

**AGENDA
PUBLIC MEETING
BOROUGH OF MONTVALE
Mayor and Council Meeting
September 12, 2024
Closed Executive Session to Commence 6:30PM
Meeting to Commence 7:30PM**

CLOSED/EXECUTIVE SESSION:

Motion to move into Executive Session as provided for by Resolution No. 15-2024 adopted on January 1, 2024 and posted on the bulletin board in the Municipal Building

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

- a. Attorney Client Privilege – Potential Litigation – Affordable Housing
- b. Attorney Client Privilege - Acquisition of Property - DePiero

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	Councilmember Lane
Councilmember Cudequest	Councilmember Roche
Councilmember Koelling	Councilmember Russo-Vogelsang

EAGLE SCOUT PROJECT PRESENTATIONS:

Keira Luff – Upper Saddle River BSA Troop 933 - Bat Box and Huff Park Landscaping

Hridank Shukla - Montvale BSA Troop 334 - Environmental Learning Center Trailhead & Website

POLICE CHIEF, DOUG MCDOWELL – QUARTERLY REPORT

ORDINANCES:

PUBLIC HEARING OF ORDINANCE NO. 2024-1559 AN ORDINANCE OF THE BOROUGH OF MONTVALE APPROPRIATING FUNDS FOR MAJOR VEHICLE REPAIRS AND REHABILITATION AND APPROPRIATING FUNDS FOR SAID PURPOSE

MEETING OPEN TO PUBLIC:

Agenda Items Only

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:

August 8, 2024

CLOSED/EXECUTIVE MINUTES:

None

RESOLUTIONS:

167-2024 Knock Out Opioid Abuse Day, October 6, 2024

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.

- 161-2024 Refund Tax Overpayment - Block 806, Lot 4.01 – 13 Main Street
- 162-2024 Resolution for Renewal of Membership in The Bergen County Municipal Joint Insurance Fund
- 163-2024 Authorize Release of Escrow – Walter Janovic – 24 Akers Ave - Block 2202, Lots 10 and 11
- 164-2024 Authorize Release of Escrow – Push to Walk – 11 Philips Parkway - Block 3201, Lot 2
- 165-2024 Authorize Release of Escrow – P & B Signs – 14 Philips Parkway - Block 2802, Lot 4
- 166-2024 Resolution Extending Affordability Controls at the Valley View at Montvale Site
- 168-2024 Authorize Proposal for Appraisal Services - McNerney & Associates, Inc. for 12 Van Riper Road, Block 3302; Lot 1
- 169-2024 Authorize Release of Escrow - William Yeomans - 36 S. Kinderkamack Rd - Block 2406, Lot 2
- 170-2024 A Resolution Authorizing The Chief Financial Officer To Take Certain Financial Actions And To Close Various Bank Accounts

BILLS:

REPORT OF REVENUE:

COMMITTEE REPORTS:

ENGINEER'S REPORT: JAMIE GIURINTANO

ATTORNEY'S REPORT: DAVE LAFFERTY, ESQ.

ADMINISTRATOR'S REPORT: JOE VOYTUS

UNFINISHED BUSINESS:

None

NEW BUSINESS:

- a. Discussion – Hiring of EConsult Solutions

COMMUNICATION CORRESPONDENCE:

None

MEETING OPEN TO THE PUBLIC:

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

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

MEETING CLOSED TO THE PUBLIC:

ADJOURNMENT:

Regular Meeting of the Mayor & Council to be held at 7:30pm on Tuesday, September 24, 2024

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

Bat Box and Huff Park Landscaping

Keira Luff



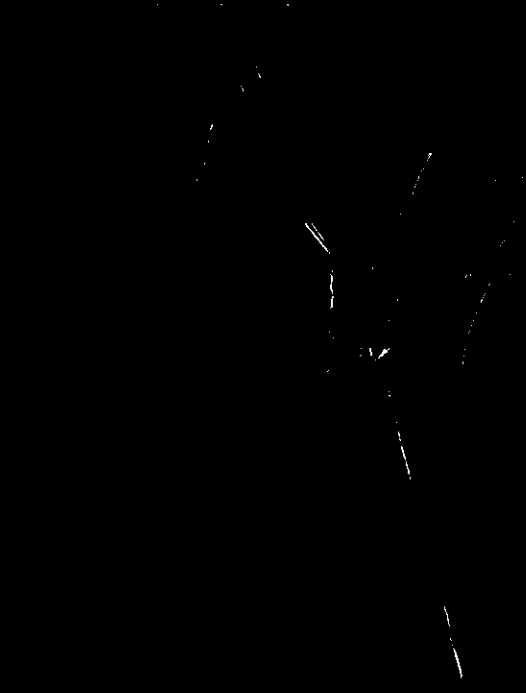
Project Overview

- Constructing and placing a new bat box
 - Replaces an old one from a former Eagle Scout Project
 - I will build the bat box at home (with fellow Scouts and volunteers)
 - The batbox will be installed with concrete in compliance with Category 1 waterway regulations
- Improving the landscaping of Huff Park
 - Use rocks and soil to improve erosion control on the path, especially in areas next to the firehouse
 - Plant native flowering shrubs to improve pollinator habitation
- Work will likely take place from September to October
 - September, though, will likely be the offsite construction of the batbox
- Maintenance of the park and bat box construction will be simultaneous phases of the project, with the bat box being installed only after construction is completed
- Costs \$500-\$700 for me, town pays nothing



Current Bat Populations

- White nose syndrome killed millions of bats two decades ago
- It is still endemic in bats in our region, but with proper habitats we will hopefully see their number rise again
- Huff Park is already home to bats, meets all of the food/water conditions
- They do an environmental service by eating mosquitoes
- Building a bat house will keep them out of attics, where they can be harmful and spread disease
- Bats are picky about where they live, but I have done research into the best bat house construction



Little Brown Bat – Native Species



Erosion Control

- Some areas of the Huff Park path are unsafe because they have become eroded
- Left photo: area without any erosion control, path is narrow and sloping
- Middle and right photo: planned erosion control is not functioning as intended
- Work will involve moving local rocks to the stream banks and adding dirt to parts of the path
- Erosion control would probably be 1 day of intensive work with Scouts



Plants

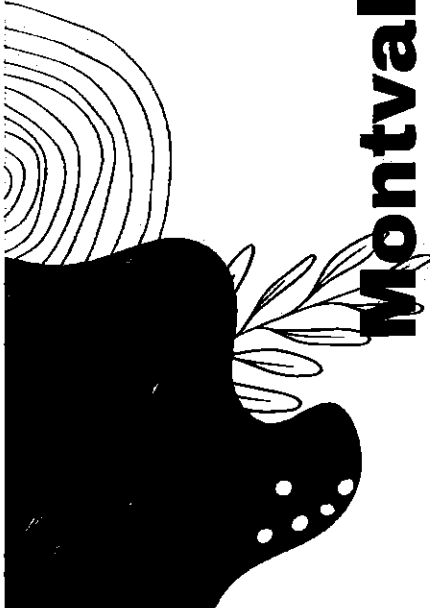
- Installation of pollinator-friendly native plants across Huff Park
- The best places to plant would be next to benches and in more open areas across the path
- Species will depend on the availability of nurseries, but milkweed is definite
- The plants are not fenced in, so I will choose more deer resistant varieties
- After the project is completed, I will water the plants regularly for the next few months
- In areas with poor soil, I will dig the soil up and replace it
- Plants would probably take 1 day of intensive work with Scouts



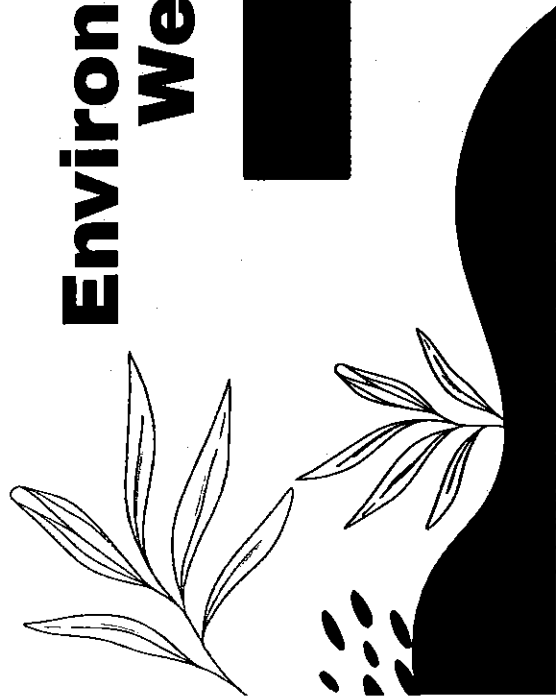
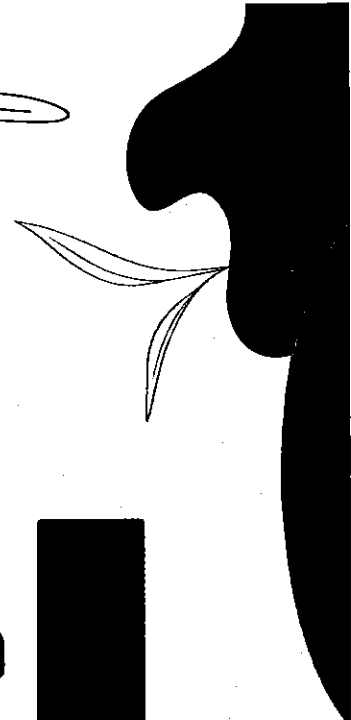
Next Steps

- Agree upon a location for the bat box
- Contact utilities to mark out power, gas, and water lines
- Have a more formal meeting with town officials to request a signature of permission
- Get approval from the Scout Council (this does not involve the town)
- Start the project!





Montvale Environment Learning Center Trailhead & Environmental Commission Website Sub-Page



Description of Project

TWO Parts of Project:

(1.) TRAILHEAD

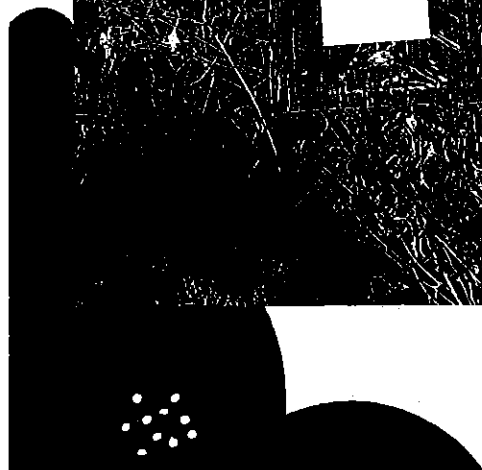
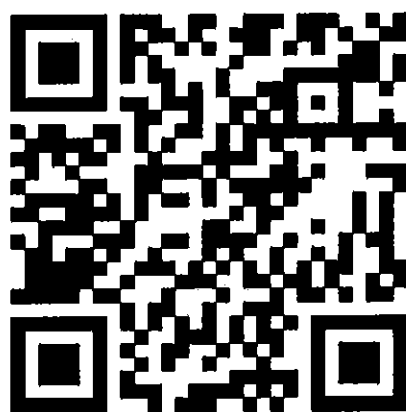
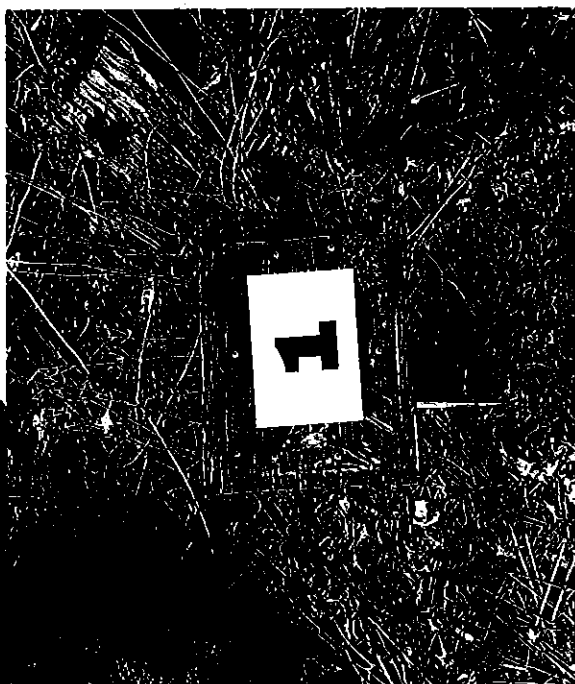
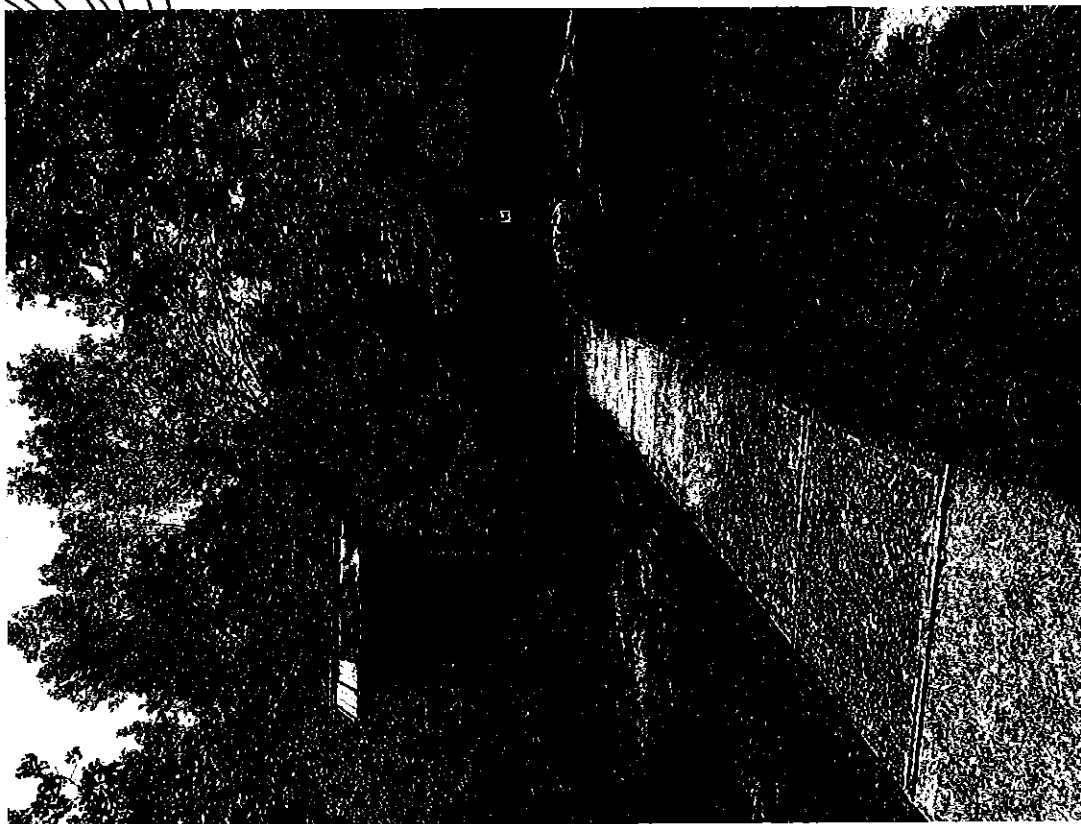
- Metal map of MELCT & surrounding trails, general rules, QR Code
- 7ft in height w/ pitched roof
- Dog waste bag dispenser & shoe brush

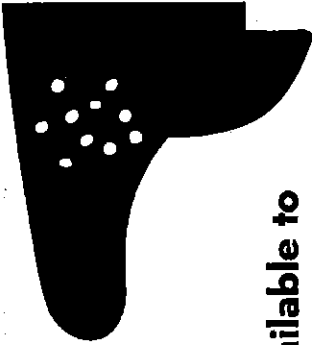
(2.) WEBSITE SUB-PAGE

- Sub-page on EC/Montvale Borough website - trailhead QR code
- Guide viewers through pertinent information about meaningful landmarks and facts
- Placards + numbers corresponding with website
- QR code at other end of trail

Beneficiaries:

- Environmental Commission & Borough of Montvale





Goals

- Provide daily hikers and walkers w/ information about public trails available to the citizens of Montvale & visitors
- Both trailhead & sub-page will promote a safe, clean, scenic, informative, and fun trail to use
- Sub-page will also help attract viewers to the Environmental Commission's website and teach the citizens of the diverse species and landmarks in

Montvale

- This project was presented to the Environmental Commission Committee Meeting and was approved.

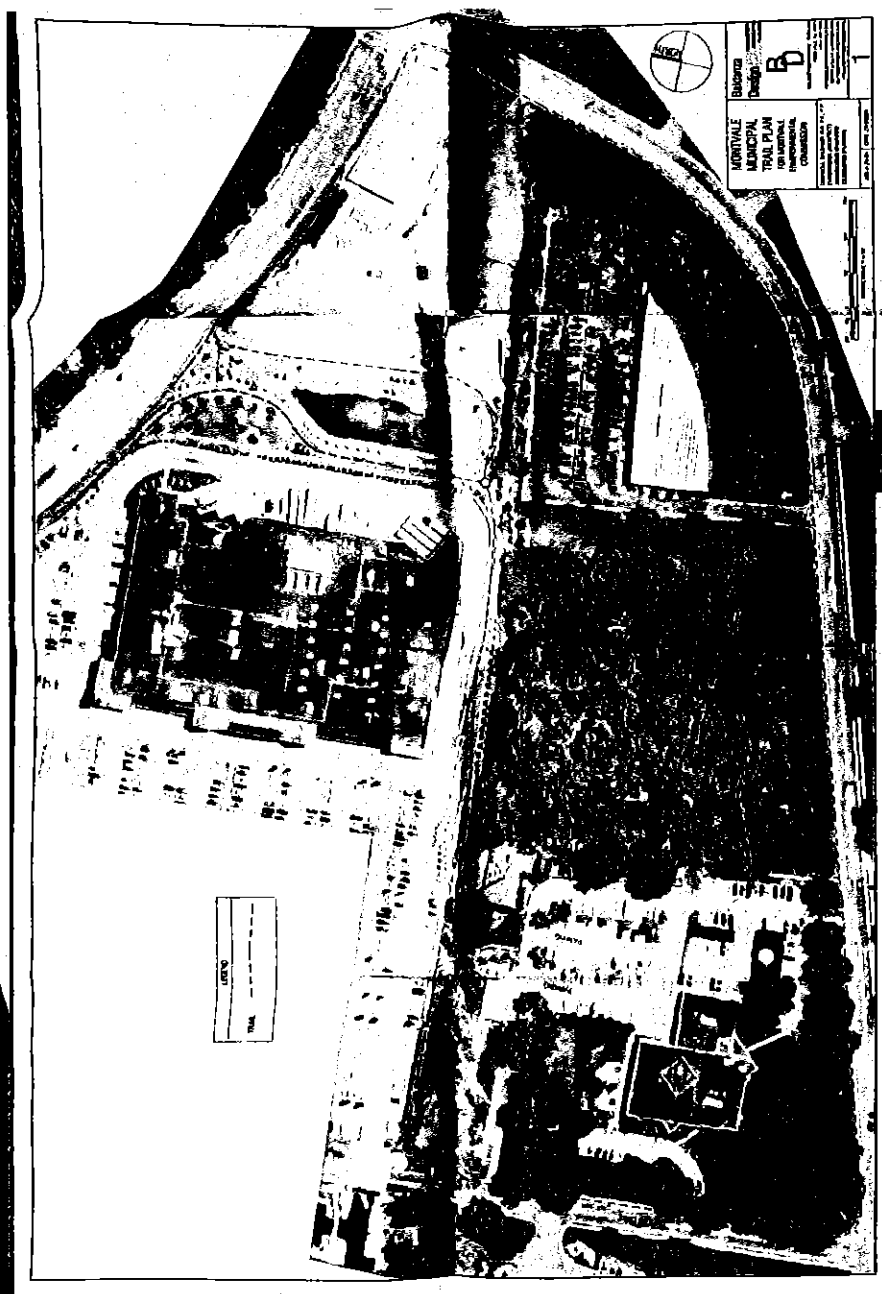
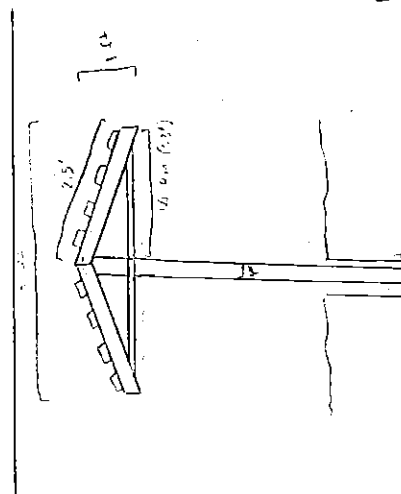
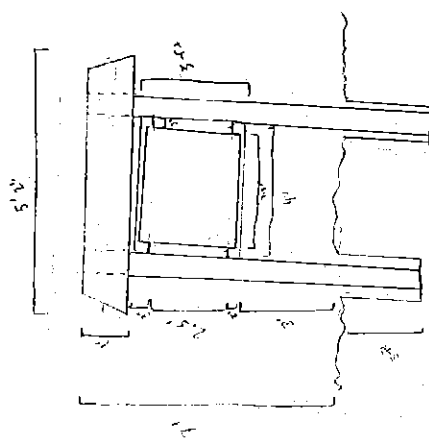


Description (cont.)

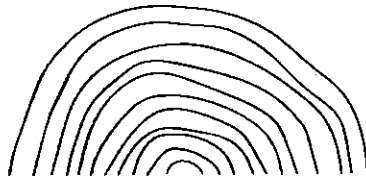
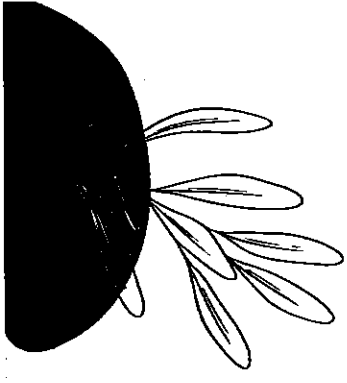
Other Information:

- Project will be budget neutral for town/EC
- Fundraiser: flower starters
- ~\$900 Project (including fundraising costs)
- 25-30 volunteers will be recruited from troop and friends/family
- New Jersey One Call (digging holes)





QUESTIONS?



**BOROUGH OF MONTVALE
ORDINANCE NO. 2024-1559**

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 August 8, 2024 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 September 12, 2024 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 APPROPRIATING FUNDS FOR MAJOR VEHICLE REPAIRS AND REHABILITATION AND APPROPRIATING FUNDS FOR SAID PURPOSE

WHEREAS, Borough-owned vehicles often require unscheduled repairs for which sufficient funds have not been allocated in a particular budget year; and

WHEREAS, because such repairs are sporadic but often of a high dollar value, it is necessary and advisable to establish a durable fund that is available to cover the cost of such repairs on an as-needed basis.

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

Section 1. There is hereby appropriated and allocated the sum of \$30,000.00 designated for major vehicle repairs and rehabilitation. The appropriation of \$30,000.00 shall be made from the Capital Improvement Fund and shall be designated as "Appropriation for major vehicle repairs and rehabilitation."

Section 2. The said major vehicle repairs and rehabilitation and the use of said funds therefor shall be made at the recommendation of the Borough Administrator and shall be approved by the Chief Financial Officer. Payments shall be processed in the ordinary manner.

Section 3. This Ordinance shall take effect upon final passage and publication as required by law.

MICHAEL GHASSALI, Mayor

ATTEST:
FRANCES SCORDO, Municipal Clerk

INTRODUCTION: 8-8-24

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

ADOPTED: 9-12-24

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

**PUBLIC MEETING
MINUTES**

The Public Meeting of the Mayor and Council was held in Council Chambers and called to order at 7:33PM. Adequate notification was published in the official newspaper of the Borough of Montvale. led the Pledge of Allegiance to the Flag, and roll call was taken.

OPEN PUBLIC MEETING STATEMENT

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

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

ROLL CALL:

Councilmember Arendacs
Councilmember Cudequest
Councilmember Koelling

Councilmember Lane
Councilmember Roche
Councilmember Russo-Vogelsang - absent

ORDINANCES:

INTRODUCTION OF ORDINANCE NO. 2024-1559 AN ORDINANCE OF THE BOROUGH OF MONTVALE APPROPRIATING FUNDS FOR MAJOR VEHICLE REPAIRS AND REHABILITATION AND APPROPRIATING FUNDS FOR SAID PURPOSE
(public hearing 9-12-24)

A motion to Introduce Ordinance 2024-1559 for first reading was made by Councilmember Cudequest; seconded by Councilmember Lane; Clerk read by title only; Councilmember Lane made a motion that this ordinance be passed on first reading and advertised in The Bergen Record; seconded by Councilmember Roche - a roll call was taken – all ayes

MEETING OPEN TO PUBLIC:

Agenda Items Only

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

No Public Comment

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

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:**July 11, 2024**

A motion to accept minutes by Councilmember Koelling; seconded by Councilmember Lane - all ayes with the exception of Councilmembers Arendacs, Cudequest and Roche abstaining

July 26, 2024 – Special Zoom Meeting

A motion to accept closed minutes by Councilmember Cudequest; seconded by Councilmember Koelling – all ayes

CLOSED/EXECUTIVE MINUTES:**July 11, 2024**

A motion to accept closed minutes by Councilmember Lane; seconded by Councilmember Koelling – all ayes with exception of Councilmembers Arendacs, Cudequest and Roche abstaining

July 26, 2024 – Special Zoom Meeting

A motion to accept closed minutes by Councilmember Cudequest; seconded by Councilmember Lane – 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.

148-2024 A Resolution Approving a Developer's Agreement with Rockland Electric Company Premises Identified as Block 703, Lot 6 in the Borough of Montvale

WHEREAS, Rockland Electric Company ("Developer") owner of the premises known as Block 703, Lot 6 made an application to the Planning Board for site plan approval; and

WHEREAS, the Planning Board approved the Development by resolution dated August 1, 2023; and
WHEREAS, pursuant thereto, the Borough, Planning Board and Developer are desirous of executing a Developer's Agreement setting forth the parties' respective rights and obligations concerning said approval; and

WHEREAS, a Developer's Agreement has been negotiated by and between the parties and has been executed by the Developer and the Chairman of the Planning Board.

NOW, THEREFORE, BE IT RESOLVED that the Developer's Agreement dated August 8, 2024 between the Borough of Montvale, the Planning Board of the Borough of Montvale, and Rockland Electric Company is hereby approved; and

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk are hereby directed, authorized and empowered to execute the Developer's Agreement with the Developer and to take all other steps reasonably necessary to effectuate the provisions and purposes of this resolution.

149-2024 2024-2026 County of Bergen Municipal Snow Plow Agreement

BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale that the appropriate municipal officials be and are hereby authorized to execute the attached two-year consecutive snow seasons agreement to participate in the 2024-2026 County Snow Plowing Program.

BE IT FURTHER RESOLVED, that the Borough of Montvale shall use the Pascack Valley Department of Public Works and/or contractor to perform the snow/ice pushing and removal control operations on all roads and streets located within the Borough of Montvale.

150-2024 A Resolution Awarding a Contract to Cliffside Body Corporation for One Stainless Steel Hydraulic VBox Salt Spreader and Related Equipment Pursuant to ESCNJ Contract 23/24-04

WHEREAS, the Borough of Montvale has a need to acquire one Stainless Steel Hydraulic VBox Salt Spreader and related equipment for use by the Pascack Valley Department of Public Works, consistent with the Shared Services Agreement between Montvale and River Vale; and

WHEREAS, the Borough did solicit a proposal from Cliffside Body Corporation pursuant to ESCNJ Contract 23/24-04; and

WHEREAS, Cliffside did submit a proposal dated July 15, 2024, in the total amount of \$19,284.00; and

WHEREAS, pursuant to Section 11 of the Local Public Contracts Law, N.J.S.A. 40A:11-11, the Borough is a member of a cooperative pricing system for the provision of goods and services with the Educational Services Commission of New Jersey ("ESCNJ"), formerly known as the Middlesex County Educational Services Commission; and

WHEREAS, the Borough is desirous of entering into a contract through ESCNJ with Cliffside for this equipment as set forth in the July 15, 2024 proposal attached hereto and incorporated herein by reference; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Borough of Montvale does hereby award the above-referenced contract pursuant to ESCNJ Contract 23/24-04, as follows:

Vendor	Contract Amount
Cliffside Body Corporation 130 Broad Avenue Fairview, New Jersey 07022	\$19,284.00

151-2024 A Resolution Awarding a Contract to Cliffside Body Corporation for One Steel Dump Body and Snow Plow and Related Equipment Pursuant to ESCNJ Contract 23/24-04

WHEREAS, the Borough of Montvale has a need to acquire one Steel Dump Body and Snow Plow and related equipment for use by the Pascack Valley Department of Public Works, consistent with the Shared Services Agreement between Montvale and River Vale; and

WHEREAS, the Borough did solicit a proposal from Cliffside Body Corporation pursuant to ESCNJ Contract 23/24-04; and

WHEREAS, Cliffside did submit a proposal dated July 15, 2024, in the total amount of \$66,304.00; and

WHEREAS, pursuant to Section 11 of the Local Public Contracts Law, N.J.S.A. 40A:11-11, the Borough is a member of a cooperative pricing system for the provision of goods and services with the Educational Services Commission of New Jersey ("ESCNJ"), formerly known as the Middlesex County Educational Services Commission; and

WHEREAS, the Borough is desirous of entering into a contract through ESCNJ with Cliffside for this equipment as set forth in the July 15, 2024 proposal attached hereto and incorporated herein by reference; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Borough of Montvale does hereby award the above-referenced contract pursuant to ESCNJ Contract 23/24-04, as follows:

Vendor	Contract Amount
Cliffside Body Corporation 130 Broad Avenue Fairview, New Jersey 07022	\$66,304.00

152-2024 A Resolution Awarding a Contract to All American Ford of Paramus 2024 F-750 Diesel SuperCab Base and Related Equipment Pursuant to Bergen County Co-Op Contract BC-BID-24-43

WHEREAS, the Borough of Montvale has a need to acquire one 2024 F-750 Diesel SuperCab Base and related equipment for use by the Pascack Valley Department of Public Works, consistent with the Shared Services Agreement between Montvale and River Vale; and

WHEREAS, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and
WHEREAS, the Borough of Montvale is a member of the Bergen County Co-Op; and
WHEREAS, the Borough did solicit a proposal from All American Ford of Paramus pursuant to Bergen County Co-Op Contract BC-BID-24-43; and
WHEREAS, All American did submit a proposal dated July 15, 2024, in the total amount of \$90,111.00; and
WHEREAS, the Borough is desirous of entering into a contract through the Bergen County Co-Op with All American for this vehicle and equipment as set forth in the July 15, 2024 proposal attached hereto and incorporated herein by reference; and
WHEREAS, any and all contracts entered into pursuant to this resolution shall remain subject to review and approval as to form by the Borough Attorney; and
WHEREAS, the Chief Financial Officer has certified that funds have been appropriated and are available for this purpose.
NOW, THEREFORE, BE IT RESOLVED that the Borough of Montvale does hereby award the above-referenced contract pursuant to Bergen County Co-Op Contract BC-BID-24-43, as follows:

Vendor	Contract Amount
All American Ford of Paramus 375 Route 17 Paramus, New Jersey 07652	\$90,111.00

154-2024 Municipal Alliance Governor's Council on Alcoholism & Drug Abuse Fiscal Grant

WHEREAS, the Governor's Council on Alcoholism and Drug Abuse established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey.

WHEREAS, The Borough Council of the Borough of Montvale, County of Bergen, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore, has an established Municipal Alliance Committee; and,
WHEREAS, the Borough Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and,
WHEREAS, the Borough Council has applied for funding to the Governor's Council on Alcoholism and Drug Abuse through the County of Bergen;

NOW, THEREFORE, BE IT RESOLVED by the Borough of Montvale, County of Bergen, State of New Jersey hereby recognizes the following:

1. The Borough Council does hereby authorize submission of a strategic plan for the Montvale Municipal Alliance grant for fiscal year 2025 in the amount of:

DEDR	\$ 3836.33
Cash Match	\$ 959.08
In-Kind	\$ 2877.25
2. The Borough Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

155-2024 Resolution Of The Borough of Montvale Vigorously Opposing The Industrial Offshore Wind Project

WHEREAS, Governor Phil Murphy continues to push for approval of two massive offshore wind turbine projects at the Jersey Shore (Atlantic Shore Offshore Wind and Offshore Wind 1, LLC) spanning more than 100,000 acres of undeveloped ocean adjacent to and which will be starkly visible from the public's beaches and coastline (collectively "Industrial Offshore Wind Project"); and

WHEREAS, New Jersey's Energy Master Plan is the result of only the governor's executive orders and not a policy debated, examined, approved

WHEREAS, the facts set forth as below establish that the proposed Industrial Offshore Wind Project on public property will industrialize the Atlantic Ocean and New Jersey Shore ("Shore") in exchange for extreme electricity rate hikes, significant damage to the environment and marine life, the degradation of the Shore, significant job loss, devastation of the State's fishing and tourism industries, millions in lost State tax revenue, and enormous financial cost to the State's residents.

1. The Industrial Offshore Wind Project turbines include up to 300 massive wind turbine structures, each as high as the Eiffel Tower (1,000ft+) and almost as wide as tall (900ft+). The closest turbine structures will be located approximately 8.5 miles from the coast and clearly visible to residents and tourists who live or travel to the Shore for the environment, unspoiled views, and way of life. The turbines will be among the largest, tallest, and closest-to-a-coastline ever built. In 2006-08, when the areas were designated for offshore wind energy, proposed tower heights were approximately 200 to 400 feet, and rotor diameters were under 328 feet. By analogy, when the plan was hatched essentially 300 single-family houses were to be built at the Shore and it is now a proposal for a cityscape comprised of 300 immense and imposing skyscrapers.

2. An independent analysis concludes that the cost of the Industrial Offshore Wind Project will exceed \$100 billion and raise electric customer rates by 55% for residential customers, 70% for commercial customers, and 85% for industrial customers. For context, in 2024 wholesale power purchase prices are roughly \$55 dollars per megawatt-hour, whereas the Board of Public Utilities recently approved contracts for offshore wind with a price of \$144 per megawatt-hour. In addition, the costs associated with transmission upgrades to distribute the electricity are forecast to increase progressively from \$1 per megawatt-hour to roughly \$40 per megawatt-hour by 2047.

3. Studies establish that the Industrial Offshore Wind Project will convert a pristine public natural and economic resource into a mammoth industrial eyesore in exchange for a catastrophic loss in tourism revenue, jobs, and property values, and, therefore, will be a significant economic burden imposed upon all State residents. A 2024 study prepared by Tourism Economics, an Oxford Economics

Company ("Oxford Report"), establishes that the Offshore Wind Project will cause losses for the Long Beach Island municipalities of approximately 835,000 annual visitors, \$450.2 million in tourism spending, a total economic impact (loss) of \$668.2 million, and a total loss of State and local tax revenue of \$80.3 million. Studies further show at least 25% of beachgoers would switch beaches to avoid the visual blight caused by the Industrial Offshore Wind Project. Moreover, as admitted by the federal government, the fishing industry will be diminished by the resultant navigational hazards, habitat conversion, fish aggregation, migration disturbances, and space-use conflicts.

4. Studies establish that the testing, construction, and operation of the Industrial Offshore Wind Project, though sold as green energy, has and will significantly damage the environment. There is little doubt it has and will continue to negatively impact the behavior of marine fish and mammals, including causing confusion, compelling them to swim ashore, and preventing them from diving and feeding (since the start of sonar surveying and seismic testing an unprecedented number of marine mammals have washed ashore and died). There is also no question it will cause significant environmental and wildlife damage onshore.

5. Studies support the conclusion that the Industrial Offshore Wind Project will not reduce global warming or CO2 emissions. In fact, Harvard University found that the installation of scores of wind turbines in concentrated areas will actually raise surface temperature, especially in the immediate area of the turbines. The Harvard researchers concluded, "[t]he direct climate impacts of wind power

are instant, while the benefits of reduced emissions accumulate slowly. If your perspective is the next 10 years, wind power actually has – in some respects – more climate impact than coal or gas.” Further, the Oxford Report establishes that offshore wind energy production is the most expensive form of renewable energy produced on a large-scale.

6. The Industrial Offshore Wind Project fails to include any ongoing funding for the ultimate removal/decommissioning and/or replacement of the turbines, which means at the end of their useful life the companies could decline to remove them and either go out of business or file for bankruptcy. The State’s residents, therefore, will likely be forced to either live with over 200 decaying Eiffel Towers in their ocean off their Shore or pay the costs associated with removing them.

7. The sole conclusion is that the Industrial Offshore Wind Project is designed to be funded by all State residents and businesses, significantly higher electricity rates and significant loss of jobs and tax revenue, will cause environmental and wildlife devastation, will irreparably damage the tourism, fishing industries, and overall State economy in the form of higher overhead energy costs, will not produce actual green energy, and the State’s residents will be left to pay for the removal of or live with the massive, decaying turbines. Indeed, if it is built, the State’s residents will trade their priceless and pristine natural and hard-earned economic resources for a significantly higher cost of living and significantly lower quality of life and environment, and, incredibly, without the purported green energy benefits.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey, and in accordance with the foregoing Recitals, which are incorporated herein by reference, that the Borough of Montvale vigorously supports legitimate green and renewable energy projects, but vigorously opposes the non-green Industrial Offshore Wind Project due to its real and present threat to the health, environmental, and financial health, welfare, and safety of all State residents.

BE IT FURTHER RESOLVED that the Borough of Montvale will petition the leaders in the state legislature to put a halt to all work on offshore wind projects and will ask the legislative leaders to empanel a body of lawmakers, energy experts, environmentalists and electric generation experts, consumers, fisherman and other stakeholders to develop a practical, effective, long-term energy plan for New Jersey’s future, and;

ALSO, BE IT FURTHER RESOLVED that the Borough of Montvale is encouraging all other **municipal and county** elected officials to examine the financial and environmental impact of the governor’s wind turbine plan and its impact on homeowners and businesses, and to call on the state legislature to put a halt to ALL offshore wind projects until such time as an energy panel, described above is formed and develops a practical, effective, long-term energy plan for New Jersey’s future.

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to Senate President Scutari, Assembly Speaker Coughlin, Senator Holly Schepisi, Assemblyman Robert Auth, Assemblyman John Azzariti, Jr., Governor Murphy, and the New Jersey League of Municipalities.

156-2024 Approval of Waiver of Interest for Pascack Valley Board of Education – Block 2102; Lot 18 - 201 W Grand Ave

WHEREAS, N.J.S.A. 54:4-3.3b. states where real property is acquired by the State or by a State agency, or by an authority created by the State, by purchase, condemnation or otherwise, such property shall become tax exempt on January 1 of the calendar year next following the date of acquisition, provided that the tax assessor of the municipality in which such property is located is given written notice of the acquisition by certified mail on or before January 10 of said calendar year next following; provided further that if real property is acquired between January 1 and January 10 inclusive and the prescribed notice is given on or before January 10, such real property shall become tax exempt as of the date of acquisition; and

WHEREAS, the Pascack Valley Board of Education did not notify the Tax Assessor within the timeframe, therefore is responsible for payment of current year 2024 property taxes; and

WHEREAS, Pascack Valley Board of Education did not pay the May installment which is now accruing interest; and

WHEREAS, in light of the miscommunication, the PV BOE is asking for the interest to be waived which is in the amount of \$124.82; and

THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Montvale authorize the Tax Collector to waive interest in the amount of \$124.82

157-2024 A Resolution Authorizing Execution of a Memorandum of Understanding By and Between the State of New Jersey Office of Emergency Management and the Borough of Montvale

WHEREAS, the New Jersey Office of Emergency Management ("NJOEM") periodically receives grant funding under the FEMA Public Assistance and/or Hazard Mitigation programs; and

WHEREAS, in order for the Borough of Montvale to be potentially eligible for such grant funding, it is necessary to enter into a Memorandum of Understanding with the State of New Jersey concerning same.

NOW, THEREFORE, BE IT RESOLVED that the Borough Administrator is hereby directed, authorized and empowered to execute the Memorandum of Understanding with the State of New Jersey concerning the NJOEM and FEMA grant funding.

158-2024 Authorize Proposal for Appraisal Services - McNerney & Associates, Inc. for 1 Paragon Drive, Block 1102; Lot 1

WHEREAS, the Borough of Montvale (hereinafter the "Borough") is the taxing authority for all properties located within its municipal boundaries; and,

WHEREAS, the owner of real property located at 1 Paragon Drive and identified as Block 1102 Lot 1 (hereinafter the "Subject Property") has filed a property tax appeal challenging the assessment of the Subject Property for the 2020, 2021, 2022, 2023 and 2024 tax years; and,

WHEREAS, the Borough is seeking to retain the services of an appraisal company to assist in the defense of the aforesaid tax appeal, and to memorialize its conclusions of value in a certified appraisal report that covers the aforementioned tax years; and,

WHEREAS, the Borough had received a proposal dated June 19, 2024 from McNerney & Associates, Inc. (hereinafter the "Proposal") to prepare the desired appraisal report for the total amount of \$7,500.00; and,

WHEREAS, a copy of the aforementioned Proposal is attached hereto as an Exhibit to this resolution; and,

WHEREAS, the appointment of McNerney & Associates, Inc. is considered a professional service appointment exempted by N.J.S.A. 40A:11-5 of the Local Public Contracts Law.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, that McNerney & Associates, Inc. is hereby appointed to prepare an appraisal report for the property located at 1 Paragon Drive, at Block 1102 Lot 1 in the Borough of Montvale, in accordance with the terms set forth in the attached Proposal for the 2020, 2021, 2022, 2023 and 2024 tax years.

159-2024 Certification Of The 2023 Annual Audit and Group Affidavit

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts, and financial transactions; and

WHEREAS, the Annual Report of Audit for the year 2023 has been filed by a Registered Municipal Accountant with the Municipal Clerk pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and

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

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

WHEREAS, the members of the governing body have personally reviewed, at a minimum, the Annual Report of Audit, and specifically the sections of the Annual Audit entitled "Comments and Recommendations, as evidenced by the group affidavit form of the governing body attached hereto; and

WHEREAS, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to *N.J.A.C. 5:30-6.5*; and

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid, and have subscribed to the affidavit, as provided by the Local Finance Board, and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of *R.S. 52:27BB-52*, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

NOW, THEREFORE BE IT RESOLVED that the Mayor and Borough Council of the Borough of Montvale, in the County of Bergen, State of New Jersey, hereby states that it has complied with *N.J.A.C. 5:30-6.5* and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

160-2024 Approving The Corrective Action Plan For The 2023 Municipal Audit

WHEREAS, the Borough of Montvale has received a report of audit for the year ending December 31, 2023; and

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

WHEREAS, the Chief Financial Officer has prepared a Corrective Action Plan relating to the findings of the 2023 Audit.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Montvale, in the County of Bergen, New Jersey, do hereby approve the Corrective Action Plan for the year 2023 as submitted by the Chief Financial Officer.

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

Corrective Action Plan

Finding #1:

It is recommended that Chapter 159 special items of revenues and appropriations be recorded in the budget appropriations report.

Description:

Due to an oversight, several Chapter 159's approved by the Mayor & Council in September 2023 were not recorded in the budget appropriations report.

Corrective Action:

All Chapter 159 resolutions shall be recorded in the budget appropriations report and the General Ledger at the time that such approval is submitted through the online NJDCA FAST Portal. At year-end (12/31), verification shall occur that all Chapter 159s are recorded and charged off accordingly.

Responsible Party:

Chief Financial Officer

Implementation Date:

August 2024

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

153-2024 Resolution In Opposition To Proposed Legislation Bypassing Local Zoning For Home-Based Businesses

WHEREAS, A-2623, the "Home Based Jobs Creation Act," would permit a family home business to exist in a residential zone as an accessory use and not require a use variance pursuant to N.J.S.A. 40:55D-70; and

WHEREAS, this bill creates a loophole that allows certain home-based businesses, currently illegal under a municipality's zoning laws, to become legal and protected without municipal approvals ; and

WHEREAS, New Jersey's Municipal Land Use Law (MLUL), N.J.S.A. 40:55D-1, et seq., gives municipalities the power to zone, and establishes the governmental and legal structure for municipal planning through a Municipal Planning Board and/or a Municipal Zoning Board, a public notice hearing procedure, an application process, and different types of variances for consideration; and

WHEREAS, municipalities give thoughtful consideration to planning and zoning to ensure mobility, safety, accessibility, order, and public good for the land in the community; and

WHEREAS, A-2623 would override any inconsistent local ordinance but then permits a municipality to adopt a later ordinance that could be the same as the original local ordinance that was overridden; and

WHEREAS, if a municipality presently prohibits, by ordinance, certain home occupations and such use is permitted by the legislation, upon readoption of the same ordinance, such use would be protected as a preexisting nonconforming use; and

WHEREAS, municipalities with no specific provision regarding home-based businesses or occupations, there is typically a provision in their ordinances which provides that no uses are permitted unless they are specifically permitted. In these cases, A-2623 would work to permit all home-based businesses or occupations, allowing the municipality to adopt a subsequent ordinance to restrict or prohibit those uses; and

WHEREAS, like the situation above, businesses currently illegal under the existing zoning law but legal according to A-2623 would benefit from preexisting nonconforming use status in the interim. In this situation, a home-based business currently illegal under a municipality's zoning law would, as a result of the loophole created by this bill, become legal, and no subsequent ordinance could change that; and

WHEREAS, Section 4 of A-2623 imposes upon residential use restrictions on the number of invitees or guests that apply to home-based businesses or occupations. The effect of such a provision would be to restrict social gatherings; Scout meetings; birthday parties; and all sorts of events which presently occur in residential homes if the municipality attempted to limit the number of business invitees or guests which could frequent the business in the residential zone. These normal residential activities should not be bound by the same regulations as business interests. We recommend delaying the implementation date so municipalities can enact ordinances for infrequent gatherings; and

WHEREAS, A-2623 was favorably reported out of the Assembly State and Local Government Committee and the Assembly in June 2024 and would undermine home rule in municipalities across New Jersey; and

NOW, THEREFORE BE IT RESOLVED, that the governing body of the Borough of Montvale opposes this bill being advancing in the Senate as it undermines the careful local planning and zoning municipalities engage in; and

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to Senator Holly Schepisi, Assemblyman Robert Auth, Assemblyman John Azzariti, Jr., Assembly Speaker Craig Coughlin, Senate President Nicholas Scutari, Governor Phil Murphy, and New Jersey State League of Municipalities.

Introduced by: Councilmember Lane; seconded by Councilmember Koelling - a roll call was taken - all ayes - Councilmember Cudequest asked for an explanation, the Borough Administrator stated that this will allow anyone to have a business from home without zoning approval.

BILLS: Administrator read the Bill Report.

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

REPORT OF REVENUE: Administrator read the Report of Revenue for the month of July

COMMITTEE REPORTS:

Council President Roche

Special Events

Day in the Park is set for September 7 - 4-9PM (rain date September 8); looking for volunteers for Day in the Park; October 25 Halloween Carnival

Environmental Commission

RSI inventory is complete and, on our website; Troops 334, 33 and 933 are working on projects along the Memorial Trail; the committee is now providing site plan input for the Planning Board; ready to help with the community garden once DePiero's closes; working on the inlet of Huff Pond; 85 residents came out for Clean-Up day.

Councilmember Lane

Fire Dept

38 calls, 2 drills; 2 extra credits and 1 meeting; new purchase of John Deere Gator UTV; Al Figueroa passed his Hazmat Incident Commander class.

Councilmember Cudequest

Seniors and Board of Health do not meet in the summer months; next Board of Health meeting will be on September 3rd;

Library

Several new trees were planted in the reading garden; the seniors enjoyed their space at the library while the community center was closed during camp, they liked it so much they will continue to use the library space. 20% increase in the adult summer programs, the children's department exceeded 300 registrations; 50 new library cards issued in the month of July; Thursday, August 22nd will be a concert in the reading garden with the band Forever Young; in search for local artists that would like to display their artwork at the library.

Councilmember Koelling

Police

Monthly report included in original minutes; Touch a Truck will be held August 28 4-7PM

Councilmember Arendacs

DPW

Working hard in the extreme heat and keeping up with cleaning of the catch basins;

MAYOR'S REPORT:

Been meeting with mayors and councilmembers regarding the affordable housing; our attorney will be preparing a brief; more towns are expected to join; Excited to see the self-storage facility was approved; 9/11 ceremony will be at 7pm.

ENGINEER'S REPORT:

No Report

ATTORNEY'S REPORT: David Lafferty, Esq.

Approaching the closing date of the Deplero property, waiting on the results of the well water test; hoping to close end of August.

ADMINISTRATOR'S REPORT: Joe Voytus

No Report

UNFINISHED BUSINESS:

None

NEW BUSINESS:

None

COMMUNICATION CORRESPONDENCE:

None

MEETING OPEN TO THE PUBLIC:

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

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

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

Sandy Chase – 25 Highland Road

She has an 18-inch pipe under her property and also a manhole on her front lawn; with this recent storm, the water was coming through the manhole like a geyser. Water should be going through the pipe, not shooting up. Borough Administrator stated they will schedule to video the pipe.

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

MEETING CLOSED TO THE PUBLIC:

ADJOURNMENT:

Motion to adjourn Public Meeting by Councilmember Lane; seconded by Councilmember Cudequest - all ayes

Meeting was adjourned at 8:04pm

Regular Workshop Meeting of the Mayor & Council to be held at 7:30pm on Thursday, September 12, 2024

Respectfully submitted, Frances Scordo, Municipal Clerk

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 167-2024**

Re: Knock Out Opioid Abuse Day, October 6, 2024

WHEREAS, New Jersey is in the midst of a life-threatening opioid abuse epidemic; and

WHEREAS, the Partnership for a Drug-Free New Jersey has designated October 6, 2024, as Knock Out Opioid Abuse Day – an initiative with a multiple purposes: to raise awareness of the potential for dependency on prescribed pain medicine and its link to heroin and fentanyl use in our state; to reduce stigma of addiction and shine a light on the need for recovery support; and to communicate to physicians information on safer prescribing messages found in the Centers for Disease Control and Prevention guidelines for prescribing opioids, which include considering other therapies, setting realistic treatment goals with patients and discussing with patients the positives and negatives of opioids; and

WHEREAS, the State Senate and General Assembly jointly resolved that October 6 shall be permanently designated as Knock Out Opioid Abuse Day in New Jersey in order to raise awareness about the dangers of, and the link between, prescription opioid misuse and heroin addiction and to educate health care providers, community leaders, state lawmakers and members of the public about the opioid abuse epidemic and its effects throughout the State of New Jersey and across the country; and

WHEREAS, Children's Aid and Family Services, The Center for Alcohol and Drug Resources, and the Bergen County Prevention Coalition support initiatives designed to raise awareness about opioid abuse in New Jersey and take steps to prevent addiction;

THEREFORE, BE IT RESOLVED, that October 6, 2024, be recognized as Knock Out Opioid Abuse Day in Montvale.

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

Adopted: September 12, 2024

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 161-2024**

RE: Refund Tax Overpayment - Block 806, Lot 4.01 – 13 Main Street

WHEREAS, a resolution authorizing the Borough of Montvale to refund an overpayment of taxes for the property located at 13 Main Street, also known as Block 806, Lot 4.01;

WHEREAS, a duplicate payment was made by the mortgage company; 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 \$2,680.67 to:

Visions Federal Credit Union
Attn: Laura Iessi, Mortgage Loan Processor
24 McKinley Ave
Endicott, NY 13760

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

Adopted: September 12, 2024

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 162-2024**

RE: Resolution For Renewal of Membership in The Bergen County Municipal Joint Insurance Fund

WHEREAS, the Borough of Montvale is a member of the Bergen County Municipal Joint Insurance Fund; and

WHEREAS, said renewed membership terminates as of December 31, 2024 unless earlier renewed by agreement between the Municipality and the Fund; and

WHEREAS, the Municipality desires to renew said membership;

NOW THEREFORE, BE IT RESOLVED as follows:

1. The Borough of Montvale agrees to renew its membership in the Bergen County Municipal Joint Insurance Fund and to be subject to the Bylaws, Rules and Regulations, coverages, and operating procedures thereof as presently existing or as modified from time to time by lawful act of the Fund.
2. The Mayor and Clerk shall be and hereby are authorized to execute the agreement to renew membership annexed hereto and made a part hereof and to deliver same to the Bergen County Municipal Joint Insurance Fund evidencing the Municipality's intention to renew its membership.

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

Adopted:

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**AGREEMENT TO RENEW MEMBERSHIP IN THE
BERGEN COUNTY MUNICIPAL JOINT INSURANCE FUND**

WHEREAS, the Bergen County Municipal Joint Insurance Fund (hereinafter the Fund) is a duly chartered Municipal Insurance Fund as authorized by NJSA 40A:10-36 et seq., and;

WHEREAS, the Borough of Montvale is currently a member of said Fund, and;

WHEREAS, effective December 31, 2024, said membership will expire unless earlier renewed, and;

WHEREAS, the Mayor and Council of the Borough of Montvale has resolved to renew said membership;

NOW THEREFORE, it is agreed as follows:

1. The Borough of Montvale hereby renews its membership in the Bergen County Municipal Joint Insurance Fund for a three (3) year period, beginning January 1, 2025 and ending January 1, 2028*.

2. The Borough of Montvale hereby ratifies and reaffirms the Indemnity and Trust Agreement, Bylaws and other organizational and operational documents of the Bergen County Municipal Joint Insurance Fund as from time to time amended and altered by the Department of Banking & Insurance in accordance with the Applicable Statutes and administrative regulations as if each and every one of said documents were re-executed contemporaneously herewith.

3. The Borough of Montvale agrees to be a participating member of the Fund for the period herein provided for and to comply with all of the rules and regulations and obligations associated with said membership.

4. In consideration of the continuing membership of the Borough of Montvale in the Bergen County Municipal Joint Insurance Fund, the Fund agrees, subject to the continuing approval of the Commissioner of Insurance, to accept the renewal application of the Borough of Montvale.

5. Executed the 12th day of September, 2024 as the lawful and binding act and deed of the of the Borough of Montvale, which execution has been duly authorized by public vote of the governing body

ATTEST

MAYOR

**EXECUTIVE DIRECTOR
BERGEN COUNTY MUNICIPAL JOINT INSURANCE FUND**

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 163-2024**

RE: Authorize Release of Escrow – Walter Janovic – 24 Akers Ave - Block 2202, Lots 10 and 11

WHEREAS, Walter Janovic has requested release of escrow posted for 24 Akers Ave, Block 2202, Lots 10 and 11; and

WHEREAS, the Borough Engineer and other Borough professionals take no exception to the release; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale hereby release escrow to Walter Janovic, to be mailed to 51 Hering Road, Montvale, NJ 07645 in the amount of \$444.82; and

BE IT FURTHER RESOLVED, the Treasurer shall receive a copy of this resolution for processing.

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

Adopted: September 12, 2024

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

BOROUGH OF MONTVALE
ESCROW AND/OR BOND RELEASE

7/8/2024

BLOCK 2202 LOT 10 & 11

APPLICANT: Walter Janovic

ADDRESS 25 Akers Avenue

51 Hering Road
Montvale, NJ 07645

SIGN OFFS

bluehellwjj@gmail.com

DEPARTMENT	NAME	SIGNATURE	DATE
FINANCE	Christine Kalafut	<i>Christine Kalafut</i>	8/8/24
ENGINEERING	Jamie Giurintano/Kylee Arenas	<i>Christine Baker - see attached</i>	8-6-24
ENGINEERING	Darlene Green/Andy Hipolit	<i>Christine Baker - see attached</i>	7-8-24
CONSTRUCTION	Jeanne Fondacaro / Chris Gruber	<i>Christine Baker - see attached</i>	8-8-24
PLANNING BOARD ATTY	Robert Regan / Barbara Esposito	<i>Christine Baker - see attached</i>	7-10-24
PLANNING BOARD ADMINISTRATOR- FINAL SIGNATURE	Lorraine Hutter Joe Voytus	<i>Christine Baker - see attached</i> <i>[Signature]</i>	7-8-24 8-8-24
RELEASE DATE:			
ACCOUNT #	E-08-00-221-02A	\$73.00	AMOUNT: \$444.82
	E-08-00-221-02B	\$1.82	
	E-08-00-221-02C	\$370.00	

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 164-2024**

RE: Authorize Release of Escrow – Push to Walk – 11 Philips Parkway - Block 3201, Lot 2

WHEREAS, Push to Walk has requested release of escrow posted for 11 Philips Parkway, Block 3201, Lots 2; and

WHEREAS, the Borough Engineer and other Borough professionals take no exception to the release; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale hereby release escrow to Push to Walk, to be mailed to 11 Philips Parkway, Montvale, NJ 07645 in the amount of \$452.50; and

BE IT FURHTER RESOLVED, the Treasurer shall receive a copy of this resolution for processing.

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

Adopted: September 12, 2024

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
ESCROW AND/OR BOND RELEASE**

8/2/2024

BLOCK 3201 LOT 2

APPLICANT: Push to Walk

ADDRESS 11 Phillips Parkway

11 Phillips Parkway

Montvale, NJ 07645

SIGN OFFS

DEPARTMENT	NAME	SIGNATURE	DATE
FINANCE	Christine Kalafut	<i>Christine Kalafut</i>	8/8/2024
ENGINEERING	Jamie Giurintano	<i>Christen Baker - see attached</i>	8-6-2024
ENGINEERING	Darlene Green	<i>Christen Baker - see attached</i>	8-5-2024
CONSTRUCTION	Jeanne Fondacaro / Chris Gruber	<i>Christen Baker - see attached</i>	8-3-2024
PLANNING BOARD ATTY	Robert Regan / Barbara Esposito	<i>Christen Baker - see attached</i>	8-7-2024
PLANNING BOARD ADMINISTRATOR-	Lorraine Hutter	<i>Christen Baker - see attached</i>	8-5-2024
FINAL SIGNATURE	Joe Voytus	<i>[Signature]</i>	8-8-24
ACCOUNT # E-08-00-224-03A		\$452.50	RELEASE DATE:
			AMOUNT: \$452.50

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 165-2024**

RE: Authorize Release of Escrow – P & B Signs – 14 Philips Parkway - Block 2802, Lot 4

WHEREAS, P & B Signs has requested release of escrow posted for 14 Philips Parkway, Block 2802, Lots 4; and

WHEREAS, the Borough Engineer and other Borough professionals take no exception to the release; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale hereby release escrow to P & B Signs, to be mailed to 711 Executive Blvd, Suite G, Valley Cottage, NY 10989 in the amount of \$352.50; and

BE IT FURTHER RESOLVED, the Treasurer shall receive a copy of this resolution for processing.

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

Adopted: September 12, 2024

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

BOROUGH OF MONTVALE
ESCROW AND/OR BOND RELEASE

4/22/2024

BLOCK 2802 LOT 4

ADDRESS 14 Philips Parkway

APPLICANT: P&B Signs

711 Executive Blvd, Suite G

Valley Cottage, NY 10989

SIGN OFFS

DEPARTMENT	NAME	SIGNATURE	DATE
FINANCE	Christine Kalafut	<i>Christine Kalafut</i>	8/21/24
ENGINEERING	Jamie Giurintano	<i>Christine Baker - see attached</i>	5-15-24
ENGINEERING	Kylee Arenas		
ENGINEERING	Darlene Green	<i>Christine Baker - see attached</i>	4-22-2024
ENGINEERING	Andy Hipolit		
CONSTRUCTION	Jeanne Fondacaro / Chris Gruber	<i>Christine Baker - see attached</i>	8-20-2024
PLANNING BOARD ATTY	Robert Regan / Barbara Esposito	<i>Christine Baker - see attached</i>	5-24-2024
PLANNING BOARD	Lorraine Hutter	<i>Christine Baker - see attached</i>	8-21-2024
ADMINISTRATOR-			
FINAL SIGNATURE	Joe Voytus	<i>[Signature]</i>	8-21-2024

RELEASE DATE:

ACCOUNT # E-08-00-224-01A ✓

AMOUNT:

~~\$452.50~~ 352.50 ✓

~~\$452.50~~ 352.50

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 166-2024**

Re: Resolution Extending Affordability Controls at The Valley View at Montvale Site

WHEREAS, on May 15, 1989, the New Jersey Council on Affordable Housing ("COAH") "with the full cooperation of the Department of Community Affairs and the New Jersey Housing and Mortgage Finance Agency ("HMFA")" adopted regulations that established important public policies centered on the principle that affordable housing was a "precious resource" and that municipalities should be allowed to decide how best to use that resource to facilitate the production of affordable housing (see 21 N.J.R. 2020-2024); and

WHEREAS, COAH explained that "New Jersey is losing affordable units and the subsidy necessary to replace them" as a result of the expiration of controls on affordable units created "by HUD in the 1960s and 1970s" and noted that "experience indicates that there will be an on-going need for affordable housing" (see 21 N.J.R. 2020); and

WHEREAS, the proposed rule that COAH adopted empowers municipalities to "use of proceeds derived from sales of affordable units to the creation, rehabilitation or maintenance of affordable housing units" or to extend the deed restriction on affordable units (see 21 N.J.R. 2020); and

WHEREAS, by adopting these regulations, COAH "decided to create a situation where responsible public officials could make decisions regarding the continued maintenance of affordability as the controls were expiring." (see 21 N.J.R. 2020); and

WHEREAS, in establishing these policies, COAH considered the claim that "[o]wners of affordable units should be allowed to retain the equity built up in their units if the unit is sold after the resale controls expire"; and concluded that the rights of municipalities to address the need for affordable housing as they saw fit was more important than the rights of individual low- and moderate-income households to a potential windfall:

"RESPONSE: After listening to many different views, the Council determined that an affordable housing unit is a precious resource and efforts should be made to retain the affordable housing stock or for money to be recycled to create additional housing opportunities. However, the owners of a low and moderate income unit do receive many benefits, including an affordable housing unit during the length of their tenure; the equity resulting from repayment of a mortgage; the appreciation resulting from indexed increases to the maximum sales price of the housing unit:

and the tax deductions that are synonymous with home ownership. Also, if home maintenance has been ignored, the owner may not be able to sell the unit for the full controlled price.”

[21 N.J.R 2020]; and

WHEREAS, COAH did not intend its new policies to affect low- and moderate-income sales units occupied by low- and moderate-income households at that time (May 15, 1989), but did intend to control affordable units “sold prior to the termination of the controlled period” (see 21 N.J.R. 2020); and

WHEREAS, COAH implemented the policies explained in response to comments made on its proposed rules by providing that “a municipality shall have the right to determine that the most desirable means of promoting an adequate supply of low- and moderate-income housing is to prohibit the exercise of the repayment option and maintain controls on lower income housing units sold within the municipality beyond the period required by N.J.A.C. 5:92-12.1” (N.J.A.C. 5:92-12.8(a)); and

WHEREAS, for ease in reference, this resolution shall refer to the right conferred by COAH regulations to empower municipalities to capture 95 percent of the differential between the fair market value of an affordable unit and the Maximum Restricted Resale Price at the time of a fair market value sale as “the repayment option” and the right of a municipality to reject the repayment option, thereby effectively extending controls as “the extension of controls option”; and

WHEREAS, N.J.A.C. 5:92-12.8 further provides that for a municipality to exercise the extension of controls option, it must adopt a resolution and file it with COAH and the authority which the municipality has designated to administer the affordable units declaring its relinquishment of the repayment option and exercise of the extension of controls option. N.J.A.C. 5:92-12.8(a); N.J.A.C. 5:92-12.8(b) (21 N.J.R. 2023); and

WHEREAS, on May 10, 1994, COAH adopted its Round 2 Substantive Regulations, which incorporated the policies it had established by its 1989 regulations (compare 5:92-12.1 et seq. with N.J.A.C. 5:93-9.1 et seq.); and

WHEREAS, in 2001 and 2004, the HMFA incorporated into its Uniform Housing Affordability Controls regulations (N.J.A.C. 5:80-26.1 thru -26.26), commonly referred to as UHAC, the policies that COAH had first established in 1989 with its “full cooperation” and that COAH made part of its Round 2 regulations; and

WHEREAS, pursuant to N.J.A.C. 5:80-26.25 of the UHAC, like N.J.A.C. 5:92-12.8 and N.J.A.C. 5:93-9.9, the HMFA reaffirmed “the right [of municipalities] to determine that the most desirable means of promoting an adequate supply of low-and moderate-income housing is to prohibit the exercise of the repayment option and maintain controls on lower income housing units sold within the municipality beyond the period required by N.J.A.C. 5:93-9.2”; and

WHEREAS, pursuant to N.J.A.C. 5:80-26.25 of the UHAC, the HMFA gives the Borough “the right to determine that the most desirable means of promoting an adequate supply of low-and moderate-income housing is to prohibit the exercise of the repayment option and maintain controls on lower income housing units sold within the municipality beyond the period required by N.J.A.C. 5:93-9.2 . . .” (compare N.J.A.C. 5:80-26.25 with N.J.A.C. 5:93 –9.9); and

WHEREAS, just as the COAH regulations sought to give “responsible public officials” the right to decide whether to extend the restrictions on affordable units or to capture 95 percent of the differential, N.J.A.C. 5:80-26.1 provides that the “purpose” of the UHAC regulations is *inter alia* to provide “for the establishment and administration of affordability controls on restricted units that receive COAH credit under the Fair Housing Act. . . .” (compare 21 N.J.R. 2020 with N.J.A.C. 5:80-26.26.1); and

WHEREAS, N.J.A.C. 5:80-26.25(a) of the UHAC regulations instructs that municipalities exercising the right to prohibit the repayment option and maintain the control period(s) on any 95/5 affordable units for a longer period of time, shall do so through the adoption of a resolution by the municipality’s governing body, which shall be effective upon filing with COAH (compare N.J.A.C. 5:80-26.25 (a) with N.J.A.C. 5:93 – 9.9); and

WHEREAS, the governing body resolution must specify the time period for which the repayment option shall not be applicable, and that during such additional period, no seller in the municipality may utilize the repayment option permitted by N.J.A.C. 5:93-9.8 (compare N.J.A.C. 5:80-26.25(a) with N.J.A.C. 5:93 – 9.9); and

WHEREAS, pursuant of N.J.A.C. 5:80-26.25(b) of UHAC, a municipality that exercises the right to extend the control period(s), shall provide public notice in a newspaper of general circulation, and notify the administrative agent and COAH of the governing body’s action (compare N.J.A.C. 5:80-26.25(b) with N.J.A.C. 5:93 –9.9(b)); and

WHEREAS, by incorporating into UHAC the standards that COAH established in its 1989 regulations and Round 2 regulations to empower responsible public officials to extend the deed restrictions on affordable units or to capture 95 percent of the differential, the HMFA reaffirmed the rights conferred by COAH regulations; and

WHEREAS, the Montvale Borough Planning Board adopted, and the Borough endorsed a Housing Element and Fair Share Plan, (“HEFSP”) designed to comply with COAH’s Round 2 regulations; filed that plan with COAH; and, on December 15, 2004, COAH provided substantive certification to the Borough (the “Prior Round” Compliance); and

WHEREAS, as part of its Prior Round Compliance, the Valley View at Montvale site, located at Block 2001, Lots 1 and 3, received site plan approval for the construction of 128 condominium units, of which 26 would be affordable to low- and moderate-income households; and

WHEREAS, on December 15, 2004, in accordance with N.J.S.A. 52:27D-314 (a) of the New Jersey Fair Housing Act ("FHA"), which required COAH to certify an affordable housing plan once it was satisfied that the plan was "consistent with the rules and criteria [it] adopted", COAH certified the Borough's HEFSP after it determined that the plan generally, and the standards establishing the repayment and extension of controls options in particular satisfied its regulations; and

WHEREAS, the Valley View project was constructed between the years 2007 and 2009, and in 2008 the project executed an Affordable Housing Plan, recorded in the Bergen County Clerk's Office on January 8, 2008, located in Book 9476, Page 435, as well as Affordable Housing Agreements for the specific affordable units in the project which were record in the Bergen County Clerk's Office between 2008 and 2009, which are attached hereto as **Exhibit A** to this resolution; and

WHEREAS, the Valley View Affordable Housing Plan designated the following units to be affordable:

Unit Address	Current Block #	Current Lot #
8 Sweeney Court	2001	5.01
2 Sweeney Court	2001	5.01
16 Sweeney Court	2001	5.01
10 Sweeney Court	2001	5.01
8 Forshee Circle	2001	5.01
2 Forshee Circle	2001	5.01
16 Forshee Circle	2001	5.01
10 Forshee Circle	2001	5.01
24 Forshee Circle	2001	5.01
18 Forshee Circle	2001	5.01
32 Forshee Circle	2001	5.01
26 Forshee Circle	2001	5.01
40 Forshee Circle	2001	5.01
34 Forshee Circle	2001	5.01
52 Forshee Circle	2001	5.01
50 Forshee Circle	2001	5.01
44 Forshee Circle	2001	5.01
42 Forshee Circle	2001	5.01
51 Forshee Circle	2001	5.01
49 Forshee Circle	2001	5.01
43 Forshee Circle	2001	5.01
41 Forshee Circle	2001	5.01
1 Sweeney Court	2001	5.01
3 Sweeney Court	2001	5.01
5 Sweeney Court	2001	5.01
7 Sweeney Court	2001	5.01

(hereinafter "Valley View Affordables"); and

WHEREAS, pursuant to the Affordable Housing Agreements between 2008 and 2009, the Valley View at Montvale was subject to the following option:

The terms, restrictions and covenants of this Affordable Housing Agreement may be extended by municipal resolution as provided for in N.J.A.C. 5:92.1, et. seq. Such municipal resolution shall provide for a period of extended restrictions and shall be effective upon filing with the Council and the Authority. The municipal resolution shall specify the extended time period by providing a revised ending date. An amendment to the Affordable Housing Agreement shall be filed with the recording office of the county in which the Affordable Housing unit or units is/are located.

(Affordable Housing Agreements, Section III.C); and

WHEREAS, the Affordable Housing Plan provides for **30 years of restrictions** and the controlling law at the beginning of the Agreement supports that conclusion; and

WHEREAS, due to a clerical mistake, certain Affordable Housing Agreements incorrectly state the length of the affordability restrictions; and

WHEREAS, the clerical mistake is immaterial due to the Borough's desire to extend the affordability controls on the units for a period of at least sixty (60) years from the first occupancy of a low- or moderate-income household in the Valley View units; and

WHEREAS, on March 20, 2024, Governor Murphy signed P.L.2024, c.2, which amended the Fair Housing Act; and

WHEREAS, while P.L.2024, c.2 eliminated COAH, its powers were split between the Administrative Office of the Courts, the New Jersey Housing and Mortgage Finance Agency, and the Department of Community Affairs ("DCA"); and

WHEREAS, P.L.2024, c.2, states that COAH regulations shall remain in full force and effect with the exception of any changes within P.L. 2024, C. 2; and

WHEREAS, P.L.2024, c.2 does not remove a municipality's right to extend deed restrictions on housing projects that contain market-rate units; and

WHEREAS, P.L.2024, c.2, established a new statutory section, N.J.S.A. 52:27D-313.3, which supports that UHAC regulations remain in full force and effect as of the date of this Resolution; and

WHEREAS, Valley View is a housing project that contains market-rate units; and

WHEREAS, the Borough views P.L.2024, c.2 as maintaining its ability to extend affordability controls under COAH's regulations, UHAC's regulations, the FHA, the Affordable Housing Plan, and the Affordable Housing Agreements for Valley View; and

WHEREAS, Montvale Borough has determined that the most desirable means of advancing the public policy of promoting an adequate supply of low- and moderate-income housing in Montvale Borough pursuant to N.J.A.C. 5:92-12.8, and its successors, N.J.A.C. 5:93-9.9 and N.J.A.C. 5:80-25.25 and the requirements of its Round 2 grant of substantive certification, is to forego the repayment option on the 26 units listed above and to maintain controls on these 26 units for a total period of at least 60 years of affordability controls.

NOW, THEREFORE, BE IT RESOLVED on this 12th day of September, 2024, by the Council of the Borough of Montvale, County of Bergen, State of New Jersey, as follows:

1. The Repayment Option shall not be permitted from the date of this resolution until the following date for each unit, or for a period of at least 60 total years, whichever is later, at which time the Borough may choose to continue to reject the repayment option:

Block	Lot	Address	Deed Commencement Date (MM/DD/YYYY)	New Extension Period End Date (MM/DD/YYYY)
2001	5.01	2 Forshee Circle	05/28/2008	05/28/2068
2001	5.01	8 Forshee Circle	02/29/2008	02/29/2068
2001	5.01	10 Forshee Circle	04/30/2008	04/30/2068
2001	5.01	16 Forshee Circle	09/22/2008	09/22/2068
2001	5.01	18 Forshee Circle	05/29/2008	05/29/2068
2001	5.01	24 Forshee Circle	02/20/2009	02/20/2069
2001	5.01	26 Forshee Circle	10/24/2008	10/24/2068
2001	5.01	32 Forshee Circle	10/22/2008	10/22/2068
2001	5.01	34 Forshee Circle	07/30/2009	07/30/2069
2001	5.01	40 Forshee Circle	01/30/2009	01/30/2069
2001	5.01	41 Forshee Circle	06/26/2009	06/26/2069
2001	5.01	42 Forshee Circle	08/06/2009	08/06/2069
2001	5.01	43 Forshee Circle	01/31/2008	01/31/2069
2001	5.01	44 Forshee Circle	07/02/2009	07/02/2069
2001	5.01	49 Forshee Circle	05/16/2008	05/16/2068
2001	5.01	50 Forshee Circle	10/01/2009	10/01/2069
2001	5.01	51 Forshee Circle	01/31/2008	01/31/2068
2001	5.01	52 Forshee Circle	07/10/2009	07/10/2069
2001	5.01	1 Sweeney Court	03/20/2008	03/20/2068
2001	5.01	2 Sweeney Court	10/08/2008	10/08/2068
2001	5.01	3 Sweeney Court	10/09/2008	10/09/2068
2001	5.01	5 Sweeney Court	02/26/2008	02/26/2068
2001	5.01	7 Sweeney Court	04/30/2008	04/30/2068
2001	5.01	8 Sweeney Court	11/17/2008	11/17/2068
2001	5.01	10 Sweeney Court	07/07/2009	07/07/2069

2. The period of affordability controls on these units is extended until the following dates in the table in Paragraph 1, or for a period of at least 60 total years, whichever is later, and during this period of extended controls, no seller of any of the 26 units identified in this resolution may utilize the repayment option as permitted by N.J.A.C. 5:93-9.8
3. The Clerk is authorized and directed to print this resolution in full in the official newspaper of Montvale Borough, and to notify the administrative agent and the Special Master of the Montvale Borough Council's action.
4. The administrative agent shall ensure the deed restriction on all affected 26 units extends through the dates in Paragraph 1 above, or for a period of at least 60 total years, whichever is later.
5. This resolution shall evidence that the controls have been extended in accordance with COAH's regulations, UHAC and the requirements of the Round 2 grant of substantive certification, and that Montvale Borough is entitled to an additional 26 COAH credits to address a portion of its fair share obligation through the extension of affordability controls.
6. The sale and use of the units are governed by UHAC, found in the New Jersey Administrative Code at Title 5, Chapter 80, subchapter 26 (N.J.A.C. 5:80-26.1, et seq.), the Affordable Housing Agreements associated with each unit, and the Borough's Affordable Housing Ordinance, and any amendments, changes or supplements thereto.
7. The Borough will specifically seek credit for the extensions under a compliance technique known as "Extensions of Expiring Controls" as part of its Fourth Round compliance plan or as part of its Round 5 compliance plan, depending on the determination on when the controls were initially set to expire.

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

Adopted: September 12, 2024

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 168-2024**

**RE: Authorize Proposal for Appraisal Services - McNerney & Associates, Inc. for
12 Van Riper Road, Block 3302; Lot 1**

WHEREAS, the Borough of Montvale (hereinafter the "Borough") is the taxing authority for all properties located within its municipal boundaries; and,

WHEREAS, the owner of real property located at 12 Van Riper Road and identified as Block 3302 Lot 1 (hereinafter the "Subject Property") challenging the added assessment of the Subject Property for the 2024 tax year; and,

WHEREAS, the Borough is seeking to retain the services of an appraisal company to assist in the defense of the aforesaid tax appeal, and to memorialize its conclusions of value in a certified appraisal report that covers the aforementioned tax years; and,

WHEREAS, the Borough had received a proposal dated August 22, 2024 from McNerney & Associates, Inc. (hereinafter the "Proposal") to prepare the desired appraisal report for the total amount of \$5,000.00; and,

WHEREAS, a copy of the aforementioned Proposal is attached hereto as an Exhibit to this resolution; and,

WHEREAS, the appointment of McNerney & Associates, Inc. is considered a professional service appointment exempted by N.J.S.A. 40A:11-5 of the Local Public Contracts Law.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, that McNerney & Associates, Inc. is hereby appointed to prepare an appraisal report for the property located at 12 Van Riper Road, at Block 3302 Lot 1 in the Borough of Montvale, in accordance with the terms set forth in the attached Proposal.

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

Adopted: September 12, 2024

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

McNerney & Associates, Inc.

Real Estate Appraisal Services · 175 Rock Road, PO Box 67, Glen Rock, New Jersey 07452-0067 · (201) 670-8558 · Fax (201) 670-0913

August 22, 2024

Mr. Raymond Tighe, CTA
Tax Assessor
Borough of Montvale
12 DePiero Drive
Montvale, New Jersey 07645

Re: Proposal for Appraisal Service
Block 3302 Lot 1
12 Van Riper Road
Montvale, New Jersey

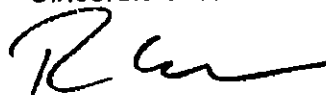
Dear Mr. Tighe:

I am in receipt of your request for proposal relative to the above referenced property. Please be advised that the fee for preparing an appraisal report for the basis of the Added Assessment of the subject property is \$5,000 and will include all out-of-pocket expenses. This report will be delivered within 30 days of authorization by the Mayor and Council to proceed.

In addition to said professional fee for this assignment, we will be compensated at a rate of \$100 per hour, for any time expended by us should we be required (by subpoena or otherwise) or requested by you or your representatives to become involved in any litigation or legal proceeding in any way involving this engagement, the appraisal work we produce of the property which is the subject of this assignment.

In the event you have any questions regarding this proposal, please do not hesitate to contact me.

Sincerely yours.



Robert McNerney, MAI, SRA, CRE
President

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 169-2024**

**RE: Authorize Release of Escrow – William Yeomans – 36 S. Kinderkamack Road-
Block 2406, Lot 2**

WHEREAS, William Yeomans has requested release of escrow posted for 36 S. Kinderkamack Road, Block 2406, Lot 2; and

WHEREAS, the Borough Engineer and other Borough professionals take no exception to the release; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale hereby release escrow to William Yeomans, to be mailed to 143 Roseland Avenue, Caldwell, NJ 07006 in the amount of \$500.00; and

BE IT FURTHER RESOLVED, the Treasurer shall receive a copy of this resolution for processing.

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

Adopted: September 12, 2024

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
ESCROW AND/OR BOND RELEASE**

8/5/2024

BLOCK 2406 LOT 2

ADDRESS 36 S. Kinderkamack

APPLICANT: William Yeomans

143 Roseland Avenue

Caldwell, NJ 07006

SIGN OFFS

DEPARTMENT	NAME	SIGNATURE	DATE
FINANCE	Christine Kalafut	<i>Christine Kalafut</i>	8/29/2024
ENGINEERING	Jamie Giurintano	<i>Christen Baker - see attached</i>	8-28-2024
ENGINEERING	Darlene Green	<i>Christen Baker - see attached</i>	8-5-2024
CONSTRUCTION	Jeanne Fondacaro / Chris Gruber	<i>Christen Baker - see attached</i>	8-8-2024
PLANNING BOARD ATTY	Robert Regan / Barbara Esposito	<i>Christen Baker - see attached</i>	8-7-2024
PLANNING BOARD ADMINISTRATOR-	Lorraine Hutter	<i>Lorraine Hutter</i>	8/28/24
FINAL SIGNATURE	Joe Voytus	<i>[Signature]</i>	8/29/24
ACCOUNT # E-08-00-224-09A		RELEASE DATE:	
\$500.00		AMOUNT:	\$500.00

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 170-2024**

RE: A Resolution Authorizing The Chief Financial Officer To Take Certain Financial Actions And To Close Various Bank Accounts

WHEREAS, the Mayor and Council of the Borough of Montvale have reviewed certain financial records and determined that various actions are necessary to clean up the Borough's financial accounts and records; and

WHEREAS, it has been determined that certain trust accounts and bank accounts have remaining balances that should be transferred or cancelled, and certain checks remain unclaimed and should be cancelled; and

WHEREAS, the Chief Financial Officer has identified the need to close certain bank accounts with zero balances and take appropriate action regarding stale checks and remaining balances.

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

- 1. Cancellation of Balance in Celebration of Public Events Trust Fund:**
 - The Chief Financial Officer is hereby authorized to cancel the remaining balance of **\$82.91** in the Celebration of Public Events Trust Fund and transfer said amount to the **Miscellaneous Revenue Not Anticipated (MRNA)**.
- 2. Transfer of Balance in Historic Preservation Bank Account:**
 - The Chief Financial Officer is hereby authorized to transfer the remaining balance of **\$1,620.89** from the Historic Preservation Bank Account at Wells Fargo to the **General Trust Fund (03)**, specifically to the Historic Preservation Trust Fund.
- 3. Cancellation of Rent Security Balance:**
 - The Chief Financial Officer is hereby authorized to cancel the remaining balance of **\$3,966.33** in the Rent Security Account belonging to **D. Vaillancort**, after attempts to return the security deposit were unsuccessful, and transfer the amount to the **Miscellaneous Revenue Not Anticipated (MRNA)**.
- 4. Closure of Zero Balance Bank Accounts:**
 - The Chief Financial Officer is hereby authorized to close the following bank accounts at Wells Fargo Bank, all of which have zero balances:
 - Celebration of Public Events Account, Account Number ending in 1063
 - Community Development Account, Account Number ending in 3352
 - Historic Preservation Account, Account Number ending in 1679
 - Self Insurance Trust Account, Account Number ending in 7952
 - Rent Security Account, Account Number ending in 2912
 - Rent Security Account, Account Number ending in 6318

5. Cancellation of Stale Claims Account Checks:

- The Chief Financial Officer is hereby authorized to cancel the following stale checks from the Claims Account and transfer the unclaimed amounts to the **Miscellaneous Revenue Not Anticipated (MRNA)**:
 - Check 18387, issued on 10/27/2020, in the amount of **\$318.00**
 - Check 1262, issued on 2/22/2022, in the amount of **\$73.70**
 - Check 1506, issued on 4/26/2022, in the amount of **\$133.43**
 - Check 2852, issued on 2/14/2023, in the amount of **\$885.00**
 - Check 3199, issued on 5/11/2023, in the amount of **\$85.40**
 - Check 3353, issued on 6/8/2023, in the amount of **\$50.00**

BE IT FURTHER RESOLVED that the Chief Financial Officer is hereby authorized to take any and all actions necessary to implement this Resolution.

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

Adopted: September 12, 2024

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

RESOLUTION

BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, N.J., that the following bills, having been referred to the Borough Council and found correct, be and the same hereby be paid:

<u>FUND</u>	<u>AMOUNT</u>	<u>NOTES</u>
Current	\$3,364,730.46	Bill List Wire 9/12/2024
	<u>1,837,373.31</u>	Wires/Manual Checks
Current TOTAL	5,202,103.77	
Capital	980,430.49	Bill List Wire 9/12/2024
Escrow	14,108.50	Bill List Wire 9/12/2024
Housing Trust	30,546.72	Bill List Wire 9/12/2024
Open Space Trust	550.00	Bill List Wire 9/12/2024
General Trust	19,245.25	Bill List Wire 9/12/2024
Recreation Trust	1,984.45	Bill List Wire 9/12/2024
Dog Trust	10.80	Bill List Wire 9/12/2024

*This resolution was adopted by the Mayor and Council of Montvale
at a meeting held on 9/12/24*

Introduced by: _____

Approved: 9/12/24

Seconded by: _____

Michael Ghassali, Mayor

ATTEST:

Frances Scordo, Municipal Clerk

MANUAL/VOID CHECKS - WIRES
September 12, 2024

<u>Check #</u>	<u>PO #</u>	<u>Date</u>	<u>Vendor/Transaction</u>	<u>Amount</u>
WIRE		8/13/24	Payroll Account-Current	\$195,977.42
WIRE		8/13/24	Salary Deduction Account	\$107,863.43
WIRE		8/13/24	FSA Account	\$75.00
WIRE		8/28/24	Payroll Account-Current	\$185,115.14
WIRE		8/28/24	Salary Deduction Account	\$109,399.17
WIRE		8/28/24	FSA Account	\$75.00
WIRE		4/2/24	2024 PERS Annual Pymt	\$315,210.00
WIRE		4/2/24	2024 PFRS Annual Pymt	\$1,227,574.00
Total				<u><u>\$1,837,373.31</u></u>

Ranges		Item Status		Purchase Types		Misc	
Range: First to Last Rcvd Batch Id Range: First to Last		Open: N Void: N Paid: N Held: Y Aprv: N Rcvd: Y		Bid: Y State: Y Other: Y Exempt: Y		P.O. Type: All Format: Condensed Include Non-Budgeted: Y Vendors: All	
Vendor #	Name						
P.O. #	PO Date	Description	Status	Amount	Vold Amount	Contract	PO Type
00012		GEERLOF, LAURA					
24-01139	08/08/24	REFUND OF ENGINEERING FEES	Open	440.00	0.00		
00013		CENICOLA, RON					
24-01099	08/08/24	REFUND OF ENGINEERING FEES	Open	240.00	0.00		
00018		PIERATOS, LAURA					
24-01136	08/08/24	REFUND OF ENGINEERING FEES	Open	240.00	0.00		
00019		MUNICIPAL CAPITAL CORPORATION					
24-00072	01/11/24	WIDE FORMAT COPY MACHINE LEASE	Open	888.00	0.00		B
24-00122	01/19/24	COPY MACHINE LEASE	Open	738.00	0.00		B
24-00123	01/19/24	COPY MACHINE LEASE	Open	199.00	0.00		B
		Vendor Total:		1,825.00			
00021		BERGEN CTY CLERKS ELECT.DIVIS.					
24-00937	07/09/24	2024 PRIMARY ELECTION EXPENSES	Open	9,452.60	0.00		
00027		BT SPECIALTIES					
24-01005	07/23/24	NAME PLATES	Open	134.90	0.00		
00043		NORTH JERSEY MEDIA GROUP					
24-01228	08/22/24	NORTH JERSEY MEDIA JULY 2024	Open	249.00	0.00		
00055		FOLEY, ALISHA					
24-01255	08/28/24	REIMBURSEMENTS	Open	186.35	0.00		
00071		VEOLIA (SUEZ)					
24-01190	08/16/24	100382541222 AUGUST 2024	Open	17,561.80	0.00		
00097		CABLEVISION					
24-00554	04/24/24	07873-199375-01-1OPTIMUM	Open	201.55	0.00		
24-01145	08/08/24	07873-199375-01-1OPTIMUM	Open	201.55	0.00		
24-01205	08/20/24	07873-109890-01-7OPTIMUM	Open	161.16	0.00		
24-01206	08/20/24	07873-204461-01-0OPTIMUM	Open	135.19	0.00		
24-01276	09/05/24	07873-240495-01-5OPTIMUM	Open	210.16	0.00		
		Vendor Total:		909.61			
00104		MONTVALE BOARD OF EDUCATION					
24-00022	01/03/24	2024 LOCAL SCHOOL TAXES	Open	1,560,972.00	0.00		B
00115		JOVANOSKI, TONI					
24-01246	08/26/24	REFUND OF ENGINEERING FEES	Open	25.00	0.00		

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Vold Amount	Contract	PO Type
00116 24-01277	09/05/24	VERIZON 651-285-414-0001-73VERIZON	Open	412.05	0.00		
00118 24-01059	07/31/24	NJ STATE LEAGUE OF JOB POSTING CONSTRUCTION DEPT.	Open	160.00	0.00		
00125 24-00050	01/08/24	NORTHWEST BERGEN REGIONAL 2024 HEALTH SERVICES	Open	10,684.00	0.00		B
00137 24-00021	01/03/24	PASCACK VALLEY REGIONAL HS DST 2024 REGIONAL SCHOOL TAXES	Open	1,320,784.67	0.00		B
00139 24-01274	09/04/24	SCORDO, FRANCES PETTY CASH FOR AUGUST	Open	197.45	0.00		
00146 24-01196	08/19/24	PSE&G CO. PSE&G JULY 2024	Open	955.40	0.00		
00151 24-00921	07/03/24	LAMENDOLA, BRIAN LAMENDOLA CLOTHING ALLOWANCE	Open	315.00	0.00		
24-01049	07/29/24	REIMB TOUCH A TRUCK GIVEAWAYS	Open	122.78	0.00		
		Vendor Total:		437.78			
00163 24-00849	06/14/24	STAR PRESS OF PEARL RIVER INC. WINDOW ENVELOPES	Open	350.00	0.00		
00164 24-01218	08/21/24	STATELINE FIRE & SAFETY, INC. PD FIRE EXT REFILLED	Open	33.35	0.00		
00174 24-00985	07/18/24	TRI-BORO AMBULANCE CORP. 2024 ANNUAL DONATION	Open	40,000.00	0.00		
00186 24-00230	02/07/24	PRIMEPAY, LLC 2024 FSA FEES	Open	115.50	0.00		B
00210 24-01103	08/06/24	DIMASSIMO, MICHAEL & ROSEMARIA REFUND OF ENGINEERING FEES	Open	240.00	0.00		
00212 24-01199	08/19/24	RHODE ISLAND NOVELTY DITP PRIZES	Open	1,408.15	0.00		
00215 24-00023	01/04/24	TOWNSHIP OF RIVER VALE 2024 PASCACK VALLEY DPW	Open	162,020.07	0.00		B
00246 24-00051	01/08/24	A-PLUS CONSTRUCTION MONTVALE HOME IMPROVEMENT PRG	Open	20,000.00	0.00		
00250		FIRE AND SAFETY SERVICES LTD					

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Vold Amount	Contract	PO Type
00250		FIRE AND SAFETY SERVICES LTD		<i>Account Continued</i>			
23-01724	12/15/23	TRUCK REPAIR FIRE DEPARTMENT	Open	10,994.02	0.00		
24-00610	05/02/24	REPAIR FIRE TRUCK	Open	3,548.66	0.00		
		Vendor Total:		14,542.68			
00258		ROCKLAND ELECTRIC COMPANY					
24-01235	08/23/24	ROCKLAND ELECTRIC JULY 2024	Open	12,304.19	0.00		
24-01279	09/05/24	ROCKLAND ELECTRIC AUGUST 2024	Open	22,771.07	0.00		
		Vendor Total:		35,075.26			
00284		DAVID ZUIDEMA, INC.					
24-01149	08/08/24	DITP PORTABLE TOILETS	Open	625.00	0.00		
00329		NJ STATE DEPT. OF HEALTH					
24-01075	08/05/24	STATE DOG LICENSE FEE	Open	5.40	0.00		
24-01282	09/05/24	STATE DOG LICENSE FEE	Open	5.40	0.00		
		Vendor Total:		10.80			
00332		ZAGAJA, MACIEJ					
24-01046	07/29/24	REIMB CLOTHING ALLOWANCE	Open	179.93	0.00		
00359		FRUSTIERI, JIM					
24-01097	08/06/24	REFUND OF ENGINEERING FEES	Open	205.00	0.00		
00375		BOROUGH OF PARK RIDGE					
24-00944	07/10/24	TRI BORO RADIO EXPENSES	Open	5,530.12	0.00		
24-01010	07/23/24	TRI BORO FUEL JUNE 2024	Open	5,880.44	0.00		
		Vendor Total:		11,410.56			
00400		FAIRFIELD MAINTENANCE, INC.					
23-01410	10/18/23	2024 MONTHLY UST INSPECTIONS	Open	440.00	0.00		B
00406		RUTGERS, STATE UNIVERSITY NJ					
23-01712	12/14/23	CONTINUING EDUCATION	Open	944.00	0.00		
24-00959	07/16/24	PROFESSIONAL DEVELOPMENT CLAS:	Open	653.00	0.00		
		Vendor Total:		1,597.00			
00448		V.E. RALPH & SON, INC.					
24-01047	07/29/24	PD MEDICAL SUPPLIES	Open	188.50	0.00		
00456		EAGLE POINT GUN					
23-01599	11/29/23	PD AMMUNITION	Open	6,682.08	0.00		
00476		MAGLOCLEN, INC					
24-01045	07/29/24	ANNUAL MEMBERSHIP DUES	Open	400.00	0.00		
00478		SIKAND, AMRIK					
24-01091	08/06/24	REFUND OF ENGINEERING FEES	Open	452.50	0.00		

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Vold Amount	Contract	PO Type
00497 24-00302	02/23/24	LEVITZKI, ANN 2024 COURT - CELL PHONE	Open	70.61	0.00		B
00559 24-01160	08/13/24	DUTRA EXCAVATING & SEWER INC. EMERGENCY SEWER REPAIR	Open	3,275.00	0.00		
00699 24-01069	08/02/24	ATLANTIC TOMORROWS OFFICE CONSTRUCTION COPIER USAGE	Open	167.39	0.00		
00705 24-01110	08/06/24	APPROVED SURGICAL SUPPLIES INC PD OXYGEN REFILL	Open	77.00	0.00		
00719 24-01088	08/06/24	PINTO, TANIA REFUND OF ENGINEERING FEES	Open	976.25	0.00		
00730 24-00288	02/21/24	BOGGIA,BOGGIA,BETESH 2024 LEGAL FEES	Open	2,473.67	0.00		B
00731 23-00575	04/26/23	COLLIER'S ENGINEERING & DESIGN ENV. SVCS.-SUMMIT AVE/CRAIG RD	Open	602.50	0.00		B
23-00917	06/28/23	TERKULE ROAD 2023 NJDOT GRANT	Open	1,062.50	0.00		B
24-00047	01/05/24	OR ZONES PERMITTED USE & BULK	Open	663.85	0.00		B
24-00155	01/24/24	MONTVALE MASTER PLAN	Open	1,942.50	0.00		B
24-00182	01/26/24	2024 GENERAL ENGINEERING	Open	8,102.50	0.00		B
24-00327	03/05/24	INTERSECTION CONCEPT SERVICES	Open	9,845.00	0.00		B
24-00331	03/05/24	4TH ROUND VACANT LAND ANALYSIS	Open	753.75	0.00		B
24-00523	04/15/24	AFFORD HOUSING COMPLIANCE 2024	Open	1,558.75	0.00		B
24-00700	05/21/24	2024 BERGEN COUNTY MUNICIPAL	Open	207.50	0.00		B
24-00750	05/30/24	NJDOT FY2025 GRANT APPLICATION	Open	2,863.75	0.00		B
24-00896	06/26/24	2024 ROADWAY IMPROV. PROGRAM	Open	26,622.50	0.00		B
24-00946	07/10/24	MUNICIPAL GENERAL ENGINEERING	Open	430.00	0.00		
24-00949	07/11/24	MUNICIPAL ENGINEERING REVIEW	Open	2,250.00	0.00		
24-00950	07/11/24	MUNICIPAL ENGINEERING REVIEW	Open	950.00	0.00		
24-00951	07/11/24	MUNICIPAL ENGINEERING REVIEW	Open	285.00	0.00		
24-01009	07/23/24	MUNICIPAL PLANNING REVIEW	Open	956.25	0.00		
24-01011	07/23/24	MUNICIPAL PLANNING REVIEW	Open	2,801.25	0.00		
24-01012	07/23/24	MUNICIPAL PLANNING REVIEW	Open	862.50	0.00		
24-01038	07/26/24	PROFESSIONAL SERVICE RENDERED	Open	1,590.00	0.00		
24-01039	07/26/24	PROFESSIONAL SERVICES RENDERED	Open	665.00	0.00		
24-01040	07/26/24	MUNICIPAL ENGINEERING REVIEW	Open	1,430.00	0.00		
24-01041	07/26/24	MUNICIPAL ENGINEERING REVIEW	Open	1,330.00	0.00		
24-01053	07/30/24	PROFESSIONAL SERVICES RENDERED	Open	540.00	0.00		
24-01054	07/30/24	MUNICIPAL ENGINEERING REVIEW	Open	627.50	0.00		
24-01055	07/30/24	MUNICIPAL ENGINEERING REVIEW	Open	901.25	0.00		
24-01062	08/01/24	MUNICIPAL ENGINEERING REVIEW	Open	787.50	0.00		
24-01063	08/01/24	MUNICIPAL ENGINEERING REVIEW	Open	1,035.00	0.00		
24-01081	08/05/24	MUNICIPAL ENGINEERING REVIEW	Open	490.00	0.00		
24-01185	08/15/24	MUNICIPAL PLANNING REVIEW	Open	142.50	0.00		

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Vold Amount	Contract	PO Type
00731		COLLIER'S ENGINEERING & DESIG		<i>Account Continued</i>			
24-01204	08/20/24	MUNICIPAL ENGINEERING REVIEW	Open	190.00	0.00		
		Vendor Total:		72,488.85			
00769		URBAN AUTO SPA		.			
24-01100	08/06/24	CAR WASH & OIL SERVICES	Open	32.00	0.00		
00792		KIRKBY, KEVIN & ERIN					
24-01194	08/19/24	REFUND OF ENGINEERING FEES	Open	21.25	0.00		
00812		NJ STATE ASSOCIATION OF					
24-00972	07/17/24	PD OPRA CLASS	Open	1,196.00	0.00		
00824		RELIANT FIRE HOSE TESTING INC.					
24-00836	06/12/24	ANNUAL HOSE TESTING	Open	5,224.08	0.00		
00896		GIAMMARINO, MICHAEL					
24-00134	01/22/24	INTERPRETER COURT	Open	320.00	0.00		B
00916		WALDT, RONALD G.					
24-01135	08/08/24	REFUND OF ENGINEERING FEES	Open	125.00	0.00		
00924		MUNRO, STUART					
24-01087	08/08/24	REFUND OF ENGINEERING FEES	Open	239.00	0.00		
00999		AMAZON.COM SERVICES, INC.					
24-00994	07/22/24	OFFICE SUPPLIES	Open	46.00	0.00		
24-01241	08/26/24	OFFICE SUPPLIES	Open	224.48	0.00		
		Vendor Total:		270.48			
01020		WORLD INSURANCE ASSOCIATES,LLC					
24-00236	02/08/24	2024 P.I.A. CONSULTANT BENEFIT	Open	3,669.00	0.00		B
01022		PARDES, MICHAEL/WIDMAN, BETTY					
24-01186	08/13/24	REFUND OF ENGINEERING FEES	Open	15.00	0.00		
01028		HAWKEN, CHRISTOPHER					
24-01048	07/29/24	REIMB CLTHG ALLOWANCE	Open	137.23	0.00		
01042		McMANIMON,SCOTLAND,BAUMANN LLC					
24-01067	08/02/24	PROFESSIONAL SERVICES	Open	43.00	0.00		
01075		SAOUD, GEORGE					
24-01124	08/08/24	REFUND OF ENGINEERING FEES	Open	28.75	0.00		
01120		GTBM INC.					
24-01034	07/26/24	PD ANNUAL E-TICKET RENEWAL	Open	2,995.00	0.00		
01144		METICULOUS CLEANING SERVICES					

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Vold Amount	Contract	PO Type
01144		METICULOUS CLEANING SERVICE:		<i>Account Continued</i>			
24-00769	06/03/24	CLEANING OF FIRE HOUSE	Open	285.00	0.00		
24-00941	07/09/24	CLEANING OF FIRE HOUSE	Open	285.00	0.00		
		Vendor Total:		570.00			
01200		HUGHES, CAROLYN & QUINN					
24-01155	08/09/24	REFUND OF ENGINEERING FEES	Open	31.75	0.00		
01210		GOOSETOWN COMMUNICATIONS					
24-00967	07/17/24	PD SCANNER FOR HQ	Open	680.00	0.00		
01211		TURN OUT UNIFORMS & CO.					
24-00969	07/17/24	PD CLOTHING ALLOWANCE 134 147	Open	342.19	0.00		
01249		BOTTA, CHRISTOPHER					
24-00982	07/18/24	JUDGE 7/17/24	Open	370.00	0.00		
24-01231	08/22/24	JUDGE 8/21/24	Open	370.00	0.00		
		Vendor Total:		740.00			
01278		MCNERNEY & ASSOCIATES, INC					
24-01031	07/25/24	PROFESSIONAL SERVICES RENDERED	Open	250.00	0.00		
01296		AIELLO, ERIC					
24-01119	08/07/24	REFUND OF ENGINEERING FEES	Open	484.00	0.00		
01322		HULT, JEFFREY					
24-01082	08/05/24	REFUND OF ENGINEERING FEES	Open	240.00	0.00		
01330		GHASSALI, MICHAEL					
24-00069	01/11/24	MAILCHIMP	Open	75.00	0.00		B
01417		SULZER, JENNIFER & BILL					
24-01094	08/06/24	REFUND OF ENGINEERING FEES	Open	440.00	0.00		
01440		STEVE RICH & ASSOCIATES					
24-00665	05/15/24	TIME CAPSULE PLAQUE	Open	550.00	0.00		
01464		SURENIAN, EDWARDS, BUZAK & NOLAN					
24-00935	07/08/24	PROFESSIONAL SERVICES RENDERED	Open	4,598.00	0.00		
24-01036	07/26/24	PROFESSIONAL SERVICES RENDERED	Open	3,186.22	0.00		
24-01037	07/26/24	PROFESSIONAL SERVICES RENDERED	Open	394.08	0.00		
		Vendor Total:		8,178.30			
01471		RICCIARDELLA ELECTRIC INC.					
24-00940	07/09/24	EMERGENCY TRANSFORMER POLICE	Open	5,343.00	0.00		
24-01008	07/23/24	TENNIS COURT LIGHTS	Open	3,428.00	0.00		
		Vendor Total:		8,771.00			
01472		D.L.S.CONTRACTING, INC.					

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Vold Amount	Contract	PO Type
01472		D.L.S.CONTRACTING, INC.		<i>Account Continued</i>			
24-00775	06/03/24	2024 MONTVALE ROAD PROGRAM	Open	908,215.32	0.00		B
01473		CREATIVE PRODUCT SOURCING, INC.					
24-00683	05/16/24	DARE TSHIRTS FOR FMS GRAD	Open	1,135.45	0.00		
01497		SALERNO, GERALD					
24-00277	02/16/24	2024 PUBLIC DEFENDER	Open	3,750.00	0.00		B
01538		SWIFTREACH NETWORKS INC.					
24-00767	05/31/24	PD REVERSE 911 ALERTS	Open	2,856.53	0.00		
01594		GALLS, LLC					
23-01027	07/25/23	HANNA CLOTHING ALLOWANCE	Open	180.69	0.00		
24-00318	02/27/24	PD LOCK OUT KITS	Open	175.00	0.00		
		Vendor Total:		355.69			
01624		CMRS-FP					
24-00026	01/04/24	REFILL POSTAGE METER	Open	800.00	0.00		B
01643		LORANGER, LISA					
24-01144	08/08/24	JULY MAILCHIMP REIMBURSEMENT	Open	110.00	0.00		
24-01268	09/04/24	AUGUST MAILCHIMP REIMBURSEMENT	Open	110.00	0.00		
		Vendor Total:		220.00			
01646		NJRPA					
24-01074	08/05/24	NJRPA MEMBERSHIP DUES	Open	265.00	0.00		
01669		FUN TIME ENTERTAINMENT LLC					
24-01198	08/19/24	DITP INFLATABLES	Open	9,825.00	0.00		
01680		WEGMANS BUSINESS					
24-01186	08/15/24	2024 MONTVALE WELLNESS	Open	280.00	0.00		
01698		ARCIDIANCONO, JARED					
24-01125	08/08/24	REFUND OF ENGINEERING FEES	Open	240.00	0.00		
01709		RYAN, JOHN					
24-01089	08/06/24	REFUND OF ENGINEERING FEES	Open	120.00	0.00		
01722		ORANGE & ROCKLAND UTILITIES					
24-01044	07/29/24	PD POLE AGREEMENT	Open	350.00	0.00		
01724		MOTOROLA SOLUTIONS INC.					
23-01588	11/29/23	POLICE PORTABLE RADIOS-APX6000	Open	5,862.50	0.00		
24-00110	01/18/24	PD BODY CAMERA DOC STATION	Open	300.00	0.00		
		Vendor Total:		6,162.50			
01748		WERBA, JOSEPH					

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Vold Amount	Contract	PO Type
01748		WERBA, JOSEPH		<i>Account Continued</i>			
24-00922	07/03/24	WERBA CLOTHING ALLOWANCE	Open	202.47	0.00		
24-01114	08/06/24	REIMB CLTHG ALLOWANCE	Open	73.45	0.00		
		Vendor Total:		275.92			
01767		COMPLETE SECURITY SYSTEMS INC.					
24-01006	07/23/24	FIRE ALARM MONITORING	Open	1,761.36	0.00		
01761		NELSON, KARL					
24-01130	08/08/24	REFUND OF ENGINEERING FEES	Open	27.50	0.00		
01767		VERIZON					
24-01033	07/25/24	555-569-014-0001-55VERIZON	Open	175.64	0.00		
24-01247	08/26/24	555-569-014-0001-55VERIZON	Open	175.64	0.00		
		Vendor Total:		351.28			
01818		TRI-STATE GOLF CARTS LLC					
24-00198	02/01/24	SUMMER CAMP- GOLF CARTS	Open	1,975.00	0.00		
01828		CGP&H, LLC					
24-00276	02/16/24	PROFESSIONAL HOUSING REHAB SVC	Open	450.00	0.00		B
01833		MC GEE, HEATHER (PETTY CASH)					
24-01121	08/07/24	REIMB PETTY CASH	Open	215.06	0.00		
01852		REDICARE LLC					
24-01064	08/01/24	FIRST AID 60 DAY SERVICE	Open	255.00	0.00		
01856		MONTVALE FLORIST					
24-00265	02/15/24	SYMPATHY BASKET RUSSO	Open	125.00	0.00		
24-01214	08/21/24	PD SYMPATHY FLOWERS-HELFENBEIN	Open	79.95	0.00		
		Vendor Total:		204.95			
01874		REINER GROUP INC					
24-01223	08/21/24	REFUND CONSTRUCTION PERMIT	Open	265.00	0.00		
01888		TEMPESTA, SABRINA					
24-01083	08/06/24	REFUND OF ENGINEERING FEES	Open	180.00	0.00		
01890		GREATAMERICA FINANCIAL SRVCS.					
24-00098	01/17/24	POSTAGE MACHINE LEASE	Open	289.00	0.00		B
01893		DEERE & COMPANY					
24-00952	07/12/24	FIRE DEPT UTV-GATOR XUV825M	Open	41,515.17	0.00		
01928		AUTOMATIC SUPPRESSION & ALARM					
24-00521	04/15/24	ANNUAL FIRE ALARM MONITORING	Open	300.00	0.00		
01941		RECKITT BENCKISER					

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Vold Amount	Contract	PO Type
01941		RECKITT BENCKISER		<i>Account Continued</i>			
24-01183	08/15/24	REFUND OF ENGINEERING FEES	Open	240.00	0.00		
01962		AT&T MOBILITY II LLC					
24-01215	08/21/24	PD PATROL PHONE PLAN	Open	132.17	0.00		
01993		GREG TANZER SPRINKLERS					
24-01159	08/13/24	MEMORIAL FIELD REPAIRS	Open	1,450.00	0.00		
24-01225	08/21/24	SPRINKLER REPAIR	Open	2,431.41	0.00		
		Vendor Total:		3,881.41			
02008		COMPLETE ROOF SYSTEMS					
24-00827	06/11/24	FIREHOUSE ROOF REHAB	Open	1,100.00	0.00		
02011		HUNTINGTON BAILEY, L.L.P.					
24-00275	02/16/24	2024 LEGAL FEES	Open	5,171.69	0.00		B
24-00992	07/22/24	PROFESSIONAL SERVICES RENDERED	Open	474.50	0.00		
24-01142	08/08/24	PROFESSIONAL SERVICES RENDERED	Open	838.00	0.00		
		Vendor Total:		6,484.19			
02019		UGI ENERGY SERVICES, LLC					
24-01202	08/20/24	UGI ENERGY JULY 2024	Open	23.43	0.00		
02056		LERCH, VINCI & BLISS, LLP					
23-01749	12/31/23	ANNUAL AUDIT - 2023	Open	34,000.00	0.00		B
02082		BRADY, RICHARD J.					
24-00965	07/16/24	JUDGE - 7/10/24	Open	540.00	0.00		
24-01015	07/24/24	JUDGE 7/22/24	Open	540.00	0.00		
24-01030	07/25/24	JUDGE 7/24/24	Open	540.00	0.00		
24-01230	08/22/24	JUDGE - 8/14/24	Open	540.00	0.00		
		Vendor Total:		2,160.00			
02105		JC PROMOTIONS, INC.					
24-01003	07/23/24	DITP FOOD COORDINATION FINAL	Open	900.00	0.00		
02107		VISIONS FEDERAL CREDIT UNION					
24-01184	08/15/24	REFUND TAX OVERPAYMENT	Open	2,680.67	0.00		
02110		KTR CONTRACTING, INC.					
24-00640	05/08/24	PD KITCHEN INSTALLATION	Open	14,300.00	0.00		
02117		BOROUGH OF RAMSEY					
24-00960	07/16/24	Police Boro Detail	Open	1,577.16	0.00		
02141		REGAN, ROBERT T., ESQ.					
24-01257	08/28/24	PROFESSIONAL SERVICE RENDERED	Open	58.50	0.00		
02144		ALL COUNTY MECHANICAL					

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
02144		ALL COUNTY MECHANICAL		<i>Account Continued</i>			
24-00939	07/09/24	BOILER REPAIRS	Open	693.44	0.00		
02225		MONTANA CONSTRUCTION CORP, INC					
24-01148	08/08/24	EMERGENCY SEWER REPAIR	Open	1,639.76	0.00		
02226		STONE BY JONATHAN LLC					
24-01180	08/14/24	PD BREAK ROOM COUNTERTOP	Open	375.00	0.00		
02408		MCDOWELL, DOUGLAS					
24-00925	07/03/24	REIMB PC EXPO	Open	698.41	0.00		
02426		VERIZON WIRELESS					
24-01163	08/13/24	242317487-00001 JULY 2024	Open	922.61	0.00		
02559		INS.DESIGN ADMINSTRATORS					
24-00106	01/18/24	2024 VISION BENEFITS	Open	570.00	0.00		B
02757		TYCO ANIMAL CONTROL SERVICES					
24-00206	02/02/24	2024 GEESE CONTROL SERVICES	Open	400.00	0.00		B
24-00207	02/02/24	2024 ANIMAL CONTROL SERVICES	Open	1,040.00	0.00		B
		Vendor Total:		1,440.00			
02987		DATA NETWORK SOLUTIONS					
24-00109	01/18/24	2024 BORO PHONE LINES	Open	2,213.98	0.00		B
03009		FRALER, JASON					
24-01161	08/13/24	REFUND OF ENGINEERING FEES	Open	31.25	0.00		
03017		ALTON, RICK					
24-01084	08/06/24	REFUND OF ENGINEERING FEES	Open	65.00	0.00		
03018		WALKER, GREG					
24-01085	08/06/24	REFUND OF ENGINEERING FEES	Open	260.00	0.00		
03019		PARRA, EDGAR					
24-01086	08/06/24	REFUND OF ENGINEERING FEES	Open	82.00	0.00		
03021		HOOGENDOORN, JERRY					
24-01092	08/06/24	REFUND OF ENGINEERING FEES	Open	25.00	0.00		
03022		RABINOWITZ, JEFF					
24-01095	08/06/24	REFUND OF ENGINEERING FEES	Open	312.00	0.00		
03023		JSCANDER, RANIA					
24-01096	08/06/24	REFUND OF ENGINEERING FEES	Open	260.00	0.00		
03024		HIRST, DAVID & AUDREY					
24-01098	08/06/24	REFUND OF ENGINEERING FEES	Open	105.00	0.00		

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Vold Amount	Contract	PO Type
03024		HIRST, DAVID & AUDREY		<i>Account Continued</i>			
03025 24-01101	08/06/24	RUBERTO, JOANNE REFUND OF ENGINEERING FEES	Open	250.50	0.00		
03026 24-01102	08/06/24	KHATCHADOURIAN, BERJ REFUND OF ENGINEERING FEES	Open	21.50	0.00		
03029 24-01126	08/08/24	CHIAVELLI, JOHN REFUND OF ENGINEERING FEES	Open	277.50	0.00		
03030 24-01127	08/08/24	GREEN, ROBERT REFUND OF ENGINEERING FEES	Open	46.50	0.00		
03032 24-01128	08/08/24	DARAGHMEH, WESAM REFUND OF ENGINEERING FEES	Open	240.00	0.00		
03033 24-01129	08/08/24	VANHEUSDEN, DANIEL REFUND OF ENGINEERING FEES	Open	25.00	0.00		
03036 24-01131	08/08/24	LUNDEEN, DARON REFUND OF ENGINEERING FEES	Open	6.25	0.00		
03037 24-01132	08/08/24	TRAMBADIA, NISHA REFUND OF ENGINEERING FEES	Open	16.00	0.00		
03038 24-01133	08/08/24	SELNER, IAN REFUND OF ENGINEERING FEES	Open	177.50	0.00		
03040 24-01134	08/08/24	MCQUILLEN, KEN REFUND OF ENGINEERING FEES	Open	31.25	0.00		
03041 24-01138	08/08/24	BAKER, PETER S. REFUND OF ENGINEERING FEES	Open	300.00	0.00		
03042 24-01140	08/08/24	D'AURIA, MICHAEL REFUND OF ENGINEERING FEES	Open	787.50	0.00		
03043 24-01150	08/09/24	SPEIDEL, JOHN REFUND OF ENGINEERING FEES	Open	21.50	0.00		
03044 24-01152	08/09/24	SANDHU, AMERJIT REFUND OF ENGINEERING FEES	Open	206.50	0.00		
03045 24-01156	08/12/24	MCCABE, JILLIAN REFUND OF ENGINEERING FEES	Open	17.50	0.00		
03047 24-01158	08/12/24	YEUNG, CHO REFUND OF ENGINEERING FEES	Open	225.00	0.00		

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Vold Amount	Contract	PO Type
03047		YEUNG, CHO		<i>Account Continued</i>			
03048 24-01165	08/13/24	FRAIMAN, RUSSEL REFUND OF ENGINEERING FUNDS	Open	240.00	0.00		
03050 24-01167	08/13/24	JUGOVICH, MICHAEL REFUND OF ENGINEERING FEES	Open	133.00	0.00		
03052 24-01192	08/19/24	MICHAEL, KATHY REFUND OF ENGINEERING FEES	Open	139.00	0.00		
03053 24-01193	08/19/24	KAUFMAN, SETH REFUND OF ENGINEERING FEES	Open	418.75	0.00		
03054 24-01195	08/19/24	ALAM, RICHARD REFUND OF ENGINEERING FEES	Open	206.00	0.00		
03059 24-01240	08/26/24	BUCHNER, DAVE REFUND OF ENGINEERING FEES	Open	10.00	0.00		
03060 24-00060	01/10/24	TRI-STATE TECHNICAL SERVICES 2024 MICROSOFT WEB EXCHANGE	Open	1,364.00	0.00		B
24-00061	01/10/24	2024 COMPUTER MAITENANCE	Open	2,442.51	0.00		B
24-00062	01/10/24	2024 ADOBE SOFTWARE/DROPBOX	Open	54.81	0.00		B
24-01164	08/13/24	COMPUTER MAINTENANCE	Open	226.00	0.00		
24-01227	08/22/24	ZOOM MONTHLY CHARGES SEPTEMBER	Open	17.05	0.00		
		Vendor Total:		4,103.37			
03063 24-01251	08/28/24	BARRY, TERESA A. REFUND OF ENGINEERING FEES	Open	20.00	0.00		
03066 24-01259	08/28/24	IORE, FRANCIS & MARGARET REFUND OF ENGINEERING FEES	Open	82.00	0.00		
03084 24-00234	02/07/24	WESLEY SICOMAC DAIRY 2024 MILK DELIVERY	Open	32.82	0.00		B
03216 24-00025	01/04/24	UNUM LIFE INSURANCE 2024 LIFE INSURANCE	Open	465.30	0.00		B
03363 24-01066	08/01/24	BERGEN BROOKSIDE TOWING, INC. Refund of Towing Bid Bonds	Open	2,587.50	0.00		
03682 24-01108	08/06/24	CRUISE, E. K. REIMB FIREARMS BATTERIES	Open	138.95	0.00		
03727 24-00539	04/17/24	STAPLES INC PD OFFICE SUPPLIES	Open	153.74	0.00		
24-00660	05/14/24	office supplies	Open	122.99	0.00		

Totals by Year-Fund							
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND 2023 BUDGET	3-01	59,103.29	0.00	59,103.29	0.00	0.00	59,103.29
CURRENT FUND 2024 BUDGET	4-01	3,305,627.17	0.00	3,305,627.17	0.00	0.00	3,305,627.17
CAPITAL FUND	C-04	980,430.49	0.00	980,430.49	0.00	0.00	980,430.49
BOA ESCROW ACCOUNTS	E-08	14,108.50	0.00	14,108.50	0.00	0.00	14,108.50
OTHER TRUST ACCOUNT	T-03	49,791.97	0.00	49,791.97	0.00	0.00	49,791.97
DOG TRUST ACCOUNT	T-12	10.80	0.00	10.80	0.00	0.00	10.80
OPEN SPACE TRUST ACCT	T-14	550.00	0.00	550.00	0.00	0.00	550.00
RECREATION TRUST FUND	T-19	1,984.45	0.00	1,984.45	0.00	0.00	1,984.45
	Year Total:	52,337.22	0.00	52,337.22	0.00	0.00	52,337.22
Total Of All Funds:		4,411,606.67	0.00	4,411,606.67	0.00	0.00	4,411,606.67

September 10, 2024

Michael L. Collins, Esq.
King Moench & Collins LLP
225 Highway 35, Suite 202
Red Bank, NJ 07701
Via email: Mcollins@kingmoench.com

Assistance with Mt. Laurel Round 4

Dear Mr. Collins,

This contract is between Econsult Solutions, Inc. (ESI) and King Moench & Collins LLP (Counsel), which represents Montvale Township, New Jersey (Client). Montvale also is assembling a coalition of municipalities. We understand that the Client and Counsel would like assistance in a matter regarding the State of New Jersey's latest affordable housing law.

Work Product and Deliverable

ESI will provide the economic consulting services of Dr. Peter A. Angelides, Dr. Richard Voith, and Dr. David Stanek, who have been asked to assist Counsel and Client in the above-referenced matter. They will review documents, analyze relevant data, and prepare a written report if requested. They may give testimony based on their analysis. They may be supported by other ESI staff and may also consult with senior economists in the firm who may work alongside them in this matter. They may conduct additional analyses if you request.

Fees/Direct Costs

Econsult Solutions, Inc. will bill monthly for hourly tasks. We will also provide periodic updates on fees incurred at a schedule of your choosing. ESI shall bill for services performed under this Agreement at the following rates:

Personnel	Hourly Rates
Dr. Peter Angelides	\$575
Dr. Richard Voith	\$575
Vice President	\$325
Director	\$275
Associate Director	\$250
Senior Analyst	\$225
Analyst	\$200
Researcher	\$130
Staff	\$125

1435 Walnut Street, 4th Floor, Philadelphia, PA 19102
econsultsolutions.com | 215-717-2777

If these terms are acceptable to you, please return one copy of this letter with the appropriate signature, and the signed letter will constitute our contract. If you wish to discuss any aspect of this proposed contract, please call me at 267-687-0210 (direct) or 215-717-2777 (main).

Best regards,

A handwritten signature in black ink, reading "Peter A. Angelides". The signature is fluid and cursive, with the first name "Peter" and last name "Angelides" clearly legible.

Peter Angelides, Ph.D., AICP
President & Principal

Accepted

Signature

Name

Title

Organization

Date

Email address for bills

Signature of the party responsible for paying the invoices, if different from above:

Signature

Name

Title

Organization

Date

Email address for bills

Accepted



Signature

Peter A. Angelides

Name

President & Principal

Title

Econsult Solutions, Inc.

Organization

September 10, 2024

Date

Terms and Conditions

Local Law

This contract shall be governed by the laws of Pennsylvania.

Billing Terms

ESI will bill monthly for hourly projects and according to the billing schedule for fixed fee projects. All bills are due upon receipt. If questions arise regarding the hours or reimbursable expenses submitted under any bill, the Client shall notify ESI in writing within 10 days of the billing's date of any questions. ESI will acknowledge receipt of notice within 10 days of receipt and respond to the Client within 30 days of the date of the original bill. Any adjustments to the bill will be reflected in the following month's billing as a credit and shall not be deducted from the payment of the bill being questioned. In the event that the response from ESI is unacceptable to the Client in whole or in part, the disputed amount may be deducted from the following bill and the parties shall confer and attempt to amicably resolve any outstanding invoices. If the parties are unable to amicably resolve the same, each party is left to their respective remedies under the law. ESI reserves the right to cease any and all work and withhold work in progress if payment is overdue in ESI's opinion.

Unpaid invoices will be subject to a 1½ percent monthly interest charge, commencing 30 days after the date of billing. In addition, Client will pay for direct expenses and for time spent on collection efforts for invoices unpaid 30 days after the date of billing. Time for collection efforts will be billed at ESI's standard litigation rates in effect at the time of the collection effort.

If ESI has submitted a draft or final report and not received comments within four weeks from the date of transmission to the client, the report is deemed to be final and accepted as is, and ESI will bill the remainder of the fees for the project.

Confidentiality

Client or Counsel may provide documents and share information that is relevant to the preparation of our analysis in this matter. All such documents and information will be considered confidential.

Hours and Expenses

ESI will bill for out-of-pocket expenses without markup. Expenses will not exceed \$1,000 without prior authorization. All hourly rates are subject to increases from time to time after prior notice to Client.

Term

This Agreement will remain in force until the project is complete. Either party can terminate upon 15 days written notice. Client shall be responsible to pay for all services performed by ESI up to the date of termination and the Client shall be entitled to the work product that has been generated or prepared by ESI for the benefit of the Client up to that date.