

**PUBLIC MEETING
MINUTES**

The Public Meeting of the Mayor and Council was held in Council Chambers and called to order at 7:32PM. Adequate notification was published in the official newspaper of the Borough of Montvale. Master Sergeant Dieter Koelling led the Pledge of Allegiance to the Flag, and 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).

Also Present: Mayor Mike Ghassali; Borough Attorney, Dave Lafferty; Borough Administrator, Joe Voytus; and Municipal Clerk, Fran Scordo

ROLL CALL:

Councilmember Arendacs
Council President Cudequest
Councilmember Koelling

Councilmember Lane - absent
Councilmember Roche
Councilmember Russo-Vogelsang

ORDINANCES:

PUBLIC HEARING OF ORDINANCE NO. 2026-1598 AN ORDINANCE AUTHORIZING ENTRY INTO A CORRECTIVE DEED WITH JTZ HOLDINGS, LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 1901, LOT 14

AN ORDINANCE AUTHORIZING ENTRY INTO A CORRECTIVE DEED WITH JTZ HOLDINGS, LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 1901, LOT 14

WHEREAS, the Borough of Montvale pursuant to Resolution No. 60-2023 sold the real property identified as Block 1601, Lot, 14 on the Official Tax Map of the Borough of Montvale ("Property") to JTZ Holdings, LLC ("JTZ") on July 27, 2023; and

WHEREAS, the Deed of Conveyance included certain requirements of JTZ, specifically the date by which JTZ was to obtain preliminary site plan approval and commence construction at the Property, failing which the Property would revert to the Borough of Montvale; and

WHEREAS, JTZ did not meet the dates provided within the Deed of Conveyance and the Borough of Montvale extended the dates for which JTZ to obtain preliminary site plan approval to July 1, 2026, and extend the date to commence construction at the Property to December 31, 2026 and entered into a Corrective Deed dated January 8, 2026; and

WHEREAS, JTZ has not met the dates provided with the Corrective Deed dated January 8, 2026, and has requested that the Borough of Montvale extend the dates in which to obtain preliminary site plan approval and commence construction at the Property; and

WHEREAS, the Borough of Montvale has agreed to further extend the dates for which JTZ to obtain preliminary site plan approval to December 31, 2026, and extend the date to commence construction at the Property to July 1, 2027.

NOW, THEREFORE, BE IT ORDAINED, by the Governing Body of the Borough of Montvale, County of Bergen, in the State of New Jersey, as follows:

1. The terms of the Preamble are incorporated herein by reference as if set forth at length.
2. The Borough Attorney shall prepare a new Corrective Deed to contain the following clause:

"For good and valuable consideration, Grantee, its successors and assigns, agree and covenant that in the event that Grantor its successors and assigns, shall fail to obtain preliminary site plan approval from the Montvale Planning Board on or before December 31, 2026, or should the Grantee fail to commence construction on or before July 1, 2027 the Borough of Montvale shall have the right to reacquire the Property by providing Grantee written notice no later than August 1, 2027, upon receipt of which notice, the Grantee shall convey the Property to the Borough of Montvale within thirty (30) days. The price of the Property shall be the stated consideration in this deed less twenty percent (20%). This clause shall run with the land and be binding on all who succeed to the rights of Grantee."

1. The Mayor or Borough Administrator of the Borough of Montvale are hereby directed, authorized and empowered to execute the new Corrective Deed and accompanying documents necessary to effective the transactions contemplated within this Ordinance.

2. If any provision or portion of a provision of this Ordinance is held to be unconstitutional, preempted by Federal or State law, or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the Ordinance shall not be invalidated and shall remain in full force and effect.

3. All ordinances and parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

4. This Ordinance shall take effect immediately.

***Motion to Introduced for second reading Ordinance No. 2026-1598 by Councilmember Russo-Vogelsang; seconded by Councilmember Koelling; Clerk read by title only.
Motion to open meeting to public by Councilmember Koelling; seconded by Council President Cudequest - All ayes.***

No public comment

Motion to close meeting to the public by Councilmember Koelling; seconded by Council President Cudequest - All ayes.

Motion to adopt on Second and Final Reading on the Borough of Montvale's website <http://www.montvale.org/publicnotices> by Councilmember Koelling; seconded by Councilmember Russo-Vogelsang - All ayes on a roll call vote.

Council President Cudequest wanted to know what parcel of land is this. The Borough Attorney stated this is Railroad Ave, formerly the parking lot that the borough sold at auction to this developer who bundled it with the property next door. They previously had applied to the planning board. There were restrictions when we conveyed the parking lot and a deadline which has now expired. They came back and asked for an extension of time and that's what this ordinance will do to grant them an extension of time to submit an application to get an approval and to begin construction.

MEETING OPEN TO PUBLIC:

Agenda Items Only

Motion to open meeting to the public by Council President Cudequest; seconded by Councilmember Russo-Vogelsang – all ayes

No Public Comment

Motion to close meeting to the public by Council President Cudequest; seconded by Councilmember Russo-Vogelsang – all ayes

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:

July 28, 2026

A motion to accept the minutes by Councilmember Roche; seconded by Councilmember Koelling - all ayes with the exception of Councilmember Russo-Vogelsang and Council President Cudequest abstaining

RESOLUTIONS: NON-CONSENT

151-2026 A Resolution Approving a Refund of Overpayment of Excess Sewer Fees for 101 Paragon Drive, Block 2002, Lot 1

WHEREAS, the Borough's Excess Sewer Fees are calculated based on water usage data provided by the water utility Veolia Water New Jersey, Inc.; and

WHEREAS, it was recently discovered that Veolia had mis-calculated the water usage at 101 Paragon Drive for a period of three (3) years which resulted in overbilling for Excess Sewer Fees; and

WHEREAS, the Borough Auditor has reviewed the information provided by Veolia and the property owner and has recommended that the Borough refund the owner of 101 Paragon Drive, Benjamin Moore & Co., a total of \$90,000 spread out over a three-year period in exchange for a waiver of claims to any additional refunds by Benjamin Moore; and

WHEREAS, the Borough CFO, Administrator and Tax Collector have reviewed the proposed settlement and are in agreement with same.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council, that the Borough Tax Collector, Treasurer and/or CFO are hereby directed, authorized and empowered to process refunds to Benjamin Moore & Co. for the overpayment of Excess Sewer Fees, as follows:

2026: \$30,000

2027: \$30,000

2028: \$30,000

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

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.

152-2026 A Resolution of the Borough of Montvale Authorizing the Execution of an Agreement with St. Joseph Regional High School Concerning the Hiring and Placement of Special Police Officer IIIs at St. Joseph Regional High School For the 2026-2027 School Year

WHEREAS, the State of New Jersey has created a new class of Special Police Officers known as Special Police Officer III (SLEOIII) specifically and solely for the purpose of school security as outlined in NJSA 40A:14-146.10, 40A:14-146.11, 40A:14-146.14, and 40A:14-146.16; and

WHEREAS, the Borough of Montvale (the "Borough") and St. Joseph Regional High School (the "School") agree that having security personnel that are police officers and specifically trained for school security is a best practice for the safety and security of the students and staff at St. Joseph Regional High School; and

WHEREAS, the Borough and the School agree that school security is of the utmost importance to create a safe learning environment for students; and

WHEREAS, the parties are desirous of agreeing to certain terms and conditions for the 2026/2027 school year (the "Current School Year"); and

NOW, THEREFORE, BE IT RESOLVED by and between the Borough and the School that the Borough of Montvale, through the Montvale Police Department, shall hire and make available SLEOIIIs to St. Joseph Regional High School under the terms and conditions of this agreement; and

BE IT FURTHER RESOLVED that the Mayor, Borough Clerk, and all other appropriate officials are hereby authorized and empowered to take all steps necessary and appropriate to effectuate the purposes of this Resolution.

153-2026 A Resolution Amending Resolution 30-2026 to Increase the "Not To Exceed" Figure for a Professional Service Contract with Surenian, Edwards, Buzak & Nolan, LLC to Serve as Special Counsel in Connection with the Borough's Affordable Housing

WHEREAS, the Governing Body is desirous of hiring Special Counsel to represent the Borough in connection with the Borough's affordable housing; 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, the Borough previously entered into a contract with Surenian, Edwards, Buzak & Nolan, LLC, 311 Broadway, Suite A, Point Pleasant Beach, NJ 08742, to perform all services necessary and appropriate in connection with same; and

WHEREAS, the Borough is desirous of increasing the "Not To Exceed" figure on the contract with Surenian, Edwards, Buzak & Nolan, LLC

WHEREAS, the Certified Municipal Finance Officer has certified that funds have been appropriated and are available for this purpose.

NOW, THEREFORE BE IT RESOLVED by the Borough of Montvale that the Borough hereby amends Resolution No. 30-2026 to increase the "Not To Exceed" figure to a total of \$25,000.00; and

BE IT FURTHER RESOLVED, that a copy of this resolution be published in accordance with applicable law and be on file and available for public inspection, in the office of the Municipal Clerk, located at the Municipal Complex, 12 DePiero Drive, Montvale, NJ 07645.

154-2026 Appointment Of Deputy Court Administrator for the Pascack Joint Municipal Court, Gabrielle Scordo

WHEREAS, the Pascack Joint Municipal Court is in need of a Deputy Court Administrator; and

WHEREAS, Gabrielle Scordo meets the qualifications and has been approved by the Assignment Judge to perform the duties of this position; and

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey that the above-named individual is hereby appointed Deputy Court Administrator for the Pascack Joint Municipal Court effective July 23rd, 2026

155-2026 A Resolution Authorizing a Contract with Kinly US Corp Eastern Region for a Two-Year Extension for Twenty Modules for the GovPilot Municipal Management Computer Software Via State Cooperative Contract T3121 20-TELE-01509

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 of Montvale has the need to execute an extension of its contract for twenty (20) modules of the GovPilot Municipal Management Computer Software using New Jersey State Contract Number T3121 20-TELE-01509, from re-seller Kinly US Corp Eastern Region, 1350 Campus Parkway, Suite 202, Wall, NJ 07753; and

WHEREAS, GovPilot has submitted their Subscription Service Agreement for the period commencing August 1, 2026, through July 31, 2028, with pricing of \$59,455 for year 1 and \$61,228 for year 2, which pricing is subject to a 5% markup paid to Kinly as the authorized reseller pursuant to New Jersey State Contract Number T3121 20-TELE-01509; and

WHEREAS, Kinly has submitted Quote #191489 in the amount of \$62,417.25 for year one, and the pricing for year two shall not exceed \$64,290 pursuant to the GovPilot subscription and the terms of Contract T3121 20-TELE-01509; and

WHEREAS, the Borough utilizes GovPilot software for a variety of uses, including business registrations, OPRA requests, pet registrations, fire prevention, work orders, reporting concerns from the public, construction permits, and use permits; and

WHEREAS, the functionality offers the public the ability to access application materials, and to see the status of permits, without the need to submit OPRA requests or physically inspect same at Borough Hall, increasing transparency and convenience for the public; and

WHEREAS, the Chief Financial Officer has certified that sufficient funds have been appropriated and are available for this purpose for year one, and that the purchase order for year two will reflect an appropriate certification of the availability of funds at that time.

NOW THEREFORE BE IT RESOLVED, as follows:

1. The Borough of Montvale does approve Quote #191489 from Kinly for the purchase of GovPilot Municipal Management Computer Software in the amount of \$62,417.25 for year one (August 1, 2026, to July 31, 2027) and not to exceed \$64,290 for year two (August 1, 2027, to July 31, 2028).
2. The Mayor, Borough Clerk and/or Borough Administrator are hereby directed, authorized and empowered to execute an agreement with Kinly and/or GovPilot, consistent with this resolution.
3. This resolution shall take effect immediately.

156-2026 A Resolution Awarding a Contract to GTBM for Outdoor HD License Plate Reader Cameras and Related Equipment and Services Pursuant to Bergen County Co-Op Contract BC-BID-24-38 For Use By The Montvale Police Department

WHEREAS, the Borough has a need to procure Outdoor HD License Plate Reader Cameras ("LPRs") and related equipment and services for use by the Police Department; and

WHEREAS, pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 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, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

WHEREAS, the Borough of Montvale is a member of the Bergen County Co-Op; and

WHEREAS, the Borough did solicit a quote from Gold Type Business Machines, Inc., 351 Paterson Avenue, East Rutherford, New Jersey 07073, for these LPRs and related equipment and services under Bergen County Co-Op Contract BC-BID-24-38; and

WHEREAS, GTBM submitted a Quote to the Borough dated July 13, 2026, in the total amount of **\$94,528.13**, of which **\$55,528.13** will be paid for out of forfeiture funds; and

WHEREAS, the Borough's Police Chief has recommended that the Borough award this contract pursuant to the GTBM Proposal; 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 Gold Type Business Machines, Inc., 351 Paterson Avenue, East Rutherford, New Jersey 07073, for Outdoor HD License Plate Reader Cameras and Related Equipment and Services.
2. The Mayor, Borough Clerk and/or Borough Administrator are hereby directed, authorized and empowered to execute an agreement with GTBM consistent with this resolution.
3. This resolution shall take effect immediately.

157-2026 A Resolution 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 submitted a proposal to the Borough, a copy of which is attached hereto, in the total amount of \$203,629.58, of which \$103,629.58 will be paid out of seizure funds; and

WHEREAS, the Borough's Police Chief has recommended that the Borough award this contract pursuant to the Motorola Proposal; 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.

158-2026 Amending Resolution No. 64-2026 To Establish Recreational Fees for Year 2026

WHEREAS, The Recreation Department hereby establishes the programs, times and fees for various programs; and

WHEREAS, the Recreation Director has recommended that the following fees, programs, and times be revised as described; and

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale that the following fees and programs and services be and are hereby established

TIME SCHEDULE FOR PICKLEBALL COURTS:

Weekdays and Weekends:

8:00AM - Dusk

<u>Program Name</u>	<u>Session Length</u>	<u>Resident Fee</u>	<u>Non-Resident Fee</u>
30+ Basketball	Sept-May	\$75	\$95
	Jan-May	\$40	\$60
Adult Soccer	10 weeks	\$25	\$30
Chess Lessons- Beginner	8 weeks	\$160	\$190
	7 weeks	\$140	\$170
	6 weeks	\$120	\$150
Chess Lessons- Intermediate	8 weeks	\$210	\$240
	7 weeks	\$190	\$220
	6 weeks	\$170	\$200
Drills and Skills Basketball	4 Day Camp 9:00am-12:00pm	\$155	\$185
Golf Instruction	6 weeks	\$135	\$155
	8 weeks	\$150	\$170
Pickleball Instruction	6 weeks	\$135	\$155
	8 weeks	\$160	\$200
Summer Camp: Grades 1-5	4 weeks	\$500 per child \$1500 family max	\$600 per child \$1800 family max
Adventure Camp: Grades 6-7	4 weeks	\$650 per child	\$750 per child

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Summer Camp Resident/Non-Resident	\$45 late charge for every 15 minutes a child is left under care after camp dismissal. Payment shall be made directly to the Camp Director or Asst. Director and turned over to the Borough of Montvale. Camp financial assistance fee amounts will be at the discretion of the Recreation Director.		
<u>Program Name</u>	<u>Session Length</u>	<u>Resident Fee</u>	<u>Non-Resident Fee</u>
Multisport Camp by TGA	1 week (Full Day)	\$90	\$120
	1 week (Half Day)	\$60	\$90
The Way- The Art of Life	8 weeks (@ 2 classes per week)	\$120	\$180
Tai Chi	8 weeks	\$80	\$100
Montvale Senior Club Tai Chi Discount:	8 weeks	\$40	\$40
Tennis Lessons	6 weeks	\$135	\$155
	8 weeks	\$160	\$200
Tennis Badges			
Adult (Ages 18-61)	January-December (weather permitting)	\$30	\$60
Child (Ages 17 & Younger)	January-December (weather permitting)	\$10	\$20
Family Max	January-December (weather permitting)	\$60	\$120
Seniors (Ages 62 & Up)	January-December (weather permitting)	\$15	\$30
		\$10 Fee for Replacement Tennis Badge	
Basketball Badges			
Adult (Ages 18-61)	Residents: Lifetime Non-Residents: January-December	Free	\$25
Child (Ages 17 & Younger)	Residents: Lifetime Non-Residents: January-December	Free	\$15
Seniors (Ages 62 & Older)	Residents: Lifetime Non-Residents: January-December	Free	\$10
		\$5 Fee for Replacement Basketball Badge	
Pickleball Badges			
Adult (Ages 18-61)	January-December (weather permitting)	\$30	\$100
Child (Ages 17 & Younger)	January-December (weather permitting)	\$10	\$30
Seniors (Ages 62 & Older)	January-December	\$15	\$100

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	(weather permitting)		
Family Maximum		\$60	\$200
	\$10 Fee for Replacement Pickleball Badge		
Townwide Garage Sale Registration Fee	2 Day Permit. Dates TBD by Rec. Dept	\$15	
Ultimate Frisbee	6 weeks	\$75	\$95
	8 weeks	\$100	\$120
Volleyball- Adult	January-May	\$195	\$215
Volleyball- Girls	10 weeks	\$200	\$250
Women's Softball- Adult	April - August	\$60	\$80
Yoga	8 weeks	\$80	\$100
	6 weeks	\$60	\$75
	4 weeks	\$40	\$50
Youth Theater	September-December	\$10	\$50

WHEREAS, Borough Owned Recreational Fields and Facilities shall be scheduled by the Borough of Montvale Field Coordinator; and

WHEREAS, Montvale Athletic League ("MAL"), Montvale Recreation and Pascack Hills High School shall have first priority field scheduling use and shall be provide a schedule to the Field Coordinator no later than February 1 and June 1 for the respective Spring and Fall seasons.

WHEREAS, MAL, Recreation, Pascack Hills High School and churches are exempt from payment of fees relating to field use.

<u>Facilities</u>	<u>Fee</u>	<u>Resident Team/Corporation</u>	<u>Non-Resident Team/Corporation</u>
Ballfields: Baseball or Softball (Memorial, Fieldstone or LaTrenta)	Per Hour Per Field (2 hour minimum)	\$25	\$50
Turf Fields: Soccer or Lacrosse (Fieldstone)	Per 2 Hour Time Slot Per Field	\$75 (full field) \$50 (half field)	\$150 (full field) \$100 (half field)
Basketball Courts: (Memorial)	Per Hour: Court #2 Only	\$25	\$50
Tennis Courts: (Memorial or LaTrenta) *Two court maximum reservation at any one location	Per Hour Per Court	\$25	\$50
Pickleball Courts: (Memorial)	Per Hour Per Court	\$25	\$50

Field and Facility Permit Regulations

MAL endorsed programs in sports that are not offered by MAL, and which have Montvale residents participating, shall be charged the resident fee for field use.

Resident Corporation: Any company that owns or leases commercial within the borough.

Non-Resident Corporation: Any company that does not own or lease commercial space within the borough.

Residential Team: Any athletic team comprised of at least 75% of its roster with Montvale residents.

Non-Residential Team: Any team not having at least 75% of its roster filled with Montvale residents.

Time Slot: An uninterrupted 1 or 2 hour time period or any part thereof, that a field/facility is being used by an approved team.

Season: Spring season will begin March 1 and end August 30. Fall season will begin September 1 and end December 31.

Field/Facility users who provide 7 days or more notice of changes in their scheduled use can receive a time credit if the scheduled hours are decreased. Any changes in field schedules without 7-day notice will not receive a time credit for unused field time. Time credits are only valid for the existing season and the following season.

Lightning Detection Credit Policy: If the lightning detector activates with less than 50% of scheduled time elapsed for that date, the organization shall receive a credit for that day's scheduled timeslot. If the lightning detector activates after 50% of the scheduled time has elapsed, no time credit will be granted.

Payment is required prior to use on all fields or no field use will be granted.

Once field use requests are received in full by February 1st for Spring season and June 1st for Fall season, field use will be established with the following order of preference:

1. Montvale Athletic League, Recreation and Pascack Hills High School
2. Resident: Not-For-Profit Entity
3. Resident: For Profit Entity
4. Non-Resident: Not-For-Profit Entity
5. Non-Resident: For-Profit Entity

WHEREAS, it is the Borough of Montvale's intention by the adoption of this resolution that if any prior established fee is in conflict with fee schedule the fees set forth in this fee schedule shall be the fees charged and any conflicting prior fee is hereby superseded, repealed and replaced with the fees adopted pursuant to this resolution.

159-2026 Certification Of The 2025 Annual Audit And Group Affidavit

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 2025 has been filed by a Registered Municipal Accountant with the Municipal Clerk pursuant to *N.J.S.A. 40A:5-6*, and a copy has been received by each member of the governing body; and

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

WHEREAS, the Local Finance Board has promulgated *N.J.A.C. 5:30-6.5*, a regulation requiring that the governing body of each municipality shall by resolution certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, at a minimum, the sections of the annual audit entitled "Comments and Recommendations", and

WHEREAS, the members of the governing body have personally reviewed, at a minimum, the Annual Report of Audit, and specifically the sections of the Annual Audit entitled "Comments and Recommendations, as evidenced by the group affidavit form of the governing body attached hereto; 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, pursuant to *N.J.A.C. 5:30-6.5*; 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 regulations of the Local Finance Board of the State of New Jersey may subject the members of the local 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 date fixed for compliance, fails or refuses to obey an order of the director (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 Borough Council of the Borough of Montvale, in the County of Bergen, State of New Jersey, hereby states that it has complied with *N.J.A.C. 5:30-6.5* and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

160-2026 Approving The Corrective Action Plan For The 2025 Municipal Audit

WHEREAS, the Borough of Montvale has received a report of audit for the year ending December 31, 2025; and

WHEREAS, Local Finance Notice No. 92-15 dated July 8, 1992, requires that the Chief Financial Officer submit a Corrective Action Plan for all findings in the audit within 60 days of receipt of the Report of Audit; and

WHEREAS, the Chief Financial Officer has prepared a Corrective Action Plan relating to the findings of the 2025 Audit.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Montvale, in the County of Bergen, New Jersey, do hereby approve the Corrective Action Plan for the year 2025 as submitted by the Chief Financial Officer.

BE IT FURTHER RESOLVED that the Borough Clerk is hereby directed to forward a copy of this resolution and the Corrective Action Plan to the Director of the Division of Local Government Services.

**CORRECTIVE ACTION PLAN
BOROUGH OF MONTVALE, BERGEN COUNTY
Audit 12/31/2025**

Finding #1:

It is recommended that procedures be reviewed and revised to ensure contract award documentation is maintained on file to support purchases made through cooperative purchasing programs.

Description:

During the audit, it was noted that certain cooperative purchasing program contract award information, including applicable price lists, was not on file and available for audit.

Corrective Action:

All purchases made through cooperative purchasing programs shall be supported by the applicable contract award documentation, including current price lists where applicable. Such documentation shall be maintained with the Borough's purchasing records and made readily available for audit. Procedures will be reviewed to ensure the required supporting documentation is obtained and retained at the time a purchase is made through a cooperative purchasing program.

Responsible Party:

Qualified Purchasing Agent

Implementation Date:

August 2026

***Introduced by: Councilmember Koelling; seconded by Councilmember Russo-Vogelsang
- a roll call was taken – all ayes***

BILLS: Administrator read the Bill Report

Motion to pay bills by Council President Cudequest; seconded by Councilmember Koelling - all ayes

REPORT OF REVENUE: Administrator read the Report of Revenue – July

COMMITTEE REPORTS:

COUNCIL PRESIDENT CUDEQUEST:

Board of Health

Next meeting is scheduled on Sept 14

Library

2 final concerts scheduled for August 29 and Sept 15 in the Reading Garden; 95 adults and teens have registered for the Adult Summer Reading Challenge; They had 230 children registered for Reading Palooza; For the month of July, there were 5100 people that visited the library during the month and 57 new library cards were given out. This is their busiest month in the past five years.

Seniors

Will have their BBQ, Thurs, Sept 17 at Huff Park; with like to acknowledge the passing of Dick Voorhees, he was a true community servant, he was a councilmember for decades, past president of the senior club, on the library board for years, he's just somebody that each of us should aspire to be because he was just so involved in so many different things. My sympathy to his family.

COUNCILMEMBER ROCHE:

Recreation

Day in the Park is scheduled on Sept 26 on Memorial Drive; Day at the Farm is scheduled on October 17

COUNCILMEMBER ARENDACS:

No Report

COUNCILMEMBER KOELLING:

Police

Monthly report included in original minutes; Touch-a-Truck will be held August 26 from 4-7pm

COUNCILMEMBER RUSSO-VOGELSANG:

Dr. Peterson is excited for upcoming school year

MAYOR'S REPORT:

Working with the attorneys preparing for the Affordable Housing hearing on November 10th ; sent out an email regarding the water tank installation on Summit Ave, it will be a long term project, please bear with us, follow the detours with the road closures.

ATTORNEY'S REPORT: Dave Lafferty

There will be a hearing on November 10th before Judge Corrison at the Bergen County Courthouse for our fairness hearing, unless the matter is resolved prior to that

ADMINISTRATOR'S REPORT: Joe Voytus

The county has started construction work at the Kindergarten Magnolia intersection. It is expected to take two to three weeks, depending on how they can coordinate the installation of the guide rail with the county. We're working on trying to get the county to pave Chestnut Ridge Rd. between the Saint Joe's entrance and the border with Woodcliff Lake. The road program is done; there's a little bit of clean-up work that needs to be done. We will be starting the digitization project for the Mayor and Council and Planning Board meeting minutes probably in early September, once that's done, basically all of the minutes for the mayor and council and planning board will be online and searchable; the Farm stand is open for business with plenty of plants and vegetables; Looking into conversion of lighting fixtures at borough buildings to LED through an O&R program that will be at no cost. We converted a lot of light bulbs a number of years ago. This would convert the fixtures as well; Due to recent storms, we have had some issues with the pump stations, we are looking into repairs; Montvale will be receiving an award for Open Space and Recreation Plan on Oct 2nd for the work of our Planning and Environmental boards and also our Planner, Darlene Green; the Construction department received an email commending the technical assistants on a job well done in regards to their experience working with the department.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Council President Cudequest mentioned she has gotten several complaints from residents about the lights on Summit and Chestnut Ridge Rd. They're asking for a left turn signal actually, from both directions. I know people that have come out of MSK and attempts to make the left hand turn on Chestnut and they can't and vice versa. People coming up Summit to make the left onto Chestnut go down Chestnut Ridge Rd. and you can wait there for a long, long time. The BA, stated it is a County light, they require the town to do all the preliminary engineering work. The County is requiring survey work going a long distance in each direction, which survey work is just not cheap. Mayor Ghassali had stated maybe we should send a letter to the County Executive and also get an estimate on the survey work. The BA stated we looked into this last year and believe it was upwards towards \$50,000. The BA will get another estimate from our borough engineer.

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.

Motion to open meeting to the public by Councilmember Roche; seconded by Council President Cudequest - all ayes

No public comment

Motion to close meeting to the public by Council President Cudequest; seconded by Councilmember Roche - all ayes

MEETING CLOSED TO THE PUBLIC:**ADJOURNMENT:**

Motion to adjourn Public Meeting by Councilmember Koelling; seconded by Councilmember Roche - all ayes

Meeting was adjourned at 7:55pm

Regular Public Meeting of the Mayor & Council to be held at 7:30pm on September 10, 2026
Respectfully submitted, Frances Scordo, Municipal Clerk