

**WORK SESSION
MINUTES**

The Work Session Meeting of the Mayor and Council was in the Council Chambers and called to order at 7:32pm. 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 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
Council President Cudequest
Councilmember Koelling

Councilmember Lane
Councilmember Roche
Councilmember Russo-Vogelsang

Also Present: Borough Attorney, Dave Lafferty; and Municipal Clerk, Fran Scordo

ORDINANCES:

INTRODUCTION OF ORDINANCE NO. 2026-1599 AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING CHAPTER 203 OF THE BOROUGH CODE TO AMEND CERTAIN FIRE PREVENTION FEES

A motion to Introduce Ordinance 2026-1599 for first reading was made by Councilmember Russo-Vogelsang; seconded by Councilmember Lane; Clerk read by title only; Councilmember Lane made a motion that this ordinance be passed on first reading and posted on the Borough's website <http://www.montvalenj.gov/publicnotices>; seconded by Councilmember Koelling - a roll call was taken – all ayes

MEETING OPEN TO PUBLIC

Agenda Items Only

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

No public comment

MEETING CLOSED TO PUBLIC

Agenda Items Only

A motion to close the meeting to the public for agenda items only by Councilmember Lane; seconded by Councilmember Roche – all ayes

MINUTES:

September 10, 2026

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

CLOSED/EXECUTIVE MINUTES:

None

RESOLUTIONS: NON-CONSENT**166-2026 Authorize The Cancellation of 4th quarter taxes for the year 2026 and All Future Taxes Due To Granting Of Totally Disabled Veteran Status By Department Of Veterans Affairs – Arthur Wagner – 39 Hemlock Street**

WHEREAS, this resolution authorizes the municipality to cancel property taxes for the 4th quarter of 2026 and for all future taxes due to the granting of totally disabled veteran status by the Department of Veterans Affairs per the Department's letter attached to the original resolution, for Arthur Wagner. Mr. Wagner is the owner of 39 Hemlock Street, Block 807, Lot 8; and
NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, County of Bergen, New Jersey, that the Tax Collector be and is hereby authorized to cancel 4th quarter property taxes for the year 2026 and all future taxes as per the above.

Introduced by: Councilmember Lane; seconded by Councilmember Russo-Vogelsang - a roll call was taken - all ayes with the exception of Councilmember Koelling 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.

164-2026 Award Professional Service Contract to McNerney & Associates for Preparation of a "Trial-Ready" Report

WHEREAS, the Borough of Montvale (hereinafter the "Borough") is the taxing authority for all properties located within its municipal borders, and;

WHEREAS, the owner of real property located at 101 Paragon Drive and identified as Block 2002; Lot 1 has filed a property tax appeal challenging the Borough's assessment of the property for the 2023, 2024, 2025 and 2026 tax years, and;

WHEREAS, the Borough is seeking to retain the services of a licensed appraisal company to assist in the defense of the aforesaid tax appeal, and to memorialize its conclusions of value in a certified trial-ready appraisal report that covers the aforementioned tax years, and;

WHEREAS, the Borough had received a Proposal, dated September 10, 2026, from McNerney & Associates, Inc. (hereinafter the "Proposal") to prepare an appraisal report for the total amount of \$12,500.00, and;

WHEREAS, a copy of the aforementioned Proposal is attached hereto this resolution, and;

WHEREAS the appointment of McNerney & Associates, Inc. is considered a professional service appointment exempted by N.J.S.A. 40A:11-5 of the Local Public Contracts Law.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, that McNerney & Associates, Inc. is hereby appointed and authorized to prepare a trial ready appraisal report for the property located at 101 Paragon Drive, at Block 2002; Lot 1, in accordance with the terms set forth in the attached proposal.

165-2026 Amending Resolution No. 157-2026 Authorizing a Contract with Motorola Solutions for Twenty-Two (22) All-Band Portable Radios Pursuant to State Contract #25-TELE-132995

WHEREAS, the Montvale Police Department has a need to acquire twenty-two (22) all-band portable radios to allow communications on additional frequencies with nearby municipalities; and

WHEREAS, pursuant to N.J.S.A. 40A:11-12a and N.J.C.A. 5:34-7.29(c), the Borough may by resolution and without advertising for bids, purchase any goods or services under the State of

New Jersey Cooperative Purchasing Program for any State Contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of Treasury; and

WHEREAS, the Borough did solicit a quote from Motorola Solutions, Inc. for this equipment under State Contract #25-TELE-132995; and

WHEREAS, Motorola originally submitted a proposal to the Borough, in the total amount of \$203,629.58 in June in error, the correct quote in the amount of \$189,175.58 is attached to this resolution; and

WHEREAS, \$103,629.58 will be paid out of seizure funds; 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, as follows:

1. The Borough of Montvale does approve the attached Quote from Motorola Solutions, Inc., 123 Tice Boulevard, Woodcliff Lake, New Jersey 07677 for Twenty-Two (22) All-Band Portable Radios and related equipment and services for use by the Montvale Police Department.
2. The Mayor, Borough Clerk and/or Borough Administrator are hereby directed, authorized and empowered to execute an agreement with Motorola Solutions, Inc., consistent with this resolution.
3. This resolution shall take effect immediately.

167-2026 Regional Deer Management Request to the County of Bergen

WHEREAS, residents of the Borough of Montvale have expressed growing concern regarding the impact of increasing deer populations on public safety, property damage, vegetation, and natural resources; and

WHEREAS, the Mayor and Council of the Borough of Montvale have reviewed available deer management options, including hunting, fencing, professional sharpshooting, relocation, culling, and sterilization, and have considered community feedback and regional best practices; and

WHEREAS, the Mayor and Council recognize that the increasing deer population is a regional issue that extends beyond the borders of any individual municipality and that a deer management program implemented solely within the Borough of Montvale would have limited effectiveness in addressing the broader overpopulation problem; and

WHEREAS, effective management of the regional deer population requires coordination among municipalities and appropriate county and regional authorities in order to address deer movement and population levels across municipal boundaries; and

WHEREAS, management methods such as deer relocation, culling, and sterilization may involve significant financial and administrative costs that can be difficult for a small municipality to undertake independently; and

WHEREAS, increasing deer populations may contribute to public health and safety concerns, including the accumulation of deer droppings in public areas and fields used by children, the potential spread of disease, and other environmental and sanitary concerns; and

WHEREAS, increasing deer populations have contributed to an increased risk of motor vehicle accidents involving deer, thereby presenting a concern for motorists, pedestrians, and the general public; and

WHEREAS, the increasing deer population has resulted in substantial damage to natural vegetation, landscaping, gardens, and homeowner plantings throughout the Borough of Montvale; and

WHEREAS, the Mayor and Council believe that a coordinated regional approach, supported by population monitoring, data collection, and cooperation among municipalities and Bergen County, is necessary to effectively address the ongoing deer overpopulation issue.

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

Bergen County, New Jersey, that the Borough hereby respectfully requests that Bergen County monitor deer populations and their impact on public safety, vegetation, natural resources, and property throughout Bergen County; and

BE IT FURTHER RESOLVED, that the Mayor and Council respectfully request that Bergen County coordinate with municipalities throughout the County to evaluate the scope of the regional deer population and develop appropriate, effective, and financially responsible regional deer management strategies; and

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the appropriate representatives of Bergen County, including the Bergen County Executive and Bergen County Board of Commissioners, and to other municipalities and governmental agencies as deemed appropriate by the Mayor and Council.

168-2026 A Resolution Approving a Contract with CDW-G for Microsoft 365 Business Premium Licenses for Borough Computers to Comply with CyberJIF Requirements

WHEREAS, the Borough is a member of the CyberJIF and is desirous of obtaining licensing for Microsoft 365, Business Premium, in order to qualify for the Intermediate coverage level and to enhance the Borough's cyber resiliency; and

WHEREAS, the Borough did receive three proposals for these licenses, from RP Tech Services, SHI, and CDW-G, copies of which are attached hereto; and

WHEREAS, the lowest quote, and the most advantageous proposal, cost and other factors considered, was from CDW-G; and

WHEREAS, the Borough is desirous of awarding a contract to CDW-G for seventy (70) annual subscriptions and nine (9) monthly subscriptions pursuant to the proposal received, in the total estimated annual amount of \$17,609.18; and

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

NOW, THEREFORE, BE IT RESOLVED that a contract is awarded as described above and pursuant to the attached proposal to CDW-G, 200 N. Milwaukee Avenue, Vernon Hills, IL 60061.

BE IT FURTHER RESOLVED that the Mayor, Borough Clerk, and Administrator are hereby directed, authorized and empowered to execute all documents necessary to effectuate the provisions of this resolution, subject to approval a to form by the Borough Attorney.

169-2026 A Resolution Accepting Municipal Responsibility for Hydrant 59-393 in Connection with the Development of Block 1301, Lots 24, 26 and 27, and Block 2204, Lots 39 and 40

WHEREAS, Bear-Ban Builders, LLC did previously receive approval for and develop certain property in the Borough identified as Block 1301, Lots 24, 26 and 27, and Block 2204, Lots 39 and 40 (the "Woodland Heights Development"); and

WHEREAS, in connection with same, the plans approved by the Planning Board included the installation of three (3) water hydrants on private property to be owned and maintained by the Developer and eventually the Homeowners Association; and

WHEREAS, said plans also included the installation of one (1) hydrant within the public right-of-way on Flintlock Road to be owned and maintained by the Borough of Montvale; and

WHEREAS, the Developer has completed the installation of these various hydrants; and

WHEREAS, the water utility requires a resolution from the Borough in order to transfer responsibility for same from the Developer to the Borough.

NOW, THEREFORE, BE IT RESOLVED that the Borough of Montvale does formally accept hydrant 59-393 as depicted on the approved plans for the Woodland Heights Development and authorizes Veolia North America to bill the Borough for same as of the date of this resolution.

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

ADD-ON RESOLUTION:**170-2026 Authorize Change Order No. 1 – Kinderkamack Road & Magnolia Ave Improvements - Persistent Construction**

WHEREAS, the Borough of Montvale awarded a contract via Resolution No.102-2026 to Persistent Construction Company, with offices located at 58 Industrial Avenue, Fairview, New Jersey 07022; and

WHEREAS, the original contract amount was for \$77,262.00; and

Contract Amount

Base: \$77,262.00

Change Order #1 \$ 3,210.00

Adjusted Total: \$80,472.00

NOW THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Montvale authorize Change Order #1 in the amount of \$3,210.00; and

WHEREAS, the Chief Financial Officer of the Borough has certified that funds have been appropriated and are available for this purpose, a copy of said certification attached to the original copy of this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale that the above reference change order #1 is hereby approved.

***Introduced by: Councilmember Lane; seconded by Councilmember Russo-Vogelsang
After a brief discussion by Councilmembers it was decided to table this resolution for clarification; A motion to table by Councilmember Lane; seconded by Councilmember Arendacs – all ayes on a roll call vote***

BILLS: Municipal Clerk read the Bill Report

Motion to pay bills by Councilmember Roche; seconded by Councilmember Koelling - all ayes

ENGINEER'S REPORT: Nick Chelius

No Report

ATTORNEY REPORT: Dave Lafferty

No Report

ADMINISTRATOR REPORT: Joe Voytus

No Report

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.

A motion to open meeting to the public by Councilmember Roche; seconded by Councilmember Russo-Vogelsang – all ayes

Vanessa Keel, 15 Flintlock Road

Mrs. Keel is a MAL recreation team soccer coach for her 6-year-old daughter's soccer team. She mentioned that a few members of the team cannot play currently, because of their newly pierced ears. The earrings must not be removed for 6-8 weeks, otherwise there is a chance the holes in the ears will close; Mrs. Keel and the other parents feel covering the earrings should suffice. The borough attorney stated it is a liability issue and there are standards that are being enforced. After a brief discussion it was decided to have a meeting with MAL representatives and councilmembers to further discuss the situation.

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

A motion to go into closed session 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 8:30pm

Regular Meeting of the Mayor & Council will be held at 7:30pm on Thursday, October 8, 2026

Respectfully submitted, Frances Scordo, Municipal Clerk