

AGENDA
WORK SESSION MEETING
BOROUGH OF MONTVALE
Mayor and Council Meeting
October 27, 2026
No Closed Executive Session
Meeting to Commence 7:30PM

ROLL CALL:

Councilmember Arendacs
Council President Cudequest
Councilmember Koelling

Councilmember Lane
Councilmember Roche
Councilmember Russo-Vogelsang

HILLS-VALLEY COALITION PRESENTATION:

ORDINANCES:

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

MEETING OPEN TO PUBLIC

Agenda Items Only

MEETING CLOSED TO PUBLIC

Agenda Items Only

MINUTES:

October 8, 2026

CLOSED/EXECUTIVE MINUTES:

None

RESOLUTIONS: NON-CONSENT

- 187-2026 Resolution Accepting Recommendation Of The Borough Planning Board For A Non-Condemnation Area In Need Of Redevelopment Pursuant To The New Jersey Local Redevelopment And Housing Law, N.J.S.A. 40a:12-1 Et Seq.
- 188-2026 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
- 189-2026 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

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.

- 177-2026 Requesting Approval of Items of Revenue and Appropriation N.J.S.A. 40A:4-87 – Mini Grant Waterways Program
- 178-2026 Authorizing the Cancellation of an Unexpended Appropriation Reserve for the Drunk Driving Enforcement Fund (DDEF) to Miscellaneous Revenue not Anticipated
- 179-2026 Requesting Approval of Items of Revenue and Appropriation N.J.S.A. 40A:4-87 – Alcohol Education and Rehabilitation Fund
- 180-2026 Requesting Approval of Items of Revenue and Appropriation N.J.S.A. 40A:4-87 – Recycling Tonnage Grant
- 181-2026 Requesting Approval of Items of Revenue and Appropriation N.J.S.A. 40A:4-87 – JIF Safety Incentive Grant
- 182-2026 Requesting Approval of Items of Revenue and Appropriation N.J.S.A. 40A:4-87 – Drunk Driving Enforcement Fund
- 183-2026 Amending Resolution No. 170-206 – Change Order No. 1 – Persistent Construction – For Kinderkamack Road & Magnolia Ave Improvements
- 184-2026 A Resolution Awarding a Contract to Municipal Maintenance Co. for One (1) Wilo Dry Pit Submersible Pump and Installation Pursuant to North Jersey Wastewater Cooperative Pricing System Co-Op Contract #B505-23
- 185-2026 Resolution Awarding a Contract to Envirolutions LLC for One (1) Wilo Dry Well Submersible Pump
- 186-2026 A Resolution Awarding a Contract to LaForza Construction Inc. for the NJDOT LAIF FY2024 & FY2026 Memorial Drive Improvement Project
- 190-2026 A Resolution Approving a Contract with AT&T FirstNet for Mobile Data Services for Borough Accounts Pursuant to State Contract No. 22-TELE-05861
- 191-2026 A Resolution Awarding a Contract to Route 23 Auto Mall for a 2026 F-350 4x4 SD Regular Cab and Related Equipment With Recycling Tonnage Grant Funds Pursuant to Bergen County Co-Op Contract BC-BID-24-43

BILLS:**ENGINEER'S REPORT:****ATTORNEY'S REPORT:****ADMINISTRATOR'S REPORT:****UNFINISHED BUSINESS:**

None

NEW BUSINESS:

- Discussion – Best Practices Worksheet
- Discussion – Friends of the Library Fundraiser

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 Meeting of the Mayor & Council to be held at 7:30pm on Thursday, November 12, 2026

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

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO. 2026-1599**

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 September 29, 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 October 27, 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 OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING CHAPTER 203 OF THE BOROUGH CODE TO AMEND CERTAIN FIRE PREVENTION FEES

WHEREAS, it is necessary and advisable to periodically review and update fees chargeable by municipal agencies; and

WHEREAS, the fees chargeable by the Bureau of Fire Prevention have not been updated since 2017; and

WHEREAS, it is therefore advisable to update the fees chargeable for annual inspections and registrations in the Borough of Montvale.

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

Section 1. Chapter 203, "Fire Prevention," Section 11, "Fees," subsection E, "Annual inspection fees," shall be amended and supplemented to read as follows:

E. Annual inspection fees.

Additional locally required annual registration fees are as follows (non-life-hazard):

Residential		
Dwelling Units	Year and Fee (per dwelling unit)	
	2026	2027+
Each unit up to 20	\$65	\$75
Each unit above 20	\$20	\$25

The above fees shall be applicable to all multiunit dwellings, including, without limitation, apartments, condominiums, and cooperative housing complexes, and all single-unit, non-owner-occupied dwelling units.

Section 2. Chapter 203, "Fire Prevention," Section 11, "Fees," subsection F, shall be amended and supplemented to read as follows:

F. The following annual registration fees for nonresidential buildings and uses as authorized by the New Jersey Uniform Fire Code are as follows:

Business			
Local Code	Area	Year and Fee	
	(square feet)	2026	2027+
U1	1,000 or less	\$80	\$88
U1A	1,001 to 2,500	\$140	\$154
U2	2,501 to 5,000	\$225	\$248
U3	5,001 to 10,000	\$455	\$501
U4	10,001 to 50,000	\$915	\$1,007
U5	50,001 to 100,000	\$1,280	\$1,408
U6	100,001 to 200,000	\$1,750	\$1,925
U7	200,001 to 250,000	\$2,050	\$2,255
U8	250,001 or more	\$3,335	\$3,668

Section 3. Chapter 203, "Fire Prevention," Section 27, "Fees," shall be amended and supplemented to read as follows:

§203-27 Fees.

The fees for an inspection by the Fire Prevention Bureau for a certificate of smoke alarm, carbon monoxide alarm, and portable fire extinguisher compliance shall be as follows:

Document	Fee
Inspection	\$150
Reinspection (if required)	\$75

Section 4. Repeal of Inconsistent Ordinances.

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

Section 5. Savings Clause.

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

Section 6. Severability.

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

Section 7. Effective Date.

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

MICHAEL GHASSALI, Mayor

ATTEST :
FRANCES SCORDO, Municipal Clerk

INTRODUCTION: 9-29-26

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

ADOPTED: 10-27-26

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

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
Council President Cudequest
Councilmember Koelling

Councilmember Lane
Councilmember Roche
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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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 THEREFORE, 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

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

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

Introduced by: Councilmember Lane; seconded by Councilmember 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 7:15:00 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

ADMINISTRATOR'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:

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

Carolee Adams

PBM's (pharmacy benefit managers) 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

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 187-2026**

RE: RESOLUTION ACCEPTING RECOMMENDATION OF THE BOROUGH PLANNING BOARD FOR A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT PURSUANT TO THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12-1 et seq.

WHEREAS, by Resolution 43-2026, the Governing Body authorized and directed the Borough Planning Board to undertake a preliminary investigation to determine whether the properties located at 25 Phillips Parkway/1 Glenview Road, designated as Block 3201, Lots 5 and 6, and at 51 Chestnut Ridge Road, designated as Block 3102, Lots 1.01 and 3 met the statutory criteria for a Non-Condemnation Area in Need of Redevelopment pursuant to Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq. (the "Study Area"); and

WHEREAS, the Borough Planning Board conducted a public hearing on these matters on October 6, 2026, and as a result of said hearing, the Planning Board made recommendations to the Governing Body, which were memorialized in the Planning Board Resolution adopted by the Planning Board on October 20, 2026 attached hereto; and

WHEREAS, said recommendations were consistent with a report entitled "Non-Condemnation Redevelopment Area: Determination of Need Study" dated September 3, 2026 and prepared by Darlene A. Green, PP, AICP; and

WHEREAS, said Report recommended the designation of Block 3102, Lot 1.01 (the former KPMG site) referred to as 3 and 51 Chestnut Ridge Road and the designation of Block 3201 Lot 5 referred to as 25 Philips Parkway and Block 3201, Lot 6 located at 1 Glenview Road as Areas in Need of Redevelopment;

WHEREAS, the Mayor and Council has reviewed said Report and the Planning Board Resolution;

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

The foregoing recitals are incorporated herein and adopted hereby as the factual predicate, along with those set forth below, for the adoption of this Resolution.

In accordance with the provisions of N.J.S.A. 40A:12A-14, the Mayor and Council of the Borough of Montvale, as the governing body of the municipality, hereby accepts the factual findings set forth in the aforementioned Report prepared by Darlene A. Green, PP, AICP dated September 3, 2026.

The Mayor and Council hereby accepts the recommendations of the Planning Board regarding the geographical boundaries which will define the proposed Redevelopment Area and therefore determines that Block 3102, Lot 1.01 (the former KPMG site) referred to as 3 and 51 Chestnut Ridge Road and the designation of Block 3201 Lot 5 referred to as 25 Philips Parkway and Block 3201, Lot 6 located at 1 Glenview Road be and hereby are designated as Areas in Need of Redevelopment under N.J.S.A. 40A:12A-1 et seq.

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the Montvale Planning Board, to the Bergen County Office of Planning, to the Commissioner of the Department of Community Affairs; that a copy be posted on the municipal bulletin board; and that a copy be published as provided by law within fourteen (14) days of the date of the adoption of this Resolution.

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

Adopted: October 27, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

Introduced by:

Seconded by:

BOROUGH OF MONTVALE

PLANNING BOARD

**RESOLUTION DETERMINING THAT
BLOCK 3102, LOT 1.01 AND BLOCK 3201, LOTS 5 AND 6
MEET THE STATUTORY CRITERIA FOR A
NON-CONDEMNATION AREA IN NEED OF
REDEVELOPMENT PURSUANT TO THE
REDEVELOPMENT AND HOUSING LAW**

WHEREAS, by resolution dated January 8, 2026, the Mayor and Council authorized and directed the Planning Board to determine whether Block 3102, Lot 1.01, 3 and 51 Chestnut Ridge Road, and Block 3201, Lots 5 and 6, 25 Philips Parkway and 1 Glenview Road, meet the statutory criteria for a non-condemnation area in need of redevelopment pursuant to the Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.*; and

WHEREAS, in accordance with the aforementioned statute, maps were prepared depicting the boundaries of the properties and the proposed non-condemnation redevelopment area; and

WHEREAS, the Planning Board conducted a public hearing with notice being provided in accordance with the provisions of *N.J.S.A. 40A:12A-6(a)* and *(d)*; and

WHEREAS, the aforesaid notice provided that a public hearing would be held on October 6, 2026 in the Municipal Building at 7:30 p.m.; and

WHEREAS, the public hearing was held on the aforesaid date.

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Borough of Montvale that the following facts are made and determined:

1. At the outset of the public hearing, there was marked into evidence as Exhibit R-1 a report entitled "Non-Condensation Redevelopment Area: Determination of Need Study" dated September 3, 2026 prepared by Darlene A. Green, PP, AICP and Austin Bejin, PP, AICP.

2. Commencing her testimony in connection with the Determination of Need Study, Ms. Green explained the process pertaining to the designation of properties for redevelopment. More particularly, Ms. Green referred to the process involving multiple steps, with the Governing Body first adopting a resolution directing the Planning Board to perform an investigation of certain properties, with the Planning Board thereafter preparing maps delineating the boundaries of the proposed area. Both of these steps occurred prior to the public hearing.

3. The Planning Board and public were further advised by Ms. Green that the process involves ample opportunities for public input and participation, both before the Planning Board during the initial public hearing and the Governing Body, should it choose to act on any affirmative recommendations of the Planning Board and any subsequent regulatory standards that may be proposed by the Mayor and Council.

4. In determining whether an area and property may be determined to be in need of redevelopment, Ms. Green noted the statutory requirements set

forth in *N.J.S.A. 40A:12A-5*. She noted that on pages 6 and 7 of Exhibit R-1 are detailed the statutory prerequisites for finding that the delineated area is in need of redevelopment. One of the criteria is that the properties and buildings thereon are characterized by "significant vacancies of such building or buildings for at least two consecutive years". See *N.J.S.A. 40A:12A-5b*.

5. The Study area as detailed in Exhibit R-1 encompasses Block 3102, Lot 1.01 (the former KPMG site) designated as 3 and 51 Chestnut Ridge Road, and Block 3201, Lot 5 located at 25 Philips Parkway and Block 3201, Lot 6 having an address of 1 Glenview Road.

6. In her testimony, Ms. Green first addressed the KPMG site, Block 3102, Lot 1.01 comprising five two-story buildings and just over 36 acres in land area ("the KPMG property") which is improved with buildings containing corporate offices and a data center. She noted that this property contains a number of environmental constraints, including a 300 foot Riparian Zone encompassing half of one of the buildings (Building 1), almost the entirety of Building 2, all of Building 3, and more than 20% of Building 4. Steep slope areas are also located throughout the property.

7. The Planner next described Block 3201, Lot 5 ("25 Philips Parkway") comprising 5.58 acres, which is developed with 51,476 square feet of building and ancillary improvements. This property is also burdened by several sanitary sewer easements, a drainage easement, as well as roadway easements. Equally significant is that this property is encumbered by a 300 foot C-1 stream buffer,

a 150 foot wetlands buffer, and steep slopes. In excess of 25% of the property is encumbered by these environmental constraints.

8. Block 3201, Lot 6 ("1 Glenview Road") comprises approximately four (4) acres of land area with no direct street frontage, with a driveway traversing the northeast corner of adjoining Lot 5 connecting the site to West Grand Avenue. This parcel is improved with a 44,000 square foot commercial building formerly occupied by Mercedes-Benz, together with ancillary improvements. A majority of the site is within a 300 foot C-1 stream buffer and a 150 foot wetlands buffer encompassing roughly half of the property. A significant portion of the land area of the property, approximately 3.30 acres, is encumbered by these environmental constraints.

9. The Planner next addressed environmental contamination issues pertaining to the KPMG property and 1 Glenview Road as detailed on page 13 of Exhibit R-1. She noted that the KPMG property is in the OR-2 District and Block 3201, Lot 5, is in the OR-4 District which permits the same principal uses and several conditional uses. Block 3201, Lot 6 is within the M-PUD District which permits multi-family residential housing, in addition to any use in the OR-4 District as permitted principal uses.

10. The Planner next addressed the historical development patterns of all of the properties included in the Study, referencing the aerial photographs included therein. She also referenced the various Master Plan documents pertaining to the properties as well.

11. The next issue addressed by Ms. Green was a redevelopment evaluation, Chapter VII, beginning on page 31. Her testimony focused on vacancy rates of the various buildings located on the properties.

12. The Planner first addressed the KPMG properties, Block 3102, Lot 1.01, 3 and 51 Chestnut Ridge Road which, as noted above, is improved with five buildings, four of which are office sites and one being a data center. The office uses comprise approximately 232,000 square feet and the data center contains a floor area of 41,000 square feet. While the data center is fully occupied, the four office buildings have been vacant since March of 2023. A letter from the Planner for KPMG notes that the four office buildings containing approximately 230,655 square feet of leasable space have been vacant since March of 2023, although the data center building having just over 41,000 square feet of leasable space is fully occupied. Ms. Green calculated that the total vacancy on this site is 84.85%, which is deemed to be a significant vacancy rate for more than two years, meeting the criteria in *N.J.S.A. 40A:12A-5b*. The Planner noted that page 36 of Exhibit R-1 details the average vacancy rate in New Jersey for office buildings is 18.9%, and in northern New Jersey is 19.1%. The vacancy rate in the KPMG buildings, at more than 84%, is more than four times the average vacancy rate in New Jersey and northern New Jersey. Accordingly, the criteria for significant vacancies for at least two consecutive years as set forth in *N.J.S.A. 12A:5-b* is satisfied.

13. Continuing her testimony, the Planner next addressed Block 3201, Lot 5, 25 Philips Parkway. She noted that the existing building comprises 52,000

square feet of leasable space. According to a letter from the Planner for the owner of 25 Philips Parkway LLC, the average occupancy of the building over the past five years has been 37.41%, or a vacancy rate of 62.59%. The Planner also stated that existing tenants are on a month-to-month basis. Ms. Green noted that the vacancy rate is more than three times the vacancy rate for New Jersey and northern New Jersey, thus meeting the significant vacancy standard set forth in *N.J.S.A. 40A:12A-5b*.

14. The final property discussed by the Planner was Block 3201, Lot 6 (1 Glenview Road), with the owner's Planner advising in a letter that this building comprising a floor area of 44,000 square feet has been fully vacant since July of 2017.

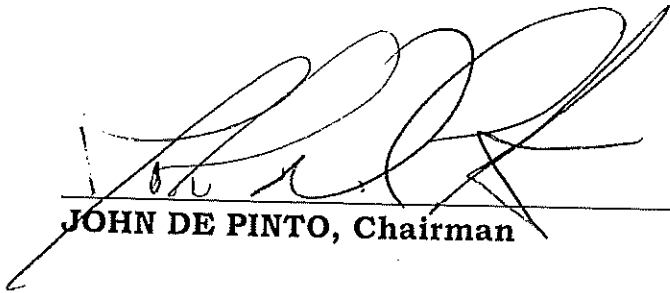
15. In her testimony, Ms. Green determined that all three properties are characterized by significant vacancies far in excess of the state-wide average. This permits a finding that these areas may be determined to be in need of redevelopment, meeting the criteria of significant vacancies as set forth in *N.J.S.A. 40A:12A-5b*.

BE IT FURTHER RESOLVED that based upon the above findings of fact, that the Board determines that the delineated properties may be determined to be in need of redevelopment in view of the significant vacancies that have existed for a substantial period of time and in excess of more than two consecutive years; and

BE IT FURTHER RESOLVED that a copy of the within resolution, together with a copy of the Determination of Need Study (Exhibit R-1), be transmitted to

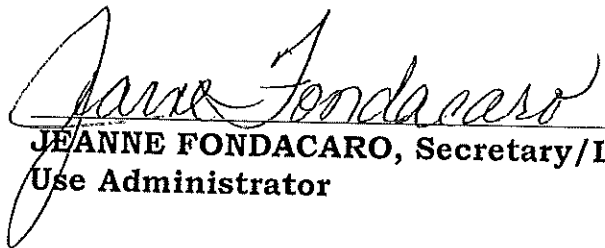
the Governing Body with a recommendation that the properties in the aggregate be deemed to be a non-condemnation redevelopment area.

Dated: October 20, 2026



JOHN DE PINTO, Chairman

Certified to be a true copy of a resolution adopted by the Planning Board of the Borough of Montvale at its regular meeting on Tuesday, October 20, 2026.



**JEANNE FONDACARO, Secretary/Land
Use Administrator**

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 188-2026**

RE: 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 <http://www.montvale.org/publicnotices>, be on file, available for public inspection, in the office of the Municipal Clerk, Municipal Complex, 12 DePiero Drive, Montvale, NJ 07645.

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

Adopted: October 8, 2026

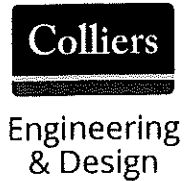
ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

Shelbourne at Hunterdon
53 Frontage Road, Suite 110
Hampton, New Jersey 08827
Main: 877 627 3772



September 4, 2026

Joseph Voytus, Borough Administrator
Borough of Montvale
12 DePiero Drive
Montvale, NJ 07645

Redevelopment Plan
Block 3102, Lot 1.01
Project No. MPP0284P

Dear Mr. Voytus,

Colliers Engineering & Design (CED) is pleased to submit the following proposal to provide professional planning services to prepare a Redevelopment Plan for the subject property, which is located at 3 and 51 Chestnut Ridge Road (aka the KPMG site).

This proposal is divided into four sections as follows:

Section I – Scope of Work
Section II – Schedule of Fees
Section III – Borough Responsibilities
Section IV – Client Contract Authorization

Section I - Scope of Work

The following scope of work is proposed:

Task 1.0 Prepare Redevelopment Plan

Colliers Engineering & Design will prepare a Redevelopment Plan that meets the requirements of Section 7 of the Local Redevelopment and Housing Law. Specifically, the document will include the following mandatory components:

1. Its relationship to "definite" local objectives regarding land uses, population density, improved traffic and public transportation, public utilities, recreational and community facilities, and other public improvements;
2. The proposed land uses and building requirements in the redevelopment project area;
3. A plan for the temporary and permanent relocation of displaced residents and businesses, including an estimate of available housing;
4. Any property that may be acquired in accordance with the redevelopment plan;
5. Its relationship to the master plans of contiguous municipalities, the county master plan, the State Development and Redevelopment Plan and the Highlands Regional Master Plan;
6. Its relationship to the development regulations of the municipality (e.g., whether the plan supersedes existing zoning or constitutes an overlay zone); and

7. A provision that requires the replacement, on a one-for-one basis, any affordable unit that is lost as a result of the redevelopment plan implementation.
8. Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

Before commencing the use and bulk standards section of the document, Colliers Engineering & Design will meet with the Borough and the property owner to review the site layout, bulk standards, design improvements, etc. This proposal anticipates a maximum of three (3) meetings with the property owner and his professionals to flush out the site layout and regulatory standards. It is anticipated that at one of the three meetings will be held virtually.

Based on the meetings, Colliers Engineering & Design will begin drafting the use and bulk standards section of the Plan. We anticipate coordination with various Borough officials during the drafting of the development regulations. A maximum of two (2) hours coordination is included. Once a draft is prepared, it will be presented to the Borough for review and comment at one meeting. Following the internal meeting, revisions will be incorporated up to a maximum of three (3) hours. Once the comments are incorporated, the final draft will be sent via email to the Borough for distribution and to commence the approval process.

Task 2.0 Meetings and Coordination

Colliers Engineering & Design will attend a maximum of two (2) meetings under this task. We will prepare and deliver a presentation during the meeting held by the Planning Board. We will prepare and deliver a presentation to the Mayor and Council. This task includes meeting preparation. We expect to coordinate with the Borough Attorney, Board Attorney and Borough Clerk throughout Task 2.0 through phone consultations. This task includes a maximum of three (3) hours coordination.

After the report is adopted, a signed and sealed PDF will be provided to the Borough along with three signed and sealed copies.

Schedule of Fees

For your convenience, we have broken down the total estimated cost of the project into the categories identified within the scope of services. The tasks shall be invoiced on an hourly basis in accordance with the rates in the Schedule of Hourly Rates that are in effect, and included in the professional services agreement between the Borough and Colliers Engineering & Design, when the work is performed. We will not exceed the amount below without prior written authorization from the Borough. The maximum upset fee for this proposal is as follows:

Task Name	Fee
Task 1.0 – Prepare Redevelopment Plan	\$11,250.00
Task 2.0 – Meetings and Coordination	\$3,500.00

Colliers Engineering & Design will commence work upon receipt of either a resolution approving the proposal or a copy of the executed client authorization in Section IV below.

Section III – Borough Responsibilities

The Borough shall be responsible for the following:

1. Coordination of all meetings and hearings;
2. Advertising of all meetings and hearings; and
3. Preparation of all meeting notices, resolutions, etc.

Section IV – Client Authorization

I hereby declare that I am duly authorized to sign binding contractual documents. I also declare that I have read, understand, and accept this contract.

Signature

Date

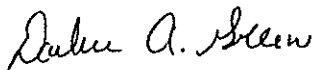
Printed Name

Title

We want to thank the Borough for providing the opportunity to perform this most important work. If you have any questions or require clarifications regarding the scope of work, please do not hesitate to contact our office.

Sincerely,

Colliers Engineering & Design, Inc.



Darlene A. Green, PP, AICP
Borough Planner



Daniel Bloch, PP, AICP, EADA
Regional Discipline Leader | Planning

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 189-2026**

RE: 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

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 <http://www.montvale.org/publicnotices>, be on file, available for public inspection, in the office of the Municipal Clerk, Municipal Complex, 12 DePiero Drive, Montvale, NJ 07645.

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

Adopted: October 8, 2026

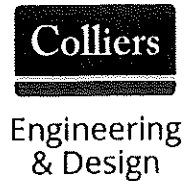
ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

Shelbourne at Hunterdon
53 Frontage Road, Suite 110
Hampton, New Jersey 08827
Main: 877 627 3772



September 4, 2026

Joseph Voytus, Borough Administrator
Borough of Montvale
12 DePiero Drive
Montvale, NJ 07645

Redevelopment Plan
Block 3201, Lots 5 & 6
Project No. MPP0285P

Dear Mr. Voytus,

Colliers Engineering & Design (CED) is pleased to submit the following proposal to provide professional planning services to prepare a Redevelopment Plan for the subject properties, which are located at 25 Philips Parkway and 1 Glenview Road.

This proposal is divided into four sections as follows:

- Section I – Scope of Work
- Section II – Schedule of Fees
- Section III – Borough Responsibilities
- Section IV – Client Contract Authorization

Section I - Scope of Work

The following scope of work is proposed:

Task 1.0 Prepare Redevelopment Plan

Colliers Engineering & Design will prepare a Redevelopment Plan that meets the requirements of Section 7 of the Local Redevelopment and Housing Law. Specifically, the document will include the following mandatory components:

1. Its relationship to "definite" local objectives regarding land uses, population density, improved traffic and public transportation, public utilities, recreational and community facilities, and other public improvements;
2. The proposed land uses and building requirements in the redevelopment project area;
3. A plan for the temporary and permanent relocation of displaced residents and businesses, including an estimate of available housing;
4. Any property that may be acquired in accordance with the redevelopment plan;
5. Its relationship to the master plans of contiguous municipalities, the county master plan, the State Development and Redevelopment Plan and the Highlands Regional Master Plan;
6. Its relationship to the development regulations of the municipality (e.g., whether the plan supersedes existing zoning or constitutes an overlay zone); and

7. A provision that requires the replacement, on a one-for-one basis, any affordable unit that is lost as a result of the redevelopment plan implementation.
8. Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

Before commencing the use and bulk standards section of the document, Colliers Engineering & Design will meet with the Borough and the property owner to review the site layout, bulk standards, design improvements, etc. This proposal anticipates a maximum of three (3) meetings with the property owner and his professionals to flush out the site layout and regulatory standards. It is anticipated that at least one of the three meetings will be held virtually.

Based on the meetings, Colliers Engineering & Design will begin drafting the use and bulk standards section of the Plan. We anticipate coordination with various Borough officials during the drafting of the development regulations. A maximum of two (2) hours coordination is included. Once a draft is prepared, it will be presented to the Borough for review and comment at one meeting. Following the internal meeting, revisions will be incorporated up to a maximum of three (3) hours. Once the comments are incorporated, the final draft will be sent via email to the Borough for distribution and to commence the approval process.

Task 2.0 Meetings and Coordination

Colliers Engineering & Design will attend a maximum of two (2) meetings under this task. We will prepare and deliver a presentation during the meeting held by the Planning Board. We will prepare and deliver a presentation to the Mayor and Council. This task includes meeting preparation. We expect to coordinate with the Borough Attorney, Board Attorney and Borough Clerk throughout Task 2.0 through phone consultations. This task includes a maximum of three (3) hours coordination.

After the report is adopted, a signed and sealed PDF will be provided to the Borough along with three signed and sealed copies.

Schedule of Fees

For your convenience, we have broken down the total estimated cost of the project into the categories identified within the scope of services. The tasks shall be invoiced on an hourly basis in accordance with the rates in the Schedule of Hourly Rates that are in effect, and included in the professional services agreement between the Borough and Colliers Engineering & Design, when the work is performed. We will not exceed the amount below without prior written authorization from the Borough. The maximum upset fee for this proposal is as follows:

Task Name	Fee
Task 1.0 – Prepare Redevelopment Plan	\$11,250.00
Task 2.0 – Meetings and Coordination	\$3,500.00



Engineering
& Design

Colliers Engineering & Design will commence work upon receipt of either a resolution approving the proposal or a copy of the executed client authorization in Section IV below.

Section III – Borough Responsibilities

The Borough shall be responsible for the following:

1. Coordination of all meetings and hearings;
2. Advertising of all meetings and hearings; and
3. Preparation of all meeting notices, resolutions, etc.

Section IV – Client Authorization

I hereby declare that I am duly authorized to sign binding contractual documents. I also declare that I have read, understand, and accept this contract.

Signature

Date

Printed Name

Title

We want to thank the Borough for providing the opportunity to perform this most important work. If you have any questions or require clarifications regarding the scope of work, please do not hesitate to contact our office.

Sincerely,

Colliers Engineering & Design, Inc.

A handwritten signature in cursive script that reads "Darlene A. Green".

Darlene A. Green, PP, AICP
Borough Planner

A handwritten signature in cursive script that reads "Daniel Bloch".

Daniel Bloch, PP, AICP, EADA
Regional Discipline Leader | Planning

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 177-2026**

Re: REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION N.J.S.A. 40A:4-87 – MINI GRANT WATERWAYS PROGRAM

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law, and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for an equal amount.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Montvale, in the County of Bergen, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the CY 2026 Municipal Budget in the sum of \$ 1,000.00, which is now available as revenue from:

Miscellaneous Revenues – Section F:

Special Items of Revenue Anticipated with Prior Consent of the Director of Local Government Services – Public and Private Revenues Offset with Appropriations:

Mini Grant Waterways Program (FCOA 10-889).

BE IT FURTHER RESOLVED that the like sum of \$ 1,000.00 is hereby appropriated under the caption:

General Appropriations:

(A) Operations – Excluded from "CAPS"

Public and Private Revenues Offset by Revenues

Mini Grant Waterways Program (FCOA 41-889).

BE IT FURTHER RESOLVED that a copy of this Resolution shall be electronically filed with the Director for approval as required by law.

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

Adopted: October 27, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 178-2026**

**Re: AUTHORIZING THE CANCELLATION OF AN UNEXPENDED APPROPRIATION
RESERVE FOR THE DRUNK DRIVING ENFORCEMENT FUND (DDEF) TO
MISCELLANEOUS REVENUE NOT ANTICIPATED**

WHEREAS, the Borough of Montvale received \$2,899.18 in Drunk Driving Enforcement Fund (DDEF) reimbursement funds on February 12, 2025, for eligible Police Department overtime expenditures incurred during December 2024; and

WHEREAS, said reimbursement should have been applied against the applicable 2024 Police Overtime expenditures but was not credited to the 2024 budget; and

WHEREAS, on December 11, 2025, the Borough Council adopted Resolution No. 212-2025, authorizing a Chapter 159 budget insertion in the amount of \$2,899.18 for DDEF – Other Expenses; and

WHEREAS, it was subsequently determined that these funds represented reimbursement of previously incurred 2024 expenditures rather than additional funding available for new expenditures; and

WHEREAS, the 2024 fiscal year has been closed, and the reimbursement can no longer be applied against the original 2024 appropriation; and

WHEREAS, the \$2,899.18 remains unexpended in the appropriation reserve entitled "DDEF – Other Expenses"; and

WHEREAS, the Chief Financial Officer recommends cancellation of the unexpended appropriation reserve and recognition of the funds as Miscellaneous Revenue Not Anticipated in the Current Fund, subject to applicable accounting requirements.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Montvale, County of Bergen, State of New Jersey, that the unexpended appropriation reserve entitled "DDEF – Other Expenses," established pursuant to Resolution No. 212-2025, in the amount of \$2,899.18, is hereby canceled to Miscellaneous Revenue Not Anticipated (MRNA), subject to confirmation that such treatment is permissible under applicable grant restrictions and municipal accounting requirements; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer is hereby authorized to make the necessary accounting entries to effectuate this cancellation.

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

Adopted: October 27, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 179-2026**

Re: REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION N.J.S.A. 40A:4-87 – ALCOHOL EDUCATION AND REHABILITATION FUND

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law, and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for an equal amount.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Montvale, in the County of Bergen, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the CY 2026 Municipal Budget in the sum of \$297.51, which is now available as revenue from:

Miscellaneous Revenues – Section F:

Special Items of Revenue Anticipated with Prior Consent of the Director of Local Government Services – Public and Private Revenues Offset with Appropriations:

Alcohol Education and Rehabilitation Fund (FCOA 10-501).

BE IT FURTHER RESOLVED that the like sum of \$297.51 is hereby appropriated under the caption:

General Appropriations:

(A) Operations – Excluded from “CAPS”

Public and Private Revenues Offset by Revenues

Alcohol Education and Rehabilitation Fund (FCOA 41-501).

BE IT FURTHER RESOLVED that a copy of this Resolution shall be electronically filed with the Director for approval as required by law.

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

Adopted: October 27, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 180-2026**

Re: REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION N.J.S.A. 40A:4-87 – RECYCLING TONNAGE GRANT

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law, and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for an equal amount.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Montvale, in the County of Bergen, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the CY 2026 Municipal Budget in the sum of \$ 14,992.12, which is now available as revenue from:

Miscellaneous Revenues – Section F:

Special Items of Revenue Anticipated with Prior Consent of the Director of Local Government Services – Public and Private Revenues Offset with Appropriations:

Recycling Tonnage Grant (FCOA 10-569).

BE IT FURTHER RESOLVED that the like sum of \$ 14,992.12 is hereby appropriated under the caption:

General Appropriations:

(A) Operations – Excluded from “CAPS”

Public and Private Revenues Offset by Revenues

Recycling Tonnage Grant (FCOA 41-569).

BE IT FURTHER RESOLVED that a copy of this Resolution shall be electronically filed with the Director for approval as required by law.

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

Adopted: October 27, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 181-2026**

Re: REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION N.J.S.A. 40A:4-87 – JIF SAFETY INCENTIVE GRANT

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law, and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for an equal amount.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Montvale, in the County of Bergen, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the CY 2026 Municipal Budget in the sum of \$ 1,750.00, which is now available as revenue from:

Miscellaneous Revenues – Section F:

Special Items of Revenue Anticipated with Prior Consent of the Director of Local Government Services – Public and Private Revenues Offset with Appropriations:

JIF Safety Incentive Grant (FCOA 10-886).

BE IT FURTHER RESOLVED that the like sum of \$ 1,750.00 is hereby appropriated under the caption:

General Appropriations:

(A) Operations – Excluded from "CAPS"

Public and Private Revenues Offset by Revenues

JIF Safety Incentive Grant (FCOA 41-886).

BE IT FURTHER RESOLVED that a copy of this Resolution shall be electronically filed with the Director for approval as required by law.

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

Adopted: October 27, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 182-2026**

Re: REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION N.J.S.A. 40A:4-87 – DRUNK DRIVING ENFORCEMENT FUND

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law, and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for an equal amount.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Montvale, in the County of Bergen, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the CY 2026 Municipal Budget in the sum of \$ 21,676.96, which is now available as revenue from:

Miscellaneous Revenues – Section F:

Special Items of Revenue Anticipated with Prior Consent of the Director of Local Government Services – Public and Private Revenues Offset with Appropriations:

Drunk Driving Enforcement Fund (Other Expenses) (FCOA 10-510).

BE IT FURTHER RESOLVED that the like sum of \$ 21,676.96 is hereby appropriated under the caption:

General Appropriations:

(A) Operations – Excluded from “CAPS”

Public and Private Revenues Offset by Revenues

Drunk Driving Enforcement Fund (Other Expenses) (FCOA 41-510).

BE IT FURTHER RESOLVED that a copy of this Resolution shall be electronically filed with the Director for approval as required by law.

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

Adopted: October 27, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 183-2026**

**RE: Amending Resolution No. 170-206 – Change Order No. 1 – Persistent Construction –
For Kinderkamack Road & Magnolia Ave Improvements**

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 in the amount of \$77,262.00; and

WHEREAS, the Mayor and Council adopted Resolution No.170-2026 for Change Order #1 in the amount of \$3,210.00 for additional signage; and

WHEREAS, Persistent Construction provided the Borough with an incorrect invoice; and

NOW THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Montvale authorize Change Order #1 in the amount of \$3,691.50; and

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

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

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

Adopted: October 27, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

September 24, 2026

CO-01

To: Engineering Department
One Bergen County Plaza
Hackensack, NJ 07601

Attn.: Bari Costanza

Project : Kinderkamack Road & Magnolia Avenue
Improvements

Work Description:

Furnish & Install additional signs ate Kinderkamack Road

Item No.	Description	Quantity	Unit	Unit Price	Sub-Total
	<u>Material</u>				
1	Additional Signs	1.00	LS	\$ 3,691.50	\$ <u>3,691.50</u>

Grand Total \$ 3,691.50



58 Industrial Avenue - Fairview, NJ 07022 Office 201-941-9888 Fax 201-941-9889

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 184-2026**

RE: A Resolution Awarding a Contract to Municipal Maintenance Co. for One (1) Wilo Dry Pit Submersible Pump and Installation Pursuant to North Jersey Wastewater Cooperative Pricing System Co-Op Contract #B505-23

WHEREAS, the Borough of Montvale has a need to acquire one (1) Wilo Dry Pit Submersible Pump and Installation for the Middletown Road Pump Station; and

WHEREAS, the Borough did solicit a proposal from Rapid Pump & Meter Co. pursuant to Bergen County Co-Op Contract #BID-24-21 and from Municipal Maintenance Co. pursuant to the North Jersey Wastewater Cooperative Pricing System Co-Op Contract #B505-23; and

WHEREAS, Municipal Maintenance did submit the lowest proposal dated October 12, 2026, in the total amount of **\$44,440**; and

WHEREAS, pursuant to Section 11 of the Local Public Contracts Law, N.J.S.A. 40A:11-11, the Borough is a member of a cooperative pricing system for the provision of goods and services with the North Jersey Wastewater Cooperative Pricing System Co-Op; and

WHEREAS, the Borough is desirous of entering into a contract through the North Jersey Wastewater Cooperative with Municipal Maintenance for this pump and installation as set forth in the October 12, 2026 proposal attached hereto and incorporated herein by reference; and

WHEREAS, any and all contracts entered into pursuant to this resolution shall remain subject to review and approval as to form by the Borough Attorney; and

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

NOW, THEREFORE, BE IT RESOLVED that the Borough of Montvale does hereby award the above-referenced contract pursuant to the North Jersey Wastewater Cooperative Pricing System Co-Op Contract #B505-23, as follows:

Vendor	Contract Amount
Municipal Maintenance Co. 1352 Taylors Lane Cinnaminson, NJ 08077	\$44,440

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

Adopted: October 27, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor



1352 Taylors Lane
Cinnaminson, NJ 08077
Ph: 856-786-9434
Fax: 856-786-0642
www.mmc-nj.com

Bill To:
Joseph Voytus, Esq.
Borough Administrator
Borough of Montvale
12 DePiero Drive
Montvale, NJ 07645

Phone: (201) 391-5700 x210
Email: jvoytus@montvalenj.gov

Quotation

DATE 10/12/2026
Quotation # 50679Q

Quotation valid until: 11/11/2026
Terms: Net 30 Days

Delivery: 14-16 Weeks

Project Name: Supply and Install (1) Wilo Dry Pit Submersible Pump at the Middletown Pump Station

Item	Qty	Description	Unit Price	Total Price
1.	1	Perform the following work: • Supply and install (1) Wilo dry pit submersible pump at the Middletown pump station • FA 10.78Z / FKT 27.2-4/22KEx • Perform start-up and test run	\$ 44,440.00	\$ 44,440.00
Total				\$ 44,440.00

Comments:

- This quotation does not include any taxes if applicable
- This quotation is based on the suction and discharge valves hold pressure to isolate the pump.
- This quotation does not include a pump station bypass.
- This quotation does not include a wet well cleaning.
- This quotation is based on NJ Prevailing Wages.
- This quotation does not include repairs or shop inspection of existing pump.

If you have any questions concerning this quotation, please contact:

Michael Provine

Account Manager
Mprovine@mmc-nj.com

THANK YOU FOR YOUR BUSINESS!
ELECTRICAL CONTRACTOR LICENSE #1651200
NORTH JERSEY WASTEWATER COOPERATIVE PRICING SYSTEM CO-OP CONTRACT
#B505-23



Aug 20, 2026

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

Reference: Furnishing and installing new pump. Valley View P.S As Per Contract # **BID-24-21**

Dear Rich Campanelli

As per your request, Rapid Pump & Meter Service Co. is pleased to offer the following proposal for your approval.

The scope of work shall be as follows:

1. Furnish One (1) New Wilo Pump – \$45,000.00

Furnish one (1) new Wilo FA10.78Z + FK27.2-4/22Kex pump complete and ready for installation.

2. Crane Truck Services – \$2,350.00

Provide crane truck and necessary rigging equipment required to safely remove the existing unit and assist with installation of the new pump.

3. Installation Labor – \$6,800.00

Provide qualified technicians to perform removal, installation, connections, startup, and testing of the new pump.

Pricing includes the new pump, necessary labor, crane services, travel, and miscellaneous materials required to complete the replacement and place the new unit into service.

Note: Estimated delivery 12-14 weeks

QUALIFICATIONS

1. Our offer is firm for 30 thirty days from the date listed above.
2. Our offer is predicated upon a clear and accessible area that will be made available by others, where our work is to be performed.
3. Unless noted in the specific inclusions, our work will be performed during our normal working hours and workweek.

Total Proposal as Outlined Above..... **\$54,150**

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 185-2026**

RE: Resolution Awarding a Contract to Envirolutions LLC for One (1) Wilo Dry Well Submersible Pump

WHEREAS, the Borough of Montvale has a need to acquire one (1) Wilo Dry Pit Submersible Pump as a back-up for both the Valley View and Middletown Road Pump Stations; and

WHEREAS, pursuant to N.J.S.A. 40A:11-6.1, the Borough may award a contract that is less than the bid threshold but 15 percent or more of that amount by soliciting at least two competitive quotations, if practicable; and

WHEREAS, the Borough did solicit proposals from Envirolutions LLC Rapid Pump & Meter Service Co., who are the only two authorized dealers of Wilo pumps in New Jersey; and

WHEREAS, the lowest price, and the most advantageous proposal, cost and other factors considered, was submitted by Envirolutions in the total amount of \$35,555.00; and

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

WHEREAS, the Borough is therefore desirous of awarding this contract to Envirolutions LLC pursuant to Proposal #201110756, a copy of which is attached hereto and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED that the Borough of Montvale does hereby award the above-reference contract pursuant to N.J.S.A. 40A:11-6.1, as follows:

Vendor

Envirolutions LLC
884 Dow Road
Bridgewater, NJ 08807

Contract Amount

\$35,555.00

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

Adopted: October 27, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor



Envirolutions LLC

884 Dow Road
Bridgewater, NJ 08807
Phone: (908)231-0336 Fax: (908)218-4298

Proposal #	201110756
Date:	11/06/26
Terms:	Net 30 Days (see Below)
Freight:	FCA Factory Freight Allowed

Proposal

To: _____
Name: Montvalle
Address: _____
City: _____
State: _____ ZIP: _____
Contact: Joseph Voytus

Ship To: _____
Name: Please Advise
Address: _____
City: _____
State: _____ ZIP: _____
Tag: _____

Qty	Units	Part #	Description	Delivery	Unit Price	Total Price
1	Each		FA 10.78Z / FKT 27.2-4/22KEx Duplicates SN 2700650601153	14-16 Weeks	\$35,555.00	\$35,555.00

Authorized Signature _____

SubTotal	\$35,555.00
Shipping & Handling	Freight Allowed
Taxes	Tax Exempt
TOTAL	\$35,555.00

Terms:

Validity: Prices are valid for written acceptance within 30 Days
NOTE: Minimum Order - \$200.00 Unless Approved
Payment: Strictly Net 30 Days From Date of Invoice or
Payment In Advance. Credit Cards Accepted!!
NOT "PAY WHEN PAID"
Delivery: Is Approximate and stock items are subject
to prior sale.
Price: FOB Factory with motor freight included
Overnight & Expedited shipments are extra
Tax: Sales Tax is not included.

EIN 22-3759531

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 186-2026**

RE: A Resolution Awarding a Contract to LaForza Construction Inc. for the NJDOT LAIF FY2024 & FY2026 Memorial Drive Improvement Project

WHEREAS, the Borough of Montvale has a need to procure construction services for the NJDOT LAIF FY2024 & FY2026 Memorial Drive Improvement Project in the Borough; and

WHEREAS, the Borough of Montvale, in accordance with the laws of the State of New Jersey, publicly advertised for the receipt of bids under specifications for the NJDOT LAIF FY2024 & FY2026 Memorial Drive Improvement Project in the Borough; and

WHEREAS, four (4) bids were received on September 29, 2026; and

WHEREAS, after receipt and review of the three (3) lowest bids received, the Borough of Montvale has determined that LaForza Construction Inc. is the lowest responsible bidder for this contract; and

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

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale that a contract is hereby awarded as follows:

<u>Contractor</u>	<u>Contract Amount</u>
LaForza Construction Inc.	Base Bid A: \$258,421.28
53 Wadsworth Street	Base Bid B: \$406,452.50
Wallington, NJ 07057	Alt Bid AA: \$ 76,560.00
	Alt Bid AB: \$ <u>25,376.00</u>
	TOTAL: \$766,809.78

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

Adopted: October 27, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

HUNTINGTON BAILEY, L.L.P.

COUNSELLORS AT LAW

RUSSELL R. HUNTINGTON (retired)
WILLIAM J. BAILEY
DERMOT J. DOYLE
SIOBHAN SPILLANE BAILEY *
DAVID S. LAFFERTY
MAURA O'HALLORAN DEEGAN
JOANN RICCARDI SCHUMAN
JOANNE VENINO

373 KINDERKAMACK ROAD
WESTWOOD, NEW JERSEY 07675

(201) 666-8282
FAX (201) 666-9625

WWW.HUNTINGTONBAILEY.COM

* Also Member PA Bar

October 15, 2026

October 15, 2026
Mayor and Council
Borough of Montvale
12 DePiero Drive
Montvale, New Jersey 07645

Re: NJDOT LAIF FY2024 and FY 2026 Memorial Drive Improvements Project

Dear Mayor Ghassali and Members of the Borough Council:

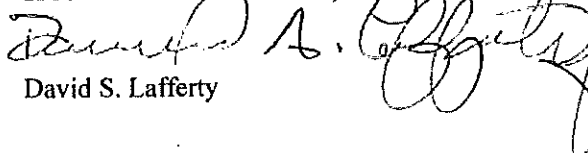
At the request of the Borough Clerk, I have reviewed the four (4) lowest bids received in response to the Notice to Bidders for the above referenced project. The three lowest bids received were from: (1) LaForza Construction, Inc.; (2) DLS Contracting Inc.; (3) AJM Contractors; and (4) Zuccaro, Inc.

The Bid Specifications provided for two (2) Base Bids and two (2) Alternate Bids that consist of sidewalk and roadway improvements along Memorial Drive (from Bayberry Drive to W. Grand Avenue). After review of all four bids, it appears that the bid by LaForza Construction, Inc. ("LaForza") is the lowest and lowest responsible bid received, with a Base Bid A in the amount of \$258,421.28 and Base Bid B in the amount of \$406,452.50, totaling \$664,873.78; Alternate Bid AA in the amount of \$76,560.00 and Alternate Bid AB in the amount of \$25,376.00. The total amount of Base A, Base B, Alternate Bid AA and Alternate Bid AB is \$766,809.78 (which due to a math error is actually \$9,798.72 lower than stated in the bid by LaForza). LaForza has submitted all required and administrative forms associated with this Bid. In the event that the Borough should elect to proceed with Base Bid A, Base Bid B, Alternate Bid AA and Alternate Bid AB, this bidder is eligible for the award of this Contract.

In the event that the Borough elects to proceed other than with the Base Bid A, Base Bid B, Alternate Bid AA and Alternate Bid AB, please advise the undersigned so that a revised bid review letter may be forwarded.

Thank you for your attention to this matter.

HUNTINGTON BAILEY, LLP

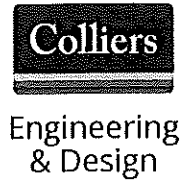


David S. Lafferty

DSL/dl

cc: Joe Voytus, Borough Administrator
Fran Scordo, Borough Clerk

300 Tice Blvd Suite 101
Woodcliff Lake, NJ 07677
Main: 877 627 3772



September 30, 2026

Joseph Voytus, Borough Administrator
Borough of Montvale
12 Depiero Drive
Montvale, NJ 07645

NJDOT LAIF FY2024 & FY2026 Memorial Drive Improvements Project- REBID
Bid Opening and Recommendation of Award
Borough of Montvale, Bergen County, NJ
Colliers Engineering & Design Project No. MVB0098

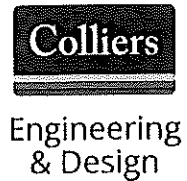
Dear Mr. Voytus,

On Tuesday, September 29, 2026, at 10:00 A.M., sealed bids for the above referenced project were received, opened and read aloud for the Rebid of the NJDOT LAIF FY2024 & FY2026 Memorial Drive Improvements Project. Four (4) bids were received. A bid tabulation displaying itemized unit prices for the four bids is attached.

The Project consists of two (2) Base Bids and two (2) Alternate Bids that consist of sidewalk and roadway improvements along Memorial Drive (from Bayberry Drive to W. Grand Avenue). Base Bid 'A' includes milling and paving of asphalt sidewalk, full depth pavement repair, construction of accessible curb ramps, concrete sidewalk, concrete vertical drainage improvements, topsoil restoration, and all other improvements shown within the Construction Plans. Base Bid 'B' includes milling and paving of roadway, full depth pavement repair, concrete sidewalk, concrete vertical and sloped curb, drainage improvements, striping, and all other improvements shown within the Construction Plans. Alternate Bid 'AA' includes additional tinted stamped concrete sidewalk paths, illuminated bollards, topsoil restoration, and all other improvements shown within the Construction Plans. Alternate Bid 'AB' includes additional milling and paving of asphalt sidewalk.

The apparent low bidder for the project is LaForza Construction Inc 53 Wadsworth Street, Wallington, NJ 07057, with Base Bid A in the amount of \$258,421.28 and Base Bid B in the amount of \$406,452.50 totaling \$664,873.78; Alternate Bid AA in the amount of \$76,560.00 and Alternate Bid AB in the amount of \$25,376.00. The total amount of Base A, Base B, Alternate Bid AA and Alternate Bid AB is \$766,809.78. LaForza Construction made several math errors in their submitted bid and the correct bid total is \$9,798.72 less than the submitted amount of \$776,608.50. DLS Contracting, second lowest bid had a few math errors as well. This bid amount is lower than the Engineer's Estimate for this project.

LaForza Construction Inc. has submitted the requisite Bid Bond, Consent of Surety, completed Statement of Ownership, Iran Sanctions form and the administrative documents as required by the NJ Local Public Bidding Laws, including a NJ Business Registration and a Certified Public Works Contractor Registration. In addition, our office has confirmed that the Contractor is not listed in the State of New Jersey Debarment List.



Based on a review of the summary of the bids and contract documents, it is our recommendation that the Borough award the project to LaForza Construction Inc. in the amount of **\$766,809.78** for the **Total Bid**, for the construction of the NJDOT LAIF FY2024 & FY2026 Memorial Drive Improvements Project, pending review and acceptance of the bid by the Borough Attorney and certification of funds by the Borough's Chief Financial Officer (CFO).

Please find enclosed the bid summary for the above referenced project. If you have any additional questions or comments, do not hesitate to contact our office.

Sincerely,

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

A handwritten signature in black ink, appearing to read "Carl P. O'Brien".

Carl O'Brien, P.E., P.P., C.M.E., C.P.W.M.
Borough Engineer

CO/nc/mt

Cc: Mayor and Council
Fran Scordo, Borough Clerk
Rich Campanelli, Public Works Superintendent (dpw@rivervalenj.org)
David S. Lafferty, Esq., Borough Attorney (dsl@huntingtonbailey.com)

BID TABULATION

DATE: TUESDAY, SEPTEMBER 29, 2026 @ 10 A.M.
 PROJECT: NJDOT LAIF FY2024 & FY2026 - MEMORIAL DRIVE IMPROVEMENTS - REBID
 PROJECT NO.: MVB0058
 MUNICIPALITY: BOROUGH OF MONTVALE
 COUNTY: BERGEN

BIDDER 1	BIDDER 2	BIDDER 3	BIDDER 4
La Forza Construction Inc. 53 Wadsworth Street Wallington, NJ 07057	DLS Contracting Inc. 160 Bloomfield Avenue Pine Brook, NJ 07058	AJM Contractors 300 Kulier Rd Clifton, NJ 07011	Zuccaro Inc. E4 Commerce Street Garfield, NJ 07026

BASE BID 'A' - NJDOT FY2024 LAIF - MEMORIAL DR PEDESTRIAN SAFETY IMPTS

ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1A	FUEL PRICE ADJUSTMENT	DOLLAR	100	\$ 1.00	\$ 100.00	\$ 1.00	\$ 100.00	\$ 1.00	\$ 100.00	\$ 1.00	\$ 100.00
2A	CLEARING SITE (SIDEWALK)	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 19,428.00	\$ 19,428.00	\$ 77,000.00	\$ 77,000.00	\$ 100,000.00	\$ 100,000.00
3A	DENSE GRADED AGGREGATE BASE COURSE, 2" THICK	SY	307	\$ 15.00	\$ 4,605.00	\$ 20.00	\$ 6,140.00	\$ 7.00	\$ 2,149.00	\$ 38.00	\$ 11,646.00
4A	DENSE GRADED AGGREGATE BASE COURSE, 4" THICK	SY	376	\$ 17.25	\$ 6,497.25	\$ 20.00	\$ 7,520.00	\$ 10.00	\$ 3,763.00	\$ 45.00	\$ 17,238.00
5A	HMA MILLING, 3" OR LESS (SIDEWALK)	SY	754	\$ 18.50	\$ 13,949.00	\$ 20.00	\$ 15,080.00	\$ 10.00	\$ 7,540.00	\$ 15.00	\$ 11,310.00
6A	HOT MIX ASPHALT PAVEMENT REPAIR (SIDEWALK)	SY	249	\$ 10.00	\$ 2,490.00	\$ 45.00	\$ 11,205.00	\$ 55.00	\$ 13,695.00	\$ 65.00	\$ 16,185.00
7A	TACK COAT (SIDEWALK)	GAL	115	\$ 1.00	\$ 115.00	\$ 3.00	\$ 345.00	\$ 7.00	\$ 805.00	\$ 10.00	\$ 1,150.00
8A	HOT MIX ASPHALT 9.5% SMA SURFACE COURSE, 2" THICK (SIDEWALK)	TON	217	\$ 140.00	\$ 30,380.00	\$ 200.00	\$ 43,400.00	\$ 150.00	\$ 32,550.00	\$ 200.00	\$ 43,400.00
9A	8" CONCRETE TRENCH DRAIN	LF	28	\$ 325.00	\$ 9,100.00	\$ 250.00	\$ 7,000.00	\$ 278.00	\$ 7,812.00	\$ 300.00	\$ 8,400.00
10A	EXPOSED STONE CHANNEL PROTECTION, 12" THICK (B50-6)	SY	5	\$ 100.00	\$ 500.00	\$ 50.00	\$ 250.00	\$ 100.00	\$ 500.00	\$ 1,000.00	\$ 5,000.00
11A	MANUAL SWING BARRIER DOUBLE GATE 20' WIDE	UNIT	1	\$ 10,500.00	\$ 10,500.00	\$ 6,500.00	\$ 6,500.00	\$ 5,000.00	\$ 5,000.00	\$ 4,500.00	\$ 4,500.00
12A	RESETTING EXISTING FENCE ONTO NEW POSTS AND FOUNDATIONS	LF	107	\$ 15.00	\$ 1,605.00	\$ 85.00	\$ 9,095.00	\$ 70.00	\$ 7,490.00	\$ 74.00	\$ 7,918.00
13A	CONCRETE SIDEWALK, 4" THICK (SIDEWALK)	SY	260	\$ 105.00	\$ 27,300.00	\$ 99.00	\$ 25,740.00	\$ 110.00	\$ 28,600.00	\$ 100.00	\$ 26,000.00
14A	TINTED STAMPED CONCRETE SIDEWALK, 4" THICK	SY	230	\$ 145.00	\$ 33,350.00	\$ 159.00	\$ 36,570.00	\$ 230.00	\$ 52,900.00	\$ 165.00	\$ 37,950.00
15A	DETECTABLE WARNING SURFACE	SY	24	\$ 325.00	\$ 7,800.00	\$ 300.00	\$ 7,200.00	\$ 300.00	\$ 7,200.00	\$ 300.00	\$ 7,200.00
16A	CONCRETE FILLED 6" PIPE BOLLARD RETROREFLECTIVE	UNIT	2	\$ 750.00	\$ 1,500.00	\$ 2,000.00	\$ 4,000.00	\$ 1,700.00	\$ 3,400.00	\$ 1,500.00	\$ 3,000.00
17A	RESET PAVR SIDEWALK	SY	31	\$ 5.00	\$ 155.00	\$ 50.00	\$ 1,550.00	\$ 125.00	\$ 3,875.00	\$ 150.00	\$ 4,650.00
18A	5" X 15" CONCRETE VERTICAL CURB (SIDEWALK)	LF	1,723	\$ 41.00	\$ 70,843.00	\$ 48.00	\$ 82,704.00	\$ 52.00	\$ 89,596.00	\$ 45.00	\$ 77,535.00
19A	10" X 15" CONCRETE VERTICAL CURB	LF	107	\$ 41.00	\$ 4,387.00	\$ 50.00	\$ 5,350.00	\$ 65.00	\$ 6,955.00	\$ 48.00	\$ 5,136.00
20A	SPEED TABLE SYSTEM (PAVEMENT IMPROVEMENTS, STRIPING AND MARKINGS)	UNIT	2	\$ 8,500.00	\$ 17,000.00	\$ 7,500.00	\$ 15,000.00	\$ 8,500.00	\$ 17,000.00	\$ 7,500.00	\$ 15,000.00
21A	TOP SOIL SPREADING, 6" THICK	SY	709	\$ 5.00	\$ 3,545.00	\$ 3.00	\$ 2,127.00	\$ 15.00	\$ 10,635.00	\$ 10.00	\$ 7,090.00
22A	FERTILIZING AND SEEDING, TYPE ERUM-156	SY	709	\$ 2.00	\$ 1,418.00	\$ 1.00	\$ 709.00	\$ 2.00	\$ 1,418.00	\$ 1.00	\$ 709.00
23A	STRAW MULCHING	SY	709	\$ 2.00	\$ 1,418.00	\$ 1.00	\$ 709.00	\$ 1.00	\$ 709.00	\$ 1.00	\$ 709.00
24A	MULCH RESTORATION	SY	32	\$ 2.00	\$ 64.00	\$ 10.00	\$ 320.00	\$ 5.00	\$ 160.00	\$ 10.00	\$ 320.00
TOTAL BASE BID 'A'					\$ 258,421.28		\$ 303,833.00		\$ 394,649.00		\$ 412,224.00

BID TABULATION

DATE: TUESDAY, SEPTEMBER 23, 2026 @ 10 A.M.
 PROJECT: NJDOT LAIF FY2024 & FY2026 - MEMORIAL DRIVE IMPROVEMENTS - REBID
 PROJECT NO.: MVB0098
 MUNICIPALITY: BOROUGH OF MONTVALE
 COUNTY: BERGEN

BIDDER 1	BIDDER 2	BIDDER 3	BIDDER 4
LaForza Construction Inc. 53 Wadsworth Street Wallington, NJ 07057	DLS Contracting Inc. 100 Bloomfield Avenue Pine Brook, NJ 07058	AJM Contractors 300 Kulter Rd Clifton, NJ 07011	Zuccaro Inc. 64 Commerce Street Garfield, NJ 07026

BASE BID "B" - NJDOT FY2026 MEMORIAL DRIVE IMPROVEMENTS

ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
18	INLET FILTER, TYPE 2, 2' X 4'	UNIT	15	\$ 1.00	\$ 15.00	\$ 1.00	\$ 15.00	\$ 20.00	\$ 300.00	\$ 150.00	\$ 1,500.00
20	BREAKAWAY BARRICADE	UNIT	18	\$ 1.00	\$ 18.00	\$ 1.00	\$ 18.00	\$ 20.00	\$ 360.00	\$ 50.00	\$ 900.00
30	DRUM	UNIT	35	\$ 1.00	\$ 35.00	\$ 1.00	\$ 35.00	\$ 10.00	\$ 350.00	\$ 50.00	\$ 1,750.00
40	TRAFFIC CONE	UNIT	22	\$ 1.00	\$ 22.00	\$ 1.00	\$ 22.00	\$ 8.00	\$ 176.00	\$ 20.00	\$ 440.00
50	CONSTRUCTION SIGNS	SF	350	\$ 1.00	\$ 350.00	\$ 1.00	\$ 350.00	\$ 5.00	\$ 1,750.00	\$ 20.00	\$ 7,000.00
60	POLICE TRAFFIC DIRECTORS	HOURL	60	\$ 200.00	\$ 12,000.00	\$ 1.00	\$ 60.00	\$ 150.00	\$ 9,000.00	\$ 125.00	\$ 7,500.00
70	FUEL PRICE ADJUSTMENT	DOLLAR	300	\$ 1.00	\$ 300.00	\$ 1.00	\$ 300.00	\$ 1.00	\$ 300.00	\$ 1.00	\$ 300.00
80	ASPHALT PACE ADJUSTMENT	DOLLAR	500	\$ 1.00	\$ 500.00	\$ 1.00	\$ 500.00	\$ 1.00	\$ 500.00	\$ 1.00	\$ 500.00
90	CLEARING SITE (ROADWAY)	LS	1	\$ 6,000.00	\$ 6,000.00	\$ 10,429.00	\$ 10,429.00	\$ 75,000.00	\$ 75,000.00	\$ 100,000.00	\$ 100,000.00
100	HMA MIXTURES, 3" OR LESS (ROADWAY)	SY	11,324	\$ 5.25	\$ 59,766.00	\$ 4.50	\$ 51,228.00	\$ 5.25	\$ 59,766.00	\$ 8.00	\$ 91,072.00
110	HOT MIX ASPHALT PAVEMENT REPAIR (ROADWAY)	SY	1,737	\$ 35.00	\$ 60,795.00	\$ 40.00	\$ 69,480.00	\$ 30.00	\$ 52,110.00	\$ 35.00	\$ 60,795.00
120	TACK COAT (ROADWAY)	GAL	1,709	\$ 1.00	\$ 1,709.00	\$ 3.00	\$ 5,127.00	\$ 7.00	\$ 11,963.00	\$ 10.00	\$ 17,090.00
130	HOT MIX ASPHALT 9.5%64 SURFACE COURSE, 2" THICK (ROADWAY)	TON	1,709	\$ 110.00	\$ 187,990.00	\$ 90.00	\$ 153,810.00	\$ 107.00	\$ 182,863.00	\$ 155.00	\$ 264,895.00
140	15" HIGH DENSITY POLYETHYLENE PIPE	LF	148	\$ 175.00	\$ 25,900.00	\$ 120.00	\$ 17,760.00	\$ 300.00	\$ 44,400.00	\$ 150.00	\$ 22,200.00
150	RESET EXISTING CASTING	UNIT	6	\$ 1.00	\$ 6.00	\$ 1.00	\$ 6.00	\$ 200.00	\$ 1,200.00	\$ 300.00	\$ 1,800.00
160	CURB PIECE (SIDE TYPE TYPE ECO)	UNIT	1	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 475.00	\$ 475.00	\$ 400.00	\$ 400.00
170	12" PRECAST POLYMER CONCRETE TRENCH DRAIN	LF	24	\$ 300.00	\$ 7,200.00	\$ 250.00	\$ 6,000.00	\$ 900.00	\$ 21,600.00	\$ 350.00	\$ 8,400.00
180	CONCRETE SIDEWALK, 4" THICK (ROADWAY)	SY	51	\$ 105.00	\$ 5,355.00	\$ 90.00	\$ 4,590.00	\$ 110.00	\$ 5,610.00	\$ 100.00	\$ 5,100.00
190	HOT MIX ASPHALT DRIVEWAY, 6" THICK	SY	27	\$ 35.00	\$ 945.00	\$ 40.00	\$ 1,080.00	\$ 65.00	\$ 1,755.00	\$ 65.00	\$ 1,755.00
200	2' X 18" CONCRETE VERTICAL CURB (ROADWAY)	LF	325	\$ 41.00	\$ 13,325.00	\$ 45.00	\$ 14,625.00	\$ 50.00	\$ 16,250.00	\$ 45.00	\$ 14,625.00
210	12" X 13" CONCRETE SLOPING CURB	LF	55	\$ 75.00	\$ 4,125.00	\$ 125.00	\$ 6,875.00	\$ 55.00	\$ 3,025.00	\$ 100.00	\$ 5,500.00
220	TRAFFIC STRIPES, 4"	LF	8,425	\$ 0.75	\$ 6,318.75	\$ 1.00	\$ 8,425.00	\$ 1.00	\$ 8,425.00	\$ 3.00	\$ 25,275.00
230	TRAFFIC MARKING LINES, 12"	LF	550	\$ 2.25	\$ 1,237.50	\$ 2.50	\$ 1,375.00	\$ 2.50	\$ 1,375.00	\$ 6.00	\$ 3,300.00
240	TRAFFIC MARKING LINES, 24"	LF	550	\$ 4.50	\$ 2,475.00	\$ 5.00	\$ 2,750.00	\$ 5.00	\$ 2,750.00	\$ 8.00	\$ 4,400.00
250	TRAFFIC MARKING SYMBOLS	SF	342	\$ 12.00	\$ 4,104.00	\$ 12.25	\$ 4,189.50	\$ 13.00	\$ 4,446.00	\$ 9.00	\$ 3,078.00
260	REGULATORY AND WARNING SIGNS	SF	12	\$ 50.00	\$ 600.00	\$ 50.00	\$ 600.00	\$ 55.00	\$ 660.00	\$ 65.00	\$ 780.00
TOTAL BASE BID B					\$ 406,452.50		\$ 376,974.00		\$ 510,973.50		\$ 656,495.00

BID TABULATION

DATE: TUESDAY, SEPTEMBER 29, 2026 @ 10 A.M.
 PROJECT: NJDOT LAIF FY2024 & FY2026 - MEMORIAL DRIVE IMPROVEMENTS - REBID
 PROJECT NO.: MVB0098
 MUNICIPALITY: BOROUGH OF MONTVALE
 COUNTY: BERGEN

BIDDER 1	BIDDER 2	BIDDER 3	BIDDER 4
LaForza Construction Inc. 53 Wadsworth Street Wallington, NJ 07057	DLS Contracting Inc. 100 Bloomfield Avenue Pine Brook, NJ 07058	AJM Contractors 300 Kuller Rd Clifton, NJ 07011	Zuccaro Inc. 64 Commerce Street Garfield, NJ 07026

ALTERNATE BID 'AA' - MEMORIAL DR- ADDL CONCRETE SIDEWALK IMP

ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1AA	TEXTURED STAMPED CONCRETE SIDEWALK, 4" THICK	SY	255	\$ 145.00	\$ 36,975.00	\$ 150.00	\$ 38,250.00	\$ 290.00	\$ 73,550.00	\$ 165.00	\$ 42,075.00
2AA	RESET PAVEMENT SIDEWALK (REF:IT FOR ITEM NO. 17A)	SY	-31	\$ 5.00	\$ (155.00)	\$ 45.00	\$ (1,245.00)	\$ 83.00	\$ (2,453.00)	\$ 150.00	\$ (4,650.00)
3AA	ILLUMINATED BOLLARD	UNIT	7	\$ 3,000.00	\$ 21,000.00	\$ 5,000.00	\$ 35,000.00	\$ 4,000.00	\$ 28,000.00	\$ 3,800.00	\$ 26,600.00
4AA	SIGN UPLIGHT	UNIT	2	\$ 1,000.00	\$ 2,000.00	\$ 5,500.00	\$ 11,000.00	\$ 5,000.00	\$ 10,000.00	\$ 1,600.00	\$ 3,200.00
5AA	SITE UTILITY UPGRADES - ELECTRIC	LS	1	\$ 15,000.00	\$ 15,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 18,000.00	\$ 18,000.00
6AA	TOPSOIL SPREADING, 6" THICK	SY	188	\$ 5.00	\$ 940.00	\$ 3.00	\$ 564.00	\$ 15.00	\$ 2,820.00	\$ 10.00	\$ 1,880.00
7AA	FERTILIZING AND SEEDING, TYPE EXMM-105	SY	188	\$ 2.00	\$ 376.00	\$ 1.00	\$ 188.00	\$ 2.00	\$ 376.00	\$ 5.00	\$ 940.00
8AA	STRAW MULCHING	SY	188	\$ 2.00	\$ 376.00	\$ 1.00	\$ 188.00	\$ 1.00	\$ 188.00	\$ 5.00	\$ 940.00
9AA	MULCH RESTORATION	SY	24	\$ 2.00	\$ 48.00	\$ 10.00	\$ 240.00	\$ 5.00	\$ 120.00	\$ 50.00	\$ 1,200.00
TOTAL ALTERNATE BID 'AA'					\$ 76,560.00		\$ 108,790.00		\$ 137,974.00		\$ 50,185.00

ALTERNATE BID 'AB' - MEMORIAL DR ADDL ASPHALT SIDEWALK IMP

ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1AB	HMA MILLING, 3" OR LESS (SIDEWALK)	SY	640	\$ 17.00	\$ 10,880.00	\$ 10.00	\$ 6,400.00	\$ 20.00	\$ 12,800.00	\$ 8.00	\$ 5,120.00
2AB	TACK COAT (SIDEWALK)	GAL	55	\$ 1.00	\$ 55.00	\$ 3.00	\$ 165.00	\$ 8.00	\$ 440.00	\$ 10.00	\$ 550.00
3AB	HOT MIX ASPHALT 9.5M44 SURFACE COURSE, 2" THICK (SIDEWALK)	TON	55	\$ 150.00	\$ 8,250.00	\$ 120.00	\$ 6,600.00	\$ 175.00	\$ 9,625.00	\$ 200.00	\$ 11,000.00
TOTAL ALTERNATE BID 'AB'					\$ 25,376.00		\$ 18,208.00		\$ 30,368.00		\$ 25,280.00

BID SCENARIO	TOTAL AMOUNT	TOTAL AMOUNT	TOTAL AMOUNT	TOTAL AMOUNT
BASE BID A PLUS BASE B	\$ 664,873.78	\$ 680,807.00	\$ 905,622.50	\$ 1,068,719.00
BASE BID A & B + ALTERNATE BID AA	\$ 741,433.78	\$ 789,597.00	\$ 1,043,596.50	\$ 1,158,504.00
BASE BID A & B + ALTERNATE BID AA+ ALTERNATE BID AB	\$ 766,809.78	\$ 807,805.00	\$ 1,073,964.50	\$ 1,184,184.00

BID TABULATION

DATE: TUESDAY, SEPTEMBER 29, 2026 @ 10 A.M.
PROJECT: NJDOT LAIF FY2024 & FY2026 - MEMORIAL DRIVE IMPROVEMENTS - REBID
PROJECT NO.: MVB0098
MUNICIPALITY: BOROUGH OF MONTVALE
COUNTY: BERGEN

PROJECT NO.: MVB0098 MUNICIPALITY: BOROUGH OF MONTVALE COUNTY: BERGEN	BASE BID 'A' - NJDOT FY2024 LAIF - MEMORIAL DR PEDESTRIAN SAFETY IMPTS	ITEM	DESCRIPTION	UNIT	QTY.	BIDDER 1		BIDDER 2		BIDDER 3		BIDDER 4		
						LaForza Construction Inc. 53 Wadsworth Street Wallington, NJ 07057	DLS Contracting Inc. 100 Bloomfield Avenue Pine Brook, NJ 07058	AJM Contractors 300 Kuller Rd Clifton, NJ 07011	Zuccaro Inc. 64 Commerce Street Garfield, NJ 07026					
						UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	
		1A	FUEL PRICE ADJUSTMENT	DOLLAR	100	\$	1.00	\$	100.00	\$	1.00	\$	100.00	
		2A	CLEARING SITE (SIDEWALK)	LS	1	\$	10,000.00	\$	10,000.00	\$	19,429.00	\$	19,429.00	
		3A	DENSE GRADED AGGREGATE BASE COURSE, 2" THICK	SY	307	\$	15.00	\$	4,605.00	\$	20.00	\$	6,140.00	
		4A	DENSE GRADED AGGREGATE BASE COURSE, 4" THICK	SY	376	\$	17.28	\$	6,497.28	\$	20.00	\$	7,520.00	
		5A	HMA MILLING, 3" OR LESS (SIDEWALK)	SY	754	\$	18.50	\$	13,949.00	\$	20.00	\$	15,080.00	
		6A	HOT MIX ASPHALT PAVEMENT REPAIR (SIDEWALK)	SY	249	\$	10.00	\$	2,490.00	\$	45.00	\$	11,205.00	
		7A	TACK COAT (SIDEWALK)	GAL	115	\$	1.00	\$	115.00	\$	3.00	\$	345.00	
		8A	HOT MIX ASPHALT 5.5M64-SURFACE COURSE, 2" THICK (SIDEWALK)	TON	217	\$	140.00	\$	30,380.00	\$	200.00	\$	43,400.00	
		9A	8" CONCRETE TRENCH DRAIN	LF	28	\$	325.00	\$	9,100.00	\$	250.00	\$	7,000.00	
		10A	RIPRAP STONE CHANNEL PROTECTION, 12" THICK (D50=6")	SY	5	\$	100.00	\$	500.00	\$	50.00	\$	250.00	
		11A	MANUAL SWING BARRIER DOUBLE GATE, 20' WIDE	UNIT	1	\$	10,500.00	\$	10,500.00	\$	6,500.00	\$	6,500.00	
		12A	RESETTING EXISTING FENCE ONTO NEW POSTS AND FOUNDATIONS	LF	107	\$	15.00	\$	1,605.00	\$	65.00	\$	6,955.00	
		13A	CONCRETE SIDEWALK, 4" THICK (SIDEWALK)	SY	260	\$	105.00	\$	27,300.00	\$	99.00	\$	25,740.00	
		14A	TINTED STAMPED CONCRETE SIDEWALK, 4" THICK	SY	230	\$	145.00	\$	33,350.00	\$	150.00	\$	34,500.00	
		15A	DETECTABLE WARNING SURFACE	SY	24	\$	325.00	\$	7,800.00	\$	300.00	\$	7,200.00	
		16A	CONCRETE FILLED 6" PIPE BOLLARD-RETROREFLECTIVE	UNIT	2	\$	750.00	\$	1,500.00	\$	2,000.00	\$	4,000.00	
		17A	RESET PAVIR SIDEWALK	SY	31	\$	5.00	\$	155.00	\$	50.00	\$	1,550.00	
		18A	9" X 18" CONCRETE VERTICAL CURB (SIDEWALK)	LF	1,723	\$	41.00	\$	70,643.00	\$	48.00	\$	82,704.00	
		19A	10" X 18" CONCRETE VERTICAL CURB	LF	107	\$	41.00	\$	4,387.00	\$	50.00	\$	5,350.00	
		20A	SPEED TABLE SYSTEM (PAVEMENT IMPROVEMENTS, STRIPING AND MARKINGS)	UNIT	2	\$	8,500.00	\$	17,000.00	\$	7,500.00	\$	15,000.00	
		21A	TOPSOIL SPREADING, 6" THICK	SY	709	\$	5.00	\$	3,545.00	\$	3.00	\$	2,127.00	
		22A	FERTILIZING AND SEEDING, TYPE ERNMX-106	SY	709	\$	2.00	\$	1,418.00	\$	1.00	\$	709.00	
		23A	STRAW MULCHING	SY	709	\$	2.00	\$	1,418.00	\$	1.00	\$	709.00	
		24A	MULCH RESTORATION	SY	32	\$	2.00	\$	64.00	\$	10.00	\$	320.00	
		TOTAL BASE BID 'A'					\$	258,421.28	\$	303,833.00	\$	394,649.00	\$	412,224.00

BID TABULATION

DATE: TUESDAY, SEPTEMBER 29, 2026 @ 10 A.M.
PROJECT: NJDOT LAIF FY2024 & FY2026 - MEMORIAL DRIVE IMPROVEMENTS - REBID
PROJECT NO.: MVB0098
MUNICIPALITY: BOROUGH OF MONTVALE
COUNTY: BERGEN

BIDDER 1	BIDDER 2	BIDDER 3	BIDDER 4
LaForza Construction Inc. 53 Wadsworth Street Wallington, NJ 07057	DLS Contracting Inc. 100 Bloomfield Avenue Pine Brook, NJ 07058	AJM Contractors 300 Kulier Rd Clifton, NJ 07011	Zuccaro Inc. 64 Commerce Street Garfield, NJ 07026

BASE BID 'B' - NJDOT FY2026 MEMORIAL DRIVE IMPROVEMENTS

ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1B	INLET FILTER, TYPE 2, 2' X 4'	UNIT	16	\$ 1.00	\$ 16.00	\$ 1.00	\$ 16.00	\$ 20.00	\$ 320.00	\$ 100.00	\$ 1,600.00
2B	BREAKAWAY BARRICADE	UNIT	18	\$ 1.00	\$ 18.00	\$ 1.00	\$ 18.00	\$ 20.00	\$ 360.00	\$ 50.00	\$ 900.00
3B	DRUM	UNIT	36	\$ 1.00	\$ 36.00	\$ 1.00	\$ 36.00	\$ 10.00	\$ 360.00	\$ 50.00	\$ 1,800.00
4B	TRAFFIC CONE	UNIT	72	\$ 1.00	\$ 72.00	\$ 1.00	\$ 72.00	\$ 9.00	\$ 648.00	\$ 20.00	\$ 1,440.00
5B	CONSTRUCTION SIGNS	SF	350	\$ 1.00	\$ 350.00	\$ 1.00	\$ 350.00	\$ 5.00	\$ 1,750.00	\$ 20.00	\$ 7,000.00
6B	POLICE TRAFFIC DIRECTORS	HOURL	80	\$ 200.00	\$ 16,000.00	\$ 1.00	\$ 80.00	\$ 150.00	\$ 12,000.00	\$ 125.00	\$ 10,000.00
7B	FUEL PRICE ADJUSTMENT	DOLLAR	300	\$ 1.00	\$ 300.00	\$ 1.00	\$ 300.00	\$ 1.00	\$ 300.00	\$ 1.00	\$ 300.00
8B	ASPHALT PRICE ADJUSTMENT	DOLLAR	500	\$ 1.00	\$ 500.00	\$ 1.00	\$ 500.00	\$ 1.00	\$ 500.00	\$ 1.00	\$ 500.00
9B	CLEARING SITE (ROADWAY)	LS	1	\$ 6,000.00	\$ 6,000.00	\$ 10,429.00	\$ 10,429.00	\$ 75,000.00	\$ 75,000.00	\$ 100,000.00	\$ 100,000.00
10B	HMA MILLING, 3" OR LESS (ROADWAY)	SY	11,384	\$ 5.25	\$ 59,766.00	\$ 4.50	\$ 51,228.00	\$ 5.25	\$ 59,766.00	\$ 8.00	\$ 91,072.00
11B	HOT MIX ASPHALT PAVEMENT REPAIR (ROADWAY)	SY	1,737	\$ 35.00	\$ 60,795.00	\$ 40.00	\$ 69,480.00	\$ 30.00	\$ 52,110.00	\$ 35.00	\$ 60,795.00
12B	TACK COAT (ROADWAY)	GAL	1,709	\$ 1.00	\$ 1,709.00	\$ 3.00	\$ 5,127.00	\$ 7.00	\$ 11,963.00	\$ 10.00	\$ 17,090.00
13B	HOT MIX ASPHALT 9.5M64 SURFACE COURSE, 2" THICK (ROADWAY)	TON	1,709	\$ 110.00	\$ 187,990.00	\$ 99.00	\$ 169,191.00	\$ 107.00	\$ 182,863.00	\$ 155.00	\$ 264,895.00
14B	15" HIGH DENSITY POLYETHYLENE PIPE	LF	148	\$ 175.00	\$ 25,900.00	\$ 120.00	\$ 17,760.00	\$ 300.00	\$ 44,400.00	\$ 150.00	\$ 22,200.00
15B	RESET EXISTING CASTING	UNIT	6	\$ 1.00	\$ 6.00	\$ 1.00	\$ 6.00	\$ 200.00	\$ 1,200.00	\$ 300.00	\$ 1,800.00
16B	CURB PIECE (NIDEP TYPE 'N' ECO)	UNIT	1	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 475.00	\$ 475.00	\$ 400.00	\$ 400.00
17B	12" PRECAST POLYMER CONCRETE TRENCH DRAIN	LF	24	\$ 300.00	\$ 7,200.00	\$ 250.00	\$ 6,000.00	\$ 900.00	\$ 21,600.00	\$ 350.00	\$ 8,400.00
18B	CONCRETE SIDEWALK, 4" THICK (ROADWAY)	SY	51	\$ 105.00	\$ 5,355.00	\$ 99.00	\$ 5,049.00	\$ 110.00	\$ 5,610.00	\$ 100.00	\$ 5,100.00
19B	HOT MIX ASPHALT DRIVEWAY, 6" THICK	SY	27	\$ 35.00	\$ 945.00	\$ 40.00	\$ 1,080.00	\$ 65.00	\$ 1,755.00	\$ 65.00	\$ 1,755.00
20B	9" X 18" CONCRETE VERTICAL CURB (ROADWAY)	LF	305	\$ 41.00	\$ 12,505.00	\$ 45.00	\$ 13,725.00	\$ 50.00	\$ 15,250.00	\$ 45.00	\$ 13,725.00
21B	12" X 13" CONCRETE SLOPING CURB	LF	55	\$ 75.00	\$ 4,125.00	\$ 125.00	\$ 6,875.00	\$ 55.00	\$ 3,025.00	\$ 100.00	\$ 5,500.00
22B	TRAFFIC STRIPES, 4"	LF	8,405	\$ 0.75	\$ 6,303.75	\$ 1.00	\$ 8,405.00	\$ 1.00	\$ 8,405.00	\$ 3.00	\$ 25,215.00
23B	TRAFFIC MARKING LINES, 12"	LF	959	\$ 2.25	\$ 2,157.75	\$ 2.50	\$ 2,397.50	\$ 2.50	\$ 2,397.50	\$ 6.00	\$ 5,754.00
24B	TRAFFIC MARKING LINES, 24"	LF	562	\$ 4.50	\$ 2,529.00	\$ 5.00	\$ 2,810.00	\$ 5.00	\$ 2,810.00	\$ 8.00	\$ 4,496.00
25B	TRAFFIC MARKING SYMBOLS	SF	342	\$ 12.00	\$ 4,104.00	\$ 12.25	\$ 4,189.50	\$ 13.00	\$ 4,446.00	\$ 9.00	\$ 3,078.00
26B	REGULATORY AND WARNING SIGNS	SF	12	\$ 50.00	\$ 600.00	\$ 50.00	\$ 600.00	\$ 55.00	\$ 660.00	\$ 65.00	\$ 780.00
TOTAL BASE BID B					\$ 406,452.50		\$ 376,974.00		\$ 510,973.50		\$ 656,495.00

BID TABULATION

DATE: TUESDAY, SEPTEMBER 29, 2025 @ 10 A.M.
PROJECT: NJDOT LAIF FY2024 & FY2026 - MEMORIAL DRIVE IMPROVEMENTS - REBID
PROJECT NO.: MVB0098
MUNICIPALITY: BOROUGH OF MONTVALE
COUNTY: BERGEN

BIDDER 1	BIDDER 2	BIDDER 3	BIDDER 4
LaForza Construction Inc. 53 Wadsworth Street Wallington, NJ 07057	DLS Contracting Inc. 100 Bloomfield Avenue Pine Brook, NJ 07058	AJM Contractors 300 Kullier Rd Clifton, NJ 07011	Zuccaro Inc. 64 Commerce Street Garfield, NJ 07626

ALTERNATE BID 'AA' --MEMORIAL DR- ADDL CONCRETE SIDEWALK IMP												
ITEM	DESCRIPTION		UNIT	QTY	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1AA	SY	TINTED STAMPED CONCRETE SIDEWALK, 4" THICK	SY	255	\$ 145.00	\$ 36,975.00	\$ 150.00	\$ 38,250.00	\$ 290.00	\$ 73,950.00	\$ 165.00	\$ 42,075.00
2AA	SY	RESET PAVR SIDEWALK (CREDIT FOR ITEM NO. 17A)	SY	-31	\$ 5.00	\$ (155.00)	\$ 40.00	\$ (1,240.00)	\$ 80.00	\$ (2,480.00)	\$ 150.00	\$ (4,650.00)
3AA	UNIT	ILLUMINATED BOLLARD	UNIT	7	\$ 3,000.00	\$ 21,000.00	\$ 5,000.00	\$ 35,000.00	\$ 4,000.00	\$ 28,000.00	\$ 3,800.00	\$ 26,600.00
4AA	UNIT	SIGN UPLIGHT	UNIT	2	\$ 1,000.00	\$ 2,000.00	\$ 5,300.00	\$ 10,600.00	\$ 5,000.00	\$ 25,000.00	\$ 1,600.00	\$ 3,200.00
5AA	LS	STE UTILITY UPGRADES- ELECTRIC	LS	1	\$ 15,000.00	\$ 15,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 18,000.00	\$ 18,000.00
6AA	SY	TOPSOIL SPREADING, 6" THICK	SY	188	\$ 5.00	\$ 940.00	\$ 3.00	\$ 564.00	\$ 15.00	\$ 2,820.00	\$ 10.00	\$ 1,880.00
7AA	SY	FERTILIZING AND SEEDING, TYPE ERNMA-106	SY	188	\$ 2.00	\$ 376.00	\$ 1.00	\$ 188.00	\$ 2.00	\$ 376.00	\$ 5.00	\$ 940.00
8AA	SY	STRAW MULCHING	SY	188	\$ 2.00	\$ 376.00	\$ 1.00	\$ 188.00	\$ 1.00	\$ 188.00	\$ 5.00	\$ 940.00
9AA	SY	MULCH RESTORATION	SY	24	\$ 2.00	\$ 48.00	\$ 10.00	\$ 240.00	\$ 5.00	\$ 120.00	\$ 50.00	\$ 1,200.00
TOTAL ALTERNATE BID 'AA'					\$ 76,560.00	\$ 108,790.00	\$ 137,974.00	\$ 90,185.00				

ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1AB	HMA MILLING, 3" OR LESS (SIDEWALK)	SY	640	\$ 17.00	\$ 10,880.00	\$ 10.00	\$ 6,400.00	\$ 20.00	\$ 12,800.00
2AB	TACK COAT (SIDEWALK)	GAL	96	\$ 1.00	\$ 96.00	\$ 3.00	\$ 288.00	\$ 8.00	\$ 768.00
3AB	HOT MIX ASPHALT 9.5M64 SURFACE COURSE, 2" THICK (SIDEWALK)	TON	96	\$ 150.00	\$ 14,400.00	\$ 120.00	\$ 11,520.00	\$ 175.00	\$ 16,800.00
							\$ 18,208.00		\$ 30,368.00
TOTAL ALTERNATE BID 'AB'							\$ 25,376.00		\$ 25,280.00

BID SCENARIO	TOTAL AMOUNT	TOTAL AMOUNT	TOTAL AMOUNT
BASE BID A PLUS BASE B	\$ 664,873.78	\$ 680,807.00	\$ 1,068,719.00
BASE BID A & B + ALTERNATE BID AA	\$ 741,433.78	\$ 789,597.00	\$ 1,155,904.00
BASE BID A& B + ALTERNATE BID AA+ ALTERNATE BID AB	\$ 766,809.78	\$ 807,805.00	\$ 1,184,184.00

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 190-2026**

Re: A Resolution Approving a Contract with AT&T FirstNet for Mobile Data Services for Borough Accounts Pursuant to State Contract No. 22-TELE-05861

WHEREAS, AT&T FirstNet is a dedicated broadband network developed in partnership with AT&T designed solely to benefit governmental entities and public safety personnel by prioritizing calls and data services against the general public and;

WHEREAS, FirstNet was launched by the Federal Communications Commission largely in response to 9/11 as calls for a nationwide broadband system became a priority given the patchwork of telecom systems that proved to be both incompatible and unreliable; and

WHEREAS, the Borough of Montvale wishes to subscribe to the FirstNet platform by entering into a contract with AT&T enabling first responders and key management staff the means to communicate more effectively at all times despite high demands for coverage; and

WHEREAS, the Borough has determined that the most convenient and cost-effective way to procure said goods and services is by State Contract pursuant to N.J.S.A. 40A:11-12a, and the Borough may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program for any State Contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury; and

WHEREAS, the Borough did solicit a quote from AT&T pursuant to State Contract **22-TELE-05861**, with line-item costs established by State Contract, and with the total monthly cost subject to change based upon current devices, accounts and services; and

WHEREAS, the Borough currently contracts with Verizon for wireless communications services including cell phones, tablets, and mobile hot-spots across various departments; and

WHEREAS, the Borough wishes to transfer the majority of its lines from its existing Verizon mobile services plan to AT&T to capture the cost savings and benefits offered thru FirstNet, which are estimated to save the Borough 30%-50% compared to existing Verizon pricing; and

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

NOW, THEREFORE, BE IT RESOLVED that the Borough of Montvale hereby approves a contract with AT&T FirstNet for mobile data services and directs, authorizes and empowers all appropriate officials to execute an agreement and/or purchase order for this contract, subject to all the conditions applicable to State Contract **22-TELE-05861** and subject to approval by the Borough Attorney.

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

Adopted: October 27, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 191-2026**

RE: A Resolution Awarding a Contract to Route 23 Auto Mall for a 2026 F-350 4x4 SD Regular Cab and Related Equipment With Recycling Tonnage Grant Funds Pursuant to Bergen County Co-Op Contract BC-BID-24-43

WHEREAS, the Borough of Montvale has a need to acquire one **2026 F-350 4x4 SD Regular Cab and Related Equipment** for use by the Pascack Valley Department of Public Works as a recycling collection vehicle, consistent with the Shared Services Agreement between Montvale and River Vale; and

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

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

WHEREAS, the Borough did solicit a proposal from **Route 23 Auto Mall** pursuant to Bergen County Co-Op Contract BC-BID-24-43; and

WHEREAS, **Route 23 Auto Mall** did submit a proposal dated October 16, 2026, in the total amount of **\$54,095.60**; and

WHEREAS, the Borough is desirous of entering into a contract through the Bergen County Co-Op with All American for this vehicle and equipment as set forth in the October 16, 2026 proposal attached hereto and incorporated herein by reference; and

WHEREAS, this purchase shall be fully funded by the Borough's Recycling Tonnage Grant; and

WHEREAS, any and all contracts entered into pursuant to this resolution shall remain subject to review and approval as to form by the Borough Attorney; and

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

NOW, THEREFORE, BE IT RESOLVED that the Borough of Montvale does hereby award the above-referenced contract pursuant to Bergen County Co-Op Contract BC-BID-24-43, as follows:

Vendor
Route 23 Auto Mall, LLC
1301 NJ-23
Butler, New Jersey 07405

Contract Amount
\$54,095.60

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

Adopted: October 27, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

Prepared for: Mr. Jason Bazaz

Pascack Valley Public Works

Prepared by: Dave Armiger

10/16/2026

ROUTE 23 AUTOMALL | NJ COOPERATIVE PURCHASING COOPERATIVE BC BID

| 24-43



2026 F-350 4x4 SD Regular Cab 8' box 142" WB SRW XL (F3B)

Price Level: 650 | Quote ID: PASCACK3

Pricing Summary - Single Vehicle

		MSRP
<i>Vehicle Pricing</i>		\$56,235.00
Subtotal		\$56,235.00
<i>Pre-Tax Adjustments</i>		
Code	Description	MSRP
NJCPA	NJCPA PURCHASING ALLIANCE	-\$2,259.40
NJCPA DELIVERY	BERGEN COUNTY NJCPA DELIVERY FEE	\$120.00
<i>NJPA 24-43 DELIVERY FEE</i>		
Total		\$54,095.60

Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Best Practices Inventory Online Platform

Survey

Montvale Borough

Printable Current Answers

001	Core Competencies	Budget	[1.00] Yes
	Pursuant to recently enacted P.L. 2025, c.185, calendar year municipalities must approve/adopt their introduced budgets no later than March 31/April 30 or the date of the next regularly scheduled governing body meeting thereafter (or, for State Fiscal Year municipalities, August 10/September 20 or the date of the next regularly scheduled governing body meeting thereafter). See Local Finance Notice 2026-05. Timely budget adoption helps a municipality avoid having to issue estimated tax bills or tax anticipation notes (TANs). Did your municipality introduce and adopt its current year budget no later than the above-referenced dates? This question may only be answered N/A if your municipality's budget is subject to adoption by the Local Finance Board under State Supervision or if the Division instructed the municipality to delay budget adoption.		
002	Core Competencies	Budget	[1.00] Yes
	As amended by P.L. 2025, c.185, N.J.S.A. 40A:5-12 requires the chief financial officer of each Calendar Year municipality to file the Annual Financial Statement (AFS) with the Division no later than March 10. The deadline remains August 10 for SFY municipalities. The law was also amended to allow the Director to issue a \$100 per day penalty, payable by the CMFO, for failure to file. Did your municipality file its AFS with the Division by no later than the statutory deadline?		
003	Core Competencies	Budget	[1.00] Yes
	Pursuant to N.J.S.A. 40A:2-40, the chief financial officer in each municipality shall, before the end of the first month of the fiscal year, file its Annual Debt Statement with the Division of Local Government Services. Did your municipality file its Annual Debt Statement for the preceding fiscal year with the Division no later than January 31 (July 31 for SFY municipalities)?		

004	Core Competencies	Budget	[1.00] Yes
Ahead of the public hearing on the budget, did your municipality make a user-friendly section of its CY2026/SFY2027 introduced budget available to the public as required pursuant to N.J.A.C. 5:30-3.8?			
005	Core Competencies	Budget	[1.00] Yes
N.J.A.C. 5:30-7.4 disqualifies from local examination a municipality that has failed to submit to the Division the user-friendly budget section corresponding with the previous year's adopted budget. Has your municipality electronically submitted to the Division the User-Friendly Budget section of its adopted CY2024/SFY2025 and CY2025 budgets?			
006	Best Practices	Budget	[0.50] Yes
Has your municipality created an accumulated absence liability trust fund pursuant to N.J.A.C. 5:30-15.5, and annually deposit appropriations into the fund? Only answer N/A if your municipality 1) does not offer (for any employee hired after a certain date) payouts upon retirement for accumulated sick leave, and 2) no current employee has a grandfathered right to sick leave payouts upon retirement.			
007	Best Practices	Budget	[0.50] Yes
N.J.S.A. 40A:4-62.1 allows municipalities to establish a storm recovery reserve for purposes such as, but not limited to, snow, ice, and debris removal. Unexpended balances budgeted annually for storm recovery purposes may be lapsed into the reserve. Review LFN 2025-10 for further information. Has your municipality established a storm recovery reserve to ensure the consistent availability of funds for this purpose?			
008	Best Practices	Budget	[0.50] Yes
Does your municipality engage in long-term financial planning with 5-year budget projections and cash flow forecasts?			

009	Best Practices	Budget	[0.50] Yes
A formal policy regarding municipal budget surplus (i.e. fund balance) is critical to making informed financial decisions, and the lack of a policy could lead bond rating agencies to downgrade your municipality's credit rating. In developing said surplus policy, the CMFO should analyze and explain at least a five (5) year trend of surplus, describing the factors causing each annual increase or decrease in order to develop a realistic and sustainable surplus policy. Has your municipality formally adopted a written policy that clearly states a specific unrestricted surplus amount or percentage of total revenue available to support its annual budget?			
010	Best Practices	Budget	[0.50] Yes
Did your municipality's most recent adopted budget maintain a fund balance (surplus) of at least 20% of appropriations or higher? If you answered No, please state the reason(s) for this budgeting decision under Comments.			
011	Best Practices	Budget	[0.50] Yes
Did your municipality's most recent adopted budget rely on one-time revenues in an amount at or below 10% of total revenues? If you answered No, please state the reason(s) for this budgeting decision under Comments.			
012	Best Practices	Budget	[0.50] N/A
If your municipality answered No to Questions 10 or 11, has your municipality formulated a plan for reversing those practices in your municipality's next upcoming budget?			
013	Unscored Survey	Budget	[0.00] No
If your municipality permits one or more classes of cannabis businesses, does your municipality impose a local cannabis tax pursuant to N.J.S.A. 40:48I-1?			
014	Core Competencies	Budget	[1.00] Yes
If your municipality has authorized special emergency authorizations financed by Special Emergency Notes (N.J.S.A. 40A:4-55), is the municipality current on the mandatory annual redemption schedule of retiring at least one-fifth (1/5) of each note annually with no rollovers or renewals beyond the statutory five-year term?			

015	Core Competencies	Capital Projects	[1.00] N/A
	Any municipality having its own water system is required to adopt an annual capital budget and program reflecting the water infrastructure improvements listed on the annual Water Quality Accountability Act (WQAA) capital improvement report. The WQAA capital improvement report must be submitted to the Department of Environmental Protection (DEP) by no later than March 15. If your municipality has its own water system, does the capital budget and program reflect the capital projects listed in the annual WQAA report submitted to DEP that fall within the time period of the municipality's capital budget and capital program?		
016	Core Competencies	Capital Projects	[1.00] Yes
	Has your municipality adopted a capital program as defined by N.J.A.C. 5:30-4.2, meaning a moving, multi-year plan and schedule for capital projects (including prospective financing sources) and, when pertinent, first year operating costs and savings? Only answer N/A if your municipality does not have a capital budget and is not required to adopt a capital budget pursuant to N.J.A.C. 5:30-4.3.		
017	Unscored Survey	Emergency Services	[0.00] Yes
	A disaster preparedness drill can help plan appropriate emergency responses for scenarios such as, but not limited to, natural disasters, active shooter, wildfires, and chemical spills. Has your municipality participated in a disaster preparedness drill involving local, county, and/or regional partners within the past year?		
018	Best Practices	Environment	[0.50] Yes
	Have one or more public electric vehicle charging stations been installed on municipal property?		
019	Best Practices	Environment	[0.00] No
	When purchasing new vehicles, does your municipality have a formal policy to purchase hybrid or alternative fuel vehicles whenever such vehicles are suited to the intended use? Only answer N/A if your municipality does not own any vehicles.		

020	Core Competencies	Ethics	[1.00] Yes
The Local Government Ethics Law, designed to ensure transparency in government, requires local government officers to file Financial Disclosure Statements (FDSs) annually. Compliance by local elected officials is required by N.J.S.A. 40A:9-22.6. Did all governing body members timely file their annual Financial Disclosure Statements for 2026 such that they were not issued a Notice of Violation (NOV) by the Local Finance Board? A "No" answer is permissible if the governing body members' NOV were rescinded by the Board. Only answer N/A if your municipality has an ordinance on the books establishing a municipal ethics board.			
021	Core Competencies	Ethics	[1.00] N/A
If your municipality has a municipal ethics board, did the municipal ethics board enforce the Financial Disclosure Statement (FDS) statute by issuing violations to local government officers (LGOs) who were on the 2026 roster but did not file the FDS by April 30, 2026? Only answer N/A if your municipality does not have an ordinance on the books establishing a municipal ethics board.			
022	Core Competencies	Financial Administration	[1.00] Yes Comment: No Repeat Audit Findings
Audit findings address areas needing improvement and ignoring these findings devalues the process. Municipalities should correct noted deficiencies. Have the audit findings in your municipality's 2024 audit been identified in a corrective action plan and not been repeated in the 2025 audit? If the answer is no, please list the repeat findings, along with the date the corrective action plan was submitted to DLGS, under Comments. If your municipality's 2025 audit is late, answer "No" and state "2025 audit not complete". Only answer "N/A" if there were no audit findings in the 2025 audit. If you did not answer no, please type "No Repeat Audit Findings" into the Comment Box.			
023	Core Competencies	Financial Administration	[1.00] Yes
At its July 2023 meeting, the Local Finance Board adopted an amendment to N.J.A.C. 5:30-8.2 that converted the previously suggested surety bond schedule for a CMFO to a mandatory minimum schedule. This change came into effect on January 1, 2024. See Local Finance Notice 2023-21 for further details and to view the exposure index. Through a blanket bond or an individual bond, does your municipality provide a fidelity bond with faithful performance coverage for the CMFO that meets at least the minimum schedule set forth in N.J.A.C. 5:30-8.2?			

024	Core Competencies	Financial Administration	[1.00] Yes
N.J.A.C. 5:30-5.7 requires municipalities to maintain a general ledger for not only the current fund, but also for all other funds, as well as post totals for all funds to the general ledger on at least a monthly basis and maintain required original books of entry in an electronic format. See Local Finance Notice 2024-09 for further details. Does your municipality maintain a general ledger for its current fund and all other funds in accordance with N.J.A.C. 5:30-5.7?			
025	Core Competencies	Financial Administration	[1.00] Yes
Does your municipality post totals for all funds to the general ledger on at least a monthly basis?			
026	Core Competencies	Financial Administration	[1.00] Yes
Does your municipality maintain required original books of entry in an electronic format?			
027	Core Competencies	Financial Administration	[1.00] Yes
Regular cash flow analysis by a municipality's finance office is critical to maintaining essential services and ensuring fiscal solvency. The Government Finance Officers Association offers cash flow forecasting guidance at https://www.gfoa.org/cash-flow-forecasting . Does your municipality's finance office generate a cash flow report on at least a quarterly basis with administration and elected officials updated on the results?			
028	Core Competencies	Financial Administration	[1.00] N/A
If your municipality received a legislative grant-in-aid from the FY26 State Budget, is your municipality 1) in compliance with all documentation and closeout requirements, 2) maintaining current agency information in SAGE, and 3) ensuring that the agency profile in SAGE does not lapse?			
029	Best Practices	Financial Administration	[0.50] Yes
N.J.A.C. 5:30-8.3(a)(3) establishes a schedule of minimum dollar amounts for tax collector surety bonding. However, to provide a higher level of security for public funds, municipalities are encouraged to adopt the more stringent schedule for tax collector surety bonding specified in N.J.A.C. 5:30-8.3(a)(4). Has your municipality adopted the more stringent surety bonding schedule for tax collectors set forth in N.J.A.C. 5:30-8.3(a)(4) or higher?			

030	Best Practices	Financial Administration	[0.50] Yes
N.J.A.C. 5:30-8.4 (a) establishes a schedule of minimum dollar amounts for municipal court surety bonding, specifically for municipal judges and municipal court administrators. However, subsection (b) of 5:30-8.4 encourages municipalities to adopt a more stringent schedule for municipal court surety bonding that is specified in the subsection. Has your municipality adopted the more stringent surety bonding schedule for municipal court judges and court administrators set forth in N.J.A.C. 5:30-8.4(b) or higher?			
031	Unscored Survey	Financial Administration	[0.00] No Comment: Answered No
Has the federal government rescinded or suspended one or more municipal grants since the beginning of this year? If so, please list the affected grants in the Comments field. If not, insert "Answered No" in the Comments field.			
032	Unscored Survey	Historic Preservation	
Does your municipal land use ordinance provide for an historic preservation commission that is governed under N.J.S.A. 40:55D-107?			
033	Core Competencies	Insurance	[1.00] Yes
The purchase of insurance coverage and consultant services is a limited exception to public bidding by virtue of being deemed an Extraordinary Unspecifiable Service (EUS) pursuant to N.J.S.A. 40A:11-5(a)(ii) and 40A:11-5(1)(m). See Page 3 of Local Finance Notice AU-2002-2 for further details. The standard EUS certification declaration is available at https://www.nj.gov/dca/dlgs/programs/lpc/docs/Model_Forms/eus_letter.pdf. Do not submit the form to DLGS. If your municipality has procured insurance under the EUS exception to public bidding, has your municipality followed the procedural requirements of an EUS in doing so?			
034	Best Practices	Insurance	[0.50] N/A
If your municipality contracts with an insurance broker for health insurance, and said contract exceeds the Local Public Contracts Law (LPCL) bid threshold, is your municipality's health insurance broker being procured through a competitive contracting or sealed bid process conducted pursuant to the Local Public Contracts Law? Only answer N/A if your municipality does not contract with an insurance broker for health insurance or, if it does, the contract does not exceed your municipality's LPCL bid threshold.			

035	Best Practices	Insurance	[0.50] Yes
Insurance broker fees dependent on the amount of health insurance premiums or fees paid by the municipality are vulnerable to abuse as brokers could face conflicting incentives in seeking lower-cost health insurance alternatives. If your municipality contracts with an insurance broker for health insurance, is the structure for broker payments set at a flat-fee rather than on a commission basis to mitigate the risk of a broker recommending more expensive health insurance coverage to earn higher fees? Only answer N/A if your municipality does not contract with an insurance broker for health insurance.			
036	Unscored Survey	Insurance	[0.00] No
If your municipality offers non-SHBP employee health benefit coverage (excluding Rx and dental), did your municipality switch from SHBP to non-SHBP health benefit coverage within the past four (4) years?			
037	Unscored Survey	Insurance	[0.00] Joint health insurance fund
What type of employee health benefit coverage (excluding Rx and dental) does your municipality currently offer?			
038	Core Competencies	Lead Remediation	[1.00] Yes
Subsection h. of N.J.S.A. 52:27D-437.16 requires each municipality to assess an additional fee of \$20 per unit inspected for lead hazards and deposited into the Department of Community Affairs' Lead Hazard Control Assistance Fund established pursuant to N.J.S.A. 52:27D-437.4. Does your municipality assess and collect the above-reference \$20 fee assessment for each lead inspection and send the proceeds to the Department of Community Affairs' Division of Housing & Community Resources for deposit into the Fund?			
039	Core Competencies	Lead Remediation	[1.00] Yes
Have all rental dwellings that have experienced tenant turnover since July 2022 been inspected for lead prior to being re-occupied?			

040	Core Competencies	Personnel	[1.00] Yes
For any current municipal officers and employees NOT required by contract or municipal policy to make health benefit contributions in the amounts specified by the Chapter 78 health benefit contribution grid (excluding Rx and dental), is your municipality requiring those employees to contribute at least 1.5% of base salary towards health benefits pursuant to P.L. 2010, c. 2? See Local Finance Notices 2010-12 and 2011-20R for further details. Answer N/A if all of your municipality's officers and employees are required by contract or municipal policy to contribute at least the amount required by P.L. 2011, c. 78 for health benefits.			
041	Core Competencies	Personnel	[1.00] N/A Comment: No retiree health benefits
A retiree whose amount of contribution towards retirement health benefits was determined pursuant to the Chapter 78 grid shall contribute based on the Chapter 78 grid percentage corresponding with their retirement benefit amount. See LFN 2011-20R for further explanation. For those retirees whose health benefit contribution amounts must adhere to the Chapter 78 grid, is your municipality ensuring that retiree health benefit contributions are being made in the amount required pursuant to law?			
042	Core Competencies	Personnel	[1.00] Yes
Payments for waivers filed before May 21, 2010 and maintained continuously since, cannot exceed fifty percent (50%) of the amount saved by the local unit as a result of the employee's waiver of coverage. For waivers filed on or after May 21, 2010, which is the effective date of P.L. 2010, c. 2, payments cannot exceed the lesser of twenty-five percent (25%) of the amount saved by the local unit as a result of the waiver, or \$5,000. When calculating an employee's waiver payment, the local unit must deduct the employee's healthcare contribution obligation from the total premium cost. Local units have sole discretion as to whether or not to offer employees payments for waiver of health benefits, and may offer waiver payments below the statutory maximum. Health benefit waiver payments are statutorily excluded from collective bargaining. See Local Finance Notices 2010-12 and 2016-10 for further discussion on health benefit waiver payments. Are your municipality's healthcare waiver payments at or below the statutory maximum? "N/A" is only applicable where the municipality does not make payments in lieu of health benefits.			
043	Core Competencies	Personnel	[1.00] Yes
Has your municipality's chief financial officer, tax collector, and municipal clerk registered their most current e-mail addresses in GovConnect to allow continued receipt of EGG Notice broadcasts?			

044	Core Competencies	Personnel	[1.00] Yes
For all municipal officers and employees whose positions require a State-issued professional license or certification, does your municipality 1) maintain a list of all State- certified employees and the expiration dates of their licenses or certifications; and 2) require those officials to provide updated copies of their licenses or certifications as they are renewed?			
045	Unscored Survey	Personnel	
Does your municipality currently have an unlicensed individual serving as an acting Municipal Clerk, temporary Chief Municipal Finance Officer, temporary Purchasing Agent, and/or a temporary Chief Public Works Manager? Select as many as are applicable or None of the Above.			
046	Unscored Survey	Personnel	
Does your municipality currently retain a chief financial officer through a professional services contract?			
047	Core Competencies	Procurement	[0.00] No
N.J.S.A. 34:1A-1.16 authorizes the New Jersey Department of Labor and Workforce Development (NJDOLE) to create a list on its website, dubbed the Workplace Accountability in Labor List (The WALL), of any person found in violation of any State wage, benefit, and tax laws and against whom a final order has been issued by the NJDOLE for such violation. A contract cannot be awarded to any contractor or vendor appearing on the WALL. Review LFN 2024-18 for further information. Is your municipality cross checking prospective vendor or contractor names against the WALL before awarding any contract over the quote threshold?			
048	Core Competencies	Procurement	[1.00] Yes
P.L. 2023, c. 138 requires public works contractor registration and payroll certification for public works projects to be completed online at https://njwages.nj.gov/ . Contractors were required to be registered prior to August 15, 2024 with public entity registration strongly encouraged. Email njwagehubinfo@dol.nj.gov for assistance with registration. In addition to the NJ Wage Hub online requirements, certified payrolls shall continue to be submitted to the municipality in the manner and process that is consistent with each body's previous receipt of certified payrolls (e.g. email, fax). Is your municipality registered with NJDOLE's online certified payroll system?			

049	Unscored Survey	Procurement	
	Has your municipality awarded a contract for financial consulting services within the past year?		[0.00] Yes
050	Core Competencies	Redevelopment	
	Upon the adoption of a resolution by a municipal governing body determining that a delineated area, or any part thereof, is an area in need of redevelopment or an area in need of rehabilitation, N.J.S.A. 40A:12A-6.b(5)(c) and 40A:12A-14.a require the municipal clerk to transmit a copy of the resolution to the Commissioner of the Department of Community Affairs for review. If the area in need of redevelopment or rehabilitation is not located in an area in which development or redevelopment is to be encouraged pursuant to any State law, the determination shall not take effect without first receiving the review and approval of the Commissioner. If the area in need of redevelopment or rehabilitation is located within an area in which development or redevelopment is encouraged pursuant to State law, the resolution shall take effect after the municipal clerk has transmitted a copy of the resolution to the Commissioner. Areas in Need of Redevelopment and Areas in Need of Rehabilitation are featured on the NJ Community Asset Map hosted on the Office of Local Planning Services webpage under "Available Data and Applications." Has your municipality submitted all resolutions designating areas in need of redevelopment or rehabilitation within the municipality to the DCA Commissioner?		[1.00] Yes
051	Core Competencies	Redevelopment	
	N.J.S.A. 40A:20-9(d) requires an urban renewal entity with which the municipality has a financial agreement for a payment in lieu of taxes (PILOT) under the Long-Term Tax Exemption Law to submit annually, within 90 days after the close of its fiscal year, its auditor's reports to the mayor and the governing body. Does your municipality enforce the annual submission of urban renewal entity audit reports and review those reports?		[1.00] Yes

052	Core Competencies	Redevelopment	[1.00] Yes
For financial agreements under the Long-Term Tax Exemption Law (Long-Term PILOTs) that were entered into on or after July 9, 2003, N.J.S.A. 40A:20-12 requires municipalities to remit to the county five percent (5%) of each quarterly installment of the annual service charge paid by the urban renewal entity to the municipality. The county portion must be included with the quarterly tax installment paid to the county pursuant to N.J.S.A. 54:4-74. P.L. 2025, c.91 also requires a quarterly report of all Long Term PILOTs to which the county share applies to be filed with the county along with the required payment. See LFN 2025-12 for further information. Does your municipality pay over to the county its statutory share of each Long-Term PILOT entered into on or after July 9, 2003 and file the required quarterly report?			
053	Core Competencies	Redevelopment	[1.00] Yes
PILOTs can be a useful tool for economic development. However, municipalities must monitor PILOT agreements to ensure recipients comply with all agreement terms, particularly timely payment and reporting. Does your municipality have an official designated to monitor exemptions/abatements and ensure compliance with the PILOT agreement terms?			
054	Unscored Survey	Redevelopment	[0.00] Tax Collector
If your municipality has one or more PILOTs under the Long-Term Tax Exemption Law (NJSA 40A:20-1 et seq.), which municipal official is responsible for collecting the annual service charge? If selecting "Other", please list the official under Comments.			
055	Unscored Survey	Redevelopment	[0.00] No
If your municipality has one or more PILOTs under the Long Term Tax Exemption Law (NJSA 40A:20-1 et seq.), does your municipality share with its school district(s) any portion of the annual service charge revenue generated from one or more PILOT agreements?			

056	Core Competencies	Shared Services & Consolidation
	N.J.S.A. 40A:65-4(b) requires a copy of each shared services agreement to be filed with the Division of Local Government Services. Has your municipality filed with the Division the most current copy of each shared services agreement under which the municipality provides one or more services to another local unit as defined by N.J.S.A. 40A:65-3 of the Uniform Shared Services and Consolidation Act? Only answer N/A if your municipality does not provide a shared service to another local unit.	[1.00] Yes
057a	Unscored Survey	Shared Services & Consolidation
	If your municipality currently provides a chief financial officer, tax collector, tax assessor, municipal clerk, qualified purchasing agent, certified public works manager, municipal treasurer, and/or a public works superintendent to another municipality pursuant to a shared services agreement, please select one or more of the options provided and list under Comments each municipality (and the county in which that municipality is located) along with the position being provided to that municipality. If your municipality currently provides none of these positions pursuant to a shared services agreement, select None of the Above and insert N/A into Comments.	Comment: N/A
057b	Unscored Survey	Shared Services
	If the answer to Question 57a is yes, did one or more of the identified shared service agreements result in the dismissal of a tenured official? If yes, please insert under Comments 1) the position or positions where an agreement resulted in the dismissal of a tenured official; and 2) an estimate of the cost savings anticipated to be achieved by the participating municipalities at the outset of the agreement. If the answer is No or N/A, please insert "No" or "N/A" under Comments. See LFN 2018-3R for more information on this provision of the Common Sense Shared Service Act.	[0.00] N/A Comment: N/A
058	Unscored Survey	Tax Collection
	What method does your municipality use to conduct its annual tax lien sale? If an online sale is used, please include the name of the vendor in the Comments. If an in-person sale, insert "in-person sale" under Comments.	[0.00] In-Person Sale Comment: in-person sale
059	Unscored Survey	Technology
	Does your municipality routinely utilize an artificial intelligence (AI) platform in one or more of its departments?	[0.00] Yes

060	Unscored Survey	Transient Accommodations
	Has your municipality authorized the issuing of licenses for rental of short-term transient accommodations (e.e. Airbnb, VRBO) pursuant to N.J.S.A. 40:52-1(n)?	[0.00] No
061	Unscored Survey	Transient Accommodations
	Has your municipality established a municipal occupancy tax on hotel rooms or transient accommodation rentals pursuant to N.J.S.A. 40:48F-1 through 7?	[0.00] No
062	Core Competencies	Transparency
	Signed into law on June 30, 2025, L. 2025, c.72 replaces the previous newspaper publication of legal notices with mandatory publication on the local government's website. A municipality shall make the complete text of each legal notice available on a dedicated legal notices webpage for at least one week from the date of initial posting or such other time period as may be required by law. See LFN 2026-01 for further information. Does your municipality maintain a prominent "Current Legal Notices" link conspicuously displayed on the homepage of its official website?	[1.00] Yes
063	Core Competencies	Transparency
	Starting July 1, 2026, L. 2025, c.72 requires each municipality to maintain an archive on its official website for all legal notices that have been removed from conspicuous placement on its Current Legal Notices webpage. An archived legal notice must be maintained in the municipality's Internet archive for at least one year after being transferred from, its Current Legal Notices webpage. See LFN 2026-01 for further information. Does your municipality currently have an online archive for its legal notices?	[1.00] Yes Comment:

064	Core Competencies	Transparency	Are your municipality's codified and uncoded ordinances, including all current salary ordinances, posted on the municipality's website? Please provide the link to the webpage on which the ordinances are posted under Comments. If the answer is "No" type "Answered No" under Comments.	[1.00] Yes Comment: Code of Ordinances: https://ecode360.com/MO0150 - Directly linked to from montvalenj.gov Ordinances are filed with the minutes at https://www.montvalenj.gov/minutes government/agendas-and-minutes/mayor-and-council/
065	Core Competencies	Transparency	Does your municipality maintain on its website minutes and agendas, along with meeting dates, for the governing body, planning board, board of adjustment and all commissions? Please provide the link to the webpage on which the agendas and minutes are listed under Comments. If the answer is "No" type "Answered No" under Comments.	[1.00] Yes Comment: https://www.montvalenj.gov/minutes government/agendas-and-minutes/
066	Core Competencies	Transparency	Municipalities will need to implement ADA-compliant design principles for rendering links and notice content accessible to the visually impaired. The current Federal compliance deadlines are April 24, 2027 for municipalities 50,000 or more in population, and April 24, 2028 for municipalities of less than 50,000. See LFN 2026-01 for further information. Is your municipality working with its IT personnel/firm and legal counsel to ensure the compliance deadline is met?	[1.00] Yes

067	Core Competencies	Transparency	Does your municipality maintain on its website the previous three years of adopted budgets and the current year introduced or adopted budget, inclusive of the user-friendly budget section, as required pursuant to N.J.S.A. 40A:4-10? Please provide the link to the webpage on which the budgets are posted under Comments. If the answer is "No" type "Answered No" under Comments.	[1.00] Yes Comment: https://www.montvalenj.gov/you/government/budget-and-financial-documents/
068	Best Practices	Transparency	Does your municipality maintain on its website, in a location easily accessible to the public, the municipal master plan and the current and most immediate prior master plan elements (e.g. land use, housing, stormwater management plan, traffic, open space and recreation)? Please provide the link to the webpage on which the master plan information is posted under Comments. If the answer is "No" type "Answered No" in the comments.	[0.50] Yes Comment: https://www.montvalenj.gov/you/government/boards-and-commissions/planning-board/master-plan-and-affordable-housing/
069	Best Practices	Transparency	Does your municipality maintain on its website all current labor agreements, including memoranda of understanding, contract amendments, and "side letter" or "side bar" agreements? Please provide the link to the webpage on which current labor agreements are posted under Comments. If the answer is "No" type "Answered No" under Comments.	[0.50] Yes Comment: https://www.montvalenj.gov/de/pba-agreement/
070	Best Practices	Transparency	Does your municipality maintain on its website the most recent annual financial statement (AFS) and annual audit, including any corrective action plan? Please provide the link to the webpage on which both are posted under Comments. If the answer is "No" type "Answered No" under Comments.	[0.50] Yes Comment: https://www.montvalenj.gov/you/government/budget-and-financial-documents/

071a	Core Competencies	Hospital Contributions	
Does your municipality collect a community service contribution under N.J.S.A. 40:48J-1 from tax-exempt hospitals and satellite emergency care facilities located within your municipality?			[1.00] N/A
071b	Core Competencies	Hospital Contributions	
If your answer to Question 71(a) was yes, is your municipality remitting 5% of the installment to the county pursuant to subsection d. of N.J.S.A. 40:48J-1?			[1.00] N/A

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	\$2,486,913.70	Bill List Wire 10/27/2026
	<u>\$392,371.52</u>	Wires/Manual Checks
Current TOTAL	\$2,879,285.22	
Capital	\$88,932.37	Bill List Wire 10/27/2026
Escrow	\$8,051.50	Bill List Wire 10/27/2026
Housing Trust	\$5,620.75	Bill List Wire 10/27/2026
General Trust	\$1,452.18	Bill List Wire 10/27/2026
Dog Trust	\$300.00	Bill List Wire 10/27/2026
Recreation Trust	\$571.23	Bill List Wire 10/27/2026
	<u>TOTAL</u>	
	\$2,984,213.25	

*This resolution was adopted by the Mayor and Council of Montvale
at a meeting held on 10/27/26*

Introduced by: _____

Approved: 10/27/26

Seconded by: _____

Michael Ghassali, Mayor

ATTEST:

Frances Scordo, Municipal Clerk

MANUAL/VOID CHECKS - WIRES
October 27, 2026

<u>Check #</u>	<u>PO #</u>	<u>Date</u>	<u>Vendor/Transaction</u>	<u>Amount</u>
WIRE		10/9/26	Payroll Account	\$260,469.03
WIRE		10/9/26	Salary Deduction Account	\$131,822.49
WIRE		10/9/26	FSA Account	\$80.00

Total

\$392,371.52

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Bill List By Vendor Id

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P.O. Type: All
Range: First to Last
Format: Condensed
Vendors: All
Rcvd Batch Id Range: First to Last
Include Non-Budgeted: Y
Open: N Paid: N Void: N
Rcvd: Y Held: Y Aprv: N
Bid: Y State: Y Other: Y Exempt: Y

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00023	BERGEN CTY UTILITIES AUTHORITY	26-00305	03/13/26	2026 SEWER SERVICE CHARGES	Open	280,854.00	0.00		B
00027	BT SPECIALTIES	26-01108	09/23/26	PD NEW HIRE LOCKER PLATES	Open	32.00	0.00		
00036	DIPALMA, FRANK	26-01177	10/13/26	WEATHERBELL SUBSCRIPTION	Open	300.00	0.00		
00043	NORTH JERSEY MEDIA GROUP	26-01225	10/21/26	NORTH JERSEY MEDIA SEPTEMBER	Open	389.20	0.00		
00046	COUNTY OF BERGEN, TREASURER	26-00119	01/21/26	2026 COUNTY TAXES	Open	1,818,263.00	0.00		B
00065	GENERAL CODE PUBLISHERS, LLC	26-01164	10/07/26	GC TERM TRACKER NETWORK	Open	200.00	0.00		
00071	VEOLIA (SUEZ)	26-00128	01/22/26	2026 FIRE HYDRANTS	Open	18,101.11	0.00		B
00095	HANRAHAN, ROBERT	26-00983	08/25/26	MCG SUPPLIES	Open	52.18	0.00		
00097	CABLEVISION	26-00973	08/19/26	07873-109890-01-7 OPTIMUM	Open	161.39	0.00		
		26-00974	08/19/26	07873-204461-01-0 OPTIMUM	Open	27.70	0.00		
		26-01199	10/15/26	07873-204461-01-0 OPTIMUM	Open	27.81	0.00		
		26-01200	10/15/26	07873-109890-01-7 OPTIMUM	Open	161.39	0.00		
		26-01221	10/21/26	07873-199375-01-1 OPTIMUM	Open	234.87	0.00		
						613.16			
00113	FEDICK, ANDREW	26-01172	10/08/26	REIMB VEHICLE REGISTRATIONS	Open	120.00	0.00		
00114	CORBI PRINTING CO. INC.	26-01224	10/21/26	CASE JACKETS - QUANTITY 2000	Open	966.00	0.00		
00146	PSE&G CO.	26-01182	10/14/26	PSE&G SE[TEMBER 2026	Open	1,579.48	0.00		
00164	STATELINE FIRE & SAFETY, INC.	26-01102	09/22/26	PD FIRE EXTINGUISHER INSPECT	Open	133.95	0.00		
00258	ROCKLAND ELECTRIC COMPANY	26-01161	10/07/26	ROCKLAND ELECTRIC BORO ST LITE	Open	11,938.56	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00375	BOROUGH OF PARK RIDGE								
		26-01119	09/25/26	TRI BORO FUEL AUGUST 2026	Open	7,711.87	0.00		
		26-01137	10/01/26	TRI BORO RADIO EXPENSES	Open	14,837.53	0.00		
		26-01217	10/21/26	TRI BORO FUEL SEPTEMBER 2026	Open	8,753.17	0.00		
						31,302.57			
00554	BERGEN MUNI.EMPL.BENEFITS FUND								
		26-00079	01/15/26	2026 HEALTH BENEFITS	Open	104,400.00	0.00		B
00578	TREASURER, STATE OF NJ DCA								
		26-01145	10/05/26	THIRD QUARTER FEES	Open	8,312.00	0.00		
00602	ANCHOR FENCE CONTRACTORS, INC.								
		26-01111	09/23/26	FMS ENTRANCE GATE REPAIR	Open	850.00	0.00		
00699	ATLANTIC TOMORROWS OFFICE								
		26-01130	10/01/26	WIDE FORMAT COPIER USAGE	Open	93.94	0.00		
00731	COLLIER'S ENGINEERING & DESIGN								
		24-01464	10/18/24	NJDOT FY2024 - WOODLAND ROAD	Open	285.00	0.00		B
		25-00324	02/27/25	NJDOT FY2025 - PARAGON DRIVE	Open	665.00	0.00		B
		25-01353	10/20/25	Tax Map Maint. & Revisions	Open	400.00	0.00		B
		25-01681	12/18/25	Continued Services Affordable	Open	100.00	0.00		B
		26-00253	02/26/26	2026 Borough Planner	Open	400.00	0.00		B
		26-00308	03/13/26	Non-Condemnation AINR Study	Open	1,025.00	0.00		B
		26-00473	04/16/26	Cont. 4th Round Afford Housing	Open	1,300.00	0.00		B
		26-00522	04/29/26	Stormwater Watershed Impr Plan	Open	3,090.00	0.00		B
		26-00700	06/11/26	2026 NJDOT Memorial Dr Imprv	Open	1,042.50	0.00		B
		26-01079	09/15/26	Professional Services Rendered	Open	715.00	0.00		
		26-01081	09/15/26	Professional Services Rendered	Open	1,923.75	0.00		
		26-01094	09/21/26	Municipal Eng Review 603/34-36	Open	647.50	0.00		
		26-01157	10/07/26	Professional Services Rendered	Open	650.00	0.00		
		26-01158	10/07/26	Planning Services Rendered	Open	1,692.50	0.00		
		26-01160	10/07/26	Professional Services Rendered	Open	177.75	0.00		
		26-01162	10/07/26	Engineering Services Rendered	Open	1,400.00	0.00		
		26-01166	10/07/26	Professional Services Rendered	Open	185.00	0.00		
						15,699.00			
00801	WESTPHAL WASTE SERVICES, INC.								
		26-00139	01/29/26	2026 GARBAGE COLLECTION	Open	84,333.33	0.00		B
00891	RIDGEMONT PIZZA & RESTAURANT								
		26-01152	10/06/26	DINNER FOR PB MEETING	Open	99.00	0.00		
00896	GIAMMARINO, MICHAEL								
		26-00196	02/17/26	2026 INTERPRETING SERVICES	Open	320.00	0.00		B
00999	AMAZON.COM SERVICES, INC.								
		26-00790	07/08/26	CAMP SUPPLIES- AMAZON	Open	571.23	0.00		
		26-01018	09/01/26	PD WATER FILTERS & SCREEN CLEA	Open	187.99	0.00		
		26-01025	09/02/26	American Flags 4x6 /Toner	Open	495.98	0.00		
		26-01030	09/03/26	Fruit Fly Traps/Spray	Open	24.18	0.00		
		26-01076	09/15/26	PD SUPPLIES	Open	1,227.74	0.00		

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Vendor #	Name	Status	Amount	Void Amount	Contract	PO Type
PO #	PO Date Description					
00999	AMAZON.COM SERVICES, INC.	Continued				
26-01091	09/17/26 OFFICE SUPPLIES	Open	96.77	0.00		
26-01112	09/23/26 FMS FIELD STORAGE	Open	144.96	0.00		
26-01118	09/25/26 OFFICE SUPPLIES	Open	86.17	0.00		
26-01122	09/29/26 PD VEHICLE EQUIPMENT	Open	736.57	0.00		
26-01147	10/05/26 AMAZON ORDER	Open	39.98	0.00		
			3,611.57			
01055	VALLEY HEALTH MEDICAL GROUP					
26-01101	09/22/26 PD CROSSING GUARD EXAMS	Open	600.00	0.00		
01080	PAYARGO, INC.					
26-01163	10/07/26 ANNUAL ONLINE TAX TRANSACTIONS	Open	206.75	0.00		
01153	ALL AMERICAN FORD INC.					
26-00764	06/29/26 2027 F750 DIESEL SUPERCAB BASE	Open	86,367.62	0.00		
01227	PIAZZA & ASSOCIATES, INC.					
26-00150	02/02/26 2026 AFFORDABLE HOUSING SVCS	Open	400.00	0.00		B
01464	SURENIAN, EDWARDS, BUZAK & NOLAN					
26-00377	03/26/26 2026 SPECIAL COUNSEL	Open	270.00	0.00		B
26-01136	10/01/26 TRUST RESERVE FOR HOUSING	Open	1,629.00	0.00		
			1,899.00			
01643	LORANGER, LISA					
26-01228	10/22/26 FARM DAY	Open	3,392.90	0.00		
01680	WEGMANS BUSINESS					
26-00540	05/01/26 WELLNESS GOLF- \$50 AMAZON GC	Open	50.00	0.00		
01702	MEDIA CONSULTANTS LLC					
26-00846	07/20/26 MONTVALE STUDIO MANAGEMENT	Open	12,849.00	0.00		B
01749	BOHAN, ANDREW					
26-01127	09/30/26 REIMBURSEMENTS	Open	1,403.96	0.00		
01760	UNITED PARCEL SERVICE					
26-01227	10/21/26 F047X UPS AUGUST AND SEPTEMBER	Open	350.24	0.00		
01767	VERIZON					
26-01124	09/29/26 555-569-014-0001-55 VERIZON	Open	175.83	0.00		
01828	CGP&H, LLC					
26-00240	02/25/26 PROFESSIONAL HOUSING REHAB SVC	Open	450.00	0.00		B
01833	MCGEE, HEATHER (PETTY CASH)					
26-01211	10/20/26 REIMB PETTY CASDH	Open	252.96	0.00		
01856	MONTVALE FLORIST					
26-01064	09/11/26 Sympathy Flowers- M. Regan	Open	129.95	0.00		

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Vendor #	Name	Status	Amount	Void Amount	Contract	PO Type
PO #	PO Date Description					
01890	GREATAMERICA FINANCIAL SRVCS.					
26-00069	01/14/26 POSTAGE MACHINE LEASE	Open	289.00	0.00		B
01894	JERSEY MAIL SYSTEMS, LLC					
26-01115	09/23/26 INK FOR POSTAGE MACHINE	Open	279.95	0.00		
02038	VOYTUS, JOSEPH					
26-01212	10/20/26 CONFERENCE REIMBURSEMENT	Open	324.16	0.00		
02055	BLUE LINE BEASTS					
26-01097	09/22/26 UNIFORM SHIRTS	Open	499.00	0.00		
02059	STRAUSS, CASSIDY					
26-01194	10/14/26 PUMPKIN REIMBURSEMENT	Open	95.77	0.00		
02097	BLOODGOOD LAW ENFORCEMENT					
26-01061	09/10/26 TRAINING CLASS PIERRO	Open	225.00	0.00		
02141	REGAN, ROBERT T., ESQ.					
26-01078	09/15/26 Professional Services Rendered	Open	900.00	0.00		
26-01159	10/07/26 Services Rendered	Open	1,776.75	0.00		
26-01167	10/07/26 Professional Services Rendered	Open	<u>100.00</u>	0.00		
			2,776.75			
02224	PIERRO, MARK					
26-01140	10/02/26 REIMB CLTHG ALLOW BOOTS	Open	239.99	0.00		
02230	DESANTO, JOSEPH					
26-01156	10/07/26 Veterinary Services	Open	300.00	0.00		
02231	SECOR FARMS, INC.					
26-01195	10/14/26 CORN STALKS	Open	888.15	0.00		
02264	RP TECH SERVICES					
26-00203	02/18/26 COMPUTER MAINTENANCE/LICENSING	Open	3,380.02	0.00		B
26-00361	03/24/26 COURT MONTHLY SUPPORT	Open	<u>18.12</u>	0.00		B
			3,398.14			
02384	DETAI LLC					
26-00955	08/13/26 PD DECALS FOR DETAIL CARS	Open	100.00	0.00		
26-00993	08/27/26 PD CAR VINYL DECAL	Open	<u>80.00</u>	0.00		
			180.00			
02426	VERIZON WIRELESS					
26-01201	10/15/26 242317487-00001 VERIZON	Open	944.51	0.00		
02436	SCHAEFER, CONNOR					
26-01129	09/30/26 NEW RECRUIT CLOTHING UNIFORMS	Open	725.87	0.00		
26-01151	10/06/26 REIMB PD INITIAL ISSUE CLTHG	Open	<u>353.69</u>	0.00		
			1,079.56			
02437	ZELENCICH, JAKE					
26-01128	09/30/26 NEW RECRUIT CLOTHING UNIFORMS	Open	725.87	0.00		

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
02987	DATA NETWORK SOLUTIONS	26-00080	01/15/26	2026 BORO PHONE LINES	Open	1,105.29	0.00		B
03148	COUNTY OPEN SPACE TRUST FUND	26-00120	01/21/26	2026 COUNTY OPEN SPACE TAXES	Open	85,561.05	0.00		B
03682	CRUISE, E. K.	26-01139	10/02/26	REIMB FIREARMS EQUIP	Open	291.94	0.00		
		26-01170	10/08/26	REIMB NEW RECRUIT EQUIP	Open	204.92	0.00		
						496.86			
03727	STAPLES INC	26-01098	09/22/26	Coffee Cups , Napkins	Open	90.42	0.00		
03879	HILLS VALLEY COALITION	26-01203	10/15/26	SCREENAGERS PROJECT LICENSE	Open	1,250.00	0.00		
Total Purchase Orders:		96	Total P.O. Line Items:		0	Total List Amount:		2,591,841.73	Total Void Amount: 0.00

Totals by Year-Fund							
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND 2025	5-01	400.00	0.00	400.00	0.00	0.00	400.00
CURRENT FUND 2026	6-01	2,486,513.70	0.00	2,486,513.70	0.00	0.00	2,486,513.70
CAPITAL FUND	C-04	88,932.37	0.00	88,932.37	0.00	0.00	88,932.37
BOA ESCROW ACCOUN	E-08	8,051.50	0.00	8,051.50	0.00	0.00	8,051.50
OTHER TRUST ACCOU	T-03	7,072.93	0.00	7,072.93	0.00	0.00	7,072.93
DOG TRUST ACCOUNT	T-12	300.00	0.00	300.00	0.00	0.00	300.00
RECREATION TRUST	T-19	571.23	0.00	571.23	0.00	0.00	571.23
Year Total:		7,944.16	0.00	7,944.16	0.00	0.00	7,944.16
Total Of All Funds:		2,591,841.73	0.00	2,591,841.73	0.00	0.00	2,591,841.73