

AGENDA
WORK SESSION MEETING
BOROUGH OF MONTVALE
Mayor and Council Meeting
April 28, 2026
Closed Executive Session 7:00PM
Meeting to Commence 7:30PM

CLOSED/EXECUTIVE SESSION:

Motion to move into Executive Session as provided for by Resolution No. 15-2026 adopted on January 1, 2026 and posted on the bulletin board in the Municipal Building

The Mayor and Council will go into a Closed Executive Session for the following:

- Attorney Client Privilege – Potential Litigation – Affordable Housing

Minutes to be disclosed as per the Open Public Meetings Act matters discussed will be disclosed to the public when such matters are finally determined and there is no reason to prohibit the public disclosure of information relating to such matters.

ROLL CALL:

Councilmember Arendacs
Council President Cudequest
Councilmember Koelling

Councilmember Lane
Councilmember Roche
Councilmember Russo-Vogelsang

ORDINANCES:

PUBLIC HEARING OF ORDINANCE NO. 2026-1588 CALENDAR YEAR 2026 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

INTRODUCTION OF ORDINANCE NO. 2026-1589 ORDINANCE OF THE BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, NEW JERSEY, APPROPRIATING \$90,000 FROM CAPITAL FUND BALANCE FOR THE KINDERKAMACK ROAD / MAGNOLIA AVENUE INTERSECTION IMPROVEMENTS PROJECT, OF WHICH NOT TO EXCEED \$55,000 SHALL BE THE NET COST OF THE BOROUGH AND NOT TO EXCEED \$35,000 SHALL BE SUBJECT TO REIMBURSEMENT BY THE COUNTY OF BERGEN PURSUANT TO A SHARED SERVICES AGREEMENT

(public hearing 5-14-26)

INTRODUCTION OF BOND ORDINANCE NO. 2026-1590 BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, NEW JERSEY, APPROPRIATING \$2,113,250 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,517,087 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF

(public hearing 5-14-26)

INTRODUCTION OF ORDINANCE NO. 2026-1591 AN ORDINANCE TO AMEND SALARY ORDINANCE NO. 2025-1563 TO PROVIDE FOR AND DETERMINE THE RATE, AMOUNT AND METHOD OF PAYMENT OF COMPENSATION TO PERSONS HOLDING CERTAIN OFFICES AND POSITIONS OF EMPLOYMENT IN THE BOROUGH OF MONTVALE FOR THE YEAR 2026

(public hearing 5-14-26)

MEETING OPEN TO PUBLIC

Agenda Items Only

MEETING CLOSED TO PUBLIC

Agenda Items Only

MINUTES:

March 31, 2026

April 9, 2026

April 20, 2026

CLOSED/EXECUTIVE MINUTES:

March 31, 2026

April 9, 2026

April 20, 2026

RESOLUTIONS: NON-CONSENT

92-2026 Resolution Opposing Bill S-1836

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.

90-2026 Resolution Authorizing The Sale Of Property No Longer Needed For Public Use On An Online Auction Website

91-2026 Approval to submit an award extension request for Contract No. 2024-LAIF-00025- LA-2024 LAIF Montvale Borough (Memorial Drive Pedestrian Safety Improvements), to the New Jersey Department of Transportation.

93-2026 Appointment of Regular Member, Montvale Fire Department – Rian J. Murphy

BILLS:

ENGINEER'S REPORT:

ATTORNEY'S REPORT:

ADMINISTRATOR'S REPORT:

UNFINISHED BUSINESS:

- Discussion - Senior Fee Waiver

NEW BUSINESS:

- Discussion – DRAFT Ordinance Amending Overnight Street Parking Regulations

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:

Regular Workshop Meeting of the Mayor & Council to be held at 7:30pm on May 14, 2026
Public Hearing and Adoption of Municipal Budget to be held on May 14, 2026 at 7:30pm

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

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO. 2026-1588**

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 April 9, 2026 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 April 28, 2026 at 7:30pm 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.

Frances Scordo, Municipal Clerk
Borough of Montvale

**CALENDAR YEAR 2026 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET
APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A-4-45.14)**

WHEREAS, the Local Government Cap Law, N.J.S. 40A:4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% or the cost-of-living adjustment, whichever is less, unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, the cost-of-living adjustment for calendar year 2026 budgets is calculated at 2.0% pursuant to N.J.S.A. 40A:4-45.2 and amounts to \$287,763; and,

WHEREAS, N.J.S.A. 40A:4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Governing Body of the Borough of Montvale in the County of Bergen finds it's advisable and necessary to increase its CY 2026 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Governing Body hereby determines that an additional 1.5% increase in the budget of said year, amounting to \$215,822 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS, the Governing Body hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW, THEREFORE BE IT ORDAINED, by the Governing Body of the Borough of Montvale, in the County of Bergen, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the 2026 budget year, the final appropriations of the Borough of Montvale shall, in accordance with this ordinance and N.J.S.A. 40A:4-45.14, be increased by 3.5%, amounting to \$503,585, and that the 2026 municipal budget for the Borough of Montvale be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

MICHAEL GHASSALI, Mayor

ATTEST:
FRANCES SCORDO
Municipal Clerk

INTRODUCTION: 4-9-26

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

ADOPTED: 4-28-26

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

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO. 2026-1589**

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 April 28, 2026 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 May 14, 2026 at 7:30pm 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.

Frances Scordo, Municipal Clerk
Borough of Montvale

ORDINANCE OF THE BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, NEW JERSEY, APPROPRIATING \$90,000 FROM CAPITAL FUND BALANCE FOR THE KINDERKAMACK ROAD / MAGNOLIA AVENUE INTERSECTION IMPROVEMENTS PROJECT, OF WHICH NOT TO EXCEED \$55,000 SHALL BE THE NET COST OF THE BOROUGH AND NOT TO EXCEED \$35,000 SHALL BE SUBJECT TO REIMBURSEMENT BY THE COUNTY OF BERGEN PURSUANT TO A SHARED SERVICES AGREEMENT

BE IT ORDAINED by the Mayor and Council of the Borough of Montvale, in the County of Bergen, State of New Jersey, as follows:

Section 1.

The Borough of Montvale is hereby authorized to undertake the Kinderkamack Road / Magnolia Avenue Intersection Improvements Project, including all work, materials, equipment, site improvements, engineering, inspection, testing, traffic control, and all costs incidental and related thereto, in accordance with the Shared Services Agreement entered into between the County of Bergen and the Borough of Montvale for said project.

Section 2.

There is hereby appropriated the sum of \$90,000 from Capital Fund Balance for the purpose stated in Section 1 hereof.

Section 3.

Of the total appropriation of \$90,000:

- a. An amount not to exceed \$55,000 shall constitute the Borough's share of the project costs; and
- b. An amount not to exceed \$35,000 shall constitute the County of Bergen's share of the project costs, which amount is expected to be reimbursed to the Borough upon completion of the project and submission of the required voucher documentation in accordance with the Shared Services Agreement.

Section 4.

The Chief Financial Officer is hereby authorized and directed to establish and maintain within the Borough's Capital Fund the appropriate accounting entries, including a receivable due from

the County of Bergen in an amount not to exceed \$35,000, together with any reserve or other related accounts as may be required to properly reflect the anticipated reimbursement and the funding of the project.

Section 5.

The capital budget of the Borough of Montvale is hereby amended, as necessary, to conform with the provisions of this ordinance, and the Chief Financial Officer is authorized to take all necessary actions to effectuate the purposes hereof.

Section 6.

This ordinance shall take effect after final adoption and publication according to law.

MICHAEL GHASSALI, Mayor

ATTEST:
FRANCES SCORDO
Municipal Clerk

INTRODUCTION: 4-28-26

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

ADOPTED: 5-14-26

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

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO. 2026-1590**

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 April 28, 2026 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 May 14, 2026 at 7:30pm 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.

Frances Scordo, Municipal Clerk
Borough of Montvale

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, NEW JERSEY, APPROPRIATING \$2,113,250 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,517,087 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF.

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The several improvements described in Section 3 of this bond ordinance are hereby respectively authorized to be undertaken by the Borough of Montvale, in the County of Bergen, New Jersey (the "Borough") as general improvements. For the several improvements or purposes described in Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriation made for each improvement or purpose, such sums amounting in the aggregate to \$2,113,250, including a grant in the amount of \$538,000 expected to be received from the State of New Jersey Department of Transportation (the "NJDOT Grant") for the purpose or improvement set forth in Section 3(d)(ii), and further including the aggregate sum of \$58,163 as the several down payments for the improvements or purposes required by the Local Bond Law. No down payment is required for the improvement or purpose set forth in Section 3(d)(ii) as such purpose or improvement is being funded by the NJDOT Grant. The aggregate down payments are at least 5% of the amount of the bonds and bond anticipation notes authorized for the remaining purposes or improvements. The down payments have been made available by

virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the several improvements or purposes not covered by application of the several down payments and the NJDOT Grant, negotiable bonds are hereby authorized to be issued in the principal amount of \$1,517,087 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. The several improvements hereby authorized and the several purposes for which the bonds are to be issued, the estimated cost of each improvement and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each improvement and the period of usefulness of each improvement are as follows:

<u>Purpose</u>	<u>Appropriation & Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds & Notes</u>	<u>Period of Usefulness</u>
a) <u>Administration:</u> Acquisition and installation of new gasoline storage tanks and related fuel system improvements for use by Tri-Boro Fuel, together with all appurtenances, equipment, accessories, testing, and permitting, including all related costs and expenditures incidental thereto and further including all work and materials necessary therefor and incidental thereto.	\$130,000	\$123,500	15 years
b) <u>Fire Department:</u> (i) Acquisition of radios and related communications equipment, including all related costs and expenditures incidental there-to.	\$90,000	\$85,500	10 years

<u>Purpose</u>	<u>Appropriation & Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds & Notes</u>	<u>Period of Usefulness</u>
(ii) Acquisition of self-contained breathing apparatus cylinders, and the replacement of existing SCBA air pack cylinders, including all related costs and expenditures incidental there-to.	\$66,000	\$62,700	15 years
c) <u>Police Department:</u>			
(i) Acquisition of new police vehicles, together with all related equipment and upfitting, including all related costs and expenditures incidental thereto and further including all work and materials necessary therefor and incidental thereto.	\$165,000	\$156,750	5 years
(ii) Acquisition of radios and related communications equipment, including all related costs and expenditures incidental there-to.	\$100,000	\$95,000	5 years
d) <u>Engineering:</u>			
(i) Annual Road Improvement Program, all as set forth in a list on file in the Office of the Clerk, including all work and materials necessary therefor or incidental thereto.	\$400,000	\$380,000	10 years
(ii) Improvements to Memorial Drive, including all work and materials necessary therefor or incidental thereto.	\$950,000 (includes \$538,000 New Jersey Department of Transportation grant)	\$412,000	10 years
g) <u>Department of Public Works:</u>			
Acquisition of Rolling Stock, and other related equipment, including all related costs and expenditures incidental thereto.	\$212,250	\$201,637	5 years
Totals:	<u>\$2,113,250</u>	<u>\$1,517,087</u>	

The excess of the appropriation made for each of the improvements or purposes aforesaid over the estimated maximum amount of bonds or notes to be issued therefor, as above stated, is the amount of the down payment for each purpose.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The Borough hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses. They are all improvements or purposes that the Borough may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The average period of usefulness, computed on the basis of the respective amounts of obligations authorized for each purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 9.12 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$1,517,087, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$250,500 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purposes or improvements.

Section 7. The Borough hereby declares the intent of the Borough to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes or improvements described in Section 3 of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of the Treasury Regulations.

Section 8. Any grant moneys received for the purposes or improvements described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or, if other than

the NJDOT Grant, to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

MICHAEL GHASSALI, Mayor

ATTEST:
FRANCES SCORDO
Municipal Clerk

INTRODUCTION: 4-28-26

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

ADOPTED: 5-14-26

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

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO. 2026-1591**

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 April 28, 2026 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 May 14, 2026 at 7:30pm 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.

Frances Scordo, Municipal Clerk
Borough of Montvale

AN ORDINANCE TO AMEND SALARY ORDINANCE NO. 2025-1563 TO PROVIDE FOR AND DETERMINE THE RATE, AMOUNT AND METHOD OF PAYMENT OF COMPENSATION TO PERSONS HOLDING CERTAIN OFFICES AND POSITIONS OF EMPLOYMENT IN THE BOROUGH OF MONTVALE FOR THE YEAR 2026

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

SECTION 1. Each of the offices and positions of employment hereinafter named that are not established or created by virtue of any statutes or of any ordinance, resolution, or other lawful authority heretofore exercised by the Borough of Montvale, is hereby established, created, ratified and confirmed.

SECTION 2. The rate of compensation of the persons holding any of the hereinafter named offices and positions of employment whose compensation shall be on an annual basis and shall be payable semi-monthly is hereby fixed and determined to be as set opposite the title of each of the hereinafter named offices and positions of employment. **Where one employee's duties and responsibilities include multiple positions, the salary range shall be deemed to include the sum total of the salary range of all such positions.**

Title/ Duties and Responsibilities		2026 Salary Range	
1	Borough Administrator	\$110,000	- \$160,000
2	Safety Coordinator	\$5,000	- \$8,000
3	Chief Financial Officer	\$21,000	- \$35,000
4	Municipal Clerk	\$65,000	- \$110,000
5	Deputy Municipal Clerk	\$20,000	- \$55,000
6	Admin. Assistant to Administrator	\$40,000	- \$75,000
7	Tax Collector	\$62,000	- \$120,000
8	Tax Assessor	\$37,000	- \$50,000
9	Treasurer/Purchasing Agent	\$78,000	- \$110,000

10	Deputy Treasurer	\$55,000	- \$75,000
11	Finance Clerk	\$42,000	- \$65,000
12	Planning and Construction Coordinator	\$83,000	- \$110,000
13	Board Secretary, Regular Meetings	Greater of:	\$150 or OT Rate
14	Board Secretary, Committee Meetings		OT Rate
15	Office Manager	\$4,000	- \$10,000
16	Board of Health Secretary	\$7,000	- \$10,000
17	Registrar Vital Statistics	\$1,000	- \$6,000
18	Deputy Registrar Vital Statistics	\$500	- \$2,500
19	Construction Official	\$72,000	- \$100,000
20	Building Subcode Official and Inspector	\$30,000	- \$45,000
21	Subcode Inspector	\$6,000	- \$20,000
22	Zoning Officer	\$5,000	- \$12,000
23	Building Subcode and Special Inspections	\$50	- \$80/hour
24	Administrative Assistant – Planning Board Assistant/ Confidential Secretary/ Board Secretary/ Departmental Coordinator/ Floater	\$40,000	- \$70,000
25	Facilities Manager, Buildings & Grounds and Property Inspector	\$20,000	- \$30,000
26	Property Maintenance Officer	\$20,000	- \$30,000
27	Construction Dept. Technical Assistant	\$50,000	- \$70,000
28	Plumbing Subcode Official and Inspector	\$30,000	- \$45,000
29	Plumbing Subcode and Special Inspections	\$50	- \$80/hour
30	Fire Subcode Official and Inspector	\$30,000	- \$45,000
31	Fire Subcode and Special Inspections	\$50	- \$80/hour
32	Electrical Subcode Official and Inspector	\$30,000	- \$60,000
33	Electrical Subcode and Special Inspections	\$50	- \$80/hour
34	Fire Prevention Official	\$65,000	- \$115,000
35	Fire Inspector/ Senior Deputy Fire Official	\$7,600	- \$30,000
36	Fire Prevention Secretary	\$1,000	- \$3,000
37	Municipal Court Administrator	\$75,000	- \$110,000

38	Deputy Municipal Court Administrator	\$55,000	- \$75,000
39	Court Security	\$20	- \$27/hour
40	Violations Clerk	\$40,000	- \$65,000
41	Police Secretary	\$42,000	- \$60,000
42	Administrative Assistant for Police Chief	\$50,000	- \$65,000
43	Emergency Mgmt. Coordinator	\$5,000	- \$15,000
44	Deputy Emergency Mgmt. Coordinator	\$3,000	- \$6,000
45	Library Director	\$80,000	- \$115,000
46	Library – Library Adult Services	\$55,000	- \$80,000
47	Library	Minimum Wage	- \$55/hour
48	Library (PT) meetings	\$120	- \$225/mtg.
49	Construction Dept. Clerk	\$20,000	\$60,000
50	Director of Recreation	\$52,000	- \$75,000
51	Recreation Assistant	\$20,000	- \$55,000
52	Recreation Summer Camp Stipend	\$2,000	- \$6,000
53	Summer Camp Counsellors	\$500	- \$2,000
54	Park Monitor	\$20	- \$28/hour
55	Van Drivers	\$20	- \$28/hour
56	Station Technicians	\$15	- \$20/hour
57	Booker Cable Access TV	\$3,000	- \$6,000
58	Archivist Records Manager/D.A.R.M.	\$25	- \$28/hour
59	Clerical/Recording Special Meetings	\$20	- \$40/hour
60	Deputy Construction Official	\$75,000	- \$85,000
61	Wellness Coordinator (PT)	\$500	- \$1,000
62	Wellness Incentive Participants	\$300	- \$500
63	Executive Assistant to Police Chief	\$60,000	- \$85,000
64	Coordinator, Off-Duty Details	\$10,000	- \$15,000
65	Municipal Housing Liaison	\$6,000	- \$12,000
66	Deputy Municipal Housing Liaison	\$3,000	- \$5,000

SECTION 3. The rate of compensation of the persons holding any of the hereinafter named offices, whose compensation shall be on an annual basis and payable semi-monthly, is hereby fixed and determined as follows:

Title		2026 Salary Range	
A.	Municipal Judge	\$40,000	- \$51,250
B.	Mayor	\$9,500	- \$13,350
C.	Councilpersons (each)	\$7,500	- \$10,000

SECTION 4: The rate of compensation of persons holding any of the hereinafter named offices in the Police Department, whose compensation shall be on an annual basis, and payable semi-monthly, is hereby fixed and determined as follows:

Title		2026 Salary Range	
A.	Chief	\$220,000	- \$256,800
B.	Captain	\$200,000	- \$229,472
C.	Lieutenant (Base Wage)	\$181,741	- \$186,921
D.	Sergeants (Base Wage)	\$169,121	- \$173,941
E.	Detective – Additional per year	\$5,500	- \$5,500
F.	Juvenile Officer – Addt'l per year	\$400	- \$400
G.	Asst. Juvenile Officer – Addt'l per year	\$350	- \$350
H.	Special Police Officer Class III (SLEO)	\$50,000	- \$64,000
I.	Special/Auxiliary Police	\$22/hour	- \$28/hour
J.	School Cross Guard/Police Matrons	\$22/hour	- \$28/hour

SECTION 4A: The rate of compensation of persons holding any of the hereinafter named offices in the Police Department whose compensation shall be on an annual basis, and payable semi-monthly, is fixed and determined as follows:

Police Officers Schedule (Base Wage Each)		
Academy	\$51,471	- \$52,938
PTC Cert. - 1 year	\$55,704	- \$57,292
1 – 2 years	\$62,388	- \$64,167
2 – 3 years	\$72,415	- \$74,479
3 – 4 years	\$96,439	- \$99,188
4 – 5 years	\$111,409	- \$114,584
5 – 6 years	\$126,379	- \$129,981

6 – 7 years	\$141,351	-	\$145,380
7 – 8 years	\$156,321	-	\$160,777

SECTION 4B: In addition to the compensation stated above, Full Time Employees in Section 4 and Section 4A (excepting the Chief, Captain, and any other employee whose contract specifically excludes longevity), shall be paid an annual longevity increment pursuant to the following schedule:

Years of Service	Officers Hired BEFORE January 1, 2006	Officers Hired AFTER January 1, 2006
Beginning five (5) years	1%	-
Beginning seven (7) years	2%	-
Beginning nine (9) years	3%	1%
Beginning eleven (11) years	4%	2%
Beginning thirteen (13) years	5%	3%
Beginning fifteen (15) years	6%	4%
Beginning seventeen (17) years	7%	5%
Beginning nineteen (19) years	8%	6%
Beginning twenty-one (21) years	-	7%
Beginning twenty-two (22) years	-	8%
Beginning twenty-four (24) years	9%	9%

SECTION 5. The Borough Treasurer shall present semi-monthly or as established by Resolution to the Governing Body for approval warrants drawn to the order of the Borough of Montvale Payroll Account and the Borough of Montvale Salary Account.

At the first meeting of the Governing Body in January of each year, there shall be approved accounts to be designated "The Borough of Montvale Payroll Account" and "The Borough of Montvale Salary Account" and from time to time the Borough Treasurer upon receipt of a warrant for the amount due each Payroll, shall deposit the same to the credit of these accounts, charging the appropriate budgetary accounts therewith. The Borough Treasurer shall thereafter draw checks on said accounts to the employees entitled to payment therefrom.

Any employee hired under the terms of a Special Library Grants; salary will be determined by the Authority making such grant.

The Mayor and Borough Council may by adoption of a resolution and by approved payroll advice, increase compensation (base wage adjustment or one-time merit/bonus increase) of any salaried employee in the above schedule, who has reached their maximum, up to 10% above the pay range maximum.

At each regular meeting of the Governing Body of the Borough of Montvale, the Treasurer shall submit for the approval or ratification as the case may be, the necessary payroll amounts due to the several officers and employees for compensation.

Such officers as may be determined by the Governing Body, as established by resolution, shall be authorized to sign warrants drawn in favor of the Payroll Account, upon due notice that the payrolls have been approved by the proper certifying authorities.

SECTION 6. This ordinance shall be operative as of the date of its adoption and publication as required by law, and salaries paid shall be adjusted in accordance with the terms of this ordinance.

SECTION 7. All other ordinances and parts of ordinances inconsistent herewith are hereby appealed.

SECTION 8. This ordinance shall take effect immediately upon publication in the manner provided by Law.

MICHAEL GHASSALI, Mayor

ATTEST:
FRANCES SCORDO, Municipal Clerk

INTRODUCTION: 4-28-26

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

ADOPTED: 5-14-26

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

**WORK SESSION
MINUTES**

The Work Session Meeting of the Mayor and Council was in the Council Chambers and called to order at 7:31pm. 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 - absent
Council President Cudequest
Councilmember Koelling

Councilmember Lane
Councilmember Roche
Councilmember Russo-Vogelsang – via telephone

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

ORDINANCES:

None

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 Council President Cudequest – 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:

March 12, 2026

A motion to accept the minutes by Councilmember Lane; seconded by Council President Cudequest - all ayes

CLOSED/EXECUTIVE MINUTES:

February 24, 2026

A motion to accept the closed session minutes by Councilmember Lane; seconded by Council President Cudequest - all ayes with the exception of Councilmember Roche

March 12, 2026

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

RESOLUTIONS: NON-CONSENT

None

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.

78-2026 Authorize Execution of Agreement with Alayna Homeowners Association, Inc. Municipal Service Agreement

WHEREAS, the Condo Services Act provides for a phase in schedule for municipal reimbursement payment at the municipal cost for certain enumerated municipal services or the providing of such services by the municipality in lieu of such reimbursement; and
WHEREAS, an agreement has been negotiated between the Borough of Montvale and Alayna Homeowners Association, Inc. to satisfy the obligation of the Borough as provided by the Condo Service Act, which agreement is attached and made part of this resolution; and
WHEREAS, this agreement shall remain in effect for a five-year period to commence on January 1, 2025 and terminating on December 31, 2029; and
NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Montvale hereby authorize the execution of the attached Agreement on behalf of the municipality by the appropriate municipal officials.

79-2026 Amending Resolution No. 31-2026 Award Professional Service Contract - Public Defender & Co-Public Defender for Pascack Joint Municipal Court

WHEREAS, the Pascack Joint Municipal Court has a need to contract for the services of various professionals to serve as the municipal public defender, pursuant to N.J.S.A. 2B:24-1, et seq.; and
WHEREAS, the Pascack Municipal Court Committee agreed to acquire Public Defender Services through the alternate process pursuant to the provisions of N.J.S.A. 19:44A-20.4 or 20.5; and,
WHEREAS, there are occasions when the appointed municipal public defender may have a conflict of interest, thus creating a need for co-public defender; and
WHEREAS, it is the desire of the Pascack Joint Municipal Court to appoint the following individuals to the positions set forth below:
Public Defender: Gerald R. Salerno, Esq.
Co-Public Defender: Yohara Azcona, Esq.
WHEREAS, the salary of the Public Defender shall be \$15,400.00; and Co- Public Defender shall be \$7,500.00; and
WHEREAS, the term of this contract shall commence on January 1, 2026, and shall continue for the remainder of the calendar year 2026; and
WHEREAS, the Certified Municipal Finance Officer has the availability of funds; and,
WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1, et seq.) requires that the Resolution authorizing the award of contracts for "Professional Services" without competitive bids and Contracts must be available for public inspection.
BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale that this contract be awarded without competitive bidding as "Professional Services" in accordance with N.J.S.A. 40A:11-5(1)(a) and notice of this action shall be posted on the Borough's website at <http://www.montvale.org/publicnotices>

80-2026 Authorizing Shared Service Agreement with the Montvale Board of Education for the Field House at Fieldstone Middle School

BE RESOLVED, the Board of Education and the Borough of Montvale constructed a Field House behind Fieldstone Middle School for the benefit of the school as well as the recreational users of the athletic fields; and

BE IT FURTHER RESOLVED, by the Mayor and Council of the Borough of Montvale that the attached shared service agreement with the Montvale Board of Education and the Borough of Montvale has been reviewed and will be provided to the Pascack Valley Department of Public Works Superintendent; and

NOW THEREFORE BE IT RESOLVED, that the Governing Body hereby authorizes the execution of the attached Agreement to commence on January 1, 2026 through January 1, 2027

81-2026 Authorizing Shared Service Agreement with the County of Bergen, Department of Planning & Engineering for Kinderkamack Road and Magnolia Ave Improvement Project

WHEREAS, there exists a need for Kinderkamack Road and Magnolia Avenue Improvements in the Borough of Montvale, County of Bergen, New Jersey; and

WHEREAS, a Shared Services Agreement is needed to formalize the rights and obligations of the parties and to delineate the responsibilities of the County and the Borough for the Project known as "Kinderkamack Road and Magnolia Avenue Improvements" Borough of Montvale, Bergen County, NJ," ("Project"); and

WHEREAS, the Uniform Shared Services and Consolidation Act (N.J.S.A. 40A:65-1 et seq.) allows for any local unit to enter into an agreement with any other local unit or units to provide or receive any services that each local participating in the Agreement is empowered to provide or receive; and

WHEREAS, in order to address the aforesaid need, the County and Borough intend to retain, through public bidding or as otherwise permitted by the Public Contracts Law, contractors to perform the services and work for this Project; and

NOW THEREFORE BE IT RESOLVED, that the Borough of Montvale and the County of Bergen are desirous of entering to this Shared Services Agreement ("SSA") attached hereto this resolution to set forth each party's duties, rights and responsibilities concerning the Kinderkamack Road and Magnolia Ave Improvement Project

82-2026 Amending Resolution No. 70-2026 for a Professional Services Contract to King, Moench & Collins LLP to Serve as Special Counsel for Affordable Housing Litigation

WHEREAS, the Governing Body previously awarded a professional services contract to Michael Collins, Esq. and King, Moench & Collins LLP ("KMC") to serve as Special Counsel for Affordable Housing Litigation to represent the Borough (and other municipalities) in connection with a challenge to the recent legislation concerning Round 4 of the state-wide affordable housing obligations; and

WHEREAS, the Borough's initial award had a "not to exceed" figure of \$30,000.00, and the Borough is desirous of increasing this figure to a "not to exceed" value of \$600,000.00; and

WHEREAS, the payments for KMC's services shall come from the Trust Fund established with funds from all participating municipalities; and

WHEREAS, pursuant to N.J.S.A. 40A:11-5(a)(i), a professional services contract is exempt from public bidding requirements; 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 the professional services contract with Michael Collins, Esq. and King, Moench & Collins LLP to serve as Special Counsel for Affordable Housing Litigation is hereby amended to increase the "not to exceed" figure to \$600,000.00; and

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk are hereby authorized and empowered to execute a contract consistent with the provisions and intent of this Resolution,

subject to approval of same by the Borough Attorney; and
BE IT FURTHER RESOLVED that the Borough Clerk shall post to the Borough website at
<http://www.montvale.org/publicnotices>

84-2025 Authorizing Refund of Redemption of Tax Sale Certificate #24-10000 for Block 104; Lot 7, 59 Valley View Terrace

WHEREAS, at the Municipal Tax Sale held on October 30, 2025, a lien was sold on Block 104, Lot 7, also known as 59 Valley View Terrace for 2025 Excess Sewer Usage fees; and,

WHEREAS, this lien, known as Tax Sale Certificate #24-10000, was sold to American Tax Lien Fund LLC, PO Box 237174, New York, NY 10023-0032 at 18% interest rate; and

WHEREAS, the mortgage holder has affected redemption of Tax Sale Certificate #24-10000 in the amount of \$1,600.99; 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 Tax Collector be and is hereby authorized to Redeem Certificate #24-10000 in the amount of \$1,600.99 to American Tax Lien Fund LLC, PO Box 237174, New York, NY 10023-0032

85-2026 Increasing Temporary Appropriations For 2026

WHEREAS, N.J.S.A. 40A:4-19 provides that where contracts, commitments, or payments are to be made prior to the adoption of the 2026 Annual Budget, temporary appropriations should be made to provide for the period between the beginning of the fiscal year and the adoption of the budget; and

WHEREAS, the Borough previously adopted temporary appropriations for 2026; and

WHEREAS, due to the extension of the statutory 2026 budget dates, additional temporary appropriations are necessary; and

WHEREAS, the Division of Local Government Services has authorized governing bodies to adopt, no later than March 31, 2026, a resolution increasing temporary budget appropriations for the 2026 budget as may be necessary due to the extension;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey, that the temporary appropriations for 2026 be and hereby are increased by the sum of \$3,425,000.00 for Current Fund purposes as follows:

Total Additional Temporary Appropriations \$3,425,000.00

BE IT FURTHER RESOLVED that these additional temporary appropriations shall be incorporated into and provided for in the 2026 Annual Budget.

86-2026 Authorize Budget Transfers Between Appropriation Accounts Pursuant To N.J.S.A. 40a:4-58

WHEREAS, certain transfers of funds for various 2025 budget appropriations are necessary to cover anticipated expenditures; and

WHEREAS, N.J.S.A. 40A:4-58 provides for the transfer of appropriations with excess over and above the amount deemed necessary to fulfill their purposes to those appropriations considered to be insufficient; and

WHEREAS, the appropriations subject to fund transfers hereby are not within those restricted by N.J.S.A. 40A:4-58 for transfer purposes.

NOW, THEREFORE, BE IT RESOLVED by the Mayor & Borough Council of the Borough of Montvale, in the County of Bergen, State of New Jersey, that the Chief Financial Officer shall and is hereby authorized to make transfers between appropriations accounts of the 2025 Municipal Budget as follows:

	FROM	TO
Administration and Executive Other Expenses	\$10,000	
Planning Board Other Expenses	\$20,000	
Construction Official Other Expenses	\$10,000	
Elevator Subcode Official Other Expenses	\$10,000	
Street Lighting Other Expenses	\$15,000	
Snow Removal Other Expenses		\$65,000

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

83-2026 A Resolution of the Borough of Montvale Authorizing the Execution of a Shared Services Agreement with the Montvale Board of Education Concerning a Shared Certified School Nurse for the Montvale Summer Camp and the Memorial Elementary School Summer Learning Program

WHEREAS, the Borough of Montvale (the "Borough") and the Montvale Board of Education (the "Board") agree that it would be more efficient and in the best interests of the Borough for the Borough and the Board to share the services of a certified school nurse during the Montvale Summer Camp and the Memorial School Summer Learning Program; and

WHEREAS, the Borough and the Board desire to enter into an agreement concerning the shared certified school nurse, a copy of which is on file with the Municipal Clerk.

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.

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

Council President Cudequest asked for clarification; the BA stated this is done every year that we share the school nurse for summer camp.

BILLS: Administrator read the Bill Report

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

ENGINEER'S REPORT:

No Report

ATTORNEY'S REPORT: Siobhan Bailey

No Report

ADMINISTRATOR'S REPORT: Joe Voytus

March is safety month; the boro employees took over 130 safety courses; the BA will be making breakfast for the employees; lock box will be presented to the seniors on Thursday along with the forms; a new computer was installed at the community center;

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Council President Cudequest mentioned that the library would like to enhance the exterior of the main entrance to the municipal building; the proposal is as follows; replacing the existing rock area located in front of the handicap parking spaces with pavers that match those installed in the Library's Reading Garden. Also, a Montvale Boy Scout working on his Eagle project will be adding a bench in that area as well. Councilmembers agreed to this project.

Mayor Ghassali suggested the council should consider an ordinance to allow drive-thru's on Chestnut Ridge Road, it was decided to have the Borough Planner submit a draft ordinance for the council's review.

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 Roche – all ayes

Peter Olzerowicz, 37 Hickory Hill

Wanted clarification regarding his recent excess sewer bill; Councilmember Lane gave a brief explanation stating this was designed mainly for all the corporate buildings and suggested to install a separate meter for your sprinkler system

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

ADJOURNMENT:

Motion to adjourn by Councilmember Koelling; seconded by Council President Cudequest – all ayes

Meeting adjourned at 8:00pm

Regular Workshop Meeting of the Mayor & Council to be held at 7:30pm on April 9, 2026

Introduction of Municipal Budget to be held on April 9, 2026 at 7:30pm

Public Hearing and Adoption of Municipal Budget to be held on May 14, 2026 at 7:30pm

Respectfully submitted, Frances Scordo, Municipal Clerk

DRAFT

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; and Municipal Clerk, Fran Scordo

ROLL CALL:

Councilmember Arendacs
Council President Cudequest
Councilmember Koelling

Councilmember Lane
Councilmember Roche – arrived at 7:35
Councilmember Russo-Vogelsang

POLICE CHIEF, DOUG MCDOWELL – QUARTERLY REPORT

Successful Tubing event at CampGaw, this event is growing with participants; we had 60 participants; the event was sponsored by Montvale Landscaping and they generously donated hats for all the attendees, which makes it very nice because then we could see the children by the color of their hat. Woodcliff Lake and Park Ridge also participated in this event. DARE started in February with graduation scheduled on June 9th. We had a school bus safety talk with the children from Memorial School on March 11th. We conducted a motor vehicle inspection detail on Grand Ave. We issued 50 summonses and five written warnings, and of those summonses, 33 of those were for expired inspections and 22 were for other Title 39 violations. For this quarter, we issued 1248 summonses, 69 written warnings. We received the federal distracted driver grant and were given 100 hours, totaling \$7000 to do the enforcement. The campaign started on April 1st and runs until April 30th. email traffic complaints to traffic@montvaleboro.org On 2 separate calls, the PD saved 2 residents that were unresponsive using CPR and a defibrillator.

ORDINANCES:

INTRODUCTION OF ORDINANCE NO. 2026-1588 CALENDAR YEAR 2026 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)
(public hearing 4-28 -26)

A motion to Introduce Ordinance **2026-1588** 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; seconded by Councilmember Roche - a roll call was taken – all ayes

MEETING OPEN TO PUBLIC:

Agenda Items Only

*Motion to open meeting to the public by Councilmember Lane; seconded by Councilmember Roche
– all ayes*

No Public Comment

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

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:

None

CLOSED/EXECUTIVE MINUTES:

None

RESOLUTIONS: NON-CONSENT

Resolution 89-2026 - Introduction of 2026 Municipal Budget

BE IT RESOLVED, that the following statement of revenues and appropriations attached hereto constitute the local budget of the Borough of Montvale, Bergen County, New Jersey for the year 2026. **BE IT FURTHER RESOLVED** that said budget be published on the Borough's official website <https://www.montvale.org/publicnotices> on April 10th, 2026 and that a hearing on the budget will be held at the Municipal Building on May 14th, 2026 at 7:30 P.M.

Introduced by: Councilmember Lane; seconded by Councilmember Roche - a roll call was taken - all ayes; Councilmember Lane stated that the public hearing on the budget will be held on May 14th

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.

87-2026 A Resolution of the Borough of Montvale Authorizing the Execution of an Agreement with the Pascack Valley Regional High School District Board of Education Concerning the Hiring and Placement of Special Police Officer IIIs at Pascack Hills 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 the Pascack Valley Regional School District (the "District") Board of Education (the "Board") 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 Pascack Hills High School; and

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

WHEREAS, the Borough and the Board desire to enter into an agreement concerning the hiring by the Borough and placement of SLEO IIIs in Pascack Hills High School; and

WHEREAS, the Borough and the Board have negotiated an agreement concerning same that is acceptable to the Chief of Police, a copy of which is on file with the Municipal Clerk.

NOW, THEREFORE, BE IT RESOLVED that the agreement entitled "AGREEMENT CONCERNING THE HIRING AND PLACEMENT OF SPECIAL POLICE OFFICER IIIS IN PASCACK HILLS HIGH SCHOOL BY AND BETWEEN THE BOROUGH OF MONTVALE AND PASCACK VALLEY REGIONAL SCHOOL DISTRICT" FOR THE YEAR 2026-2027 is hereby approved, and the Mayor and Borough Clerk are hereby authorized to execute same in substantially the form negotiated, subject to approval as to form by the Borough Attorney; 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.

88-2026 Authorizing the Reappointment and Granting Tenure to Matthew Cavallo as Certified Municipal Finance Officer (CMFO)

WHEREAS, on December 1, 2022 Matthew Cavallo was appointed to a four (4) year term per N.J.S.A. 40A:9-140.10 to the position of Certified Municipal Finance Officer; and

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale hereby reappoints and that tenure be granted to Mathew Cavallo as Certified Municipal Finance Officer for the Borough of Montvale, effective January 1, 2026

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

BILLS: Municipal Clerk read the Bill Report

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

REPORT OF REVENUE: Municipal Clerk read the Report of Revenue – March

COMMITTEE REPORTS:

Council President Cudequest

Board of Health

No Report

Library

Will be giving out a scholarship to one of the graduating high school seniors at Pascack Hills, they've already received 11 applications; Put up gallery racks in the library; they will be reaching out to high school, Memorial school and middle schoolers to see if they can do exhibits with some of the student's artwork for the next school year. They are also looking into some local artists to see if they're interested in showing their art work as well.

Seniors

The community center is temporary closed due to a sewer line issue; lock boxes were handed out on April 2nd;

Councilmember Roche

Chamber of Commerce

Looking forward to the Street Fair scheduled on Paragon Drive on June 14th; Happy hour networking event May 7th at Hearth and Tap from 5:00 to 7:00.

Recreation

MAL — opening day @9am on Saturday, April 11

Environmental Commission

Cleanup day is scheduled for Saturday, April 25th from 9:00 to 12:00 at the Red Shed on Memorial Drive. The community garden is under way, hoping for an early June opening, to inquire about plots and volunteering, please reach out to mcg@montvaleboro.org

Councilmember Lane

Fire Dept

29 fires; 2 drills; 10 work details and extra credit and 1 meeting; Total 1382 – man hours year to date

Councilmember Arendacs

Engineering

Monthly report included in original minutes;

DPW

Preparing for spring – street sweeping – filling pot holes – seasonal maintenance

Councilmember Koelling

Police

Monthly report included in original minutes;

Planning Board

All applications were postponed to next meeting

Councilmember Russo-Vogelsang

Construction

No Report

Local School

No Report

Business Development

They will be switching their meetings from twice a month to once a month

MAYOR'S REPORT:

At the farm - 40 beds are being built; there are 100 people interested in community garden beds; Armenian Genocide is on April the 18th at 4:00 PM and Fishing with a first responder is on May 30th; there will be a few vacancies on the Planning Board next year, there are 45 residents that are interested in volunteering.

ENGINEER'S REPORT:

No Report

ATTORNEY'S REPORT: Dave Lafferty

No Report

ADMINISTRATOR'S REPORT:

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.

Motion to open meeting to the public by Councilmember Lane; seconded by Councilmember Russo-Vogelsang - all ayes

No Public comment

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 Councilmember Lane; seconded by Councilmember Roche - all ayes

Meeting was adjourned at 8:07pm

**Regular Workshop Meeting of the Mayor & Council to be held at 7:30pm on April 28, 2026
Public Hearing and Adoption of Municipal Budget to be held on May 14, 2026 at 7:30pm**

Respectfully submitted, Frances Scordo, Municipal Clerk

SPECIAL MEETING
MINUTES

A Special Meeting of the Mayor and Council was held on Zoom and called to order at 9:20AM
Adequate notification was posted on the Borough of Montvale website
<http://www.montvale.org/publicnotices>

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; Administrator, Joe Voytus; Special Counsel, Mike Edwards; and Borough Clerk, Fran Scordo

ROLL CALL:

Councilmember Arendacs
Councilmember Cudequest - absent
Councilmember Koelling

Councilmember Lane
Councilmember Roche
Councilmember Russo-Vogelsang

RESOLUTIONS:**89a-2026 RESOLUTION AUTHORIZING THE EXECUTION OF AN AFFORDABLE HOUSING SETTLEMENT AGREEMENT**

WHEREAS, the Borough of Montvale (the "Borough") is participating in the Affordable Housing Dispute Resolution Program ("Program") pursuant to N.J.S.A. 52:27D-304.1 in connection with its Fourth Round Housing Element and Fair Share Plan; and

WHEREAS, certain developers, including 25 Philips Parkway, LLC, KPMG LLP, H&R Montvale, LLC, SHG Montvale MB, LLC, SHG Montvale VI, LLC, The Hekemian Group, LLC, and Reckitt Benckiser, LLC (collectively, the "Developer"), have interests in various properties within the Borough; and

WHEREAS, the Borough and the Developer engaged in good faith negotiations through the Program to resolve challenges to the Borough's affordable housing plan; and

WHEREAS, those negotiations resulted in an Affordable Housing Settlement Term Sheet (the "Agreement"), which outlines the framework for the development attached hereto as Exhibit A; and

WHEREAS, the Agreement provides for, among other things, the inclusion of the proposed developments in the Borough's Housing Element and Fair Share Plan, and the adoption of redevelopment plans and/or zoning ordinances, which shall include 50 affordable housing units on the KPMG site, regardless of any other use; and

WHEREAS, the Borough Council has reviewed the Settlement Agreement and determined that it is in the best interests of the Borough to authorize its execution, subject to court approval and the execution of a final settlement agreement; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey, as follows:

1. The Mayor is hereby authorized and directed to execute the Affordable Housing Settlement Agreement, attached hereto as Exhibit A between the Borough and the Developer, in substantially the form presented to this governing body, with such non-substantive modifications as may be approved by the Borough Attorney and Affordable Housing Counsel.
2. The Borough Administrator, Clerk, and all other appropriate Borough officials and professionals are hereby authorized to take all actions necessary to effectuate the purposes of this Resolution and the Agreement.

3. This authorization is expressly conditioned upon approval by the Superior Court of New Jersey and the continuation of the Agreement into a formal settlement agreement consistent with its terms.
4. This Resolution shall take effect immediately upon adoption according to law.

Introduced by: Councilmember Lane; seconded by Councilmember Roche - a roll call was taken - all ayes --- Mike Edwards gave a brief explanation stating this resolution will amend the previous one passed for the KPMG site which will include 50 affordable units on site whether it will be a data center or not

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 Koelling - all ayes

No Public Comment

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

MEETING CLOSED TO THE PUBLIC:

ADJOURNMENT:

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

Meeting adjourned at 9:25am

Regular Meeting of the Mayor & Council to be held at 7:30pm on Tuesday April 28, 2026

Respectfully submitted, Frances Scordo, Municipal Clerk

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 90-2026**

RE: Resolution Authorizing The Sale Of Property No Longer Needed For Public Use On An Online Auction Website

WHEREAS, the Borough of Montvale has determined that the personal property described on Schedule A attached hereto and incorporated herein is no longer needed for public use; and

WHEREAS, the Borough of Montvale intends to utilize the online auction services of Municibid located at <https://municibid.com/nj/njinfo/>; and

WHEREAS, the sales are being conducted pursuant to N.J.S.A. 40A:11-36 and the guidance set forth in the Division of Local Government Services' Local Finance Notice 2019-15.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Montvale in the County of Bergen, State of New Jersey, that the Borough of Montvale is hereby authorized to sell the surplus personal property as indicated on the list, which is attached to the original resolution, on the online auction website entitled <https://municibid.com/>; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the terms and conditions of the agreement entered into between Municibid and the Borough of Montvale are available at <https://municibid.com/nj/njinfo/> and in the Borough of Montvale Clerk's office.

BE IT FURTHER RESOLVED, that a certified copy of this resolution shall be available for public inspection in the office of the Borough Clerk.

This Resolution shall take effect immediately.

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

Adopted: April 28, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 91-2026**

RE: Approval to submit an award extension request for Contract No. 2024-LAIF-00025-LA-2024 LAIF Montvale Borough (Memorial Drive Pedestrian Safety Improvements), to the New Jersey Department of Transportation.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of Montvale formally approves the request for a six-month award extension for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit a formal request for a six-month award extension for the above referenced project to the New Jersey Department of Transportation.

BE IT FURTHER RESOLVED that Mayor and Clerk are hereby authorized to sign the six-month award extension request on behalf of the Borough of Montvale and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

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

Adopted: April 28, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 92-2026**

RE: Resolution Opposing Bill S-1836

WHEREAS, municipalities are required to establish a Municipal Master Plan with a combination of mandatory and optional elements including Goals and Objectives, Land Use, Circulation, Housing, Community Facilities, Downtown Economic Development, Historic Preservation, and Sustainability; and

WHEREAS, municipalities are also required to reexamine the Municipal Master Plan every 10 years to ensure that the master plan meets the community needs and is relevant as communities, evolve, grow, and change; and

WHEREAS, municipalities complete this effort at great cost and community input to ensure their community has a roadmap for growth; and

WHEREAS, a municipality is best suited to plan for and understand their community's needs, the existing infrastructure to address the municipality's public safety, health, traffic, and character and the ability to expand such infrastructure for desired growth; and

WHEREAS, there are many mechanisms for exceptions and variances to the local planning process; and

WHEREAS, municipalities have been diligently working to comply with the changes outlined in the passage of A-4/S-50 in 2024 that made substantial changes to the 4th Round of Affordable Housing obligations; and

WHEREAS, affordable housing construction has generally comprised between 10 – 20 % of a total development, but municipalities will end up constructing far more units during this current round of affordable housing; and

WHEREAS, recent legislative proposals that preempt the planning process by permitting the conversion of underutilized properties into mixed used developments, reducing the number of parking spaces required for new developments near transit, making Accessory Dwelling Units permissible, and most recently, legislation that enhances the ability of religious and nonprofit organizations to convert certain property to inclusionary developments with affordable housing undermine the careful planning process outlined in the Municipal Land Use Law; and

WHEREAS, this proposal, S-1836 is particularly egregious because the required percentage of affordable housing units is only 20% with the remaining 80% at market rate as more than 400 municipalities have adopted plans to fulfill their 4th Round Affordable Housing obligations far in advance of previous rounds; and

WHEREAS, this legislation bypasses local planning for increased density and height, regardless of a municipality's ability to ensure safety; and

WHEREAS, a worthy project could, and should participate in the local planning and zoning process to engage with the public; and

WHEREAS, S-1836 permits the bypassing of the local planning process which is an egregious assault on municipal autonomy and local decision making.

NOW, THEREFORE, BE IT RESOLVED by the Borough of Montvale urges the legislature to defeat S-1836 and similar legislation that denies local autonomy in land use planning and ignores the well thought out master plan; and

BE IT FURTHER RESOLVED, that a copy of this resolution is forwarded to the Senator Holly Schepisi, Assemblymember Robert Auth, Assemblymember John Assariti, Jr., Governor Mikie Sherrill, and the New Jersey State League of Municipalities.

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

Adopted: April 28, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 93-2026**

RE: Appointment of Regular Member, Montvale Fire Department – Rian J. Murphy

WHEREAS, the Montvale Fire Department is desirous of adding a regular member; and

WHEREAS, Rian J. Murphy of Montvale, NJ has been approved by the Board of Fire Commissioners and has undergone a satisfactory physical, pursuant to the attached application which has been made part of this resolution; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale that the appointment of Rian J. Murphy, as a Regular Member of the Montvale Fire Department, is hereby approved.

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

Adopted: April 28, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

RESOLUTION

BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, that the following bills have been referred to the Borough Council and found correct and are hereby authorized to be paid:

<u>FUND</u>	<u>AMOUNT</u>	<u>NOTES</u>
Current	\$2,096,566.77	Bill List Wire 4/28/2026
	<u>328,844.58</u>	Wires/Manual Checks
Current TOTAL	2,425,411.35	
Capital	162,915.36	Bill List Wire 4/28/2026
Escrow	4,837.50	Bill List Wire 4/28/2026
Housing Trust	1,050.75	Bill List Wire 4/28/2026
General Trust	1,637.50	Bill List Wire 4/28/2026
Dog Trust	32.40	Bill List Wire 4/28/2026
Recreation Trust	2,230.00	Bill List Wire 4/28/2026
TOTAL	\$2,598,114.86	

*This resolution was adopted by the Mayor and Council of Montvale
at a meeting held on 4/28/26*

Introduced by: _____

Approved: 4/28/26

Seconded by: _____

Michael Ghassali, Mayor

ATTEST:

Frances Scordo, Municipal Clerk

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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	Status	Amount	Void Amount	Contract	PO Type
PO #	PO Date Description					
00019	MUNICIPAL CAPITAL CORPORATION					
26-00042	01/13/26 COPY MACHINE LEASE	Open	199.00	0.00		B
00023	BERGEN CTY UTILITIES AUTHORITY					
26-00305	03/13/26 2026 SEWER SERVICE CHARGES	Open	280,854.00	0.00		B
00025	GOLD VENTURES, LLC					
26-00413	04/01/26 Escrow Refund - 1001/1	Open	1,000.00	0.00		
00027	BT SPECIALTIES					
26-00454	04/14/26 EC PLAQUES	Open	130.00	0.00		
00046	COUNTY OF BERGEN, TREASURER					
26-00119	01/21/26 2026 COUNTY TAXES	Open	1,655,236.00	0.00		B
00047	D & E UNIFORM					
26-00391	03/26/26 PD CLOTHING ALLOWANCE 2025	Open	530.00	0.00		
00071	VEOLIA (SUEZ)					
26-00128	01/22/26 2026 FIRE HYDRANTS	Open	17,744.30	0.00		B
00095	HANRAHAN, ROBERT					
25-00551	04/21/25 MEETING SUPPLIES	Open	21.33	0.00		
00097	CABLEVISION					
26-00462	04/15/26 07873-204461-01-0 OPTIMUM	Open	27.70	0.00		
26-00463	04/15/26 07873-109890-01-7 OPTIMUM	Open	161.39	0.00		
			189.09			
00111	AACOM BUSINESS SOLUTIONS					
26-00384	03/26/26 TRAIN STATION CAMERAS	Open	240.00	0.00		
00112	MONTVALE SENIOR CLUB					
26-00468	04/16/26 BUS TRIP HUNTERDON HILLS	Open	1,220.00	0.00		
00151	LAMENDOLA, BRIAN					
26-00419	04/06/26 REIMB DRONE CAMERA CARDS	Open	95.94	0.00		
00244	EAST COAST EMERGENCY LIGHTING					
25-00867	06/30/25 Upfit PD Durango (vin#-40627)	Open	24,694.96	0.00		
00292	HIGHWAY TRAFFIC SUPPLY					
26-00386	03/26/26 PD TRAFFIC SIGNS	Open	210.00	0.00		
00318	TREASURER, STATE OF NJ - ENVIR					
26-00478	04/17/26 ANNUAL SITE REMEDIATION FEE	Open	1,900.00	0.00		

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Bill List By Vendor Id

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Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00326		LANGUAGE LINE SERVICES					
26-00426	04/06/26	INTERPRETING SERVICES	Open	11.70	0.00		
00329		NJ STATE DEPT. OF HEALTH					
26-00423	04/06/26	State Dog Licensing Fee Mar 26	Open	32.40	0.00		
00355		BERGEN CTY POLICE CHIEFS ASSOC					
26-00090	01/16/26	PD CHIEFS ASSOCIATION DUES	Open	650.00	0.00		
00440		BERGEN CTY LEAGUE OF MUNICIPAL					
26-00464	04/15/26	Mayor 2026 Dues BCLof Municipa	Open	150.00	0.00		
00497		LEVITZKI, ANN					
26-00084	01/15/26	2026 COURT - CELL PHONE	Open	70.61	0.00		B
00516		NJ PLANNING OFFICIALS					
26-00169	02/04/26	MANDATORY EDUCATION FOR PB	Open	145.00	0.00		
00635		CDW GOVERNMENT					
26-00388	03/26/26	PD SGT'S COLOR PRINTER	Open	541.74	0.00		
00699		ATLANTIC TOMORROWS OFFICE					
26-00499	04/22/26	COPIER USAGE	Open	1,203.60	0.00		
00705		APPROVED SURGICAL SUPPLIES INC					
26-00400	03/30/26	PD OXYGEN REFILLS D TANKS	Open	200.00	0.00		
00730		BOGGIA,BOGGIA,BETESH					
26-00271	03/04/26	2026 LEGAL FEES	Open	248.00	0.00		B
00731		COLLIER'S ENGINEERING & DESIGN					
24-01464	10/18/24	NJDOT FY2024 - WOODLAND ROAD	Open	2,051.76	0.00		B
25-00324	02/27/25	NJDOT FY2025 - PARAGON DRIVE	Open	2,236.25	0.00		B
25-00605	04/30/25	2025 RIVERSIDE COOP PAVING	Open	600.00	0.00		B
25-01353	10/20/25	Tax Map Maint. & Revisions	Open	3,182.50	0.00		B
26-00253	02/26/26	2026 Borough Planner	Open	350.00	0.00		B
26-00312	03/16/26	2025 MS4 Annual Reporting	Open	4,675.00	0.00		B
26-00414	04/01/26	Professional Services Rendered	Open	1,092.50	0.00		
26-00415	04/01/26	Professional Services Rendered	Open	961.25	0.00		
26-00473	04/16/26	Cont. 4th Round Afford Housing	Open	427.50	0.00		B
				15,576.76			
00896		GIAMMARINO, MICHAEL					
26-00196	02/17/26	2026 INTERPRETING SERVICES	Open	660.00	0.00		B
00902		BRODERICK, JOHN					
26-00286	03/06/26	Broderick-Refund of Permit Fee	Open	325.00	0.00		
00968		HARRIS UNIFORM					
26-00390	03/26/26	PD CLOTHING ALLOWANCE	Open	660.00	0.00		
00999		AMAZON.COM SERVICES, INC.					
26-00355	03/24/26	PD MONOPRICE CAT 6 CABLES	Open	71.10	0.00		

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Bill List By Vendor Id

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Vendor #	Name		Status	Amount	Void Amount	Contract	PO Type
PO #	PO Date	Description					
00999	AMAZON.COM SERVICES, INC.	Continued					
26-00380	03/26/26	PD CABINET & LAPTOP BAG	Open	<u>199.57</u>	0.00		
				270.67			
01042	McMANIMON, SCOTLAND, BAUMANN LLC						
26-00330	03/19/26	BOND ORD.AMENDNG ORD#2025-1575	Open	600.00	0.00		
01063	SUMMIT RIDGE CONDOMINIUM						
25-01509	11/19/25	2025 SNOW & LIGHTING MAXIMUM	Open	2,507.16	0.00		
01102	POWER DMS, INC.						
26-00280	03/05/26	ANNUAL RENEWAL FOR ACCREDITATI	Open	550.00	0.00		
01120	GTBM INC.						
26-00381	03/26/26	E-Ticketing Software	Open	300.00	0.00		
01278	MCNERNEY & ASSOCIATES, INC						
26-00342	03/20/26	PROFESSIONAL SERVICES RENDERED	Open	150.00	0.00		
01367	VLADICK, MATTHEW						
26-00397	03/30/26	REIMB CLTHG ALLOWANCE	Open	196.78	0.00		
26-00420	04/06/26	REIMB VLADICK RDF BADGE	Open	<u>197.15</u>	0.00		
				393.93			
01471	RICCIARDELLA ELECTRIC INC.						
26-00434	04/08/26	HANDICAPPED PEDASTAL SENIOR	Open	650.00	0.00		
01542	WICKERSHEIM & SONS						
26-00437	04/08/26	SPRING WATER TURN ON LATRENTA	Open	275.00	0.00		
01552	WISS LAW PC						
26-00343	03/20/26	PROFESSIONAL SERVICES RENDERED	Open	1,092.00	0.00		
26-00427	04/06/26	PROFESSIONAL SERVICES RENDERED	Open	<u>504.00</u>	0.00		
				1,596.00			
01594	GALLS, LLC						
26-00324	03/18/26	PD BIG EASY LOCKOUT TOOL	Open	175.00	0.00		
26-00326	03/18/26	PD CAR SET ORGANIZER	Open	<u>44.49</u>	0.00		
				219.49			
01638	FRESH H2O FILTRATION SYSTEMS						
26-00066	01/14/26	2026 WATER COOLER RENTAL	Open	209.97	0.00		B
01702	MEDIA CONSULTANTS LLC						
25-00523	04/14/25	MONTVALE STUDIO MANAGEMENT	Open	12,598.00	0.00		B
01724	MOTOROLA SOLUTIONS INC.						
25-01700	12/31/25	OEM -Portable Radio	Open	8,789.74	0.00		
01767	VERIZON						
26-00394	03/27/26	156-951-896-0001-85 VERIZON	Open	84.00	0.00		

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Vendor #	Name		Status	Amount	Void Amount	Contract	PO Type
PO #	PO Date	Description					
01767	VERIZON	Continued					
26-00493	04/21/26	156-951-896-0001-85 VERIZON	Open	<u>84.00</u>	0.00		
				168.00			
01816	LIBRINO ELECTRIC CO. INC.						
25-01629	12/11/25	REPAIR LIGHTS FIRE HOUSE	Open	1,000.00	0.00		
01890	GREATAMERICA FINANCIAL SRVCS.						
26-00069	01/14/26	POSTAGE MACHINE LEASE	Open	289.00	0.00		B
01896	CHIELLINI, LOU						
26-00428	04/06/26	Engineering Fees Refund	Open	376.25	0.00		
01949	AT&T MOBILITY						
26-00441	04/09/26	PD PATROL PHONE PLAN	Open	1,706.33	0.00		
01956	BLUE 360 MEDIA LLC						
26-00433	04/08/26	NJ CRIMINAL LAW VEHICLE BOOK	Open	104.95	0.00		
01990	NY FIRE EQUIPMENT, LLC						
25-01092	08/18/25	Equip for new Engine M3	Open	2,497.00	0.00		
02056	LERCH, VINCI & BLISS, LLP						
26-00331	03/19/26	CONFIRMATION OF BANK BALANCES	Open	127.00	0.00		
02141	REGAN, ROBERT T., ESQ.						
26-00410	04/01/26	Professional Services Rendered	Open	640.00	0.00		
26-00412	04/01/26	Professional Services Rendered	Open	<u>803.25</u>	0.00		
				1,443.25			
02144	ALL COUNTY MECHANICAL						
25-00841	06/18/25	2025 HVAC MAINTENEANCE CONTRCT	Open	6,450.00	0.00		B
26-00436	04/08/26	POLICE AC RTU MOTOR	Open	<u>2,750.00</u>	0.00		
				9,200.00			
02224	PIERRO, MARK						
26-00398	03/30/26	REIMB CLTHG ALLOWANCE	Open	529.31	0.00		
02256	NEW JERSEY SPORTS ACADEMY						
26-00422	04/06/26	CHESS LESSONS WINTER 2026	Open	2,230.00	0.00		
02264	RP TECH SERVICES						
26-00048	01/14/26	PD FIREWALL UPGRADE	Open	3,094.69	0.00		
26-00203	02/18/26	COMPUTER MAINTENANCE/LICENSING	Open	2,653.05	0.00		B
26-00456	04/15/26	SERVER ROOM CLEAN UP PD	Open	<u>3,600.00</u>	0.00		
				9,347.74			
02310	4 CLEAN-UP, INC.						
25-00871	07/01/25	PARAGON DRIVE RESURFACING	Open	43,551.82	0.00		B
02325	APPLIED EARTH SOLUTIONS INC.						
25-01213	09/18/25	CLOSURE OF OIL TANK	Open	3,300.00	0.00		B

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
02399	LIBERTY PARKS & PLAYGROUNDS	26-00173	02/04/26	HUFF PARK GABLE PAVILION	Open	71,367.54	0.00		B
02401	PYE-BARKER FIRE & SAFETY	26-00354	03/24/26	TRAIN STATION ACCESS UPGRADE	Open	6,477.28	0.00		
02426	VERIZON WIRELESS	26-00472	04/16/26	242317487-00001 VERIZON	Open	982.70	0.00		
02757	TYCO ANIMAL CONTROL SERVICES	26-00185	02/09/26	2026 GEESE CONTROL SERVICES	Open	400.00	0.00		B
		26-00186	02/09/26	2026 ANIMAL CONTROL SERVICES	Open	<u>945.00</u>	0.00		B
						1,345.00			
02987	DATA NETWORK SOLUTIONS	26-00080	01/15/26	2026 BORO PHONE LINES	Open	1,144.08	0.00		B
03096	TRACTION WELLNESS GROUP, LLC	26-00486	04/21/26	ESCROW REFUND - 2802/2 SWTHZ	Open	400.00	0.00		
03148	COUNTY OPEN SPACE TRUST FUND	26-00120	01/21/26	2026 COUNTY OPEN SPACE TAXES	Open	74,445.00	0.00		B
03288	MS PARAGON LLC	26-00496	04/22/26	ESCROW REFUND - 2001/3	Open	452.50	0.00		
03727	STAPLES INC	26-00375	03/25/26	PD OFFICE SUPPLIES	Open	304.32	0.00		
		26-00431	04/07/26	Copy Paper, Post its	Open	688.93	0.00		
		26-00438	04/09/26	Office Supplies	Open	<u>690.39</u>	0.00		
						1,683.64			
03781	KAROLIN, CARIN	26-00485	04/21/26	ESCROW REFUND - 2802/2	Open	500.00	0.00		
03847	IRANI, BEHRAMSHAW	26-00483	04/21/26	ESCROW REFUND - IRANI - 606/14	Open	352.50	0.00		
03848	THEIDA, DEREK	26-00484	04/21/26	ESCROW REFUND - 1301/24.06	Open	400.00	0.00		
Total Purchase Orders:		91	Total P.O. Line Items:		0	Total List Amount:		2,269,270.28	Total Void Amount: 0.00

Totals by Year-Fund						
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total
CURRENT FUND 2025	5-01	28,985.73	0.00	28,985.73	0.00	28,985.73
CURRENT FUND 2026	6-01	2,067,581.04	0.00	2,067,581.04	0.00	2,067,581.04
CAPITAL FUND	C-04	162,915.36	0.00	162,915.36	0.00	162,915.36
BOA ESCROW ACCOUN	E-08	4,837.50	0.00	4,837.50	0.00	4,837.50
OTHER TRUST ACCOU	T-03	2,688.25	0.00	2,688.25	0.00	2,688.25
DOG TRUST ACCOUNT	T-12	32.40	0.00	32.40	0.00	32.40
RECREATION TRUST	T-19	2,230.00	0.00	2,230.00	0.00	2,230.00
Year Total:		4,950.65	0.00	4,950.65	0.00	4,950.65
Total Of All Funds:		2,269,270.28	0.00	2,269,270.28	0.00	2,269,270.28

BOROUGH OF MONTVALE

ORDINANCE NO.

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

AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING OVERNIGHT STREET PARKING REGULATIONS

Section 1. Chapter 385, Section 4 of the Borough Code is hereby amended and supplemented by adding the underlined text, as follows:

§ 385-4 Parking prohibited during certain hours on certain streets.

- A. No person shall park a vehicle between the hours specified in Schedule II on any day upon any of the streets or parts of streets described in said Schedule II, attached to and made a part of this chapter.
- B. In addition, it shall be unlawful for any person to park or permit the parking of any vehicle on any street or municipal parking lot within the Borough of Montvale between the hours of 2:00 a.m. and 5:00 a.m.
- C. The Chief of Police for the Borough of Montvale, or his or her designee, shall have the authority to waive overnight parking prohibitions upon receipt of a request by a resident. All requests for waivers for up to five nights will be granted, unless the Chief determines that granting such waiver would be detrimental to public health or safety. All requests for waivers in excess of five nights will be reviewed on an individual basis, but in no event shall a waiver be granted for longer than four weeks. All requests shall be submitted by calling the Police Department non-emergency line.

Section 2. 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 3. 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 4. 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 5. Effective Date.

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

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