

AGENDA
WORK SESSION MEETING
BOROUGH OF MONTVALE
Mayor and Council Meeting
January 28, 2025
Closed Executive Session 6:30PM
Meeting to Commence 7:30PM

CLOSED/EXECUTIVE SESSION:

Motion to move into Executive Session as provided for by Resolution No. 15-2025 adopted on January 1, 2025 and posted on the bulletin board in the Municipal Building

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

- Attorney Client Privilege – Potential Litigation – Affordable Housing

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

ROLL CALL:

Councilmember Arendacs
Councilmember Cudequest
Councilmember Koelling

Councilmember Lane
Councilmember Roche
Councilmember Russo-Vogelsang

ORDINANCES:

INTRODUCTION OF ORDINANCE NO. 2025-1563 AN ORDINANCE TO AMEND SALARY ORDINANCE NO. 2024-1549 TO PROVIDE FOR AND DETERMINE THE RATE, AMOUNT AND METHOD OF PAYMENT OF COMPENSATION TO PERSONS HOLDING CERTAIN OFFICES AND POSITIONS OF EMPLOYMENT IN THE BOROUGH OF MONTVALE FOR THE YEAR 2025
(public hearing 2-13-25)

INTRODUCTION OF ORDINANCE NO. 2025-1564 ORDINANCE APPROPRIATING \$32,000 FROM THE CAPITAL IMPROVEMENT FUND TO FUND THE ACQUISITION AND UPFIT OF A SPORT UTILITY VEHICLE FOR THE POLICE DEPARTMENT
(public hearing 2-13-25)

MEETING OPEN TO PUBLIC

Agenda Items Only

MEETING CLOSED TO PUBLIC

Agenda Items Only

MINUTES:

January 9, 2025
Budget Meeting January 6, 2025
Budget Meeting January 13, 2025

CLOSED/EXECUTIVE MINUTES:

January 9, 2025

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.

- 58-2025 Extending The 2025 Budget Process Dates
- 59-2025 Authorize Tax Court Settlement – Block 2408, Lot 6 – 7 Franklin Ave – Richard Queen
- 60-2025 Amending Resolution No. 212-2024 Authorizing the Release of the Performance Surety Bond for – Village Springs at Montvale Toll Bros. - Block 1903; Lot 7 and Posting of Two-Year Maintenance Bond
- 61-2025 Resolution Awarding a Contract to Goosetown Communication for Six (6) Kenwood Mobil Truck Radio's for Use By The Montvale Fire Department Pursuant to NJ State Contract #83911
- 62-2025 Amending Resolution No. 175-2024 To Establish Recreational Fees for Year 2025
- 63-2025 A Resolution Authorizing Appointment of Municipal Representatives To The Bergen County Community Development Regional Committee

RESOLUTIONS:

- 64-2025 Resolution Of The Borough Of Montvale Committing To Round 4 Present And Prospective Need Affordable Housing Obligations
- 65-2025 Temporary Capital Budget

BILLS:

ENGINEER'S REPORT:

ATTORNEY'S REPORT:

ADMINISTRATOR'S REPORT:

UNFINISHED BUSINESS:

- Discussion – County Tax Board Approval of Revaluation

NEW BUSINESS:

- Discussion – Bob Hanrahan – Community Service Application
- Discussion – Town-Wide Garage Sale – Councilmember Roche

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 will be held at 7:30pm on Thursday, February 13, 2025

**BOROUGH OF MONTVALE
ORDINANCE NO. 2025-1563**

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 January 28, 2025 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 February 13, 2025 at 7:30pm or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same.

Frances Scordo, Municipal Clerk
Borough of Montvale

AN ORDINANCE TO AMEND SALARY ORDINANCE NO. 2024-1549 TO PROVIDE FOR AND DETERMINE THE RATE, AMOUNT AND METHOD OF PAYMENT OF COMPENSATION TO PERSONS HOLDING CERTAIN OFFICES AND POSITIONS OF EMPLOYMENT IN THE BOROUGH OF MONTVALE FOR THE YEAR 2025

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

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

SECTION 2. The rate of compensation of the persons holding any of the hereinafter named offices and positions of employment whose compensation shall be on an annual basis and shall be payable semi-monthly is hereby fixed and determined to be as set opposite the title of each of the hereinafter named offices and positions of employment.

Title		2025 Salary Range
1	Borough Administrator	\$110,000 - \$150,000
2	Safety Coordinator	\$5,000 - \$8,000
3	Chief Financial Officer (PT)	\$21,000 - \$30,000
4	Municipal Clerk	\$85,000 - \$110,000
5	Municipal Clerk (PT)	\$65,000 - \$85,000
6	Deputy Municipal Clerk (PT)	\$20,000 - \$55,000
7	Admin. Assistant to Administrator	\$40,000 - \$65,000
8	Tax Collector (PT)	\$62,000 - \$80,000
9	Tax Assessor	\$37,000 - \$45,000
10	Treasurer/Purchasing Agent	\$78,000 - \$110,000

11	Deputy Treasurer	\$55,000 - \$65,000
12	Accounts Payable Clerk	\$42,000 - \$55,000
13	Secretary, Planning Board/Land Use Admin. (PT)	\$83,000 - \$105,000
14	Planning Board Secretary Special Meetings	\$45 - \$65/hour
15	Board Secretary, Clerical/Recording	\$130 - \$160
16	Office Manager (PT)	\$4,000 - \$10,000
17	Board of Health Secretary (PT)	\$7,000 - \$10,000
18	Registrar Vital Statistics	\$1,000 - \$6,000
19	Deputy Registrar Vital Statistics	\$500 - \$2,500
20	Construction Official	\$72,000 - \$100,000
21	Building Subcode Official and Inspector (PT)	\$30,000 - \$45,000
22	Zoning Officer (PT)	\$5,000 - \$11,000
23	Building Subcode and Special Inspections	450 - \$80/hour
24	Administrative Assistant – Planning Board Assistant/ Confidential Secretary/ Board Secretary/ Departmental Coordinator/ Floater	\$40,000 - \$70,000
25	Facilities Manager, Buildings & Grounds and Property Inspector (PT)	\$20,000 - \$30,000
26	Property Maintenance Officer (PT)	\$20,000 - \$25,000
27	Construction Dept. Technical Assistant	\$50,000 - \$70,000
28	Plumbing Subcode Official and Inspector (PT)	\$30,000 - \$45,000
29	Plumbing Subcode and Special Inspections	\$50 - \$80/hour
30	Fire Subcode Official and Inspector (PT)	\$30,000 - \$45,000
31	Fire Subcode and Special Inspections	\$50 - \$80/hour
32	Electrical Subcode Official and Inspector (PT)	\$30,000 - \$45,000
33	Electrical Subcode and Special Inspections	\$50 - \$80/hour
34	Fire Prevention Official	\$65,000 - \$115,000
35	Fire Inspector/ Senior/Deputy Fire Official	\$7,600 - \$30,000
36	Fire Prevention Secretary (PT)	\$1,000 - \$3,000
37	Municipal Court Administrator	\$75,000 - \$95,000

38	Deputy Municipal Court Administrator	\$55,000	-	\$75,000
39	Court Security	\$20	-	\$27/hour
40	Violations Clerk	\$40,000	-	\$60,000
41	Police Secretary	\$42,000	-	\$60,000
42	Administrative Assistant for Police Chief	\$50,000	-	\$65,000
43	Emergency Mgmt. Coordinator	\$5,000	-	\$15,000
44	Deputy Emergency Mgmt. Coordinator	\$3,000	-	\$6,000
45	Library Director	\$80,000	-	\$105,000
46	Library – Library Adult Services	\$55,000	-	\$75,000
47	Library (PT)	\$15.13	-	\$55/hour
48	Library (PT) meetings	\$120	-	\$225/mtg.
49	Construction Dept. Clerk	\$40,000		\$60,000
49A	Construction Dept. Clerk (PT)	\$20,000	-	\$30,000
50	Director of Recreation	\$52,000	-	\$70,000
51	Recreation Assistant	\$40,000	-	\$55,000
51A	Recreation Assistant (PT)	\$20,000	-	\$27,500
52	Recreation Summer Camp Stipend	\$2,000	-	\$6,000
53	Summer Camp Counsellors	\$500	-	\$2,000
54	Park Monitor (PT)	\$20	-	\$28/hour
55	Van Drivers (PT)	\$20	-	\$28/hour
56	Station Technicians (PT)	\$15	-	\$20/hour
57	Booker Cable Access TV (PT)	\$3,000	-	\$6,000
58	Archivist Records Manager/D.A.R.M. (PT)	\$25	-	\$28/hour
59	Clerical/Recording Special Meetings	\$20	-	\$40/hour
60	Deputy Construction Official	\$75,000	-	\$85,000
61	Wellness Coordinator (PT)	\$500	-	\$1,000
62	Wellness Incentive Participants	\$300	-	\$500
63	Executive Assistant to Police Chief	\$60,000	-	\$85,000
64	Coordinator, Off-Duty Details (PT)	\$10,000	-	\$15,000
65	Municipal Housing Liaison	\$4,0000	-	\$8,000
66	Deputy Municipal Housing Liaison	\$3,000	-	\$5,000

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

Title		2023 Salary Range
A.	Municipal Judge	\$40,000 - \$50,000
B.	Mayor	\$11,000 - \$13,000
C.	Councilpersons (each)	\$8,000 - \$10,000

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

Title		2023 Salary Range
A.	Chief	\$220,000 - \$250,000
B.	Captain	\$200,000 - \$225,000
C.	Lieutenant (Base Wage)	\$176,704 - \$181,741
D.	Sergeants (Base Wage)	\$164,434 - \$169,121
E.	Detective – Additional per year	\$4,500 - \$5,500
F.	Juvenile Officer – Addt'l per year	\$400 - \$400
G.	Asst. Juvenile Officer – Addt'l per year	\$350 - \$350
H.	Special Police Officer Class III (SLEO)	\$50,000 - \$60,000
I.	Special/Auxiliary Police	\$22/hour - \$28/hour
J.	School Cross Guard/Police Matrons	\$22/hour - \$28/hour

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

Police Officers Schedule (Base Wage Each)		
0-6 months	\$50,044	- \$51,470
6 months – 1 year	\$54,160	- \$55,704
1 – 2 years	\$60,660	- \$62,388
2 – 3 years	\$70,408	- \$72,415
3 – 4 years	\$93,766	- \$96,439
4 – 5 years	\$108,321	- \$111,409
5 – 6 years	\$122,877	- \$126,379

6 – 7 years	\$137,434	-	\$141,351
7 – 8 years	\$151,989	-	\$156,321

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

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

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

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

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

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

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

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

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

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

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

MICHAEL GHASSALI, Mayor

ATTEST:
FRANCES SCORDO
Municipal Clerk

INTRODUCTION: 1-28-25

Councilmember	Yes	No
Arendacs		
Cudequest		
Koelling		
Lane		
Roche		
Russo-Vogelsang		

ADOPTED: 2-13-25

Councilmember	Yes	No
Arendacs		
Cudequest		
Koelling		
Lane		
Roche		
Russo-Vogelsang		

Summary of Adjustments in Salary Ordinance:

Line	Position	Prior Range	New Range	Reason
34	Fire Prevention Official	\$65,000-\$105,000	\$65,000-\$115,000	Increment may take employee over cap
46	Library – Adult Services	\$55,000-\$70,000	\$55,000-\$75,000	Increment will take employee(s) over cap
54	Park Monitor (PT)	\$20-\$26/hour	\$20-\$28/hour	Increment may take employee over cap
55	Van Driver (PT)	\$20-\$25/hour	\$20-\$28/hour	Increment may take employee over cap
63	Executive Assistant to Police Chief	\$60,000-\$80,000	\$60,000-\$85,000	Increment will take employee over cap
3A	Municipal Judge	\$40,000-\$45,000	\$40,000-\$50,000	Planning for potential new appointment
3B	Mayor	\$8,000-\$10,000	\$11,000-\$13,000	Regional salary review
3C	Councilperson	\$6,500-\$8,000	\$8,000-\$10,000	Regional salary review
4C	Lieutenant	As per PBA contract (see attached)	As per PBA contract (see attached)	Annual adjustment to comply with contract
4D	Sergeant			
	Police Officers			

**BOROUGH OF MONTVALE
ORDINANCE NO. 2025-1564**

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 January 28, 2025 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 February 13, 2025 at 7:30pm or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same.

Frances Scordo, Municipal Clerk
Borough of Montvale

ORDINANCE APPROPRIATING \$32,000 FROM THE CAPITAL IMPROVEMENT FUND TO FUND THE ACQUISITION AND UPFIT OF A SPORT UTILITY VEHICLE FOR THE POLICE DEPARTMENT

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

SECTION 1. \$32,000 from the Capital Improvement Fund is hereby appropriated to fund the acquisition and upfit of a sport utility vehicle for the police department.

SECTION 2. The Borough hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

SECTION 3. This ordinance shall take effect after final adoption and publication and otherwise as provided by law.

MICHAEL GHASSALI
Mayor

ATTEST:
FRANCES SCORDO
Municipal Clerk

INTRODUCTION: 1-28-25

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

ADOPTED: 2-13-25

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 7:30PM. Adequate notification was published in the official newspaper of the Borough of Montvale. Master Sergeant Dieter Koelling led the Pledge of Allegiance to the Flag, and roll call was taken.

OPEN PUBLIC MEETING STATEMENT

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

Also Present: Mayor Mike Ghassali; Borough Attorney, Dave Lafferty; Borough Engineer, Carl O'Brien; Administrator, Joe Voytus; and Municipal Clerk, Fran Scordo

ROLL CALL:

Councilmember Arendacs
Councilmember Cudequest
Councilmember Koelling

Councilmember Lane
Councilmember Roche
Councilmember Russo-Vogelsang - absent

PROCLAMATION:

Honoring January as Muslim Heritage Month

POLICE CHIEF, DOUG MCDOWELL, QUARTERLY REPORT

Some events that took place between September through December are as follows: Junior Police Academy, 9/11 ceremony, Day in the Park, Halloween safety, Veterans wreath ceremony, senior holiday luncheon and Snow tubing at Campgaw will be held on January 16th 4-6pm. Some statistics for the year: 79 shop lifters reported, 493 accidents, 86 summons issued for "Drive Sober", 38 DWI arrests, 263 total arrests. Councilmembers commended the police department on all the efforts and wished them well in the coming year.

ORDINANCES:

None

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:

November 26, 2024

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

December 12, 2024

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

Sine Die January 1, 2025

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

Re-Org January 1, 2025

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

CLOSED/EXECUTIVE MINUTES:

November 26, 2024

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

45-2025 A Resolution Appointing William Betesh, Esq. Of Boggia, Boggia & Betesh to Represent The Borough of Montvale In Tax Appeal Matters Pending As of December 31, 2024

WHEREAS, pursuant to Resolution 23-2025, the Governing Body of the Borough of Montvale ("Borough") appointed David S. Lafferty, Esq. of Huntington Bailey, L.L.P. Borough Attorney for the 2025 calendar year; and

WHEREAS, as of December 31, 2024, William Betesh, Esq. of the law firm of Boggia, Boggia & Betesh was appointed as Borough Attorney for the Borough of Montvale, including representation of the Borough in tax appeals and matters before the New Jersey Tax Court;

WHEREAS, the Borough has determined that the law firm of Boggia, Boggia & Betesh should continue its representation of the Borough for tax appeals pending as of December 31, 2024;

WHEREAS, the anticipated term of this Contract is from January 1, 2025 through December 31, 2025;

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:111 et seq.) requires that the Resolution authorizing the award of Professional Service contracts without competitive bids and the Contract itself must be available for public inspection;

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Montvale, County of Bergen, in the State of New Jersey that the office of Boggia, Boggia & Betesh will continue to represent the Borough of Montvale in the following tax appeals pending as of December 31, 2024:

- 1 Paragon Drive
- Verizon
- Grand Prix Montvale
- Life Time Fitness
- Fintan Seeley
- PRM Hospitality
- Toll NJ, LLC

BOROUGH OF MONTVALE

JANUARY 9, 2025

- Pranay Aiya
- Richard Queen
- Hornrock Properties

BE IT FURTHER RESOLVED, the Mayor and Municipal Clerk of the Borough of Montvale are hereby authorized and directed to execute a contract with Boggia, Boggia & Betesh; and

BE IT FURTHER RESOLVED, that William Betesh, Esq., shall complete and submit a Business Entity Disclosure Certification which certifies that he has not made any reportable contributions to a political or candidate committee in the Borough of Montvale in the previous one year, and that the contract shall prohibit William Betesh, Esq from making any reportable contributions through the term of this contract; and

BE IT FURTHER RESOLVED, that this Contract is awarded without competitive bidding as a "Professional Service" in accordance with the Local Public Contracts Law because the services are to be performed by a person authorized by law to practice a recognized profession and

BE IT FURTHER RESOLVED, that the Business Entity Disclosure Certification and the Determination of Value shall be on file with this Resolution; and

BE IT FURTHER RESOLVED, that David S. Lafferty, Esq. will represent the Borough of Montvale in any tax appeal matters filed on and after January 1, 2025.

46-2025 Cancellation of Outstanding Checks - Prior Years - Pascack Joint Municipal Court

WHEREAS, there exists various outstanding checks from prior years drawn against certain accounts; and

WHEREAS, the Municipal Court Administrator provided a listing of outstanding checks that require cancellation (listing attached) from prior years.

BE IT RESOLVED, the Chief Financial Officer is hereby authorized to deposit these funds to the respective reserve or surplus account;

BE IT FURTHER RESOLVED, the Municipal Court Administrator shall receive a copy of this resolution for record keeping; and

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale that the attached list of outstanding checks from prior years be cancelled;

47-2025 Authorize Appointment – Jennifer Lacy - Acting Municipal Court Administrator

WHEREAS, pursuant to N.J.S.A. 2B:12-10 the Municipality of Upper Saddle River and the Municipality of Montvale, acting as lead agency for the Pascack Joint Municipal Court, are required to provide for a Municipal Court Administrator; and

WHEREAS, pursuant to N.J.S.A. 40A:65-1 et. Seq., any municipality of the State of New Jersey may contract with any other municipality or municipalities to share services that any party to the agreement is empowered to provide within its own jurisdiction; and

WHEREAS, in accordance with N.J.S.A. 2B:12-1(c) the Municipality of Upper Saddle River and the Municipality of Montvale, acting as lead agency for the Pascack Joint Municipal Court, consent and agree to share the professional services of their respective Municipal Court Administrators on a provisional basis in the event of the absence of the Municipal Court Administrator and Deputy Court Administrator, to undertake the duties of the absent Municipal Court Administrator during scheduled and/or unscheduled leaves, within the two respective municipalities; and

WHEREAS, the rate of pay shall be \$30 per hour. Pay rate established by N.J.S.A. 2B:12-10(b).

NOW THEREFORE BE IT RESOLVED, this 9th day of January 2025, that the Municipality of Upper Saddle River and the Municipality of Montvale consent to the attached agreement.

48-2025 2024 Bergen County Open Space Trust Fund Municipal Grant Program

BE IT RESOLVED, that the Mayor and Council of the Borough of Montvale wish to enter into a Bergen County Trust Fund Project Contract ("Contract") with the County of Bergen for the purpose of using a \$84,227.00 matching grant award from the 2024 Funding Round of the Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund ("Trust Fund") for the municipal park project entitled Montvale Flagg Field, Infield Improvements, Fencing, Backstop, Dugout Accessibility, located in Montvale, on the tax maps of the Borough of Montvale; and

BE IT FURTHER RESOLVED, that the Mayor and Council hereby authorize Joseph Voytus and/or Michael Ghassali to be a signatory to the aforesaid Contract; and

BE IT FURTHER RESOLVED, that the Mayor and Council hereby acknowledge that, in general, the use of the Trust Fund grant towards this approved park project must be completed by or about November 13, 2026; and

BE IT FURTHER RESOLVED, that the Mayor and Council acknowledge that the grant disbursement to the municipality will be equivalent to fifty(50) percent of the eligible construction costs incurred (not to exceed total grant award) applied towards only the approved park improvements identified in the aforesaid Contract in accordance with the Trust Fund's requirements. Professional Services Costs may be reimbursed from grant award's unexpended balance, should there be a balance.

49-2025 A Resolution Amending Resolution No. 178-2024 awarding a Professional Service Contract to Econsult Solutions, Inc. for Litigation Support

WHEREAS, the Borough of Montvale has a need to engage the services of a forensic economist with regard to certain litigation relating to the State of New Jersey's affordable housing obligations entitled Borough of Montvale, et als. vs. State of New Jersey, et als., MER-L-001778-24, Superior Court of New Jersey, Law Division, Middlesex County;

WHEREAS, Econsult Solutions, Inc., 1435 Walnut Street, 4th Floor, Philadelphia, PA 19102, has demonstrated the necessary expertise to provide the services required by the Borough; and

WHEREAS, the anticipated term of this contract is for one (1) year; and

WHEREAS, the Certified Municipal Finance Officer has certified the availability of funds; and

WHEREAS, Econsult Solutions, Inc. has or will as a condition of this Contract, completed and submitted a Business Entity Disclosure Certification; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that the Resolution authorizing the award of contracts for "Professional Services" without competitive bids and the Contract itself must be available for public inspection;

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

1. The Mayor and Municipal Clerk of the Borough of Montvale are hereby authorized and directed to execute the attached Contract with Econsult Solutions, Inc.;
2. This Contract is awarded without competitive bidding as a "Professional Service" in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law as extraordinary unspecifiable services;
3. The Business Disclosure Entity Certification and Determination of Value be placed on file with this resolution; and
4. The value of this contract is at the hourly rates set forth in Econsult's proposal, not to exceed \$50,000 without further action of the Governing Body;
5. A notice of this action shall be printed once in the official newspaper of the Borough of Montvale.

50-2025 Mutual Aid Plan & Rapid Deployment Force Interlocal Service Agreement

WHEREAS, the police departments in Bergen County have a day-to-day responsibility to provide for the security of lives and property, for the maintenance and preservation of the public peace and order; and

WHEREAS, Law Enforcement Officials also have a responsibility to provide for preparedness against natural emergencies, such as floods, hurricanes, earthquakes, major storms, etc., manmade causes, civil unrest, and civil disobedience such as riots, strikes, jail or prison riots, train wrecks, aircraft crashes, major fires, ethnic disorders, riots, terrorist incidents and bombings, state and national emergencies; and

WHEREAS, the Bergen County Police Chiefs Association has proposed a Mutual Aid Plan and Rapid Deployment Force to deal with these emergencies; and,

WHEREAS, this Plan is adopted in accordance with the provisions of N.J.S.A. 40A:14-156, N.J.S.A. 40A:14-156.1, N.J.S.A. 40A:14-156.4 AND N.J.S.A. App A:9-40.6; and

WHEREAS, this Plan will provide a uniform procedure for the coordination of the requesting, dispatching, and utilization of law enforcement personnel and equipment whenever a local law enforcement agency requires mutual aid assistance from any other jurisdiction, both contiguous and non-contiguous, in the event of an emergency, riot or disorder, in order to protect life and property; and

WHEREAS, it is the desire of the Mayor and Council of the Borough of Montvale to participate in a Mutual Aid Plan and Rapid Deployment Force in accordance with the plan submitted by the Bergen County Police Chiefs Association.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale that the Police Department of the Borough of Montvale, under the direction of the Chief of Police, cooperate with the Bergen County Police Chiefs Association to create an Interlocal Services Agreement with all municipalities in the County of Bergen in order to put into place the Mutual Aid Plan and Rapid Deployment Force; and

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the County Executive, the Board of County Commissioners, the County Prosecutor, the County Chief of Police, and all Bergen County Municipalities.

51-2025 A Resolution Awarding a Contract for Professional Engineering and Land Development Consulting Services to Dynamic Engineering Consultants, PC

WHEREAS, the Borough of Montvale has a need to contract with a person or entity for professional engineering and land development consulting services in connection with a proposed affordable housing concept plan; and

WHEREAS, the Local Public Contracts Law N.J.S.A. 40A:11-5(a)(1)(i)) permits contracts for professional services to be negotiated and awarded by the governing body without public advertising for bids and requires that the resolution authorizing the award of a contract for professional services without competitive bids and the contract itself be available for public inspection; and

WHEREAS, the Borough has received a proposal dated December 11, 2024, from Marla L. Roller, LLA, PP of Dynamic Engineering Consultants, PC, 245 Main Street, Suite 110, Chester, New Jersey 07930, to perform such services for the Borough; and

WHEREAS, the cost of said services is as set forth in said proposal, not to exceed \$19,000 without further authorization of the Governing Body, for a scope of that work that includes due diligence, concept plan layout, project meetings, consultations and correspondence; and

WHEREAS, the Borough is desirous of awarding a contract to Dynamic pursuant to said proposal; and

WHEREAS, it has been determined to award this contract as a professional service without obtaining competitive bids or quotations pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, the anticipated term of the contract is not to exceed one year; and

WHEREAS, Dynamic has completed and submitted a Business Entity Disclosure Certification which certifies that it has not made any reportable contributions to a political or candidate committee in the Borough of Montvale for the previous one year, and that the contract will prohibit them from making any reportable contributions through the term of the contract; and

WHEREAS, the Borough's Chief Financial Officer has certified that funds have been appropriated and are available for this contract in the Borough's affordable housing trust fund.

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

Contractor

Dynamic Engineering Consultants, PC
245 Main Street, Suite 110
Chester, New Jersey 07930

Amount

Due Diligence: \$2,500
Layout: \$11,500
Meetings and Consultations: \$5,000

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk are hereby directed, authorized and empowered to execute a contract to effectuate the provisions and purpose of this resolution, subject to approval as to form by the Borough Attorney.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-5, public notice of this contract award shall be published in the official newspaper of the Borough in accordance with applicable law.

53-2025 AUTHORIZING THE BOROUGH ADMINISTRATOR AND CHIEF FINANCIAL OFFICER TO RECOVER UNCLAIMED PROPERTY

WHEREAS, the State of New Jersey Department of Treasury Unclaimed Property Division requires documentation to confirm the status of entities filing claims to recover unclaimed property; and

WHEREAS, the Borough of Montvale (hereinafter referred to as the "Borough") is a municipal corporation of the State of New Jersey, officially known as the Borough of Montvale, and has also been identified as Montvale Borough in historical records; and

WHEREAS, the Borough operates several departments and divisions, including but not limited to the Fire Prevention Bureau, established under Chapter 203 of the Code of the Borough of Montvale; the Department of Public Works, established under Chapter 88 of the Code; and Montvale Baseball, operated as a Division of the Department of Parks and Recreation under Chapter 292 of the Code; and

WHEREAS, the Borough's municipal building is currently located at 12 DePiero Drive, Montvale, NJ, which was formerly known as 12 Mercedes Drive, Montvale, NJ; and

WHEREAS, prior to the relocation to its current address, the Borough's municipal offices were located at 1 Memorial Drive, Montvale, NJ; and

WHEREAS, certain claimant addresses listed in the unclaimed property records reflect these former municipal office locations, namely 1 Memorial Drive and 12 Mercedes Drive, which correspond to prior official locations of the Borough's municipal offices; and

WHEREAS, the Borough seeks to recover funds that have been reported as unclaimed property and to provide the required documentation to the State of New Jersey Department of Treasury Unclaimed Property Division; and

WHEREAS, the Borough Administrator, Joseph Voytus, Esq., and the Chief Financial Officer, Matthew Cavallo, MPA, CMFO, are duly authorized to act on behalf of the Borough in matters related to the recovery of unclaimed property; and

WHEREAS, the Borough affirms that the recovery of these funds is in the best interest of the residents of the Borough of Montvale and is consistent with the Borough's fiduciary responsibilities; and

WHEREAS, the Borough certifies that any and all funds recovered through this process will be deposited into the Borough's official accounts and utilized in accordance with applicable laws and regulations governing municipal finances in the State of New Jersey.

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

1. The Borough of Montvale is officially recognized as the entity filing the claim to recover unclaimed property.
2. The Borough acknowledges that the claimant addresses listed in the unclaimed property records, including 1 Memorial Drive and 12 Mercedes Drive, are prior official municipal office locations of the Borough.
3. The Borough Administrator, Joseph Voytus, Esq., and the Chief Financial Officer, Matthew Cavallo, MPA, CMFO, are hereby authorized to take all necessary steps, including signing documents, submitting information, and providing any required evidence, to recover the funds identified in the claim.
4. The Borough Administrator and Chief Financial Officer are further authorized to retain and submit any legal or financial documentation, execute agreements, or take any additional actions necessary to effectuate the recovery of unclaimed property.
5. The Borough affirms that it has reviewed and verified the claim details and authorizes this submission as accurate and complete.
6. This resolution shall serve as official documentation of the Borough's intent and authority to pursue the recovery of unclaimed property.

54-2025 AUTHORIZING THE ENGAGEMENT OF PHOENIX ADVISORS FOR MUNICIPAL ADVISOR SERVICES RELATED TO THE ISSUANCE OF \$10,712,000 GENERAL IMPROVEMENT BONDS, SERIES 2025

WHEREAS, the Borough of Montvale ("Borough") plans to issue \$10,712,000 in General Improvement Bonds, Series 2025, to meet the Borough's financial and capital improvement objectives; and

WHEREAS, Phoenix Advisors, LLC, located at 2000 Waterview Drive, Suite 101, Hamilton, NJ 08691, is duly registered with the Securities and Exchange Commission (SEC) and the Municipal Securities Rulemaking Board (MSRB), and has the necessary expertise to act as Municipal Advisor to the Borough; and

WHEREAS, Phoenix Advisors has provided an engagement letter detailing the scope of services for the issuance of the General Improvement Bonds, Series 2025, including planning, structuring, coordinating, and executing the financing, as well as post-issuance analysis and reporting; and

WHEREAS, the compensation for these services is outlined in the engagement letter as follows:

\$9,500 base fee plus \$0.50 per \$1,000 issued, with a minimum fee of \$13,500; and

WHEREAS, the Borough Administrator and Chief Financial Officer have reviewed the engagement letter and recommend its approval to ensure a successful and efficient issuance of the bonds;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Montvale, County of Bergen, State of New Jersey, that the engagement of Phoenix Advisors for Municipal Advisor services related to the issuance of \$10,712,000 General Improvement Bonds, Series 2025, is hereby approved; and

BE IT FURTHER RESOLVED that the Mayor, Borough Clerk, and other appropriate officials are hereby authorized and directed to execute the engagement letter and any related documents on behalf of the Borough.

55-2025 AUTHORIZING THE EXECUTION OF A CONTRACT WITH PHOENIX ADVISORS FOR MUNICIPAL ADVISOR AND CONTINUING DISCLOSURE SERVICES

WHEREAS, the Borough of Montvale ("Borough") has identified the need for municipal advisor and continuing disclosure services to assist with financial consulting, compliance with SEC Rule 15c2-12, and related advisory needs; and

WHEREAS, Phoenix Advisors, located at 2000 Waterview Drive, Suite 101, Hamilton, NJ 08691, has demonstrated the necessary expertise and is duly registered with the Securities and Exchange Commission (SEC) and the Municipal Securities Rulemaking Board (MSRB) to provide these services; and

WHEREAS, the proposed agreement outlines the terms, conditions, and compensation for services, including municipal advisor duties, continuing disclosure assistance, and other advisory services; and **WHEREAS**, the fees for continuing disclosure services, as detailed in the agreement, are as follows:

- \$1,600 base fee for up to three (3) outstanding issues, plus \$100 for each additional outstanding obligation requiring filings;
- \$450 per issue setup charge, discounted to \$200 per issue if Phoenix Advisors serves as the Municipal Advisor for the transaction;
- \$250 for each event filing made under the SEC's Event Disclosure Rule, waived if Phoenix Advisors is engaged as Municipal Advisor for the related transaction;
- \$250 for each Notice of Redemption related to an outstanding term bond maturity; and

WHEREAS, the Borough Administrator and Chief Financial Officer have reviewed the attached contract and recommend its approval to ensure compliance with regulatory requirements and the Borough's financial objectives;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Montvale, County of Bergen, State of New Jersey, that the attached contract between the Borough of Montvale and Phoenix Advisors for municipal advisor and continuing disclosure services, including the fees outlined above, is hereby approved; and

BE IT FURTHER RESOLVED, that the Mayor, Borough Clerk, and other appropriate officials are hereby authorized and directed to execute the agreement on behalf of the Borough.

56-2025 AUTHORIZING 2025 DEBT SERVICE APPROPRIATIONS

WHEREAS, N.J.S.A. 40A:4-19 of the Local Budget Law authorizes the governing body to make appropriations within the first 30 days of the fiscal year to cover expenses until the adoption of the budget, and allows appropriations during the last 10 days of the preceding fiscal year for interest and debt redemption charges due in the fiscal year; and

WHEREAS, N.J.S.A. 40A:4-19 stipulates that such appropriations shall not exceed 26.25% of the total appropriations of the previous fiscal year's budget, excluding appropriations for interest, debt redemption charges, capital improvement fund, and public assistance; and

WHEREAS, the 2025 Debt Service Budget for the Borough of Montvale is itemized as follows:

Current Fund:

- Payment of Bond Principal: \$1,345,000
- Note Principal: \$0
- Interest on Bonds: \$436,623
- Interest on Notes: \$793,520

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Montvale, in the County of Bergen, State of New Jersey, that in accordance with N.J.S.A. 40A:4-19, the Chief Financial Officer is hereby authorized to make the above appropriations.

57-2025 AUTHORIZING THE ENGAGEMENT OF S&P GLOBAL RATINGS FOR CREDIT RATING SERVICES RELATED TO THE ISSUANCE OF \$10,712,000 GENERAL IMPROVEMENT BONDS, SERIES 2025

WHEREAS, the Borough of Montvale ("Borough") plans to issue \$10,712,000 in General Improvement Bonds, Series 2025, to finance its capital improvement needs; and

WHEREAS, S&P Global Ratings, located at 55 Water Street, New York, NY 10041-0003, is recognized as a nationally accredited credit rating agency, providing reliable credit rating services for municipal bond issuances; and

WHEREAS, S&P Global Ratings has provided an engagement letter outlining the scope of services and fees associated with the issuance of a public credit rating for the Borough's General Improvement Bonds, Series 2025; and

WHEREAS, the credit rating services will assist the Borough in securing favorable terms for the issuance of the bonds and ensuring transparency to potential investors; and

WHEREAS, the fees for these services are outlined in the engagement letter as follows:

- \$23,000 credit rating fee, plus reimbursement for reasonable travel and legal expenses, if applicable.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Montvale, County of Bergen, State of New Jersey, that the engagement of S&P Global Ratings for credit rating services related to the issuance of \$10,712,000 General Improvement Bonds, Series 2025, is hereby approved; and

BE IT FURTHER RESOLVED that the Mayor, Borough Clerk, and other appropriate officials are hereby authorized and directed to execute the engagement letter and any related documents on behalf of the Borough

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

**52-2025 AUTHORIZE BUDGET TRANSFERS BETWEEN APPROPRIATION ACCOUNTS
PURSUANT TO N.J.S.A. 40A:4-58**

WHEREAS, certain transfers of funds for various 2024 budget appropriations are necessary to cover anticipated expenditures; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the Mayor & Borough Council of the Borough of Montvale, in the County of Bergen, State of New Jersey, that the Chief Financial Officer shall and is hereby authorized to make transfers between appropriations accounts of the 2024 Municipal Budget as follows:

	FROM	TO
General Appropriations (A) Operations – within "CAPS" UNCLASSIFIED Water	\$1,200	
PUBLIC SAFETY FUNCTIONS Fire Fire Hydrant Service		\$1,200
MUNICIPAL COURT FUNCTIONS Municipal Court Administration Salaries and Wages	\$1,700	
Other Expenses		\$1,700
(A) Operations – Excluded from "CAPS" Shared Service Agreements Municipal Court Administration Salaries and Wages	\$6,500	
Other Expenses		\$6,500

Introduced by: Councilmember Lane; seconded by Councilmember Roche - a roll call was taken – all ayes Mayor Ghassali explained there was a last minute change by the CFO in the amount

BILLS: Administrator read the Bill Report.

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

REPORT OF REVENUE: Administrator read the Report of Revenue - December

COMMITTEE REPORTS:

Council President Lane

Fire Dept

30 fires; 2 drills; 1 chief calls; 2 meetings; total fire calls for the year were 364; received great feedback from the Fire department about working with the Police department, compliments to the Police department for working well with the fire department.

Budget

Had first budget meeting; next meetings are on Zoom, Jan 13 and 27; the borough received a triple A rating, this is a testament to the financial strength to the town.

Councilmember Roche

Chamber of Commerce

Kick-off event will be February 5th at the Courtyard by Marriott 5:30-7:30pm

Recreation

Upcoming events include, egg coloring – April 6; fishing with first responder – May 31st; Halloween Carnival – October 24 and Tree lighting – December 5th

Environmental Commission

Looking for volunteers to help remove boards at the learning trail located at borough hall on January 20 from 9am-1pm; Clean-up day is scheduled for April 19 – Arbor Day.

Councilmember Cudequest

Board of Health

Held their first meeting of the year at its new time of 7pm; Namitha, our health officers, reviewed the new changes to our health coverage from Northwest Regional; uninsured families can receive physicals and required vaccines for their children at the Waldwick Child Health Clinic; 2 new Spas opened in town in December and the BOH were not aware of these openings and would like the Planning Board to include the BOH of any type of these businesses in the future.

Seniors

Would like to schedule a town hall meeting with the Mayor and Council in the Spring

TV Access

3 interviews are scheduled for January 14 including Councilmember Tim Lane.

Library

Friends of the Library held their first jewelry sale from donations of gently used jewelry, the sale brought in \$1,600, which will be used to purchase additional museum passes and for some library activities.

Councilmember Arendacs

DPW

Had 2 salting events; no complaints; continuing maintaining sewers and are ready for any upcoming storms.

Engineering

Monthly report included in original minutes;

Councilmember Koelling

Police

Monthly report included in original minutes; Mark Pierro graduated from the academy.

Planning Board

Had their re-organization meeting; 22 Railroad was carried to next meeting in Jan 21

OEM

At our first budget meeting, OEM budget was discussed; Joe

Mayor Ghassali

Today is a Day of Morning in honor of Jimmy Carter; Saturday, is coffee with the Mayor at Jura located on Craig Road; the lawsuit for affordable housing was denied the stay, we will appeal.

ENGINEER'S REPORT: Carl O'Brien

Monthly report included in original minutes; spoke with FEMA and DEP and will have to make changes to the Flood Control Ordinance in the coming weeks; met with the County about the intersection of Magnolia and Kinderkamack, about the traffic light between Summit and Chestnut also the county will upgrading various intersections with crosswalks and signage; will meet with MAL to go over details of Major field;

ATTORNEY'S REPORT: Dave Lafferty

No report

ADMINISTRATOR'S REPORT: Joe Voytus

No report

UNFINISHED BUSINESS:

None

NEW BUSINESS:

None

COMMUNICATION CORRESPONDENCE:

- *Police Officer Nick Mazzeo - Professionalism*

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

No Public Comment

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

MEETING CLOSED TO THE PUBLIC:

ADJOURNMENT:

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

Meeting was adjourned at 8:33pm

Regular Workshop Meeting of the Mayor & Council to be held at 7:30pm on January 28, 2025

Budget Meeting Dates - on Zoom Only

January 13 @ 6:00 p.m.

January 27 @ 6:00 p.m.

Respectfully submitted, Frances Scordo, Municipal Clerk

**BUDGET MEETING
MINUTES**

Budget Meeting of the Mayor and Council was held via Zoom and called to order at 6:00pm. Adequate notification was published in the official newspaper of the Borough of Montvale.

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).

Present: Mayor Ghassali; Administrator, Joe Voytus; Councilmembers, Arendacs, Cudequest, Koelling, Lane, Roche and Russo-Vogelsang; Treasurer, Christine Kalafut; and Municipal Clerk, Fran Scordo

○ **Montvale Police Department - Chief Doug McDowell**

Chief McDowell requested 1 new car, 4 car computers, 2 more plate reader cameras; he mentioned that the borough does a wellness program and he would like to get some gym equipment for the department to use.

○ **Office of Emergency Management – Frank DiPalma**

Frank mentioned the antennas on the cell tower need to be replaced.

○ **Engineering – Carl O'Brien**

Due to receiving 2 NJDOT grants for road paving of Woodland Road and Paragon Drive the regular road paving program will include only 3 streets this year; another project will be investigation of the sewer lining and the continuation of road maintenance.

○ **Fire Department – Geoff Gibbons**

Chief requested radio upgrades, thermal cameras and air bottles for the air packs; increased line item for maintenance of the firehouse an additional \$500 increase; requested an increase in duty allowance.

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

No public comment

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

Meeting adjourned at 7:10 pm

The next Budget Meeting will be held at 6:00 p.m. – via ZOOM on Monday, January 13th and January 27th. Link will be provided on Montvale website for these budget meetings.

Respectfully submitted, Frances Scordo, Municipal Clerk

**BUDGET MEETING
MINUTES**

Budget Meeting of the Mayor and Council was held via Zoom and called to order at 6:00pm. Adequate notification was published in the official newspaper of the Borough of Montvale.

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).

Present: Mayor Ghassali; Administrator, Joe Voytus; Councilmembers, Cudequest, Koelling, Lane, Roche and Russo-Vogelsang; Treasurer, Christine Kalafut; CFO, Matt Cavallo and Municipal Clerk, Fran Scordo

o **Capital Budget Requests - Various Departments – Joe Voytus**

Requested new signage for the interior of borough hall; would like to continue with the Hometown Hero Flags; requested the bathrooms and kitchen to be renovated.

o **General Administration – Joe Voytus**

Requested \$10,000 increase in the line item of the joint court and for cybersecurity each.

o **Environmental Commission - Bob Hanrahan**

Would like to connect the Memorial Trail to the Veolia site, looking into grant funding; continue to refurbish the Environmental Learning Center with volunteers also looking into grant funding for this project as well; once available on the DePiero site, Montvale community garden, suggested a fence would need to be in place.

o **Tax Assessor – Ray Tighe**

Ordered by the County Tax Board to do a re-assessment by end of 2026 - \$500,000

o **Planning Board - Land Use – Lorraine Hutter and Chairman John DePinto**

Requested 6 filing cabinets; requested \$35,000 for changes in the Master Plan which includes Professional services for the housing element.

o **Senior Club – Bill Maki and Jane Greene**

Membership has increased; cost of bus trips slightly increased from last year.

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

No public comment

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

Meeting adjourned at 6:49pm

The next Budget Meeting will be held at 6:00 p.m. – via ZOOM on Monday, January 27th. Link will be provided on Montvale website for these budget meetings.

Respectfully submitted, Frances Scordo, Municipal Clerk

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 58-2025**

RE: Extending The 2025 Budget Process Dates

WHEREAS, the Local Finance Board has authorized revisions to the statutory budget deadlines as per Local Finance Notice LFN 2024-20 dated December 18, 2024; and

WHEREAS, these revisions permit municipalities to extend the deadlines for the submission of the Municipal Annual Financial Statement, as well as the introduction and adoption of the budget; and

WHEREAS, to avail itself of these revised dates, the governing body must adopt a resolution by no later than March 31, 2025;

NOW, THEREFORE, BE IT RESOLVED by the Mayor & Borough Council of the Borough of Montvale, County of Bergen, State of Jersey that the Borough of Montvale hereby avails itself of the revised budget introduction and adoption dates for the calendar year 2025 budget as follows:

Submission of the Municipal Annual Financial Statement (AFS): Extended from February 10 to March 7, 2025

Budget Introduction Date: Extended to March 31, 2025

Budget Adoption Date: Extended to April 30, 2025

BE IT FURTHER RESOLVED that the temporary budget appropriations are hereby extended as may be necessary to accommodate this extension of the budget introduction and adoption dates.

BE IT FURTHER RESOLVED that the Chief Financial Officer is directed to submit a certified copy of this resolution to the Director of the Division of Local Government Services using the Financial Automation Submission Tracking (FAST) system, as required by Local Finance Notice LFN 2024-20.

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

Adopted: January 28, 2025

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 59-2025**

RE: Authorize Tax Court Settlement – Block 2408, Lot 6 – 7 Franklin Ave – Richard Queen

WHEREAS, the Mayor and Council of the Borough of Montvale have been advised of the proposed settlement of a property Tax Appeal filed on behalf of Richard W. Queen (hereinafter the "Tax Appeal"), under Docket Numbers 005351-2022, 002848-2023 and 002040-2024; and,
WHEREAS, the aforesaid tax appeal concerns an apartment building located at 7 Franklin Avenue, and is otherwise referred to as Block 2408 Lot 26 on the tax assessment maps of the Borough (hereinafter the "subject property"); and,
WHEREAS, the said Governing Body has been advised as to the merits of the subject Tax Appeal by legal counsel and the Borough Tax Assessor; and,
WHEREAS, the proposed Tax Appeal settlement components are set forth in the Schedule "A" attached hereto and made a part hereof; and,
WHEREAS, it is in the best interest of the Borough of Montvale to settle the subject Tax Appeal in accordance with the settlement proposal set forth hereinabove.
NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, that the settlement of the aforesaid Tax Appeal be finalized in accordance with the terms set forth in the enclosed Schedule "A"; and,
BE IT FURTHER RESOLVED, that with respect to same, the Mayor, Borough Administrator, Borough Attorney and/or any other appropriate Borough official is hereby authorized to perform any act necessary to effectuate the purposes set forth in this Resolution.

SCHEDULE "A"

The terms of the aforesaid tax appeal settlement shall consist as follows:

2022 Appeal: Withdraw
2023 Appeal: \$3,100,000
2024 Appeal: \$3,100,000

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

Adopted: January 28, 2025

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 60-2025**

RE: Amending Resolution No. 212-2024 Authorizing the Release of the Performance Surety Bond for – Village Springs at Montvale Toll Bros. - Block 1903; Lot 7 and Posting of Two-Year Maintenance Bond

WHEREAS, Toll Brothers has requested a release of their Performance Surety Bond; and

WHEREAS, a completed inspection of the site has been conducted by Colliers Engineering and takes no exception to the release of the Performance Surety Bond No. 30090402 in the amount of \$23,681.00 and cash portion of the Performance Bond in the amount of \$2,841.00; and

WHEREAS, a two-year maintenance bond in the amount of \$57,246.75 is required as a condition of the release of the cash bond portion which has been received by the Municipal Clerk; and

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Montvale that the Borough Treasurer is hereby authorized to release the cash performance bond for Toll Brothers in the amount of \$2,841.00 and the Performance Surety Bond No. 30090402 in the amount of \$23,681.00. A copy of this resolution shall be sent to Jonathan Cerniglia of Toll Brothers Land Development, 100 Willow Brook Road, Suite 200, Freehold, NJ 07728.

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

Adopted: January 28, 2025

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

LAND

*Paving the Way
for America's Luxury
Homebuilder*

June 14, 2023

Ms. Fran Scordo
Municipal Clerk
Borough of Montvale
12 DePiero Drive
Montvale, NJ 07645

RE: Village Springs at Montvale
Publicly Dedicated Improvements, Perimeter Landscape Buffer Improvements
and a Safety and Stabilization Guarantee
Performance Surety Bond No. 30090402
Borough of Montvale, Bergen County, New Jersey

Dear Ms. Scordo:

On behalf of Toll Bros. Inc., I am formally requesting a reduction of our performance surety bond and cash bond for the improvements currently installed at our Village Springs at Montvale community. I have attached my bond reduction estimate for reference (see attached), as well as a copy of the original bond.

Based on the attached, we are requesting the following reduction:

Bond Number	Current Bond Amount	Proposed Bond Reduction	Bond Amount to Remain
30090402	\$105,403.00	\$81,722.00	\$23,681
Cash Bond	Current Reduced Cash Amount	Proposed Reduction	Cash Amount to Remain
Cash	\$11,711.00	\$8,870.00	\$2,841.00

Your cooperation is greatly appreciated. Please feel free to contact me at the number below should you have any questions or require additional information.

Sincerely,

Jonathan Cerniglia

Jonathan Cerniglia
Assistant Land Development Manager

Cc: Jim Holtz, Vice President Land Development
Keith Diorio, Land Development Manager

100 Willow Brook Road – Suite 200, Freehold, NJ 07728
Mobile Phone: (203) 948-6522
www.tollbrothersinc.com

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 61-2025**

A Resolution Awarding a Contract to Goosetown Communication for Six (6) Kenwood Mobil Truck Radio's for Use By The Montvale Fire Department Pursuant to NJ State Contract #83911

WHEREAS, the Borough has a need to procure Six (6) Kenwood Mobil Truck Radio's for use by the Montvale Fire Department; and

WHEREAS, pursuant to N.J.S.A. 40A:11-12a and N.J.C.A. 5:34-7.29(c), the Borough may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program for any State Contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of Treasury; and

WHEREAS, the Borough did solicit a quote from Goosetown Communications for this equipment under State Contract #83911, a copy of which is attached hereto, in the total amount of \$63,157.92; and

WHEREAS, the Borough's Fire Chief has recommended that the Borough award this contract pursuant to the attached proposal; and

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

NOW THEREFORE BE IT RESOLVED, as follows:

1. The Borough of Montvale does approve the attached Quote from Goosetown Communications with offices located at 58 N. Harrison Ave, Congers, NY 10920 for Six (6) Kenwood Mobil Truck Radio's for use by the Montvale Fire Department.
2. The Mayor, Borough Clerk and/or Borough Administrator are hereby directed, authorized and empowered to execute an agreement with Goosetown Communications consistent with this resolution.
3. This resolution shall take effect immediately.

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

Adopted: January 28, 2025

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

Acct # C-04-55-519-A03 = \$53,000.00

Acct # C-04-55-535-B02 = \$ 3,463.55

Acct # C-04-55-552-A02 = \$ 6,694.37



58 N. Harrison Avenue • Congers, NY 10920
(888) 466-7386 • FAX (845) 268-5345

Montvale FD (VM8000 Dual Head) 01

Prepared by:

Goosetown Communications

Jim Zwolinski
(888) 466-7386
FAX (845) 268-5345
jzwolinski@goosetown.com

Prepared for:

Montvale Fire Department

35 West Grand Ave
Montvale, NJ 07645
Geoffrey Gibbons
(201) 819-4561
ggibbons@montvaleboro.org

Bill To:

Montvale Fire Department

35 West Grand Ave
Montvale, NJ 07645
Geoffrey Gibbons
(201) 819-4561
ggibbons@montvaleboro.org

Quote Number: 010890 • Version: 2 • Quote Date: 11/07/2024 • Expiration Date: 01/31/2025

Quote Summary

Description	Amount
Products	\$45,907.92
Labor	\$17,250.00
Total:	\$63,157.92

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

Montvale Fire Department

Signature: _____

Name: _____

Title: _____

Date: _____

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 62-2025**

RE: Amending Resolution No. 175-2024 To Establish Recreational Fees for Year 2025

WHEREAS, The Recreation Department hereby establishes the programs, times and fees for various programs; and

WHEREAS, the Recreation Director has recommended that the following fees, programs, and times be revised as described; and

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale that the following fees and programs and services be and are hereby established

TIME SCHEDULE FOR PICKLEBALL COURTS:

Weekdays and Weekends:

8:00AM - Dusk

<u>Program Name</u>	<u>Session Length</u>	<u>Resident Fee</u>	<u>Non-Resident Fee</u>
30+ Basketball	Sept-May	\$75	\$95
	Jan-May	\$40	\$60
Adult Soccer	10 weeks	\$15	\$20
Golf Instruction	6 weeks	\$120	\$150
	8 weeks	\$150	\$170
Pickleball Instruction	6 weeks	\$120	\$150
	8 weeks	\$160	\$200
Summer Camp: Grades 1-5	4 weeks	\$500 per child \$1500 family max	\$600 per child \$1800 family max
Adventure Camp: Grades 6-7	4 weeks	\$650 per child	\$750 per child
Summer Camp Resident/Non-Resident	\$45 late charge for every 15 minutes a child is left under care after camp dismissal. Payment shall be made directly to the Camp Director or Asst. Director and turned over to the Borough of Montvale. Camp financial assistance fee amounts will be at the discretion of the Recreation Director.		

<u>Program Name</u>	<u>Session Length</u>	<u>Resident Fee</u>	<u>Non-Resident Fee</u>
Multisport Camp by TGA	1 week (Full Day)	\$90	\$120
	1 week (Half Day)	\$60	\$90
The Way- The Art of Life	8 weeks (@ 2 classes per week)	\$120	\$180
Tai Chi	8 weeks	\$80	\$100
Montvale Senior Club Tai Chi Discount:	8 weeks	\$40	\$40
Tennis Lessons	6 weeks	\$120	\$150
	8 weeks	\$160	\$200
Tennis Badges			
Adult (Ages 18-61)	January-December (weather permitting)	\$30	\$60
Child (Ages 17 & Younger)	January-December (weather permitting)	\$10	\$20
Family Max	January-December (weather permitting)	\$60	\$120
Seniors (Ages 62 & Up)	January-December (weather permitting)	\$15	\$30
		\$10 Fee for Replacement Tennis Badge	
Basketball Badges			
Adult (Ages 18-61)	Residents: Lifetime Non-Residents: January-December	Free	\$25
Child (Ages 17 & Younger)	Residents: Lifetime Non-Residents: January-December	Free	\$15
Seniors (Ages 62 & Older)	Residents: Lifetime Non-Residents: January-December	Free	\$10
		\$5 Fee for Replacement Basketball Badge	
Pickleball Badges			
Adult (Ages 18-61)	January-December (weather permitting)	\$30	\$100
Child (Ages 17 & Younger)	January-December (weather permitting)	\$10	\$30
Seniors (Ages 62 & Older)	January-December	\$15	\$100

	(weather permitting)		
Family Maximum		\$60	\$200
	\$10 Fee for Replacement Pickleball Badge		
Ultimate Frisbee	6 weeks	\$75	\$95
	8 weeks	\$100	\$120
Volleyball- Adult	January-May	\$240	\$260
Volleyball- Girls	10 weeks	\$200	\$250
Women's Softball- Adult	April - August	\$60	\$80
Yoga	8 weeks	\$80	\$100
Yoga Mini Session	4 weeks	\$40	\$100
Youth Theater	September-December	\$10	\$50

WHEREAS, Borough Owned Recreational Fields and Facilities shall be scheduled by the Borough of Montvale Field Coordinator; and

WHEREAS, Montvale Athletic League ("MAL"), Montvale Recreation and Pascack Hills High School shall have first priority field scheduling use and shall be provide a schedule to the Field Coordinator no later than February 1 and June 1 for the respective Spring and Fall seasons.

WHEREAS, MAL, Recreation, Pascack Hills High School and churches are exempt from payment of fees relating to field use.

<u>Facilities</u>	<u>Fee</u>	<u>Resident Team/Corporation</u>	<u>Non-Resident Team/Corporation</u>
Ballfields: Baseball or Softball (Memorial, Fieldstone or LaTrenta)	Per Hour Per Field (2 hour minimum)	\$25	\$50
Turf Fields: Soccer or Lacrosse (Fieldstone)	Per 2 Hour Time Slot Per Field	\$75 (full field) \$50 (half field)	\$150 (full field) \$100 (half field)
Basketball Courts: (Memorial)	Per Hour: Court #2 Only	\$25	\$50
Tennis Courts: (Memorial or LaTrenta) *Two court maximum reservation at any one location	Per Hour Per Court	\$25	\$50
Pickleball Courts: (Memorial)	Per Hour Per Court	\$25	\$50

Field and Facility Permit Regulations

MAL endorsed programs in sports that are not offered by MAL, and which have Montvale residents participating, shall be charged the resident fee for field use.

Resident Corporation: Any company that owns or leases commercial within the borough.

Non-Resident Corporation: Any company that does not own or lease commercial space within the borough.

Residential Team: Any athletic team comprised of at least 75% of its roster with Montvale residents.

Non-Residential Team: Any team not having at least 75% of its roster filled with Montvale residents.

Time Slot: An uninterrupted 1 or 2 hour time period or any part thereof, that a field/facility is being used by an approved team.

Season: Spring season will begin March 1 and end August 30. Fall season will begin September 1 and end December 31.

Field/Facility users who provide 7 days or more notice of changes in their scheduled use can receive a time credit if the scheduled hours are decreased. Any changes in field schedules without 7-day notice will not receive a time credit for unused field time. Time credits are only valid for the existing season and the following season.

Lightning Detection Credit Policy: If the lightning detector activates with less than 50% of scheduled time elapsed for that date, the organization shall receive a credit for that day's scheduled timeslot. If the lightning detector activates after 50% of the scheduled time has elapsed, no time credit will be granted.

Payment is required prior to use on all fields or no field use will be granted.

Once field use requests are received in full by February 1st for Spring season and June 1st for Fall season, field use will be established with the following order of preference:

1. Montvale Athletic League, Recreation and Pascack Hills High School
2. Resident: Not-For-Profit Entity
3. Resident: For Profit Entity
4. Non-Resident: Not-For-Profit Entity
5. Non-Resident: For-Profit Entity

WHEREAS, it is the Borough of Montvale's intention by the adoption of this resolution that if any prior established fee is in conflict with fee schedule the fees set forth in this fee schedule shall be the fees charged and any conflicting prior fee is hereby superseded, repealed and replaced with the fees adopted pursuant to this resolution.

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

Adopted: January 28, 2025

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

Summer and Adventure Camp Increases

Summer Camp increased by \$12.50 per week (increased cost of counselor salaries) for a total of \$50

Adventure Camp increased by \$25 per week (increased cost of bussing, trip venues/activities and counselor salaries) for a total of \$100

The late pickup fee increased from \$25 per 15 min to \$45 per 15 min. This policy does not have to be enforced frequently.

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 63-2025**

RE: A Resolution Authorizing Appointment of Municipal Representatives To The Bergen County Community Development Regional Committee

WHEREAS, the Municipality of Borough of Montvale has entered into a three-year Cooperative Agreement with the County of Bergen as provided under the Interlocal Services Act N.J.S.A. 40A:65-1 et seq. and Title 1 of the Housing and Community Development Act of 1974; and

WHEREAS, said Agreement requires that the Municipal Council to appoint a representative and alternate and that the mayor appoint a representative and alternate for the FY 2024-2025 term starting July 1, 2024 and ending on June 30, 2025.

NOW THEREFORE, BE IT RESOLVED that the Municipal Council hereby appoints Joseph Voytus as its representative and Councilmember Dieter Koelling as its alternate and that the Mayor hereby appoints Councilmember Timothy Lane as his representative and Councilmember Douglas Arendacs as his alternate to serve on the Community Development Regional Committee for FY 2024-2025; and

BE IT FURTHER RESOLVED that an original, certified copy of this resolution be immediately emailed to Robert G. Esposito, Director; Bergen County Division of Community Development at resposito@co.bergen.nj.us

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

Adopted: January 28, 2025

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 64-2025**

RE: Resolution Of The Borough Of Montvale Committing To Round 4 Present And Prospective Need Affordable Housing Obligations

WHEREAS, the Borough has a demonstrated history of voluntary compliance with its constitutional affordable housing obligations as evidenced by its Prior Round Compliance Certification from the Council on Affordable Housing ("COAH"); and

WHEREAS, pursuant to In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) (Mount Laurel IV), on July 6, 2015, the Borough of Montvale (hereinafter "Montvale" or the "Borough") filed a Declaratory Judgment Complaint in Superior Court, Law Division seeking, among other things, a judicial declaration that its Housing Element and Fair Share Plan (hereinafter "Fair Share Plan"), to be amended as necessary, satisfies its "fair share" of the regional need for low and moderate income housing pursuant to the "Mount Laurel doctrine;" and

WHEREAS, that culminated in a Court-approved Housing Element and Fair Share Plan and a Final Judgment of Compliance and Repose, which precludes builder's remedy lawsuits until July 1, 2025; and

WHEREAS, Montvale's Judgement of Compliance and Repose for Round 3 assigned the Borough an RDP of 181 units; and

WHEREAS, the Borough has in fact overseen the actual construction and crediting of 191 units of affordable housing in Round 3, exclusive of bonus credits, evidencing the Borough's commitment to the satisfaction of its affordable housing obligations; and

WHEREAS, the Borough presently has a surplus of 44 credits which may be applied to satisfy "any future changed circumstances, which would result in an increase in the Borough's RDP;" and

WHEREAS, by letter dated August 4, 2020, to Superior Court Judge Gregg A. Padovano, J.S.C., Joshua D. Bauers, Esq. of Fair Share Housing Center recognized Montvale's laudable efforts in Round 3, identifying Montvale as a community that is "actually...creating affordable housing [and] not just belated and incomplete plans to build it in the future"; and

WHEREAS, Mr. Bauers also recognized that "Montvale has fulfilled promises and is sending out advertisement for leasing completed affordable housing"; and

WHEREAS, Mr. Bauers further acknowledged that "Montvale has seen to the construction of actual affordable homes, with many more on the way and under construction"; and

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2 (hereinafter "A4"); and

WHEREAS, A4 calculates the size of the regional affordable housing need as follows “projected household change for a 10-year-round in a region shall be estimated by establishing the household change experienced in the region between the most recent federal decennial census, and the second-most recent federal decennial census. This household change, if positive, shall be divided by 2.5 to estimate the number of low- and moderate-income homes needed to address low- and moderate-income household change in the region, and to determine the regional prospective need for a 10-year-round of low and moderate-income housing obligations...”; and

WHEREAS, this means that according to A4 the regional need equates to 40% of regional household growth; and

WHEREAS, said regional household growth includes growth in the region, including urban and municipalities that are exempt from any prospective need obligations; and

WHEREAS, the 1985 version of the Fair Housing Act and A4 both prohibit a result that would compel a municipality to spend its own money on compliance; and

WHEREAS, the theory which permits a municipality to meet its obligations without municipal subsidy is zoning for “inclusionary zoning”; and

WHEREAS, inclusionary zoning most typically requires a 15% or 20% set aside; and

WHEREAS, it is not clear how a regional need predicated upon 40% of anticipated growth can be met with 15-20% set asides and without municipal subsidy; and

WHEREAS, this is exacerbated by the fact that certain other municipalities in the region have an allocation of 0% of the need, irrespective of the growth in that particular municipality; and

WHEREAS, in Region 1, in which Montvale is located, fully 75% of the regional household growth was generated by municipalities that have been allocated 0% of the region’s prospective need obligation; and

WHEREAS, A4 yields a statewide new construction obligation of over 8,400 affordable units per year; and

WHEREAS, this is a substantially higher annual number than was imposed by COAH in the “Prior Round” or any iteration of its Round 3 regulations; and

WHEREAS, A4 determines the size of the regional need, but does not calculate allocation of the need to individual municipalities; and

WHEREAS, instead, A4 required the Department of Community Affairs (“DCA”) to produce non-binding estimates of need on or before October 20, 2024, which it did provide on October 18, 2024 (“DCA Report”); and

WHEREAS, the DCA Report estimates the Borough’s Round 4 (2025-2035) obligations as follows:

Present Need or Rehabilitation Obligation: 30
Prospective Need or New Construction Obligation: 348; and

WHEREAS, A4 further provides that, irrespective of the DCA's non-binding estimate, municipalities are to determine "present and prospective fair share obligation(s)...by binding resolution no later than January 31, 2025"; and

WHEREAS, the Borough accepts the conclusions in the DCA Report with respect to the Present Need, Equalized Nonresidential Valuation Factor and Income Capacity Factor; and

WHEREAS, the Borough rejects the nonbinding calculation from the DCA with respect to the Land Capacity Factor and ultimately, to the nonbinding estimate of Prospective Need, for the Borough of Montvale; and

WHEREAS, after receiving the DCA Report, the Borough Planner noted significant errors in the DCA's mapping and estimate of the Borough's Land Capacity Factor; and

WHEREAS, the Borough did thereafter authorize Borough Planner Darlene A. Green, P.P., AICP, to analyze the DCA Report with respect to the Land Capacity Factor and to render an expert opinion with respect to the amount of vacant and developable land within the Borough of Montvale; and

WHEREAS, Ms. Green issued a report dated January 21, 2025, which analyzed every area that had been identified by the DCA as developable within the Borough, a copy of which report is attached hereto and expressly made a part hereof; and

WHEREAS, Ms. Green's report determined that of the twenty-four (24) areas deemed "developable," by DCA, in fact only two (2) separate areas on one lot are actually vacant and developable; and

WHEREAS, Ms. Green further determined that as a result of the DCA's reliance upon incomplete and/or inaccurate data, the Borough's Land Capacity Factor as calculated by the DCA was significantly overstated; and

WHEREAS, Ms. Green determined that the Borough of Montvale presently has only 0.804081 developable acres; and

WHEREAS, revising the Borough's "Land Use/Land Cover Methodology Land Area" in the DCA's Fourth Round Calculation Workbook with more accurate and reliable data results in a reduction in Montvale's Land Capacity Factor to 0.04%; and

WHEREAS, as a result of this reduction in the Borough's Land Capacity Factor, the Borough's Average Allocation Factor is reduced to 0.63%; and

WHEREAS, when this Average Allocation Factor is applied to the Regional Need, the Borough of Montvale's calculated Fourth Round Prospective Need Obligation is 176; and

WHEREAS, Section 3 of A4 provides that: "the municipality's determination of its fair share obligation shall have a presumption of validity, if established in accordance with sections 6 and 7" of A4; and

WHEREAS, Borough's calculation of need is entitled to a "presumption of validity" because it complies with Sections 6 and 7 of A4; and

WHEREAS, the Borough of Montvale does hereby submit the following calculations of its Round 4 obligations:

Present Need or Rehabilitation Obligation:	30
Prospective Need or New Construction Obligation:	176; and

WHEREAS, the Borough specifically reserves the right to adjust those numbers based on one or any of the foregoing adjustments: 1) a windshield survey or similar survey which accounts for a higher-resolution estimate of present need; 2) an updated Vacant Land Adjustment predicated upon a lack of vacant, developable and suitable land; 3) a Durational Adjustment (whether predicated upon lack of sewer or lack of water); and/or 4) an adjustment predicated upon regional planning entity formulas, inputs or considerations, including, but not limited to the Highlands Regional Master Plan and its build out, the Pinelands or Meadowlands regulations and planning document; and

WHEREAS, in addition to the foregoing, the Borough specifically reserves all rights to revoke this resolution and commitment in the event of a successful challenge to A4 in the context of the Montvale case (MER-L-1778-24), any other such action challenging A4, or any legislation adopted and signed into law by the Governor of New Jersey that alters the deadlines and/or requirements of A4; and

WHEREAS, in addition to the foregoing, the Borough reserves the right to take a position that its Round 4 Present or Prospective Need Obligations are lower than described herein in the event that a third party challenges the calculations provided for in this Resolution (a reservation of all litigation rights and positions, without prejudice); and

WHEREAS, in addition to the foregoing, nothing in A4 requires or can require an increase in the Borough's Round 4 Present or Prospective Need Obligations based on a successful downward challenge of any other municipality in the region since the plain language and clear intent of A4 is to establish, for example, unchallenged numbers by default on March 1, 2025; and

WHEREAS, in light of the above, the Mayor and Council finds that it is in the best interest of the Borough of Montvale to declare its obligations in accordance with this resolution; and

NOW, THEREFORE, BE IT RESOLVED on this ____ day of _____, by the Council of the Borough of Montvale, Bergen County, State of New Jersey, as follows:

1. All of the above Whereas Clauses are incorporated into the operative clauses of this resolution.

2. The Mayor and Council of the Borough of Montvale do hereby commit to the following calculations of its Round 4 obligations:

Present Need or Rehabilitation Obligation:	30
Prospective Need or New Construction Obligation:	176

3. The above calculations are submitted subject to all reservations of rights, which specifically include:

a) The right to adjust the number based on a windshield survey, lack of land, sewer, water, regional planning inputs, or any combination thereof;

b) All rights to revoke this resolution in the event of a successful legal challenge, or legislative change, to A4;

c) All rights to take any contrary position in the event of a third-party challenge to the obligations.

4. The Borough hereby directs its Affordable Housing Counsel to (a) file this Resolution with the "Program" pursuant to the requirements in A4.

5. This resolution shall take effect immediately, according to law.

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

Adopted: January 28, 2025

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

Memorandum

To: Joseph Voytus, Esq., Borough Administrator, Borough of Montvale
From: Darlene A. Green, PP, AICP
Date: January 21, 2025
Subject: Review and Findings of DCA Land Capacity Analysis GIS Data
Project No.: MPP-0245

This office serves as the Planner for the Borough of Montvale. On March 20, 2024, the Governor signed Bill A4, referred to as P.L. 2024, c.2. This new law modifies the Fair Housing Act, specifically N.J.S.A. 52:27D-304.3, which concerns the methodology to determine the prospective (Fourth Round) affordable housing obligation.

Three factors are used to allocate the Regional Need to each applicable community – equalized non-residential valuation, income capacity, and land capacity. N.J.S.A. 52-27D-304.3c.(4) describes the land capacity factor and the steps to determine developable land. The law requires the use of the “land use/land cover data” most recently published by the Department of Environmental Protection (“DEP”) as one of the analysis inputs.

P.L. 2024, c.2. tasked the Department of Community Affairs (“DCA”) with calculating the Fourth Round affordable housing obligations. DCA released a report entitled Affordable Housing Obligation for 2025-2035 (Fourth Round) Methodology and Background (DCA Report).¹ This report describes the steps taken to compute the Fourth Round Obligation. Page 15 of the report states “The datasets mandated for use by the legislation have significant limitations in their use. The LULC data reflect a geographic depiction of the classification system established by the U.S. Geological Survey (Anderson Codes) and modified by DEP. Based on aerial imagery from 2020, land areas are identified by category to reflect uses and coverages.”

P.L. 2024, c.2. also modified N.J.S.A. 52:27D-304.1 regarding requirements, specifically subsection a. which states “Each municipality shall determine its municipal present and prospective need obligations...and may take into consideration the calculations in the report published by the department...”

The DCA Report was released on October 18, 2024. It was accompanied by a detailed spreadsheet illustrating the various calculations used in determining the Fourth Round affordable housing obligations. The spreadsheet includes a tab for each of the three allocation factors (land capacity,

¹ https://www.nj.gov/dca/dlps/pdf/FourthRoundCalculation_Methodology.pdf

equalized non-residential valuation, and income capacity). However, the spreadsheet only noted an aggregated acreage value for each town. Detailed Geographic Information Systems ("GIS") mapping illustrating the location of the developable areas was not released until November 27, 2024. The timing of the production of the GIS data has made this exercise more difficult and on a rushed timeline.

Moreover, the link to the DCA GIS data², and the description section includes the following language:

"The land areas identified in this dataset are based on an the best available data using publicly available data enumerated in N.J.S.A. 52:27D-304.3c.(4) to estimate the area of developable land, within municipal and regional boundaries, that may accommodate development. **It is important to note that the identified areas could be over or under inclusive depending on various conditions and that municipalities are permitted to provide more detailed mappings as part of their participation in the Affordable Housing Dispute Resolution Program.**" (emphasis added)

This office was tasked with reviewing the detailed GIS mapping for accuracy. On or about December 2, 2024, this office downloaded the GIS data prepared by the DCA.³ The DCA data was then overlaid with Borough parcels, publicly-available environmental constraints data, mapped utility easements, and mapped environmental constraint data sourced from site plan applications and Borough files.

The DCA GIS data identifies 24 areas within the Borough as developable. These areas total 37.787 acres according to the GIS data. Each area has been assigned a unique "ObjectID" or identification number by DCA. The table attached as **Exhibit A** lists each area's identification number (see column "DCA ObjectID"), weighted acres, vacant acres, municipal total, and municipal percent of region identified by DCA.⁴ Our office then added a column to identify the block(s) and lot(s) each area encompasses. We then reviewed each identified area to confirm if it was developable. To the extent an area was not objectively developable, it was removed from the inventory. Our detailed findings for each of the 24 identified areas is provided under "Findings/Comments". Finally, the table contains a column labeled "Adjusted Developable Acres" based upon the results of our area-by-area analysis.

The locations of the 24 identified areas can be viewed in the "Environmental Constraints with NJDCA Land Capacity Analysis Results" maps attached as **Exhibit B** and **Exhibit C**.

This detailed evaluation reveals that only two of the 24 identified areas are developable. The two areas encompass 0.804 acres. Therefore, the Borough of Montvale's developable acreage is 0.804 acres, not 37.787 acres. When this corrected acreage data is entered into DCA's excel spreadsheet⁵ the Borough's Land Capacity Factor dwindles from 1.91% to 0.04%. The Borough's Average

² <https://njdca-data-hub-njdca.hub.arcgis.com/datasets/land-capacity-analysis-for-p-l-2024-c-2/about>

³ Ibid.

⁴ Note that the DCA GIS attribute table labels this column as "vacant acres" not developable acres.

⁵ https://www.nj.gov/dca/dlps/4th_Round_Numbers.shtml

Allocation Factor decreases from 1.26% to 0.63% and, accordingly, Montvale's Fourth Round Obligation is adjusted from 348 to 176.

The below table illustrates the revisions to the allocation factors and Fourth Round Prospective Need Obligation as a result of our analysis.

Allocation Factor/Prospective Need	DCA Calculation	Proposed Revision
Land Capacity Factor	1.91%	0.04%
Equalized Non-residential Valuation Factor	0.55%	0.55%
Income Capacity Factor	1.30%	1.30%
Average Allocation Factor	1.26%	0.63%
Prospective Need Obligation	348	176

DCA's land capacity analysis followed the steps outlined in P.L. 2024, c.2 (N.J.S.A. 52-27D-304.3c.(4)) to determine land capacity. As described above, the base layer of information was the land use/land cover data prepared by DEP, which is based on aerial imagery from 2020. Our review of the data for the Borough of Montvale reveals the following shortcomings with the GIS analysis prepared by the DCA:

- It does not capture conservation easements or deed restrictions.
- It fails to account for a lack of street frontage.
- It is blind to block and lot lines and identifies portions of existing developed sites as developable. Many of these instances occur in rear and side yard setback areas.
- It fails to account for area shape and size. For example, areas as narrow as 0.43 feet are identified as developable.
- It does not take into account utility easements.

These issues are illustrated in **Exhibit B** and **Exhibit C**. Furthermore, supplemental documentation regarding specific sites' development restrictions, limitations, and deed restrictions is provided in **Exhibit D, E and F**. Additionally, the Borough's tax maps can be found here: <https://www.montvale.org/assessor-page-list/237-tax-maps>.

Montvale does not dispute the DCA's calculation for Equalized Nonresidential Valuation or Income Capacity. Thus, the Borough is accepting the DCA analysis, but for the corrections to the Land Capacity Factor described in this report. Correcting the Land Capacity Factor yields a Round 4 prospective need obligation of 176, not 348.

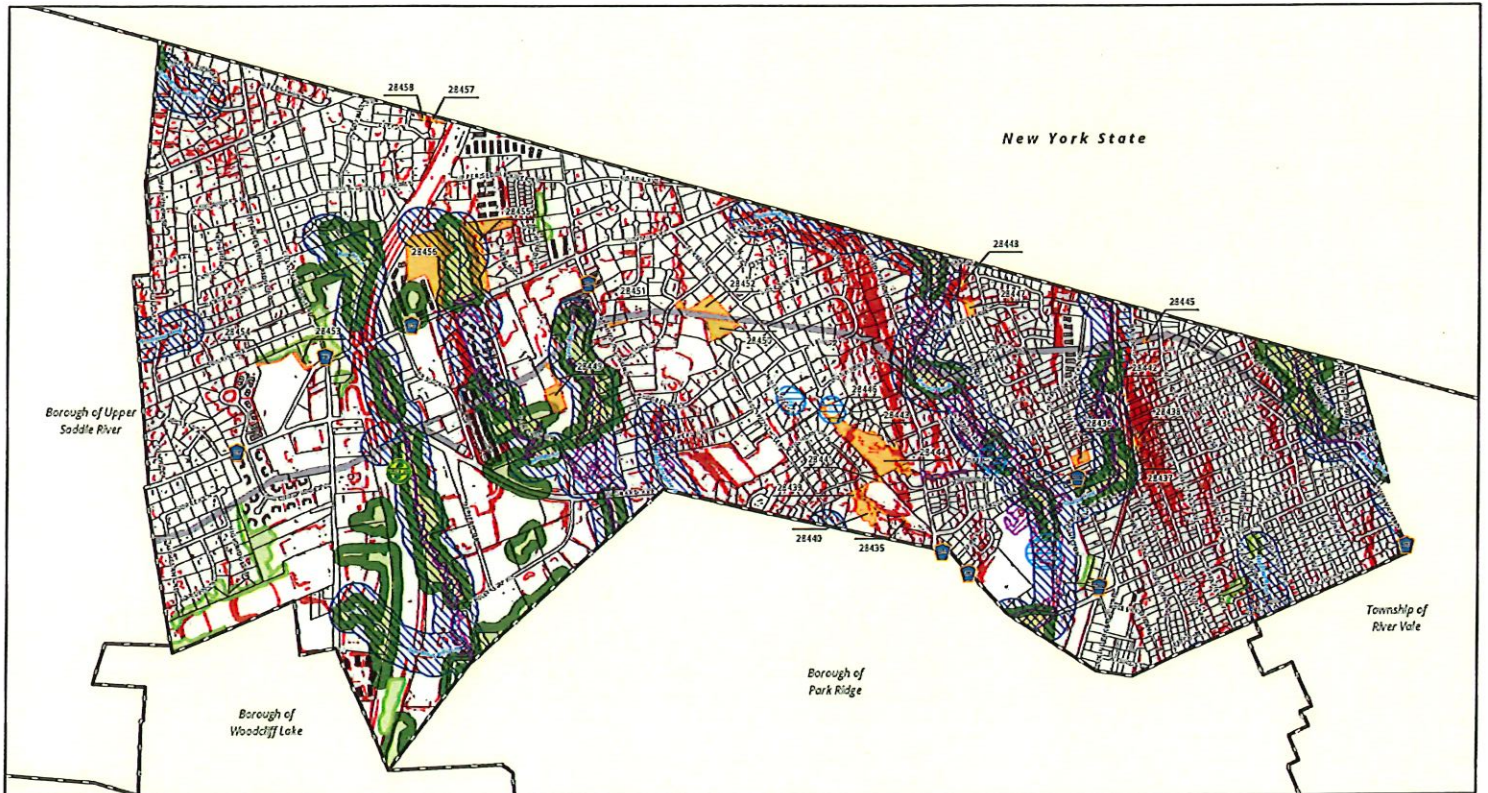
Exhibit A

Borough of Montvale: DCA Land Capacity Factor Analysis							
DCA ObjectID	Weighted Acres	Vacant Acres*	Municipal Total	Municipal Percent of Region	Block(s) / Lot(s)	Findings/Comments	Adjusted Developable Acres
28435	0.068065	0.068065	37.786652	1.908644	B2204, L28	This is the side yard of an existing developed property. Area is undersized with roughly 2,600 square feet. Identified area is not developable.	0
28436	0.921257	0.921257	37.786652	1.908644	B1504, L6	The identified area contains 0.0797 acres of steep slopes. Therefore, the developable acreage is only 0.842 acres. A single-family home is under construction. Footing and foundation permits have been issued (#20240360 paid for on October 22, 2024) and the foundation is present on site.	0
28437	0.232712	0.232712	37.786652	1.908644	B1505, L1	Due to surrounding steep slopes, the width of this area varies from 90 feet (south) to 10 feet (north). Identified area is an irregularly shaped triangle. While there is an unimproved right-of-way to access the area, said right-of-way has not been developed due to steep slopes. Identified area is not developable.	0
28438	0.074931	0.074931	37.786652	1.908644	B1505, L1	Due to surrounding steep slopes, the width of this area varies from 40 feet (north) to 10 feet (south). Identified area is an irregularly shaped triangle. While there is an unimproved right-of-way to access the area, said right-of-way has not been developed due to steep slopes. Identified area is not developable.	0
28439	0.246495	0.246495	37.786652	1.908644	B2204, L22 & 23	This area is the rear yard of existing developed properties. Identified area is not developable.	0
28440	2.399263	2.399263	37.786652	1.908644	B2204, L22 & 28	The identified area is the side and rear yards of existing developed properties. Identified area is not vacant and developable.	0
28441	0.159434	0.159434	37.786652	1.908644	B2204, L28	The identified area is the rear yard of an existing developed property. Identified area is not vacant and developable.	0
28442	0.087768	0.087768	37.786652	1.908644	B706, L1 & 3	Due to steep slopes, the identified area varies in width from 43 feet (south) to 12 feet (north). Identified area is an irregular shape. While there is an unimproved right-of-way to access the area, said right-of-way has not been developed due to steep slopes. Identified area is not developable.	0
48443	0.227023	0.227023	37.786652	1.908644	B1301, L24.01	This area is located on a property with a conservation restriction/easement in favor of the NJDEP, which was executed on June 18, 2024. The deed of dedication for public open space was recorded on September 23, 2015. Identified area is not developable.	0
28444	6.457933	6.457933	37.786652	1.908644	B1301, L24.01 & B2204, L34	This area is located on properties with a conservation restriction/easement in favor of the NJDEP, which was executed on June 18, 2024. The deed of dedication for public open space was recorded on September 23, 2015. Identified area is not developable.	0
28445	0.125119	0.125119	37.786652	1.908644	B710, L9	The identified area is fully located within a 100' wide utility easement, which contains overhead electric lines and underground gas lines. Identified area is not developable.	0
28446	1.389109	1.389109	37.786652	1.908644	B1301, L24.01	This area is located on a property with a conservation restriction/easement in favor of the NJDEP, which was executed on June 18, 2024. The deed of dedication for public open space was recorded on September 23, 2015. Additionally, a water body to the north is identified as a habitat for the Black-crowned Night Heron, a State Threatened species. The presence of a State Threatened species requires a 150-foot Riparian buffer. Said buffer encompasses the northern half of the area. Identified area is not developable.	0
28447	0.686572	0.686572	37.786652	1.908644	B603, L34	This area is vacant. However, there is 0.0231 acres of steep slopes within the identified area along Magnolia Avenue. Therefore, the vacant developable acres is only 0.663.	0.663
28448	0.141081	0.141081	37.786652	1.908644	B603, L34	This area is developable.	0.141
28449	2.258395	2.258395	37.786652	1.908644	B1102, L2.03 & 2.05	The identified area is partially located on Lot 2.03, which is developed with an existing electric substation. Lot 2.05 is currently vacant. However, wetlands to the southwest are identified as a habitat for the Black-crowned Night Heron and Wood Turtle, a State Threatened species, which classifies the wetlands as being of exceptional value and requiring a 150-foot buffer. Said buffer encompasses 0.371749 acres of the southwest corner of the area. Additionally, neither property has street frontage. Identified area is not developable.	0

Borough of Montvale: DCA Land Capacity Factor Analysis							
DCA ObjectID	Weighted Acres	Vacant Acres*	Municipal Total	Municipal Percent of Region	Block(s) / Lot(s)	Findings/Comments	Adjusted Developable Acres
28450	2.123263	2.123263	37.786652	1.908644	B1201, L10	An area of wetlands and associated 50-foot buffer divide this area into three sections, a 163.8 square foot section, a 0.098-acre section, and a 0.683-acre section. The 163.8 square foot section and 0.098-acre section are too small to be developed, while the 0.683-acre section could be developed. However, none of the three sections have street frontage. Furthermore, this area is located on a property developed with recreation fields. Identified area is not developable.	0
28451	0.247861	0.247861	37.786652	1.908644	B1103, L3	This area is located on a property that is owned by a private utility, Tenneco, Inc. Tenn. Gas Pipeline Div. Block 1201, Lot 10 is traversed by a 100' wide utility easement located to the north of the identified area, which contains overhead electric lines and underground gas lines. The identified area varies in width from 51 feet along Spring Valley Road to 18 feet at the rear (east). Area is approximately 44 feet wide 50 feet from the right-of-way. Area is 322 feet long. Identified area is not developable.	0
28452	2.319716	2.319716	37.786652	1.908644	B1201, L10	This area has two sections, an eastern section with no direct street frontage containing 2.018 acres and a western section located along Hilton Place containing 0.298 acres. The western section is divided into two pieces by an area of steep slopes, which totals 0.254 acres. Furthermore, the area is located on a property that is developed with recreational fields. The identified area is not developable.	0
28453	0.386798	0.386798	37.786652	1.908644	B2601, L32	This "L"-shaped area is the side yard of an existing developed property. The "I" portion of the area is 62.7 feet wide and 320.6 feet long, while the "L" portion of the area is 14.1 feet wide and 155.2 feet long. Identified area is not developable.	0
28454	0.236205	0.236205	37.786652	1.908644	B2601, L32	The identified area is 538.2 feet long and varies in width from 71.4 feet (west) to 0.43 feet (east). The area is located on an existing developed property. Identified area is not developable.	0
28455	6.32069	6.32069	37.786652	1.908644	B1002, L7	This area is on a property that has a deed restriction limiting the use to water utility and related purposes. Additionally, the property contains a Category One ("C1") Stream to the west of the identified area, which requires a 300-foot buffer. This buffer encompasses 3.549752 acres. Additionally, wetlands to the west are identified as a habitat for the Black-crowned Night Heron and Wood Turtle, State Threatened species, which classifies the wetlands as being of exceptional value and requires a 150-foot buffer. This buffer encompasses 1.850347 acres. Furthermore, 0.37535 acres of steep slopes are scattered across the property. These environmental features total 3.721635 acres, which would reduce the developable acres to 2.599055 acres. Due to these factors, the identified area is not developable.	0
28456	10.325087	10.325087	37.786652	1.908644	B1002, L7	This area is on a property that has a deed restriction limiting the use to water utility and related purposes. Additionally, the property contains a Category One ("C1") Stream to the east of the identified area, which requires a 300-foot buffer. This buffer encompasses 4.976982 acres. Additionally, wetlands to the east are identified as a habitat for the Black-crowned Night Heron and Wood Turtle. The 150-foot wetlands buffer encompasses 2.269852 acres of the area. Furthermore, there are 0.302988 acres of steep slopes in the area. These environmental features total 5.189416 acres, which would reduce the developable acres to 5.135671 acres. Due to these factors, the identified area is not developable.	0
28457	0.165702	0.165702	37.786652	1.908644	B203, L16 & 17	The identified area is the rear yard of homes located in New York State. Said area does not have street frontage. Identified area is not developable.	0
28458	0.186174	0.186174	37.786652	1.908644	B203, L15	The identified area is the rear yard of a home located in New York State. Said area does not have street frontage. Identified area is not developable.	0
Total	37.786653	37.786653					0.804081

* The DCA GIS attribute table labels this column as "vacant acres", not developable acres.

Exhibit B



**ENVIRONMENTAL CONSTRAINTS WITH
NJDCALAND CAPACITY ANALYSIS RESULTS**
BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
January 20, 2025
MPP0245

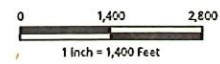
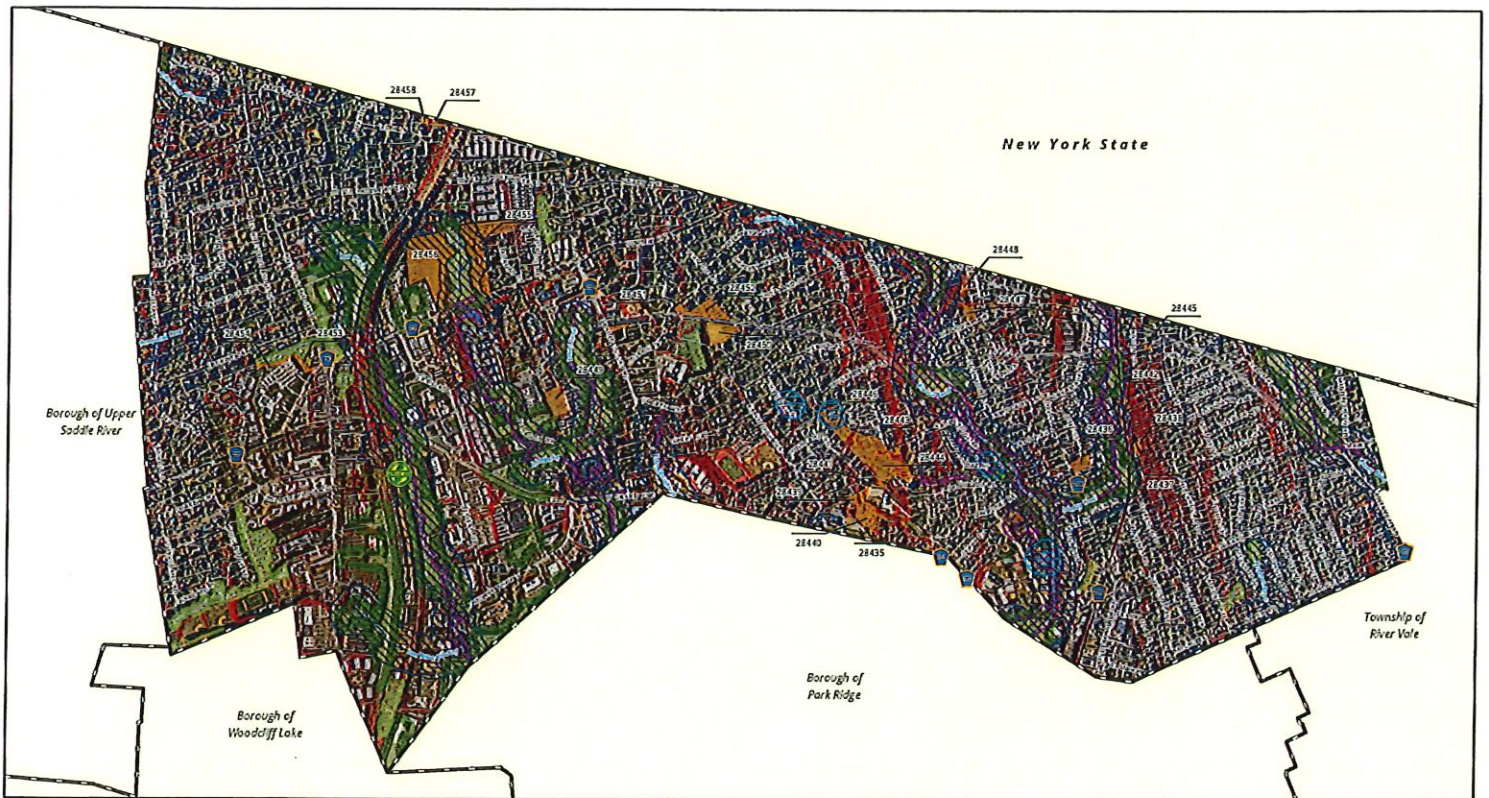


Exhibit C



**ENVIRONMENTAL CONSTRAINTS WITH
NJDCALAND CAPACITY ANALYSIS RESULTS**
BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
January 20, 2025
MPP0245

Legend

- | | |
|-------------------------------------|----------------------------------|
| Municipal Boundary | Wetlands |
| Parcels | 50-ft Wetlands Buffer |
| NJDCALAND Capacity Analysis Results | 150-ft Wetlands Buffer |
| Water Bodies | FEMA Special Flood Hazard Area |
| Category 1 (C1) Streams | Areas with slopes 15% or greater |
| 300-ft C1 Stream Buffer | Utility Easement |
| 150-ft Riparian Buffer | |

0 1,400 2,800
1 inch = 1,400 Feet



Colliers
Engineering
& Design

Exhibit D



John S. Hogan
Bergen County Clerk

Bergen County Clerk
One Bergen County Plaza
Hackensack, NJ 07601
(201) 336-7000
www.bergencountyclerk.org/



INSTRUMENT # 15-071351

V 02056 1491

RECORDED DATE: 09/23/2015 11:16:17 AM

Document Type: Deed

Transaction #: 7054473

Document Page Count: 4

Operator Id: CLERK

RETURN TO:

ROBERT T REGAN ESQ
345 KINDERKAMACK ROAD
PO BOX 214
WESTWOOD NJ 07675

SUBMITTED BY:

PRIMARY NAME

BEAR BAN BUILDERS LLC

SECONDARY NAME

MONTVALE BOROUGH OF

ASSOCIATED DOCUMENT(S):

MUNICIPALITY: MONTVALE
LOT: 24.01
BLOCK: 1301

FEES / TAXES:

Recording: \$73.00

Total: \$73.00

INSTRUMENT #: 15-071351

Recorded Date: 09/23/2015 11:16:17 AM

I hereby CERTIFY that this document is recorded
in the Clerk's Office in Bergen County, New
Jersey.



John S. Hogan
John S. Hogan
Bergen County Clerk

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.**

2. 10. 15
per Donna C.

RECORD AND RETURN TO:

ROBERT T. REGAN
ATTORNEY AT LAW
STURBRIDGE COMMONS
345 KINDERKAMACK ROAD
P.O. BOX 214
WESTWOOD, NEW JERSEY 07675

Prepared by:

BEATTIE PADOVANO, LLC

By: *Antimo A. Del Vecchio*
Antimo A. Del Vecchio, Esq.
An Attorney at Law of New Jersey

DEED OF DEDICATION

For Public Open Space

Block 1301, Lot 24.01

Borough of Montvale, NJ

(Dedication of Land)



15-071351 Deed
V Bk: 02056 Pg: 1491-1495 Rec. Fee \$73.00
John S. Hogan, Bergen County Clerk
Recorded 09/23/2015 11:16:17 AM

This Deed is made as of September 03, 2015

BETWEEN: BEAR-BAN BUILDERS, LLC, a New Jersey Limited Liability Company, with offices at 28 West Grand Avenue #12, Montvale, New Jersey 07645, hereinafter referred to as Grantor,

AND: BOROUGH OF MONTVALE, a municipal corporation of the State of New Jersey, maintaining offices at 12 Mercedes Drive, Montvale, County of Bergen and State of New Jersey 07645, hereinafter referred to as Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of One and 00/100 (\$1.00) Dollar. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Borough of Montvale, New Jersey, Block 1301, Lot 24.01

Property. The property consists of the land and all the buildings and structures on the land in the BOROUGH OF MONTVALE, COUNTY OF BERGEN and STATE OF NEW JERSEY for the purposes set forth below. The legal descriptions are as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

Commonly known as Woodland Road, Montvale, New Jersey

Being a portion of the same premises conveyed to Grantor herein by Deed dated February 12, 2014 from Erika Hessler recorded in the Bergen County Clerk's Office on February 21, 2014 in Book 1622 at Page 1459.

1238803_1\007681



**DESCRIPTION OF
PROPOSED LOT 24.01 IN BLOCK 1301
(CONSERVATION AREA)
ENCOMPASSING ALL OF LOT 39 IN BLOCK 2204,
A PORTION OF LOT 40 IN BLOCK 2204,
AND A PORTION OF LOT 26 IN BLOCK 1301
BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY**

ALL that certain tract or parcel of land and premises, situate, lying, and being in the Borough of Montvale, Bergen County, New Jersey, described as follows:

Being a portion of lands of Bear-Ban Builders, LLC and formerly of Henry J. Bonnabel, to be deeded to the Borough of Montvale, and being more particularly described as follows;

BEGINNING at a point in the southerly line of a parcel of land to be dedicated to the Borough of Montvale for road purposes where the same is intersected by the division line between the herein described lot on the west and tax map lot 38, block 2204 on the east, and running thence:

- 1) S 03°52'59" E, along the easterly line of the herein described tract, a distance of 347.79 feet to a point and corner, thence;
- 2) S 85°29'57" W, along the southerly line of the herein described tract, a distance of 456.45 feet to a point and corner, thence;
- 3) N 19°26'08" W, along the westerly line of the herein described tract, a distance of 406.00 feet to a point, thence;
- 4) N 20°25'56" W, continuing along the same, a distance of 992.32 feet to a point and corner, thence;
- 5) S 89°31'10" E, along the northerly line of the herein described tract, a distance of 235.60 feet to a point and corner, thence;
- 6) S 03°50'55" E, along the easterly line of the herein described tract, a distance of 252.08 feet to a point, thence;
- 7) S 27°43'09" E, along the northeasterly line of the herein described tract, a distance of 179.36 feet to a point, thence;
- 8) S 45°14'12" E, along the same, a distance of 363.17 feet to a point, thence;
- 9) S 63°07'47" E, continuing along the same, a distance of 175.32 feet to a point in the westerly line of the aforesaid lands to be dedicated to the Borough of Montvale for road purposes, thence;
- 10) S 00°17'01" W, along the westerly line of said lands to be dedicated for road purposes, a distance of 183.22 feet to a point, thence;
- 11) N 89°49'01" E, along the southerly line of said lands to be dedicated for road purposes, a distance of 163.72 feet to a point in the same and to the point and place of BEGINNING.

The above description encompasses 444,131 square feet, 10.196 acres and is as shown on a map entitled "Minor Subdivision Plat, Woodland Heights, Woodland Road," revised 04/30/2014 and prepared by McNally Engineering, LLC of Oakland, NJ. The said plan was revised from the 08/11/2008 approved Minor Subdivision Plat to reflect the changes required by the resolution of approval dated December 2, 2008 and to correct the proposed lot numbers.


Kevin S. Bogerman, P.L.S.
NJ License # 41379
May 29, 2014

EXHIBIT "A" Page 1 of 1

169 RAMAPO VALLEY ROAD, OAKLAND, NEW JERSEY 07436

TEL: 201.337.9051 • FAX: 201.337.3391

CERTIFICATE C

V BK 02056 PG 1493

27928700, EXP. 8

09/23/2015 11:16 AM

SUBJECT to covenants, restrictions and easements of record and such facts as may be shown by survey prepared by McNally Engineering, LLC, dated December, 2007, revised through the date of this Deed.

SUBJECT to Conservation Restriction/Easement in favor of the New Jersey Department of Environmental Protection granted simultaneously with this Deed.

SUBJECT to easements and setback lines as shown on proposed "Minor Subdivision Plat, Woodland Heights, Woodland Road," last revised on April 30, 2014 and prepared by McNally Engineering, LLC.

SUBJECT to municipal and governmental regulations, if any, provided it is not the intent of the parties to make them restrictive covenants.

PROVIDED, FURTHER, that the Property shall only be used as shown on the Site Layout Plan as open space, open to the General Public, and shall forever be retained and preserved in its natural, scenic and open space condition and there shall be no use permitted of the Property that will impair or interfere with these conservation values of the Property, and the erection of any structures by Grantor or Grantee, including, without limitation, any buildings, fences, billboards, and benches are expressly prohibited. Without limiting the foregoing, the storage or dumping of trash, hazardous or toxic materials, the placement of underground storage tanks, or any other act or omission which would be contrary to the grant of Conservation Restriction/Easement to the New Jersey Department of Environmental Protection is expressly prohibited; and

PROVIDED, FURTHER, that the Grantor grants and conveys to the Grantee, to the extent that the Grantor has any right to do so, if any, access to the Property.

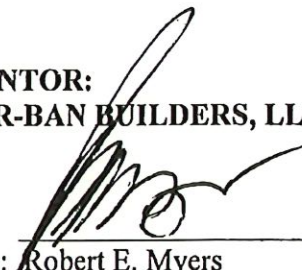
Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

WITNESSED BY:


Antonio A. DeVeccchio

GRANTOR:
BEAR-BAN BUILDERS, LLC

By: 

Name: Robert E. Myers

Title: Managing Member

STATE OF NEW JERSEY

SS:

COUNTY OF BERGEN

I CERTIFY that on September 03, 2015, Robert E. Myers personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (1) this person signed, sealed and delivered the attached document as Managing Member of BEAR-BAN BUILDERS, LLC, the limited liability company named in this document;
- (2) this document was signed and made by the corporation as its voluntary act and deed by virtue of authority from its Board of Directors; and
- (3) this deed was made for One and 00/100 (\$1.00) Dollar as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5).


Antimo A. DelVecchio, ~~Notary Public or Attorney at Law~~
of the State of New Jersey

Exhibit E

John S. Hogan Bergen County Clerk Bergen County Clerk One Bergen County Plaza Hackensack, NJ 07601 (201) 336-7000 www.bergencountyclerk.org/		 INSTRUMENT# 2024019836 V 5211 165 RECORDED DATE: 04/11/2024																																		
Document Type: DEED AND REALTY TAX FEES	Transaction #: 1983042 Document Page Count: 8 Operator Id: ERECORD																																			
RETURN TO: PO Box 2525 Fair Lawn, NJ 07410-8425	SUBMITTED BY: SIMPLIFILE 4844 North 300 West, Suite 202 PROVO ,UT 84604																																			
PRIMARY NAME MONTVALE BOROUGH OF	SECONDARY NAME VEOLIA WATER NEW JERSEY INC																																			
ADDITIONAL PRIMARY NAMES	ADDITIONAL SECONDARY NAMES																																			
MARGINAL REFERENCES: File Number: Volume: Page:																																				
DOCUMENT DATE: 03/13/2024 MUNICIPALITY: MONTVALE LOT: 7 BLOCK: 1002 FEES/ TAXES: <table><tr><td>RECORDING FEE</td><td>\$20.00</td></tr><tr><td>STATE RECORDING FEE</td><td>\$35.00</td></tr><tr><td>COUNTY RECORDING FEE</td><td>\$35.00</td></tr><tr><td>TAX ABSTRACT-STATE</td><td>\$5.00</td></tr><tr><td>TAX ABSTRACT-COUNTY</td><td>\$5.00</td></tr><tr><td>HOMELESSNESS TRUST FUND</td><td>\$3.00</td></tr><tr><td>HOMELESS CODE BLUE</td><td>\$2.00</td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td>NPNR</td><td>\$0.00</td></tr><tr><td>Basic County</td><td>\$0.00</td></tr><tr><td>Basic State</td><td>\$0.00</td></tr><tr><td>PHPF</td><td>\$0.00</td></tr><tr><td>Extra-Alde</td><td>\$0.00</td></tr><tr><td>Gen-Purpose</td><td>\$0.00</td></tr><tr><td>Mansion-Tax</td><td>\$0.00</td></tr></table> Total: \$105.00		RECORDING FEE	\$20.00	STATE RECORDING FEE	\$35.00	COUNTY RECORDING FEE	\$35.00	TAX ABSTRACT-STATE	\$5.00	TAX ABSTRACT-COUNTY	\$5.00	HOMELESSNESS TRUST FUND	\$3.00	HOMELESS CODE BLUE	\$2.00							NPNR	\$0.00	Basic County	\$0.00	Basic State	\$0.00	PHPF	\$0.00	Extra-Alde	\$0.00	Gen-Purpose	\$0.00	Mansion-Tax	\$0.00	INSTRUMENT#: 2024019836 Recorded Date: 04/11/2024 I hereby CERTIFY that this document is recorded in the Clerk's Office in Bergen County, New Jersey.  John S. Hogan Bergen County Clerk Recording Fees: \$105.00 Realty Transfer Tax Fees: \$0.00 Consideration: \$ 4725000.00
RECORDING FEE	\$20.00																																			
STATE RECORDING FEE	\$35.00																																			
COUNTY RECORDING FEE	\$35.00																																			
TAX ABSTRACT-STATE	\$5.00																																			
TAX ABSTRACT-COUNTY	\$5.00																																			
HOMELESSNESS TRUST FUND	\$3.00																																			
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NPNR	\$0.00																																			
Basic County	\$0.00																																			
Basic State	\$0.00																																			
PHPF	\$0.00																																			
Extra-Alde	\$0.00																																			
Gen-Purpose	\$0.00																																			
Mansion-Tax	\$0.00																																			

OFFICIAL RECORDING COVER PAGE

Page 1 of 8

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

V12.24.21

Bergen County Recording Data Page Honorable John S. Hogan Bergen County Clerk		<i>Official Use Only - Barcode</i>	
			
<i>Official Use Only – Realty Transfer Fee</i>			
Date of Document:		Type of Document: Deed	
First Party Name: Borough of Montvale		Second Party Name: Veolia Water New Jersey Inc.	
Additional Parties:			

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 1002	Lot: 7
Municipality: Montvale	
Consideration: \$4,725,000.00	
Mailing Address of Grantee: 200 Lake Shore Drive, Haworth, New Jersey 07641	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGE INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:

BERGEN COUNTY RECORDING DATA PAGE Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.
--

Deed

This Deed is made on the 13 day of March, 2024, and delivered on the 15 day of March, 2024,

BETWEEN

BOROUGH OF MONTVALE

a municipal corporation of the State of New Jersey

having its principal office at

12 DePiero Drive

Montvale, New Jersey 07645

referred to as the Grantor,

AND

VEOLIA WATER NEW JERSEY INC.

whose post office address is

200 Lake Shore Drive

Haworth, New Jersey 07641

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

- 1. Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of Four Million Seven Hundred Twenty-Five Thousand and 00/100 Dollars (\$4,725,000.00).

The Grantor acknowledges receipt of this money.

- 2. Tax Map Reference** (N.J.S.A. 46:26A-3) Municipality of Montvale

Block No. 1002

Lot No. 7

Qualifier No.

Account No.

- 3. Property** The Property consists of the land and all the building and structures on the land in the Borough of Montvale, County of Bergen and State of New Jersey. The legal description is:

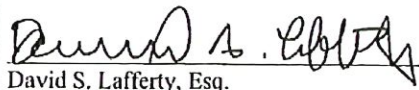
Please see attached Legal Description annexed hereto and made part hereof.

Being the same premises conveyed the Borough of Montvale by Deed from Summit Ave Holding, LLC dated November 2, 2022, recorded December 13, 2022 in the Bergen County Clerk/Register's Office in Book V-4882, page 164.

Subject to existing easements and restrictions of record and the effect, if any, of Municipal Zoning Ordinances and other applicable governmental regulations affecting the use of said premises and such state of facts as an accurate survey may disclose.

The property is conveyed and accepted subject to the restriction that the property shall be used solely for water utility and related purposes. This restriction shall be binding upon the Grantee, its successors, grantees and assigns. This restriction may only be terminated by an affirmative vote of the Mayor and Council of the Borough of Montvale. Grantee covenants and agrees that this restriction shall be included in all future deeds for this property or any portion thereof. In the event that the property is no longer used for water utility and related purposes, the Borough of Montvale shall have the right to re-acquire the Property.

Prepared by:


David S. Lafferty, Esq.

(For Recorders Use Only)



FIRST JERSEY

TITLE SERVICES

25-00 Broadway • Fair Lawn, NJ 07410
(201) 791.4200

SCHEDULE A

ALL that certain lot, parcel or tract of land, situate and lying in the Borough of Montvale County of Bergen, State of New Jersey, and being more particularly described as follows

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, lying and being in the Borough of Montvale, County of Bergen, State of New Jersey.

BEING known and designated as Lot 7 in Block 1002 on the Borough of Montvale Tax Map.

BEING further described as Lot 7 in Block 1002 as shown on a certain map filed in the Bergen County Clerk's Office on October 1, 2014 as Map No. 9587.

COMMONLY known as: 127 Summit Avenue, Montvale, NJ 07645

IN COMPLIANCE WITH Chapter 157, Laws of 1977, premises herein are LOT 7, BLOCK 1002, on the Tax Map of the above municipality.

The street address of the Property is: 127 Summit Avenue, Montvale, New Jersey 07645.

4. **Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "Covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

5. **Signatures.** This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. (Print name below each signature.)

Witnessed or Attested by:

Fran Scordo
Fran Scordo, RMC, Borough Clerk

By: Michael N. Ghassali
Michael N. Ghassali, Mayor
Borough of Montvale

STATE OF NEW JERSEY, COUNTY OF BERGEN SS:

BE IT REMEMBERED, that on the 13 day of March, 2024, before me, the subscriber, personally appeared Fran Scordo, who, being by me duly sworn on her oath, deposes and makes proof to my satisfaction, that she is the Borough Clerk of the Borough of Montvale, the Municipal Corporation named in the within Instrument; that Michael N. Ghassali, is the Mayor of said Borough; that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the Governing Body; that deponent well knows the corporate seal of said Municipal Corporation; and that the seal affixed to said Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and delivered by said Mayor as and for the voluntary act and deed of said Municipal Corporation, in the presence of said Clerk, who thereupon subscribed her name thereto as attesting witness; and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in N.J.S.A. 46:15-5, is \$4,725,000.00.

Fran Scordo
Fran Scordo, RMC, Borough Clerk

Fran Scordo
Print name and title below signature
Municipal Clerk

Signed and sworn to before
me on this 13th Day of
March, 2024

RECORD AND RETURN TO:

First Jersey Title Services, Inc.
Post Office Box 2523
Fair Lawn, New Jersey 07410

David S. Lafferty
DAVID S. LAFFERTY
ATTORNEY AT LAW
STATE OF NEW JERSEY

GIT/REP-3
(11-23)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
Borough of Montvale

Current Street Address
12 DePiero Drive

City, Town, Post Office
Montvale

State
NJ

ZIP Code
07645

Property Information

Block(s)
1002

Lot(s)
7

Qualifier

Street Address
127 Summit Avenue

City, Town, Post Office
Montvale

State
NJ

ZIP Code
07645

Seller's Percentage of Ownership
100%

Total Consideration
\$4,725,000.00

Owner's Share of Consideration
\$4,725,000.00

Closing Date
3/15/24

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☒ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
8. ☐ Seller did not receive non-like kind property.
9. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
10. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
11. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
12. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
13. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
14. ☐ The property transferred is a cemetery plot.
15. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
16. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
17. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

3/13/24
Date

M. K. C.
Signature (Seller)

By: Michael N. Ghassali
Borough of Montvale

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY Bergen } SS. County Municipal Code 0236

MUNICIPALITY OF PROPERTY LOCATION Montvale

FOR RECORDER'S USE ONLY

Consideration \$ _____
RTF paid by seller \$ _____
Date By _____

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Michael N. Ghassali, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Borough Administrator in a deed dated March 13, 2024 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 1002 Lot number 7 located at
127 Summit Avenue, Montvale and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 4,725,000.00 (Instructions #1 and #5 on reverse side) ☒ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A, 4B, 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ _____ + _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

8b - Seller is a municipal corporation of the State of New Jersey.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) ☐ 62 years of age or over. * (Instruction #9 on reverse side for A or B)
B. { BLIND PERSON Grantor(s) ☐ legally blind or, *
DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed *

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

- ☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.
☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ Entirely new improvement. ☐ Not previously occupied.
☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ No prior mortgage assumed or to which property is subject at time of sale.
☐ No contributions to capital by either grantor or grantee legal entity.
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)

- ☐ Intercompany transfer between combined group members as part of the unitary business
☐ Combined group NU ID number (Required) _____

(9) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 13 day of March, 2024

David S. LaFerrri
DAVID S. LAFFERRI
ATTORNEY AT LAW
STATE OF NEW JERSEY

[Signature]
Signature of Deponent
12 DePiero Drive
Montvale, New Jersey 07645
Deponent Address
XXX-XX-X 101
Last three digits in Grantor's Social Security Number
Borough of Montvale
Grantor Name
12 DePiero Drive
Montvale, New Jersey 07645
Grantor Address at Time of Sale
First Jersey Title Services, Inc.
Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:

<https://www.state.nj.us/treasury/taxation/lp/localtax.shtml>

MUST SUBMIT IN DUPLICATE

AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY

ss. county municipal code

COUNTY BERGEN

0236

MUNICIPALITY OF PROPERTY LOCATION

Montvale

FOR RECORDER'S USE ONLY

Consideration

\$

RTF paid by buyer

\$

Date

By

(1) PARTY OR LEGAL REPRESENTATIVE

(See Instructions #3 and #4 on reverse side)

X X X - X X - X 0 3 0
Last three digits in grantee's Social Security NumberDeponent, Valerie Shirhall, being duly sworn according to law upon his/her oath, deposes and says that he/she is the

(Name)

Officer of Title Company in a deed dated March 13, 2024 transferring real property
(Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)real property identified as Block number 1002 Lot number 7 located at127 Summit Avenue, Montvale, NJ 07645
(Street Address, Town) and annexed thereto.(2) CONSIDERATION \$ 4,725,000.00 (See Instructions #1, #5, and #11 on reverse side)

Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

(A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.

☐ Class 2 - Residential☐ Class 4A - Commercial properties☐ Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property

(if checked, calculation in (E) required below)

☐ Cooperative unit (four families or less) (See C. 46:8D-3.)
Cooperative units are Class 4C.(B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below.☒ Property class. Circle applicable class or classes:

1

3B

4B

4C

15

Property classes: 1-Vacant Land; 3B-Farm property (Qualified); 4B-Industrial properties; 4C-Apartments; 15: Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)

☐ Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.☐ Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and **MUST ATTACH COMPLETED RTF-4.**☐ Intercompany transfer between combined group members as part of the unitary business (See Instruction #13 on reverse side)
List the Combined group NU ID number (Required)

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

☐ Property class. Circle applicable class or classes:

1

2

3B

4B

4C

15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY

Total Assessed Valuation + Director's Ratio = Equalized Valuation

Property Class	15C	\$1,065,200.00	÷	81.21	%	=	\$1,311,661.13
Property Class		\$	÷		%	=	\$
Property Class		\$	÷		%	=	\$
Property Class		\$	÷		%	=	\$

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(See Instructions #6 and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Value

\$ ÷ % = \$

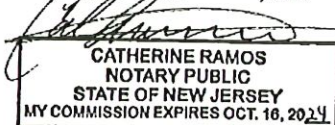
If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) TOTAL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through Chapter 33, P.L. 2006, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

8B Seller is a municipal corporation of the State of New Jersey

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 15th day of March, 2024


CATHERINE RAMOS
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES OCT. 16, 2024

Signature of Deponent

25-00 Broadway, Fair Lawn, NJ 07410

Deponent Address

Veolia Water

Grantee Name

200 Lake Shore Drive, Haworth, NJ 07641

Grantee Address at Time of Sale

First Jersey Title Services, Inc.

Name/Company of Settlement Officer

County recording officers: forward one copy of each RTF-1EE to:

STATE OF NJ - DIVISION OF TAXATION
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

FOR OFFICIAL USE ONLY

Instrument _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date _____

The Director, Division of Taxation, Department of the Treasury has prescribed this form, as required by law. It may not be altered or amended without prior approval of the Director. For further information on the Realty Transfer Fee or to print a copy of this Affidavit or any other relevant forms, visit:

Exhibit F

Identification	Property	Approvals	Contractor	Summary	Action	Closure
Control No: 13741						
Work Site Identification Block Lot Dual: 1504 6 Zone Address: 57 N KINDERKAMACK City: MONTVALE		Agent Information Name: DADAK LLC Contact: DRAGAN DINIC Address: 3 HIGHLAND AVE City: EMERSON State: NJ Zip: 07630 Home Phone: 201-310-7968 Fax: Cell Phone: SSN: Fed. I.D.: State Lic No.: Home Imp. No.: 13VH09543700 Email:				
Owner Information Name: NAKOPOLOS, GUS & XANTHIPPI Address: 5 GARDEN LANE City: MONTVALE State: NJ Zipcode: 07645 Areacode: Phone: Email:		 Tax Search Engine Owner as agent Contractor File Clear Contractor 				
Related Permits Still Open 20240398 550 UST REMOVAL Related Permits Property Catalog 		Tenant Information Name: Address: City: State: Zipcode: Areacode: Phone:				

Identification	Property	Approvals	Contractor	Summary	Action	Closure										
Application Type Permit Number: Permit No. 20240360 Control Number: 13741 Application Date: 07/02/2024 ☒ Permit ☐ Based on CCO ☐ Update ☐ Master Permit# ☐ Partial ☐ Prototype ☐ CCO		Work Types New Construction Use Group(s) R-5 View Use Groups		Notes (double click to view full note.)												
Description NEW HOUSE		Census Information Single Family: 101 Census Codes ☐ Public ☒ Private Number of Buildings: 1 Housing Units: 1 Rooms: 0		Units <table border="1"> <tr> <td rowspan="2">Sold</td> <td>Gained</td> <td> 1 </td> </tr> <tr> <td>Lost</td> <td> </td> </tr> <tr> <td rowspan="2">Rented</td> <td>Gained</td> <td> 0 </td> </tr> <tr> <td>Lost</td> <td> </td> </tr> </table>			Sold	Gained	1	Lost		Rented	Gained	0	Lost	
Sold	Gained	1														
	Lost															
Rented	Gained	0														
	Lost															
Inspections I		Plan Review ☐ Required		Certificate Number of 0 Type ☐ C of A ☐ C of C ☒ C of D												
Control Panel Top Prev Next Bottom Find Add Edit Exit																

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 65-2025**

RE: Temporary Capital Budget

WHEREAS, the Borough of Montvale deems it necessary and desirable to provide for capital projects prior to the introduction of the 2025 Municipal Budget which may be introduced on the 25th day of March 2025; and

WHEREAS, N.J.A.C. 5:30-4.4(b) provides that an amendment to the Capital Budget must be approved by resolution of the governing body to either change priority of a specific project and use such funds for an unrelated project and/or to fund new projects not previously considered.

NOW, THEREFORE, BE IT RESOLVED by the Mayor & Borough Council of the Borough of Montvale, in the County of Bergen, State of New Jersey that the following temporary Capital budget sections of the 2025 Municipal Budget be approved:

**CAPITAL BUDGET OF THE
BOROUGH OF MONTVALE, NEW JERSEY
Projects Scheduled for 2025
Method of Financing**

	PLANNED FUNDING SERVICES FOR CURRENT YEAR						Funded in Future Years
	<u>Estimated Cost</u>	<u>CY Budget Appropriation</u>	<u>Capital Improvement Fund</u>	<u>Capital Surplus</u>	<u>Grants in Aid/Other Funds</u>	<u>Debt Authorized</u>	
Acquisition and upfit of a sport utility vehicle for the police department	\$32,000	-0-	\$32,000	-0-	-0-	-0-	-0-

BE IT FURTHER RESOLVED that a Certified Copy of this Resolution shall be filed with the Director of the Division of Local Government Services through the FAST Portal.

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

Adopted: January 28, 2025

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

RESOLUTION

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

<u>FUND</u>	<u>AMOUNT</u>	<u>NOTES</u>
Current	\$2,156,615.15	Bill List Wire 1/28/2025
	<u>325,818.57</u>	Wires/Manual Checks
Current TOTAL	2,482,433.72	
Capital	90,821.00	Bill List Wire 1/28/2025
Escrow	8,212.50	Bill List Wire 1/28/2025
Housing Trust	7,752.50	Bill List Wire 1/28/2025
General Trust	4,084.25	Bill List Wire 1/28/2025
Open Space Trust	1,246.25	Bill List Wire 1/28/2025

*This resolution was adopted by the Mayor and Council of Montvale
at a meeting held on 1/28/25*

Introduced by: _____

Approved: 1/28/25

Seconded by: _____

Michael Ghassali, Mayor

ATTEST:

Frances Scordo, Municipal Clerk

MANUAL/VOID CHECKS - WIRES
January 28, 2025

<u>Check #</u>	<u>PO #</u>	<u>Date</u>	<u>Vendor/Transaction</u>	<u>Amount</u>
WIRE		1/10/25	Payroll Account	\$208,559.32
WIRE		1/10/25	Salary Deduction Account	\$116,149.25
WIRE		1/10/25	FSA Account	\$85.00
WIRE	25-00141	1/23/25	Manual Check# 5934 BC Soil	\$1,025.00
Total				<u><u>\$325,818.57</u></u>

January 23, 2025
12:51 PM

Borough of Montvale
Bill List By Vendor Id

Page No: 1

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

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00022	BERGEN CTY MUNICIPAL JIF								
	24-00064	01/10/24	2024	JIFF WORKMANS COMP & LIAB	Open	132,348.00	0.00		B
	25-00040	01/09/25	2025	LIABILITY & WORK COMP INS	Open	<u>141,569.00</u>	0.00		B
						273,917.00			
00046	COUNTY OF BERGEN, TREASURER								
	25-00090	01/14/25	2024	ADDED/OMITTED OPEN SPACE	Open	5,697.23	0.00		
	25-00091	01/14/25	2024	ADDED/OMITTED TAX BILL	Open	120,705.25	0.00		
	25-00093	01/14/25	2025	COUNTY TAXES	Open	<u>1,537,147.00</u>	0.00		B
						1,663,549.48			
00050	DEPIERO'S FARM								
	24-01636	11/25/24	2024	POINSETTIAS	Open	248.85	0.00		
00065	GENERAL CODE PUBLISHERS, LLC								
	25-00081	01/14/25		CLERK STUDY GUIDE SUPPLEMENT 4	Open	66.00	0.00		
00071	VEOLIA (SUEZ)								
	24-01814	12/23/24	1000382541222	VEOLIA DECEMBER	Open	17,561.80	0.00		
00092	RIDGE SUPPLY CORP								
	24-01813	12/20/24		EC SUPPLIES	Open	263.20	0.00		
00097	CABLEVISION								
	25-00119	01/17/25	07873-109890-01-7	OPTIMUM	Open	161.16	0.00		
	25-00120	01/17/25	07873-204461-01-0	OPTIMUM	Open	141.62	0.00		
	25-00136	01/22/25	07873-199375-01-1	OPTIMUM	Open	<u>408.29</u>	0.00		
						711.07			
00112	MONTVALE SENIOR CLUB								
	25-00061	01/13/25		NEW YEARS EVE LUNCH	Open	1,380.00	0.00		
00125	NORTHWEST BERGEN REGIONAL								
	25-00077	01/14/25	2025	HEALTH SERVICES	Open	6,974.00	0.00		B
00139	SCORDO, FRANCES								
	25-00137	01/22/25		PETTY CASH FOR JANUARY	Open	399.51	0.00		
00146	PSE&G CO.								
	25-00123	01/21/25		PSE&G DECEMBER 2024	Open	6,094.88	0.00		
00186	PRIMEPAY, LLC								
	24-00230	02/07/24	2024	FSA FEES	Open	239.09	0.00		B
00217	RIVERSIDE COMMUNICATIONS, LLC								
	25-00011	01/07/25		PROFESSIONAL SERVICES RENDERED	Open	1,250.00	0.00		

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Borough of Montvale
Bill List By Vendor Id

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00258	ROCKLAND ELECTRIC COMPANY	25-00122	01/21/25	ROCKLAND ELECTRIC DECEMBER	Open	17,706.62	0.00		
00373	GREATER BERGEN REALTORS	25-00078	01/14/25	2025 MEMBRSH DUES GBR/NAR/NJR	Open	656.00	0.00		
00400	FAIRFIELD MAINTENANCE, INC.	24-01812	12/19/24	UST A/B OPERATOR & INSPECTIONS	Open	453.90	0.00		B
00409	FLANAGAN PRODUCTIONS, LLC	25-00143	01/23/25	BASIC NEWSLETTER	Open	1,500.00	0.00		
00497	LEVITZKI, ANN	24-00302	02/23/24	2024 COURT - CELL PHONE	Open	70.60	0.00		B
00602	ANCHOR FENCE CONTRACTORS, INC.	24-01624	11/19/24	DAMAGED TRAIL FENCE	Open	1,650.00	0.00		
00731	COLLIER'S ENGINEERING & DESIGN	23-00969	07/11/23	NJDOT 2022-SUMMIT AVE ROADWAY	Open	185.00	0.00		B
		24-00154	01/24/24	OPEN SPACE & RECREATION PLAN	Open	1,246.25	0.00		B
		24-00155	01/24/24	MONTVALE MASTER PLAN	Open	190.00	0.00		B
		24-00246	02/12/24	2024 BOROUGH PLANNER	Open	1,187.50	0.00		B
		24-00523	04/15/24	AFFORD HOUSING COMPLIANCE 2024	Open	855.00	0.00		B
		24-00955	07/12/24	FOURTH ROUND AFFORD. HOUSING	Open	1,757.50	0.00		B
		24-01464	10/18/24	NJDOT FY2024 - WOODLAND ROAD	Open	525.00	0.00		B
		24-01705	12/04/24	CONTINUED SERVICES AFFORDABLE	Open	285.00	0.00		B
		25-00027	01/07/25	FOURTH ROUND VACANT LAND ADJ.	Open	3,790.00	0.00		B
		25-00028	01/07/25	FOURTH ROUND LITIGATION SUPP.	Open	1,981.25	0.00		
		25-00030	01/07/25	PROFESSIONAL SERVICES RENDERED	Open	625.00	0.00		
		25-00031	01/07/25	PROFESSIONAL SERVICES RENDERED	Open	413.75	0.00		
		25-00032	01/07/25	PROFESSIONAL SERVICES RENDERED	Open	285.00	0.00		
		25-00047	01/09/25	MUNICIPAL ENGINEERING REVIEW	Open	473.75	0.00		
		25-00054	01/13/25	MUNICIPAL ENGINEERING REVIEW	Open	42.25	0.00		
						13,842.25			
00767	SCORDO, FRAN	25-00116	01/16/25	TEAMVIEWER ANNUAL SUBSCRIPTION	Open	651.27	0.00		
00891	RIDGEMONT PIZZA & RESTAURANT	24-01714	12/05/24	PIZZA FOR HOLIDAY DECORATING	Open	147.55	0.00		
00934	RIVER VALE TOWNSHIP	25-00002	01/07/25	SCRAP LIGHT IRON	Open	108.95	0.00		
00999	AMAZON.COM SERVICES, INC.	25-00029	01/07/25	Computer accessories-Rec&Admin	Open	145.10	0.00		
01002	ZOOM VIDEO COMMUNICATIONS, INC	25-00121	01/21/25	ZOOM VIDEO COMMUNICATIONS	Open	1,469.80	0.00		
01019	CULHANE, MEGHAN	24-01818	12/23/24	TACO Course Reimbursement	Open	549.00	0.00		

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
01020	WORLD INSURANCE ASSOCIATES,LLC	25-00126	01/21/25	2025 ACCIDENT & HEALTH RENEWAL	Open	340.00	0.00		
01046	TOWNHOMES AT OLDE WOODS CONDOM	23-00591	04/27/23	2023 SNOW & LIGHTING MAXIMUM	Open	1,116.00	0.00		
01058	KURZ, JOHN T.	25-00087	01/14/25	2024 NJLM CONF REIMBURSEMENT	Open	30.52	0.00		
01152	BAVIELLO LANDSCAPING CO., INC.	24-01755	12/11/24	Landscaping/Tree at Huff Park	Open	575.00	0.00		
01153	ALL AMERICAN FORD INC.	24-01151	08/09/24	2024 F-750 Diesel SuperCab X7D	Open	90,111.00	0.00		
01188	MUNCO OF NEW JERSEY	25-00084	01/14/25	annual dues MUNCO	Open	75.00	0.00		
01223	ELECTRICAL POWER SYSTEMS INC.	24-01717	12/05/24	VALLEY VIEW GENERATOR REPAIR	Open	666.80	0.00		
		24-01718	12/05/24	2025 CONTRACT	Open	<u>5,574.10</u>	0.00		
						6,240.90			
01227	PIAZZA & ASSOCIATES, INC.	24-00108	01/18/24	2024 AFFORDABLE HOUSING SVCS	Open	400.00	0.00		B
01249	BOTTA, CHRISTOPHER	24-01815	12/23/24	JUDGE 12/18/24	Open	540.00	0.00		
01278	MCNERNEY & ASSOCIATES, INC	24-01187	08/15/24	APPRAISAL FEE (3302/1)	Open	5,000.00	0.00		
01464	SURENIAN, EDWARDS, BUZAK & NOLAN	25-00014	01/07/25	PROFESSIONAL SERVICES RENDERED	Open	60.00	0.00		
01576	NEW JERSEY BUILDING OFFICIALS	25-00042	01/09/25	2025 MEMBERSHIP	Open	100.00	0.00		
01624	CMRS-FP	25-00052	01/09/25	COURT POSTAGE Q4 2024	Open	2,937.83	0.00		
		25-00142	01/23/25	REFILL POSTAGE METER 2025	Open	<u>800.00</u>	0.00		B
						3,737.83			
01643	LORANGER, LISA	25-00043	01/09/25	PIZZA FOR TREE LIGHTING	Open	164.84	0.00		
		25-00049	01/09/25	MAILCHIMP REIMBURSEMENT	Open	<u>110.00</u>	0.00		
						274.84			
01648	BERGEN COUNTY MCA ASSN.	25-00079	01/14/25	2025 BCMCAA MEMBERSHIP DUES	Open	40.00	0.00		
01694	AFFORDABLE HOUSING PROF.OF NJ	25-00008	01/07/25	2025 AHPNJ MEMBERSHIP DUES	Open	115.00	0.00		

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Bill List By Vendor Id

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Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
01694	AFFORDABLE HOUSING PROF.OF NJ	Continued					
25-00036	01/08/25	2025 AHPNJ MEMBERSHIP DUES	Open	<u>115.00</u>	0.00		
				230.00			
01738	ARENDACS, DOUGLAS						
24-01788	12/16/24	REIMBURSEMENT FOR NJLOM CONF	Open	327.71	0.00		
01767	VERIZON						
25-00128	01/21/25	156-951-896-0001-85 VERIZON	Open	79.00	0.00		
01828	CGP&H, LLC						
24-00276	02/16/24	PROFESSIONAL HOUSING REHAB SVC	Open	450.00	0.00		B
01833	MCGEE, HEATHER (PETTY CASH)						
25-00139	01/22/25	REIMB PETTY CASH	Open	262.62	0.00		
01847	ANTHEM SPORTS, LLC						
24-01547	10/31/24	TENNIS NETS	Open	1,875.42	0.00		
24-01558	11/04/24	COURT ROLLER SQUEEGEES	Open	<u>293.20</u>	0.00		
				2,168.62			
01856	MONTVALE FLORIST						
24-01604	11/14/24	Sympathy Plant-Tsai Family(PB)	Open	99.95	0.00		
01882	PRESTIGE BUSINESS PRODUCTS, INC						
24-01781	12/16/24	PD INK CARTRIDGES	Open	1,306.00	0.00		
01959	COLONNELLI BROTHERS INC.						
24-00142	01/23/24	EMERG. SANITARY SEWER REPAIRS	Open	28,210.38	0.00		B
01993	GREG TANZER SPRINKLERS						
24-01766	12/12/24	VALAVE REPLACEMENT MEMORIAL	Open	1,199.53	0.00		
02038	VOYTUS, JOSEPH						
25-00037	01/09/25	MILEAGE JULY - DECEMBER 2024	Open	162.81	0.00		
02045	HYECRAFT LLC						
25-00007	01/07/25	PROFESSIONAL SERVICES RENDERED	Open	2,475.00	0.00		
02074	CAPTUREPOINT						
24-01628	11/20/24	COMMUNITY PASS SUBSCRIPTION	Open	5,000.00	0.00		
02109	MANHART, CAROL						
25-00038	01/09/25	JUNE-DECEMBER MILEAGE REIMB.	Open	24.12	0.00		
02141	REGAN, ROBERT T., ESQ.						
25-00017	01/07/25	PROFESSIONAL SERVICES RENDERED	Open	100.00	0.00		
25-00020	01/07/25	PROFESSIONAL SERVICES RENDERED	Open	480.00	0.00		
25-00021	01/07/25	PROFESSIONAL SERVICES RENDERED	Open	<u>3,460.00</u>	0.00		
				4,040.00			
02246	MAYO SPORTS						
24-01765	12/12/24	JPA SWEATSHIRTS	Open	392.00	0.00		

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
02249	SHORTROUNDS CATERING	24-01817	12/23/24	Appreciation Breakfast-Constr	Open	746.41	0.00		
02250	SKI CAMPGAW MANAGEMENT LLC	25-00080	01/14/25	PD TUBING EVENT 1/16/2025	Open	1,000.00	0.00		
02251	ARIZENT	25-00113	01/16/25	LEGAL ADVERTISING - BOND	Open	1,323.00	0.00		
02252	DELPRIORE, DARREN	25-00132	01/22/25	RETURN CURB OPENING BOND	Open	2,400.00	0.00		
02426	VERIZON WIRELESS	25-00109	01/16/25	242317487-00001 VERIZON DEC.	Open	910.91	0.00		
02679	EDMUNDS GOVTECH	25-00044	01/09/25	2025 SOFTWARE MAINTENANCE	Open	15,917.94	0.00		
		25-00089	01/14/25	CLOUD HOSTING LEVEL 1	Open	4,499.46	0.00		
						20,417.40			
02757	TYCO ANIMAL CONTROL SERVICES	24-00206	02/02/24	2024 GEESE CONTROL SERVICES	Open	400.00	0.00		B
03086	AN EYE FOR DETAIL	25-00095	01/15/25	2025 MONTVALE WELLNESS PROGRAM	Open	215.00	0.00		
03148	COUNTY OPEN SPACE TRUST FUND	25-00092	01/14/25	2025 COUNTY OPEN SPACE TAXES	Open	69,336.50	0.00		B
03727	STAPLES INC	25-00026	01/07/25	Office supplies	Open	206.10	0.00		
03890	BUSINESS INFORMATION SYSTEMS	25-00060	01/13/25	REPLACE AUDIO MIXER	Open	5,101.58	0.00		
Total Purchase Orders:		95	Total P.O. Line Items:		0	Total List Amount:		2,268,731.65	Total Void Amount: 0.00

Totals by Year-Fund						
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total
CURRENT FUND 2024	4-01	240,124.53	0.00	240,124.53	0.00	240,124.53
CURRENT FUND 2024	5-01	1,916,490.62	0.00	1,916,490.62	0.00	1,916,490.62
CAPITAL FUND	C-04	90,821.00	0.00	90,821.00	0.00	90,821.00
BOA ESCROW ACCOUN	E-08	8,212.50	0.00	8,212.50	0.00	8,212.50
OTHER TRUST ACCOU	T-03	11,836.75	0.00	11,836.75	0.00	11,836.75
OPEN SPACE TRUST	T-14	1,246.25	0.00	1,246.25	0.00	1,246.25
Year Total:		13,083.00	0.00	13,083.00	0.00	13,083.00
Total of All Funds:		2,268,731.65	0.00	2,268,731.65	0.00	2,268,731.65

IN THE MATTER OF THE REVALUATION OF
BOROUGH OF MONTVALE

ORDER TO IMPLEMENT A
MUNICIPAL-WIDE REVALUATION
BOROUGH OF MONTVALE

TO: The Tax Assessor, Mayor and
Members of the Governing Body and
all other Responsible Officials of
Borough of ~~MONTVALE~~
12 DePiero Drive,
Montvale, NJ 07645

WHEREAS, the Bergen County Board of Taxation, pursuant to N.J.S.A 54:4-2.27, adopted the percentage level of taxable value of real property for the County of Bergen of 100% of true value;

WHEREAS, the Bergen County Board of Taxation, pursuant to its statutory duty to revise, correct and equalize the assessed value of all property in the respective taxing districts (N.J.S.A 54:4-47), has determined that the assessments of the Borough of Montvale result in an unequal distribution of the tax burden within said municipality;

WHEREAS, pursuant to N.J.S.A. 54:3-13, the Bergen County Board of Taxation has the responsibility to secure the taxation of all property within Bergen County at its taxable value in order that all property, except as exempt by law, shall bear its full, equal and just share of taxes;

WHEREAS, it is the regular policy of the Bergen County Board of Taxation to review the measurement of uniformity and accuracy of assessments of each taxing district within Bergen County in accordance with the standards of N.J.A.C. 18:12a-1.14 to assure the proper distribution of the local property tax burden in each municipality;

WHEREAS, the last district wide revaluation was 2013.

WHEREAS, the ratio of assessed value to true value for the Borough of Montvale is 78.13.

WHEREAS, the general coefficient of deviation is 13.36.

weighted ratios, neighboring and zoning changes and the adequacy of tax records, including property record cards;

WHEREAS, this statistical pattern reflects an assessment pattern for the Borough of Montvale which lacks uniformity and which does not conform to the assessment standard of 100% true value established by the Bergen County Board of Taxation.

It is ordered on this 8th day of January, 2025

1. The Borough of Montvale and its tax assessor shall implement and municipal-wide revaluation to be completed by October 1, 2026 and to be effective for the 2027 tax year.
2. The tax assessor for the Borough of Montvale shall, within 60 days from the date of approval of this order by the Director of the Division of Taxation, submit a proposed plan for compliance with this revaluation order. The plan shall indicate whether the municipality proposes to enter into a contract with a qualified revaluation firm for purposes of accomplishing a revaluation of all real property within the municipality pursuant to N.J.S.A. 54:1-35.36 and shall further indicate the date upon which it proposes to begin implementation of the program and the time estimated to be required for completion of the revaluation.
3. The Governing Body of the Borough of Montvale take all necessary action to enter into a contract for a revaluation in accordance with the Local Public Contracts Law, N.J.S.A. 40:11-1 et seq. and the Local Budget Law, N.J.S.A. 40A:4-1 et seq. including, but not limited to, the preparation of the revaluation contract and the appropriation of monies to fund the revaluation contract.
4. The procedure to be utilized by the municipality in awarding the revaluation contract to a revaluation firm shall be made pursuant to the provisions of the Local Public Contracts Law, N.J.S.A. 40:11-1 et seq., and the Local Budget Law, N.J.S.A. 40a:4-1 et seq., and shall not be delayed as a result of the municipality's utilization of either the public bidding or other available procedure for purposes of securing a qualified revaluation firm.
5. The Governing Body of the Borough of Montvale shall prepare the necessary specifications for the revaluation contract and submit a copy thereof to the Bergen County Board of Taxation, following the awarding of the revaluation contract, shall

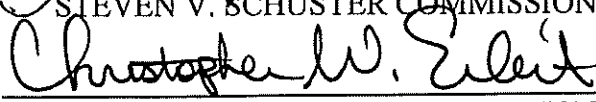
submit the proposed revaluation contract to the Director, Division of Taxation, for his review and approval pursuant to the provisions of N.J.S.A. 54:1-35.36 and shall submit a copy of the revaluation contract to the Bergen County Board of Taxation.

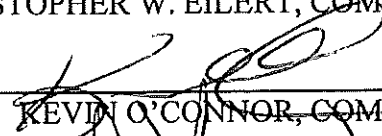
6. The Tax Assessor of the Borough of Montvale shall submit written reports on the first day of each month during the implementation of the revaluation program to the Bergen County Board of Taxation. The reports shall set forth specifically the progress and status of the revaluation of all property in the Borough of Montvale including the precise nature of the program adopted to accomplish the revaluation, the amount of monies appropriated and expended therefor, the nature and status of any municipal ordinance or resolution introduced by the municipal Governing Body relating to the revaluation program and funding therefore, the number of line items completed and left to be completed in connection with the revaluation and the amount of time needed to complete each phase of the revaluation.
7. As part of the revaluation program, the municipality is required to maintain an up-to-date tax map. The tax map must be submitted to the Director, Division of Taxation, in accordance with N.J.A.C. 18:12-4.7 for review and approval in accordance with existing standards. The commencement of the revaluation program requires the availability of an up-to-date tax map. In the event the tax map requires revision, such revision shall be immediately commenced in order to effectuate an up-to-date tax map. The progress reports to be submitted pursuant to this order shall include a discussion as to the status of the tax map revision.
8. The revaluation firm shall perform the revaluation on behalf of and as an agent of the tax assessor and the tax assessor shall be responsible for monitoring all phases of the revaluation work to insure the proper implementation of the revaluation program.

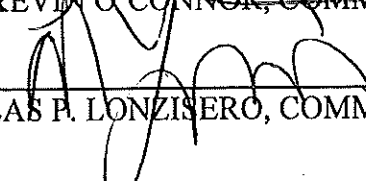
BERGEN COUNTY BOARD OF TAXATION

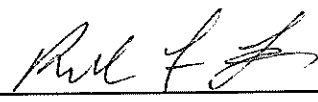
GERALD A. CALABRESE, JR., PRESIDENT


STEVEN V. SCHUSTER COMMISSIONER


CHRISTOPHER W. EILERT, COMMISSIONER


KEVIN O'CONNOR, COMMISSIONER


NICHOLAS P. LONZISERO, COMMISSIONER

Attest: 
Robert F. Layton,
Tax Administrator
Bergen County Board of Taxation

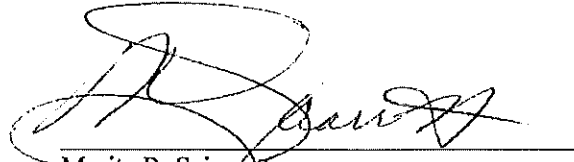
In accordance with N.J.S.A. 54:1-35.36, the within order for the Borough of
Montvale is hereby approved.

Marita Sciarrotta, Acting Director
Division of Taxation
Department of the Treasury
State of New Jersey

Date: _____

Montvale Borough, Bergen County

In accordance with N.J.S.A. 54:1-35.36, the within order for the revaluation of Montvale Borough for tax year 2027 is hereby approved.



Marita R. Sciarrotta
Acting Director
Division of Taxation

Date: 1-7-2025



**COUNTY OF BERGEN
BOARD OF TAXATION**

**Two Bergen County Plaza • 1st Floor • Hackensack, NJ 07601-7076
(201) 336-6300 • FAX (201) 336-6310**

James J. Tedesco III
County Executive

Robert F. Layton
Tax Administrator

January 13, 2025

Frances Scordo
Borough Clerk
Montvale Borough
12 DePiero Drive
Montvale, NJ 07645-1816

RE: Montvale Revaluation

Dear Ms. Scordo,

Enclosed is a signed copy of Montvale's Revaluation as approved by Acting Director, Marita R. Sciarrotta.

Any complaint to challenge this order must be filed with the Clerk of the Tax Court within 45 days of the notice date of this letter

Very truly yours,


Robert F. Layton, Tax Administrator

CC: Shelly Reilly, Assistant Director, Division of Taxation
Bergen County Board of Taxation Members

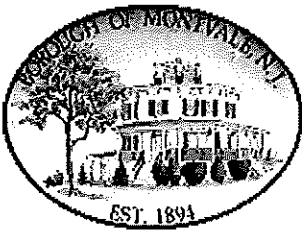
Fran Scordo

From: Joseph Voytus
Sent: Wednesday, January 8, 2025 8:38 AM
To: Fran Scordo
Subject: FW: Community Service Form
Attachments: Community Service Form.docx

Fran,

Can you list this under new business for the Jan 28 meeting?

Joseph W. Voytus, Administrator
Borough of Montvale
12 DePiero Drive
Montvale, New Jersey 07645
(201) 391-5700 x210
(201) 391-9317 (fax)



BUSINESS VIEW PUBLISHING

BEST MANAGED COMMUNITIES

NEW JERSEY

2024

From: Robert Hanrahan <rhanrahan@montvaleboro.org>
Sent: Wednesday, January 8, 2025 8:14 AM
To: Joseph Voytus <jvoytus@montvaleboro.org>
Cc: EC Secretary <ECsecretary@montvaleboro.org>
Subject: Fw: Community Service Form

Hi Joe,

Any thoughts on using this form?

If so all agree I will send out to the local scout organizations for future use.

Robert Hanrahan
Borough of Montvale Environmental Commission Chair
201-286-4250

From: EC Secretary <ECsecretary@montvaleboro.org>
Sent: Sunday, January 5, 2025 7:28 PM
To: EC <ec@montvaleboro.org>; randallpreston@optonline.net <randallpreston@optonline.net>; thejohnsonfive59@verizon.net <thejohnsonfive59@verizon.net>
Subject: Community Service Form

Borough of Montvale

Logo or Letterhead

Community Service Application

This application is to be used when a member or group from the Montvale community (i.e. scouts, school groups, and business groups) would like to present a proposal for a volunteer project to benefit the Borough of Montvale and its residents. All applications must be approved by the Mayor and Council, Borough Administrator, Building Department and Environmental Commission. **Building permits may be required (associated costs for permits will be waived if project is approved).** *Attached any additional plans, surveys or information required to evaluate this request if space is not provided below).*

Date: _____

Name of Applicant (or Community Group): _____

Name of Project Leader: _____

Telephone Number: _____

Email Address: _____

Borough Sponsor (Department or Commission that will be overseeing the proposal/project. If no sponsor has been designated please indicate "NONE" and a department will be assigned to your proposal.)

Describe the project in detail and work to be completed. Please include estimated start and end dates of work, location and costs (Please attach to the application any plans or other information relevant to this request): _____

Describe the use of the project/proposal and the anticipated benefit it will have for the community: _____

Describe your plans for maintenance of the project after completion: _____

If other members of the community will be responsible for maintenance after the completion of this proposal, please indicate the individual or group who will be supporting the maintenance/upkeep of the project. Be sure to include name, phone number and email address.

Signature of Project Leader

Date

For Internal Use Only/To Be Completed by Administration/Borough Representatives

Approval Dates:

Mayor and Council: _____

Borough Administrator: _____

Building Department: _____

Does this project require a building permit? _____

Building Permit Approval No.: _____

Environmental Commission: _____