Establishment
0236-33-004-009	ERA Hospitality, LLC	Inactive

Introduced by: Councilmember Cudequest; seconded by Councilmember Koelling - a roll call was taken - all ayes

BILLS: Municipal Clerk read the Bill Report

Motion to pay bills by Councilmember Lane; seconded by Councilmember Russo-Vogelsang - all ayes

ENGINEER'S REPORT:

Andrew Hipolit
Report/Update

Started the handicap ramps on Kinderkamack Road, once that's completed, paving will be soon after; Veolia (Suez) is doing the water main on Summit Ave and it is impacting the residents on Stembrook and also the construction of the property on Spring Valley Road as well. Stembrook is seeing a lot of construction activity and traffic; spoke to the contractor and Veolia to be more sensitive to the residents in the area. Will keep an eye on the situation. Mayor Ghassali ask for an update about the water tower, Andy stated that Veolia is working with Sloan Kettering and the owners of Exxon to work out an agreement for the tower to be put on their properties. Councilmember Russo-Vogelsang mentioned about putting a cross walk on RiverVale Road across to Middletown Road. Andy suggested to reach out to RiverVale's Mayor and Council to see if they are in agreement to put a cross walk there. Then once agreed by RiverVale, to do a combined resolution from both towns to send to the county for approval.

ATTORNEY REPORT:

Joe Voytus, Esq.
Report/Update

The attorney stated the borough received a proposal to do environmental services on 127 Summit Ave, councilmembers agreed for the engineer to do the work. Joe also stated we should have the signed contract in a few days.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

- a. Montvale Pump Stations (3) Huff Terrace, Valley View & Middletown Road back up pumps required for each site location cost estimate

The engineer recommends to purchase the back-up pumps; councilmembers agreed to the purchase

- b. Request purchase a portion of Hearthstone Way/Adjacent Property/T. Caleca

The attorney explained that there is a request to purchase the paper street between HearthStone Way and Upper Saddle River. According to the engineer, there is the sanitary sewer, storm sewer and electric that runs under that property. After a brief discussion by councilmembers a roll call vote was taken with Councilmembers Russo-Vogelsang, Arendacs and Cudequest voting yes to allow the resident to purchase the property and Councilmembers Koelling, Roche and Lane voting no. Therefore, Mayor Ghassali broke the tie by voting not to allow the purchase of the property.

COMMUNICATION CORRESPONDENCE:

None

MEETING OPEN TO THE PUBLIC:

HEARING OF CITIZENS WHO WISH TO ADDRESS THE MAYOR AND COUNCIL:

Upon recognition by the Mayor, the person shall proceed to the floor and give his/her name and address in an audible tone of voice for the records. Unless further time is granted by the Council, he/she shall limit his/her statement to five (5) minutes. Statements shall be addressed to the Council as a body and not to any member thereof. No person, other than the person having the floor, shall be permitted to enter into any discussion, without recognition by the Mayor.

A motion to open meeting to the public by Councilmember Lane; seconded by Councilmember Koelling – all ayes

NO PUBLIC COMMENT

A motion to close meeting to the public by Councilmember Lane; seconded by Councilmember Koelling – all ayes

ADJOURNMENT:

Motion to adjourn by Councilmember Lane; seconded by Councilmember Roche – all ayes

Meeting adjourned at 8:15pm

The next Regular Meeting of the Mayor & Council will be held on October 11, 2022 at 7:30 p.m. in person.

Respectfully submitted, Fran Scordo, Deputy Municipal Clerk

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 155-2022**

**RE: RESOLUTION AUTHORIZING EMERGENCY PURCHASE PURSUANT TO NJSA 40A:11-
Rapid Pump & Meter, Co, Inc./Three (3) Pump Stations**

WHEREAS, an emergency had arisen with respect to not having back up pumps for the sanitary sewer pumps located at Huff Terrace, Valley View and Middletown Road pump stations; and

WHEREAS, a proposal was provided by the PVDPW Superintendent and confirmed by the Borough Engineer;

WHEREAS, an emergency purchase pursuant to NJSA 40A:11-6 may be awarded without advertisement for bids or bidding in that an emergency affecting the health and public safety requires the immediate action.

WHEREAS, there is the need for emergency pumps at these stations as stated by the PVDPW Superintendent and Borough Engineer. Therefore, such contract may be awarded without competitive bidding as permitted by NJSA 40A:11-6; and

WHEREAS, the Superintendent of Public Works has received pricing from Rapid Pump and Meter Service, Inc. and the recommendation this award in the amount of \$47,736.00.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale's Mayor & Council approved said emergency purchase at their Regular Meeting held on September 27, 2022

ACCOUNT #C-0455425B00

Councilmember	Motion	Second	Yes	No	Absent	Abstain	No Vote
Arendacs							
Cudequest							
Koelling							
Lane							
Roche							
Russo-Vogelsang							

Adopted: October 11, 2022

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

Rapid Pump & Meter Service Co., Inc.



Ph: 973.345.5600
Fx: 973.345.0301
www.rapid-service.com

285 Straight Street Paterson, NJ 07501
Remit to: PO Box AY
Paterson, NJ 07509

Emergency need 10/11

Quote

Attn	cc
Richard Campanelli	
Phone:	Fax:
(201) 388-5940 x	(201) 664-2919 x

Quote Number
RFRQ22167

Customer Information

River Vale DPW
320 River Vale Rd.
River Vale, NJ 07675

Ship To Information

River Vale DPW
320 River Vale Rd.
River Vale, NJ 07675

Quote Date:	7/20/2022
Customer ID:	100986
Quoted By:	Clinton Moore
RFQ #:	
Salesperson:	Clinton Moore
Terms:	Net 10

Nameplate Information

Ship Via: Prepay & Add to Invoice

Quote Information

Required Work: Furnish (1) Spare Wilo Pump for (3) Stations, as per quote

Huff Terrace PS - FA10.65-282 - \$11,400
Valley View PS - FA10.78-330 - \$24,930
Middletown PS - FA10.65-318 - \$11,400

	Pick Up On	Lead Time	Total Price
Work Based on Straight Time:		12 weeks	\$47,730.00

All work is quoted on a straight time basis. If overtime is required, this would be at additional cost. Sales taxes, licenses, permits and/or fees, if any, are not included in this proposal.

Quote is valid for 30 days.

SIGNATURE:	DATE:
PRINT NAME:	PO# (If not yet issued)

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO.156-2022**

RE: Tax Court Settlement / Block 1102; Lot 3 / Summit Property 1, LLC / 100 Summit Ave

WHEREAS, the Mayor and Council of the Borough of Montvale have been advised of the proposed settlement of a property Tax Appeal filed by Summit Property 1, LLC NJ (hereinafter the "Tax Appeal"), under Docket Numbers 005942-2021 and 004790-2022; and,

WHEREAS, the aforesaid Tax Appeal involves an office building located at 100 Summit Avenue, and is otherwise referred to as Block 1102 Lot 3 on the tax assessment map of the Borough (hereinafter the "subject property"); and.

WHEREAS, the said Governing Body has been advised as to the merits of the subject Tax Appeal by the Borough's Appraiser and Tax Assessor; and,

WHEREAS, the proposed settlement terms are set forth in the attached Schedule "A" included herein; and,

WHEREAS, it is in the best interest of the Borough to settle the subject Tax Appeal in accordance with the settlement proposal set forth hereinabove.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, that the settlement of the aforesaid Tax Appeal be hereby approved, in accordance with the terms set forth in the attached Schedule "A"; and,

BE IT FURTHER RESOLVED, that with respect to same, the Mayor, Borough Administrator, Tax Appeal Attorney and/or any other appropriate Borough official is hereby authorized to perform any act necessary to effectuate the purposes set forth in this Resolution.

Councilmember	Motion	Second	Yes	No	Absent	Abstain	No Vote
Arendacs							
Cudequest							
Koelling							
Lane							
Roche							
Russo-Vogelsang							

Adopted: October 11, 2022

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

SCHEDULE "A"

- a. The terms of the aforesaid tax appeal settlement shall consist as follows:

2021 Appeal: \$9,250,000

2022 Appeal: \$9,250,000

- b. The provisions of N.J.S.A. 54:51A-8 (the "Freeze Act") shall apply to the terms of this settlement.

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 157-2022**

RE: RESOLUTION AUTHORIZING THE BOROUGH ADMINISTRATOR TO SIGN THE NJDEP WQM-003 STATEMENT OF CONSENT FORM FOR THE SHG MONTVALE MB IV, LLC APPLICATION

WHEREAS, the New Jersey Department of Environmental Protection requires Consent of the Governing Body and Certification by the Wastewater Conveyance System Owner;

WHEREAS, the Borough of Montvale owns and operates their wastewater conveyance system that **SHG MONTVALE MB IV, LLC** is proposing to connect to for sanitary sewerage disposal;

WHEREAS, the Borough Engineer has reviewed the NJDEP WQM-006 Form and has determined that the Borough's sanitary sewer system has adequate capacity;

WHEREAS, the Borough Engineer has reviewed the NJDEP WQM-003 Form and recommends that the Borough's Mayor and Council authorize the Borough Administrator to execute the WQM-003 Form Section A-1 and Section A-3B;

WHEREAS, the Borough's Mayor and Council has considered this recommendation;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Montvale, formally approves the Borough Administrator to execute the above stated Application.

BE IT FURTHER RESOLVED that the Borough Administrator is hereby authorized to execute the NJDEP WQM-003 Form on behalf of the Borough of Montvale for **SHG MONTVALE MB IV, LLC** Application.

Councilmember	Motion	Second	Yes	No	Absent	Abstain	No Vote
Arendacs							
Cudequest							
Koelling							
Lane							
Roche							
Russo-Vogelsang							

Adopted:

ATTEST:

APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

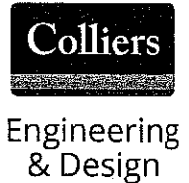
My signature and the Clerk's seal serve to acknowledge the above resolution and constitute acceptance of the terms and conditions of the grant agreement and approve the execution of the grant agreement as authorized by the resolution above.

CERTIFICATION

I, Maureen Iarossi-Alwan, RMC of the Borough of Montvale, Bergen County, State of New Jersey, do hereby certify this resolution was adopted at a Regular Meeting of the Borough's Mayor and Council held on October 11, 2022.

Maureen Iarossi-Alwan, RMC
Clerk/Administrator

400 Valley Road
Suite 304
Mt. Arlington New Jersey 07856
Main: 877 627 3772



September 26, 2022

Maureen Iarossi
Borough Clerk/Administrator
Borough of Montvale
12 De Piero Drive, 2nd Floor
Montvale, NJ 07645

Re: TWA Application

North Market - Phase II - Building 4
Block 3201 Lot 6, Block 2702, Lot 1.01, Qualifiers C1001, C1002, C2000, C3001, C3002, C4000,
C6000 and C9000
De Piero Drive & Grand Avenue
Borough of Montvale, Bergen County, New Jersey
Colliers Engineering & Design Project No. MVP0099

Dear Ms. Iarossi:

The subject Applicant requires NJDEP Treatment Works Approval (TWA) permit approval to generate sewer flow and connect their proposed development to the municipal sewer system for the above-referenced project.

We have reviewed the Applicant's TWA submission (see attached letter dated August 17, 2022 with attachments) and take no exception to the submitted documents.

We recommend that the Borough Council approve a Resolution (see attached draft) granting the Borough the authority to sign the Statements of Consent (Form WQM-003), which is required prior to submission of the TWA to BCUA and the NJDEP.

Thank you for your kind attention in this matter. Please do not hesitate to contact our office, should you have any questions.

Sincerely,

Colliers Engineering & Design, Inc.
(DBA Maser Consulting)

A handwritten signature in black ink, appearing to read "Andrew Hipolit".

Andrew Hipolit, PE, PP, CME, CFM, CPWM
Borough Engineer - Discipline Leader

ARH/ds/cld/lb



Engineering
& Design

Attachments

cc: Mayor and Council via Clerk (miarossi@montvaleboro.org)
Robert T. Regan, Esq., Board Attorney (rtregan@rtreganlaw.com)
Lorraine Hutter, Planning Board Secretary (lhutter@montvaleboro.org)
Rich Campanelli, DPW Superintendent (dpw@rivervalenj.org)

R:\Projects\M-P\MVP\MVP0099\Correspondence\OUT\220926_arh_iarossi_North Market_Phase II_TWA App_MVP0099.docx

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 158-2022**

RE: Award Professional Service Contract / Environmental Services / 127 Summit Ave / Colliers Engineering & Design

WHEREAS, the Borough of Montvale has deemed it necessary to engage the professional services for providing Environmental Services, related to the possible acquisition of the approximately 28.4-acre property, located north of Summit Avenue on Block 1002, Lot 7; and

WHEREAS, section N.J.S.A. 40A:11-5 of the Local Public Contracts Law, (N.J.S.A. 40A:11-1 et seq.) exempts such professional services from competitive bidding; and

WHEREAS, Colliers Engineering & Design, 400 Valley Road, Suite 304, Mt. Arlington, NJ 07856 has submitted a proposal dated September 27, 2022 to provide the engineering services for services which are detailed and attached to the original of this resolution, and

WHEREAS, the Certified Municipal Finance Officer has certified funds are available certification hereto attached to the original of this resolution.

NOW, THEREFORE BE IT RESOLVED by the Borough of Montvale as follows:

- 1) That the proposal for the scope of engineering services is attached to this resolution which is made part of this resolution shall be awarded to Colliers Engineering & Design.
- 2) That the following be provided: Phase I Environmental Site Assessment (Phase I ESA)
- 3) The cost not to exceed shall be \$10,000.00. The Engineer shall be required to submit itemized bills and payment shall be made based upon services rendered. The rates for this work are in accordance with the hourly contractual agreement with the Borough of Montvale.

BE IT FURTHER RESOLVED, that a copy of this resolution be published an official newspaper of the Borough of Montvale, be on file, available for public inspection, in the office of the Municipal Clerk, Municipal Complex, 12 Mercedes Drive, Montvale, NJ 07645.

Councilmember	Motion	Second	Yes	No	Absent	Abstain	No Vote
Arendacs							
Cudequest							
Koelling							
Lane							
Roche							
Russo-Vogelsang							

Adopted: October 11, 2022

ATTEST:

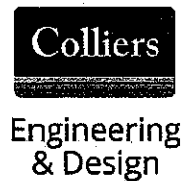
APPROVED:

Maureen Iarossi-Alwan
Municipal Clerk

Michael Ghassali
Mayor

400 Valley Road Suite 304
Mt. Arlington New Jersey 07856
Main: 877 627 3772
collierseng.com

REC'D
10/11



September 27, 2022

Maureen Iarossi
Borough Clerk/Administrator
Borough of Montvale
12 De Piero Drive
Montvale, NJ 07645

Re: **Proposal for Environmental Services**
127 Summit Avenue
Block 1002, Lot 7
Colliers Engineering & Design Proposal No. MVP037

Dear Ms. Iarossi,

Colliers Engineering & Design, Inc. DBA Maser Consulting (CED) is pleased to present this proposal for providing Environmental Services, related to the possible acquisition of the approximately 28.4-acre property, located north of Summit Avenue on Block 1002, Lot 7, Montvale, Bergen County, New Jersey.

Project Background

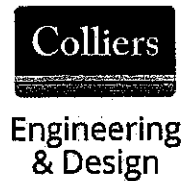
The Borough is in the process of purchasing the unimproved (undeveloped) property located north of Summit Avenue, at Block 1002, Lot 7. As part of the pre-purchase due diligence, the Borough is requesting performance of a Phase I Environmental Site Assessment (Phase I ESA). Consistent with other pre-acquisition studies that CED conducted for the Borough, this proposal includes combining the Phase I ESA with a NJ-compliant Preliminary Assessment (PA). The wooded property, recorded street address of 127 Summit Avenue, is owned by Summit Avenue Holding, LLC.

Work Scope

CED will conduct a combined Phase I Environmental Site Assessment consistent with ASTM E1523-13 and a NJ-compliant Preliminary Assessment consistent with the NJDEP technical requirements and guidance document. With both of these assessments, the Borough may qualify for innocent purchaser protection under the federal "Superfund" (CERCLA) and the NJ Spill Act. The combined report will identify potential or existing environmental liabilities associated with the presence or discharge of hazardous substances and petroleum. We assume that full access to the property will be obtained by the Borough for CED's conduct of the services noted herein.

Environmental Services Fee:

\$ 10,000.00



If you find this agreement acceptable, please forward a copy of the Resolution of Approval to this office.

Thank you for your kind attention to this matter. Should you have any questions or require additional information, please contact the undersigned.

Sincerely,

Colliers Engineering & Design, Inc.
(DBA Maser Consulting)

A handwritten signature in black ink, appearing to read "A. Hipolit".

Andrew R. Hipolit, PE, PP, CME, CFE, CPWM
Borough Engineer

ARH/jt/lb

cc: Joseph W. Voytus, Esq., Borough Attorney (jwvoytus@boggialaw.com)
Joseph Torlucci, Environmental Services (joe.torlucci@collierseng.com)

RESOLUTION

BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, N.J., that the following bills, having been referred to the Borough Council and found correct, be and the same hereby be paid:

<u>FUND</u>	<u>AMOUNT</u>	<u>NOTES</u>
Current	\$3,918,805.94	Bill List Wire 10/11/2022
	<u>316,721.81</u>	Wires/Manual Checks
Current TOTAL	4,235,527.75	
Capital	63,704.44	Bill List Wire 10/11/2022
Escrow	56,351.00	Bill List Wire 10/11/2022
Housing Trust	348.75	Bill List Wire 10/11/2022
Open Space Trust	1,596.00	Bill List Wire 10/11/2022
General Trust	3,383.25	Bill List Wire 10/11/2022
Dog Trust	80.40	Bill List Wire 10/11/2022

*This resolution was adopted by the Mayor and Council of Montvale
at a meeting held on 10/11/22*

Introduced by: _____

Approved: 10/11/22

Seconded by: _____

Michael Ghassali, Mayor

ATTEST:

Maureen Iarossi-Alwan, Municipal Clerk

MANUAL/VOID CHECKS - WIRES
October 11, 2022

<u>Check #</u>	<u>PO #</u>	<u>Date</u>	<u>Transaction/Vendor</u>	<u>Amount</u>
WIRE		9/27/22	Payroll Account-Current	202,748.50
WIRE		9/27/22	Salary Deduction Account	113,923.31
WIRE		9/27/22	FSA Account	50.00
Total				<u><u>316,721.81</u></u>

October 6, 2022
11:34 AM

Borough of Montvale
Bill List By Vendor Id

Page No: 1

P.O. Type: All
Range: First to Last
Format: Condensed
Vendors: All
Rcvd Batch Id Range: First to Last

Open: N Paid: N Void: N
Rcvd: Y Held: Y Aprv: N
Bid: Y State: Y Other: Y Exempt: Y

Include Non-Budgeted: Y

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00023	BERGEN CTY UTILITIES AUTHORITY								
		22-00190	01/27/22	2022 SEWER SERVICE CHARGES	Open	230,961.00	0.00		B
00027	BT SPECIALTIES								
		22-01195	09/27/22	Glass Award-Rich Campanelli	Open	68.00	0.00		
00043	NORTH JERSEY MEDIA GROUP								
		22-01166	09/20/22	395748 NORTH JERSEY MEDIA ADV.	Open	518.00	0.00		
00071	SUEZ WATER NEW JERSEY								
		22-01113	09/08/22	10003825412222 SUEZ - SEPT.	Open	15,402.88	0.00		
00084	MITCHELL HUMPHREY & CO.								
		22-01070	08/30/22	MH ANNUAL MAINTENANCE FEE	Open	1,625.00	0.00		
00097	CABLEVISION								
		22-01122	09/13/22	07873-109890-01-7 CABLEVISION	Open	161.68	0.00		
		22-01183	09/22/22	07873-199375-01-1 CABLEVISION	Open	194.98	0.00		
						356.66			
00104	MONTVALE BOARD OF EDUCATION								
		22-00005	01/03/22	2022 LOCAL SCHOOL TAXES	Open	1,461,254.00	0.00		B
00112	MONTVALE SENIOR CLUB								
		22-01213	09/27/22	SENIOR CLUB BBQ LUNCH 9/15/22	Open	2,400.00	0.00		
00118	NJ STATE LEAGUE OF								
		22-01101	09/07/22	MAYOR'S LUNCHEON NJLM	Open	90.00	0.00		
00137	PASCACK VALLEY REGIONAL HS DIST								
		22-00004	01/03/22	2022 REGIONAL SCHOOL TAXES	Open	1,301,148.00	0.00		B
00146	PSE&G CO.								
		22-01181	09/22/22	PSE&G - JULY 2022	Open	374.83	0.00		
		22-01182	09/22/22	PSE&G - AUGUST 2022	Open	576.07	0.00		
						950.90			
00148	BERGER, TEDDI A.								
		22-01251	10/04/22	REFUND ROAD OPENING BOND	Open	1,890.00	0.00		
00215	TOWNSHIP OF RIVER VALE								
		22-00006	01/03/22	2022 PASCACK VALLEY DPW	Open	155,728.63	0.00		B
00258	ROCKLAND ELECTRIC COMPANY								
		22-01262	10/06/22	ROCKLAND ELECTRIC - SEPTEMBER	Open	23,364.78	0.00		

October 6, 2022
11:34 AM

Borough of Montvale
Bill List By Vendor Id

Page No: 2

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00329	NJ STATE DEPT. OF HEALTH								
	22-00944	08/01/22		STATE DOG LICENSE FEE	Open	7.80	0.00		
	22-01084	09/01/22		NJ STATE ANIMAL LICENSE FEE	Open	6.00	0.00		
						13.80			
00400	FAIRFIELD MAINTENANCE, INC.								
	21-01558	12/08/21		AB OPERATOR / MONTHLY INSPECT.	Open	387.00	0.00		B
00448	V.E. RALPH & SON, INC.								
	22-00859	07/12/22		PD MEDICAL SUPPLIES	Open	129.08	0.00		
00497	LEVITZKI, ANN								
	22-00181	01/27/22		2022 COURT - CELL PHONE	Open	69.91	0.00		B
00554	BERGEN MUNI. EMPL. BENEFITS FUND								
	22-00105	01/13/22		2022 HEALTH CARE BENEFITS	Open	125,264.00	0.00		B
00578	TREASURER, STATE OF NJ DCA								
	22-00850	07/11/22		2ND QUARTER STATE FEES - 2022	Open	8,974.00	0.00		
00602	ANCHOR FENCE CONTRACTORS, INC.								
	22-00570	05/03/22		DPW FENCE	Open	9,800.00	0.00		
00730	BOGGIA, BOGGIA, BETESH & VOYTUS								
	22-00112	01/18/22		2022 LEGAL FEES	Open	9,139.79	0.00		B
00731	COLLIER'S ENGINEERING & DESIGN								
	22-00118	01/18/22		2022 GENERAL ENGINEERING	Open	14,038.00	0.00		B
	22-00123	01/18/22		BOROUGH PLANNER	Open	398.25	0.00		B
	22-00140	01/19/22		AFFORDABLE HOUSING 2021 SVCS	Open	309.75	0.00		B
	22-00465	04/07/22		MEMORIAL BASEBALL/SOFTBALL FLD	Open	1,596.00	0.00		B
	22-00871	07/14/22		LATRENTA PARKING LOT IMPROV.	Open	900.50	0.00		B
	22-00872	07/14/22		NJDOT 2021 VARIOUS STREETS	Open	638.00	0.00		B
	22-01132	09/14/22		MUNICIPAL PLANNING REVIEW	Open	442.50	0.00		
	22-01133	09/14/22		MUNICIPAL PLANNING REVIEW	Open	2,004.00	0.00		
	22-01136	09/14/22		MUNICIPAL PLANNING REVIEW	Open	603.50	0.00		
	22-01138	09/15/22		MUNICIPAL ENGINEERING REVIEW	Open	859.75	0.00		
	22-01140	09/15/22		MUNICIPAL ENGINEERING REVIEW	Open	452.50	0.00		
	22-01143	09/16/22		MUNICIPAL ENGINEERING REVIEW	Open	2,262.50	0.00		
	22-01144	09/16/22		MUNICIPAL ENGINEERING REVIEW	Open	4,194.50	0.00		
	22-01145	09/16/22		MUNICIPAL ENGINEERING REVIEW	Open	9,484.50	0.00		
	22-01146	09/16/22		MUNICIPAL ENGINEERING REVIEW	Open	8,254.00	0.00		
	22-01147	09/16/22		MUNICIPAL ENGINEERING REVIEW	Open	3,685.50	0.00		
	22-01184	09/22/22		MUNICIPAL ENGINEERING REVIEW	Open	181.00	0.00		
	22-01186	09/22/22		MUNICIPAL ENGINEERING REVIEW	Open	2,534.00	0.00		
	22-01187	09/22/22		MUNICIPAL ENGINEERING REVIEW	Open	5,127.00	0.00		
	22-01188	09/22/22		MUNICIPAL ENGINEERING REVIEW	Open	181.00	0.00		
	22-01189	09/22/22		MUNICIPAL ENGINEERING REVIEW	Open	452.50	0.00		
						58,599.25			
00789	NJAPZA								
	22-01221	09/29/22		NJAPA LUNCHEON LEAGUE	Open	75.00	0.00		

October 6, 2022
11:34 AM

Borough of Montvale
Bill List By Vendor Id

Page No: 3

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00896	GIAMMARINO, MICHAEL	22-00056	01/06/22	2022 INTERPRETING SERVICES	Open	150.00	0.00		B
00998	EJG SPORTS LLC	22-00945	08/02/22	SOCCER EQUIPMENT AT FIELDSTONE	Open	2,372.00	0.00		
00999	AMAZON.COM SERVICES, INC.	22-00913	07/25/22	OFFICE SUPPLIES	Open	367.18	0.00		
		22-01108	09/08/22	KITCHEN SUPPLIES	Open	379.99	0.00		
						747.17			
01028	HAWKEN, CHRISTOPHER	22-01171	09/21/22	REIMB CLOTHING ALLOWANCE	Open	120.49	0.00		
01080	PAYARGO, INC.	22-01249	10/03/22	AUTOMATED TAX TRANSACTIONS	Open	53.55	0.00		
01132	COOPERATIVE COMMUNICATIONS, INC	22-00180	01/27/22	2022 BORO PHONE 201-391-5700	Open	2,063.19	0.00		B
01241	ALMAGASA CORP.	22-01163	09/20/22	SPR DINNER	Open	105.90	0.00		
01278	MCNERNEY & ASSOCIATES, INC	22-01130	09/14/22	UPDATE APPRAISAL FEE	Open	3,500.00	0.00		
01330	GHASSALI, MICHAEL	22-00127	01/18/22	MAILCHIMP 2022	Open	59.00	0.00		B
		22-01214	09/28/22	PROFESSIONAL AWARDS DINNER	Open	1,025.00	0.00		
						1,084.00			
01450	EARTH NETWORKS dba WEATHERBUG	22-01080	09/01/22	ANNUAL CONTRACT YEAR 3 OF 5	Open	1,350.00	0.00		
01453	STEIN'S FRESH BAGEL INC.	22-01149	09/16/22	COMMERCIAL BLDG BREAKFAST 9-19	Open	448.17	0.00		
01464	SURENIAN, EDWARDS & NOLAN	22-00119	01/18/22	2022 SPECIAL COUNSEL	Open	3,212.75	0.00		B
		22-01096	09/06/22	PROFESSIONAL SERVICES	Open	1,786.00	0.00		
						4,998.75			
01472	D.L.S CONTRACTING, INC.	22-00301	02/25/22	2021 ROAD PROGRAM	Open	546,661.76	0.00		B
01488	BANISCH ASSOCIATES, INC.	22-00986	08/12/22	PROFESSIONAL SERVICES RENDERED	Open	1,200.00	0.00		
01616	GEORGI'S HOOK UP LLC.	21-01553	12/07/21	PD FORD EXPLORER TINT	Open	360.00	0.00		
01624	CMRS-FP	22-01218	09/29/22	COURT POSTAGE -3 QTR 2022	Open	1,561.32	0.00		

October 6, 2022
11:34 AM

Borough of Montvale
Bill List By Vendor Id

Page No: 4

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
01642	SKOLOFF & WOLFE, PC.	22-01190	09/23/22	TAX COURT SETTLEMENT	Open	9,791.50	0.00		
01643	LORANGER, LISA	22-01228	09/30/22	MAILCHIMP REIMBURSEMENT	Open	87.00	0.00		
01648	BERGEN COUNTY MCA ASSN.	22-01135	09/14/22	MUNICIPAL COURT FALL CONF.	Open	75.00	0.00		
01702	MEDIA CONSULTANTS LLC	22-01131	09/14/22	SUBSCRIPTION TO TEAM-VIEWER	Open	600.00	0.00		
01757	COMPLETE SECURITY SYSTEMS INC.	22-01116	09/13/22	ANNUAL FIRE INSPECTION 9/9/22	Open	56.00	0.00		
01760	UNITED PARCEL SERVICE	22-00528	04/21/22	F047X6 -UPS CHARGES APRIL 2022	Open	312.55	0.00		
		22-00647	05/18/22	F047X6 UPS - APRIL/MAY 2022	Open	201.41	0.00		
		22-00716	06/07/22	F047X6 UPS - MAY 2022	Open	83.00	0.00		
		22-00773	06/15/22	F047X6 UPS - JUNE 2022	Open	91.97	0.00		
		22-00844	07/07/22	F047X6 UPS - JUNE 2022	Open	230.00	0.00		
		22-00910	07/22/22	F047X6 UPS - JULY 2022	Open	178.30	0.00		
		22-01009	08/17/22	F047X6 UPS - JULY 2022	Open	143.58	0.00		
		22-01010	08/17/22	F047X6 UPS - AUGUST 2022	Open	157.30	0.00		
		22-01085	09/01/22	F047X6 UPS - AUGUST 2022	Open	142.04	0.00		
		22-01160	09/20/22	F047X6 UPS - SEPTEMBER 2022	Open	89.65	0.00		
						1,629.80			
01767	VERIZON	22-01212	09/27/22	156-951-896-0001-85 VERIZON	Open	99.00	0.00		
		22-01219	09/29/22	555-569-014-0001-55 VERIZON	Open	170.64	0.00		
						269.64			
01809	CITY OF HACKENSACK	22-01033	08/24/22	DITP STAGE	Open	1,750.00	0.00		
01833	MCGEE, HEATHER (PETTY CASH)	22-01169	09/21/22	REIMB PETTY CASH	Open	246.74	0.00		
01882	PRESTIGE BUSINESS PRODUCTS, INC	22-01093	09/06/22	MISC PERMIT FORMS	Open	799.60	0.00		
01886	MCGEE, HEATHER	22-01170	09/21/22	REIMB AMAZON FOB COPIER	Open	79.85	0.00		
01890	GREATAMERICA FINANCIAL SRVCS.	22-00652	05/19/22	POSTAGE MACHINE LEASE	Open	867.00	0.00		B
01949	AT&T MOBILITY	22-01203	09/27/22	PD PATROL PHONES	Open	828.55	0.00		
01959	COLONNELLI BROTHERS INC.	22-00466	04/07/22	EMERG SANITARY SEWER REPAIRS	Open	30,500.00	0.00		B

October 6, 2022
11:34 AM

Borough of Montvale
Bill List By Vendor Id

Page No: 5

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
01962	AT&T MOBILITY II LLC								
		22-01202	09/27/22	PD PATROL PHONE PLAN	Open	134.39	0.00		
02141	REGAN, ROBERT T., ESQ.								
		22-00288	02/22/22	2022 RETAINER	Open	4,500.00	0.00		B
		22-01139	09/15/22	ESCROW PAYMENT	Open	11,760.50	0.00		
		22-01142	09/15/22	ESCROW PAYMENT	Open	2,340.00	0.00		
		22-01161	09/20/22	ESCROW PAYMENT	Open	39.00	0.00		
		22-01192	09/26/22	TRUST - RESERVE FOR HOUSING	Open	39.00	0.00		
						18,678.50			
02426	VERIZON WIRELESS								
		22-01125	09/13/22	242317487-00001 VERIZON	Open	1,468.38	0.00		
03060	TRI-STATE TECHNICAL SERVICES								
		22-01115	09/08/22	NEW MAC LAPTOP SETUP FOR FRAN	Open	460.00	0.00		
03666	VERIZON -3070534								
		22-01224	09/29/22	450-001-742-0001-13 VERIZON	Open	59.82	0.00		
03727	STAPLES INC								
		22-01095	09/06/22	PD OFFICE SUPPLIES	Open	59.10	0.00		
		22-01105	09/07/22	OFFICE SUPPLIES	Open	696.41	0.00		
		22-01168	09/20/22	LAWN SIGNS-RABIES CLINIC/FLU	Open	146.52	0.00		
						902.03			
<hr/>									
Total Purchase Orders:		102	Total P.O. Line Items:		0	Total List Amount:		4,044,269.78	Total Void Amount: 0.00

October 6, 2022
11:34 AM

Borough of Montvale
Bill List By Vendor Id

Page No: 6

Totals by Year-Fund							
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND 2022 1-01		485,242.82	0.00	485,242.82	0.00	0.00	485,242.82
CURRENT FUND 2022 2-01		3,433,563.12	0.00	3,433,563.12	0.00	0.00	3,433,563.12
CAPITAL FUND	C-04	63,704.44	0.00	63,704.44	0.00	0.00	63,704.44
BOA ESCROW ACCOUN	E-08	56,351.00	0.00	56,351.00	0.00	0.00	56,351.00
OTHER TRUST ACCOU	T-03	3,732.00	0.00	3,732.00	0.00	0.00	3,732.00
DOG TRUST ACCOUNT	T-12	80.40	0.00	80.40	0.00	0.00	80.40
OPEN SPACE TRUST	T-14	1,596.00	0.00	1,596.00	0.00	0.00	1,596.00
Year Total:		5,408.40	0.00	5,408.40	0.00	0.00	5,408.40
Total of All Funds:		4,044,269.78	0.00	4,044,269.78	0.00	0.00	4,044,269.78