

**AGENDA
PUBLIC MEETING
BOROUGH OF MONTVALE
Mayor and Council Meeting
May 14, 2026
Closed Executive Session 7:00PM
Meeting to Commence 7:30PM**

CLOSED/EXECUTIVE SESSION:

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

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

- Personnel – RICE Notice – Police Officer, Nicholas Dispoto – Terms/Conditions of Employment
- Attorney Client Privilege – Potential Litigation – Affordable Housing

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

ROLL CALL:

Councilmember Arendacs
Council President Cudequest
Councilmember Koelling

Councilmember Lane
Councilmember Roche
Councilmember Russo-Vogelsang

2026 BUDGET PRESENTATION: Councilmember Lane and Councilmember Roche

Resolution No. 94-2026 Permitting the 2026 Municipal Budget to be Read by Title Only
(Roll Call)

PUBLIC HEARING 2026 MUNICIPAL BUDGET:

MEETING OPEN TO PUBLIC:

Municipal Budget Only

MEETING CLOSED TO PUBLIC:

Municipal Budget Only

Resolution No. 95-2026 Self-Examination of 2026 Budget
(Roll Call)

ADOPTION 2026 MUNICIPAL BUDGET:

Resolution No. 96-2026 Adoption of 2026 Municipal Budget
(Roll Call)

ORDINANCES:

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

ORDINANCES: - continued

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

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

INTRODUCTION OF ORDINANCE NO. 2026-1592 AN ORDINANCE OF THE BOROUGH OF MONTVALE CREATING A NEW CHAPTER 365 OF THE BOROUGH CODE ENTITLED, "TOWING AND STORAGE"
(public hearing June 11, 2026)

INTRODUCTION OF ORDINANCE NO. 2026-1593 AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING OVERNIGHT STREET PARKING REGULATIONS
(public hearing June 11, 2026)

INTRODUCTION OF ORDINANCE NO. 2026-1594 AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 170 OF THE BOROUGH CODE TO CLARIFY THE SENIOR FEE WAIVER
(public hearing June 11, 2026)

MEETING OPEN TO PUBLIC:

Agenda Items Only

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:

April 28, 2026

CLOSED/EXECUTIVE MINUTES:

None

RESOLUTIONS: NON-CONSENT

None

RESOLUTIONS: (CONSENT AGENDA*)

*All items listed on a consent agenda are considered to be routine and non-controversial by the Borough Council and will be approved by a motion, seconded and a roll call vote. There will be no separate discussion on these items unless a Council member(s) so request it, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

- 97-2026 Requesting Approval Of Items Of Revenue And Appropriation N.J.S.A. 40a:4-87 – 2026 Distracted Driving Crackdown. U Drive. U Text. U Pay
- 98-2026 Requesting Approval Of Items Of Revenue And Appropriation N.J.S.A. 40a:4-87 – State Body Armor Replacement Fund (BARF)
- 99-2026 Award Professional Service Contract to Colliers Engineering & Design - for Construction Observation & Administration Services for 2026 Riverside Cooperative Paving Program
- 100-2026 Amending Resolution 87-2026 - A Resolution of the Borough of Montvale Authorizing the Execution of an Agreement with the Pascack Valley Regional High School District Board of Education Concerning the Hiring and Placement of Special Police Officer IIIs at Pascack Hills High School For The 2026-2027 School Year

RESOLUTIONS: (CONSENT AGENDA*)

- 101-2026 Refund Tax Overpayment - Block 2503, Lot 22 – 28 Cottage Ave
- 102-2026 A Resolution Authorizing The Borough Of Montvale To Accept The Bid Of Persistent Construction For Kinderkamack Road And Magnolia Avenue Improvements
- 103-2026 A Resolution Authorizing Execution of Naming Grant Agreement Between the Borough of Montvale and Oritani Charitable Foundation

BILLS:

REPORT OF REVENUE:

COMMITTEE REPORTS:

ENGINEER'S REPORT:

ATTORNEY'S REPORT:

ADMINISTRATOR'S REPORT:

UNFINISHED BUSINESS:

None

NEW BUSINESS:

- Planning Board Appointments and Resignation

Chris Gruber, Resignation; Appointments as follows: Joe Puglisi, Class II; Anita Bagdat, Alternate #1; Dianne Didio, Alternate #2; Daniel Alger, Alternate #3 and Anastasia Kartsev, Alternate #4

COMMUNICATION CORRESPONDENCE:

- 2025 Safety Award – Platinum - \$1,750.00

MEETING OPEN TO THE PUBLIC:

HEARING OF CITIZENS WHO WISH TO ADDRESS THE MAYOR AND COUNCIL:

Upon recognition by the Mayor, the person shall proceed to the floor and give his/her name and address in an audible tone of voice for the records. Unless further time is granted by the Council, he/she shall limit his/her statement to five (5) minutes. Statements shall be addressed to the Council as a body and not to any member thereof. No person, other than the person having the floor, shall be permitted to enter into any discussion, without recognition by the Mayor.

MEETING CLOSED TO THE PUBLIC:

ADJOURNMENT:

Regular Workshop Meeting of the Mayor & Council to be held at 7:30pm on May 26, 2026

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

BOROUGH OF MONTVALE

COUNTY OF BERGEN



2026 BUDGET OVERVIEW

Investing in Our Values. Building for Tomorrow.

FINANCE COMMITTEE

Mayor Mike Ghassali

Councilman Chris Roche

Councilman Timothy E. Lane

Borough Administrator Joseph Voytus

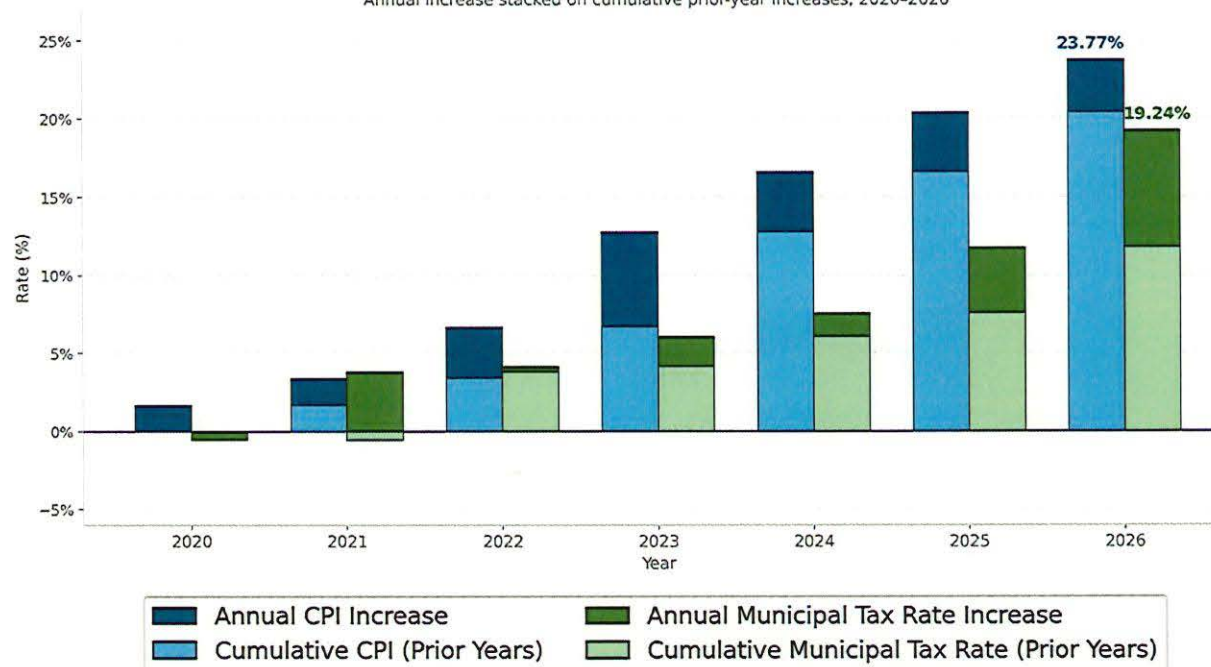
Chief Financial Officer Matthew Cavallo

15+ YEARS OF FISCAL RESPONSIBILITY

- Multiple years with **no tax increase**
- Montvale has consistently kept tax increases **below the rate of inflation**
- Efficient operations and **cost-saving strategies**
- Conservative approach has kept the Borough **financially strong**

MONTVALE CONTINUES TO HOLD THE LINE ON TAXES

CPI vs. Municipal Tax Rate Change
Annual increase stacked on cumulative prior-year increases, 2020-2026



Montvale's average municipal tax increase has remained BELOW inflation.

MONTVALE HOME VALUES CONTINUE TO GROW

Average Equalized Home Value

\$761,316

Increase Since 2020

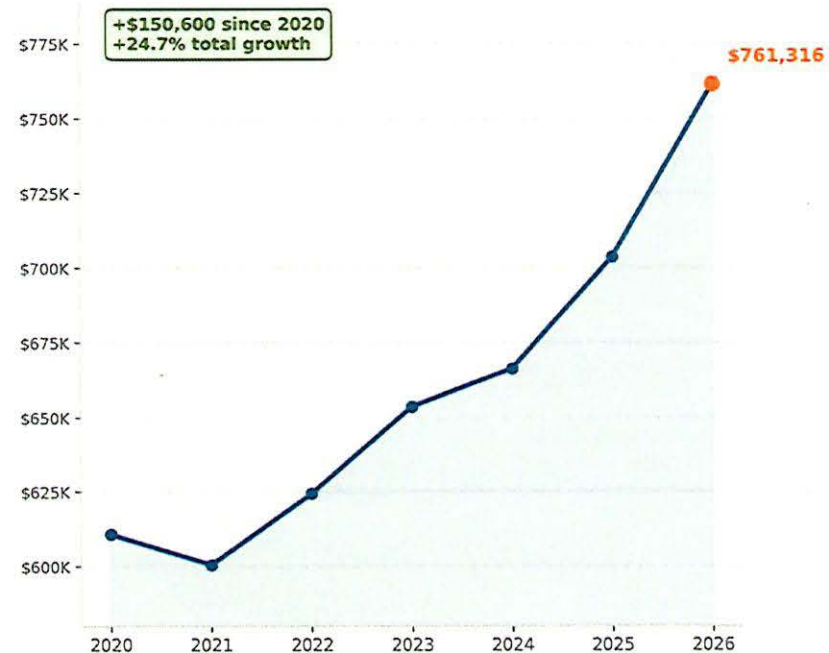
+\$150,600

Total Growth Since 2020

24.7%

Growth in Households

+174 homes



Montvale continues to balance responsible fiscal management with long-term investment in community assets and quality of life.

MAJOR COST PRESSURES DRIVING THE 2026 BUDGET

Many of the Borough's largest increases are contractual, insurance-related, utility-based, or tied to long-term capital decisions.

Employee Health Insurance

+33%

Debt Service*

+23%

**Primarily related to the DePiero
Farm purchase*

<u>Cost Driver</u>	<u>Increase</u>
Sewage Disposal	+13%
Fire Hydrant Service	+11%
General Liability Insurance	+9%
State Pension Obligations	+8%
Utilities	+7%
Police Contractual Increases	+7%
Workers Compensation	+6%
Police Dispatch	+6%

CONTROLLING WHAT WE CAN CONTROL

Departmental Operating Costs

↓ **0.5%**

Departments reviewed operational spending line-by-line to identify reductions and efficiencies.

Salary & Wage Management

Police Dept

↑ **7.4%**

Non-Police

↓ **0.9%**

Existing police contractual obligations significantly impacted salary costs, while non-police salary expenses decreased through staffing adjustments, vacancies, and conservative management practices.

Despite significant external cost pressures, the Borough reduced departmental operating expenses while limiting overall salary growth.

BUILDING A STRONGER FINANCIAL FOUNDATION

Montvale's reliance on surplus to support operations continues to decline.

	2020	2021	2022	2023	2024	2025	2026
Balance - January 1	4,713,174	4,976,873	5,376,214	5,988,687	6,559,806	6,618,515	7,097,766
Amount Appropriated in the CY Budget-Cash	4,100,000	3,650,000	3,800,000	4,160,000	4,160,000	4,160,000	4,160,000
Percentage of Surplus Used in Support of Municipal Budget	86.99%	73.34%	70.68%	69.46%	63.42%	62.86%	58.61%

STRATEGIC INFRASTRUCTURE & LAND PRESERVATION

- \$5M DePiero Farm acquisition
- Ongoing road resurfacing initiative
- Renewing and revitalizing parks, fields and open space
- Investments in fire safety equipment, radios, license plate readers, SCBA and PPE
- Investments tied to increasing **home values, public health and safety, and livability**

STRATEGIC INVESTMENT. RESPONSIBLE FINANCING.

- **AAA Bond Rating**

- S&P reaffirmed Montvale's AAA rating in 2025
- Allows borrowing at the lowest available interest rates
- Reflects strong financial management and stability

- **Long-term Community Investments**

- \$5M DePiero Farm preservation initiative
- Road resurfacing and infrastructure improvements
- Parks, recreation, and public safety investments
- Protects against overdevelopment and preserves quality of life

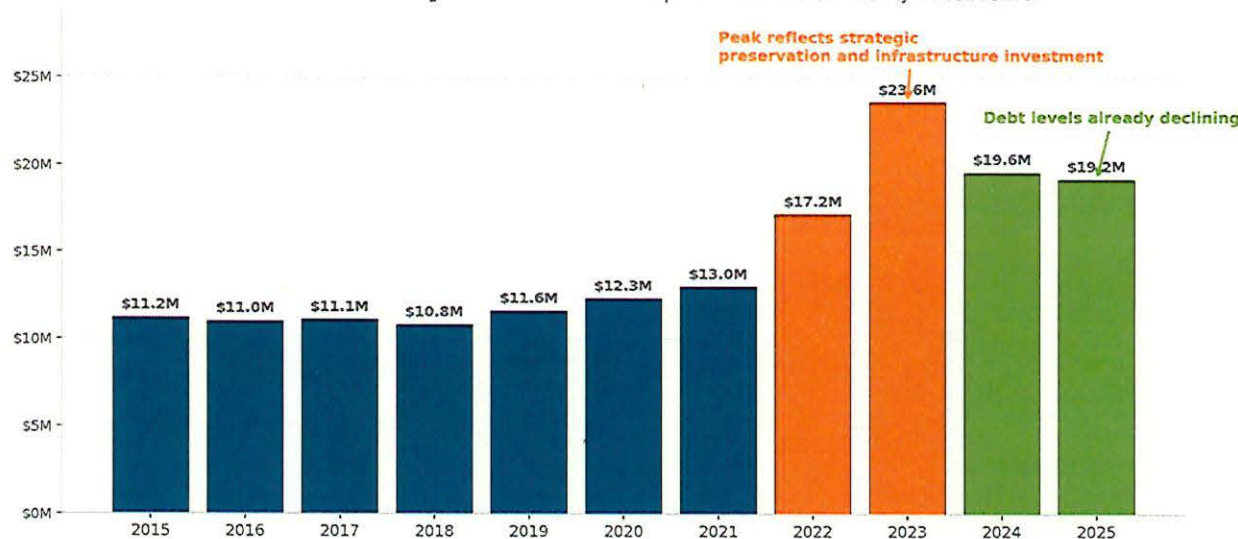
- **Responsible Debt Management**

- Financing aligned with long-life community assets
- Costs spread fairly across future beneficiaries
- Debt service increase of approximately \$272,000 remains within sustainable limits

BUILDING A BETTER MONTVALE: STRATEGIC INVESTMENTS WITHIN SUSTAINABLE LIMITS

Strategic Investment Debt Trend

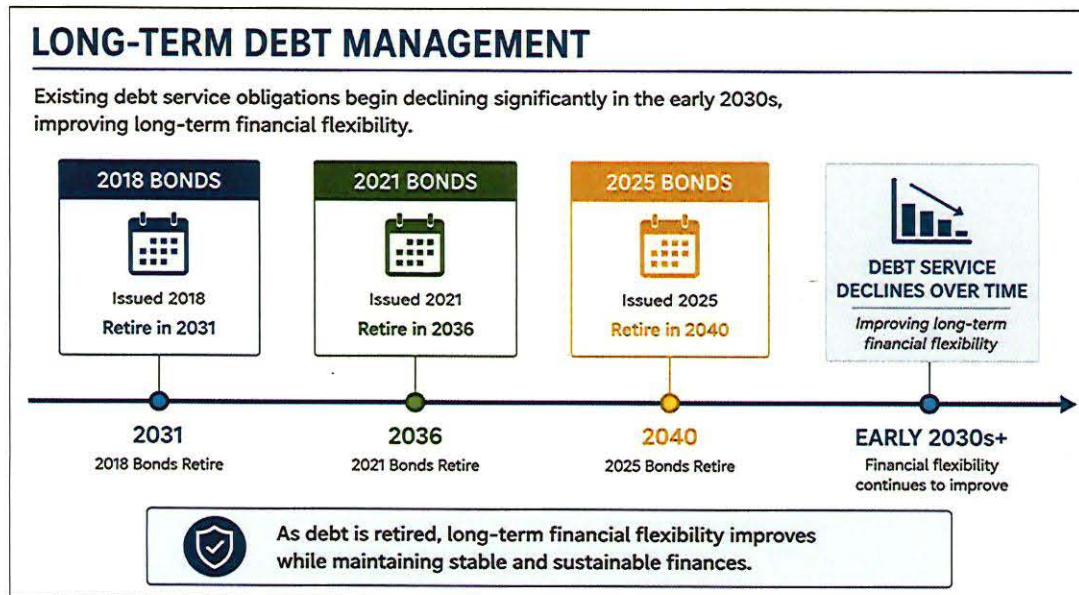
Debt increases reflect long-term investments in land preservation and community infrastructure.



Montvale has strategically utilized debt to finance long-term community assets, infrastructure, and land preservation initiatives that will benefit residents for generations. Despite these investments, the Borough continues to maintain strong financial reserves and a AAA bond rating reaffirmed by S&P in 2025.

STRATEGIC CAPITAL PLANNING

Montvale strategically aligns future capital investments with retiring debt to maintain long-term financial stability.



- Existing debt service obligations begin declining significantly in the early 2030s.
- Long-term financial flexibility improves as debt is retired.
- Supports stable and sustainable financial planning.
- Allows the Borough to responsibly evaluate future capital priorities over time.
- Maintains alignment with Montvale's AAA bond rating and long-term fiscal strategy.

SHARED SERVICES UPDATE

MANAGING COSTS THROUGH REGIONAL PARTNERSHIPS

- **DPW Shared Services Agreement**
 - Triennial review completed with River Vale
 - Montvale's share increased following an independent cost allocation study
 - \$220,000 adjustment on a \$4 million DPW budget reflects updated service allocation
- **Joint Municipal Court**
 - Revised funding formula provides a fairer allocation of shared court costs
 - Estimated to save Montvale approximately \$100,000 annually once fully phased in
 - Judge Randazzo confirmed by Governor Murphy to continue serving the Joint Municipal Court

Shared services remain an important tool for controlling costs, improving fairness, and maintaining essential services.

REVENUE ENHANCEMENTS & COST CONTROLS

MAXIMIZING EVERY DOLLAR

- Banking interest earnings increased
- Open Space Trust Fund offsets eligible capital costs
- Joint Municipal Court revised funding formula estimated to save approximately **\$100,000 annually** once fully phased in
- Departmental operating expenses reduced through line-by-line review
- Employee participation in HDHP helps mitigate health insurance increases
- Continued AAA bond rating supports lower borrowing costs and long-term financial stability

OPEN SPACE TRUST FUND:

PROTECTING MONTVALE'S OPEN SPACE, HISTORY & QUALITY OF LIFE

- Funded by the 1999 **voter-approved** referendum
- **\$2.6M invested** to date
- Generates approximately **\$462K annually** for open space, recreation, and historic preservation initiatives

2025–2026 Project Highlights

- **Historic Preservation:**
Octagon House
- **Community Investment:**
Montvale Community Garden
- **Parks & Recreation:**
Huff Park Pavilion

The Open Space Trust Fund continues to preserve Montvale's character while supporting recreation, history, and quality-of-life improvements.

WHERE YOUR TAX DOLLAR GOES: HOW EVERY \$100 OF YOUR TAXES IS SPENT



CAPITAL PROJECT HIGHLIGHTS: INVESTMENTS THAT BUILD COMMUNITY

- **Public Safety**
 - Firehouse construction to support emergency response for decades to come
 - Continued investment in fire safety equipment, radios, SCBA, and PPE
- **Parks & Recreation**
 - Huff Park upgrades, playgrounds, turf infields, pickleball, and bocce
 - Upcoming Huff Park Pavilion
 - Montvale Community Garden
- **Library & Public Facilities**
 - Reading garden, new carpeting, HVAC upgrades, and LED lighting retrofits
- **DPW & Infrastructure**
 - New equipment, vehicles, road resurfacing, and parking lot improvements
- **Open Space & Historic Preservation**
 - Continued investment in DePiero Farm and Octagon House restoration
 - Supports preservation, controlled development, and quality of life

SUMMARY:

RESPONSIBLE TODAY. PREPARED FOR TOMORROW

- Average municipal tax impact: **\$248.90 per year**
- Equivalent to approximately **\$20.74 per month** for the average home
- Maintains essential services while investing in infrastructure, public safety, parks, and open space
- Preserves healthy surplus and supports Montvale's **AAA-bond rating**
- Reflects long-term planning and resident priorities from the 2024 survey

FINANCIALLY STRONG. FUTURE FOCUSED.

Montvale's 2026 budget reflects responsible fiscal management and long-term investment in the community.

- **AAA Bond Rating Maintained**
- **Healthy Surplus Preserved**
- **Average Tax Increases Remain Below Inflation**
- **Departmental Operating Costs Reduced**
- **Major Investments in Open Space, Infrastructure, and Public Assets**

Financially strong. Operationally disciplined. Focused on the future.

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 94-2026**

RE: Waiver of Reading of 2026 Budget

WHEREAS, N.J.S. 40A:4-8 provides that the budget be read by title only at the time of the public hearing if a resolution is passed by not less than a majority of the full governing body, providing that at least one week prior to the date of hearing a complete copy of the approved budget as advertised has been posted in Borough Hall and copies have been made available by the Borough Clerk to person requiring them; and

WHEREAS, these two conditions have been met;

NOW, THEREFORE, BE IT RESOLVED that the budget shall be read by title only.

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

Adopted: May 14, 2026

ATTEST:

APPROVED:

Carol Manhart
Deputy Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 95-2026**

RE: Self-Examination of 2026 Budget

WHEREAS, N.J.S.A. 40A:4-78b has authorized the Local Finance Board to adopt rules that permit municipalities in sound fiscal condition to assume the responsibility, normally granted to the Director of the Division of Local Government Services, of conducting the annual budget examination, and

WHEREAS, N.J.A.C. 5:30-7 was adopted by the Local Finance Board on February 11, 1997, and

WHEREAS, pursuant to N.J.A.C. 5:30-7.2 thru 7.5 the Borough of Montvale has been declared eligible to participate in the program by the Division of Local Government Services, and the Chief Financial Officer has determined that the Borough meets the necessary conditions to participate in the program for the 2026 budget year.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Montvale that the 2026 annual budget be examined in accordance with N.J.A.C. 5:30-7.6a & b and based upon the Chief Financial Officer's certification. The governing body has found the budget has met the following requirements:

1. That with reference to the following items, if applicable, the amounts have been calculated pursuant to law and appropriated as such in the budget.
 - a. Payment of interest and debt redemption charges
 - b. Deferred charges and statutory expenditures
 - c. Cash deficit of preceding year
 - d. Reserve for uncollected taxes
 - e. Other reserves and non-disbursement items
 - f. Any inclusions of amounts required for school purposes.
2. That the provisions relating to limitation on increases of appropriations pursuant to N.J.S.A. 40A:4-45:2 and appropriations for exceptions to limits on appropriations found at 40A:4-45.3 et seq. are fully met. (Complies with the "CAP" law).
3. That the budget is in such form, arrangement, and content as required by the Local Budget Law and N.J.A.C. 5:30-4 and 5:30-5.
4. That pursuant to the Local Budget Law:
 - a. All estimates of revenue are reasonable, accurate, and correctly stated;
 - b. Items of appropriations are properly set forth
 - c. In itemization, form, arrangement, and content the budget will permit the exercise of the comptroller function within the municipality.
5. The budget and associated amendments have been introduced, publicly advertised, and adopted in accordance with the relevant provisions of the Local Budget Law, except that failure to meet the deadlines of N.J.S.A. 40A:4-5 shall not prevent such certification.

6. That all other applicable statutory requirements have been fulfilled.

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the Director of the Division of Local Government Services.

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

Adopted: May 14, 2026

ATTEST:

APPROVED:

Carol Manhart
Deputy Municipal Clerk

Michael Ghassali
Mayor

SECTION 2 - UPON ADOPTION FOR YEAR 2026

RESOLUTION NO. 96-2026

Be it Resolved by the COUNCIL MEMBERS of the BOROUGH
of MONTVALE, County of BERGEN that the budget hereinbefore set forth is hereby
adopted and shall constitute an appropriation for the purposes stated of the sums therein set forth as appropriations, and authorization of the amount of:

- (a) \$ 15,318,184.00 (Item 2 below) for municipal purposes, and
(b) \$ - (Item 3 below) for school purposes in Type I School Districts only (N.J.S.A. 18A:9-2) to be raised by taxation and,
(c) \$ - (Item 4 below) to be added to the certificate of amount to be raised by taxation for local school purposes in
Type II School Districts only (N.J.S.A. 18A:9-3) and certification to the County Board of Taxation of
the following summary of general revenues and appropriations.
(d) \$ 462,680.00 (Sheet 43) Open Space, Recreation, Farmland and Historic Preservation Trust Fund Levy
(e) \$ - (Sheet 44) Arts and Culture Trust Fund Levy
(f) \$ 1,067,365.00 (Item 5 Below) Minimum Library Tax

Resolution #

RECORDED VOTE
(Insert last name)

Ayes

Nays

Abstained

Absent

SUMMARY OF REVENUES			
1. General Revenues			
Surplus Anticipated	08-100	\$	4,160,000.00
Miscellaneous Revenues Anticipated	13-099	\$	4,256,134.00
Receipts from Delinquent Taxes	15-499	\$	200,000.00
2. AMOUNT TO BE RAISED BY TAXATION FOR MUNICIPAL PURPOSES (Item 6(a), Sheet 11)	07-190	\$	15,318,184.00
3. AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY:			
Item 6, Sheet 42	07-195	\$	-
Item 6(b), Sheet 11 (N.J.S.A. 40A:4-14)	07-191	\$	-
TOTAL AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE I SCHOOL DISTRICTS ONLY		\$	-
4. To Be Added TO THE CERTIFICATE FOR THE AMOUNT TO BE RAISED BY TAXATION FOR SCHOOLS IN TYPE II SCHOOL DISTRICTS ONLY:			
Item 6(b), Sheet 11 (N.J.S.A. 40A:4-14)	07-191		
5. AMOUNT TO BE RAISED BY TAXATION MINIMUM LIBRARY TAX	07-192	\$	1,067,365.00
Total Revenues	13-299	\$	25,001,683.00

SUMMARY OF APPROPRIATIONS

5. GENERAL APPROPRIATIONS:	XXXXXX	XXXXXXXXXXXXXX
<u>Within "CAPS"</u>	XXXXXX	XXXXXXXXXXXXXX
(a & b) Operations Including Contingent	34-201	\$ 13,138,720.00
(e) Deferred Charges and Statutory Expenditures - Municipal	34-209	\$ 1,863,059.00
(g) Cash Deficit	48-885	\$ -
<u>Excluded from "CAPS"</u>	XXXXXX	XXXXXXXXXXXXXX
(a) Operations - Total Operations Excluded from "CAPS"	34-305	\$ 5,654,754.00
(c) Capital Improvements	44-999	\$ 225,000.00
(d) Municipal Debt Service	45-999	\$ 2,185,150.00
(e) Deferred Charges - Municipal	46-999	\$ 35,000.00
(f) Judgments	37-480	\$ -
(n) Transferred to Board of Education for Use of Local Schools (N.J.S.A. 40:48-17.1 & 17.3)	29-405	\$ -
(g) Cash Deficit	46-885	\$ -
(k) For Local District School Purposes	29-410	\$ -
(m) Reserve for Uncollected Taxes	50-899	\$ 1,900,000.00
6. SCHOOL APPROPRIATIONS - TYPE I SCHOOL DISTRICT ONLY (N.J.S.A. 40A:4-13)	07-195	
Total Appropriations	34-499	\$ 25,001,683.00

It is hereby certified that the within budget is a true copy of the budget finally adopted by resolution of the Governing Body on the 14 day of MAY, 2026. It is further certified that each item of revenue and appropriation is set forth in the same amount and by the same title as appeared in the 2026 approved budget and all amendments thereto, if any, which have been previously approved by the Director of Local Government Services.

Certified by me this 14 day of MAY, 2026, _____, Clerk
Signature

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

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on April 28, 2026 and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the Mayor and Council to be held on May 14, 2026 at 7:30pm or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same.

Frances Scordo, Municipal Clerk
Borough of Montvale

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

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

Section 1.

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

Section 2.

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

Section 3.

Of the total appropriation of \$90,000:

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

Section 4.

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

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

Section 5.

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

Section 6.

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

MICHAEL GHASSALI, Mayor

ATTEST:
FRANCES SCORDO
Municipal Clerk

INTRODUCTION: 4-28-26

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

ADOPTED: 5-14-26

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

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

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on April 28, 2026 and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the Mayor and Council to be held on May 14, 2026 at 7:30pm or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same.

Frances Scordo, Municipal Clerk
Borough of Montvale

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MICHAEL GHASSALI, Mayor

ATTEST:
FRANCES SCORDO
Municipal Clerk

INTRODUCTION: 4-28-26

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

ADOPTED: 5-14-26

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

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

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on April 28, 2026 and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the Mayor and Council to be held on May 14, 2026 at 7:30pm or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same.

Frances Scordo, Municipal Clerk
Borough of Montvale

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MICHAEL GHASSALI, Mayor

ATTEST:
FRANCES SCORDO, Municipal Clerk

INTRODUCTION: 4-28-26

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

ADOPTED: 5-14-26

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

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO. 2026-1592**

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 May 14, 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 June 11, 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 CREATING A NEW CHAPTER 365 OF THE BOROUGH CODE ENTITLED, "TOWING AND STORAGE"

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

Section 1. The Code of the Borough of Montvale is hereby amended and supplemented by adding a new Chapter 365 entitled "Towing and Storage," as follows:

Chapter 365

Towing and Storage

§365-1	Definitions.
§365-2	Officials towers appointed.
§365-3	Services to be provided.
§365-4	Application process.
§365-5	Issuance of license.
§365-6	Municipal standards of performance.
§365-7	Official towers list.
§365-8	Removal of abandoned vehicles.
§365-9	Hold harmless agreement.
§365-10	Insurance.
§365-11	Towing and storage fee schedule.
§365-12	Miscellaneous provisions.
§365-13	Enforcement agency; suspension or revocation of license.
§365-14	Violations and penalties.

§365-1	Definitions.
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For purposes of this Chapter, the following terms shall have the meanings indicated:

AUTOMOBILE

A motor vehicle of a private passenger or station-wagon-type that is owned or leased and is neither used as a public or livery conveyance for passengers nor rented to others with a driver, and a motor vehicle with a pickup body, or delivery sedan, a van, or a panel truck or a camper-type vehicle used for recreational purposes owned by an individual or by a person and spouse who are residents of the same household, not customarily used in the occupation, profession or business of the owner(s).

BASIC TOWING SERVICE

The removal and transportation of an automobile from a highway, street or other public or private road, or a parking area, or from a storage facility, and other services normally incidental thereto, but does not include recovery of an automobile from a position beyond the right-of-way or berm or from being impaled upon any other object within the right-of-way or berm.

CALENDAR YEAR

The period of time between January 1 and December 31 of any given year.

COMMERCIAL VEHICLE

Any vehicle other than that as defined as an automobile pursuant to the definition contained in this section.

DECOUPLING FEE

A charge by a towing company for releasing a motor vehicle to its owner or operator when the vehicle has been, or is about to be, hooked or lifted by a tow truck, but prior to the vehicle actually having been moved or removed from the property.

GVWR

Gross vehicle weight rating.

HEAVY-DUTY TOW VEHICLE

A specifically designed vehicle designed to tow, transport or otherwise move motor vehicles, with a gross vehicle weight rating of at least 40,000 pounds GVW and equipped with a boom or booms, winches, slings, tilt beds, wheel lifts or underreach equipment, as hereinafter defined.

HEAVY-DUTY VEHICLE

Vehicles with over sixteen-thousand-one-pound gross vehicle weight rating.

INSIDE BUILDING

A vehicle storage facility that is completely indoors having one or more openings in the walls, for storage and removal of vehicles, and that is secured by a locking device on each opening.

LANDOLL TRAILER

Detachable trailer capable of hauling vehicles, machinery and/or equipment, commonly referred to as a "lowboy."

LIGHT-DUTY VEHICLE

An automobile, as defined by N.J.S.A. 39:6A-2a, not exceeding a ten-thousand-pound gross vehicle weight rating.

MAJOR ACCIDENT CLEANING

Motor vehicle accidents involving a vehicle rollover, two or more vehicles leaking fluid, debris of a size or character that requires more than one person to remove, and/or fluid spills that require application and removal of more than one bag of any drying agent.

MEDIUM-DUTY VEHICLE

Vehicles with a ten-thousand-one-pound to sixteen-thousand-pound gross vehicle weight rating.

MINOR ACCIDENT CLEANING

Removal of debris in or around the roadway due to a motor vehicle accident that is limited to removal of broken glass, taillight/head lenses, and/or fluid spills that require application and removal of one bag or less of any drying agent.

MOTOR VEHICLE ACCIDENT

An occurrence in which any vehicle, commercial vehicle or passenger vehicle comes in contact with any other object for which any vehicle, commercial vehicle or passenger vehicle must be towed or removed for placement in a storage facility. This includes all situations which are accidental as to the owner or operator of the motor vehicle even if they were caused by the intentional acts of a perpetrator where the perpetrator was not the owner or operator of the motor vehicle.

OFFICIAL TOWER

A person or company licensed by the Borough of Montvale to tow and/or store vehicles.

OUTSIDE SECURED

An automobile storage facility that is not indoors and is secured by a fence, wall or other man-made barrier that is at least six feet high. The facility is to be lighted at night.

OUTSIDE UNSECURED

An automobile storage facility that is not indoors and is not secured by a fence, wall or other man-made barrier and all other storage facilities not defined above as inside building or outside secured.

SPECIAL RECOVERY SERVICES

Constitutes any action that is not normally associated with roadside towing, e.g., winching, righting overturned vehicles, locked in park, no keys or other services required when a vehicle will not roll on its own wheels.

STORAGE CHARGES FOR TWENTY-FOUR-HOUR PERIOD

The maximum allowable amount to be charged by a storage facility for a twenty-four-hour period or fraction thereof.

TOW VEHICLE

Only those vehicles equipped with a boom or booms, winches, slings, tilt beds, wheel lifts or under-reach equipment specifically designed by its manufacturer for the removal or transport of motor vehicles.

TOW VEHICLE'S BASE OF SERVICE

The towing operator's principal place of business where the tow vehicle is stationed when not in use.

§365-2 Officials towers appointed.

- A. The governing body of the Borough of Montvale, or its designated agent or officer, may license persons or companies meeting the criteria set forth in this chapter and engaged in the business of or offering the services of motor vehicle towing, wrecking or storage (service), whereby damaged, (or) disabled and/or impounded motor vehicles are towed or otherwise removed from the place where they are damaged, (or) disabled, and/or impounded by use of a tow vehicle, as defined herein. Such person(s) or company shall be known as an "official tower."
- B. Official towers shall be identified by means of a license, which shall be issued by the Borough as hereinafter provided. Each licensed official tower shall also have issued by the Borough a decal or insignia for each vehicle used in the towing operation by the official tower and which shall be placed on each vehicle in a prominent portion of such vehicle as required by the Chief of Police or his designee. No vehicle or motorized equipment shall engage in towing vehicles unless such insignia or decal is affixed as set forth and the name of the official tower permanently affixed to the vehicle. ("Permanently affixed" herein shall mean attached to or placed directly on the vehicle in such a manner as such cannot be removed or repositioned.)
- C. The licensing set forth in this chapter shall be construed pursuant to N.J.S.A. 40:38-2.49 and 49 U.S.C. § 14501 and is not intended to regulate towers beyond that which is permitted by state and federal law.

§365-3 Services to be provided.

- A. The official tower shall furnish adequate and proper towing, wrecking, storage and emergency repair service to damaged or disabled motor vehicles within the limits of the Borough when requested to do so by the Chief of Police or his designee. The official tower shall be available to render service 24 hours per day, seven days per week.
- B. In the event that a disabled vehicle requires special towing equipment (and) the official tower does not possess such equipment, then the Chief of Police or his designee shall select the next official tower in the rotation list who does possess the necessary special equipment to tow such disabled, (or) damaged or impounded vehicle. No official tower shall subcontract or assign any work that is to be performed by the official tower under the provisions of this chapter.

§365-4 Application process.

- A. Application for an official tower license shall be made to the Mayor and Council of the Borough of Montvale, upon a form provided by the Borough Clerk, and shall contain all of the following information:
 - 1. The name, business address(s), telephone number and federal tax identification number (where applicable). When the official tower is owned and operated by an individual, the name, social security number, residential and business addresses and telephone number(s) of such individual shall be provided. When the official tower is a corporation or partnership, the application shall contain the names,

residences, telephone numbers, dates of birth and social security numbers of all persons owning any interest in the official tower.

2. In the event that the official tower is conducting business operating under a trade or business name, the applicant shall submit a certificate of such name as proof that such name has been appropriately filed with the County Clerk's Office of Bergen County and/or with the Secretary of State of the State of New Jersey.
3. Any such information as may be required by the Mayor and Council (or designee) concerning the personnel, vehicles, equipment and storage facilities of such applicant, as hereinafter provided, showing that the applicant meets the minimum standards of performance.
4. A certificate or certificates of insurance evidencing adequate insurance coverage as hereinafter provided.
5. A fee of **\$1500** to cover the administrative expenses incurred by the Borough in processing the application and an additional fee of **\$100** for each vehicle for which an identifying decal is issued.
6. The names and addresses of two business references not in the employ of the Borough who have known the applicant for at least two years and who can attest to the applicant's experience and performance in the towing, wrecking and storage business.
 - a. All towing vehicles must be listed on the application, including the make and model number, year of vehicle and vehicle identification number (VIN) and any and all other information that the Mayor and Council may deem necessary.
 - b. No vehicle may be listed on more than one application nor can there be a transfer of vehicles between towers.
7. A complete list, including dates of service, of all other municipalities, state agencies and/or governmental entities that the applicant is, or has been, an official tower of or held a towing permit from. No person applying individually shall be eligible for approval or appointment as an official tower of the Borough of Montvale unless that person shall have been an official municipal tower with a minimum of five years' experience in municipal towing in any municipality of the State of New Jersey, including a minimum of two years' experience in municipal towing in any municipality in the County of Bergen, State of New Jersey. No corporation or partnership shall be eligible for approval or appointment as an official tower of the Borough of Montvale unless that business entity shall have been an official municipal tower with a minimum of five years' experience in municipal towing in any municipality of the State of New Jersey, including a minimum of two years' experience in municipal towing in any municipality in the County of Bergen, State of New Jersey.
8. A complete list of all actions taken against the applicant by a governmental entity for the applicant's alleged violation of any towing ordinance or regulation while towing as a licensed or permitted tower for that governmental entity. If the

applicant's towing license or permit has been revoked, suspended or denied, the applicant shall list each time, what governmental entity was involved and a brief description of the event(s) that led up to the revocation, suspension and/or denial of a towing license or permit.

- B. No license shall be granted to a tower unless and until the tower seeking the license has appointed the Borough Clerk as the applicant's true and lawful attorney for the purpose of acknowledging service out of any court of competent jurisdiction to be served against the applicant.
- C. Suspension or revocation of a license, and/or the prior denial of an application affecting the applicant, from this municipality or any county or state agency granting such license may be cause for denial of a license under this chapter.
- D. The applicant shall also cause each of its drivers to have a background check performed by the Montvale Police Department or at a state-approved facility prior to that driver performing any towing services in the Borough. Copies of the results of the background check shall be made available to the Borough Clerk immediately upon receipt.
- E. Upon receipt of a completed application, the Borough Clerk shall forward a copy to the Chief of Police or his designee for his review and recommendation. The review by the Chief of Police or his designee shall consist of the following: an inspection of the personnel, vehicles, equipment and storage areas proposed to be utilized by the applicant to verify the accuracy of the information contained in the application and to determine compliance with applicable laws and regulations and the standards of performance required by this chapter.
- F. An applicant may be included on the official towers list by an official action of the Mayor and Council, by resolution adopted at a regular public meeting, when, from a consideration of the application and from such other information as may be obtained, the Mayor and Council find that all of the following circumstances exist:
 - 1. The applicant has not knowingly and with intent to deceive made any false, misleading or fraudulent statements of material fact in the application or in any other document required pursuant to this chapter.
 - 2. The applicant has met the standards in this chapter and has furnished the required hold harmless agreement and certificate(s) of insurance.
 - 3. The application has been reviewed and the Chief of Police or his designee has submitted a favorable report.
 - 4. Neither the applicant nor the applicant's personnel have been convicted of a criminal charge or have had their driver's license suspended within the past year.
- G. The Chief of Police or his designee shall conduct his or her review and render a report to the Mayor and Council recommending either the approval or denial of the application within 28 days of receipt of the application from the Borough Clerk. The Mayor and Council shall take action with regard to the report of the Chief of Police within 30 days or at the next public meeting of the Mayor and Council, whichever is later. The applicant or

its representative shall be given notice of the date on which the Mayor and Council will consider the application and shall be permitted to appear and be heard at that time.

- H. Written notice of the approval or denial of the application shall be provided to the applicant within seven days of the decision of the Mayor and Council.

§365-5 Issuance of license.

- A. Upon approval of the application as herein provided, the Borough Clerk shall issue for the applicant an official tower's license for each tow vehicle or flatbed vehicle to be utilized in providing services pursuant to this chapter by submitting such to the Chief of Police or designee for issuance to the official tower(s).
- B. Said licenses and identifying decal, which shall be in a form so approved by the Mayor and Council, shall be affixed and displayed on the tow vehicle or flatbed vehicle at all times.
- C. The licenses shall be valid for a maximum three-year period as set forth in this chapter and expire December 31, no later than three years after issuance of the license. For example, if a license is issued on April 30, 2026, a license would be valid through December 31, 2028.
- D. The license shall be nontransferable, and shall be subject to revocation by the Borough for any of the following reasons:
 - 1. If it is subsequently determined that the applicant knowingly and with intent to deceive made false, misleading or fraudulent statements of material fact in the application or in any other documents required pursuant to this chapter.
 - 2. Committing a violation of any federal or state law or municipal ordinance or any regulation relating to the operation of a motor vehicle or the provision of towing services.
 - 3. Committing any violation of any rule or regulation promulgated by the New Jersey Department of Insurance.
 - 4. Committing any violation of any of the provisions of the New Jersey Predatory Towing Prevention Act, Chapter 39, P.L. 2009, or N.J.A.C. 13:45A-31 (Private property and Non-consensual towing rules).
 - 5. Unsatisfactory service provided pursuant to this chapter.
 - 6. Failure to annually certify compliance with the requirements of this chapter.
- E. Upon the expiration of an official tower's license, the applicant, prior to performing any service thereafter, shall re-file completely for such official tower's license, setting forth all the information required in the form provided by the Borough Clerk and complying with the provisions of this chapter.

§365-6 Municipal standards of performance.

To qualify for inclusion on the list of official towers, applicants must meet the following minimum standards:

A. Minimum vehicle requirements.

1. Every official tower shall maintain and have available under its exclusive control to render services required by this chapter at least the following vehicles and equipment:
 - a. Two (2) heavy duty wreckers (minimum 40,000 GVWR)
 - b. One (1) Landoll or Lowboy (min 40') with Tractor transport
 - c. One (1) Medium Duty Wrecker (minimum 25,000 GVWR)
 - d. Three (3) Flatbed Carriers
 - e. One (1) Light Duty Wrecker
 - f. One (1) Rotator
2. Registration documents shall be shown to the Borough certifying registration is the same or better than the gross vehicle weight (GVWR) of the vehicle, as plated on the vehicle.
3. Vehicle classes.
 - a. Heavy-duty tow vehicles of 40,000 pounds gross vehicle weight or more must be equipped with a boom or winch assembly mounted on the chassis, a tow sling or tow bar and a wheel lift assembly or underreach. The winch assembly must have 100 feet of at least five-eighths-inch steel cable attached to a motor-driven winch.
 - b. Flatbed vehicles must be equipped with a winch or hydraulically operated bed which slides or tilts to accommodate the transporting of vehicles.

B. Each applicant shall submit, along with its application, proof of ownership or lease of the vehicles, which will be utilized to provide services pursuant to this chapter. The provisions of subsection 4A(6) of this chapter shall apply.

C. Minimum equipment and reporting requirements.

1. Every tow vehicle or flatbed vehicle shall have two-way radio or cellular phone capability with a dispatching center on a twenty-four-hour basis.
2. Every tow vehicle or flatbed vehicle shall be equipped with the following:

- a. At least one amber rotating beacon or strobe light mounted on the highest practical location on the vehicles, visible from 360° when in use and visible at a minimum distance of 500 feet during daylight hours. An amber light permit, as required by the state, must be filed in the office of the Chief of Police and Borough Clerk.
 - b. Safety tow lights or magnetic tow lights for towing vehicles at night, amber or red colored.
 - c. Extra chains and cable for pulling or securing a towed vehicle.
 - d. At least one heavy-duty broom, a shovel, a crowbar or prybar, a set of jumper cables, a flashlight, one two-pound or larger fire extinguisher of dry chemical type, one dozen flares or similar warning devices for placement at the scene of an accident or behind a disabled vehicle, at least 40 pounds of dry sand or a drying compound for gasoline and oil spilled on the roadway and containers for removal thereof and a sufficient quantity and types of tools to enable the tow vehicle operator to perform proper and adequate emergency repair services for the tow.
 3. Every tow vehicle or flatbed vehicle shall comply with any and all state, federal and local laws, regulations and ordinances pertaining to safety, lighting and towing equipment requirements and shall be subject to inspection by the Chief of Police or his designee at any time. Where applicable, all permits required by other agencies than the Borough shall be provided to the Borough upon request of the Borough.
 4. Every tow vehicle or flatbed vehicle shall display the official tower's decal and shall have the name of the official tower, by a permanently affixed or painted sign, prominently displayed on the vehicle in such manner so as to conform to the provisions of N.J.S.A. 39:4-46. Such demarcations shall be placed on the outside door panels of the vehicle. The sign shall be at least three inches in height and diameter, be visible to the naked eye and the names must be the same on both panels.
 5. Within five calendar days of the expiration of each rotation period, the official tower shall submit to the Borough Clerk a copy of all of the invoices for services rendered to any owner or operator of a damaged or disabled vehicle on a form of invoice provided by the Borough. In the absence of a Borough form, the official tower will submit the bills which state: the name and address of the person towed; the make and model of the vehicle towed; plate number; and the in date of the tow and the out date of the tow. Only fees applicable in this chapter shall appear on said invoice, and there shall be only one invoice per vehicle towed.
- D. Minimum personnel requirements. Official towers shall have available, at all times, a minimum of two drivers to provide the services required by this chapter. All drivers employed by official towers to provide the services required by this chapter shall meet the following requirements and be subject to the following regulations. They shall:
1. Be competent and able to provide minimum road services for disabled vehicles.

2. All drivers operating a vehicle that requires a CDL must have a commercial driver's license (CDL) by the State of New Jersey and/or federal regulations are required to furnish such license for the purpose of this chapter.
3. Obey all traffic laws and regulations.
4. Not have been convicted of a crime within the past year.

E. Minimum storage requirements.

1. Every official tower shall maintain an inside building and/or outside secured storage area meeting the following requirements:
 - a. All official towers must have sufficient storage area on their own premises, or premises that they have the legal right to use for such storage area, to store towed vehicles at the licensed site. This area must be over and above the requirement that is in effect for requirement of parking for that site. No vertical stacking of vehicles is permitted. Each tow vehicle must be stored at the official tower's licensed site(s). A driver must be on call at the licensed site(s) to respond to a call for towing during the tower's rotation. Official towers located within the Borough cannot store vehicles on the thoroughfares of the Borough, whether under the auspices of the Borough, County of Bergen or State of New Jersey without Borough approval. Storage of vehicles on the thoroughfares of other municipalities wherein Borough towers are located is subject to the requirements of those municipalities.
 - b. The location of the storage area(s) shall be located within the State of New Jersey and within five miles driving distance from the border of the Borough of Montvale in accordance with the official map on file with the Borough Clerk. Licensed towers can utilize any of their sites within the five miles driving distance from the border of Montvale.
 - c. All outdoor storage areas shall be fenced with an acceptable screened material six feet in height. The fenced area shall be no less than 5,000 square feet in area. The storage area shall have a suitable gate and be installed with a locking device or a similar on-site security measure. The facility is to be lighted at night. Vehicles may also be stored indoors at licensed sites at no additional charge.
 - d. A certificate of occupancy must be furnished with the application showing that the licensed site(s) are legally zoned for such use or are subject to land use approvals permitting such use.
 - e. The storage facility shall be available from at least 8:00 a.m. until 6:00 p.m. Monday through Friday and from at least 8:00 a.m. to 1:00 p.m. on Saturday. The applicant shall prominently display the hours during which the facility will be open on weekends. On the application for a towing license, the applicant shall list all business hours required pursuant to the subsection for the calendar year of the license in question, which shall not be changed during the calendar year.

- f. The official tower may charge any additional fee or other charge for releasing vehicles to their owners after normal business hours or on weekends or for moving a vehicle from one location to another in the storage area. After-hours release by appointment when tower is available.
 - g. The applicant shall, with its application, submit proof of ownership or lease of the storage area.
 - h. The official tower shall be responsible for ensuring the proper and safe storage of all vehicles towed pursuant to this chapter. The official tower shall be liable for any damage incurred by such vehicles while in transit to, or while stored in, the storage areas.
 - 2. To ensure the timely release of a vehicle, the tower shall release a vehicle to the owner/occupier of the vehicle no later than one hour from the vehicle's arrival at the tower's facility or within one hour of being contacted by the owner/occupier of the vehicle that he/she wishes to take possession of said vehicle during regular business hours.
 - 3. Every official tower shall maintain a yard or garage from which the tower's vehicles will be dispatched located within five miles driving distance from the border of the Borough of Montvale in accordance with the official map on file with the Borough Clerk.
- F. Credit cards. All official towers must have the ability to receive credit card payment and will accept same for payment of all towing and storage services included specifically, or by reference, in this chapter. The towers can charge a credit card convenience fee of up to 4% but no more than they are charged.

§365-7 Official towers list.

- A. Official towers shall be placed on the list in the order in which their application is approved and license issued. Once the initial list has been established, new official towers, when their applications have been approved, will be added to the list. The Police Chief may establish a non-discriminatory rotational basis for calls, which may be on a per-call, daily, weekly, monthly, or other reasonable basis that the Chief may determine in his/her sole discretion is in the best interests of the Borough.
- B. The Borough shall request wrecking, towing and storage services from each official tower in rotation. When called, the tower shall advise the dispatcher if a vehicle is available and the estimated time of arrival. If no tower vehicle is available or if the response time will exceed 20 minutes, the next official tower on the list shall be called. If none of the official towers are available or able to provide such services as are requested by the Borough, the Borough may request such services from any other available source. All requests shall be made by the Chief of Police or his designee.
- C. The Borough shall request service only from official towers; provided, however, that if no emergency or road hazard exists, the Chief of Police or his designee shall request such

service from such other person as the owner of the motor vehicle in need of such services may request, provided that the request is responded to within 30 minutes.

- D. During adverse weather conditions, heavy traffic conditions or emergency conditions, official towers shall give priority to requests from the Borough over any other requests which may be received by the official towers.

§365-8 Removal of abandoned vehicles.

- A. An "abandoned vehicle" means any vehicle so designated by an authorized representative of the Police Department. Removal is to be performed under the direction and supervision of the Police Department 24 hours a day, seven days a week, anywhere within the Borough limits.
- B. All abandoned vehicles must be removed within one half hour after receiving notification from the Police Department. The licensee may be penalized up to \$100 per incident for each abandoned vehicle not removed within one half hour of being notified. Penalties provided for in this chapter may be assessed by the Police Department in each documented situation in which the licensee failed to respond for the requested tow within one half hour.
- C. The Borough of Montvale shall retain the right to tow abandoned vehicles to its own land to retain any moneys realized from the sale of such vehicles.

§365-9 Hold harmless agreement.

Applicants shall agree, in writing, to assume the defense of and indemnify and hold harmless the Borough, its elected officials, boards, commissions, officers, employees and agents from all suits, actions, damages or claims to which the Borough may be subjected of any kind and nature whatsoever resulting from, caused by, arising out of or as a consequence of the provision of towing, wrecking, storage and/or emergency services provided at the request of this Borough pursuant to this chapter. Official towers shall enter into a hold harmless agreement in a form to be prepared by the Attorney for the Borough prior to being included in the official towers list.

§365-10 Insurance.

- A. No person shall be included on the official towers list unless and until such person has provided to the Borough a certificate(s) of insurance evidencing that there is in effect the following insurance coverage.
 - 1. General property damages and liability insurance in an amount not less than \$1,000,000 per occurrence and \$2,000,000 per aggregated general liability, including additional garagekeepers coverage, shall be primary as respects vehicles of others and shall include collision coverage.
 - 2. Garagekeeper's liability insurance in an amount not less than \$500,000 per location shall be required. No deductible amounts are permitted. The words "no deductible" shall be included on the policy and/or certificate of insurance.

3. Workers' compensation as required by law shall be required.
- B. Policies of insurance shall be written by insurance companies authorized to do business in the State of New Jersey.
- C. The Borough of Montvale shall be named as an additional insured on all policies of insurance provided pursuant to this chapter. All certificates of insurance shall provide that the policies may not be canceled or terminated or coverage decreased without 30 days' written notice to the Borough. Such insurance shall be primary.
- D. Policies of insurance required by this chapter shall be maintained in full force and effect at all times. In the event that any coverage is canceled or terminated or coverage decreased in amount, the tower shall be removed immediately from the official towers list until such time as the required coverage is reinstated or replaced.

§365-11 Towing and storage fee schedule.

- A. All charges for nonconsensual towing services shall be limited to those set forth in this chapter. This chapter does not apply to charges for consensual towing services.
- B. Fees for towing and storage of light-duty vehicles damaged in an accident or recovered after being stolen may not exceed the fees established by the New Jersey Department of Consumer Affairs under N.J.S.A. 56:13-14a. Those towing and storage fees which are set forth in N.J.A.C. 13:45A-31.4, as amended and supplemented, are incorporated herein by reference. Pursuant to law, the fee schedules shall be reviewed by the New Jersey State Commissioner of Consumer Affairs on an annual basis and may be revised if necessary. In the event that the schedules are revised by the New Jersey State Commissioner of Consumer Affairs, the revised fees shall be the maximum fees that may be charged by official towers, and this chapter shall be amended accordingly.
 1. The following is the fee schedule for towing services not covered by N.J.S.A. 56:13-14a and N.J.A.C. 13:45A-31.4:

- a. The following is the fee schedule for basic towing service:

Type	Fee
Light-duty vehicle	\$155
Medium-duty vehicle	\$300/hour inc. mileage
Heavy-duty vehicle	\$500/hour, inc. mileage
Decoupling fee (if tow is not performed after hookup)	1/2 of basic rate
Each mile outside of Montvale Borough (one way)	\$7/mile
Police impound (towing of car to police impound facilities)	\$150

- b. The following is the fee schedule for storage within the Borough of Montvale (first day is 24 hours thereafter per calendar day). Inside rate is two times the outside rate.

Type	Fee
Light-duty vehicle	\$50/day
Medium-duty vehicle	\$125/day
Heavy-duty vehicle	\$125/day
Buses	\$150/day
Roll-off	\$125/day for each
Cargo/accident debris/load storage/vehicle components	\$50/day per space
Rental of any tow company-supplied trailer post-incident	\$500/day

- c. The following is the fee schedule for road service calls (starting dead batteries, fuel or flat tires, etc.):

Type	Fee
Light-duty vehicle	\$150/hour, plus parts
Medium/Heavy-duty vehicle	\$200/hour, plus parts

- d. Recovery and winching, minimum one hour (in addition to towing, per truck, including driver):

Type	Fee
Light-duty vehicle	\$200/man-hour, charged in ½ hour increments
Medium-duty vehicle	\$350/man-hour, charged in ½ hour increments
Heavy-duty vehicle	\$650/man-hour, charged in ½ hour increments

- e. The following is the fee schedule for labor (all labor, minimum of one hour):

Type	Fee
Accident major cleanup and disposal of debris	\$75/hour
Recovery supervisor and/or Level III recovery specialist	\$250/hour
Certified towing operator	\$150/day per person
Manual laborers	\$125/hour per person

- f. The following is the fee schedule for specialized recovery equipment. Special recovery services of all vehicles shall be charged at the respective rates set below. These charges shall only be used in situations deemed necessary, and a notation of fact shall be noted on the official towler's bill. Said charges shall not apply to winching a vehicle on a flat-bed vehicle when the vehicle rolls freely.

Type	Fee
Rotator/crane recovery unit	\$1,200 per hour
Tractor with Landoll trailer or detach trailer	\$500 per hour
Tractor/transport hauler only	\$350 per hour
Refrigerated trailer with tractor	\$550 per hour
Box trailer with tractor	\$500 per hour
Air cushion unit	\$1,000 per hour
Light tower	\$250 per hour
Pallet jack	\$200 Flat Rate
Rollers	\$200 Flat Rate
Any other specialized equipment	\$300 per hour
Loader/backhoe/telescopic handler/bulldozer/Bobcat	\$400 per hour for each used
Forklift	\$400 per hour
Dump truck/Dump trailer with tractor	\$400 per hour
Roll-off with container	\$400 per hour, plus disposal
Scene safety equipment, communication equipment, traffic management equipment, etc.	\$250 per hour for each type used
Recovery support vehicle/trailer additional recovery equipment	\$350 per hour

g. The following is the fee schedule for additional services:

Type	Fee
Fuel/HazMat/cargo spills cleanup and disposal	Time and material
HazMat and trash recovery	Surcharged 10%
Subcontractor mark-up	20%
Administration charge (only after third visit to vehicle)	Light-duty only - \$50
Administration charges (only after first visit)	Medium-/heavy-duty - \$200
After-hours release	\$85

h. Fuel surcharge chart (tow and mileage cost only):

Fuel Cost	Fuel Surcharge Percentage
\$2.50	0%
\$3	1%
\$3.50	2%
\$4	3%
\$4.50	4%
\$5	5%
\$5.50	6%
\$6	7%
\$6.50	8%
\$7	9%
\$7.50	10%
\$8	11%

- i. After the first hour, all hourly billable rates will be charges in half-hour increments.

C. Calculation of rates and fees.

- 1. The towing mileage rates, where applicable, shall be calculated based on the total distance traveled from the site of pickup of the vehicle in question to the drop-off point, by way of the shortest available route. Fractions shall be rounded up to the nearest whole. The first seven miles shall not be subject to the mileage charge.
 - 2. Tow vehicles transporting multiple passenger cars at one time shall receive the applicable fees for each vehicle transported.
- D. No storage of any disabled or damaged vehicle shall be located on any public street or sidewalk in the Borough.
- E. The fees set forth on the schedules set forth in this section contained for storage fees are the maximum storage charges per twenty-four-hour period that shall apply to all vehicles stored by an official tower.
- F. Motorcycles and all other on-/off-road vehicles shall be considered private passenger vehicles for purposes of determining fees which are allowed under this section. Any other objects not covered herein which are towed by an official tower at the request of the Borough shall be subject to fees as determined by the Mayor and Council.
- G. The use of Speedy-Dri shall be charged the rate of \$25 per fifty-pound bag after the first bag.
- H. Fees for towing and storage of private passenger vehicles damaged in an accident or recovered after being stolen may not exceed the fees established by the New Jersey Department of Insurance pursuant to N.J.S.A. 56:13-7 et seq. Those towing and storage fees, which are set forth in N.J.A.C. 11:3-38.1, are incorporated herein by reference.
- I. The fees set forth in Subsections B and C of this section do not apply to vehicles owned and/or operated by the Borough of Montvale or any of its agencies. Under no circumstances do the towing and storage fees apply to such vehicles. As a condition of any license, the tower agrees to this provision and to tow and store such vehicles without charge.
- J. Responsibility to clean up accident scene. Any tow company removing a vehicle from the scene of an accident in the Borough of Montvale shall be responsible for collecting and disposing of all loose glass, liquid, metal and other vehicle debris on the roadway in and about the scene of the accident. The tow company shall further be responsible for sweeping the roadway before towing away the vehicle from the scene. No charge is allowed for minor accident cleaning. Where major accident cleaning is required, a fee of \$25 may be collected by the tow company if there is a liquid spill from the motor vehicles and more than one bag of absorbent material is used to clear the scene. The absorbent material will be provided by the tow company and cleared away by the tow company. Proper notification to emergency personnel should be made in the event that the liquid spill requires hazardous material response.

- K. The tow company must respond within one-half hour from the time they are called. Billable time begins from the time they show up on the scene and report to police.
- L. No decoupling fee may be charged other than those as may be set forth in this chapter.
- M. The on-call tow company will tow the vehicles to the customer's desired location within Bergen County.
- N. The tow companies will provide a monthly tow report with receipts to the Borough. They must include any notations of fact for any additional charges on the official tower's bill.
- O. The tow companies shall tow all vehicles, including electric vehicles.

§365-12 Miscellaneous provisions.

- A. Copies of this chapter and the schedule of fees that may be charged by official towers shall be made available to the public during normal business hours at Borough Hall. Copies shall also be made available to the public at each official tower's place of business.
- B. All official towers shall post, in a prominent place at each storage area clearly visible to the public, a schedule of fees that may be charged for all services, provided that the same is pursuant to this chapter.
- C. The Borough reserves the right to make periodic unannounced inspections of the personnel, vehicles, equipment and storage areas of all official towers.
- D. The relationship between an official tower and the Borough is one of an independent contractor. Neither party shall be construed in any manner whatsoever to be an employee of the other, nor shall any employee or agent furnished by any party be construed to be an employee or agent of the other party. Inclusion on the official towers list shall not be construed or considered as a joint venture, partnership, association, contract of employment or profit-sharing agreement.
- E. The Borough shall not be liable or responsible for compensating the official towers for any of the services performed under this chapter unless those services are performed for Borough vehicles. Compensation shall be the responsibility of the owner of the towed motor vehicle and the official tower shall proceed directly against the owner.
- F. The official tower shall, at all times, be solely responsible for the conduct of its employees.
- G. Each official tower shall keep and maintain adequate and complete records showing all vehicles towed, stored and released, all services rendered and all fees charged and collected. All records shall be available for inspection by the Borough at any time during normal business hours. Records shall be kept and maintained by the official tower at one central location and shall be retained for a period of seven years. Records may be written, printed or computerized as long as the requirements of this subsection are met.

§365-13 Enforcement agency; suspension or revocation of license.

- A. The Montvale Police Department, the Borough Administrator, or the Mayor and Council shall have the authority to hear complaints against any official tower whether brought by Borough representatives, the public, and/or other official towers. The Montvale Police Department shall review all complaints and issues in consultation with the Borough Administrator.
- B. The hearing officer, whoever it may be, shall have the power to issue subpoenas to compel attendance at the hearing.
- C. In the event that a complaint (of a noncriminal nature) is received by the Borough or issued by the Borough involving the improper or unsatisfactory performance of services by an official tower, excessive charges or damage to a motor vehicle while in the custody of the tower, written notice of said complaint, by certified mail, return receipt shall be given to the official tower against whom the complaint is made. The official tower shall make a written response to such complaint within five calendar days from receipt of the written notice and may request an in-person hearing.
- D. The Police Department after hearing the matter shall have the authority to suspend the official tower's license until the next rotation. The matter shall be referred to the Borough Administrator for any further action. The Borough Administrator may take further action, including a longer suspension or termination of the license for up to one (1) year, after notice and an opportunity to be heard. The Borough Administrator may also refer the matter to the Mayor and Council. Any contestation of suspension or further action shall be made by way of appeal to the Mayor and Council within 14 calendar days of the notice of said suspension or further action. The Mayor and Council shall then conduct a hearing, or delegate the hearing to the Borough Administrator, regarding the appeal of the suspension or further action within 30 calendar days of the tower's notice of appeal, whenever practicable.
- E. In the event that two or more complaints are pending for over 30 days in Municipal Court, then the Borough Administrator may suspend the official tower's license, after a hearing and decision.
- F. If, after considering the matter and the findings by the Police Department or the Borough Administrator, the Mayor and Council shall determine that there is good and sufficient cause for revocation of the official tower's license, or any lesser penalty, the tower shall surrender said license to the Borough Clerk within one calendar day.
- G. Failure to surrender the license upon revocation shall constitute a violation of this chapter, subject to all legal action available to the Borough, including permanent removal from the official towers list.
- H. Nothing contained herein shall prevent or limit the right of any person to commence or maintain an action for damages or any other relief directly against an official tower in a court of competent jurisdiction.

§365-14 Violations and penalties.

- A. In addition to any suspension or revocation of license, a person who shall violate any of the provisions of this chapter shall be subject to the following:
1. Punishable by a fine not exceeding \$2,000 or imprisonment for a term not exceeding 90 days or for a period of community service not exceeding 90 days, or any combination of them, at the discretion of the Municipal Court. The minimum fine for violation of any provision of this chapter shall be a fine of \$1,000;
 2. Each violation of any of the provisions of this chapter and each day the same is violated shall be deemed and taken to be a separate and distinct offense; and
 3. The imposition of a fine or imprisonment, or both, for a violation of this chapter of the Code shall not be deemed to be in lieu of any other provision therein providing for revocation or suspension of any license or permit issued thereunder.
- B. In addition to the fine provided above, a violation of any of the provisions of this chapter shall be cause for revocation of the official tower's license.

Section 2. Repeal of Inconsistent Ordinances.

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

Section 3. Savings Clause.

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

Section 4. Severability.

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

Section 5. Effective Date.

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

MICHAEL GHASSALI, Mayor

ATTEST:
FRANCES SCORDO, Municipal Clerk

INTRODUCTION: 5-14-26

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

ADOPTED: 5-26-26

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

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO. 2026-1593**

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 May 14, 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 June 11, 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
OVERNIGHT STREET PARKING REGULATIONS**

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

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

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

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

Section 2. Repeal of Inconsistent Ordinances.

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

Section 3. Savings Clause.

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

Section 4. Severability.

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

Section 5. Effective Date.

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

MICHAEL GHASSALI, Mayor

ATTEST:
FRANCES SCORDO, Municipal Clerk

INTRODUCTION: 5-14-26

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

ADOPTED: 6-11-26

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

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO. 2026-1594**

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 May 14, 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 June 11, 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 AMENDING AND SUPPLEMENTING CHAPTER 170 OF THE BOROUGH CODE TO CLARIFY THE SENIOR FEE WAIVER

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

Section 1. Chapter 170 of the Borough Code, Article VI, "Building Department Fees Waiver for Senior Citizens," Section 19, "Waiver," is hereby amended and supplemented by adding the underlined text, as follows:

§ 170-19 Waiver.

- A.** Fees collected for the issuance of building permits for improvements to the applicant's personal residence by the Building Department of the Borough of Montvale, which are specified in Montvale Code §170-10A through E and which include, respectively, building subcode fees, plumbing subcode fees, electrical subcode fees, fire subcode fees, and elevator fees, shall be waived for any citizen who meets the eligibility requirements contained in this article.
- B.** All county, state and federal fees, and all other local fees other than construction permit fees as defined herein, shall remain the sole responsibility of the applicant, and no applicant will be exempt from any such fees, including, without limitation, the New Jersey permit surcharge fee and all development fees mandated by the New Jersey Council on Affordable Housing.
- C.** The maximum value of the fee waiver shall be \$1,000 per application. Any local fees above and beyond the \$1,000 waiver shall remain the responsibility of the applicant.

Section 2. Repeal of Inconsistent Ordinances.

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

Section 3. Savings Clause.

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

Section 4. Severability.

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

Section 5. Effective Date.

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

MICHAEL GHASSALI, Mayor

ATTEST:
FRANCES SCORDO, Municipal Clerk

INTRODUCTION: 5-14-26

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

ADOPTED: 6-11-26

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

**WORK SESSION
MINUTES**

The Work Session Meeting of the Mayor and Council was in the Council Chambers and called to order at 7:30pm. Adequate notification was published in the official newspaper of the Borough of Montvale. Roll call was taken.

OPEN PUBLIC MEETING STATEMENT

Adequate notice of this meeting was provided to The Bergen Record informing the public of the time and place according to the provisions of the Open Public Meeting Law (Chapter 231, P.L. 1975).

ROLL CALL:

Councilmember Arendacs
Council President Cudequest
Councilmember Koelling

Councilmember Lane
Councilmember Roche
Councilmember Russo-Vogelsang

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

ORDINANCES:

PUBLIC HEARING OF ORDINANCE NO. 2026-1588 CALENDAR YEAR 2025 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

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

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

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

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

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

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

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

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

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and, **BE IT FURTHER ORDAINED**, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

Motion to Introduced for second reading Ordinance No. 2026-1588 by Councilmember Russo-Vogelsang; seconded by Councilmember Lane; Clerk read by title only.
Motion to open meeting to public by Councilmember Lane; seconded by Councilmember Roche - All ayes.

No public comment

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

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

INTRODUCTION OF ORDINANCE NO. 2026-1589 ORDINANCE OF THE BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, NEW JERSEY, APPROPRIATING \$90,000 FROM CAPITAL FUND BALANCE FOR THE KINDERKAMACK ROAD / MAGNOLIA AVENUE INTERSECTION IMPROVEMENTS PROJECT, OF WHICH NOT TO EXCEED \$55,000 SHALL BE THE NET COST OF THE BOROUGH AND NOT TO EXCEED \$35,000 SHALL BE SUBJECT TO REIMBURSEMENT BY THE COUNTY OF BERGEN PURSUANT TO A SHARED SERVICES AGREEMENT
(public hearing 5-14-26)

A motion to Introduce Ordinance No. 2026-1589 for first reading was made by Councilmember Russo-Vogelsang; seconded by Councilmember Lane; Clerk read by title only; Councilmember Lane made a motion that this ordinance be passed on first reading and advertised on the Borough website <http://www.montvale.org/publicnotices>; seconded by Councilmember Roche - a roll call was taken – all ayes

INTRODUCTION OF BOND ORDINANCE NO. 2026-1590 BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, NEW JERSEY, APPROPRIATING \$2,113,250 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,517,087 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF
(public hearing 5-14-26)

A motion to Introduce Ordinance No. 2026-1590 for first reading was made by Councilmember Russo-Vogelsang; seconded by Councilmember Lane; Clerk read by title only; Councilmember Lane made a motion that this ordinance be passed on first reading and advertised on the Borough website <http://www.montvale.org/publicnotices>; seconded by Councilmember Roche - a roll call was taken – all ayes

INTRODUCTION OF ORDINANCE NO. 2026-1591 AN ORDINANCE TO AMEND SALARY ORDINANCE NO. 2025-1563 TO PROVIDE FOR AND DETERMINE THE RATE, AMOUNT AND METHOD OF PAYMENT OF COMPENSATION TO PERSONS HOLDING CERTAIN OFFICES AND POSITIONS OF EMPLOYMENT IN THE BOROUGH OF MONTVALE FOR THE YEAR 2026
(public hearing 5-14-26)

A motion to Introduce Ordinance No. 2026-1591 for first reading was made by Councilmember Russo-Vogelsang; seconded by Councilmember Lane; Clerk read by title only; Councilmember Lane made a motion that this ordinance be passed on first reading and advertised on the Borough website <http://www.montvale.org/publicnotices>; seconded by Councilmember Roche - a roll call was taken – all ayes

MEETING OPEN TO PUBLIC

Agenda Items Only

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

No public comment

MEETING CLOSED TO PUBLIC

Agenda Items Only

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

MINUTES:

March 31, 2026

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

April 9, 2026

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

April 20, 2026

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

CLOSED/EXECUTIVE MINUTES:

March 31, 2026

A motion to accept the closed session minutes by Councilmember Lane; seconded by Councilmember Koelling - all ayes with the exception of Councilmember Arendacs

April 9, 2026

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

April 20, 2026

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

RESOLUTIONS: NON-CONSENT

92-2026 Resolution Opposing Bill S-1836

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RESOLUTIONS: (CONSENT AGENDA*)

All items listed on a consent agenda are considered to be routine and non-controversial by the Borough Council and will be approved by a motion, seconded and a roll call vote. There will be no separate discussion on these items unless a Council member(s) so request it, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

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

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

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

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

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

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

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

This Resolution shall take effect immediately.

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

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

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

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

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

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

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

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

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

BILLS: Administrator read the Bill Report

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

ENGINEER'S REPORT: Nick Chelius

Working on Tier 1- Stormwater Improvement Plan; Riverside Co-op received bids for the road paving; Pre-con meeting will be scheduled in May, Montvale's portion is \$438,973.60; DLS was the winning bidder; preparing to do a study on the pavilion structure by Huff Pond; received 2 grants for Memorial Drive resurfacing with sidewalks and pathways

ATTORNEY'S REPORT: Dave Lafferty

No Report

ADMINISTRATOR'S REPORT: Joe Voytus

Pre-con meeting with Veolia on May 20; street fair meeting is set for early May; a new storage shed for the seniors has been installed; had a meeting with Oritani Foundation about funding a pavilion for the Farm

UNFINISHED BUSINESS:

- Discussion - Senior Fee Waiver

The BA explained to council that the current ordinance does not have a not to exceed amount of fees to be waived; councilmembers agreed to revise the ordinance to add a not to exceed amount of \$1,000 of fees to be waived;

NEW BUSINESS:

- Discussion – DRAFT Ordinance Amending Overnight Street Parking Regulations

After a brief discussion, councilmembers added that this ordinance should be for residential vehicles

COMMUNICATION CORRESPONDENCE:

None

MEETING OPEN TO THE PUBLIC:

HEARING OF CITIZENS WHO WISH TO ADDRESS THE MAYOR AND COUNCIL:

Upon recognition by the Mayor, the person shall proceed to the floor and give his/her name and address in an audible tone of voice for the records. Unless further time is granted by the Council, he/she shall limit his/her statement to five (5) minutes. Statements shall be addressed to the Council as a body and not to any member thereof. No person, other than the person having the floor, shall be permitted to enter into any discussion, without recognition by the Mayor.

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

No Public Comment

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

ADJOURNMENT:

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

Meeting adjourned at 8:15pm

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

Respectfully submitted, Frances Scordo, Municipal Clerk

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 97-2026**

RE: REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION N.J.S.A. 40A:4-87 – 2026 DISTRACTED DRIVING CRACKDOWN. U DRIVE. U TEXT. U PAY

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 \$ 7,000.00, 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:
Distracted Driving Grant (FCOA 10-508).

BE IT FURTHER RESOLVED that the like sum of \$ 7,000.00 is hereby appropriated under the caption:

General Appropriations:
(A) Operations – Excluded from "CAPS"
Public and Private Revenues Offset by Revenues
Distracted Driving Grant (FCOA 41-508).

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: May 14, 2026

ATTEST:

APPROVED:

Carol Manhart
Deputy Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 98-2026**

RE: REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION N.J.S.A. 40A:4-87 – STATE BODY ARMOR REPLACEMENT FUND (BARF)

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 \$ 2,736.57, 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:
Body Armor Grant – State Share (FCOA 10-505).

BE IT FURTHER RESOLVED that the like sum of \$ 2,736.57 is hereby appropriated under the caption:

General Appropriations:
(A) Operations – Excluded from "CAPS"
Public and Private Revenues Offset by Revenues
Body Armor Grant – State Share (FCOA 41-505).

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: May 14, 2026

ATTEST:

APPROVED:

Carol Manhart
Deputy Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 99-2026**

RE: Award Professional Service Contract to Colliers Engineering & Design - for Construction Observation & Administration Services for 2026 Riverside Cooperative Paving Program

WHEREAS, the Borough of Montvale has deemed it necessary to engage the professional services of an Engineer for Construction Observation & Administration Services for 2026 Riverside Cooperative Paving Program; 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 Engineering & Design, 400 Valley Road, Suite 304, Mt. Arlington, NJ 07856 has submitted a proposal dated April 16, 2026 to provide engineering services which are detailed and attached to the original of this resolution, and

WHEREAS, the Certified Municipal Finance Officer has certified funds are available certification hereto attached to the original of this resolution.

NOW, THEREFORE BE IT RESOLVED by the Borough of Montvale as follows:

- 1) That the following be provided: Construction Observation & Administration Services
- 2) The cost not to exceed shall be \$51,500.00. The Engineer shall be required to submit itemized bills and payment shall be made based upon services rendered. The rates for this work are in accordance with the hourly contractual agreement with the Borough of Montvale.

BE IT FURTHER RESOLVED, that a copy of this resolution will be posted on the Borough's website <http://www.montvale.org/publicnotices> and 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: May 14, 2026

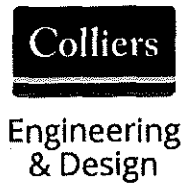
ATTEST:

APPROVED:

Carol Manhart
Deputy Municipal Clerk

Michael Ghassali
Mayor

400 Valley Road Suite 304
Mt. Arlington New Jersey 07856
Main: 877 627 3772



April 16, 2026

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

2026 Riverside Cooperative Paving Program - Montvale Portion
Professional Engineering Construction Administration Services
Borough of Montvale, Bergen County, NJ
Colliers Engineering & Design Project No. MVB0111P

Dear Mayor and Council,

Colliers Engineering & Design is pleased to present the following agreement for construction observation and administration services related to the 2026 Riverside Cooperative Paving Program. Funding will be provided through current bond ordinance(s) and the anticipated capital bond ordinance for capital improvements.

Colliers Engineering & Design has been authorized by the Lead Agency (Northvale) to perform the preparation of specifications for receipt of bids (Riverside Cooperative) on this project. Bids were received on March 24, 2026, and the apparent low bidder is DLS Contracting, Inc. In working specifically with the paving needs identified for Montvale, the Borough's portion of the contract is currently \$438,973.60 based on the bid results.

This year's cooperative paving program includes the following roadways:

- Valley View Terrace (Their Lane to Terminus)
- Powder Hill Road (Valley View Terrace to Chestnut Ridge Road)
- Garden Lane (Stuyvesant Road to Beechwood Road)
- Beechwood Road (Stuyvesant Road to High Ridge Road)
- Hollow Wood Lane (Magnolia Ave to N Terminus)

Section I – Scope of Services

Based on our conversations and information noted above, we propose to complete the following:

TASK I. CONSTRUCTION OBSERVATION AND ADMINISTRATION SERVICES:

Upon award of a contract under the Riverside Cooperative Bid, Colliers Engineering & Design will coordinate a Pre-Construction meeting with the contractor, Borough Officials, and the Department of Public Works (DPW). During construction, Colliers Engineering & Design will monitor the contractor's performance and enforce the adherence to the contract documents and project schedule.

Colliers Engineering & Design will provide the Borough with part-time on-site construction administration services during the concrete work and milling/paving operations. This task should last approximately six

(6) weeks. In addition, Colliers Engineering & Design anticipates that there will be two (2) weeks of part-time construction administration services for the contractor to complete the punch list items. Colliers Engineering & Design will utilize the same construction administrator on the site for the entirety of the project in order to provide consistency for the project.

Observation reports will be retained by Colliers Engineering & Design regarding the project. Colliers Engineering & Design will review and prepare contractor's payments as well as change orders (if necessary). If unacceptable work or material is supplied by the contractor, immediate corrective action will be taken by Colliers Engineering & Design on behalf of the Borough. Colliers Engineering & Design will review the submittals for the projects including shop drawings and as-built drawings provided by the contractor. Prior to completion, a final punch list will be created by the construction administrator and completion deadlines will be scheduled for all open items. Upon completion of the punch list items, a final site visit will be scheduled with the contractor and the Borough to close out the project. Colliers Engineering & Design will prepare the paperwork for final payment for the contractor.

Projected Schedule:

The following is the estimated schedules for the project:

<u>Task</u>	<u>Anticipated Schedule</u>
Construction Contract Award	April 2026
Pre-Construction Meeting	May 2026
Construction Administration Services	Spring/Summer 2026
Project Closeout	Summer/Fall 2026

The goal is to construct the entirety of the project during the 2026 construction season. Please note that this project is weather dependent. Should inclement weather occur, the construction schedule may be altered.

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.

Task Name	Fee
Construction Administration Services and Inspection	\$51,500.00
Total Fee	\$51,500.00

The above services will be provided on an hourly basis not to exceed the listed amount. This Contract and Fee Schedule is based upon the Borough Engineering Contract authorized by Borough of Montvale (25-2026).

Project Deliverables:

During the contractor payment preparation process, Colliers Engineering & Design will provide the Borough of Montvale with documentation for their review and execution for contractor payment. Certification by the Chief Financial Officer will be required for all closeout documents.

Reimbursable Expenses:

Reimbursable expenses including delivery, printing, copying, postage and other reproducible costs for the above-mentioned deliverables are included within this agreement and are included in the project cost.

Exclusions:

If any item listed herein, or otherwise not specifically mentioned within this agreement or the Borough Engineering Agreement is deemed necessary, then Colliers Engineering & Design may prepare an addendum to this agreement for your review, outlining the scope of additional services and associated professional fees with regard to the extra services. Unanticipated additional services will be in accordance with the Schedule of Hourly Rates for the number of hours of effort required. No extra services will be performed without authorization from the Borough.

Please forward a copy of the Resolution of Approval and/or approved Purchase Order to this office. This will constitute approval of the proposed engineering agreement. We thank you very much for the opportunity to offer our services and look forward to working with you on this and future projects. In the meantime, should you have any questions regarding this agreement, please feel free to contact me.

Sincerely,

Colliers Engineering & Design



Nick Chelius, P.E.
Borough Engineer

cc: Fran Scordo, Borough Clerk
Carl O'Brien, PE (CED)
Robert Culvert (CED)

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 100-2026**

RE: Amending Resolution 87-2026 - A Resolution of the Borough of Montvale Authorizing the Execution of an Agreement with the Pascack Valley Regional High School District Board of Education Concerning the Hiring and Placement of Special Police Officer IIIs at Pascack Hills High School For the 2026-2027 School Year

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

WHEREAS, the Borough of Montvale (the "Borough") and the Pascack Valley Regional School District (the "District") Board of Education (the "Board") agree that having security personnel that are police officers and specifically trained for school security is a best practice for the safety and security of the students and staff at Pascack Hills High School; and

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

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

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

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

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

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

Adopted: May 14, 2026

ATTEST:

APPROVED:

Carol Manhart
Deputy Municipal Clerk

Michael Ghassali
Mayor

AGREEMENT

**CONCERNING THE HIRING AND PLACEMENT OF SPECIAL POLICE OFFICER IIIS IN
PASCACK HILLS HIGH SCHOOL**

BY AND BETWEEN

THE BOROUGH OF MONTVALE

AND

PASCACK VALLEY REGIONAL SCHOOL DISTRICT

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

WHEREAS, the Borough of Montvale (the "Borough") and the Pascack Valley Regional School District (the "District") Board of Education (the "Board") agree that having security that are police officers and specifically trained for school security is a best practice for the safety and security of the students and staff at Pascack Hills High School; and

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

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

NOW, THEREFORE, IT IS AGREED by and between the Borough and the District that the Borough of Montvale, through the Montvale Police Department, shall hire and make available SLEOIIIs to Pascack Hills High School under the following terms and conditions:

- 1) Rate of pay. The District shall determine the rate of pay for the SLEO IIIs. For the Current School Year, the District has set the salary for SLEO IIIs at **\$63,015** per year.
- 2) Classification of SLEOIIIs. All SLEOIIIs shall be classified as "at will" employees who are not entitled to pension, health or other benefits from either the Borough or the District.
- 3) Reimbursement/Payment requirements.
 - a. The District agrees to reimburse the Borough for all allowable costs related to the Borough's hiring, training, outfitting and employment of the SLEOIIIs, which shall include:
 - i. Wages and associated payroll costs for the hours worked by the SLEOIIIs

- ii. All costs associated with the hiring of SLEOIII's including uniforms, bulletproof vests, equipment, training hours and any other costs associated with the employment, training and outfitting of SLEOIII's.
 - b. SLEO III's assigned to Pascack Hills High School will turn over timecards signed by the school designee to the Borough of Montvale Police Department for processing on a bi-monthly basis.
 - c. The Borough shall bill the District for all allowable costs set forth herein on a bi-monthly basis matching the Borough's current payroll cycle.
 - d. The District shall reimburse the Borough within thirty (30) days of receipt of a completed bill from the Borough.
- 4) Vetting of officers. The vetting process for SLEOIII's hired by the Borough and assigned to Pascack Hills High School will be agreed upon by both entities prior to appointment of the individual officers.
 - 5) Policies and procedures. The Borough of Montvale Police Department will develop policies and procedures governing the use of SLEOIII's in consultation with the District Superintendent.
 - 6) Assignment and duties. Assignment and daily duties at Pascack Hills High School will be determined by the District Superintendent or his/her designee in accordance with the established Montvale Police Policies and Procedures and State Law.
 - 7) Training. Police training for SLEOIII's will be scheduled and administered by the Montvale Police Department consistent with current policy. All training shall be conducted in consultation with the District to ensure school security is not compromised.
 - 8) Uniforms and equipment. SLEOIII's will be armed with Montvale Police Department service weapons and shall wear uniforms with SLEOIII patches as required by State Law.
 - 9) Term of agreement. This Agreement shall be deemed effective as of the start of the Current School Year and shall remain in effect until the end of the Current School Year. This Agreement may be revoked prior to its expiration, by either the District or the Borough, upon thirty days' notice.
 - 10) Modifications in Writing. Modifications or the waiver of any provisions of this Agreement shall in no event be effective unless the same shall be in writing and signed by the parties hereto, and then such modification or waiver shall be effective only in the specific instance and for the specific purpose for which given.
 - 11) Failure to Exercise Rights. Neither any failure nor any delay on the part of either party in exercising any right, power or privilege hereunder shall operate as a waiver thereof, nor shall a single or partial exercise thereof preclude any other or further exercise of any other right, power or privilege.
 - 12) Assignment. There shall be no assignment of this Agreement by any party hereto.

- 13) Captions. The section headings contained herein are the reference purposes only and shall not in any way affect the meaning or interpretation of the Agreement.
- 14) Severability. In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.
- 15) Counterparts. This Agreement may be signed in any number of counterparts with the same effect as if the signatures thereto and hereto were upon the same instrument.
- 16) Reservation. Except as otherwise expressly set forth in this Agreement, the Borough and the District reserve all of their respective rights and powers under Federal Law and the laws of the State of New Jersey.
- 17) Patrol Car Fees. The Borough agrees to provide one patrol car to be stationed at Pascack Hills High School whenever a SLEO III is on duty. The District agrees to pay \$900 in order to help defray the Borough's associated patrol car costs (e.g., fuel, maintenance, insurance). The Borough will invoice the District annually for this fee.
- 18) Entire Agreement. This Agreement and its provisions constitutes the entire understanding and agreement of the parties regarding all matters covered herein, and any prior discussions, representations, understandings and agreements are hereby superseded by this Agreement. The parties agree to be bound hereby and acknowledge that there are no representations, warranties, covenants or undertakings other than those expressly set forth herein.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement on the day and year first above written.

WITNESS

BOROUGH OF MONTVALE

Frances Scordo,
Borough Clerk

Michael Ghassali
Mayor

WITNESS

PASCACK VALLEY REGIONAL
HIGH SCHOOL DISTRICT
BOARD OF EDUCATION

[Name]
[Title]

[Name]
[Title]

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 101-2026**

RE: Refund Tax Overpayment - Block 2503, Lot 22 – 28 Cottage Ave

WHEREAS, a resolution authorizing the Tax Collector to refund an overpayment of taxes for the property located at 28 Cottage Ave, also known as Block 2503, Lot 22;

WHEREAS, a duplicate payment was made by the homeowner; and

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, County of Bergen, New Jersey, that the Tax Collector be and is hereby authorized to refund \$5,560.00 to Timothy McWilliams, 28 Cottage Ave, Montvale, NJ 07645

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

Adopted: May 14, 2026

ATTEST:

APPROVED:

Carol Manhart
Deputy Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 102-2026**

RE: A Resolution Authorizing The Borough Of Montvale To Accept The Bid Of Persistent Construction For Kinderkamack Road And Magnolia Avenue Improvements

WHEREAS, the Borough of Montvale ("Borough") and the County of Bergen ("County") have entered into a certain Shared Service Agreement ("SSA") pursuant to N.J.S.A. 40A:65-1 et seq. dated March 4, 2026, regarding certain roadway improvements at the intersection of Kinderkamack Road, a County road, and Magnolia Avenue, a Borough road, within the Borough of Montvale;

WHEREAS, the SSA provides that the Borough shall solicit bids for the project through the Bergen County Cooperative Purchasing System, of which the Borough is a member;

WHEREAS, on or about March 9, 2026, the Borough did receive bids for the above referenced project; and

WHEREAS, the proposal by Persistent Construction Company, 58 Industrial Avenue, Fairview, New Jersey 07022, in the sum of \$77,262.00 was the lowest amount received by the Borough; and

WHEREAS, Persistent Construction has been found to be the lowest responsible bidder for this Contract; and

WHEREAS, the Borough wishes to award this contract to Persistent Construction Company as the lowest responsible bidder;

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Montvale, County of Bergen, in the State of New Jersey that the Borough of Montvale does hereby award a Contract for Kinderkamack Road and Magnolia Avenue Road Improvements to Persistent Construction Company in the sum of \$77,262.00; and

BE IT FURTHER RESOLVED, that the Mayor, Clerk and Administrator are authorized to execute the Contract and related documents in connection with this project.

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

Adopted: May 14, 2026

ATTEST:

APPROVED:

Carol Manhart
Deputy Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 103-2026**

**Re: A Resolution Authorizing Execution of Naming Grant Agreement Between the
Borough of Montvale and Oritani Charitable Foundation**

WHEREAS, N.J.S.A. 40:12-29 authorizes a municipality to accept a grant or cash donation for purposes of open space, recreation and/or public parks within the State of New Jersey; and

WHEREAS, the Borough of Montvale ("Borough") has been approached by Oritani Charitable Foundation ("Oritani") c/o The Marchese Group, LLC, 500 N. Franklin Turnpike, Suite 306, Ramsey, New Jersey 07446, with an offer to provide a grant of up to \$200,000.00 for the purchase and installation of a certain Pavilion to be located on municipal property at 53 Craig Road within the Borough, formerly known as DePiero Farms; and

WHEREAS, Montvale wishes to construct the pavilion for community use within the Montvale Community Garden portion of the above referenced property; and

WHEREAS, said grant is estimated to cover the costs associated with the purchase of the pavilion along with related work and amenities including but not limited to a concrete foundation, electric and/or plumbing work, circulation fan(s), benches, tables, chairs an entrance walkway and landscaping; and

WHEREAS, in appreciation for Oritani's grant, the Borough wishes to grant Oritani certain naming rights and publicity with regard to said Pavilion as more particularly described in a certain Naming Grant Agreement annexed hereto; and

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Montvale, County of Bergen, in the State of New Jersey that the Borough of Montvale is authorized to execute the attached Naming Grant Agreement with the Oritani Charitable Foundation, c/o The Marchese Group, LLC, 500 N. Franklin Turnpike, Suite 306, Ramsey, New Jersey 07446, in substantially the form annexed hereto and the Borough is authorized to accept up to \$200,000.00 from Oritani as and for the purchase and installation of a pavilion and related amenities as described in said Naming Grant Agreement; and

BE IT FURTHER RESOLVED, that the Mayor, Clerk and Administrator are authorized to execute the Naming Grant Agreement and related documents in connection with this project.

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

Adopted: May 14, 2026

ATTEST:

APPROVED:

Carol Manhart
Deputy Municipal Clerk

Michael Ghassali
Mayor

ORITANI CHARITABLE FOUNDATION

NAMING GRANT AGREEMENT

THIS NAMING GRANT AGREEMENT ("Agreement") is made and entered into as of June 1, 2026 (the "Effective Date") by and between Oritani Charitable Foundation, c/o The Marchese Group, LLC, 500 N. Franklin Turnpike, Suite 306, Ramsey, New Jersey 07446 (the "Foundation"), and the Borough of Montvale, with an address of 12 DePiero Drive, Montvale, NJ 07645 ("Montvale"). The Foundation and Montvale shall each be referred to herein as a "Party" and together, the "Parties."

WITNESSETH:

WHEREAS, the Foundation is a Delaware not-for-profit corporation, organized and operated for charitable purposes as defined in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), including to make distributions to organizations that qualify as exempt organizations under Code Section 501(c)(3), and is further classified as a private foundation under the Code; and

WHEREAS, Montvale, a political subdivision of the State of New Jersey, has purchased an 8.4 acre lot located at 53 Craig Road that it intends to develop as "Montvale Community Garden;" and

WHEREAS, Montvale wishes to construct a pavilion for community use within Montvale Community Garden, along with related work and amenities including but not limited to a concrete foundation, electric and/or plumbing work, circulation fan(s), benches, tables, chairs, an entrance walkway and landscaping (collectively, the "Pavilion;") and

WHEREAS, the Foundation wishes to make a grant of funds to Montvale for the purpose of funding the construction and installation of the Pavilion (the "Grant"); and

WHEREAS, in appreciation for the Foundation's Grant, Montvale wishes to grant the Foundation certain naming rights and publicity as set forth on Exhibit B (the "Naming Rights and Publicity").

NOW, THEREFORE, in consideration of the mutual promises and covenants contained in this Agreement, and intending to be legally bound, the Parties agree as follows:

Section 1. The Grant. The Foundation agrees to make the Grant in the amount of two hundred thousand United States dollars (\$200,000.00 USD) to fund the Pavilion. Half of the Grant, or \$100,000.00 USD, will be paid within thirty (30) days of the Foundation's receipt of executed resolutions of Montvale's Mayor and Council evidencing Montvale's consent to execute this Agreement and uphold the Naming Rights and Publicity (the "Resolutions") and an opinion letter from Montvale's legal counsel listing and affirming each of the representations and warranties set forth in Section 3, below (the "Opinion Letter"). The balance of the Grant will be paid once the construction of the Pavilion is complete. Notwithstanding the foregoing, this Agreement is null and void *ab initio* if Montvale has not provided the Resolutions and the Opinion Letter to the Foundation on or before November 15, 2026.

Section 2. Restricted Use of the Grant; Naming Rights and Publicity. Montvale shall use the Grant exclusively for the Pavilion and in appreciation for providing the Naming Rights and Publicity, as defined in Exhibit B.

Section 3. Representations and Warranties by Montvale. Montvale represents, warrants, and agrees that, as of the Effective Date: (a) this Agreement constitutes a legal, valid and binding obligation of

Montvale; (b) Montvale is and will be authorized to accept the Grant in accordance with the terms set forth herein; (c) Montvale has the full right, power, and authority to make, deliver, and perform under this Agreement and it has taken all necessary corporate or other action to authorize the execution, delivery, and performance of this Agreement; and (d) Montvale is and will be a political subdivision of the State of New Jersey. Montvale will immediately notify the Foundation of any change in its status as a political subdivision under the laws of the State of New Jersey.

Section 4: Duties and Responsibilities of Montvale. Montvale agrees that it shall:

- a. Use the Grant for the Pavilion;
 - b. Repay any portion of the Grant not used for the Pavilion;
 - c. Not use the Grant for political or legislative purposes;
 - d. Maintain books and records regarding use of the Grant and make them available for inspection by the Foundation for a period of one (1) year following use of the Grant;
 - e. Prepare and submit narrative reports to the Foundation detailing how the Grant was used in support of the Pavilion and all progress towards the Pavilion purposes as requested by the Foundation, but not more than quarterly, until the Grant is fully expended;
 - f. Respond promptly to inquiries from the Foundation regarding use of the Grant;
- and
- g. Notify the Foundation immediately if it discovers any evidence of misconduct with respect to the Grant.

Section 5. Event of Breach. If Montvale (a) fails to use the Grant exclusively for the Pavilion, or (b) fails to provide and maintain the Naming Rights or provide the Publicity as required herein, it will be deemed an event of breach hereunder and, in such case, Montvale will immediately repay the full amount of the Grant to the Foundation, adjusted for inflation using the United States Government consumer price index. Notwithstanding an event of breach as specified in this Section 5, Montvale shall be obligated to fulfill all its obligations hereunder.

Section 6. Indemnification. In the event of breach, Montvale shall indemnify and hold the Foundation and its trustees, officers, employees, donors, volunteers, agents, and representatives harmless from any and all liability, loss, damages, costs and expenses, including counsel fees related to the enforcement of this Agreement.

Section 7. Independent Contractor; No Joint Venture. In performing its obligations with respect to the Grant pursuant to this Agreement, Montvale shall have the status of an independent contractor. Nothing herein shall be construed to create any partnership, agency, or joint venture relationship between the Foundation and Montvale, and neither Party to this Agreement shall make any representations to the contrary.

Section 8. Entire Agreement. This Agreement, including Exhibit A and Exhibit B, constitutes the entire understanding of the Parties and supersedes all prior agreements and representations whether oral or in writing with respect to the subject matter hereof. This Agreement may not be modified except in a writing signed by an authorized representative of each Party. A waiver by any Party of any term or condition

of this Agreement in any instance shall not be deemed or construed as a waiver of such term or condition for the future or of any subsequent breach thereof.

Section 9. Assignment. Montvale shall not assign or otherwise transfer its rights under this Agreement without the prior written consent of the Foundation, and any assignment in contravention of this provision will be void *ab initio*.

Section 10. Notices. All notices permitted or required by this Agreement shall be deemed given when made in writing and delivered personally, by a nationally recognized overnight delivery service or bonded carrier, or deposited in the United States mail, postage prepaid, return receipt requested, addressed to the other Party, or sent by electronic mail, delivery and read receipt requested, at the addresses set forth below or such other addresses as either Party may designate in writing:

THE FOUNDATION	MONTVALE
Oritani Charitable Foundation John Fields, President c/o The Marchese Group, LLC 500 N. Franklin Turnpike, Suite 306 Ramsey, NJ 07446 Phone: (201) 481-4980 E-mail: jf0563@gmail.com	The Borough of Montvale c/o Joseph Voytus, Administrator 12 DePiero Drive Montvale, NJ 07645 Email: jvoytus@montvaleboro.org Phone: (201) 391-5700 x210

Section 11. Severability. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of this Agreement will remain in full force and effect and such determination will in no way affect the validity or enforceability of any other provision of this Agreement.

Section 12. Governing Law. This Agreement is governed by and will be construed in accordance with the laws and in the courts of the State of New Jersey, without reference to conflict of laws doctrine.

Section 13. Binding Effect. This Agreement is binding upon the successors, personal representatives, and assignees of the Parties.

Section 14. Counterparts. This Agreement may be executed in counterparts, each of which will constitute an original, but all of which will constitute one (1) and the same Agreement after each Party has signed the counterpart. Delivery of an executed signature page of this Agreement by facsimile or by electronic mail in portable document format (PDF) will be effective as delivery of a manually-executed signature page of this Agreement.

Section 15. Effect of Headings. The subject headings of the sections of this Agreement are included for purposes of convenience only and will not affect the construction or interpretation of this Agreement.

Section 16. Survival. The terms and conditions of Sections 2, 4, 5, 6, 12, 13, and 16 of this Agreement shall survive the termination of this Agreement.

IN WITNESS WHEREOF, each Party has executed this Agreement as of the Effective Date.

ORITANI CHARITABLE FOUNDATION

By: John Fields
Its: President

THE BOROUGH OF MONTVALE

By: Michael Ghassali
Its: Mayor

Exhibit A: Pavilion

Exhibit B: Naming Rights and Publicity

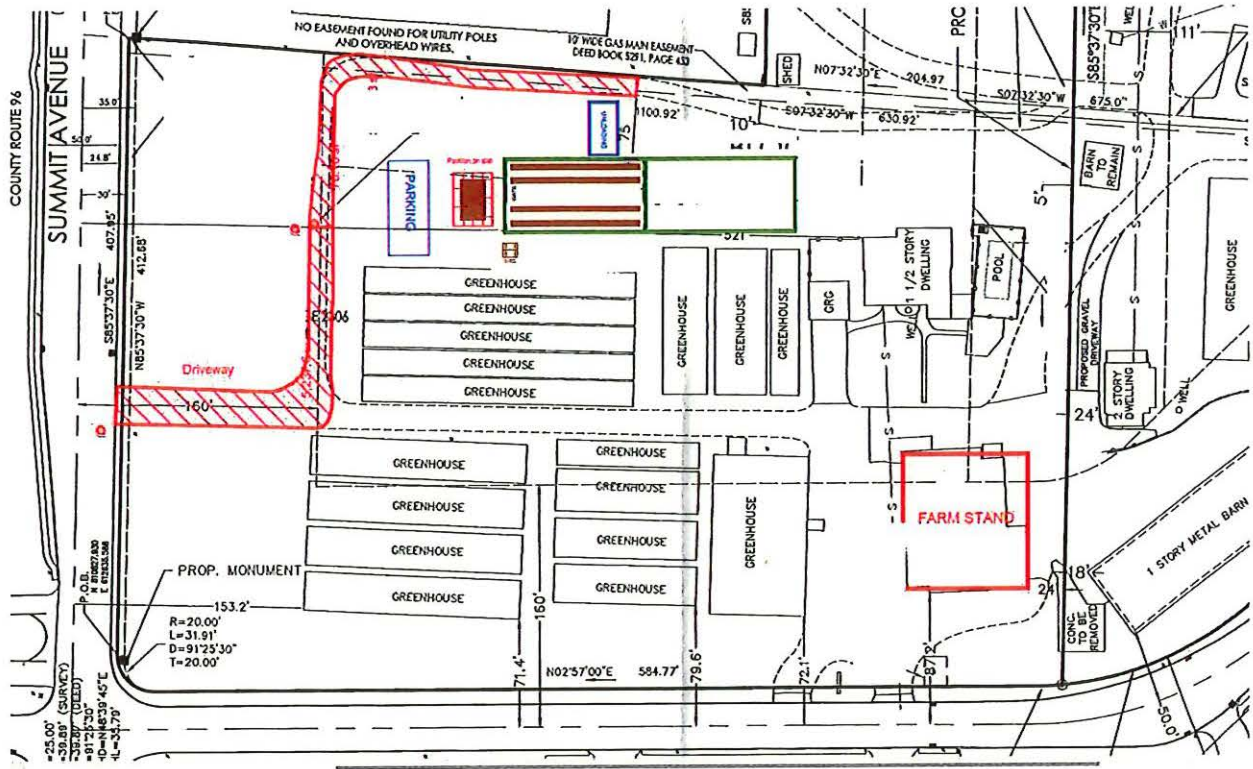
Exhibit A:

Pavilion

The Pavilion will be the prominent gathering space for the new Montvale Community Garden. The completed Pavilion is expected to look similar to the image below plus the inclusion of conspicuous signage noting the name of the Pavilion as the “Oritani Pavilion.”



The Pavilion will be located approximately as detailed below:



**Exhibit B:
Naming Rights and Publicity**

Montvale will provide the following naming rights ("Naming Rights") and publicity ("Publicity") in consideration for the Grant:

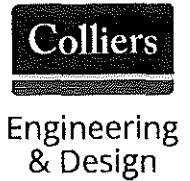
Naming Rights:

1. Montvale will acknowledge the Grant by naming the Pavilion as **Oritani Pavilion** (the "Name").
2. Subject to the terms of this Agreement, the Naming Rights will last for twenty-five (25) years.
3. Montvale and Foundation will cooperate and determine the final form of all signage and displays related to the Naming Rights as the Pavilion design is finalized. While both parties must approve of the final forms of the signage and displays, neither party may unreasonably withhold their consent. It is anticipated that conspicuous, permanent signage identifying the Name (the "Name Signage") at the gables of the front and back of the Pavilion. Further, it is anticipated that a plaque honoring the Foundation will be created and displayed on the Pavilion. If it is determined that any portion of the anticipated Name Signage is not feasible, the Parties shall cooperate and select alternate signage or display that is comparable to the anticipated Name Signage.
4. Montvale will use the Name in all significant internal and external materials that reference this space, including, but not limited to, Montvale's website and social media accounts, press releases, brochures, informational and marketing materials, reports, and other publications, unless otherwise requested by Foundation.
5. Montvale will not impair the Foundation's Naming Rights by further renaming any of the items that will be housed within the Pavilion (i.e. tables and benches).
6. This Exhibit B may only be modified upon the mutual written agreement of the Foundation and Montvale.

Publicity:

1. Montvale shall reference the support of the Foundation and the Name in all public announcements regarding Montvale Community Garden and the Pavilion, including, but not limited to, press releases and Montvale's website and social media accounts.
2. Montvale shall announce the Grant and the working relationship with the Foundation via a press release issued through usual channels including, but not limited to, local newspapers, following the mutual execution of the Agreement and the Foundation's approval of the contents of such announcement.
3. The Foundation shall be permitted to review and comment on all publicity items and signage prior to its release to the public.

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



May 6, 2026

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

Kinderkamack Road and Magnolia Avenue Improvements
Bid Opening and Recommendation of Award
Borough of Montvale, Bergen County, NJ
Colliers Engineering & Design Project No. MVB0088

Dear Mr. Voytus,

Our office received three (3) bids bid for the Kinderkamack Road and Magnolia Avenue Improvements projects. A bid tabulation displaying itemized unit prices for the three bids is attached.

The Project consists of one (1) Base Bid. The Base Bid consists of roadway improvements to the Kinderkamack Road and Magnolia Avenue intersection. Work shall include re-alignment of the intersection, modifications to the concrete island, curbing, concrete repairs, striping and other improvements shown within the construction plans.

The preferred contractor for the project is Persistent Construction, 58 Industrial Avenue, Fairview, NJ 07022, with a Base Bid in the amount of \$77,262.00. We note that the project is being constructed as part of a shared service agreement with the County of Bergen. Contractors were selected for quotes from the approved list of contractors participating in the Bergen County Purchasing Alliance.

Based on a review of the summary of the bids, it is our recommendation that the Borough award the project to Persistent Construction in the amount of **\$77,262.00** for the **Total Bid**, for the construction of the Kinderkamack Road and Magnolia Avenue 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.

Project No. MVB0088

May 6, 2026

Page 2 | 2



Engineering
& Design

Sincerely,

Colliers Engineering & Design, Inc.

A handwritten signature in black ink, appearing to read "Nick Chelius", with a long horizontal flourish extending to the right.

Nick Chelius, P.E., C.M.E.
Borough Engineer

NHC/tc/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)

R:\Projects\MM-P\MVB\MVB0088\Project Information\Bidding and Construction\Bid Tabulation\260506_Rec of Award_Kinderkamack and Magnolia Improvements_MVB0088.docx

BID TABULATION
PROJECT: KINDERKAMACK ROAD AND MAGNOLIA AVENUE IMPROVEMENTS

PROJECT NO.: MVB0053

MUNICIPALITY: BOROUGH OF MONTVALE

COUNTY: BERGEN

BASE BID - KINDERKAMACK ROAD AND MAGNOLIA AVENUE IMPROVEMENTS

ITEM	DESCRIPTION	UNIT	QTY.	BIDDER 1		BIDDER 2		BIDDER 3		ENGINEERS ESTIMATE	
				UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1	MAINTENANCE AND PROTECTION OF TRAFFIC	LS	1	\$ 14,500.00	\$ 14,500.00	\$ 19,000.00	\$ 19,000.00	\$ 19,200.00	\$ 19,200.00	\$ 5,000.00	\$ 5,000.00
2	CLEARING SITE	LS	1	\$ 7,000.00	\$ 7,000.00	\$ 31,200.00	\$ 31,200.00	\$ 16,577.28	\$ 16,577.28	\$ 40,000.00	\$ 40,000.00
3	HOT MIX ASPHALT PAVEMENT REPAIR	SY	53	\$ 400.00	\$ 21,200.00	\$ 160.00	\$ 7,420.00	\$ 306.77	\$ 16,258.81	\$ 50.00	\$ 2,650.00
4	TACK COAT	GALLON	10	\$ 1.00	\$ 10.00	\$ 20.00	\$ 200.00	\$ 233.67	\$ 2,336.70	\$ 3.00	\$ 30.00
5	HOT MIX ASPHALT 9.5M64 SURFACE COURSE	TON	10	\$ 525.00	\$ 5,250.00	\$ 260.00	\$ 2,600.00	\$ 747.27	\$ 7,472.70	\$ 90.00	\$ 900.00
6	CONCRETE PAD, REINFORCED, 6" THICK	SY	83	\$ 210.00	\$ 17,430.00	\$ 200.00	\$ 16,600.00	\$ 392.55	\$ 32,581.65	\$ 110.00	\$ 9,130.00
7	9" X 20" CONCRETE VERTICAL CURB	LF	232	\$ 68.00	\$ 15,776.00	\$ 135.00	\$ 31,320.00	\$ 85.05	\$ 19,731.60	\$ 50.00	\$ 11,600.00
11	RESET EXISTING CASTING VAULT	UNIT	1	\$ 2,650.00	\$ 2,650.00	\$ 3,000.00	\$ 3,000.00	\$ 2,165.76	\$ 2,165.76	\$ 750.00	\$ 750.00
12	TRAFFIC STRIPES, 4"	LF	361	\$ 2.00	\$ 722.00	\$ 2.00	\$ 722.00	\$ 6.77	\$ 2,443.97	\$ 4.00	\$ 1,444.00
13	TRAFFIC MARKING LINES, 12"	LF	34	\$ 6.50	\$ 221.00	\$ 6.00	\$ 204.00	\$ 20.28	\$ 689.52	\$ 8.00	\$ 272.00
14	TRAFFIC MARKING LINES, 24"	LF	68	\$ 13.00	\$ 1,144.00	\$ 11.00	\$ 968.00	\$ 40.55	\$ 3,588.40	\$ 10.00	\$ 880.00
15	TRAFFIC MARKINGS SYMBOLS	SF	27	\$ 18.00	\$ 486.00	\$ 15.00	\$ 405.00	\$ 20.07	\$ 541.89	\$ 12.00	\$ 324.00
16	REGULATORY AND WARNING SIGNS	SF	9	\$ 53.00	\$ 477.00	\$ 100.00	\$ 900.00	\$ 205.60	\$ 1,850.40	\$ 50.00	\$ 450.00
17	TOPSOIL SPREADING, 6" THICK	SY	34	\$ 65.00	\$ 2,890.00	\$ 40.00	\$ 1,360.00	\$ 91.55	\$ 3,112.70	\$ 5.00	\$ 170.00
18	FERTILIZING AND SEEDING, TYPE ERNMX-106	SY	34	\$ 23.00	\$ 782.00	\$ 1.00	\$ 34.00	\$ 89.04	\$ 3,027.36	\$ 3.00	\$ 102.00
19	STRAW MULCHING	SY	34	\$ 36.00	\$ 1,224.00	\$ 1.00	\$ 34.00	\$ 59.92	\$ 2,037.28	\$ 2.00	\$ 68.00
TOTAL BASE BID					\$ 77,262.00		\$ 96,967.00		\$ 114,396.02		\$ 68,770.00

BID SCENARIO	TOTAL AMOUNT	TOTAL AMOUNT	TOTAL AMOUNT	TOTAL AMOUNT
BASE BID	\$ 77,262.00	\$ 96,967.00	\$ 114,396.02	\$ 68,770.00

400 Valley Road, Suite 304
Mt. Arlington, NJ 07856
T: 973.398.3110 F: 973.398.3199
www.colliersengineering.com



PROJECT NAME: KINDERKAMACK ROAD AND MAGNOLIA AVENUE
CITY, STATE: BOROUGH OF MONTVALE, NEW JERSEY
PROJECT #: MVB0088

ORIGINAL ESTIMATE DATED: 08/18/25
REVISION 1 DATED: 09/03/25
Bid Total Dated: 03/09/26

PREPARED BY: MIB
REVIEWED BY: BJA

ITEM NO	KINDERKAMACK ROAD AND MAGNOLIA AVENUE IMPROVEMENTS	UNIT	APPROX. QUANTITY			UNIT PRICE	BOROUGH OF MONTVALE COST	BERGEN COUNTY COST	TOTAL COST
			BOROUGH OF MONTVALE QUANTITY	BERGEN COUNTY QUANTITY	TOTAL QUANTITY				
2	CLEARING SITE	LS	0.50	0.50	1	\$ 7,000.00	\$ 3,500.00	\$ 3,500.00	\$ 7,000.00
3	HOT MIX ASPHALT PAVEMENT REPAIR	SY	22	31	53	\$ 400.00	\$ 8,800.00	\$ 12,400.00	\$ 21,200.00
4	TACK COAT	GALLON	5	5	10	\$ 1.00	\$ 5.00	\$ 5.00	\$ 10.00
5	HOT MIX ASPHALT 9.5M64 SURFACE COURSE	TON	5	5	10	\$ 525.00	\$ 2,625.00	\$ 2,625.00	\$ 5,250.00
6	CONCRETE PAD, REINFORCED, 6" THICK	SY	83	0	83	\$ 210.00	\$ 17,430.00	\$ -	\$ 17,430.00
7	9" X 20" CONCRETE VERTICAL CURB	LF	95	137	232	\$ 68.00	\$ 6,460.00	\$ 9,316.00	\$ 15,776.00
11	RESET EXISTING CASTING, VAULT	UNIT	1	0	1	\$ 2,650.00	\$ 2,650.00	\$ -	\$ 2,650.00
12	TRAFFIC STRIPES, 4"	LF	262	99	361	\$ 2.00	\$ 524.00	\$ 198.00	\$ 722.00
13	TRAFFIC MARKING LINES, 12"	LF	34	0	34	\$ 6.50	\$ 221.00	\$ -	\$ 221.00
14	TRAFFIC MARKING LINES, 24"	LF	18	70	88	\$ 13.00	\$ 234.00	\$ 910.00	\$ 1,144.00
15	TRAFFIC MARKINGS SYMBOLS	SF	27	0	27	\$ 18.00	\$ 486.00	\$ -	\$ 486.00
16	REGULATORY AND WARNING SIGNS	SF	9	0	9	\$ 53.00	\$ 477.00	\$ -	\$ 477.00
17	TOPSOIL SPREADING, 6" THICK	SY	0	34	34	\$ 85.00	\$ -	\$ 2,890.00	\$ 2,890.00
18	FERTILIZING AND SEEDING, TYPE ERNMX-106	SY	0	34	34	\$ 23.00	\$ -	\$ 782.00	\$ 782.00
19	STRAW MULCHING	SY	0	34	34	\$ 36.00	\$ -	\$ 1,224.00	\$ 1,224.00

CONSTRUCTION TOTAL: \$ 43,412.00 \$ 33,850.00 \$ 77,262.00

Notes:

1. Estimate is based on plan entitled, "Kinderkack Road and Magnolia Avenue Improvements" dated 06/10/25 prepared by Colliers Engineering & Design.
2. Pay item "CLEARING SITE" includes removal and proper disposal of existing concrete island, curb, asphalt pavement and other existing site features required to install the proposed improvements.
3. The above estimate doesn't include costs related to police traffic direction and the related coordination efforts.
4. Unit costs are approximate and based upon actual bid prices from projects of similar size and scope and/or professional engineering judgement.
5. ENGINEERING COSTS includes Survey and Design Prepared by Colliers Engineering.
6. The above estimate does not include any permitting or construction administration costs.

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	\$3,409,837.30	Bill List Wire 5/14/2026
	<u>345,054.29</u>	Wires/Manual Checks
Current TOTAL	3,754,891.59	
Capital	7,456.18	Bill List Wire 5/14/2026
Escrow	4,893.75	Bill List Wire 5/14/2026
Housing Trust	1,891.34	Bill List Wire 5/14/2026
Open Space Trust	12,949.10	Bill List Wire 5/14/2026
General Trust	700.00	Bill List Wire 5/14/2026
Recreation Trust	179.21	Bill List Wire 5/14/2026

TOTAL \$3,782,961.17

*This resolution was adopted by the Mayor and Council of Montvale
at a meeting held on 5/14/26*

Introduced by: _____

Approved: 5/14/26

Seconded by: _____

Michael Ghassali, Mayor

ATTEST:

Frances Scordo, Municipal Clerk

MANUAL/VOID CHECKS - WIRES
May 14, 2026

<u>Check #</u>	<u>PO #</u>	<u>Date</u>	<u>Vendor/Transaction</u>	<u>Amount</u>
WIRE		4/28/26	Payroll Account	\$220,696.63
WIRE		4/28/26	Salary Deduction Account	\$124,277.66
WIRE		4/28/26	FSA Account	\$80.00
Total				<u><u>\$345,054.29</u></u>

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Borough of Montvale
Bill List By Vendor Id

Page No: 1

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

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00019	MUNICIPAL CAPITAL CORPORATION								
	26-00041	01/13/26		COPIER MACHINE LEASE	Open	369.00	0.00		B
	26-00258	03/02/26		WIDE FORMAT COPY MACHINE	Open	415.00	0.00		B
						784.00			
00020	Bergen County Tax Board								
	26-00508	04/27/26		Continuing Education-4/30/26	Open	130.00	0.00		
00027	BT SPECIALTIES								
	26-00440	04/09/26		PD WALL PLAQUES	Open	635.00	0.00		
00064	MUNNOS ITALIAN DELI								
	26-00505	04/23/26		Employee/Volunteer Dinner	Open	1,484.63	0.00		
00095	HANRAHAN, ROBERT								
	26-00497	04/22/26		EC MEETING SUPPLIES	Open	68.00	0.00		
00104	MONTVALE BOARD OF EDUCATION								
	26-00008	01/05/26		2026 LOCAL SCHOOL TAXES	Open	1,670,315.00	0.00		B
00108	MONTVALE HARDWARE & SUPPLY								
	26-00387	03/26/26		PD SUPPLIES	Open	57.10	0.00		
00116	VERIZON								
	26-00549	05/05/26		651-285-414-0001-73 VERIZON	Open	618.18	0.00		
00125	NORTHWEST BERGEN REGIONAL								
	26-00012	01/05/26		2026 HEALTH SERVICES	Open	7,114.00	0.00		B
00137	PASCACK VALLEY REGIONAL HS DST								
	26-00009	01/05/26		2026 REGIONAL SCHOOL TAXES	Open	1,326,574.59	0.00		B
00146	PSE&G CO.								
	26-00583	05/12/26		PSE&G MARCH AND APRIL	Open	5,061.80	0.00		
00215	TOWNSHIP OF RIVER VALE								
	26-00019	01/06/26		2026 PASCACK VALLEY DPW	Open	192,178.80	0.00		B
00258	ROCKLAND ELECTRIC COMPANY								
	26-00574	05/08/26		ROCKLAND ELECTRIC APRIL 2026	Open	29,815.38	0.00		
00320	NEW JERSEY ELEVATOR INSPECTION								
	25-00791	06/09/25		2025 ELEVATOR SERVICES	Open	15,705.00	0.00		B
	26-00395	03/27/26		2026 ELEVATOR INSPECTION	Open	6,000.00	0.00		B
						21,705.00			

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Borough of Montvale
Bill List By Vendor Id

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00375	BOROUGH OF PARK RIDGE	26-00515	04/28/26	PD 2026 PISTOL RANGE FEE	Open	9,500.00	0.00		
00379	NJ CONFERENCE OF MAYORS	26-00552	05/06/26	Spring Conference Mayors 2026	Open	450.00	0.00		
00471	ASSOC.OF NJ ENVIRONMENTAL COMM	26-00503	04/23/26	2026 ANJEC MEMBERSHIP DUES	Open	675.00	0.00		
00578	TREASURER, STATE OF NJ DCA	26-00465	04/15/26	1ST QUARTER PAYMENT	Open	11,366.00	0.00		
00731	COLLIER'S ENGINEERING & DESIGN	24-00955	07/12/24	FOURTH ROUND AFFORD. HOUSING	Open	1,450.00	0.00		B
		26-00449	04/14/26	Professional Services Rendered	Open	2,106.25	0.00		
		26-00450	04/14/26	Professional Services Rendered	Open	700.00	0.00		
		26-00451	04/14/26	Professional Services Rendered	Open	<u>2,032.50</u>	0.00		
						6,288.75			
00801	WESTPHAL WASTE SERVICES, INC.	26-00139	01/29/26	2026 GARBAGE COLLECTION	Open	84,333.33	0.00		B
00891	RIDGEMONT PIZZA & RESTAURANT	26-00432	04/07/26		Open	91.00	0.00		
		26-00495	04/21/26	PIZZA-PLANNING BOARD MEETING	Open	<u>90.00</u>	0.00		
						181.00			
00903	INSIDECREDIT	26-00279	03/05/26	BACKGROUND CHECKS	Open	50.00	0.00		
00999	AMAZON.COM SERVICES, INC.	26-00446	04/13/26	Camp Supplies, Dept supplies	Open	327.32	0.00		
		26-00482	04/17/26	GEOTEXTILE FABRIC	Open	<u>604.16</u>	0.00		
						931.48			
01020	WORLD INSURANCE ASSOCIATES,LLC	26-00220	02/20/26	2026 PIA CONSULTANT BENEFIT	Open	4,000.00	0.00		B
		26-00500	04/22/26	ACCIDENT/SICK POLICY FIRE&OEM	Open	3,127.36	0.00		
		26-00502	04/22/26	ACCIDENT & HLTH INS SUMM CAMP	Open	<u>1,613.00</u>	0.00		
						8,740.36			
01046	TOWNHOMES AT OLDE WOODS CONDOM	25-01510	11/19/25	2025 SNOW & LIGHTING MAXIMUM	Open	1,898.58	0.00		
01211	TURN OUT UNIFORMS & CO.	26-00421	04/06/26	HANNA CLOTHING ALLOWANCE	Open	495.86	0.00		
01227	PIAZZA & ASSOCIATES, INC.	26-00150	02/02/26	2026 AFFORDABLE HOUSING SVCS	Open	441.34	0.00		B
01330	GHASSALI, MICHAEL	26-00237	02/25/26	MAILCHIMP REIMBURSEMENT	Open	75.00	0.00		B

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Borough of Montvale
Bill List By Vendor Id

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
01368	ROBALINO, ERIC	26-00481	04/17/26	REIMB CLOTHING ROBALINO	Open	381.74	0.00		
01624	CMRS-FP	26-00189	02/09/26	REFILL POSTAGE METER 2026	Open	800.00	0.00		B
01693	NEW JERSEY DOOR WORKS	26-00445	04/13/26	POLICE SHED DOOR	Open	686.00	0.00		
		26-00519	04/28/26	EMERGENCY DPW GARAGE DOORS	Open	8,523.44	0.00		
						9,209.44			
01767	VERIZON	25-01247	09/25/25	555-569-014-0001-55 VERIZON	Open	170.64	0.00		
		25-01389	10/27/25	555-569-014-0001-55 VERIZON	Open	170.64	0.00		
		26-00520	04/28/26	555-569-014-0001-55 VERIZON	Open	178.40	0.00		
						519.68			
01833	MCGEE, HEATHER (PETTY CASH)	26-00533	04/30/26	PD PETTY CASH REIMBUSEMENT	Open	160.17	0.00		
01882	PRESTIGE BUSINESS PRODUCTS, INC	26-00452	04/14/26	TONER FOR PRINTERS	Open	1,208.00	0.00		
01949	AT&T MOBILITY	26-00563	05/07/26	PD PATROL PHONE PLAN	Open	1,752.83	0.00		
01993	GREG TANZER SPRINKLERS	26-00136	01/29/26	2026 FIELD SPRINKLER CONT.	Open	2,105.00	0.00		B
02011	HUNTINGTON BAILEY, L.L.P.	26-00356	03/24/26	2026 LEGAL FEES	Open	2,699.00	0.00		B
02045	HYECRAFT LLC	26-00429	04/06/26	Engineering Services - 3201/4	Open	755.00	0.00		
02056	LERCH, VINCI & BLISS, LLP	26-00466	04/15/26	EXCESS SEWER BILLING	Open	2,897.50	0.00		
02144	ALL COUNTY MECHANICAL	26-00444	04/13/26	SERVICE CALLS	Open	607.00	0.00		
02244	ULTIMATE TRAINING MUNITIONS	26-00411	04/01/26	PD MOS KITP2	Open	2,331.51	0.00		
02264	RP TECH SERVICES	26-00184	02/09/26	COMPUTER MAINTENANCE	Open	777.60	0.00		
		26-00361	03/24/26	COURT MONTHLY SUPPORT	Open	54.36	0.00		B
						831.96			
02325	APPLIED EARTH SOLUTIONS INC.	25-01213	09/18/25	CLOSURE OF OIL TANK	Open	1,627.50	0.00		B

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Bill List By Vendor Id

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
02390	TIM ENNIS PLUMBING & HEATING	26-00476	04/16/26	REPLACE FAUCET IN KITCHEN	Open	988.00	0.00		
02391	EPIC GARDENING, INC.	26-00471	04/16/26	RAISED GARDEN BEDS	Open	2,879.94	0.00		
02401	PYE-BARKER FIRE & SAFETY	26-00254	02/26/26	SENIOR ACCESS UPGRADE	Open	5,828.68	0.00		
02410	BACKYARD AND BEYOND	26-00442	04/10/26	STORAGE SHED	Open	3,965.00	0.00		
02416	MCWILLIAMS, TIMOTHY	26-00556	05/06/26	REFUND TAX OVERPAYMENT	Open	5,560.00	0.00		
02417	GONZALEZ, EULOGIO	26-00567	05/07/26	REIMB FOR LOCK BOX	Open	10.00	0.00		
02757	TYCO ANIMAL CONTROL SERVICES	26-00185	02/09/26	2026 GEESE CONTROL SERVICES	Open	400.00	0.00		B
03068	DTS TRUCKING, LLC.	26-00504	04/23/26	TOP SOIL COMMUNITY GARDEN	Open	5,500.00	0.00		
03084	WESLEY SICOMAC DAIRY	26-00206	02/18/26	2026 MILK DELIVERY	Open	39.26	0.00		B
03088	RUSTIC OPULENCE LLC	26-00575	05/11/26	WELLNESS MAY 18 RESIN TRAY	Open	600.00	0.00		
03280	FREMGEN'S POWER EQUIPMENT, INC	26-00285	03/05/26	EQUIPMENT FOR SAW	Open	757.00	0.00		
03727	STAPLES INC	25-01561	12/01/25	PD OFFICE SUPPLIES	Open	476.01	0.00		
		26-00517	04/28/26	Coffee Cups/Air Clnrs/HP cartr	Open	187.48	0.00		
						663.49			
03760	UNITED RENTALS, INC	26-00453	04/14/26	SCISSOR LIFT OVERTIME	Open	861.00	0.00		
Total Purchase Orders:		70	Total P.O. Line Items:		0	Total List Amount:		3,437,906.88	Total Void Amount: 0.00

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Borough of Montvale
Bill List By Vendor Id

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Totals by Year-Fund							
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND 2025	5-01	18,916.73	0.00	18,916.73	0.00	0.00	18,916.73
CURRENT FUND 2026	6-01	3,390,920.57	0.00	3,390,920.57	0.00	0.00	3,390,920.57
CAPITAL FUND	C-04	7,456.18	0.00	7,456.18	0.00	0.00	7,456.18
BOA ESCROW ACCOUN	E-08	4,893.75	0.00	4,893.75	0.00	0.00	4,893.75
OTHER TRUST ACCOU	T-03	2,591.34	0.00	2,591.34	0.00	0.00	2,591.34
OPEN SPACE TRUST	T-14	12,949.10	0.00	12,949.10	0.00	0.00	12,949.10
RECREATION TRUST	T-19	179.21	0.00	179.21	0.00	0.00	179.21
Year Total:		15,719.65	0.00	15,719.65	0.00	0.00	15,719.65
Total of All Funds:		3,437,906.88	0.00	3,437,906.88	0.00	0.00	3,437,906.88



"Professionalism You Can Count On"

429 Hackensack Street • P.O. Box 818 • Carlstadt, NJ 07072 • (201) 438-7500

WWW.PIANJ.COM

April 24, 2026

VIA ELECTRONIC AND FIRST-CLASS MAIL

Honorable Mayor Michael Ghassali
Borough of Montvale
12 DePiero Drive
Montvale, NJ 07645

**RE: 2025 SAFETY AWARD TO THE BOROUGH OF MONTVALE
BERGEN COUNTY MUNICIPAL JOINT INSURANCE FUND**

Dear Mayor Ghassali and Members of the Governing Body:

CONGRATULATIONS!! It is with great pleasure that we write to formally congratulate the **Borough of Montvale**, as the recipient of the **2025 Safety Award** recently presented by the **Bergen County Municipal Joint Insurance Fund (BMCJIF)**.

**Platinum Safety Award
\$1,750 Cash Award
The Highest Award!**

Suffice to say, both administration and rank and file employees of the Municipality should be recognized and commended for their steadfast efforts to safeguard and improve the work environment from a safety perspective and for making safety a key component when executing their duties. The Municipality's Lost Time Accident Frequency (LTAF) underscores the safety culture that has been established.

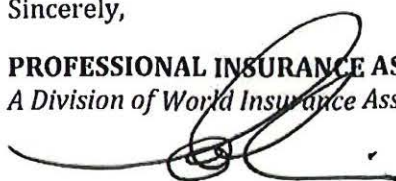
LOST TIME ACCIDENT FREQUENCY (LTAF)		
Anyone out of work, 8 days or more, due to workplace injury		
Per 100 Employees		
Year	Montvale	BCMJIF
2023	1.90	1.50
2024	3.90	1.40
2025	1.89	1.31
3-Year Average	2.56	1.40

In order for the Municipality to receive the Monetary Award, we would request the attached Voucher be executed and returned to our office at your earliest convenience.

Again, we are pleased to inform you and the Governing Body of this achievement. Should you have any questions, or if we can be of further assistance, please do not hesitate to contact us.

Sincerely,

PROFESSIONAL INSURANCE ASSOCIATES
A Division of World Insurance Associates, LLC


Frank Covelli
Senior Vice President & Managing Director
Public Sector Insurance & Risk Services

VIA ELECTRONIC MAIL

Joseph Voytus
Administrator

Fran Scordo
Municipal Clerk