

SPECIAL MEETING
MINUTES

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

OPEN PUBLIC MEETING STATEMENT

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

Also Present: Mayor, Mike Ghassali; Borough Attorney, Dave Lafferty; Administrator, Joe Voytus; Special Counsel, Mike Edwards; and Borough Clerk, Fran Scordo

ROLL CALL:

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

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

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

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

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

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

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

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

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

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

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

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

MEETING OPEN TO THE PUBLIC:

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

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

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

No Public Comment

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

MEETING CLOSED TO THE PUBLIC:

ADJOURNMENT:

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

Meeting adjourned at 9:25am

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

Respectfully submitted, Frances Scordo, Municipal Clerk