BOROUGH OF MONTVALE **OCTOBER 8, 2026**

PUBLIC MEETING
MINUTES

The Public Meeting of the Mayor and Council was held in Council Chambers and called to order at 7:31PM. Adequate notification was published in the official newspaper of the Borough of Montvale. Police Officer Andrew Boman 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 Engineer, Carl O'Brien; Borough Administrator, Joe Voytus; and Municipal Clerk, Fran Scordo

ROLL CALL:

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

MAYOR FOR THE DAY:
Sal Poliandro

SWEARING IN OF POLICE OFFICERS:
Connor Schaefer-Jones
Jake Zelencich

SWEARING IN OF SPECIAL LAW ENFORCEMENT OFFICER CLASS III (SLEO):
Michael Mulligan

ORDINANCES:
None

MEETING OPEN TO PUBLIC:
Agenda Items Only
Motion to open meeting to the public by Council President Cudequest; seconded by Councilmember Lane – all ayes
No Public Comment
Motion to close meeting to the public by Council President Cudequest; seconded by Councilmember Lane – all ayes
MEETING CLOSED TO PUBLIC:
Agenda Items Only

MINUTES:
September 29, 2026
A motion to accept the minutes by Council President Cudequest ; seconded by Councilmember Roche - all ayes

CLOSED/EXECUTIVE MINUTES:

None

RESOLUTIONS: NON-CONSENT

176-2026 Award Professional Service Contract to Colliers Engineering & Design, For Professional Planning Services for a Redevelopment Plan for Block 3102; Lot 1.01 – 3 and 51 Chestnut Ridge Road

WHEREAS, the Borough of Montvale is in need of Professional Planning Services to prepare a Redevelopment Plan for the property located at 3 and 51 Chestnut Ridge Road (aka the KPMG site); 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 Engineer & Design, 53 Frontage Road, Suite 110, Hampton, NJ 08827 has submitted a proposal dated September 4, 2026 which is attached hereto; and

WHEREAS, Colliers will perform the preparation Redevelopment Plan along with meetings and coordination in the amount not to exceed $14,750.00; and

WHEREAS, the Certified Municipal Finance Officer certifies funds are available said certification is hereto attached to the original of this resolution; and.

BE IT FURTHER RESOLVED, that a copy of this resolution shall be posted on the Borough's website at https://www.montvalenj.gov/your-government/legal-public-notices/ be on file, available for public inspection, in the office of the Municipal Clerk, Municipal Complex, 12 DePiero Drive, Montvale, NJ 07645.

THIS RESOLUTION WAS PULLED TO A LATER DATE

177-2026 Award Professional Service Contract to Colliers Engineering & Design, For Professional Planning Services for a Redevelopment Plan for Block 3201; Lots 5 & 6 – 25 Philips Parkway and 1 Glenview Road

WHEREAS, the Borough of Montvale is in need of Professional Planning Services to prepare a Redevelopment Plan for the properties located at 25 Philips Parkway and 1 Glenview Road; 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 Engineer & Design, 53 Frontage Road, Suite 110, Hampton, NJ 08827 has submitted a proposal dated September 4, 2026 which is attached hereto; and

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THIS RESOLUTION WAS PULLED TO A LATER DATE

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.

171-2026 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 2026-2027 term starting July 1, 2026 and ending on June 30, 2027.

NOW THEREEFORE, BE IT RESOLVED that the Municipal Council hereby appoints Joseph Voytus as its representative and Councilmember Dieter Koelling as its alternate and that the Mayor hereby appoints Councilmember Timothy Lane as his representative and Councilmember Douglas Arendacs as his alternate to serve on the Community Development Regional Committee for FY 2026-2027; and

BE IT FURTHER RESOLVED that an original, certified copy of this resolution be immediately emailed to Robert G. Esposito, Director; Bergen County Division of Community Development at resposito@co.bergen.nj.us

172-2026 Appointing Probationary Montvale Police Officer, Connor Schaefer-Jones

BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey that Connor Schaefer-Jones be and is hereby appointed as a 12-month Probationary Police Officer with the Borough of Montvale Police Department; and

BE IT RESOLVED, the effective date of employment is October 1, 2026.

173-2026 Appointing Probationary Montvale Police Officer, Jake Zelencich

BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey that Jake Zelencich be and is hereby appointed as a 12-month Probationary Police Officer with the Borough of Montvale Police Department; and

BE IT RESOLVED, the effective date of employment is October 1, 2026.

174-2026 Authorize Hiring Special Law Enforcement Officer Class III (SLEO) for St. Joseph Regional High School, Michael Mulligan

WHEREAS, the Borough of Montvale and St. Joseph Regional High School have a vacancy in the position of Special Law Enforcement Officer Class III; and

WHEREAS, after a public hiring process, it was determined that Michael Mulligan meets the qualifications for the position of SLEO III agrees to the terms and conditions of employment, and has completed a satisfactory background investigation; and

WHEREAS, pursuant to an agreement between the Borough and St. Joseph Regional High School, all costs incurred by the Borough related to Michael Mulligan's employment shall be reimbursed by St. Joseph Regional High School; and

NOW THEREFORE, BE IT RESOLEVED, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey, that Michael Mulligan is hereby appointed to the position of Special Law Enforcement Officer Class III, effective October 12, 2026.

175-2026 A Resolution Approving a Contract with RTS Tactical for Ballistic Shields for Montvale Police Department

WHEREAS, the Montvale Police Department is desirous of obtaining Ballistic Shields for the Police Officers in the department; and

WHEREAS, the Police Department did receive three proposals for the shields, from RTS Tactical, Armored Republic and Botach, copies of which are attached hereto; and

WHEREAS, the lowest quote, and the most advantageous proposal, cost and other factors considered, was from RTS Tactical; and

WHEREAS, the Montvale Police Department is desirous of awarding a contract to RTS Tactical for Ballistic shields pursuant to the proposal received, in the total amount of $10,000.00; 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 RTS Tactical, 4045 Sheridan Ave, Suite 118, Miami Beach, Fl 33147.

BE IT FURTHER RESOLVED that the Mayor, Borough Clerk, and Chief of Police are hereby directed, authorized and empowered to execute all documents necessary to effectuate the provisions of this resolution.

176-2026 Authorize Entering into an Agreement with the Passaic Valley Sewerage Commission (PVSC) as lead agency of the North Jersey Wastewater Cooperative Pricing System (NJWCPS)

WHEREAS, the Borough of Montvale desires to become a member of the North Jersey Wastewater Cooperative Pricing System, NJWCPS, effective October 8, 2026 and, that such membership shall be for the period ending November 23, 2029, and each renewal, thereafter of the system, unless the Borough of Montvale elects to formally withdraw from the system;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Borough Clerk are hereby authorized to execute the attached agreement for such membership.

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

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

WHERERS, 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 Roche - a roll call was taken – all ayes

Councilmember Arendacs asked for clarification, the Administrator explained this is for additional signage that the County is looking to do at that intersection, this is funded by the County.

Council President Cudequest stated that the cones are still there. The Administrator stated until the new signage is installed the cones will remain to alert the drivers

BILLS: Administrator read the Bill Report
Motion to pay bills by Councilmember Koelling; seconded by Councilmember Lane - all ayes

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

COMMITTEE REPORTS:

COUNCIL PRESIDENT CUDEQUEST:
Library
The summer concert series has come to a close along with the adult reading challenges. There were 130 adults and teens that participated in the reading challenge circulation. This was their best year. The library was viewed as a location for the Manhattan shorts. These are a global short films viewing, where attendees get ballots to vote for the best shorts, best actress, best actor. There were 10 shorts to viewed in a in a 2-hour time frame
BOH
For July and August there were 8 inspections by Northwest Bergen Regional Health Commission, 5 restaurants, 2 schools and spas and one tanning salon. All were satisfactory. The rabies clinic will be from 11-12 for dogs and 12-12:30 for cats on November 7th at the DPW
Seniors
Their activities are back up in full swing. Tomorrow evening, October 9th they will have their pizza and bingo evening. In November they have the Lancaster trip planned that will include a Christmas show, trolley ride, and the sight and sound show

COUNCILMEMBER ROCHE:
Recreation
Day in the Park is re-scheduled for this Saturday, October 10 from 3:00 till 8:00. Fireworks will start usually about 7:158:00 or so. Day at the Farm will be October 17th from 12:00 till 3:00. Also, the Halloween Carnival is coming up on October 30th and the Christmas tree lighting is scheduled for December 4th
Chamber of Commerce
Networking event on Oct 28th from 8:00 AM to 10:00 AM at Forever Young Med Spa, located at 22 Chestnut Ridge Rd. You can register for this event on the Chambers website. Also, the Chamber will be hosting a Wellness Fair and the high school on November 22nd at 9:30-12:00

COUNCILMEMBER LANE:
Fire Dept
35 fire calls; 2 Mutual Aid Calls; 2 drills; 6 work details; 1 meeting – to date the Fire Department has responded to 305 calls

COUNCILMEMBER ARENDACS:
Engineering
Monthly report included in original minutes;
DPW
Cleaning up storm debris from the recent 3-day storm; clearing sewer basins;

COUNCILMEMBER KOELLING:
Police
Monthly report included in original minutes;

COUNCILMEMBER RUSSO-VOGELSANG
Business Development Committee
25 representatives from different businesses in town attended the meeting, also in attendance was the Mayor, Business Administrator, Police Chief and the Code Officer. Good feedback, needs and wants, what we can do better, they like the restaurants, walking around the area, they did request more bus stops for their employees to use; NJ Transit will be adding 5 new bus stops

A MESSAGE FROM THE FARM:
We opened Father's Day weekend still figuring the place out. From the start, we set out to make sure it was community focused, safe, and inclusive. With help from people in the area, we learned quickly that quality mattered more than filling shelves, so we went direct to farmers across West Jersey, the Hudson Valley, South Jersey, the Black Dirt in Warwick, and even into Virginia. It's hard work, and it has to shift with the seasons. Our focus now is clear: produce, provisions, coffee, and baked goods, sourced from strong local providers.
We've built out a small kitchen for prepared foods from what we can get in the region, and a smoker on the side of the building. John Vitale and Alyssa Napolitano are joining us on coffee and pastries and bringing a full kitchen trailer, so we'll soon have prepared items in the store and, in time, meals to go. Other vendors will help stock the stand, which lets us focus on the team and the offering for Montvale. We're assembling those core partners now, then turning to more classes and a Christmas market we think can be one of the best in the area. We're also poised for a relaunch the weekend of Town Day at the Farm, and close to starting our own farmer's market. Working with D'Agostino, we can use the glass greenhouse for product and events when the weather turns, which sets this apart from other markets nearby.
We're grateful the town preserved this property. It has real potential, and we see a clear vision for it: a community-driven center, not just a stand. We want to renovate the back area into a classroom for town students and adults, and eventually bring in guest and celebrity chefs. The possibilities are wide open. We're already teaching with students from the Park Ridge Owl House, making prepared foods and building skills they can use. I'll put in the work to grow this. I'm not afraid of that. Over the fall and winter, I'm also looking at grants to invest further in the property, so we come into spring running.

A MESSAGE FROM THE LOCAL SCHOOL SUPERINTENDENT:
Fall activities are in full swing and Thanksgiving is not far behind; this is a natural time to reflect on what we are grateful for. For me, that list begins with our students whose energy and curiosity through our fill our halls each day. It continues with our dedicated teachers and staff. Our visionary administrators are involved families on our Board of Education who support make so much of our work possible. Because of all of you, our students have a school community that challenges them, supports them, and helps them grow.

MAYOR'S REPORT:

Just a couple of reminders, Day in the Park is Saturday, Day at the Farm is Oct 17, Diwali Celebration is also on Oct 17; Shredding Day on Oct 17, coffee with the Mayor and Councilmembers on October 24; movie night at the high school On Friday

ENGINEER'S REPORT: Carl O'Brien

Applying for 2027 NJDOT grant for Akers Ave road paving; County will be re-surfacing Spring Valley Road from Grand Ave to Upper Saddle River Rd near the NY border and Grand from Summit to the Parkway also ADA ramps;

ATTORNEY'S REPORT: Dave Lafferty

No Report

ADMINSTRATOR'S REPORT: Joe Voytus

Environmental Commission received an award; in addition to receiving an award from the NJ Planning Officials, this is another great example of officials, employees, volunteers coming together for the community. PSE&G gas main extension from Grand Ave down to Philips Parkway to the new development by the Sony property for approximately 3-4 months; Upgrading the lights in the municipal buildings; as a result of the last storm the tree fell on the bus shelter by Railroad Ave, NJ Transit will be replacing the bus shelter; Historic Preservation Commission is looking for 2 new members.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

- *Discussion – Employee Health Benefits and HSA funding*

Joe (BA) explained that every year we have to set the benefit level, the contribution level, HSA funding, which we've done in the past at a 4000 single 8000 family plan level. We do have open enrollment coming up at the end of the month. We still don't have final numbers, but it looks like the plans are going up 8.6%.

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 Lane; seconded by Councilmember Roche - all ayes

Carolee Adams
PBM's (pharmacy benefit mangers) this is becoming a topic with legislators in DC concerning lower costs of prescription drugs; Mrs. Adams encouraged Mayor Ghassali to discuss this with the other Mayors. Mentioned that our crosswalks need to be safer.

A few members of the public spoke in opposition of AI data centers and that the borough should consider affordable housing in place of any data centers.

Motion to close meeting to the public by Councilmember Lane; seconded by Councilmember Roche - all ayes

MEETING CLOSED TO THE PUBLIC:

ADJOURNMENT:
Motion to adjourn Public Meeting by Council President Cudequest; seconded by Councilmember Roche - all ayes

Meeting was adjourned at 8:45pm

Regular Workshop Meeting of the Mayor & Council to be held at 7:30pm on October 27, 2026

Respectfully submitted, Frances Scordo, Municipal Clerk