

**AGENDA
PUBLIC MEETING
BOROUGH OF MONTVALE
Mayor and Council Meeting
June 12, 2025
Closed Executive Session 7:00PM
Meeting to Commence 7:30PM**

CLOSED/EXECUTIVE SESSION:

Motion to move into Executive Session as provided for by Resolution No. 15-2025 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 Lane
Councilmember Cudequest	Councilmember Roche
Councilmember Koelling	Councilmember Russo-Vogelsang

Proclamation: Honoring Dante Teagno – Planning Board Member

Proclamation: Pascack Valley Woman's Club Honoring 35 Years of Service

ORDINANCES:

PUBLIC HEARING OF ORDINANCE NO. 2025-1573 AN ORDINANCE OF THE BOROUGH OF MONTVALE REPEALING AND REPLACING CHAPTER 210, "FLOOD DAMAGE PREVENTION," OF THE BOROUGH CODE

PUBLIC HEARING OF ORDINANCE NO. 2025-1574 AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 408 OF THE BOROUGH OF MONTVALE CODE TO REGULATE PET WASTE

INTRODUCTION OF ORDINANCE NO. 2025-1575 ORDINANCE AUTHORIZING A SPECIAL EMERGENCY APPROPRIATION IN THE AMOUNT OF \$500,000 FOR THE PREPARATION OF AN APPROVED TAX MAP AND REVALUATION IN AND BY THE BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, NEW JERSEY

(public hearing 7-22-25)

INTRODUCTION OF BOND ORDINANCE NO. 2025-1576 BOND ORDINANCE PROVIDING A SUPPLEMENTAL APPROPRIATION OF \$395,000 FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, NEW JERSEY

(public hearing 7-22-25)

MEETING OPEN TO PUBLIC:

Agenda Items Only

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:

May 27, 2025

CLOSED/EXECUTIVE MINUTES:

May 27, 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.

- 130-2025 A Resolution Awarding a Contract to Nielsen of Morristown Pursuant to State Contract #23-FLEET-34933 for the Purchase of a 2024 Dodge Durango (WDEE75) Pursuit AWD
- 131-2025 A Resolution Authorizing a Contract with Motorola Solutions for One (1) All-Band Portable Radio Pursuant to State Contract #83909 T0109
- 132-2025 A Resolution Awarding a Contract to All American Ford of Paramus 2026 F-750 Diesel SuperCab Base (X7D) and Related Equipment Pursuant to Bergen County Co-Op Contract BC-BID-24-06
- 133-2025 A Resolution Awarding a Contract to Cliffside Body Corporation for One (1) Stainless Steel Dump Body, Snow Plow and Hydraulic VBox Salt Spreader Pursuant to ESCNJ Contract 23/24-04
- 134-2025 Opposing New Jersey Protecting Against Climate Threats/Resilient Environments And Landscape Rules (NJPACT)
- 135-2025 A Resolution Awarding a Contract to 4 Clean Up Inc. for the NJDOT FY2025 – Paragon Drive Resurfacing Project
- 136-2025 A Resolution Authorizing Extended Hours at the La Trenta Fields for the Montvale Dads Charity Softball Tournament
- 137-2025 Resolution Approving Liquor License Renewals - July 1, 2025 Through June 30, 2026
- 138-2025 A Resolution Awarding a Contract to GTBM for Four (4) Laptop Computers and Related Equipment Pursuant to Bergen County Co-Op Contract BC-BID-23-17 For Use By The Montvale Police Department

BILLS:

REPORT OF REVENUE:

COMMITTEE REPORTS:

ENGINEER'S REPORT:

ATTORNEY'S REPORT:

ADMINISTRATOR'S REPORT:

UNFINISHED BUSINESS:

None

NEW BUSINESS:

- Mayor Appointment – Change in positions of Planning Board member Sherwin Tsai

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 Workshop Meeting of the Mayor & Council to be held on June 24, 2025 at 7:30pm

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

Borough of Montvale
PROCLAMATION
Honoring Dante Teagno

W*HEREAS*, Dante Teagno has faithfully and diligently served as a member of the Montvale Planning Board since 2010, when the Zoning and Planning Boards merged. Dante along with two other members were asked to join the Planning Board; and

W*HEREAS*, serving as Chairman on the Zoning Board in 1994, Dante Teagno has brought insight, professionalism, and a spirit of collaboration to every Planning Board Meeting, site visit, and decision, always seeking to balance progress with preservation; and

W*HEREAS*, Dante has played a vital role in shaping key initiatives, comprehensive planning efforts, zoning improvements, and policies that have strengthened the fabric of our community. Dante along with Leah LaMonica and Bill Lintner spent almost two years to layout the groundwork for the first tree ordinance adopted; and

W*HEREAS*, Dante Teagno has earned the respect and gratitude of fellow board members, municipal staff, and residents alike for his integrity, leadership, and steadfast commitment to public service; and

N*OW, THEREFORE*, be it proclaimed on behalf of the Borough of Montvale Council, and I, Michael N. Ghassali, extend our sincere appreciation and heartfelt thanks to Dante Teagno for his exceptional service and lasting contributions to the Borough of Montvale Planning Board.

F*URTHER*, let it be known that Dante Teagno legacy of thoughtful planning and civic involvement will continue to benefit future generations and he will always be regarded as valued steward of our community
June 12, 2025.

MICHAEL N. GHASSALI, MAYOR

Borough of Montvale PROCLAMATION

Celebrating 35 years of Friendship and Service

 **HEREAS**, the Greater Pascack Valley Woman's Club was chartered on April 12, 1990 as a member of the New Jersey Federation of Women's Clubs-GFWC. It is part of the oldest and largest non-denominational, non-partisan service organizations of volunteer women in the State of New Jersey; and

 **HEREAS**, throughout its 131-year history, NJFWC members have worked in their communities to assist in a variety of activities, enabling members to make a difference in the lives of others, one project at a time; and

 **HEREAS**, the members of the NJFWC Greater Pascack Valley Woman's Club, follow that mission to encourage social and cultural development through organized activities, and meet to improve their mutual understanding, develop significant ideas and contribute to their community; and

 **HEREAS** The NJFWC Greater Pascack Valley Woman's Club holds several fundraisers each year to support projects which benefit the residents of the Pascack Valley. These projects include scholarships for graduates of Park Ridge, Pascack Hills and Pascack Valley High Schools, financial and volunteer support for the Tri Boro Food Pantry and Meals on Wheels of North Jersey, as well as financial support for community service organizations such as the Tri-Boro Ambulance Corps, Special Olympics of Bergen County and the Center for Hope and Safety; and

 **NOW, THEREFORE**, BE IT RESOLVED that the Mayor and Council of the Borough of Montvale do hereby that the Mayor and Council of the Borough of Montvale, do hereby affirm their support and congratulate the members of the NJFWC Greater Pascack Valley Woman's Club on the occasion of their 35th anniversary of service to our community.

Michael N. Ghassali, Mayor

Date

Memorandum

To: Borough of Montvale, Mayor & Council
From: Carl P. O'Brien, P.E., P.P., C.M.E., C.P.W.M.
Date: May 27, 2025
Subject: Flood Damage Prevention Ordinance Updates
Project No.: MVB0082

Background

Following a recent FEMA audit of New Jersey's local flood damage prevention ordinances for consistency with the National Flood Insurance Program (NFIP) regulations (44 CFR Parts 59 and 60), it was determined that local codes required updates to correct inconsistencies and improve coordination across federal, state, and local regulations.

As a result, the NJDEP—working with FEMA—developed an updated and modernized Model Code Coordinated Ordinance that municipalities are now required to adopt, following review by the NFIP State Coordinator and FEMA Regional Office. This model language proposed to be adopted replaces existing Boro Code sections 210-1 through 210-18 with new sections 210-1 through 210-88.

We note that the updated model ordinance is required to be adopted by all municipalities by June 18, 2025. There were several areas within the ordinance that allowed for optional more restrictive regulations. The Borough opted not to incorporate any of the more restrictive provisions.

Updated Flood Damage Prevention Ordinance Changes

- Floodplain Development Permits
 - The current ordinance requires a Floodplain Development Permit from the Borough for any proposed construction within a special flood hazard area. Applicants would also be required to obtain any additional permits required from DEP or other State/Federal regulatory agencies related to construction in a Special Flood Hazard Area.
 - The updated ordinance also requires a Floodplain Development permit from the Borough for any construction within a Special Flood Hazard Area. We note that most of the additional requirements outlined in the updated ordinance are similar to NJDEP requirements already enforced at a state level.
- Establishment of Special Flood Hazard Areas / Properties Affected

- The current ordinance references a series of Flood Insurance Rate Maps (FIRM maps) to determine what areas are considered a special flood hazard area.
- In the updated ordinance, the same FIRM maps are referenced. Applicants are required to use the most restrictive flood data from FIRM maps, Federal information, and state studied waters. A list of state studied waters are provided in the updated ordinance along with associated map numbers. We do not anticipate additional properties within Montvale to be impacted by this change.
- Variance Procedure
 - Current Ordinance - The Planning Board is the established body to hear and decide appeals for variances from the requirements of Chapter 210. There is a criteria outlined for evaluating applications for variances from the provisions of Chapter 210. This procedure remains the same in the updated ordinance.
- Responsibilities of the Floodplain Administrator
 - Current Ordinance - The Administrator is responsible for the review of all development permits to determine if the provisions of Chapter 210 are applicable. If the property is located within a special flood hazard area, a floodplain development permit is required in addition to the building/soil movement permits. They are responsible for ensuring all necessary federal, state, and local permits are obtained.
 - The Floodplain administrator under the current ordinance is the construction official. The updated version designates the Borough Engineer as the Floodplain Administrator.

General Discussion

In conclusion, after our review and comparison of the original Flood Damage Prevention Ordinance versus the updated ordinance, we find the changes to have minimal impact on Borough Procedures. The updated ordinance requires and enforces most of the same functions as the prior version.

We find that the changes outlined in the ordinance are primarily consistent with state standards that were already in place under NJAC 7:13 just restated and adopted at a local level. Applicant's that seek to construct improvements within a special flood hazard area will still be required to obtain any necessary Flood Hazard Area permits from the NJDEP.

The Borough's floodplain administrator will be responsible for verifying if any proposed construction is within a special flood hazard area. Any application that proposes construction within the special flood hazard area will require a Floodplain Development permit in addition to any other local permits required. We note that CED already checks every application against FEMA flood maps and provides commentary in our review letters if construction is proposed within a special flood hazard area to ensure any necessary state permits are obtained.

**BOROUGH OF MONTVALE
ORDINANCE NO. 2025-1573**

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on May 27, 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 June 12, 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 OF THE BOROUGH OF MONTVALE REPEALING AND REPLACING
CHAPTER 210, "FLOOD DAMAGE PREVENTION," OF THE BOROUGH CODE**

WHEREAS, the Legislature of the State of New Jersey has, in N.J.S.A. 40:48 et seq and N.J.S.A. 40:55D et seq., conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Federal Emergency Management Agency has identified special flood hazard areas within the boundaries of the **Borough of Montvale** and such areas may be subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare, and

WHEREAS, the **Borough of Montvale** was accepted for participation in the National Flood Insurance Program on **June 15, 1981** and the **Mayor and Council** desire to continue to meet the requirements of Title 44 Code of Federal Regulations, Sections 59, 60, 65 and 70 necessary for such participation; and

WHEREAS, the **Borough of Montvale** is required, pursuant to N.J.A.C. 5:23 et seq., to administer and enforce the State building codes, and such building codes contain certain provisions that apply to the design and construction of buildings and structures in flood hazard areas; and

WHEREAS, the **Borough of Montvale** is required, pursuant to N.J.S.A. 40:49-5, to enforce zoning codes that secure safety from floods and contain certain provisions that apply to the development of lands; and

WHEREAS, the **Borough of Montvale** is required, pursuant to N.J.S.A.58:16A-57, within 12 months after the delineation of any flood hazard area, to adopt rules and regulations concerning the development and use of land in the flood fringe area which at least conform to the standards promulgated by the New Jersey Department of Environmental Protection (NJDEP).

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

SECTION 1. Chapter 210 of the Borough Code is hereby repealed in its entirety and replaced as follows:

CHAPTER 210 – FLOOD DAMAGE PREVENTION

ARTICLE I - SCOPE AND ADMINISTRATION

§201-1. Title.

These regulations, in combination with the flood provisions of the Uniform Construction Code (UCC) N.J.A.C. 5:23 (hereinafter "Uniform Construction Code," consisting of the Building Code, Residential Code, Rehabilitation Subcode, and related codes, and the New Jersey Flood Hazard Area Control Act (hereinafter "FHACA"), N.J.A.C. 7:13, shall be known as the *Floodplain Management Regulations* of the **Borough of Montvale** (hereinafter "these regulations").

§201-2. Scope.

These regulations, in combination with the flood provisions of the Uniform Construction Code and FHACA shall apply to all proposed development in flood hazard areas established in Article II of these regulations.

§201-3. Purposes and objectives.

The purposes and objectives of these regulations are to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific flood hazard areas through the establishment of comprehensive regulations for management of flood hazard areas, designed to:

- (1) Protect human life and health.
- (2) Prevent unnecessary disruption of commerce, access, and public service during times of flooding.
- (3) Manage the alteration of natural floodplains, stream channels and shorelines;
- (4) Manage filling, grading, dredging and other development which may increase flood damage or erosion potential.
- (5) Prevent or regulate the construction of flood barriers which will divert floodwater or increase flood hazards.
- (6) Contribute to improved construction techniques in the floodplain.
- (7) Minimize damage to public and private facilities and utilities.
- (8) Help maintain a stable tax base by providing for the sound use and development of flood hazard areas.
- (9) Minimize the need for rescue and relief efforts associated with flooding.
- (10) Ensure that property owners, occupants, and potential owners are aware of property located in flood hazard areas.
- (11) Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events.
- (12) Meet the requirements of the National Flood Insurance Program for community participation set forth in Title 44 Code of Federal Regulations, Section 59.22.

§201-4. Coordination with Building Codes.

Pursuant to the requirement established in N.J.A.C. 5:23, the Uniform Construction Code, that the **Borough of Montvale** administer and enforce the State building codes, the **Mayor and Council of the Borough of Montvale** do hereby acknowledge that the Uniform Construction Code contains certain provisions that apply to the design and construction of buildings and structures in flood hazard areas. Therefore, these regulations are intended to be administered and enforced in conjunction with the Uniform Construction Code.

§201-5. Ordinary Building Maintenance and Minor Work.

Improvements defined as ordinary building maintenance and minor work projects by the Uniform Construction Code including non-structural replacement-in-kind of windows, doors, cabinets, plumbing fixtures, decks, walls, partitions, new flooring materials, roofing, etc. shall be evaluated by the Floodplain Administrator through the floodplain development permit to ensure compliance with the Substantial Damage and Substantial Improvement Section 210-26 of this ordinance.

§201-6. Warning.

The degree of flood protection required by these regulations is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur. Flood heights may be increased by man-made or natural causes. Enforcement of these regulations does not imply that land outside the special flood hazard areas, or that uses permitted within such flood hazard areas, will be free from flooding or flood damage.

§201-7. Other laws.

The provisions of these regulations shall not be deemed to nullify any provisions of local, State, or Federal law.

§201-8. Violations and Penalties for Noncompliance.

No structure or land shall hereafter be constructed, re-located to, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violation of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a violation under N.J.S.A. 40:49-5. Any person who violates this ordinance or fails to comply with any of its requirements shall be subject to one (1) or more of the following: a fine of not more than \$1250, imprisonment for a term not exceeding ninety (90) days or a period of community service not exceeding 90 days.

Each day in which a violation of an ordinance exists shall be considered to be a separate and distinct violation subject to the imposition of a separate penalty for each day of the violation as the Court may determine except that the owner will be afforded the opportunity to cure or abate the condition during a 30 day period and shall be afforded the opportunity for a hearing before the court for an independent determination concerning the violation. Subsequent to the expiration of the 30-day period, a fine greater than \$1250 may be imposed if the court has not determined otherwise, or if upon reinspection of the property, it is determined that the abatement has not been substantially completed.

Any person who is convicted of violating an ordinance within one year of the date of a previous violation of the same ordinance and who was fined for the previous violation, shall be sentenced by a court to an additional fine as a repeat offender. The additional fine imposed by the court upon a person for a repeated offense shall not be less than the minimum or exceed the maximum fine fixed for a violation of the ordinance, but shall be calculated separately from the fine imposed for the violation of the ordinance.

§210-8.1. Solid Waste Disposal in a Flood Hazard Area.

Any person who has unlawfully disposed of solid waste in a floodway or floodplain who fails to comply with this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$2500 or up to a maximum penalty by a fine not exceeding \$10,000 under N.J.S.A. 40:49-5.

§201-9. Abrogation and greater restrictions.

These regulations supersede any ordinance in effect in flood hazard areas. However, these regulations are not intended to repeal or abrogate any existing ordinances including land development regulations, subdivision regulations, zoning ordinances, stormwater management regulations, or building codes. In the event of a conflict between these regulations and any other ordinance, code, or regulation, the more restrictive shall govern.

ARTICLE II - APPLICABILITY

§201-10. General.

These regulations, in conjunction with the Uniform Construction Code, provide minimum requirements for development located in flood hazard areas, including the subdivision of land and other developments; site improvements and installation of utilities; placement and replacement of manufactured homes; placement of recreational vehicles; new construction and alterations, repair, reconstruction, rehabilitation or additions of existing buildings and structures; substantial improvement of existing buildings and structures, including repair of substantial damage; installation of tanks; temporary structures and temporary or permanent storage; utility and miscellaneous Group U buildings and structures; and certain building work exempt from permit under the Uniform Construction Code; and other buildings and development activities.

§201-11. Establishment of Flood Hazard Areas.

The **Borough of Montvale** was accepted for participation in the National Flood Insurance Program on **June 15, 1981**.

The National Flood Insurance Program (NFIP) floodplain management regulations encourage that all Federal, State, and Local regulations that are more stringent than the minimum NFIP standards take precedence in permitting decisions. The FHACA requires that the effective Flood Insurance Rate Map, most recent preliminary FEMA mapping and flood studies, and Department delineations be compared to determine the most restrictive mapping. The FHACA also regulates unstudied flood hazard areas in watersheds measuring 50 acres or greater in size and most riparian zones in New Jersey. Because of these higher standards, the regulated flood hazard area in New Jersey may be more expansive and more restrictive than the FEMA Special Flood Hazard Area. Maps and studies that establish flood hazard areas are on file at the Borough Hall, 12 DePiero Drive, Montvale, NJ 07645 at the building department.

The following sources identify flood hazard areas in this jurisdiction and must be considered when determining the Best Available Flood Hazard Data Area:

- 1) **Effective Flood Insurance Study.** Special Flood Hazard Areas (SFHAs) identified by the Federal Emergency Management Agency in a scientific and engineering report entitled "Flood Insurance Study, Bergen County, New Jersey (All Jurisdictions)" dated August 28, 2019 and the accompanying Flood Insurance Rate Maps (FIRM) identified in Table 210-11(1) whose top level document (appendix map) effective date is August 28, 2019 are hereby adopted by reference.

Table 210-11(1)

Map Panel #	Effective Date	Suffix	Map Panel #	Effective Date	Suffix
34003C0079	8/28/2019	J	34003C0091	8/28/2019	H
34003C0087	8/28/2019	J	34003C0092	8/28/2019	H

- 2) **Federal Best Available Information.** The Borough of Montvale shall utilize Federal flood information as listed in the table below that provides more detailed hazard information, higher flood elevations, larger flood hazard areas, and results in more restrictive regulations. This information may include but is not limited to preliminary flood elevation guidance from FEMA (such as Advisory Flood Hazard Area Maps, Work Maps or Preliminary FIS and FIRM). Additional Federal Best Available studies issued after the date of this ordinance must also be considered. These studies are listed on FEMA's Map Service Center. This information shall be used for floodplain regulation purposes only.

Table 210-11(2)

Map Panel #	Preliminary Date	Map Panel #	Preliminary Date
None as of the date of this ordinance			

- 3) **Other Best Available Data.** The Borough of Montvale shall utilize high water elevations from flood events, groundwater flooding areas, studies by federal or state agencies, or other information deemed appropriate by the Borough of Montvale. Other "best available information" may not be used which results in less restrictive flood elevations, design standards, or smaller flood hazard areas than the sources described in Section 210-11 (1) and (2), above. This information shall be used for floodplain regulation purposes only.

- 4) **State Regulated Flood Hazard Areas.** For State regulated waters, the NJ Department of Environmental Protection (NJDEP) identifies the flood hazard area as the land, and the space above that land, which lies below the "Flood Hazard Area Control Act Design Flood Elevation", as defined in Article IX, and as described in the New Jersey Flood Hazard Area Control Act at N.J.A.C. 7:13. A FHACA flood hazard area exists along every regulated water that has a drainage area of 50 acres or greater. Such area may extend beyond the boundaries of the Special Flood Hazard Areas (SFHAs) as identified by FEMA. The following is a list of New Jersey State studied waters in this community under the FHACA, and their respective map identification numbers.

Table 210-11(3) List of State Studied Waters

Name of Studied Water	File Name	Map Number
Pascack Bk	I0000016	15
Pascack Bk, Stateline Bk, Fieldstone Bk	I0000017	16
Bear Bk	I0000024	23
Bear Bk	I0000025	24
Mill Bk, Echo Glen Bk	I0000026	25
Mill Bk, Lauri Bk	I0000028	27
Holdrum Bk	I0000029	28
Hillsdale Bk	I0000031	30

§201-12. Establishing the Local Design Flood Elevation (LDFE).

The Local Design Flood Elevation (LDFE) is established in the flood hazard areas determined in Section 210-11, above, using the best available flood hazard data sources, and the Flood Hazard Area Control Act minimum Statewide elevation requirements for lowest floors in A, Coastal A, and V zones, ASCE 24 requirements for critical facilities as specified by the building code, plus additional freeboard as specified by this ordinance.

At a minimum, the Local Design Flood Elevation shall be as follows:

- 1) For a delineated watercourse, the elevation associated with the Best Available Flood Hazard Data Area determined in Section 210-11, above plus one foot or as described by N.J.A.C. 7:13 of freeboard; or
- 2) For any undelineated watercourse (where mapping or studies described in 210-11 (1) and (2) above are not available) that has a contributory drainage area of 50 acres or more, the applicants must provide one of the following to determine the Local Design Flood Elevation:

- a. A copy of an unexpired NJDEP Flood Hazard Area Verification plus one foot of freeboard and any additional freeboard as required by ASCE 24; or
 - b. A determination of the Flood Hazard Area Design Flood Elevation using Method 5 or Method 6 (as described in N.J.A.C. 7:13) plus one foot of freeboard and any additional freeboard as required by ASCE 24. Any determination using these methods must be sealed and submitted according to Section 210-35 and 210-36.
- 3) AO Zones – For Zone AO areas on the municipality’s FIRM (or on preliminary flood elevation guidance from FEMA), the Local Design Flood Elevation is determined from the FIRM panel as the highest adjacent grade plus the depth number specified plus one foot of freeboard. If no depth number is specified, the Local Design Flood Elevation is three (3) feet above the highest adjacent grade.
- 4) Class IV Critical Facilities - For any proposed development of new and substantially improved Flood Design Class IV Critical Facilities, the Local Design Flood Elevation must be the higher of the 0.2% annual chance (500 year) flood elevation or the Flood Hazard Area Design Flood Elevation with an additional 2 feet of freeboard in accordance with ASCE 24.
- 5) Class III Critical Facilities - For proposed development of new and substantially improved Flood Design Class III Critical Facilities in coastal high hazard areas, the Local Design Flood Elevation must be the higher of the 0.2% annual chance (500 year) flood elevation or the Flood Hazard Area Design Flood Elevation with an additional 1 foot of freeboard in accordance with ASCE 24.

ARTICLE III - DUTIES AND POWERS OF THE FLOODPLAIN ADMINISTRATOR

§201-13. Floodplain Administrator Designation.

The **Borough Engineer** is designated the Floodplain Administrator. The Floodplain Administrator shall have the authority to delegate performance of certain duties to other employees.

§201-14. General.

The Floodplain Administrator is authorized and directed to administer the provisions of these regulations. The Floodplain Administrator shall have the authority to render interpretations of these regulations consistent with the intent and purpose of these regulations and to establish policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be consistent with the intent and purpose of these regulations and the flood provisions of the building code and shall not have the effect of waiving specific requirements without the granting of a variance pursuant to Article VII of these regulations.

§201-15. Coordination.

The Floodplain Administrator shall coordinate with the Construction Official to administer and enforce the flood provisions of the Uniform Construction Code.

§201-16. Duties.

The duties of the Floodplain Administrator shall include but are not limited to:

- (1) Review all permit applications to determine whether proposed development is located in flood hazard areas established in Article II of these regulations.
- (2) Require development in flood hazard areas to be reasonably safe from flooding and to be designed and constructed with methods, practices and materials that minimize flood damage.
- (3) Interpret flood hazard area boundaries and provide available flood elevation and flood hazard information.
- (4) Determine whether additional flood hazard data shall be obtained or developed.
- (5) Review required certifications and documentation specified by these regulations and the building code to determine that such certifications and documentations are complete.
- (6) Establish, in coordination with the Construction Official, written procedures for administering and documenting determinations of substantial improvement and substantial damage made pursuant to Section 210-26 of these regulations.
- (7) Coordinate with the Construction Official and others to identify and investigate damaged buildings located in flood hazard areas and inform owners of the requirement to obtain permits for repairs.
- (8) Review requests submitted to the Construction Official seeking approval to modify the strict application of the flood load and flood resistant construction requirements of the Uniform Construction code to determine whether such requests require consideration as a variance pursuant to Article VII of these regulations.
- (9) Require applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to FEMA the data and information necessary to maintain the Flood Insurance Rate Maps when the analyses propose to change base flood elevations, flood hazard area boundaries, or floodway designations; such submissions shall be made within 6 months of such data becoming available.
- (10) Require applicants who propose alteration of a watercourse to notify adjacent jurisdictions and the NJDEP Bureau of Flood Engineering, and to submit copies of such notifications to the Federal Emergency Management Agency (FEMA).
- (11) Inspect development in accordance with Article VI of these regulations and inspect flood hazard areas to determine if development is undertaken without issuance of permits.
- (12) Prepare comments and recommendations for consideration when applicants seek variances in accordance with Article VII of these regulations.
- (13) Cite violations in accordance with Article VIII of these regulations.
- (14) Notify the Federal Emergency Management Agency when the corporate boundaries of the **Borough of Montvale** have been modified.
- (15) Permit Ordinary Maintenance and Minor Work in the regulated areas discussed in Section 210-11.

§201-17. Use of changed technical data.

The Floodplain Administrator and the applicant shall not use changed flood hazard area boundaries or base flood elevations for proposed buildings or developments unless the Floodplain Administrator or applicant has applied for a Conditional Letter of Map Revision (CLOMR) to the Flood Insurance Rate Map (FIRM) revision and has received the approval of the Federal Emergency Management Agency. A revision of the effective FIRM does not remove the related feature(s) on a flood hazard area delineation that has been promulgated by the NJDEP. A separate application must be made to the State pursuant to N.J.A.C. 7:13 for revision of a flood hazard design flood elevation, flood hazard area limit, floodway limit, and/or other related feature.

§201-18. Other permits.

It shall be the responsibility of the Floodplain Administrator to assure that approval of a proposed development shall not be given until proof that necessary permits have been granted by Federal or State agencies having jurisdiction over such development, including section 404 of the Clean Water Act. In the event of conflicting permit requirements, the Floodplain Administrator must ensure that the most restrictive floodplain management standards are reflected in permit approvals.

§201-19. Determination of Local Design Flood Elevations.

If design flood elevations are not specified, the Floodplain Administrator is authorized to require the applicant to:

- (1) Obtain, review, and reasonably utilize data available from a Federal, State, or other source, or
- (2) Determine the design flood elevation in accordance with accepted hydrologic and hydraulic engineering techniques. Such analyses shall be performed and sealed by a licensed professional engineer. Studies, analyses, and computations shall be submitted in sufficient detail to allow review and approval by the Floodplain Administrator. The accuracy of data submitted for such determination shall be the responsibility of the applicant.

It shall be the responsibility of the Floodplain Administrator to verify that the applicant's proposed Best Available Flood Hazard Data Area and the Local Design Flood Elevation in any development permit accurately applies the best available flood hazard data and methodologies for determining flood hazard areas and design elevations described in 210-11 and 210-12 respectively. This information shall be provided to the Construction Official and documented according to Section 210-27.

§201-20. Requirement to submit new technical data.

Base Flood Elevations may increase or decrease resulting from natural changes (e.g. erosion, accretion, channel migration, subsidence, uplift) or man-made physical changes (e.g. dredging, filling, excavation) affecting flooding conditions. As soon as practicable, but not later than six months after the date of a man-made change or when information about a natural change becomes available, the Floodplain Administrator shall notify the Federal Insurance Administrator of the changes by submitting technical or scientific data in accordance with Title 44 Code of Federal Regulations Section 65.3. Such a submission is necessary so that upon confirmation of those physical changes affecting flooding conditions, risk premium rates and

floodplain management requirements will be based upon current data.

§201-21. Activities in riverine flood hazard areas.

In riverine flood hazard areas where design flood elevations are specified but floodways have not been designated, the Floodplain Administrator shall not permit any new construction, substantial improvement or other development, including the placement of fill, unless the applicant submits an engineering analysis prepared by a licensed professional engineer that demonstrates that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachment, will not increase the design flood elevation more than 0.2 feet at any point within the community.

§201-22. Floodway encroachment.

Prior to issuing a permit for any floodway encroachment, including fill, new construction, substantial improvements and other development or land-disturbing-activity, the Floodplain Administrator shall require submission of a certification prepared by a licensed professional engineer, along with supporting technical data, that demonstrates that such development will not cause any increase in the base flood level.

§210-22.1. Floodway revisions.

A floodway encroachment that increases the level of the base flood is authorized if the applicant has applied for a Conditional Letter of Map Revision (CLOMR) to the Flood Insurance Rate Map (FIRM) and has received the approval of FEMA.

§201-23. Watercourse alteration.

Prior to issuing a permit for any alteration or relocation of any watercourse, the Floodplain Administrator shall require the applicant to provide notification of the proposal to the appropriate authorities of all adjacent government jurisdictions, as well as the NJDEP Bureau of Flood Engineering and the Division of Land Resource Protection. A copy of the notification shall be maintained in the permit records and submitted to FEMA.

§210-23.1. Engineering analysis.

The Floodplain Administrator shall require submission of an engineering analysis prepared by a licensed professional engineer, demonstrating that the flood-carrying capacity of the altered or relocated portion of the watercourse will be maintained, neither increased nor decreased. Such watercourses shall be maintained in a manner that preserves the channel's flood-carrying capacity.

§201-24. Alterations in coastal areas.

The excavation or alteration of sand dunes is governed by the New Jersey Coastal Zone Management (CZM) rules, N.J.A.C. 7:7. Prior to issuing a flood damage prevention permit for any alteration of sand dunes in coastal high hazard areas and Coastal A Zones, the Floodplain Administrator shall require that a New Jersey CZM permit be obtained and included in the flood damage prevention permit application. The applicant shall also provide documentation of any engineering analysis, prepared by a licensed professional engineer, that demonstrates that the proposed alteration will not increase the potential for flood damage.

§201-25. Development in riparian zones

All development in Riparian Zones as described in N.J.A.C. 7:13 is prohibited by this ordinance unless the applicant has received an individual or general permit or has complied with the requirements of a permit by rule or permit by certification from NJDEP Division of Land Resource Protection prior to application for a floodplain development permit and the project is compliant with all other Floodplain Development provisions of this ordinance. The width of the riparian zone can range between 50 and 300 feet and is determined by the attributes of the waterbody and designated in the New Jersey Surface Water Quality Standards N.J.A.C. 7:9B. The portion of the riparian zone located outside of a regulated water is measured landward from the top of bank. Applicants can request a verification of the riparian zone limits or a permit applicability determination to determine State permit requirements under N.J.A.C. 7:13 from the NJDEP Division of Land Resource Protection.

§201-26. Substantial improvement and substantial damage determinations.

When buildings and structures are damaged due to any cause including but not limited to man-made, structural, electrical, mechanical, or natural hazard events, or are determined to be unsafe as described in N.J.A.C. 5:23; and for applications for building permits to improve buildings and structures, including alterations, movement, repair, additions, rehabilitations, renovations, ordinary maintenance and minor work, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the Floodplain Administrator, in coordination with the Construction Official, shall:

- (1) Estimate the market value, or require the applicant to obtain a professional appraisal prepared by a qualified independent appraiser, of the market value of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made.
- (2) Determine and include the costs of all ordinary maintenance and minor work, as discussed in Section 210-5, performed in the floodplain regulated by this ordinance in addition to the costs of those improvements regulated by the Construction Official in substantial damage and substantial improvement calculations.
- (3) Compare the cost to perform the improvement, the cost to repair the damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, where applicable, to the market value of the building or structure.
- (4) Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage.
- (5) Notify the applicant in writing when it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant construction requirements of the building code is required and notify the applicant when it is determined that work does not constitute substantial improvement or repair of substantial damage. The Floodplain Administrator shall also provide all letters documenting substantial damage and compliance with flood resistant construction requirements of the building code to the NJDEP Bureau of Flood Engineering.

§201-27. Department records.

In addition to the requirements of the building code and these regulations, and regardless of any limitation on the period required for retention of public records, the Floodplain Administrator shall maintain and permanently keep and make available for public inspection all records that

are necessary for the administration of these regulations and the flood provisions of the Uniform Construction Code, including Flood Insurance Studies, Flood Insurance Rate Maps; documents from FEMA that amend or revise FIRMs; NJDEP delineations, records of issuance of permits and denial of permits; records of ordinary maintenance and minor work, determinations of whether proposed work constitutes substantial improvement or repair of substantial damage; required certifications and documentation specified by the Uniform Construction Code and these regulations including as-built Elevation Certificates; notifications to adjacent communities, FEMA, and the State related to alterations of watercourses; assurance that the flood carrying capacity of altered waterways will be maintained; documentation related to variances, including justification for issuance or denial; and records of enforcement actions taken pursuant to these regulations and the flood resistant provisions of the Uniform Construction Code. The Floodplain Administrator shall also record the required elevation, determination method, and base flood elevation source used to determine the Local Design Flood Elevation in the floodplain development permit.

§201-28. Liability.

The Floodplain Administrator and any employee charged with the enforcement of these regulations, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by these regulations or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of these regulations shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The Floodplain Administrator and any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of these regulations.

ARTICLE IV - PERMITS

§201-29. Permits Required.

Any person, owner or authorized agent who intends to conduct any development in a flood hazard area shall first make application to the Floodplain Administrator and shall obtain the required permit. Depending on the nature and extent of proposed development that includes a building or structure, the Floodplain Administrator may determine that a floodplain development permit or approval is required in addition to a building permit.

§201-30. Application for permit.

The applicant shall file an application in writing on a form furnished by the Floodplain Administrator. Such application shall:

- (1) Identify and describe the development to be covered by the permit.
- (2) Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitively locate the site.
- (3) Indicate the use and occupancy for which the proposed development is intended.
- (4) Be accompanied by a site plan and construction documents as specified in Article V of these regulations, grading and filling plans and other information deemed appropriate by

the Floodplain Administrator.

- (5) State the valuation of the proposed work, including the valuation of ordinary maintenance and minor work.
- (6) Be signed by the applicant or the applicant's authorized agent.

§201-31. Validity of permit.

The issuance of a permit under these regulations or the Uniform Construction Code shall not be construed to be a permit for, or approval of, any violation of this appendix or any other ordinance of the jurisdiction. The issuance of a permit based on submitted documents and information shall not prevent the Floodplain Administrator from requiring the correction of errors. The Floodplain Administrator is authorized to prevent occupancy or use of a structure or site which is in violation of these regulations or other ordinances of this jurisdiction.

§201-32. Expiration.

A permit shall become invalid when the proposed development is not commenced within 180 days after its issuance, or when the work authorized is suspended or abandoned for a period of 180 days after the work commences. Extensions shall be requested in writing and justifiable cause demonstrated. The Floodplain Administrator is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each.

§201-33. Suspension or revocation.

The Floodplain Administrator is authorized to suspend or revoke a permit issued under these regulations wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or code of this jurisdiction.

ARTICLE V - SITE PLANS AND CONSTRUCTION DOCUMENTS

§201-34. Information for development in flood hazard areas.

The site plan or construction documents for any development subject to the requirements of these regulations shall be drawn to scale and shall include, as applicable to the proposed development:

- (1) Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations when necessary for review of the proposed development. For buildings that are located in more than one flood hazard area, the elevation and provisions associated with the most restrictive flood hazard area shall apply.
- (2) Where base flood elevations or floodway data are not included on the FIRM or in the Flood Insurance Study, they shall be established in accordance with Section 210-35.
- (3) Where the parcel on which the proposed development will take place will have more than 50 lots or is larger than 5 acres and base flood elevations are not included on the FIRM or in the Flood Insurance Study, such elevations shall be established in accordance with Section 210-35(3) of these regulations.
- (4) Location of the proposed activity and proposed structures, and locations of existing buildings and structures; in coastal high hazard areas and Coastal A zones, new buildings shall be located landward of the reach of mean high tide.

- (5) Location, extent, amount, and proposed final grades of any filling, grading, or excavation.
- (6) Where the placement of fill is proposed, the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose. The applicant shall provide an engineering certification confirming that the proposal meets the flood storage displacement limitations of N.J.A.C. 7:13.
- (7) Extent of any proposed alteration of sand dunes.
- (8) Existing and proposed alignment of any proposed alteration of a watercourse.
- (9) Floodproofing certifications, V Zone and Breakaway Wall Certifications, Operations and Maintenance Plans, Warning and Evacuation Plans and other documentation required pursuant to FEMA publications.

The Floodplain Administrator is authorized to waive the submission of site plans, construction documents, and other data that are required by these regulations but that are not required to be prepared by a registered design professional when it is found that the nature of the proposed development is such that the review of such submissions is not necessary to ascertain compliance.

§201-35. Information in flood hazard areas without base flood elevations (approximate Zone A).

Where flood hazard areas are delineated on the effective or preliminary FIRM and base flood elevation data have not been provided, the applicant shall consult with the Floodplain Administrator to determine whether to:

- (1) Use the Approximation Method (Method 5) described in N.J.A.C. 7:13 in conjunction with Appendix 1 of the FHACA to determine the required flood elevation.
- (2) Obtain, review, and reasonably utilize data available from a Federal, State or other source when those data are deemed acceptable to the Floodplain Administrator to reasonably reflect flooding conditions.
- (3) Determine the base flood elevation in accordance with accepted hydrologic and hydraulic engineering techniques according to Method 6 as described in N.J.A.C. 7:13. Such analyses shall be performed and sealed by a licensed professional engineer.

Studies, analyses, and computations shall be submitted in sufficient detail to allow review and approval by the Floodplain Administrator prior to floodplain development permit issuance. The accuracy of data submitted for such determination shall be the responsibility of the applicant. Where the data are to be used to support a Letter of Map Change (LOMC) from FEMA, the applicant shall be responsible for satisfying the submittal requirements and pay the processing fees.

§201-36. Analyses and certifications by a Licensed Professional Engineer.

As applicable to the location and nature of the proposed development activity, and in addition to the requirements of this section, the applicant shall have the following analyses signed and sealed by a licensed professional engineer for submission with the site plan and construction documents:

- (1) For development activities proposed to be located in a regulatory floodway, a floodway encroachment analysis that demonstrates that the encroachment of the proposed

development will not cause any increase in base flood elevations; where the applicant proposes to undertake development activities that do increase base flood elevations, the applicant shall submit such analysis to FEMA as specified in Section 210-37 of these regulations and shall submit the Conditional Letter of Map Revision, if issued by FEMA, with the site plan and construction documents.

- (2) For development activities proposed to be located in a riverine flood hazard area where base flood elevations are included in the FIS or FIRM but floodways have not been designated, hydrologic and hydraulic analyses that demonstrate that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachments will not increase the base flood elevation more than 0.2 feet at any point within the jurisdiction. This requirement does not apply in isolated flood hazard areas not connected to a riverine flood hazard area or in flood hazard areas identified as Zone AO or Zone AH.
- (3) For alteration of a watercourse, an engineering analysis prepared in accordance with standard engineering practices which demonstrates that the flood-carrying capacity of the altered or relocated portion of the watercourse will not be decreased, and certification that the altered watercourse shall be maintained, neither increasing nor decreasing the channel's flood-carrying capacity. The applicant shall submit the analysis to FEMA as specified in Section 210-37 of these regulations. The applicant shall notify the chief executive officer of all affected adjacent jurisdictions, the NJDEP's Bureau of Flood Engineering and the Division of Land Resource Protection; and shall provide documentation of such notifications.
- (4) For activities that propose to alter sand dunes in coastal high hazard areas (Zone V) and Coastal A Zones, an engineering analysis that demonstrates that the proposed alteration will not increase the potential for flood damage and documentation of the issuance of a New Jersey Coastal Zone Management permit under N.J.A.C. 7:7.
- (5) For analyses performed using Methods 5 and 6 (as described in N.J.A.C. 7:13) in flood hazard zones without base flood elevations (approximate A zones).

§201-37. Submission of additional data.

When additional hydrologic, hydraulic or other engineering data, studies, and additional analyses are submitted to support an application, the applicant has the right to seek a Letter of Map Change (LOMC) from FEMA to change the base flood elevations, change floodway boundaries, or change boundaries of flood hazard areas shown on FIRMs, and to submit such data to FEMA for such purposes. The analyses shall be prepared by a licensed professional engineer in a format required by FEMA. Submittal requirements and processing fees shall be the responsibility of the applicant.

ARTICLE VI - INSPECTIONS

§201-38. General.

Development for which a permit is required shall be subject to inspection. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of these regulations or the building code. Inspections presuming to give authority to violate or cancel the provisions of these regulations or the building code or other ordinances shall not be valid.

§201-39. Inspections of development.

The Floodplain Administrator shall inspect all development in flood hazard areas authorized by issuance of permits under these regulations. The Floodplain Administrator shall inspect flood hazard areas from time to time to determine if development is undertaken without issuance of a permit.

§201-40. Buildings and structures.

The Construction Official shall make or cause to be made, inspections for buildings and structures in flood hazard areas authorized by permit in accordance with the Uniform Construction Code, N.J.A.C. 5:23.

- 1) **Lowest floor elevation.** Upon placement of the lowest floor, including the basement, and prior to further vertical construction, certification of the elevation required in Section 210-74 shall be submitted to the Construction Official on an Elevation Certificate.
- 2) **Lowest horizontal structural member.** In V zones and Coastal A zones, upon placement of the lowest floor, including the basement, and prior to further vertical construction, certification of the elevation required in Section 210-74 shall be submitted to the Construction Official on an Elevation Certificate.
- 3) **Installation of attendant utilities** (electrical, heating, ventilating, air-conditioning, and other service equipment) and sanitary facilities elevated as discussed in Section 210-74.
- 4) **Final inspection.** Prior to the final inspection, certification of the elevation required in Section 210-74 shall be submitted to the Construction Official on an Elevation Certificate.

§201-41. Manufactured homes.

The Floodplain Administrator shall inspect manufactured homes that are installed or replaced in flood hazard areas to determine compliance with the requirements of these regulations and the conditions of the issued permit. Upon placement of a manufactured home, certification of the elevation of the lowest floor shall be submitted on an Elevation Certificate to the Floodplain Administrator prior to the final inspection.

ARTICLE VII - VARIANCES

§201-42. General.

The **Planning Board** shall hear and decide requests for variances. The **Planning Board** shall base its determination on technical justifications submitted by applicants, the considerations for issuance in Section 210-46, the conditions of issuance set forth in Section 210-47, and the comments and recommendations of the Floodplain Administrator and, as applicable, the Construction Official. The **Planning Board** has the right to attach such conditions to variances as it deems necessary to further the purposes and objectives of these regulations.

§201-43. Historic structures.

A variance to the substantial improvement requirements of this ordinance is authorized provided that the repair or rehabilitation of a historic structure is completed according to N.J.A.C. 5:23-6.33, Section 1612 of the International Building Code and R322 of the International Residential Code, the repair or rehabilitation will not preclude the structure's continued designation as a historic structure, the structure meets the definition of the historic structure as described by this ordinance, and the variance is the minimum necessary to preserve the historic character and design of the structure.

§201-44. Functionally dependent uses.

A variance is authorized to be issued for the construction or substantial improvement necessary for the conduct of a functionally dependent use provided the variance is the minimum necessary to allow the construction or substantial improvement, and that all due consideration has been given to use of methods and materials that minimize flood damage during the base flood and create no additional threats to public safety.

§201-45. Restrictions in floodways.

A variance shall not be issued for any proposed development in a floodway when any increase in flood levels would result during the base flood discharge, as evidenced by the applicable analysis and certification required in Section 210-36(1) of these regulations.

§201-46. Considerations.

In reviewing requests for variances, all technical evaluations, all relevant factors, all other portions of these regulations, and the following shall be considered:

- (1) The danger that materials and debris may be swept onto other lands resulting in further injury or damage.
- (2) The danger to life and property due to flooding or erosion damage.
- (3) The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners.
- (4) The importance of the services provided by the proposed development to the community.
- (5) The availability of alternate locations for the proposed development that are not subject to flooding or erosion and the necessity of a waterfront location, where applicable.
- (6) The compatibility of the proposed development with existing and anticipated development.
- (7) The relationship of the proposed development to the comprehensive plan and floodplain management program for that area.
- (8) The safety of access to the property in times of flood for ordinary and emergency vehicles.
- (9) The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwater and the effects of wave action, where applicable, expected at the site.
- (10) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets, and bridges.

§201-47. Conditions for issuance.

Variances shall only be issued upon:

- (1) Submission by the applicant of a showing of good and sufficient cause that the unique characteristics of the size, configuration or topography of the site limit compliance with any provision of these regulations or renders the elevation standards of the building code inappropriate.
- (2) A determination that failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable.
- (3) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws or ordinances.
- (4) A determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- (5) Notification to the applicant in writing over the signature of the Floodplain Administrator that the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage, and that such construction below the base flood level increases risks to life and property.

ARTICLE VIII - VIOLATIONS

§201-48. Violations.

Any development in any flood hazard area that is being performed without an issued permit or that is in conflict with an issued permit shall be deemed a violation. A building or structure without the documentation of elevation of the lowest floor, the lowest horizontal structural member if in a V or Coastal A Zone, other required design certifications, or other evidence of compliance required by the building code is presumed to be a violation until such time as that documentation is provided.

§201-49. Authority.

The Floodplain Administrator is authorized to serve notices of violation or stop work orders to owners of property involved, to the owner's agent, or to the person or persons doing the work for development that is not within the scope of the Uniform Construction Code, but is regulated by these regulations and that is determined to be a violation.

§201-50. Unlawful continuance.

Any person who shall continue any work after having been served with a notice of violation or a stop work order, except such work as that person is directed to perform to remove or remedy a violation or unsafe condition, shall be subject to penalties as prescribed by N.J.S.A. 40:49-5 as appropriate.

§201-51. Review Period to Correct Violations.

A 30-day period shall be given to the property owner as an opportunity to cure or abate the condition. The property owner shall also be afforded an opportunity for a hearing before the court for an independent determination concerning the violation. Subsequent to the expiration of the 30-day period, a fine greater than \$1,250.00 may be imposed if a court has not determined otherwise or, upon reinspection of the property, it is determined that the abatement has not been substantially completed.

ARTICLE IX - DEFINITIONS

§201-52. General.

The following words and terms shall, for the purposes of these regulations, have the meanings shown herein. Other terms are defined in the Uniform Construction Code N.J.A.C. 5:23 and terms are defined where used in the International Residential Code and International Building Code (rather than in the definitions section). Where terms are not defined, such terms shall have ordinarily accepted meanings such as the context implies.

§201-53. Definitions

30 DAY PERIOD – The period of time prescribed by N.J.S.A. 40:49-5 in which a property owner is afforded the opportunity to correct zoning and solid waste disposal after a notice of violation pertaining to this ordinance has been issued.

100 YEAR FLOOD ELEVATION – Elevation of flooding having a 1% annual chance of being equaled or exceeded in a given year which is also referred to as the Base Flood Elevation.

500 YEAR FLOOD ELEVATION – Elevation of flooding having a 0.2% annual chance of being equaled or exceeded in a given year.

A ZONES – Areas of 'Special Flood Hazard in which the elevation of the surface water resulting from a flood that has a 1% annual chance of equaling or exceeding the Base Flood Elevation (BFE) in any given year shown on the Flood Insurance Rate Map (FIRM) zones A, AE, AH, A1–A30, AR, AR/A, AR/AE, AR/A1–A30, AR/AH, and AR/AO. When used in reference to the development of a structure in this ordinance, A Zones are not inclusive of Coastal A Zones because of the higher building code requirements for Coastal A Zones.

AH ZONES– Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone.

AO ZONES – Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet.

ACCESSORY STRUCTURE – Accessory structures are also referred to as appurtenant structures. An accessory structure is a structure which is on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure. For example, a residential structure may have a detached garage or storage shed for garden tools as accessory structures. Other examples of accessory structures include gazebos, picnic pavilions, boathouses, small pole barns, storage sheds, and similar buildings.

AGRICULTURAL STRUCTURE - A structure used solely for agricultural purposes in which the

use is exclusively in connection with the production, harvesting, storage, drying, or raising of agricultural commodities, including the raising of livestock. Communities must require that new construction or substantial improvements of agricultural structures be elevated or floodproofed to or above the Base Flood Elevation (BFE) as any other nonresidential building. Under some circumstances it may be appropriate to wet-floodproof certain types of agricultural structures when located in wide, expansive floodplains through issuance of a variance. This should only be done for structures used for temporary storage of equipment or crops or temporary shelter for livestock and only in circumstances where it can be demonstrated that agricultural structures can be designed in such a manner that results in minimal damage to the structure and its contents and will create no additional threats to public safety. New construction or substantial improvement of livestock confinement buildings, poultry houses, dairy operations, similar livestock operations and any structure that represents more than a minimal investment must meet the elevation or dry-floodproofing requirements of 44 CFR 60.3(c)(3).

AREA OF SHALLOW FLOODING – A designated Zone AO, AH, AR/AO or AR/AH (or VO) on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow. **AREA OF SPECIAL FLOOD HAZARD** – see **SPECIAL FLOOD HAZARD AREA**

ALTERATION OF A WATERCOURSE – A dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

ASCE 7 – The standard for the Minimum Design Loads for Buildings and Other Structures, referenced by the building code and developed and published by the American Society of Civil Engineers, Reston, VA. which includes but is not limited to methodology and equations necessary for determining structural and flood-related design requirements and determining the design requirements for structures that may experience a combination of loads including those from natural hazards. Flood related equations include those for determining erosion, scour, lateral, vertical, hydrostatic, hydrodynamic, buoyancy, breaking wave, and debris impact.

ASCE 24 – The standard for Flood Resistant Design and Construction, referenced by the building code and developed and published by the American Society of Civil Engineers, Reston, VA. References to ASCE 24 shall mean ASCE 24-14 or the most recent version of ASCE 24 adopted in the UCC Code [N.J.A.C. 5:23].

BASE FLOOD ELEVATION (BFE) – The water surface elevation resulting from a flood that has a 1-percent or greater chance of being equaled or exceeded in any given year, as shown on a published Flood Insurance Study (FIS), or preliminary flood elevation guidance from FEMA. May also be referred to as the "100-year flood elevation".

BASEMENT – Any area of the building having its floor subgrade (below ground level) on all sides.

BEST AVAILABLE FLOOD HAZARD DATA - The most recent available preliminary flood risk guidance FEMA has provided. The Best Available Flood Hazard Data may be depicted on but not limited to Advisory Flood Hazard Area Maps, Work Maps, or Preliminary FIS and FIRM.

BEST AVAILABLE FLOOD HAZARD DATA AREA- The areal mapped extent associated with the most recent available preliminary flood risk guidance FEMA has provided. The Best Available

Flood Hazard Data may be depicted on but not limited to Advisory Flood Hazard Area Maps, Work Maps, or Preliminary FIS and FIRM.

BEST AVAILABLE FLOOD HAZARD DATA ELEVATION - The most recent available preliminary flood elevation guidance FEMA has provided. The Best Available Flood Hazard Data may be depicted on but not limited to Advisory Flood Hazard Area Maps, Work Maps, or Preliminary FIS and FIRM.

BREAKAWAY WALLS – Any type of wall subject to flooding that is not required to provide structural support to a building or other structure and that is designed and constructed such that, below the Local Design Flood Elevation, it will collapse under specific lateral loads such that (1) it allows the free passage of floodwaters, and (2) it does not damage the structure or supporting foundation system. Certification in the V Zone Certificate of the design, plans, and specifications by a licensed design professional that these walls are in accordance with accepted standards of practice is required as part of the permit application for new and substantially improved V Zone and Coastal A Zone structures. A completed certification must be submitted at permit application.

BUILDING – Per the FHACA, "Building" means a structure enclosed with exterior walls or fire walls, erected and framed of component structural parts, designed for the housing, shelter, enclosure, and support of individuals, animals, or property of any kind. A building may have a temporary or permanent foundation. A building that is intended for regular human occupation and/or residence is considered a habitable building.

CONDITIONAL LETTER OF MAP REVISION - A Conditional Letter of Map Revision (CLOMR) is FEMA's comment on a proposed project that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The letter does not revise an effective NFIP map, it indicates whether the project, if built as proposed, would be recognized by FEMA. FEMA charges a fee for processing a CLOMR to recover the costs associated with the review that is described in the Letter of Map Change (LOMC) process. Building permits cannot be issued based on a CLOMR, because a CLOMR does not change the NFIP map.

CONDITIONAL LETTER OF MAP REVISION - FILL -- A Conditional Letter of Map Revision - Fill (CLOMR-F) is FEMA's comment on a proposed project involving the placement of fill outside of the regulatory floodway that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The letter does not revise an effective NFIP map, it indicates whether the project, if built as proposed, would be recognized by FEMA. FEMA charges a fee for processing a CLOMR to recover the costs associated with the review that is described in the Letter of Map Change (LOMC) process. Building permits cannot be issued based on a CLOMR, because a CLOMR does not change the NFIP map.

CRITICAL BUILDING – Per the FHACA, "Critical Building" means that:

- a. It is essential to maintaining continuity of vital government operations and/or supporting emergency response, sheltering, and medical care functions before, during, and after a flood, such as a hospital, medical clinic, police station, fire station, emergency response center, or public shelter; or
- b. It serves large numbers of people who may be unable to leave the facility through their own efforts, thereby hindering or preventing safe evacuation of the building during a flood event,

such as a school, college, dormitory, jail or detention facility, day care center, assisted living facility, or nursing home.

DEVELOPMENT – Any manmade change to improved or unimproved real estate, including but not limited to, buildings or other structures, tanks, temporary structures, temporary or permanent storage of materials, mining, dredging, filling, grading, paving, excavations, drilling operations and other land-disturbing activities.

DRY FLOODPROOFING – A combination of measures that results in a non-residential structure, including the attendant utilities and equipment as described in the latest version of ASCE 24, being watertight with all elements substantially impermeable and with structural components having the capacity to resist flood loads.

ELEVATED BUILDING – A building that has no basement and that has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns. Solid perimeter foundations walls are not an acceptable means of elevating buildings in V and VE Zones.

ELEVATION CERTIFICATE – An administrative tool of the National Flood Insurance Program (NFIP) that can be used to provide elevation information, to determine the proper insurance premium rate, and to support an application for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

ENCROACHMENT – The placement of fill, excavation, buildings, permanent structures or other development into a flood hazard area which may impede or alter the flow capacity of riverine flood hazard areas.

FEMA PUBLICATIONS – Any publication authored or referenced by FEMA related to building science, building safety, or floodplain management related to the National Flood Insurance Program. Publications shall include but are not limited to technical bulletins, desk references, and American Society of Civil Engineers Standards documents including ASCE 24.

FLOOD OR FLOODING

- a. A general and temporary condition of partial or complete inundation of normally dry land areas from:
 1. The overflow of inland or tidal waters.
 2. The unusual and rapid accumulation or runoff of surface waters from any source.
 3. Mudslides (i.e. mudflows) which are proximately caused by flooding as defined in (a) (2) of this definition and are akin to a river or liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.
- b. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (a)(1) of this definition.

FLOOD HAZARD AREA DESIGN FLOOD ELEVATION – Per the FHACA, the peak water surface elevation that will occur in a water during the flood hazard area design flood. This elevation is determined via available flood mapping adopted by the State, flood mapping

published by FEMA (including effective flood mapping dated on or after January 31, 1980, or any more recent advisory, preliminary, or pending flood mapping; whichever results in higher flood elevations, wider floodway limits, greater flow rates, or indicates a change from an A zone to a V zone or coastal A zone), approximation, or calculation pursuant to the Flood Hazard Area Control Act Rules at N.J.A.C. 7:13-3.1 – 3.6 and is typically higher than FEMA's base flood elevation. A water that has a drainage area measuring less than 50 acres does not possess, and is not assigned, a flood hazard area design flood elevation.

FLOOD INSURANCE RATE MAP (FIRM) – The official map on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY (FIS) – The official report in which the Federal Emergency Management Agency has provided flood profiles, as well as the Flood Insurance Rate Map(s) and the water surface elevation of the base flood.

FLOODPLAIN OR FLOOD PRONE AREA – Any land area susceptible to being inundated by water from any source. See "Flood or flooding."

FLOODPLAIN MANAGEMENT REGULATIONS – Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance, and erosion control ordinance) and other applications of police power. The term describes such State or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

FLOODPROOFING – Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.

FLOODPROOFING CERTIFICATE – Certification by a licensed design professional that the design and methods of construction for floodproofing a non-residential structure are in accordance with accepted standards of practice to a proposed height above the structure's lowest adjacent grade that meets or exceeds the Local Design Flood Elevation. A completed floodproofing certificate is required at permit application.

FLOODWAY – The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than 0.2 foot.

FREEBOARD – A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

FUNCTIONALLY DEPENDENT USE – A use that cannot perform its intended purpose unless it is located or carried out in close proximity to water, including only docking facilities, port facilities necessary for the loading or unloading of cargo or passengers, and shipbuilding and ship repair facilities. The term does not include long-term storage or related manufacturing facilities.

HABITABLE BUILDING– Pursuant to the FHACA Rules (N.J.A.C. 7:13), means a building that is intended for regular human occupation and/or residence. Examples of a habitable building

include a single-family home, duplex, multi-residence building, or critical building; a commercial building such as a retail store, restaurant, office building, or gymnasium; an accessory structure that is regularly occupied, such as a garage, barn, or workshop; mobile and manufactured homes, and trailers intended for human residence, which are set on a foundation and/or connected to utilities, such as in a mobile home park (not including campers and recreational vehicles); and any other building that is regularly occupied, such as a house of worship, community center, or meeting hall, or animal shelter that includes regular human access and occupation. Examples of a non-habitable building include a bus stop shelter, utility building, storage shed, self-storage unit, construction trailer, or an individual shelter for animals such as a doghouse or outdoor kennel.

HARDSHIP – As related to Article VII of this ordinance, meaning the exceptional hardship that would result from a failure to grant the requested variance. The Planning Board requires that the variance be exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

HIGHEST ADJACENT GRADE – The highest natural elevation of the ground surface prior to construction next to the proposed or existing walls of a structure.

HISTORIC STRUCTURE – Any structure that is:

- a. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- c. Individually listed on a State inventory of historic places in States with historic preservation programs which have been approved by the Secretary of the Interior; or
- d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 1. By an approved State program as determined by the Secretary of the Interior; or
 2. Directly by the Secretary of the Interior in States without approved programs.

LAWFULLY EXISTING – Per the FHACA, means an existing fill, structure and/or use, which meets all Federal, State, and local laws, and which is not in violation of the FHACA because it was established:

- a. Prior to January 31, 1980; or
- b. On or after January 31, 1980, in accordance with the requirements of the FHACA as it existed at the time the fill, structure and/or use was established.

Note: Substantially damaged properties and substantially improved properties that have not been elevated are not considered "lawfully existing" for the purposes of the NFIP. This definition is included in this ordinance to clarify the applicability of any more stringent statewide floodplain management standards required under the FHACA.

LETTER OF MAP AMENDMENT - A Letter of Map Amendment (LOMA) is an official amendment, by letter, to an effective National Flood Insurance Program (NFIP) map that is requested through the Letter of Map Change (LOMC) process. A LOMA establishes a property's location in relation

to the Special Flood Hazard Area (SFHA). LOMAs are usually issued because a property has been inadvertently mapped as being in the floodplain but is actually on natural high ground above the base flood elevation. Because a LOMA officially amends the effective NFIP map, it is a public record that the community must maintain. Any LOMA should be noted on the community's master flood map and filed by panel number in an accessible location.

LETTER OF MAP CHANGE – The Letter of Map Change (LOMC) process is a service provided by FEMA for a fee that allows the public to request a change in flood zone designation in an Area of Special Flood Hazard on a Flood Insurance Rate Map (FIRM). Conditional Letters of Map Revision, Conditional Letters of Map Revision – Fill, Letters of Map Revision, Letters of Map Revision-Fill, and Letters of Map Amendment are requested through the Letter of Map Change (LOMC) process.

LETTER OF MAP REVISION - A Letter of Map Revision (LOMR) is FEMA's modification to an effective Flood Insurance Rate Map (FIRM). Letter of Map Revisions are generally based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The LOMR officially revises the Flood Insurance Rate Map (FIRM) and sometimes the Flood Insurance Study (FIS) report, and when appropriate, includes a description of the modifications. The LOMR is generally accompanied by an annotated copy of the affected portions of the FIRM or FIS report. Because a LOMR officially revises the effective NFIP map, it is a public record that the community must maintain. Any LOMR should be noted on the community's master flood map and filed by panel number in an accessible location.

LETTER OF MAP REVISION – FILL -- A Letter of Map Revision Based on Fill (LOMR-F) is FEMA's modification of the Special Flood Hazard Area (SFHA) shown on the Flood Insurance Rate Map (FIRM) based on the placement of fill outside the existing regulatory floodway may be initiated through the Letter of Map Change (LOMC) Process. Because a LOMR-F officially revises the effective Flood Insurance Rate Map (FIRM) map, it is a public record that the community must maintain. Any LOMR-F should be noted on the community's master flood map and filed by panel number in an accessible location.

LICENSED DESIGN PROFESSIONAL – Licensed design professional shall refer to either a New Jersey Licensed Professional Engineer, licensed by the New Jersey State Board of Professional Engineers and Land Surveyors or a New Jersey Licensed Architect, licensed by the New Jersey State Board of Architects.

LICENSED PROFESSIONAL ENGINEER - A licensed professional engineer shall refer to individuals licensed by the New Jersey State Board of Professional Engineers and Land Surveyors.

LOCAL DESIGN FLOOD ELEVATION (LDFE) – The elevation reflective of the most recent available preliminary flood elevation guidance FEMA has provided as depicted on but not limited to Advisory Flood Hazard Area Maps, Work Maps, or Preliminary FIS and FIRM which is also inclusive of freeboard specified by the New Jersey Flood Hazard Area Control Act and Uniform Construction Codes and any additional freeboard specified in a community's ordinance. In no circumstances shall a project's LDFE be lower than a permit-specified Flood Hazard Area Design Flood Elevation or a valid NJDEP Flood Hazard Area Verification Letter plus the freeboard as required in ASCE 24 and the effective FEMA Base Flood Elevation.

LOWEST ADJACENT GRADE – The lowest point of ground, patio, or sidewalk slab immediately

next a structure, except in AO Zones where it is the natural grade elevation.

LOWEST FLOOR – In A Zones, the lowest floor is the top surface of the lowest floor of the lowest enclosed area (including basement). In V Zones and coastal A Zones, the bottom of the lowest horizontal structural member of a building is the lowest floor. An unfinished or flood resistant enclosure, usable solely for the parking of vehicles, building access or storage in an area other than a basement is not considered a building's lowest floor provided that such enclosure is not built so as to render the structure in violation of other applicable non-elevation design requirements of these regulations.

MANUFACTURED HOME – A structure that is transportable in one or more sections, eight (8) feet or more in width and greater than four hundred (400) square feet, built on a permanent chassis, designed for use with or without a permanent foundation when attached to the required utilities, and constructed to the Federal Manufactured Home Construction and Safety Standards and rules and regulations promulgated by the U.S. Department of Housing and Urban Development. The term also includes mobile homes, park trailers, travel trailers and similar transportable structures that are placed on a site for 180 consecutive days or longer.

MANUFACTURED HOME PARK OR SUBDIVISION – A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

MARKET VALUE – The price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in these regulations, the term refers to the market value of buildings and structures, excluding the land and other improvements on the parcel. Market value shall be determined by one of the following methods (1) Actual Cash Value (replacement cost depreciated for age and quality of construction), (2) tax assessment value adjusted to approximate market value by a factor provided by the tax assessor's office, or (3) established by a qualified independent appraiser.

NEW CONSTRUCTION – Structures for which the start of construction commenced on or after the effective date of the first floodplain regulation adopted by a community; includes any subsequent improvements to such structures. New construction includes work determined to be a substantial improvement.

NON-RESIDENTIAL – Pursuant to ASCE 24, any building or structure or portion thereof that is not classified as residential.

ORDINARY MAINTENANCE AND MINOR WORK – This term refers to types of work excluded from construction permitting under N.J.A.C. 5:23 in the March 5, 2018 New Jersey Register. Some of these types of work must be considered in determinations of substantial improvement and substantial damage in regulated floodplains under 44 CFR 59.1. These types of work include but are not limited to replacements of roofing, siding, interior finishes, kitchen cabinets, plumbing fixtures and piping, HVAC and air conditioning equipment, exhaust fans, built in appliances, electrical wiring, etc. Improvements necessary to correct existing violations of State or local health, sanitation, or code enforcement officials which are the minimum necessary to assure safe living conditions and improvements of historic structures as discussed in 44 CFR 59.1 shall not be included in the determination of ordinary maintenance and minor work.

RECREATIONAL VEHICLE – A vehicle that is built on a single chassis, 400 square feet or less when measured at the largest horizontal projection, designed to be self-propelled or permanently towable by a light-duty truck, and designed primarily not for use as a permanent dwelling but as

temporary living quarters for recreational, camping, travel or seasonal use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

RESIDENTIAL – Pursuant to the ASCE 24:

- a. Buildings and structures and portions thereof where people live or that are used for sleeping purposes on a transient or non-transient basis;
- b. Structures including but not limited to one- and two-family dwellings, townhouses, condominiums, multi-family dwellings, apartments, congregate residences, boarding houses, lodging houses, rooming houses, hotels, motels, apartment buildings, convents, monasteries, dormitories, fraternity houses, sorority houses, vacation time-share properties; and
- c. institutional facilities where people are cared for or live on a 24-hour basis in a supervised environment, including but not limited to board and care facilities, assisted living facilities, halfway houses, group homes, congregate care facilities, social rehabilitation facilities, alcohol and drug centers, convalescent facilities, hospitals, nursing homes, mental hospitals, detoxification facilities, prisons, jails, reformatories, detention centers, correctional centers, and prerelease centers.

SOLID WASTE DISPOSAL – "Solid Waste Disposal" shall mean the storage, treatment, utilization, processing or final disposition of solid waste as described in N.J.A.C. 7:26-1.6 or the storage of unsecured materials as described in N.J.A.C. 7:13-2.3 for a period of greater than 6 months as specified in N.J.A.C. 7:26 which have been discharged, deposited, injected, dumped, spilled, leaked, or placed into any land or water such that such solid waste may enter the environment or be emitted into the air or discharged into any waters, including groundwaters.

SPECIAL FLOOD HAZARD AREA – The greater of the following: (1) Land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year, shown on the FIRM as Zone V, VE, V1-3-, A, AO, A1-30, AE, A99, or AH; (2) Land and the space above that land, which lies below the peak water surface elevation of the flood hazard area design flood for a particular water, as determined using the methods set forth in the New Jersey Flood Hazard Area Control Act in N.J.A.C. 7:13; (3) Riparian Buffers as determined in the New Jersey Flood Hazard Area Control Act in N.J.A.C. 7:13. Also referred to as the AREA OF SPECIAL FLOOD HAZARD.

START OF CONSTRUCTION – The Start of Construction is as follows:

- a. **For other than new construction or substantial improvements, under the Coastal Barrier Resources Act (CBRA),** this is the date the building permit was issued, provided that the actual start of construction, repair, rehabilitation, addition, placement or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a building on site, such as the pouring of a slab or footing, the installation of piles, the construction of columns or any work beyond the stage of excavation; or the placement of a manufactured (mobile) home on a foundation. For a substantial improvement, actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.
- b. For the purposes of determining whether proposed construction must meet new requirements when National Flood Insurance Program (NFIP) maps are issued or revised and Base Flood Elevation's (BFEs) increase or zones change, the Start of Construction includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement

was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation.

Permanent construction does not include land preparation, such as clearing, grading, and filling, nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. Such development must also be permitted and must meet new requirements when National Flood Insurance Program (NFIP) maps are issued or revised and Base Flood Elevation's (BFEs) increase or zones change.

For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

For determining if new construction and substantial improvements within the Coastal Barrier Resources System (CBRS) can obtain flood insurance, a different definition applies.

STRUCTURE – A walled and roofed building, a manufactured home, or a gas or liquid storage tank that is principally above ground.

SUBSTANTIAL DAMAGE – Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT – Any reconstruction, rehabilitation, addition, or other improvement of a structure taking place, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either:

- a. Any project for improvement of a structure to correct existing violations of State or local health, sanitary or safety code specifications which have been identified by the local code enforcement officer and which are the minimum necessary to assure safe living conditions; or
- b. Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure."

UTILITY AND MISCELLANEOUS GROUP U BUILDINGS AND STRUCTURES – Buildings and structures of an accessory character and miscellaneous structures not classified in any special occupancy, as described in ASCE 24.

VARIANCE – A grant of relief from the requirements of this section which permits construction in a manner otherwise prohibited by this section where specific enforcement would result in unnecessary hardship.

VIOLATION – A development that is not fully compliant with these regulations or the flood provisions of the building code. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this ordinance is presumed to be

in violation until such time as that documentation is provided.

WATER SURFACE ELEVATION – the height, in relation to the North American Vertical Datum (NAVD) of 1988, (or other datum, where specified) of floods of various magnitudes and frequencies in the flood plains of coastal or riverine areas.

WATERCOURSE. A river, creek, stream, channel, or other topographic feature in, on, through, or over which water flows at least periodically.

WET FLOODPROOFING – Floodproofing method that relies on the use of flood damage resistant materials and construction techniques in areas of a structure that are below the Local Design Flood Elevation by intentionally allowing them to flood. The application of wet floodproofing as a flood protection technique under the National Flood Insurance Program (NFIP) is limited to enclosures below elevated residential and non-residential structures and to accessory and agricultural structures that have been issued variances by the community.

ARTICLE X - SUBDIVISIONS AND OTHER DEVELOPMENTS

§201-54. General.

Any subdivision proposal, including proposals for manufactured home parks and subdivisions, or other proposed new development in a flood hazard area shall be reviewed to assure that:

- (1) All such proposals are consistent with the need to minimize flood damage.
- (2) All public utilities and facilities, such as sewer, gas, electric and water systems are located and constructed to minimize or eliminate flood damage.
- (3) Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwater around and away from structures.

§201-55. Subdivision requirements.

Where any portion of proposed subdivisions, including manufactured home parks and subdivisions, lies within a flood hazard area, the following shall be required:

- (1) The flood hazard area, including floodways, coastal high hazard areas, and Coastal A Zones, and base flood elevations, as appropriate, shall be delineated on tentative subdivision plats.
- (2) Residential building lots shall be provided with adequate buildable area outside the floodway.
- (3) The design criteria for utilities and facilities set forth in these regulations and appropriate codes shall be met.

ARTICLE XI - SITE IMPROVEMENT

§201-56. Encroachment in floodways.

Development, land disturbing activity, and encroachments in floodways shall not be authorized unless it has been demonstrated through hydrologic and hydraulic analyses required in accordance with Section 210-36(1) of these regulations, that the proposed encroachment will not result in any increase in the base flood level during occurrence of the base flood discharge. If Section 210-36(1) is satisfied, proposed elevation, addition, or reconstruction of a lawfully existing structure within a floodway shall also be in accordance with Section 210-74 of this ordinance and the floodway requirements of N.J.A.C. 7:13.

§201-56.1. Prohibited in floodways.

The following are prohibited activities:

- (1) The storage of unsecured materials is prohibited within a floodway pursuant to N.J.A.C. 7:13.
- (2) Fill and new structures are prohibited in floodways per N.J.A.C. 7:13.

§201-57. Sewer facilities.

All new and replaced sanitary sewer facilities, private sewage treatment plants (including all pumping stations and collector systems) and on-site waste disposal systems shall be designed in accordance with the New Jersey septic system regulations contained in N.J.A.C. 14A and N.J.A.C. 7:9A, the UCC Plumbing Subcode (N.J.A.C. 5:23) and Chapter 7, ASCE 24, to minimize or eliminate infiltration of floodwater into the facilities and discharge from the facilities into flood waters, or impairment of the facilities and systems.

§201-58. Water facilities.

All new and replacement water facilities shall be designed in accordance with the New Jersey Safe Drinking Water Act (N.J.A.C. 7:10) and the provisions of Chapter 7 ASCE 24, to minimize or eliminate infiltration of floodwater into the systems.

§201-59. Storm drainage.

Storm drainage shall be designed to convey the flow of surface waters to minimize or eliminate damage to persons or property.

§201-60. Streets and sidewalks.

Streets and sidewalks shall be designed to minimize potential for increasing or aggravating flood levels.

§201-61. Limitations on placement of fill.

Subject to the limitations of these regulations, fill shall be designed to be stable under conditions of flooding including rapid rise and rapid drawdown of floodwater, prolonged inundation, and protection against flood-related erosion and scour. In addition to these requirements, when intended to support buildings and structures (Zone A only), fill shall comply with the requirements of the UCC (N.J.A.C. 5:23). Proposed fill and encroachments in flood hazard areas shall comply with the flood storage displacement limitations of N.J.A.C. 7:13.

§210-62. Hazardous Materials.

The placement or storage of any containers holding hazardous substances in a flood hazard area is prohibited unless the provisions of N.J.A.C. 7:13 which cover the placement of hazardous substances and solid waste is met.

ARTICLE XII - MANUFACTURED HOMES

§201-63. General.

All manufactured homes installed in flood hazard areas shall be installed pursuant to the Nationally Preemptive Manufactured Home Construction and Safety Standards Program (24 CFR 3280).

§201-64. Elevation.

All new, relocated, and replacement manufactured homes to be placed or substantially improved in a flood hazard area shall be elevated such that the bottom of the frame is elevated to or above the elevation specified in Section 210-74.

§201-65. Foundations.

All new, relocated, and replacement manufactured homes, including substantial improvement of existing manufactured homes, shall be placed on foundations as specified by the manufacturer only if the manufacturer's installation instructions specify that the home has been designed for flood-resistant considerations and provides the conditions of applicability for velocities, depths, or wave action as required by 24 CFR Part 3285-302. The Floodplain Administrator is authorized to determine whether the design meets or exceeds the performance necessary based upon the proposed site location conditions as a precondition of issuing a flood damage prevention permit. If the Floodplain Administrator determines that the home's performance standards will not withstand the flood loads in the proposed location, the applicant must propose a design certified by a New Jersey licensed design professional and in accordance with 24 CFR 3285.301 (c) and (d) which conforms with ASCE 24, the accepted standard of engineering practice for flood resistant design and construction.

§201-66. Anchoring.

All new, relocated, and replacement manufactured homes to be placed or substantially improved in a flood hazard area shall be installed using methods and practices which minimize flood damage and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.

§201-67. Enclosures.

Fully enclosed areas below elevated manufactured homes shall comply with the requirements of Section 210-74.

§201-68. Protection of mechanical equipment and outside appliances.

Mechanical equipment and outside appliances shall be elevated to or above the elevation of the bottom of the frame required in Section 210-74 of these regulations.

Exception. Where such equipment and appliances are designed and installed to prevent water from entering or accumulating within their components and the systems are constructed to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding up to the elevation required by Section 210-74, the systems and equipment shall be permitted to be located below that elevation. Electrical wiring systems shall be permitted below the design flood elevation provided they conform to the provisions of NFPA 70 (National Electric Code).

ARTICLE XIII - RECREATIONAL VEHICLES

§201-69. Placement prohibited.

The placement of recreational vehicles shall not be authorized in coastal high hazard areas and in floodways.

§201-70. Temporary placement.

Recreational vehicles in flood hazard areas shall be fully licensed and ready for highway use and shall be placed on a site for less than 180 consecutive days.

§201-71. Permanent placement.

Recreational vehicles that are not fully licensed and ready for highway use, or that are to be placed on a site for more than 180 consecutive days, shall meet the requirements of Section 210-74 for habitable buildings and Section 210-65.

ARTICLE XIV - TANKS

§210-72. Tanks.

Underground and above-ground tanks shall be designed, constructed, installed, and anchored in accordance with ASCE 24 and N.J.A.C. 7:13.

ARTICLE XV - OTHER DEVELOPMENT AND BUILDING WORK

§201-73. General requirements for other development and building work.

All development and building work, including man-made changes to improved or unimproved real estate for which specific provisions are not specified in these regulations or the Uniform Construction Code (N.J.A.C. 5:23), shall:

- (1) Be located and constructed to minimize flood damage;
- (2) Meet the limitations of Section 210-36(1) of this ordinance when located in a regulated floodway;
- (3) Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic and hydrodynamic loads, including the effects of buoyancy, during the conditions of

- flooding up to the Local Design Flood Elevation determined according to Section 210-12;
- (4) Be constructed of flood damage-resistant materials as described in ASCE 24 Chapter 5;
 - (5) Have mechanical, plumbing, and electrical systems above the Local Design Flood Elevation determined according to Section 210-12 or meet the requirements of ASCE 24 Chapter 7 which requires that attendant utilities are located above the Local Design Flood Elevation unless the attendant utilities and equipment are:
 - i. Specifically allowed below the Local Design Flood Elevation; and
 - ii. Designed, constructed, and installed to prevent floodwaters, including any backflow through the system from entering or accumulating within the components.
 - (6) Not exceed the flood storage displacement limitations in fluvial flood hazard areas in accordance with N.J.A.C. 7:13; and
 - (7) Not exceed the impacts to frequency or depth of offsite flooding as required by N.J.A.C. 7:13 in floodways.

§201-74. Requirements for Habitable Buildings and Structures.

- 1) Construction and Elevation in A Zones not including Coastal A Zones.
 - a. No portion of a building is located within a V Zone.
 - b. No portion of a building is located within a Coastal A Zone, unless a licensed design professional certifies that the building's foundation is designed in accordance with ASCE 24, Chapter 4.
 - c. All new construction and substantial improvement of any habitable building (as defined in Article IX) located in flood hazard areas shall have the lowest floor, including basement, together with the attendant utilities (including all electrical, heating, ventilating, air-conditioning and other service equipment) and sanitary facilities, elevated to or above the Local Design Flood Elevation as determined in Section 210-12, be in conformance with ASCE Chapter 7, and be confirmed by an Elevation Certificate.
 - d. All new construction and substantial improvements of non-residential structures shall:
 - i. Have the lowest floor, including basement, together with the attendant utilities (including all electrical, heating, ventilating, air-conditioning and other service equipment) and sanitary facilities, elevated to or above the Local Design Flood Elevation as determined in Section 210-12, be in conformance with ASCE Chapter 7, and be confirmed by an Elevation Certificate; or
 - ii. Together with the attendant utility and sanitary facilities, be designed so that below the Local Design Flood Elevation, the structure:
 - 1. Meets the requirements of ASCE 24 Chapters 2 and 7; and
 - 2. Is constructed according to the design plans and specifications provided at permit application and signed by a licensed design professional, is certified by that individual in a Floodproofing Certificate, and is confirmed by an Elevation Certificate.
 - e. All new construction and substantial improvements with fully enclosed areas below the

lowest floor shall be used solely for parking of vehicles, building access, or storage in an area other than a basement and which are subject to flooding. Enclosures shall:

- i. For habitable structures, be situated at or above the adjoining exterior grade along at least one entire exterior wall, in order to provide positive drainage of the enclosed area in accordance with N.J.A.C. 7:13; enclosures (including crawlspaces and basements) which are below grade on all sides are prohibited;
- ii. Be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters unless the structure is non-residential and the requirements of 210-74(1)(d)ii are met;
- iii. Be constructed to meet the requirements of ASCE 24 Chapter 2;
- iv. Have openings documented on an Elevation Certificate; and
- v. Have documentation that a deed restriction has been obtained for the lot if the enclosure is greater than six feet in height. This deed restriction shall be recorded in the Office of the County Clerk or the Registrar of Deeds and Mortgages in which the building is located, shall conform to the requirements in N.J.A.C.7:13, and shall be recorded within 90 days of receiving a Flood Hazard Area Control Act permit or prior to the start of any site disturbance (including pre-construction earth movement, removal of vegetation and structures, or construction of the project), whichever is sooner. Deed restrictions must explain and disclose that:

1. The enclosure is likely to be inundated by floodwaters which may result in damage and/or inconvenience.
2. The depth of flooding that the enclosure would experience to the Flood Hazard Area Design Flood Elevation;
3. The deed restriction prohibits habitation of the enclosure and explains that converting the enclosure into a habitable area may subject the property owner to enforcement;

§201-75. Garages and accessory storage structures.

Garages and accessory storage structures shall be designed and constructed in accordance with the Uniform Construction Code.

§201-76. Fences.

Fences in floodways that have the potential to block the passage of floodwater, such as stockade fences and wire mesh fences, shall meet the requirements of Section 210-36(1) of these regulations. Pursuant to N.J.A.C. 7:13, any fence located in a floodway shall have sufficiently large openings so as not to catch debris during a flood and thereby obstruct floodwaters, such as barbed-wire, split-rail, or strand fence. A fence with little or no open area, such as a chain link, lattice, or picket fence, does not meet this requirement. Foundations for fences greater than 6 feet in height must conform with the Uniform Construction Code. Fences for pool enclosures having openings not in conformance with this section but in conformance with the Uniform Construction Code to limit climbing require a variance as described in Article VII of this ordinance.

§201-77. Retaining walls, sidewalks, and driveways.

Retaining walls, sidewalks and driveways that involve placement of fill in floodways shall meet the requirements of Section 210-36(1) of these regulations and N.J.A.C. 7:13.

§201-78. Swimming pools.

Swimming pools shall be designed and constructed in accordance with the Uniform Construction Code. Above-ground swimming pools and below-ground swimming pools that involve placement of fill in floodways shall also meet the requirements of Section 210-36(1) of these regulations. Above-ground swimming pools are prohibited in floodways by N.J.A.C. 7:13.

§201-79. Roads and watercourse crossings.

- (1) For any railroad, roadway, or parking area proposed in a flood hazard area, the travel surface shall be constructed at least one foot above the Flood Hazard Area Design Elevation in accordance with N.J.A.C. 7:13.
- (2) Roads and watercourse crossings that encroach into regulated floodways or riverine waterways with base flood elevations where floodways have not been designated, including roads, bridges, culverts, low- water crossings and similar means for vehicles or pedestrians to travel from one side of a watercourse to the other side, shall meet the requirements of Section 210-36(1) of these regulations.

ARTICLE XVI - TEMPORARY STRUCTURES AND TEMPORARY STORAGE

§201-80. Temporary structures.

Temporary structures shall be erected for a period of less than 180 days. Temporary structures shall be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the base flood. Fully enclosed temporary structures shall have flood openings that are in accordance with ASCE 24 to allow for the automatic entry and exit of flood waters.

§201-81. Temporary storage.

Temporary storage includes storage of goods and materials for a period of less than 180 days. Stored materials shall not include hazardous materials.

§201-82. Floodway encroachment.

Temporary structures and temporary storage in floodways shall meet the requirements of Section 210-36(1) of these regulations.

ARTICLE XVII UTILITY AND MISCELLANEOUS GROUP U

§210-83. Utility and Miscellaneous Group U.

In accordance with Section 312 of the International Building Code, Utility and Miscellaneous Group U includes buildings and structures that are accessory in character and miscellaneous structures not classified in any specific occupancy in the Building Code, including, but not limited to, agricultural buildings, aircraft hangars (accessory to a one- or two-family residence), barns, carports, communication equipment structures (gross floor area less than 1,500 sq. ft.), fences more than 6 feet (1829 mm) high, grain silos (accessory to a residential occupancy), livestock shelters, private garages, retaining walls, sheds, stables, tanks and towers.

§210-84. Flood loads.

Utility and miscellaneous Group U buildings and structures, including substantial improvement of such buildings and structures, shall be anchored to prevent flotation, collapse or lateral movement resulting from flood loads, including the effects of buoyancy, during conditions up to the Local Design Flood Elevation as determined in Section 210-12.

§210-85. Elevation.

Utility and miscellaneous Group U buildings and structures, including substantial improvement of such buildings and structures, shall be elevated such that the lowest floor, including basement, is elevated to or above the Local Design Flood Elevation as determined in Section 210-12 and in accordance with ASCE 24. Utility lines shall be designed and elevated in accordance with N.J.A.C. 7:13.

§210-86. Enclosures below base flood elevation.

Fully enclosed areas below the design flood elevation shall be constructed in accordance with Section 210-74 and with ASCE 24 for new construction and substantial improvements. Existing enclosures such as a basement or crawlspace having a floor that is below grade along all adjoining exterior walls shall be abandoned, filled-in, and/or otherwise modified to conform with the requirements of N.J.A.C. 7:13 when the project has been determined to be a substantial improvement by the Floodplain Administrator.

§210-87. Flood-damage resistant materials.

Flood-damage-resistant materials shall be used below the Local Design Flood Elevation determined in Section 210-12.

§210-88. Protection of mechanical, plumbing, and electrical systems.

Mechanical, plumbing, and electrical systems, equipment and components, heating, ventilation, air conditioning, plumbing fixtures, duct systems, and other service equipment, shall be elevated to or above the Local Design Flood Elevation determined in Section 210-12.

Exception: Electrical systems, equipment and components, and heating, ventilating, air conditioning, and plumbing appliances, plumbing fixtures, duct systems, and other service equipment shall be permitted to be located below the Local Design Flood Elevation provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the Local Design Flood Elevation in compliance with the flood-resistant construction requirements of ASCE 24. Electrical wiring systems shall be permitted to be located below the Local Design Flood Elevation provided they conform to the provisions of NFPA 70 (National Electric Code).

SECTION 2. Repeal of Inconsistent Ordinances.

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

SECTION 3. Savings Clause.

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

SECTION 4. Severability.

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

SECTION 5. Effective Date.

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

MICHAEL GHASSALI
Mayor

ATTEST:
FRANCES SCORDO
Municipal Clerk

INTRODUCTION: 5-27-25

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

ADOPTED: 6-12-25

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

**BOROUGH OF MONTVALE
ORDINANCE NO. 2025-1574**

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on May 27, 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 June 12, 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 AMENDING AND SUPPLEMENTING CHAPTER 408 OF THE BOROUGH OF MONTVALE CODE TO REGULATE PET WASTE

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

Section 1. Chapter 408, "Animals," of the Borough Code is hereby amended and supplemented by renaming Article I "Pet Waste" and replacing same to read as follows:

CHAPTER 408 - Animals

**Article I
Pet Waste**

§408-1 Definitions.

For the purpose of this Chapter, the following terms, phrases, words, and their derivations, shall have the meanings stated herein unless their use in the text of this Chapter clearly demonstrates a different meaning. When consistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The word "shall" is always mandatory and not merely directory.

"Owner/Keeper" means any person who shall possess, maintain, house or harbor any pet or otherwise have custody of any pet, whether or not the owner of such pet.

"Person" means any individual, corporation, company, partnership, firm, association, or political subdivision of this State subject to municipal jurisdiction.

"Pet" means any domesticated animal kept for companionship.

"Pet solid waste" means feces from any domesticated animal.

"Proper disposal" means placement in a designated waste receptacle, or other suitable container which is regularly emptied by the municipality or some other refuse collector; or disposal into a system designed to convey domestic sewage for proper treatment and disposal.

§408-2 Regulated activities.

- A. No person shall walk a pet on any public street or any other public place, or on any private premises, except with said owner's permission, other than the property owned by or under the control of the owner of the pet unless such person shall at all times have on his person a proper scoop bag, container, similar efficient sanitary means to immediately remove any and all pet solid waste deposited by such pet.
- B. All pet owners and keepers are required to immediately and properly pick up, contain and dispose of their pet's solid waste deposited on any property, public or private, not owned or possessed by that person.
- C. Any owner or keeper who requires the use of a disability assistance animal for disabilities such as vision or hearing loss, or other physical disabilities, shall be exempt from the provisions of this section while such animal is being used for that purpose. This exemption is not applicable to pets that are exclusively emotional support animals.

§408-3 Enforcement.

The provisions of this article shall be enforced by the Montvale Police Department and the Municipal Health Officer.

§408-4 Violations and penalties.

Any person who shall violate the terms and provisions of this article shall be subject to a fine of not less than \$20 nor more than \$500, at the discretion of the Municipal Judge

Section 2. Repeal of Inconsistent Ordinances.

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

Section 3. Savings Clause.

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

Section 4. Severability.

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

Section 5. Effective Date.

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

MICHAEL GHASSALI
Mayor

ATTEST:
FRANCES SCORDO
Municipal Clerk

INTRODUCTION: 5-27-25

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

ADOPTED: 6-12-25

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

**BOROUGH OF MONTVALE
ORDINANCE NO. 2025-1575**

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 June 12, 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 July 22, 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 AUTHORIZING A SPECIAL EMERGENCY APPROPRIATION IN THE AMOUNT OF \$500,000 FOR THE PREPARATION OF AN APPROVED TAX MAP AND REVALUATION IN AND BY THE BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, NEW JERSEY.

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, NEW JERSEY AS FOLLOWS:

Section 1. The preparation of an approved tax map and revaluation for use by the local assessor in and by the Borough of Montvale, in the County of Bergen, New Jersey (the "Borough"), is hereby authorized, and a special emergency appropriation in the amount of \$500,000 is hereby authorized pursuant to the Local Budget Law (N.J.S.A. 40A:4-53).

Section 2. A copy of this ordinance as finally adopted shall be filed with the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey.

Section 3. This ordinance shall take effect in accordance with applicable law.

MICHAEL GHASSALI
Mayor

ATTEST:
FRANCES SCORDO
Municipal Clerk

INTRODUCTION: 6-12-25

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

ADOPTED: 7-22-25

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

**BOROUGH OF MONTVALE
ORDINANCE NO. 2025-1576**

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 June 12, 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 July 22, 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

BOND ORDINANCE PROVIDING A SUPPLEMENTAL APPROPRIATION OF \$395,000 FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, NEW JERSEY

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

Section 1. The improvements described in Section 2(a) of this bond ordinance have heretofore been authorized to be undertaken by the Borough of Montvale, in the County of Bergen, New Jersey (the "Borough") as general improvements. For the improvements or purposes described in Section 2(a), there is hereby appropriated the supplemental amount of \$395,000, \$186,000 of which is in addition to the \$364,000 appropriated therefor by Section 3(E)(1) of Bond Ordinance #2025-1565 of the Borough, finally adopted April 29, 2025 (the "Original Bond Ordinance"), and \$209,000 of which is in addition to the \$241,000 appropriated therefor by Section 3(E)(2) of the Original Bond Ordinance.

Section 2. (a) The improvements heretofore authorized are (i) the resurfacing of Woodland Road, including all work and materials necessary therefor and incidental thereto, as described in Section 3(E)(1) of the Original Bond Ordinance, and (ii) the resurfacing of Paragon Drive, including all work and materials necessary therefor and incidental thereto, as described in Section 3(E)(2) of the Original Bond Ordinance.

(b) The estimated cost of the improvement or purpose set forth in Section 3(E)(1) of the Original Bond Ordinance is \$550,000, including the \$364,000 appropriated by Section 3(E)(1) of the Original Bond Ordinance and the \$186,000 appropriated herein. The estimated cost of the improvement or purpose set forth in Section 3(E)(2) of the Original Bond Ordinance is \$450,000, including the \$241,000 appropriated by Section 3(E)(2) of the Original Bond Ordinance and the \$209,000 appropriated herein.

Section 3. The Borough hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 4. The improvements or purposes described in Section 2(a) of this bond ordinance are not current expenses. They are improvements or purposes that the Borough may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

Section 5. Any grant moneys received for the purposes described in Section 2 hereof shall be applied either to direct payment of the cost of the improvements or to payment of the obligations issued pursuant to the Original Bond Ordinance. The amount of obligations authorized but not issued thereunder shall be reduced to the extent that such funds are so used.

Section 6. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

MICHAEL GHASSALI
Mayor

ATTEST:
FRANCES SCORDO
Municipal Clerk

INTRODUCTION: 6-12-25

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

ADOPTED: 7-22-25

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

**WORK SESSION
MINUTES**

The Work Session Meeting of the Mayor and Council was in the Council Chambers and called to order at 7:32pm. Adequate notification was published in the official newspaper of the Borough of Montvale. Roll call was taken.

OPEN PUBLIC MEETING STATEMENT

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

ROLL CALL:

Councilmember Arendacs
Councilmember Cudequest
Councilmember Koelling

Councilmember Lane
Councilmember Roche
Councilmember Russo-Vogelsang - via telephone

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

ORDINANCES:

PUBLIC HEARING OF ORDINANCE NO. 2025-1570 AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 170 OF THE BOROUGH CODE TO REVISE THE "FLAT FEE" STRUCTURE

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

Section 1. Chapter 170, "Construction Codes, Uniform," Section 11, "Other certificates and permits," subsection H, "Engineering fees," is hereby amended and supplemented by adding the underlined text and deleting the bracketed text, as follows: follows:

§170-11 Other certificates and permits.

H. Engineering fees.

- (1) In order to ensure that the Borough standards are met for all site improvements, including curbs, sidewalks, driveway pavement, seepage pits and to create zero runoff from new residential single-family dwelling construction and additions, swimming pools, tennis and retaining walls over four feet, the following fees shall be collected at the time an application is made that will require engineering plan review and construction inspection. An administrative fee of 20% will be added to the base fees to be retained by the construction department.

	Engineering	Administrative	Initial Fee	Re-Review
New single-family dwelling	\$1000	\$200	\$1200	\$200
Additions to single- family dwelling	\$1000	\$200	\$1200	\$200
Swimming pools, tennis courts	\$1000	\$200	\$1200	\$200
Retaining walls over four feet in height	\$500	\$100	\$600	\$150
Other site improvements affecting impervious coverage or runoff	\$500	\$100	\$600	\$150

- (2) If the submitted plans are insufficient or need to be revised by the applicant requiring an additional review by the Borough Engineer, the applicant shall be required to additionally pay the "re-review" fee identified above. There shall be no administrative charge on the "re-review" fee.
- (3) In the event that there is a material change in the scope of the project (defined as an increase or decrease in the value of the anticipated improvements by 50% or more), the applicant shall be required to deposit additional engineering fees according to the original schedule above. *(By way of example, an applicant proposes a \$100,000 addition and deposits \$1,000 in engineering fees plus a \$200 administrative fee. The applicant then revises the plans to propose a \$200,000 addition instead. The applicant is required to submit an additional \$1,000 in engineering fees, not the "re-review" fee. No additional administrative fees would be collected.)*
- (4) Upon withdrawal of the application or issuance of the building permit, seventy percent (70%) of the total engineering fee deposited, including any re-review fees, shall be paid to the engineer upon submission of a proper invoice. [or] Upon completion of the work specified in the application, the remainder of the total engineering fee deposited, including any re-review fees, shall be paid to the engineer upon submission of a proper invoice.

Section 2. All other provisions of Section 170-11 other than subsection H shall remain unchanged.

Section 3. Any article, section, paragraph, subsection, clause, or other provision of the Borough of Montvale Code inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

Section 4. If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

Section 5. This ordinance shall take effect immediately upon passage and publication as required by law.

Section 6. All applications submitted prior to the effective date of this ordinance shall continue to be processed under the existing engineering fee schedule and procedure.

*A motion Introduced for second reading **Ordinance No. 2025-1570** by Councilmember Cudequest; seconded by Councilmember Lane; Clerk read by title only.*

Motion to open meeting to 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 Motion to adopt on Second and Final Reading in The Bergen Record by Councilmember Lane; seconded by Councilmember Cudequest; Clerk read by title only - All ayes on a roll call vote

PUBLIC HEARING OF ORDINANCE NO. 2025-1571 AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING CHAPTER 385 OF THE BOROUGH CODE TO CHANGE THE PARKING RESTRICTIONS ON CERTAIN PORTIONS OF CRAIG ROAD

WHEREAS, it has come to the attention of the Borough that vehicles parking on certain portions of Craig Road have created difficulties with vehicular traffic and sight distances; and

WHEREAS, the Borough Code presently prohibits parking on both sides of Craig Road, but there is no signage to reflect this restriction; and

WHEREAS, the Police Department has recommended that parking only be prohibited on certain portions of Craig Road, while allowing street parking on other areas, and has further recommended that signage be placed consistent with these new regulations; and

WHEREAS, the Borough is desirous of amending the parking restrictions on certain portions of Craig Road to improve vehicular and pedestrian safety and to preserve the quality of life of area residents.

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

Section 1. Chapter 385, "Vehicles and Traffic," Section 33, "Schedule I – No Parking", is hereby amended and supplemented by adding the underlined text and deleting the bracketed text, as follows:

Street	Side and Hours	Location
Craig Road	[Both] <u>West</u>	Entire length
<u>Craig Road</u>	<u>East</u>	<u>From Grand Avenue northerly to a point 50 feet north of the intersection of Craig Road and Forshee Circle</u>
<u>Craig Road</u>	<u>East</u>	<u>From a point 250 feet north of the intersection of Craig Road and Forshee Circle northerly to Summit Avenue</u>

Section 2. Repeal of Inconsistent Ordinances.

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

Section 3. Savings Clause.

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

Section 4. Severability.

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

Section 5. Effective Date.

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

*A motion Introduced for second reading **Ordinance No. 2025-1571** by Councilmember Cudequest; seconded by Councilmember Lane; Clerk read by title only.*

Motion to open meeting to 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 Motion to adopt on Second and Final Reading in The Bergen Record by Councilmember Lane; seconded by Councilmember Roche; Clerk read by title only - All ayes on a roll call vote

PUBLIC HEARING OF ORDINANCE NO. 2025-1572 AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING CHAPTER 258 OF THE BOROUGH CODE TO REVISE CERTAIN PROVISIONS RELATED TO MASSAGE ESTABLISHMENTS

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

Section 1. Chapter 258, "Massage and Somatic Therapies Establishments," is hereby amended and supplemented by adding the underlined text and deleting the bracketed text, as follows:

§ 258-5 Application requirements.

- A. Application for a business permit for massage and bodywork therapy establishment. Any person, firm, corporation, organization or other entity applying for a massage and bodywork therapy establishment business permit shall submit the required application, which shall include the following information:

- (5) A complete list of the name(s) and address(es) of all massage and bodywork therapists, along with a copy of each therapist's certificate and/or license issued by the State of New Jersey pursuant to the Act and all relevant regulations. It shall be an ongoing responsibility of each licensed therapist to notify the Borough, in writing, of any change in name, address or telephone number, prior to any employee starting work. This list shall also be made available during all inspections. Additionally, two front-faced portrait photographs of the individual, at least two inches by two inches in size, taken within 30 days of the date of the application, shall be submitted with the

application.

§ 258-10 Operating requirements.

Every portion of the massage and bodywork therapy establishment, including all appliances and apparatus, shall be kept clean and operated in a sanitary condition. All massage tables, bathrooms, bathtubs, shower stalls, steam or bath areas and floors shall have surfaces which may be readily disinfected, and shall be maintained in a sanitary condition and regularly cleaned and disinfected by a method approved by the Health Department. Each massage, bodywork and somatic therapy area/room shall be equipped with a handwashing sink and an adequate area within each room for clients to store personal items.

W. All main entrance doors to massage and bodywork therapy establishments are not permitted to be locked or hasped during the establishments' hours of operation. The "buzzing in" of clientele into a lobby area is prohibited.

X. No employee of any massage, bodywork, or somatic therapy establishment shall possess any personal lubricant, condoms or sexual aids/toys, while working in the establishment, nor will any of said items be permitted inside of any massage, bodywork, or somatic therapy establishment.

Y. If decals are placed on exterior windows they must be at least 50% transparent and only placed on the top half of the window.

§ 258-14 Violations and penalties; suspension or revocation of permit.

Unless otherwise provided by law, any person or establishment owner violating any of the provisions of this chapter shall, upon determination of the Health Officer, the Borough Police Department, Construction Official, the Code Enforcement Officer, and/or the Fire Marshal be subject to suspension or revocation of a Borough-issued business permit pursuant to the provisions of this chapter. In addition to suspension or revocation of the business permit, any person/establishment owner violating any of the provisions of this chapter shall be subject to penalties or fines set forth in Chapter 1, Article I, "General Penalty," of this Code. [at the discretion of the Municipal Court.]

Section 2. Repeal of Inconsistent Ordinances.

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

Section 3. Savings Clause.

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

Section 4. Severability.

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

Section 5. Effective Date.

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

*A motion Introduced for second reading **Ordinance No. 2025-1572** by Councilmember Cudequest; seconded by Councilmember Lane; Clerk read by title only.*

Motion to open meeting to 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 Roche - all ayes Motion to adopt on Second and Final Reading in The Bergen Record by Councilmember Lane; seconded by Councilmember Roche; Clerk read by title only - All ayes on a roll call vote

INTRODUCTION OF ORDINANCE NO. 2025-1573 AN ORDINANCE OF THE BOROUGH OF MONTVALE REPEALING AND REPLACING CHAPTER 210, "FLOOD DAMAGE PREVENTION," OF THE BOROUGH CODE
(public hearing 6-12-25)

*A motion to Introduce Ordinance 2025-1573 for first reading was made by Councilmember Cudequest; seconded by Councilmember Lane; Clerk read by title only; Councilmember Lane made a motion that this ordinance be passed on first reading and advertised in The Bergen Record; seconded by Councilmember Koelling - a roll call was taken – all ayes
The BA, Joe, gave a brief explanation stating this is required by the State, Colliers will be providing a summary explanation for the public in regards to the permitting process of those who reside in a flood zone; Colliers will now be reviewing all the plans instead of the construction official.*

INTRODUCTION OF ORDINANCE NO. 2025-1574 AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 408 OF THE BOROUGH OF MONTVALE CODE TO REGULATE PET WASTE
(public hearing 6-12-25)

A motion to Introduce Ordinance 2025-1574 for first reading was made by Councilmember Cudequest; seconded by Councilmember Lane; Clerk read by title only; Councilmember Lane made a motion that this ordinance be passed on first reading and advertised in The Bergen Record; seconded by Councilmember Koelling - a roll call was taken – all ayes

MEETING OPEN TO PUBLIC

Agenda Items Only

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

Carolee Adams

Ms. Adams showed the council a plastic bag full of deer excrement that she picked up from her sidewalk and driveway; she mentioned that her neighbors are feeding the deer and something needs to be done.

MEETING CLOSED TO PUBLIC

Agenda Items Only

A motion to close the meeting to the public by Councilmember Koelling; seconded by Councilmember Lane - all ayes

MINUTES:

April 29, 2025

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

May 8, 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:**April 29, 2025**

A motion to accept closed 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.

121-2025 A Resolution Authorizing the Re-Affirmation of the Policy & Procedures Manual of the Municipality

WHEREAS, the Municipality has a Policies & Procedures Manual which has been established to ensure Employees and prospective Employees are treated in a manner consistent with all applicable employment laws, regulations and protocols; and

WHEREAS, the Borough places great value and consideration in relation to the health, well-being and safety of its Employees.

WHEREAS, said Manual is also in accordance with the requirements promulgated by the Bergen County Municipal Joint Insurance Fund and under the auspices of the New Jersey Municipal Excess Liability Fund; and

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey the Manual previously adopted by Resolution is hereby reaffirmed to serve as the Borough's Policies and Procedures serving and applying to every Employee, Volunteer, Elected & Appointed Official and Independent Contractor(s) serving the Municipality; and

BE IT FURTHER RESOLVED, the Borough will continue to monitor changes in Federal and State Statutes and Regulations to ensure continued compliance with applicable laws, regulations and policies that impact the employment practices of the Municipality; and

BE IT FURTHER RESOLVED, a certified copy of this Resolution shall be maintained on file in the Clerk's office and shall also be forwarded to Professional Insurance Associates, 429 Hackensack Street, P.O. Box 818 Carlstadt, NJ 07072, Risk Management Consultant to the Municipality.

122-2025 Approval of Business Permit for Massage and Bodywork Establishment – Cozy Thai Spa – 2 S. Kinderkamack Road

WHEREAS, pursuant to Chapter 258-3 of our Borough Code a Massage and Bodywork Therapy Establishment must apply for a business permit; and

WHEREAS, Cozy Thai Spa submitted all required documents to the Borough Clerk which have been forwarded for review and approved by all relevant municipal officials and departments; and

NOW THEREFORE BE IT RESOLVED, that they Mayor and Council of the Borough of Montvale authorize the Borough Clerk to issue to Cozy Thai Spa a business permit for a fee of \$550.00; and

BE IT FURTHER RESOLVED, that once the business permit has been issued, Cozy Thai Spa shall apply for Certificate of Occupancy with the Building Department

123-2025 Amending Resolution No. 78-2025 for a Professional Services Contract to King, Moench & Collins LLP to Serve as Special Counsel for Affordable Housing Litigation

WHEREAS, the Governing Body previously awarded a professional services contract to Michael

Collins, Esq. and King, Moench & Collins LLP ("KMC") to serve as Special Counsel for Affordable

Housing Litigation to represent the Borough (and other municipalities) in connection with a challenge to the recent legislation concerning Round 4 of the state-wide affordable housing obligations; and

WHEREAS, the Borough's initial award had a "not to exceed" figure of \$30,000, and the Borough is desirous of increasing this figure to a "not to exceed" value of \$300,000; and

WHEREAS, the payments for KMC's services shall come from the Trust Fund established with funds from all participating municipalities; and

WHEREAS, pursuant to N.J.S.A. 40A:11-5(a)(i), a professional services contract is exempt from public bidding requirements; and

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

NOW, THEREFORE, BE IT RESOLVED that the professional services contract with Michael Collins, Esq. and King, Moench & Collins LLP to serve as Special Counsel for Affordable Housing Litigation is hereby amended to increase the "not to exceed" figure to \$250,000; and

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk are hereby authorized and empowered to execute a contract consistent with the provisions and intent of this Resolution, subject to approval of same by the Borough Attorney; and

BE IT FURTHER RESOLVED that the Borough Clerk shall publish notice of this contract award in the official newspaper of the Borough, in accordance with N.J.S.A. 40A:11-5.

124-2025 Award Professional Service Contract to Colliers Engineering & Design, for Tier A Municipal Stormwater Permit, Storm Water Outfall Inspections and Storm Sewer Locations

WHEREAS, the Borough of Montvale is required to perform inspections on all stormwater outfalls. One third has been completed and the final third by end of 2025. This requirement deems it necessary to engage the professional services of an Engineer to provide inspection services for the Montvale's Tier A- Municipal Stormwater General Permit; and

WHEREAS, section N.J.S.A. 40A:11-5 of the Local Public Contracts Law, (N.J.S.A. 40A:11-1 et seq.) exempts such professional services from competitive bidding; and

WHEREAS, Colliers Engineer & Design, 300 Tice Blvd, Suite 101, Woodcliff Lake, NJ 07677 has submitted a proposal dated March 19, 2025 which is attached to this resolution; and

WHEREAS, Colliers will perform the preparation of the MS4 compliance report, Storm Sewer Outfall and Detention Basin Inspections, Stormwater Pollution Prevention Plan Update and GIS mapping of approximately one third of the Borough's stormwater conveyance system for a cost not to exceed \$40,500.00; and

WHEREAS, the Certified Municipal Finance Officer certifies funds are available said certification is hereto attached to the original of this resolution; and

BE IT FURTHER RESOLVED a copy of this resolution shall be published in an official newspaper of the Borough of Montvale, be on file, available for public inspection, in the office of the Municipal Clerk, 12 DePiero Drive, Montvale, NJ 07645.

125-2025 A Resolution Awarding a Contract to 4 Clean Up Inc. for the NJDOT FY2024 – Woodland Road Resurfacing Project

WHEREAS, the Borough of Montvale has a need to procure construction services for the NJDOT FY2024 – Woodland Road Resurfacing Project in the Borough; and

WHEREAS, the Borough of Montvale, in accordance with the laws of the State of New Jersey, publicly advertised for the receipt of bids under specifications for the NJDOT FY2024 – Woodland Road Resurfacing Project; and

WHEREAS, nine (9) bids were received on May 6, 2025; and

WHEREAS, after receipt and review of the three (3) lowest bids received, the Borough of

BOROUGH OF MONTVALE**MAY 27, 2025**

Montvale has determined that 4 Clean Up Inc. is the lowest responsible bidder for this contract;

and

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

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

<u>Contractor</u>	<u>Contract Amount</u>
4 Clean Up Inc.	Base Bid: \$288,390.71
4501 Dell Ave.	Alternate Bid A: \$114,669.85
North Bergen, NJ 07047	Total: \$403,060.56

126-2025 Award Professional Service Contract to Colliers Engineering & Design - for Construction Observation & Administration Services for NJDOT FY2024 – Woodland Road Resurfacing Project

WHEREAS, the Borough of Montvale has deemed it necessary to engage the professional services of an Engineer for Construction Observation & Administration Services for NJDOT FY2024 – Woodland Road Resurfacing Project; and

WHEREAS, section N.J.S.A. 40A:11-5 of the Local Public Contracts Law, (N.J.S.A. 40A:11-1 et seq.) exempts such professional services from competitive bidding; and

WHEREAS, Colliers Engineering & Design, 400 Valley Road, Suite 304, Mt. Arlington, NJ 07856 has submitted a proposal dated May 12, 2025 to provide engineering services which are detailed and attached to the original of this resolution, and

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

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

1) That the following be provided: Construction Observation & Administration Services
The cost not to exceed shall be \$39,500.00. The Engineer shall be required to submit itemized bills and payment shall be made based upon services rendered. The rates for this work are in accordance with the hourly contractual agreement with the Borough of Montvale.

BE IT FURTHER RESOLVED, that a copy of this resolution be published an official newspaper of the Borough of Montvale, be on file, available for public inspection, in the office of the Municipal Clerk, Municipal Complex, 12 DePiero Drive, Montvale, NJ 07645.

127-2025 Amending Resolution No. 73-2025 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

BOROUGH OF MONTVALE**MAY 27, 2025**

Adult Soccer	10 weeks	\$15	\$20
Chess Lessons	8 weeks	\$160	\$190
	7 weeks	\$140	\$170
	6 weeks	\$120	\$150
Drills and Skills Basketball	4 Day Camp 9:00am-12:00pm	\$155	\$185
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	

BOROUGH OF MONTVALE**MAY 27, 2025**

		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 (weather permitting)	\$15	\$100
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	\$50
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 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)

BOROUGH OF MONTVALE**MAY 27, 2025**

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:

Montvale Athletic League, Recreation and Pascack Hills High School

Resident: Not-For-Profit Entity

Resident: For Profit Entity

Non-Resident: Not-For-Profit Entity

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.

128-2025 Authorize Hiring - Part Time Alternate Crossing Guard – Mary Elizabeth Moltzen

WHEREAS, the Montvale Police Department desires to hire a part-time alternate crossing guard in the Borough of Montvale; and,

WHEREAS, Mary Elizabeth Moltzen has met the qualifications for this position, agrees to the terms and conditions of employment; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey that the above-named individual is hereby appointed to the position of Part-time Alternate Crossing Guard, effective May 27, 2025

129-2025 A Resolution Approving a Second Addendum to the Shared Services Agreement with the Township of River Vale Concerning the Pascack Valley Department of Public Works

WHEREAS, the Uniform Shared Services and Consolidation Act (*N.J.S.A. 40A:65-1 et seq.*) provides that local units of government may enter into a contract for the joint provision of any service which either party to said agreement is empowered to render or perform within its own jurisdiction; and

WHEREAS, the Mayor and Council of the Borough of Montvale are constantly exploring options available to the Borough to obtain cost savings for Borough residents in the performance of various services, while still maintaining quality of performance and a high level of professionalism; and

WHEREAS, in furtherance of this mission, in 2013 a mutually-supported feasibility study identified opportunities to further improve the efficacy of Public Works operations for the Municipalities, while reducing the costs of delivering Public Works services for the respective local governments; and

WHEREAS, the Municipalities previously determined it to be in their mutual best interests to provide for a shared Department of Public Works (DPW) to be known as the "Pascack Valley Department of Public Works" serving the Township of River Vale and the Borough of Montvale to provide services to their respective Municipalities, with River Vale as the Lead Agency; and

WHEREAS, the parties entered into a Shared Services Agreement ("SSA") in 2013, which was established in accordance with the Uniform Shared Services and Consolidation Act, P.L.2007, c.63 (*C.40A:65-1, et seq.*); and

WHEREAS, the parties renewed this SSA in 2019, in accordance with the Uniform Shared Services and Consolidation Act, and adopted an addendum thereto in 2023; and

WHEREAS, consistent with the terms of the SSA, the municipalities did jointly solicit and fund a study conducted by LKM Consulting, LLC to determine whether the allocator and annual base fee set forth in the Shared Services Agreement fairly and equitably apportioned costs between the municipalities; and

WHEREAS, by report dated September 18, 2024, entitled "Evaluation of Shared Services Agreement Cost Allocators" by LKM Consulting, LLC, certain recommendations were made concerning changes to the allocator and the annual base fee for shared DPW services, as well as other financial and operational considerations; and

WHEREAS, the municipalities have reached an agreement on certain changes to be made to the allocator and the annual base fee for 2025 and wish to memorialize said agreement.

WHEREAS, *N.J.S.A. 40A:65-1 et seq.* requires that the Shared Services Agreement be approved by resolution of the governing body of each participating municipality; and

WHEREAS, the Mayor and Council are desirous of authorizing the attached Second Addendum to Shared Services Agreement with the Township of River Vale concerning the Pascack Valley Department of Public Works pursuant to *N.J.S.A. 40A:65-5(a)*; and

WHEREAS, pursuant to *N.J.S.A. 40A:65-5(b)*, a copy of the Shared Services Agreement with the Second Addendum shall be available for public inspection at the Municipal Complex immediately

after passage of this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale that the Mayor and Borough Clerk are directed, authorized and empowered to execute the negotiated Second Addendum to Shared Services Agreement with the Township of River Vale concerning the operation of the Pascack Valley Department of Public Works, as well as all other documents necessary to effectuate the purposes of this Resolution.

BE IT FURTHER RESOLVED that pursuant to N.J.S.A. 40A:65-5(b), the Borough Clerk shall make the Shared Services Agreement with Second Addendum available for public inspection at the Municipal Complex immediately after passage of this Resolution.

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

BILLS: Administrator read the Bill Report

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

ENGINEER'S REPORT: Nick Chelius and Carl O'Brien

Pre-con meeting will be scheduled in the coming weeks for Woodland Road project; bid opening is scheduled for June 3rd for paving of Paragon Drive; GIS mapping is near complete; there is a meeting scheduled for this Thursday with the County in regards to the intersection of Magnolia and Kinderkamack and Chestnut Ridge and Summit.

ATTORNEY REPORT: Dave Lafferty

Still waiting on Superior Court on affordable housing. We will be looking into either requests for proposals or the bidding process for someone to run the DePiero's Farm for public use to keep it as a farm.

ADMINISTRATOR REPORT: Joe Voytus

DPW did a great job hanging the Hometown Hero Banners – maps will be completed in the next few days for the public to find their Hometown Hero – maps will be available at borough hall and at the senior center.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

- Approval of Camp Counsellors

Clerk mentioned a motion is needed to approve all the camp counsellors – Councilmember Koelling made a motion to approve; seconded by Councilmember Lane – all ayes

- Discussion – Memorial Drive Multi-Use Athletic Field

After a brief discussion, a motion to approve Colliers to do a concept plan for the field by Councilmember Lane; seconded by Councilmember Roche – all ayes

COMMUNICATION CORRESPONDENCE:

None

MEETING OPEN TO THE PUBLIC:

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

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

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

Carolee Adams

Try to keep an open dialogue with the FAA in regards to the Soccer Tournament at the Meadowlands; waiting for the engineers to come about Murray Road; Mentioned a life long resident Mary Kay Stratis passed away, suggested maybe a proclamation can be done.

William Lovitt

LaTrenta is the only field usable with lights; Wanted an update on the bathrooms at LaTrenta field; noticed adults playing on the same field with MAL kids on the opposite field and the balls were reaching the field where the children were playing.

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

ADJOURNMENT:

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

Meeting adjourned at 8:14pm

Regular Meeting of the Mayor & Council will be held at 7:30pm on Thursday, June 12, 2025

Respectfully submitted, Frances Scordo, Municipal Clerk

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 130-2025**

A Resolution Awarding a Contract to Nielsen of Morristown Pursuant to State Contract #23-FLEET-34933 for the Purchase of a 2024 Dodge Durango (WDEE75) Pursuit AWD

WHEREAS, the Borough of Montvale has a need to acquire a 2024 Dodge Durango (WDEE75) Pursuit AWD for use by the Montvale Police Department; and

WHEREAS, the Borough did adopt a bond ordinance funding the purchase of this Dodge Durango; and

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

WHEREAS, the Borough did solicit a quote from Nielsen of Morristown pursuant to State Contract #23-FLEET-34933 for said vehicle in the total amount of \$50,703.05; and

WHEREAS, the Borough is desirous of awarding this contract and purchasing said vehicle from Nielson of Morristown pursuant to the September 25, 2024 Proposal, a copy of which is attached hereto; and

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

NOW, THEREFORE, BE IT RESOLVED that the Borough of Montvale hereby accepts the September 25, 2024 Proposal from Nielsen of Morristown, 200 Ridgedale Avenue, Morristown, New Jersey 07960, for the aforementioned vehicle and directs, authorizes and empowers all appropriate officials to execute an agreement and/or purchase order for this contract, subject to all the conditions applicable to State Contract #23-FLEET-34933 and subject to approval by the Borough Attorney.

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

Adopted: June 12, 2025

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor



DODGE

Jeep



Quote

NIELSEN OF MORRISTOWN

200 Ridgedale Ave.

Morristown, NJ 07960

2024 Dodge Durango (WDEE75) Pursuit AWD

STATE OF NEW JERSEY

CONTRACT # 23-FLEET-34933

BASE PRICE \$ 40,121.00

Factory Options

Item	Price
A7X9 Black, Cloth Bucket Seats w/Rear Vinyl -inc: Vinyl 2nd Row Seat	\$ 120.00
EZH Engine: 5.7L V8 HEMI MDS VVT, Transmission: 8-Speed Automatic	\$ 2,995.00
ADL Skid Plate Group inc: Transfer Case Skid Plate Shield, Front Suspension Skid Plate, Fuel Tank Skid Plate Shield, Underbody Skid Plate	\$ 295.00
LNF Black Left Spot Lamp	\$ 545.00
CW6 Deactivate Rear Doors/Windows	\$ 75.00
CW7 Door/Window Activation Kit	\$ 115.00
GXF Entire Fleet Alike Key (FREQ 1)	\$ 140.00
PMX5100 MOPAR Maximum Care Warranty 5 Years / 100,000 Miles / 3,334 Engine Hours	\$ 4,980.00
Options	\$ 9,265.00
Options % off	3.00%
Factory Option Total	\$8,987.05

Additional Options

	Price
Sound Off Red/White Dome Light	\$ 175.00
Remote Start	\$ 995.00
Intermotive IdleLock	\$ 425.00

Option Total \$ 1,595.00

Vehicle Total \$ 50,703.05

Date: 9/25/2024

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 131-2025**

A Resolution Authorizing a Contract with Motorola Solutions for One (1) All-Band Portable Radio Pursuant to State Contract #83909 T0109

WHEREAS, the Montvale Police Department has a need to acquire an all-band portable radio to allow communications on additional frequencies with nearby municipalities; 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 Motorola Solutions, Inc. for this equipment under State Contract #83909 T0109; and

WHEREAS, Motorola submitted a proposal to the Borough, a copy of which is attached hereto, in the total amount of \$8,250.14; and

WHEREAS, the Borough's Police Chief has recommended that the Borough award this contract pursuant to the Motorola 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 Motorola Solutions, Inc. for One (1) All-Band Portable Radio and related equipment and services for use by the Montvale Police Department.
2. The Mayor, Borough Clerk and/or Borough Administrator are hereby directed, authorized and empowered to execute an agreement with Motorola Solutions, Inc., 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: June 12, 2025

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor



QUOTE-3140666
Montvale PD (APX8500) 02

Billing Address:
MONTVALE, BOROUGH OF
1 MEMORIAL DR
MONTVALE, NJ 07645
US

Quote Date:05/23/2025
Expiration Date:06/27/2025
Quote Created By:
James Zwolinski
jzwolinski@goosetown.com

End Customer:
MONTVALE, BOROUGH OF
Douglas McDowell

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
	APX™ 8500					
1	M37TSS9PW1AN	MOBILE RADIO APX8500 ALL BAND MP	1	\$5,894.00	\$4,420.50	\$4,420.50
1a	G996AS	SOFTWARE LICENSE ENH: OVER THE AIR PROVISIONING	1	\$110.00	\$82.50	\$82.50
1b	GA00580AA	ADD: TDMA OPERATION	1	\$495.00	\$371.25	\$371.25
1c	GA01513AB	ADD: ALL BAND MOBILE ANTENNA (7/8/V/U)	1	\$105.00	\$78.75	\$78.75
1d	G51AT	SOFTWARE LICENSE ENH:SMARTZONE	1	\$1,650.00	\$1,237.50	\$1,237.50
1e	G78AT	ENH: 3 YEAR ESSENTIAL SVC	1	\$288.00	\$288.00	\$288.00
1f	GA01606AA	ADD: NO BLUETOOTH/ WIFI/GPS ANTENNA NEEDED	1	\$0.00	\$0.00	\$0.00
1g	B18CR	ADD: AUXILIARY SPKR 7.5 WATT APX	1	\$66.00	\$49.50	\$49.50
1h	G444AH	ADD: APX CONTROL HEAD SOFTWARE	1	\$0.00	\$0.00	\$0.00
1i	G67EH	ADD: REMOTE MOUNT E5 MP	1	\$327.00	\$245.25	\$245.25
1j	GA01517AA	DEL: NO J600 ADAPTER CABLE NEEDED	1	\$0.00	\$0.00	\$0.00
1k	G806BL	SOFTWARE LICENSE ENH: ASTRO DIGITAL CAI OP APX	1	\$567.00	\$425.25	\$425.25
1l	GA01670AA	ADD: APX E5 CONTROL HEAD	1	\$717.00	\$537.75	\$537.75
1m	W22BA	ADD: STD PALM MICROPHONE APX	1	\$79.00	\$59.25	\$59.25
1n	QA09113AB	ADD: BASELINE RELEASE SW	1	\$0.00	\$0.00	\$0.00



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800



QUOTE-3140666
Montvale PD (APX8500) 02

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
1o	G193AK	ADD: ADP ONLY (NON-P25 CAP COMPLIANT) (US ONLY)	1	\$0.00	\$0.00	\$0.00
1p	G361AH	SOFTWARE LICENSE ENH: P25 TRUNKING SOFTWARE APX	1	\$330.00	\$247.50	\$247.50
2	LSV00Q00202A	DEVICE PROGRAMMING	1	\$207.14	\$207.14	\$207.14

Grand Total

\$8,250.14(USD)

Notes:

- Customer to install.
- Unless otherwise noted, this quote excludes sales tax or other applicable taxes (such as Goods and Services Tax, sales tax, Value Added Tax and other taxes of a similar nature). Any tax the customer is subject to will be added to invoices.



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 - #: 36-1115800

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 132-2025**

Re: A Resolution Awarding a Contract to All American Ford of Paramus 2026 F-750 Diesel SuperCab Base (X7D) and Related Equipment Pursuant to Bergen County Co-Op Contract BC-BID-24-06

Whereas, the Borough of Montvale has a need to acquire one 2026 F-750 Diesel SuperCab Base and related equipment for use by the Pascack Valley Department of Public Works, consistent with the Shared Services Agreement between Montvale and River Vale; and

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

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

Whereas, the Borough did solicit a proposal from All American Ford of Paramus pursuant to Bergen County Co-Op Contract BC-BID-24-06; and

Whereas, All American did submit a proposal dated April 1, 2025, in the total amount of \$86,583.82; and

Whereas, the Borough is desirous of entering into a contract through the Bergen County Co-Op with All American for this vehicle and equipment as set forth in the April 1, 2025 proposal attached hereto and incorporated herein by reference; and

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

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

Now, Therefore, Be It Resolved that the Borough of Montvale does hereby award the above-referenced contract pursuant to Bergen County Co-Op Contract BC-BID-24-43, as follows:

Vendor

All American Ford of Paramus
375 Route 17
Paramus, New Jersey 07652

Contract Amount

\$86,583.82

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

Adopted:

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

Prepared for:

BOROUGH OF MONTVALE

Prepared by: Joseph Green

04/01/2025

All American Ford of Paramus | 375 Route 17 Paramus New Jersey | 076522905



2026 F-750 Diesel SuperCab Base (X7D)

Price Level: 615 | Quote ID: NJCPABOM01

Pricing Summary - Single Vehicle

MSRP*Vehicle Pricing*

Base Vehicle Price	\$83,170.00
Options	\$11,245.00
Colors	\$0.00
Upfitting	\$0.00
Fleet Discount	\$0.00
Fuel Charge (12)	\$0.00
Destination Charge	\$2,495.00
Subtotal	\$96,910.00

Pre-Tax Adjustments

Code	Description	MSRP
NJCPADISC	NJCPA BID #BC-BID-24-06 CO-OP #CK04 - FACTORY ORDER BASE DISCOUNT (11.50%)	-\$9,851.48
NJCPADISC	NJCPA BID #BC-BID-24-06 CO-OP #CK04 - FACTORY ORDER OPTIONS DISCOUNT (6%)	-\$674.70
Subtotal		\$86,383.82

Post-Tax Adjustments

Code	Description	MSRP
DELIVERY	DELIVERY WITHIN BERGEN COUNTY (OPTIONAL)	\$200.00
Subtotal		\$86,583.82
Total		\$86,583.82

Customer Signature

Acceptance Date

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

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 133-2025**

Re: A Resolution Awarding a Contract to Cliffside Body Corporation for One (1) Stainless Steel Dump Body, Snow Plow and Hydraulic VBox Salt Spreader Pursuant to ESCNJ Contract 23/24-04

Whereas, the Borough of Montvale has a need to acquire one (1) Stainless Steel Dump Body, Snow Plow and Hydraulic VBox Salt Spreader and related equipment for use by the Pascack Valley Department of Public Works, consistent with the Shared Services Agreement between Montvale and River Vale; and

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

Whereas, Cliffside did submit a proposal dated April 2, 2025, in the total amount of \$109,492.00; and

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

Whereas, the Borough is desirous of entering into a contract through ESCNJ with Cliffside for this equipment as set forth in the April 2, 2025 proposal attached hereto and incorporated herein by reference; and

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

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

Now, Therefore, Be It Resolved that the Borough of Montvale does hereby award the above-referenced contract pursuant to ESCNJ Contract 23/24-04, as follows:

Vendor	Contract Amount
Cliffside Body Corporation	\$109,492.00
130 Broad Avenue	
Fairview, New Jersey 07022	

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

Adopted:

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

CLIFFSIDE BODY CORPORATION

130 Broad Ave., Fairview, NJ 07022

Ph: 201-945-3970 Fax: 201-945-7534

QUOTE #: EG040225A

4/2/2025

PREPARED BY: ERIC GREENWALD

CUSTOMER: MONTVALE

ATTN: JASON BAZAZ

EMAIL: jbazaz@pvdpw.org

PHONE: 201-403-1947



BID #ESCNJ 23/24-04

NJ STATE APPROVED CO-OP #65MCESCCPS

	DESCRIPTION	PRICE
1	GALION STAINLESS STEEL DUMP BODY 10' LONG X 84" INSIDE WIDTH X 24" SIDES X 30" TAILGATE 3/16" 304-2B STAINLESS STEEL BODY CONSTRUCTION 3/16" AR500 STEEL FLOOR MAILHOT G490-4.25-3 DA FRONT MOUNT TELESCOPIC HOIST - (1) BODY SAFETY PROP STAINLESS STEEL 3/4 (36") CABSHIELD AIR ACTIVATED TAILGATE 8" BOLT-ON STAINLESS STEEL SPREADER APRON (1) STAINLESS STEEL SLIDE OUT STEP AND GRAB HANDLE - DRIVER SIDE FRONT MANUAL MESH TARP AND ROLLER 2B STAINLESS STEEL FINISH UNDERCOAT BODY AND CHASSIS FRAME RUBBER MUDFLAPS (REAR) 1/2 STAINLESS STEEL 1/2 RUBBER STONE SHIELDS (FRONT) (2) LED AMBER WARNING LIGHTS IN CABSHIELD FRONT - WHELEN 5GA00FAR (2) LED AMBER WARNING LIGHTS IN CABSHIELD SIDES - WHELEN 5GA00FAR (2) LED AMBER WARNING LIGHTS IN REAR CORNER POSTS - WHELEN 5GA00FAR (2) LED AMBER WARNING LIGHTS IN REAR CORNER POST SIDES - WHELEN 5GA00FAR (2) LED WORK LIGHTS AT REAR FOR SPINNER VISIBILITY RE-USE OEM BACKUP ALARM 25 TON SPRING LOADED PINTLE HOOK ON HD 3/4" HITCH PLATE WITH D RINGS FOR SAFETY CHAINS TRAILER LIGHT PLUG, ELECTRIC BRAKE CONTROL FORCE AMERICA CENTRAL HYDRAULIC SYSTEM TO RUN DUMP BODY, PLOW AND SPREADER HOT SHIFT PTO & PUMP FOR AUTOMATIC TRANSMISSION STAINLESS STEEL HYDRAULIC VALVE/TANK ENCLOSURE WITH POLY COVER 3-SECTION DOUBLE ACTING AIR CONTROLLED VALVE (CONTROLS IN CAB) 5100EX ELECTRONIC SPREADER CONTROLLER WITH PREWET AMPLIFIER & GROUND SPEED LOW HYDRAULIC OIL SHUT-DOWN FUNCTION MONROE MC7092 TRUCK PORTION SNOWPLOW QUICK HITCH WITH FOLD FLAT LIFT ARM 3" X 10" DOUBLE ACTING LIFT CYLINDER 1/2" STEEL SIDE PLATES FRONT BUMPER ENDS HALOGEN PLOW LIGHTS ON STAINLESS STEEL BRACKETS ON CHASSIS FENDERS	\$ 79,053
2	MONROE MP41R11-ISCT POWER REVERSIBLE SNOWPLOW 11' LONG X 41" HIGH "C" SHAPED MOLDBOARD - POWDERCOATED ORANGE FULL COMPRESSION TRIP 8' STEEL CUTTING EDGE (2) CURB GUARDS 8" SCREW ADJUSTABLE CASTER WHEELS	\$ 12,473

	MC6000 PLOW PORTION QUICK HITCH	
3	BUYERS SALTDogg 14709F463211 STAINLESS STEEL HYDRAULIC VBOX SALT SPREADER 9' LONG (4 CUBIC YARD CAPACITY) SINGLE AUGER DRIVEN POWDERCOATED TOP SCREENS RUBBER SIDE CURTAINS LS5 ELECTRIC PREWET SYSTEM WITH DUAL 105 GALLON TANKS RATCHET CHAIN BINDERS & HARDWOOD RUNNERS (UNINSTALLED) SHORT HOSE KIT INCLUDES STANDARD QUICK COUPLERS AND INSTALLATION ON SPREADER 66" STAINLESS STEEL LED LIGHT BAR WITH STOP/TURN/TAIL/WARNING LIGHTS	\$ 17,966
	*** THE OPTIONS BELOW ARE NOT INCLUDED IN THE TOTAL PRICE ***	
	TOTAL	\$ 109,492
	Sales Tax (N/A)	\$ -
	TOTAL INSTALLED PRICE	\$ 109,492

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 134-2025**

RE: OPPOSING NEW JERSEY PROTECTING AGAINST CLIMATE THREATS/RESILIENT ENVIRONMENTS AND LANDSCAPE RULES (NJPACT)

WHEREAS, the Borough of Montvale opposes the New Jersey Department of Environmental Protection's (NJDEP) 1,057-page NJPACT rules due to their significant adverse impacts, the Borough of Montvale sets forth the following objections:

A. NJPACT'S CREATION, IMPACT, AND CONSEQUENCES

1. NJPACT, stemming from Governor Murphy's Executive Order 100, imposes excessive building regulations, including raising homes and roads 5 feet above base flood elevation, far exceeding federal and local standards, effective around August 2026.
2. NJPACT rules will devastate coastal economies, reducing property values, tourism, and housing affordability, impacting the entire state's economic vitality and exacerbating housing shortages.
3. NJPACT relies on a sea level rise study with only a 17% likelihood 75 years from now
4. Homes along the Jersey Shore, typically replaced every 25-30 years, would be overbuilt under NJPACT, imposing unnecessary costs when risks could be reassessed in 2050 or 2075.
5. NJPACT's costs make compliance unaffordable for current and future homeowners, forcing middle-class retreat and favoring the ultra-wealthy.
6. NJPACT aligns with National Flood Insurance Program (NFIP) minimum standards but offers no premium discounts for exceeding them, creating financial burdens without benefits.
7. Without funding, NJPACT's enforcement strains municipalities, risking economic disaster for tourism-dependent seasonal economies.
8. Unfunded mandates may lead to inconsistent regional protection, disproportionately harming smaller communities.

B. REALITIES AND PRUDENT COURSE

9. With an 83% probability that NJPACT's mandates will be unnecessary in 76 years, a more gradual, legislatively supported approach is warranted.
10. Coastal communities contribute \$16 billion annually to New Jersey's economy, and beach replenishment is not a burden but a driver of tourism and jobs.
11. [Insert Community] proactively addresses climate risks through resilient action plans [or similar], meeting stringent FEMA standards and designing infrastructure for 500-year floods.
12. NJPACT's extreme approach, based on unlikely scenarios, defies science and burdens residents and municipalities unnecessarily.
13. The Borough of Montvale supports reasonable climate policies but requests NJPACT's withdrawal or amendment to a fact-based, gradual approach.

NOW, THEREFORE, BE IT RESOLVED, the Mayor and Council of the Borough of Montvale vigorously opposes NJPACT due to its threat to public health, welfare, and economic stability.

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

Adopted: June 12, 2025

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 135-2025**

RE: A Resolution Awarding a Contract to 4 Clean Up Inc. for the NJDOT FY2025 – Paragon Drive Resurfacing Project

WHEREAS, the Borough of Montvale has a need to procure construction services for the NJDOT FY2025– Paragon Drive Resurfacing Project in the Borough; and

WHEREAS, the Borough of Montvale, in accordance with the laws of the State of New Jersey, publicly advertised for the receipt of bids under specifications for the NJDOT FY2025 – Paragon Drive Resurfacing Project; and

WHEREAS, ten (10) bids were received on June 3, 2025; and

WHEREAS, after receipt and review of the three (3) lowest bids received, the Borough of Montvale has determined that 4 Clean Up Inc. is the lowest responsible bidder for this contract; and

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

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

Contractor

4 Clean Up Inc.
4501 Dell Ave.
North Bergen, NJ 07047

Contract Amount

Base Bid: \$414,457.62

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

Adopted: June 12, 2025

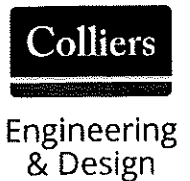
ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

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



June 3, 2025

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

NJDOT FY2025 Paragon Drive Resurfacing Project
Bid Opening and Recommendation of Award
Borough of Montvale, Bergen County, NJ
Colliers Engineering & Design Project No. MVB0085

Dear Mr. Voytus,

On Tuesday, June 3, 2025 at 10:00 A.M., sealed bids for the above referenced project were received, opened and read aloud for the NJDOT FY2025 Paragon Drive Resurfacing Project. Ten (10) bids were received. A bid tabulation displaying itemized unit prices for the ten bids is attached.

The Project consists of one (1) Base Bid. The Base Bid consists of roadway improvements along Paragon Drive (from Summit Avenue to 3 Paragon Drive) and Phillips Parkway (from DePiero Drive to Brae Boulevard). Work shall include milling and paving, full depth pavement repair, accessible curb ramps, repair of interior drainage structures, upgrading inlets with bicycle safe grate/eco curb pieces, asphalt curb repair, striping and other improvements shown within the construction plans

The apparent low bidder for the project is 4 Clean Up Inc., 4501 Dell Avenue, North Bergen, NJ 07047, with a Base Bid in the amount of \$414,457.62. This bid amount is lower than the Engineer's Estimate for this project.

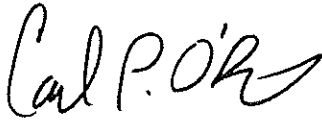
4 Clean Up Inc. has submitted the requisite Bid Bond, Consent of Surety, completed Statement of Ownership, Iran Sanctions form and the administrative documents as required by the NJ Local Public Bidding Laws, including a NJ Business Registration and a Certified Public Works Contractor Registration. In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

Based on a review of the summary of the bids and contract documents, it is our recommendation that the Borough award the project to 4 Clean Up Inc. in the amount of **\$414,457.62** for the **Total Bid**, for the construction of the NJDOT FY2025 Paragon Drive Resurfacing Project, pending review and acceptance of the bid by the Borough Attorney and certification of funds by the Borough's Chief Financial Officer (CFO).

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

Sincerely,

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



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

CO/nc/mt

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

BID TABULATION

DATE: TUESDAY, JUNE 3, 2025 @ 10 A.M.
PROJECT: NJDOT FY2025 - PARAGON DRIVE RESURFACING PROJECT

PROJECT NO.: MVB0085
MUNICIPALITY: BOROUGH OF MONTVALE
COUNTY: BERGEN

				BIDDER 1		BIDDER 2		BIDDER 3		BIDDER 4		BIDDER 5	
				4 Clean Up Inc. PO Box 5098 North Bergen, NJ 07047 201-271-0042		DLS Contracting Inc 36 Montezano Rd Fairfield, NJ 07004 973-661-4188 973-661-4199		Smith- Soudy Asphalt Const Co 150 Anderson Avenue Wallington, NJ 07057 973-777-7833 973-235-0456		D.S. Meyer Enterprises LLC 2 North St, Ste 2A Waldwick, NJ 07463 201-444-1301		D & L Paving Contractors Inc. 675 Franklin Ave Nutley, NJ 07110 973-667-7300 973-667-1190	
ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1	INLET FILTER, TYPE 2, 2' X 4'	UNIT	25	\$ 0.01	\$ 0.25	\$ 0.01	\$ 0.25	\$ 0.01	\$ 0.25	\$ 1.00	\$ 25.00	\$ 0.01	\$ 0.25
2	BREAKAWAY BARRICADE	UNIT	50	\$ 0.01	\$ 0.50	\$ 0.01	\$ 0.50	\$ 0.01	\$ 0.50	\$ 1.00	\$ 50.00	\$ 0.01	\$ 0.50
3	DRUM	UNIT	75	\$ 0.01	\$ 0.75	\$ 0.01	\$ 0.75	\$ 0.01	\$ 0.75	\$ 1.00	\$ 75.00	\$ 0.01	\$ 0.75
4	TRAFFIC CONE	UNIT	200	\$ 1.00	\$ 200.00	\$ 0.01	\$ 2.00	\$ 0.01	\$ 2.00	\$ 1.00	\$ 200.00	\$ 0.01	\$ 2.00
5	CONSTRUCTION SIGNS	SF	300	\$ 1.00	\$ 300.00	\$ 0.01	\$ 3.00	\$ 0.01	\$ 3.00	\$ 1.00	\$ 300.00	\$ 0.01	\$ 3.00
6	POLICE TRAFFIC DIRECTORS	HOURL	200	\$ 225.00	\$ 45,000.00	\$ 225.00	\$ 45,000.00	\$ 225.00	\$ 45,000.00	\$ 225.00	\$ 45,000.00	\$ 225.00	\$ 45,000.00
7	FUEL PRICE ADJUSTMENT	DOLLAR	100	\$ 1.00	\$ 100.00	\$ 1.00	\$ 100.00	\$ 1.00	\$ 100.00	\$ 1.00	\$ 100.00	\$ 1.00	\$ 100.00
8	ASPHALT PRICE ADJUSTMENT	DOLLAR	700	\$ 1.00	\$ 700.00	\$ 1.00	\$ 700.00	\$ 1.00	\$ 700.00	\$ 1.00	\$ 700.00	\$ 1.00	\$ 700.00
9	CLEARING SITE	LS	1	\$ 7,000.00	\$ 7,000.00	\$ 19,429.00	\$ 19,429.00	\$ 115,104.00	\$ 115,104.00	\$ 20,000.00	\$ 20,000.00	\$ 15,000.00	\$ 15,000.00
10	HMA MILLING, 3" OR LESS	SY	17,274	\$ 4.40	\$ 76,005.60	\$ 4.15	\$ 71,687.10	\$ 4.57	\$ 78,942.18	\$ 5.95	\$ 102,780.30	\$ 5.00	\$ 86,370.00
11	HOT MIX ASPHALT PAVEMENT REPAIR	SY	1,714	\$ 0.01	\$ 17.14	\$ 1.00	\$ 1,714.00	\$ 0.01	\$ 17.14	\$ 1.00	\$ 1,714.00	\$ 0.01	\$ 17.14
12	TACK COAT	GAL	2,358	\$ 0.01	\$ 23.58	\$ 2.00	\$ 4,716.00	\$ 0.01	\$ 23.58	\$ 1.00	\$ 2,358.00	\$ 0.01	\$ 23.58
13	HOT MIX ASPHALT 9.5 M 64 SURFACE COURSE	TON	2,358	\$ 84.00	\$ 198,072.00	\$ 90.00	\$ 212,220.00	\$ 53.07	\$ 125,139.06	\$ 79.00	\$ 186,282.00	\$ 92.81	\$ 218,845.98
14	RESET EXISTING CASTING	UNIT	2	\$ 1.00	\$ 2.00	\$ 1.00	\$ 2.00	\$ 995.00	\$ 1,990.00	\$ 50.00	\$ 100.00	\$ 0.01	\$ 0.02
15	RECONSTRUCTED INLET, TYPE B, USING EXISTING CASTING	UNIT	3	\$ 400.00	\$ 1,200.00	\$ 500.00	\$ 1,500.00	\$ 1,675.00	\$ 5,025.00	\$ 500.00	\$ 1,500.00	\$ 1,200.00	\$ 3,600.00
16	RECONSTRUCTED MANHOLE, USING EXISTING CASTING	UNIT	1	\$ 400.00	\$ 400.00	\$ 300.00	\$ 300.00	\$ 995.00	\$ 995.00	\$ 250.00	\$ 250.00	\$ 800.00	\$ 800.00
17	BICYCLE SAFE GRATE	UNIT	13	\$ 345.00	\$ 4,485.00	\$ 320.00	\$ 4,160.00	\$ 1.00	\$ 13.00	\$ 375.00	\$ 4,875.00	\$ 330.00	\$ 4,290.00
18	CURB PIECE	UNIT	20	\$ 245.00	\$ 4,900.00	\$ 300.00	\$ 6,000.00	\$ 1.00	\$ 20.00	\$ 290.00	\$ 5,800.00	\$ 330.00	\$ 6,600.00
19	REPAIR INTERIOR OF DRAINAGE STRUCTURE	UNIT	25	\$ 400.00	\$ 10,000.00	\$ 450.00	\$ 11,250.00	\$ 3.67	\$ 91.75	\$ 10.00	\$ 250.00	\$ 400.00	\$ 10,000.00
20	CONCRETE SIDEWALK, 4" THICK	SY	214	\$ 110.00	\$ 23,540.00	\$ 88.00	\$ 18,832.00	\$ 101.00	\$ 21,614.00	\$ 130.00	\$ 27,820.00	\$ 105.00	\$ 22,470.00
21	DETECTABLE WARNING SURFACE	SY	16	\$ 450.00	\$ 7,200.00	\$ 200.00	\$ 3,200.00	\$ 175.00	\$ 2,800.00	\$ 200.00	\$ 3,200.00	\$ 300.00	\$ 4,800.00
22	9" X 18" CONCRETE VERTICAL CURB	LF	695	\$ 40.00	\$ 27,800.00	\$ 38.00	\$ 26,410.00	\$ 45.00	\$ 31,275.00	\$ 45.00	\$ 31,275.00	\$ 33.00	\$ 22,935.00
23	TRAFFIC STRIPES, 4"	LF	6,604	\$ 0.80	\$ 5,283.20	\$ 0.85	\$ 5,613.40	\$ 0.55	\$ 3,632.20	\$ 0.80	\$ 5,283.20	\$ 1.00	\$ 6,604.00
24	TRAFFIC MARKING LINES, 6"	LF	170	\$ 1.20	\$ 204.00	\$ 1.25	\$ 212.50	\$ 2.00	\$ 340.00	\$ 1.20	\$ 204.00	\$ 1.70	\$ 289.00
25	TRAFFIC MARKING LINES, 8"	LF	574	\$ 1.60	\$ 918.40	\$ 1.70	\$ 975.80	\$ 2.75	\$ 1,578.50	\$ 1.60	\$ 918.40	\$ 2.00	\$ 1,148.00
26	TRAFFIC MARKING LINES, 24"	LF	24	\$ 4.80	\$ 115.20	\$ 5.00	\$ 120.00	\$ 10.00	\$ 240.00	\$ 4.80	\$ 115.20	\$ 6.00	\$ 144.00
27	TRAFFIC MARKING SYMBOLS	SF	8	\$ 10.00	\$ 80.00	\$ 10.50	\$ 84.00	\$ 16.50	\$ 132.00	\$ 10.00	\$ 80.00	\$ 15.00	\$ 120.00
28	REGULATORY AND WARNING SIGNS	SF	7	\$ 45.00	\$ 315.00	\$ 55.00	\$ 385.00	\$ 52.75	\$ 369.25	\$ 45.00	\$ 315.00	\$ 55.00	\$ 385.00
29	RESET MANHOLE, SANITARY SEWER, USING EXISTING CASTING	UNIT	1	\$ 200.00	\$ 200.00	\$ 1.00	\$ 1.00	\$ 995.00	\$ 995.00	\$ 100.00	\$ 100.00	\$ 500.00	\$ 500.00
30	TOPSOIL SPREADING, 6" THICK	SY	79	\$ 3.00	\$ 237.00	\$ 3.00	\$ 237.00	\$ 3.00	\$ 237.00	\$ 10.00	\$ 790.00	\$ 10.00	\$ 790.00
31	FERTILIZING AND SEEDING, TYPE ERNMX-106	SY	79	\$ 1.00	\$ 79.00	\$ 1.00	\$ 79.00	\$ 1.00	\$ 79.00	\$ 1.00	\$ 79.00	\$ 0.01	\$ 0.79
32	STRAW MULCHING	SY	79	\$ 1.00	\$ 79.00	\$ 1.00	\$ 79.00	\$ 0.01	\$ 0.79	\$ 1.00	\$ 79.00	\$ 0.01	\$ 0.79
TOTAL BASE BID					\$ 414,457.62		\$ 435,013.30		\$ 436,459.95		\$ 442,618.10		\$ 451,539.80

BID TABULATION

DATE: TUESDAY, JUNE 3, 2025 @ 10 A.M.
PROJECT: NJDOT FY2025 - PARAGON DRIVE RESURFACING PROJECT

PROJECT NO.: MV80085
MUNICIPALITY: BOROUGH OF MONTVALE
COUNTY: BERGEN

PROJECT NO.: MVB0205				BOROUGH OF MONTVALE				CITY: BERGEN															
COUNCIL: BERGEN				COUNCIL: BERGEN				COUNCIL: BERGEN															
BASE BID				BIDDER 6				BIDDER 7				BIDDER 8				BIDDER 9				BIDDER 10			
New Prince Concrete Const 215 Elian Terrace Hackensack, NJ 07601 201-486-8208				Citilli & Son Gen Contracting 81 Franklin Avenue Nutley, NJ 07110 973-235-3362				LaFera Construction 53 Wadsworth St Wallington, NJ 07057 201-862-0727				AJM Contracting, Inc. 300 Kuller Rd Clifton, NJ 973-772-9292				REIWA Contracting, Corp 165 River Rd Flemington, NJ 08822 908-864-4253 908-864-4257							
ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT						
1	INLET FILTER, TYPE 2, 2' x 4'	UNIT	25	\$ 0.01	\$ 0.25	\$ 1.00	\$ 25.00	\$ 0.01	\$ 0.25	\$ 1.00	\$ 25.00	\$ 0.01	\$ 0.25	\$ 1.00	\$ 25.00	\$ 0.01	\$ 0.25						
2	BREAKAWAY BARRICADE	UNIT	50	\$ 0.01	\$ 0.50	\$ 1.00	\$ 50.00	\$ 0.01	\$ 0.50	\$ 1.00	\$ 50.00	\$ 0.01	\$ 0.50	\$ 1.00	\$ 50.00	\$ 0.01	\$ 0.50						
3	DRUM	UNIT	75	\$ 0.01	\$ 0.75	\$ 1.00	\$ 75.00	\$ 0.01	\$ 0.75	\$ 1.00	\$ 75.00	\$ 0.01	\$ 0.75	\$ 1.00	\$ 75.00	\$ 0.01	\$ 0.75						
4	TRAFFIC CONE	UNIT	200	\$ 0.01	\$ 2.00	\$ 1.00	\$ 200.00	\$ 0.01	\$ 2.00	\$ 1.00	\$ 200.00	\$ 0.01	\$ 2.00	\$ 1.00	\$ 200.00	\$ 0.01	\$ 2.00						
5	CONSTRUCTION SIGNS	SF	300	\$ 15.00	\$ 4,500.00	\$ 1.00	\$ 300.00	\$ 0.01	\$ 3.00	\$ 5.00	\$ 300.00	\$ 0.01	\$ 3.00	\$ 5.00	\$ 300.00	\$ 0.01	\$ 3.00						
6	POLICE TRAFFIC DIRECTORS	HOURL	200	\$ 225.00	\$ 45,000.00	\$ 225.00	\$ 45,000.00	\$ 225.00	\$ 45,000.00	\$ 225.00	\$ 45,000.00	\$ 225.00	\$ 45,000.00	\$ 225.00	\$ 45,000.00	\$ 225.00	\$ 45,000.00						
7	FUEL PRICE ADJUSTMENT	DOLLAR	100	\$ 1.00	\$ 100.00	\$ 1.00	\$ 100.00	\$ 1.00	\$ 100.00	\$ 1.00	\$ 100.00	\$ 1.00	\$ 100.00	\$ 1.00	\$ 100.00	\$ 1.00	\$ 100.00						
8	ASPHALT PRICE ADJUSTMENT	DOLLAR	700	\$ 1.00	\$ 700.00	\$ 1.00	\$ 700.00	\$ 1.00	\$ 700.00	\$ 1.00	\$ 700.00	\$ 1.00	\$ 700.00	\$ 1.00	\$ 700.00	\$ 1.00	\$ 700.00						
9	CLEARING SITE	LS	1	\$ 15,000.00	\$ 15,000.00	\$ 65,000.00	\$ 65,000.00	\$ 10,000.00	\$ 10,000.00	\$ 25,000.00	\$ 25,000.00	\$ 10,000.00	\$ 10,000.00	\$ 25,000.00	\$ 25,000.00	\$ 10,000.00	\$ 10,000.00						
10	HMA MILLING, 3" OR LESS	SY	17,274	\$ 4.85	\$ 83,778.90	\$ 4.65	\$ 80,324.10	\$ 4.40	\$ 76,005.60	\$ 4.75	\$ 82,951.50	\$ 4.55	\$ 78,596.70	\$ 4.55	\$ 78,596.70	\$ 4.55	\$ 78,596.70						
11	HOT MIX ASPHALT PAVEMENT REPAIR	SY	1,714	\$ 0.01	\$ 17.14	\$ 2.00	\$ 3,428.00	\$ 2.00	\$ 3,428.00	\$ 2.00	\$ 3,428.00	\$ 2.00	\$ 3,428.00	\$ 2.00	\$ 3,428.00	\$ 2.00	\$ 3,428.00						
12	TACK COAT	GAL	2,358	\$ 0.01	\$ 23.58	\$ 1.00	\$ 2,358.00	\$ 1.00	\$ 2,358.00	\$ 1.00	\$ 2,358.00	\$ 1.00	\$ 2,358.00	\$ 1.00	\$ 2,358.00	\$ 1.00	\$ 2,358.00						
13	HOT MIX ASPHALT 9.5 M 64 SURFACE COURSE	TON	2,358	\$ 95.00	\$ 224,010.00	\$ 88.00	\$ 207,584.00	\$ 100.00	\$ 200.00	\$ 0.01	\$ 0.02	\$ 200.00	\$ 0.01	\$ 0.02	\$ 200.00	\$ 0.01	\$ 0.02						
14	RESET EXISTING CASTING	UNIT	2	\$ 500.00	\$ 1,000.00	\$ 400.00	\$ 1,200.00	\$ 350.00	\$ 1,050.00	\$ 650.00	\$ 1,950.00	\$ 350.00	\$ 1,050.00	\$ 650.00	\$ 1,950.00	\$ 350.00	\$ 1,050.00						
15	RECONSTRUCTED INLET, TYPE B, USING EXISTING CASTING	UNIT	3	\$ 1,500.00	\$ 4,500.00	\$ 400.00	\$ 1,200.00	\$ 350.00	\$ 1,050.00	\$ 650.00	\$ 1,950.00	\$ 350.00	\$ 1,050.00	\$ 650.00	\$ 1,950.00	\$ 350.00	\$ 1,050.00						
16	RECONSTRUCTED MANHOLE, USING EXISTING CASTING	UNIT	1	\$ 1,500.00	\$ 1,500.00	\$ 400.00	\$ 400.00	\$ 350.00	\$ 350.00	\$ 650.00	\$ 650.00	\$ 350.00	\$ 350.00	\$ 650.00	\$ 650.00	\$ 350.00	\$ 350.00						
17	BICYCLE SAFE GRATE	UNIT	13	\$ 450.00	\$ 5,850.00	\$ 225.00	\$ 2,925.00	\$ 300.00	\$ 3,900.00	\$ 400.00	\$ 5,200.00	\$ 300.00	\$ 3,900.00	\$ 400.00	\$ 5,200.00	\$ 300.00	\$ 3,900.00						
18	CLUBB PIECE	UNIT	20	\$ 450.00	\$ 9,000.00	\$ 375.00	\$ 7,500.00	\$ 7,500.00	\$ 5,500.00	\$ 400.00	\$ 8,000.00	\$ 7,500.00	\$ 5,500.00	\$ 400.00	\$ 8,000.00	\$ 7,500.00	\$ 5,500.00						
19	REPAIR INTERIOR OF DRAINAGE STRUCTURE	UNIT	25	\$ 800.00	\$ 20,000.00	\$ 1.00	\$ 25.00	\$ 450.00	\$ 11,250.00	\$ 500.00	\$ 12,500.00	\$ 450.00	\$ 11,250.00	\$ 500.00	\$ 12,500.00	\$ 450.00	\$ 11,250.00						
20	CONCRETE SIDEWALK, 4" THICK	SY	214	\$ 100.00	\$ 21,400.00	\$ 110.00	\$ 23,540.00	\$ 115.00	\$ 24,610.00	\$ 95.00	\$ 20,330.00	\$ 115.00	\$ 24,610.00	\$ 95.00	\$ 20,330.00	\$ 115.00	\$ 24,610.00						
21	DETECTABLE WARNING SURFACE	SY	16	\$ 250.00	\$ 4,000.00	\$ 500.00	\$ 8,000.00	\$ 375.00	\$ 6,000.00	\$ 275.00	\$ 4,400.00	\$ 375.00	\$ 6,000.00	\$ 275.00	\$ 4,400.00	\$ 375.00	\$ 6,000.00						
22	9" X 18" CONCRETE VERTICAL CURB	LF	695	\$ 50.00	\$ 34,750.00	\$ 38.00	\$ 26,410.00	\$ 35.00	\$ 24,325.00	\$ 48.00	\$ 33,360.00	\$ 35.00	\$ 24,325.00	\$ 48.00	\$ 33,360.00	\$ 35.00	\$ 24,325.00						
23	TRAFFIC STRIPES, 4"	LF	6,604	\$ 1.00	\$ 6,604.00	\$ 1.00	\$ 6,604.00	\$ 0.80	\$ 5,283.20	\$ 1.00	\$ 6,604.00	\$ 0.80	\$ 5,283.20	\$ 1.00	\$ 6,604.00	\$ 0.80	\$ 5,283.20						
24	TRAFFIC MARKING LINES, 6"	LF	170	\$ 2.00	\$ 340.00	\$ 2.00	\$ 340.00	\$ 1.20	\$ 204.00	\$ 1.50	\$ 255.00	\$ 1.20	\$ 204.00	\$ 1.50	\$ 255.00	\$ 1.20	\$ 204.00						
25	TRAFFIC MARKING LINES, 8"	LF	574	\$ 2.00	\$ 1,148.00	\$ 2.25	\$ 1,291.50	\$ 1.60	\$ 918.40	\$ 2.00	\$ 1,148.00	\$ 1.60	\$ 918.40	\$ 2.00	\$ 1,148.00	\$ 1.60	\$ 918.40						
26	TRAFFIC MARKING LINES, 24"	LF	24	\$ 6.00	\$ 144.00	\$ 11.00	\$ 264.00	\$ 4.80	\$ 115.20	\$ 6.00	\$ 144.00	\$ 4.80	\$ 115.20	\$ 6.00	\$ 144.00	\$ 4.80	\$ 115.20						
27	TRAFFIC MARKING SYMBOLS	SF	8	\$ 20.00	\$ 160.00	\$ 25.00	\$ 200.00	\$ 10.00	\$ 80.00	\$ 15.00	\$ 120.00	\$ 10.00	\$ 80.00	\$ 15.00	\$ 120.00	\$ 10.00	\$ 80.00						
28	REGULATORY AND WARNING SIGNS	SF	7	\$ 60.00	\$ 420.00	\$ 60.00	\$ 420.00	\$ 45.00	\$ 315.00	\$ 60.00	\$ 420.00	\$ 45.00	\$ 315.00	\$ 60.00	\$ 420.00	\$ 45.00	\$ 315.00						
29	RESET MANHOLE, SANITARY SEWER, USING EXISTING CASTING	UNIT	1	\$ 500.00	\$ 500.00	\$ 300.00	\$ 300.00	\$ 500.00	\$ 500.00	\$ 200.00	\$ 200.00	\$ 500.00	\$ 500.00	\$ 200.00	\$ 200.00	\$ 500.00	\$ 500.00						
30	TOPSOIL SPREADING, 6" THICK	SY	79	\$ 0.01	\$ 0.79	\$ 3.00	\$ 237.00	\$ 5.00	\$ 395.00	\$ 7.00	\$ 553.00	\$ 5.00	\$ 395.00	\$ 7.00	\$ 553.00	\$ 5.00	\$ 395.00						
31	FERTILIZING AND SEEDING, TYPE ERNMA-106	SY	79	\$ 0.01	\$ 0.79	\$ 1.00	\$ 79.00	\$ 5.00	\$ 395.00	\$ 2.00	\$ 158.00	\$ 5.00	\$ 395.00	\$ 2.00	\$ 158.00	\$ 5.00	\$ 395.00						
32	STRAW MULCHING	SY	79	\$ 0.01	\$ 0.79	\$ 1.00	\$ 79.00	\$ 5.00	\$ 395.00	\$ 1.00	\$ 79.00	\$ 5.00	\$ 395.00	\$ 1.00	\$ 79.00	\$ 5.00	\$ 395.00						
TOTAL BASE BID				\$	\$ 484,451.49	\$	\$ 485,078.60	\$	\$ 513,217.92	\$	\$ 524,810.50	\$	\$ 524,810.50	\$	\$ 524,810.50	\$	\$ 524,810.50						

BID TABULATION

DATE: TUESDAY, JUNE 3, 2025 @ 10 A.M.
PROJECT: NJDOT FY2025 - PARAGON DRIVE RESURFACING PROJECT

PROJECT NO.: MY80085
MUNICIPALITY: BOROUGH OF MONTVALE
COUNTY: BERGEN

PROJECT NO.: MYB008S				BOROUGH OF MONTVALE				MUNICIPALITY: BERGEN					
BASE BID				BIDDER 1		BIDDER 2		BIDDER 3		BIDDER 4		BIDDER 5	
ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1	INLET FILTER, TYPE 2, 2' X 4'	UNIT	25	\$ 0.01	\$ 0.25	\$ 0.01	\$ 0.25	\$ 0.01	\$ 0.25	\$ 0.01	\$ 0.25	\$ 0.01	\$ 0.25
2	BREAKAWAY BARRICADE	UNIT	50	\$ 0.01	\$ 0.50	\$ 0.01	\$ 0.50	\$ 0.01	\$ 0.50	\$ 0.01	\$ 0.50	\$ 0.01	\$ 0.50
3	DRUM	UNIT	75	\$ 0.01	\$ 0.75	\$ 0.01	\$ 0.75	\$ 0.01	\$ 0.75	\$ 0.01	\$ 0.75	\$ 0.01	\$ 0.75
4	TRAFFIC CONE	UNIT	200	\$ 1.00	\$ 200.00	\$ 0.01	\$ 2.00	\$ 0.01	\$ 2.00	\$ 0.01	\$ 200.00	\$ 0.01	\$ 2.00
5	CONSTRUCTION SIGNS	SF	300	\$ 1.00	\$ 300.00	\$ 0.01	\$ 3.00	\$ 0.01	\$ 3.00	\$ 0.01	\$ 300.00	\$ 0.01	\$ 3.00
6	POLICE TRAFFIC DIRECTORS	HOURL	200	\$ 225.00	\$ 45,000.00	\$ 225.00	\$ 45,000.00	\$ 225.00	\$ 45,000.00	\$ 225.00	\$ 45,000.00	\$ 225.00	\$ 45,000.00
7	FUEL PRICE ADJUSTMENT	DOLLAR	100	\$ 1.00	\$ 100.00	\$ 1.00	\$ 100.00	\$ 1.00	\$ 100.00	\$ 1.00	\$ 100.00	\$ 1.00	\$ 100.00
8	ASPHALT PRICE ADJUSTMENT	DOLLAR	700	\$ 1.00	\$ 700.00	\$ 1.00	\$ 700.00	\$ 1.00	\$ 700.00	\$ 1.00	\$ 700.00	\$ 1.00	\$ 700.00
9	CLEARING SITE	LS	1	\$ 7,000.00	\$ 7,000.00	\$ 19,429.00	\$ 19,429.00	\$ 115,104.00	\$ 115,104.00	\$ 115,104.00	\$ 20,000.00	\$ 15,000.00	\$ 15,000.00
10	HMA MILLING, 3" OR LESS	SY	17,274	\$ 4.40	\$ 76,005.60	\$ 4.15	\$ 71,687.10	\$ 4.57	\$ 78,942.18	\$ 5.95	\$ 102,786.30	\$ 5.00	\$ 86,370.00
11	HOT MIX ASPHALT PAVEMENT REPAIR	SY	1,714	\$ 0.01	\$ 17.14	\$ 1.00	\$ 1,714.00	\$ 0.01	\$ 17.14	\$ 1.00	\$ 1,714.00	\$ 0.01	\$ 17.14
12	TACK COAT	GAL	2,358	\$ 0.01	\$ 23.58	\$ 2.00	\$ 4,716.00	\$ 0.01	\$ 23.58	\$ 1.00	\$ 2,358.00	\$ 0.01	\$ 23.58
13	HOT MIX ASPHALT 9.5 M 64 SURFACE COURSE	TON	2,358	\$ 84.00	\$ 198,072.00	\$ 90.00	\$ 212,220.00	\$ 95.00	\$ 223,890.00	\$ 99.00	\$ 233,898.00	\$ 92.81	\$ 218,845.98
14	RESET EXISTING CASTING	UNIT	2	\$ 1.00	\$ 2.00	\$ 1.00	\$ 2.00	\$ 1.00	\$ 2.00	\$ 1.00	\$ 2.00	\$ 1.00	\$ 2.00
15	RECONSTRUCTED INLET, TYPE B, USING EXISTING CASTING	UNIT	3	\$ 400.00	\$ 1,200.00	\$ 500.00	\$ 1,500.00	\$ 1,675.00	\$ 5,025.00	\$ 500.00	\$ 1,500.00	\$ 1,200.00	\$ 3,600.00
16	RECONSTRUCTED MANHOLE, USING EXISTING CASTING	UNIT	1	\$ 400.00	\$ 400.00	\$ 300.00	\$ 300.00	\$ 995.00	\$ 995.00	\$ 995.00	\$ 250.00	\$ 800.00	\$ 800.00
17	BICYCLE SAFE GRATE	UNIT	13	\$ 345.00	\$ 4,485.00	\$ 320.00	\$ 4,160.00	\$ 1.00	\$ 13.00	\$ 375.00	\$ 4,875.00	\$ 330.00	\$ 4,290.00
18	CURB PIECE	UNIT	20	\$ 245.00	\$ 4,900.00	\$ 300.00	\$ 6,000.00	\$ 1.00	\$ 20.00	\$ 290.00	\$ 5,800.00	\$ 330.00	\$ 6,600.00
19	REPAIR INTERIOR OF DRAINAGE STRUCTURE	UNIT	25	\$ 400.00	\$ 10,000.00	\$ 450.00	\$ 11,250.00	\$ 3.67	\$ 91.75	\$ 10.00	\$ 250.00	\$ 400.00	\$ 10,000.00
20	CONCRETE SIDEWALK, 4" THICK	SY	214	\$ 110.00	\$ 23,540.00	\$ 88.00	\$ 18,832.00	\$ 101.00	\$ 21,614.00	\$ 130.00	\$ 27,820.00	\$ 105.00	\$ 22,470.00
21	DETECTABLE WARNING SURFACE	SY	16	\$ 450.00	\$ 7,200.00	\$ 200.00	\$ 3,200.00	\$ 175.00	\$ 2,800.00	\$ 200.00	\$ 3,200.00	\$ 300.00	\$ 4,800.00
22	9" X 18" CONCRETE VERTICAL CURB	LF	695	\$ 40.00	\$ 27,800.00	\$ 38.00	\$ 26,410.00	\$ 45.00	\$ 31,275.00	\$ 45.00	\$ 31,275.00	\$ 33.00	\$ 22,935.00
23	TRAFFIC STRIPES, 4"	LF	6,604	\$ 0.80	\$ 5,283.20	\$ 0.85	\$ 5,613.40	\$ 0.55	\$ 3,632.20	\$ 0.80	\$ 5,283.20	\$ 1.00	\$ 6,604.00
24	TRAFFIC MARKING LINES, 6"	LF	170	\$ 1.20	\$ 204.00	\$ 1.25	\$ 212.50	\$ 2.00	\$ 340.00	\$ 1.20	\$ 204.00	\$ 1.70	\$ 289.00
25	TRAFFIC MARKING LINES, 8"	LF	574	\$ 1.60	\$ 918.40	\$ 1.70	\$ 975.80	\$ 2.75	\$ 1,578.50	\$ 1.60	\$ 918.40	\$ 2.00	\$ 1,148.00
26	TRAFFIC MARKING SYMBOLS	SF	24	\$ 4.80	\$ 115.20	\$ 5.00	\$ 120.00	\$ 10.00	\$ 240.00	\$ 4.80	\$ 115.20	\$ 6.00	\$ 144.00
27	REGULATORY AND WARNING SIGNS	SF	8	\$ 10.00	\$ 80.00	\$ 10.50	\$ 84.00	\$ 16.50	\$ 132.00	\$ 10.00	\$ 80.00	\$ 15.00	\$ 120.00
28	RESET MANHOLE, SANITARY SEWER, USING EXISTING CASTING	UNIT	7	\$ 45.00	\$ 315.00	\$ 55.00	\$ 385.00	\$ 52.75	\$ 369.25	\$ 45.00	\$ 315.00	\$ 55.00	\$ 385.00
29	TOPSOIL SPREADING, 6" THICK	SY	79	\$ 200.00	\$ 15,800.00	\$ 1.00	\$ 79.00	\$ 995.00	\$ 78,605.00	\$ 100.00	\$ 7,900.00	\$ 500.00	\$ 39,500.00
30	FERTILIZING AND SEEDING, TYPE ERNMX-106	SY	79	\$ 3.00	\$ 237.00	\$ 3.00	\$ 237.00	\$ 3.00	\$ 237.00	\$ 10.00	\$ 790.00	\$ 10.00	\$ 790.00
31	FERTILIZING AND SEEDING, TYPE ERNMX-106	SY	79	\$ 1.00	\$ 79.00	\$ 1.00	\$ 79.00	\$ 1.00	\$ 79.00	\$ 1.00	\$ 79.00	\$ 0.01	\$ 0.79
32	STRAW MULCHING	SY	79	\$ 1.00	\$ 79.00	\$ 1.00	\$ 79.00	\$ 0.01	\$ 0.79	\$ 1.00	\$ 79.00	\$ 0.01	\$ 0.79
TOTAL BASE BID				\$	\$ 414,457.62	\$	\$ 435,013.30	\$	\$ 436,459.95	\$	\$ 442,618.10	\$	\$ 451,539.80

BID TABULATION

DATE: TUESDAY, JUNE 3, 2025 @ 10 A.M.
PROJECT: NDOT FY2025 - PARAGON DRIVE RESURFACING PROJECT

PROJECT NO.: MVB008S
MUNICIPALITY: BOROUGH OF MONTVALE
COUNTY: BERGEN

PROJECT NO.: MYB08DS				BOROUGH OF MONTVALE				BIDDER 6				BIDDER 7				BIDDER 8				BIDDER 9				BIDDER 10			
COUNTY: BERGEN				MUNICIPALITY: BERGEN				New Prince Concrete Const 215 Ellen Terrace Hackensack, NJ 07601 201-488-8208				Cifelli & Son Gen Contracting 81 Franklin Avenue Nutley, NJ 07110 973-235-0302				LaForza Construction 53 Wadsworth St Wallington, NJ 07057 201-842-0707				AIM Contracting Inc. 300 Kuller Rd Clifton, NJ 973-775-9222				REMAX Contracting Corp 165 River Rd Flemington, NJ 08822 908-864-4253 908-864-4257			
BASE BID	ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT					
	1	INLET FILTER, TYPE 2' X 4'	UNIT	25	\$ 0.01	\$ 0.25	\$ 1.00	\$ 25.00	\$ 0.01	\$ 0.25	\$ 0.25	\$ 6.25	\$ 0.01	\$ 0.25	\$ 0.25	\$ 6.25	\$ 0.01	\$ 2.50	\$ 0.01	\$ 2.50	\$ 0.01	\$ 2.50					
	2	BREAKAWAY BARRICADE	UNIT	50	\$ 0.01	\$ 0.50	\$ 1.00	\$ 50.00	\$ 0.01	\$ 0.50	\$ 0.50	\$ 50.00	\$ 0.01	\$ 0.50	\$ 0.50	\$ 50.00	\$ 0.01	\$ 17.00	\$ 0.01	\$ 850.00	\$ 1.00	\$ 50.00					
	3	DRUM	UNIT	75	\$ 0.01	\$ 0.75	\$ 1.00	\$ 75.00	\$ 0.01	\$ 0.75	\$ 0.75	\$ 75.00	\$ 0.01	\$ 0.75	\$ 0.75	\$ 75.00	\$ 0.01	\$ 15.00	\$ 0.01	\$ 1,125.00	\$ 1.00	\$ 75.00					
	4	TRAFFIC CONE	UNIT	200	\$ 0.01	\$ 2.00	\$ 1.00	\$ 200.00	\$ 0.01	\$ 2.00	\$ 2.00	\$ 200.00	\$ 0.01	\$ 2.00	\$ 2.00	\$ 200.00	\$ 0.01	\$ 8.00	\$ 0.01	\$ 1,600.00	\$ 1.00	\$ 200.00					
	5	CONSTRUCTION SIGNS	SF	300	\$ 15.00	\$ 4,500.00	\$ 1.00	\$ 300.00	\$ 0.01	\$ 3.00	\$ 3.00	\$ 300.00	\$ 0.01	\$ 3.00	\$ 3.00	\$ 300.00	\$ 0.01	\$ 5.00	\$ 0.01	\$ 1,500.00	\$ 1.00	\$ 300.00					
	6	POLICE TRAFFIC DIRECTORS	HOURL	200	\$ 225.00	\$ 45,000.00	\$ 225.00	\$ 45,000.00	\$ 225.00	\$ 45,000.00	\$ 225.00	\$ 45,000.00	\$ 225.00	\$ 45,000.00	\$ 225.00	\$ 45,000.00	\$ 225.00	\$ 45,000.00	\$ 225.00	\$ 45,000.00	\$ 225.00	\$ 45,000.00					
	7	FUEL PRICE ADJUSTMENT	DOLLAR	100	\$ 1.00	\$ 100.00	\$ 1.00	\$ 100.00	\$ 1.00	\$ 100.00	\$ 1.00	\$ 100.00	\$ 1.00	\$ 100.00	\$ 1.00	\$ 100.00	\$ 1.00	\$ 100.00	\$ 1.00	\$ 100.00	\$ 1.00	\$ 100.00					
	8	ASPHALT PRICE ADJUSTMENT	DOLLAR	700	\$ 1.00	\$ 700.00	\$ 1.00	\$ 700.00	\$ 1.00	\$ 700.00	\$ 1.00	\$ 700.00	\$ 1.00	\$ 700.00	\$ 1.00	\$ 700.00	\$ 1.00	\$ 700.00	\$ 1.00	\$ 700.00	\$ 1.00	\$ 700.00					
	9	CLEARING SITE	LS	1	\$ 15,000.00	\$ 15,000.00	\$ 65,000.00	\$ 65,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 25,000.00	\$ 25,000.00	\$ 8,500.00	\$ 8,500.00						
	10	HMA MILLING, 3" OR LESS	SY	17,274	\$ 4.85	\$ 83,778.90	\$ 4.65	\$ 80,324.10	\$ 4.40	\$ 76,005.60	\$ 4.40	\$ 76,005.60	\$ 4.75	\$ 82,051.50	\$ 4.55	\$ 78,596.70	\$ 4.55	\$ 78,596.70	\$ 4.75	\$ 82,051.50	\$ 4.55	\$ 78,596.70					
	11	HOT MIX ASPHALT PAVEMENT REPAIR	SY	1,714	\$ 0.01	\$ 17.14	\$ 2.00	\$ 3,428.00	\$ 2.00	\$ 3,428.00	\$ 2.00	\$ 3,428.00	\$ 2.00	\$ 3,428.00	\$ 2.00	\$ 3,428.00	\$ 2.00	\$ 3,428.00	\$ 2.00	\$ 3,428.00	\$ 2.00	\$ 3,428.00					
	12	TACK COAT	GAL	2,358	\$ 0.01	\$ 23.58	\$ 1.00	\$ 2,358.00	\$ 1.00	\$ 2,358.00	\$ 1.00	\$ 2,358.00	\$ 1.00	\$ 2,358.00	\$ 1.00	\$ 2,358.00	\$ 1.00	\$ 2,358.00	\$ 1.00	\$ 2,358.00	\$ 1.00	\$ 2,358.00					
	13	HOT MIX ASPHALT 9.5 M 64 SURFACE COURSE	TON	2,358	\$ 95.00	\$ 224,010.00	\$ 88.00	\$ 207,504.00	\$ 100.00	\$ 238,400.00	\$ 100.00	\$ 238,400.00	\$ 91.00	\$ 214,578.80	\$ 91.00	\$ 214,578.80	\$ 91.00	\$ 214,578.80	\$ 91.00	\$ 214,578.80	\$ 91.00	\$ 214,578.80					
	14	RESET EXISTING CASTING	UNIT	2	\$ 500.00	\$ 1,000.00	\$ 100.00	\$ 200.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00					
	15	RECONSTRUCTED INLET, TYPE B, USING EXISTING CASTING	UNIT	3	\$ 1,500.00	\$ 4,500.00	\$ 400.00	\$ 1,200.00	\$ 350.00	\$ 1,050.00	\$ 350.00	\$ 1,050.00	\$ 350.00	\$ 1,050.00	\$ 350.00	\$ 1,050.00	\$ 350.00	\$ 1,050.00	\$ 350.00	\$ 1,050.00	\$ 350.00	\$ 1,050.00					
	16	RECONSTRUCTED MANHOLE USING EXISTING CASTING	UNIT	1	\$ 1,500.00	\$ 1,500.00	\$ 400.00	\$ 400.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00					
	17	BICYCLE SAFE GRATE	UNIT	13	\$ 450.00	\$ 5,850.00	\$ 225.00	\$ 2,925.00	\$ 300.00	\$ 3,900.00	\$ 300.00	\$ 3,900.00	\$ 400.00	\$ 5,200.00	\$ 400.00	\$ 5,200.00	\$ 400.00	\$ 5,200.00	\$ 400.00	\$ 5,200.00	\$ 400.00	\$ 5,200.00					
	18	CURB PIECE	UNIT	20	\$ 450.00	\$ 9,000.00	\$ 375.00	\$ 7,500.00	\$ 275.00	\$ 7,500.00	\$ 275.00	\$ 7,500.00	\$ 400.00	\$ 8,000.00	\$ 400.00	\$ 8,000.00	\$ 400.00	\$ 8,000.00	\$ 400.00	\$ 8,000.00	\$ 400.00	\$ 8,000.00					
	19	REPAIR INTERIOR OF DRAINAGE STRUCTURE	UNIT	25	\$ 800.00	\$ 20,000.00	\$ 1.00	\$ 25.00	\$ 450.00	\$ 11,250.00	\$ 450.00	\$ 11,250.00	\$ 500.00	\$ 12,500.00	\$ 500.00	\$ 12,500.00	\$ 500.00	\$ 12,500.00	\$ 500.00	\$ 12,500.00	\$ 500.00	\$ 12,500.00					
	20	CONCRETE SIDEWALK, 4" THICK	SY	214	\$ 100.00	\$ 21,400.00	\$ 110.00	\$ 23,540.00	\$ 115.00	\$ 24,610.00	\$ 115.00	\$ 24,610.00	\$ 95.00	\$ 20,390.00	\$ 95.00	\$ 20,390.00	\$ 95.00	\$ 20,390.00	\$ 95.00	\$ 20,390.00	\$ 95.00	\$ 20,390.00					
	21	DETECTABLE WARNING SURFACE	SY	16	\$ 250.00	\$ 4,000.00	\$ 500.00	\$ 8,000.00	\$ 375.00	\$ 6,000.00	\$ 375.00	\$ 6,000.00	\$ 275.00	\$ 4,600.00	\$ 275.00	\$ 4,600.00	\$ 275.00	\$ 4,600.00	\$ 275.00	\$ 4,600.00	\$ 275.00	\$ 4,600.00					
	22	9" X 18" CONCRETE VERTICAL CURB	LF	695	\$ 50.00	\$ 34,750.00	\$ 38.00	\$ 26,410.00	\$ 35.00	\$ 24,325.00	\$ 35.00	\$ 24,325.00	\$ 48.00	\$ 33,360.00	\$ 48.00	\$ 33,360.00	\$ 48.00	\$ 33,360.00	\$ 48.00	\$ 33,360.00	\$ 48.00	\$ 33,360.00					
	23	TRAFFIC STRIPES, 4"	LF	6,604	\$ 1.00	\$ 6,604.00	\$ 1.00	\$ 6,604.00	\$ 0.80	\$ 5,283.20	\$ 0.80	\$ 5,283.20	\$ 1.00	\$ 6,604.00	\$ 1.00	\$ 6,604.00	\$ 0.94	\$ 6,207.76	\$ 0.94	\$ 6,207.76	\$ 0.94	\$ 6,207.76					
	24	TRAFFIC MARKING LINES, 6"	LF	170	\$ 2.00	\$ 340.00	\$ 2.00	\$ 340.00	\$ 1.20	\$ 204.00	\$ 1.20	\$ 204.00	\$ 1.50	\$ 255.00	\$ 1.50	\$ 255.00	\$ 1.05	\$ 178.50	\$ 1.05	\$ 178.50	\$ 1.05	\$ 178.50					
	25	TRAFFIC MARKING LINES, 8"	LF	574	\$ 2.00	\$ 1,148.00	\$ 2.25	\$ 1,291.50	\$ 1.60	\$ 918.40	\$ 1.60	\$ 918.40	\$ 2.00	\$ 1,148.00	\$ 2.00	\$ 1,148.00	\$ 1.25	\$ 717.50	\$ 1.25	\$ 717.50	\$ 1.25	\$ 717.50					
	26	TRAFFIC MARKING LINES, 24"	LF	24	\$ 6.00	\$ 144.00	\$ 11.00	\$ 264.00	\$ 4.80	\$ 115.20	\$ 4.80	\$ 115.20	\$ 6.00	\$ 144.00	\$ 6.00	\$ 144.00	\$ 15.00	\$ 360.00	\$ 15.00	\$ 360.00	\$ 15.00	\$ 360.00					
	27	TRAFFIC MARKING SYMBOLS	SF	8	\$ 20.00	\$ 160.00	\$ 25.00	\$ 200.00	\$ 10.00	\$ 80.00	\$ 10.00	\$ 80.00	\$ 15.00	\$ 120.00	\$ 15.00	\$ 120.00	\$ 45.00	\$ 360.00	\$ 45.00	\$ 360.00	\$ 45.00	\$ 360.00					
	28	REGULATORY AND WARNING SIGNS	SF	7	\$ 60.00	\$ 420.00	\$ 60.00	\$ 420.00	\$ 45.00	\$ 315.00	\$ 45.00	\$ 315.00	\$ 60.00	\$ 420.00	\$ 60.00	\$ 420.00	\$ 45.00	\$ 315.00	\$ 45.00	\$ 315.00	\$ 45.00	\$ 315.00					
	29	RESET MANHOLE, SANITARY SEWER, USING EXISTING CASTING	UNIT	1	\$ 500.00	\$ 500.00	\$ 300.00	\$ 300.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00					
	30	TOPSOIL SPREADING, 6" THICK	SY	79	\$ 0.01	\$ 0.79	\$ 3.00	\$ 237.00	\$ 5.00	\$ 395.00	\$ 5.00	\$ 395.00	\$ 7.00	\$ 553.00	\$ 7.00	\$ 553.00	\$ 10.00	\$ 790.00	\$ 10.00	\$ 790.00	\$ 10.00	\$ 790.00					
	31	FERTILIZING AND SEEDING, TYPE ERNMX-106	SY	79	\$ 0.01	\$ 0.79	\$ 1.00	\$ 79.00	\$ 5.00	\$ 395.00	\$ 5.00	\$ 395.00	\$ 2.00	\$ 158.00	\$ 2.00	\$ 158.00	\$ 1.00	\$ 79.00	\$ 1.00	\$ 79.00	\$ 1.00	\$ 79.00					
	32	STRAW MULCHING	SY	79	\$ 0.01	\$ 0.79	\$ 1.00	\$ 79.00	\$ 5.00	\$ 395.00	\$ 5.00	\$ 395.00	\$ 1.00	\$ 79.00	\$ 1.00	\$ 79.00	\$ 1.00	\$ 79.00	\$ 1.00	\$ 79.00	\$ 1.00	\$ 79.00					

HUNTINGTON BAILEY, L.L.P.

COUNSELLORS AT LAW

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

373 KINDERKAMACK ROAD
WESTWOOD, NEW JERSEY 07675

(201) 666-8282

FAX (201) 666-9625

WWW.HUNTINGTONBAILEY.COM

* Also Member PA Bar

June 4, 2025

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

RE: NJDOT FY2025 Paragon Drive Resurfacing Project

Dear Mayor Ghassali and Members of the Borough Council:

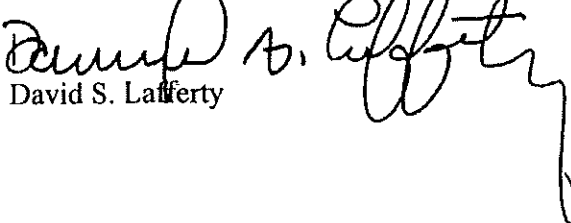
At the request of the Borough Clerk, I have reviewed the three (3) lowest bids received in response to the Notice to Bidders for the above referenced project. The three lowest bids received were from: (1) 4 Clean Up Inc.; (2) DSL Contracting, Inc.; and (3) Smith-Sondy Asphalt Construction Co. Inc.

The Bid Specifications provided for a Base Bid only and no Alternatives.. Our spreadsheet reflecting compliance with the bid requirements is attached. After review of all three bids, it appears that the bid by 4 Clean Up Inc. complies with all required bid documents and is the lowest responsible and responsive bidder for the Base Bid. Should the Borough elect to proceed with the Base Bid, this bidder is eligible for the award of this Contract. It is noted the bid documents submitted by DLS Contracting Inc. did not include a Financial Statement prepared within the last twelve (12) months and Evidence of Affirmative Action. Such records should be submitted as a condition of any contract awarded to this entity.

Thank you for your attention to this matter.

Very truly yours,

HUNTINGTON BAILEY, L.L.P.


David S. Lafferty

DSL/dl

Encl.

cc: Joe Voytus, Borough Administrator
Fran Scordo, Borough Clerk
Carl O'Brien – Colliers Engineering

NJDOT FY2025 Paragon Drive Resurfacing			
BID DOCUMENT	4 Clean Up Inc.	DLS Contracting Inc.	Smith-Sondy Asphalt
Bid Guarantee	X	X	X
surety certificate	X	X	X
statement of corporate ownership	X	X	X
list of subcontractors	X	X	X
Receipt of Addenda	X	X	X
Bid Proposal	X	X	X
Consent of Surety	X	X	X
Experience Statement	X	X	X
subcontractor experience statement	X	X	X
Notice of Anti-drug/alcohol plan	X	X	X
Business Registration Certificate	X	X	X
Affirmative Action Compliance			
Consent of Surety - maintenance bond	X	X	X
non-collusion affidavit	X	X	X
Bidders to Visit Site	X	X	X
Equipment Certification	X	X	X
Investment activities in Iran	X	X	X
public works contractor registration	X	X	X
Financial Statement			x - 2022 & 2023
PRICING			
Base Bid	\$ 414,457.62	\$ 435,013.30	\$ 436,459.95
Compliant	yes	yes	yes

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 136-2025**

A Resolution Authorizing Extended Hours at the La Trenta Fields for the Montvale Dads Charity Softball Tournament

WHEREAS, Borough Code §292-12 specifies that public parks are generally open from 7:00 a.m. through 11:00 p.m. daily; and

WHEREAS, the lights at the Chestnut Ridge Recreation Complex ("LaTrenta") are scheduled to turn off at 10:00 p.m.; and

WHEREAS, a request has been made to the Borough to extend the opening and lighting hours of LaTrenta on Saturday, June 14, 2025, until 11:30 p.m. for the Montvale Dads Charity Softball Tournament; and

WHEREAS, Section 292-12 of the Borough Code authorizes the Borough Council to extend the opening hours of public parks by resolution; and

WHEREAS, the Governing Body would like to authorize the opening and lighting hours of LaTrenta for this charitable event.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale that the Montvale Dads Charity Softball Tournament is approved to play on the LaTrenta fields until 11:30 p.m. on Saturday, June 14, 2025; and

BE IT FURTHER RESOLVED that the Recreation Director, DPW Superintendent, Buildings & Grounds Official and all other appropriate officials and employees are hereby authorized and empowered to take all steps reasonably necessary to facilitate the provisions of this resolution.

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

Adopted:

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 137-2025**

RE: Resolution Approving Liquor License Renewals - July 1, 2025 Through June 30, 2026

WHEREAS, the following liquor license holder has submitted their renewal application through the POSSE ABC portal and paid the required fee as directed by the Division of Alcoholic Beverage Control; and

WHEREAS, the following liquor license holder has paid the municipal fee and a Tax Clearance Certificate has been received; and

WHEREAS, the applicant is qualified to be licensed per the standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, and pertinent Borough Ordinances; and

NOW THEREFORE BE IT RESOLVED that the Mayor & Council of the Borough of Montvale hereby authorizes the renewal of the following liquor licenses for the period of July 1, 2025 through June 30, 2026; and

BE IT FURTHER REOLVED that the Municipal Clerk is hereby authorized to issue a liquor license as follows:

0236-33-005-008 - The Waterfall, Inc., t/a Hearth & Tap for the premises at 125 N. Kinderkamack Road, Montvale, NJ

0236-33-006-003 - Montvale Recreation, Inc., t/a Montvale Recreation Inc. for premises at 14 West Grand Avenue, Montvale, NJ

0236-31-009-001 - Montvale Engine Co. #1, Inc., t/a Montvale Fire Department, for premises at 35 West Grand Avenue, Montvale, NJ

0236-44-002-011 - BPO Wine Corporation, t/a Wegmans, 100 Farm View, Montvale, NJ

0236-44-001-007 - WINE 2021, Inc. for the premises at 14 S Kinderkamack Road, Units 4 and 5, Montvale, NJ

0236-33-007-004 - TPC, Inc., t/a Davey's Locker, for premises at 5 Park Street, Montvale, NJ

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

Adopted: June 12, 2025

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 138-2025**

RE: A Resolution Awarding a Contract to GTBM for Four (4) Laptop Computers and Related Equipment Pursuant to Bergen County Co-Op Contract BC-BID-23-17 For Use By The Montvale Police Department

WHEREAS, the Borough has a need to procure four (4) laptop computers and related equipment for use by the Police Department; and

WHEREAS, pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 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, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

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

WHEREAS, the Borough did solicit a quote from Gold Type Business Machines, Inc., 351 Paterson Avenue, East Rutherford, New Jersey 07073, for these laptop computers and related equipment and services under Bergen County Co-Op Contract BC-BID-23-17; and

WHEREAS, GTBM submitted a Quote to the Borough dated June 2, 2025, in the total amount of \$18,314.84; and

WHEREAS, the Borough's Police Chief has recommended that the Borough award this contract pursuant to the GTBM 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 Gold Type Business Machines, Inc., 351 Paterson Avenue, East Rutherford, New Jersey 07073, for four (4) laptop computers and related equipment in the total amount of \$18,314.84.
2. The Mayor, Borough Clerk and/or Borough Administrator are hereby directed, authorized and empowered to execute an agreement and/or purchase order with GTBM 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: June 12, 2025

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor



GTBM

Better Solutions Every Day

Gold Type Business Machines

351 Paterson Avenue
East Rutherford, NJ 07073
Phone: 201-935-5090
Fax: 201-935-7022

Quoted By
Salesperson

Brenda Matthews
Brenda Matthews

Quote

Created Date 6/2/2025
Quote Number 00000992
Account Montvale Police Department
12 Mercedes Drive
Montvale, NJ 07645
Contact Doug McDowell

Contract Name	Description
BC-BID-23-17	BC-BID-23-17 Situational Awareness Equip & Accessories
Panasonic 23019	NASPO ValuePoint Contract NJ M0483 – Number 23019

Part Number	Description	Quantity	MSRP	Discount	Total
FZ-55J2601BM	Win11 Pro, Intel Core i5-1345U vPro (up to 4.7GHz), AMT, 14.0" FHD 1000 nit Gloved Multi Touch, 16GB, Intel UHD, 512GB OPAL SSD, Intel Wi-Fi 6E, Bluetooth, Mic and Infrared 2MP Webcam, TPM 2.0, Emissive Backlit Keyboard	4	\$3,140.00	13%	\$10,927.20
MA03-0920-C7A-NA	Cradlepoint R920 Ruggedized Router with 3-YR NETCLOUD MOBILE ESSENTIALS PLAN , NO AC POWER SUPPLY OR ANTENNAS, NORTH AMERICA	4	\$1,519.00	11%	\$5,407.64
CF-SVCLTNF3YR	PROTECTION PLUS WARRANTY LAPTOP (YEARS 1, 2 & 3)	4	\$285.00		\$1,140.00
LABOR	Prep and configure (4) laptops. Customer to handle installation.	1	\$840.00		\$840.00

Grand Total: \$18,314.84

Additional Details:

Customer agrees and acknowledges to remit payment upon delivery and installment of the above or, if Customer delays the installation after delivery of the above by more than ten (10) days, Customer will remit payment.

RESOLUTION

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

<u>FUND</u>	<u>AMOUNT</u>	<u>NOTES</u>
Current	\$3,510,398.15	Bill List Wire 6/12/2025
	<u>319,315.67</u>	Wires/Manual Checks
Current TOTAL	3,829,713.82	
Capital	12,282.50	Bill List Wire 6/12/2025
Escrow	1,965.00	Bill List Wire 6/12/2025
Housing Trust	1,592.50	Bill List Wire 6/12/2025
General Trust	1,187.50	Bill List Wire 6/12/2025
Recreation Trust	1,000.00	Bill List Wire 6/12/2025

*This resolution was adopted by the Mayor and Council of Montvale
at a meeting held on 6/12/25*

Introduced by: _____

Approved: 6/12/25

Seconded by: _____

Michael Ghassali, Mayor

ATTEST:

Frances Scordo, Municipal Clerk

MANUAL/VOID CHECKS - WIRES
June 12, 2025

<u>Check #</u>	<u>PO #</u>	<u>Date</u>	<u>Vendor/Transaction</u>	<u>Amount</u>
WIRE		5/27/25	Payroll Account	\$202,902.05
WIRE		5/27/25	Salary Deduction Account	\$116,328.62
WIRE		5/27/25	FSA Account	\$85.00
Total				<u><u>\$319,315.67</u></u>

June 10, 2025
09:29 AM

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
00019	MUNICIPAL CAPITAL CORPORATION	25-00272	02/19/25	COPY MACHINE LEASE	Open	199.00	0.00		B
00043	NORTH JERSEY MEDIA GROUP	25-00697	05/21/25	NORTH JERSEY MEDIA APRIL	Open	939.97	0.00		
00046	COUNTY OF BERGEN, TREASURER	25-00467	04/01/25	INTERNET SERVICES	Open	300.00	0.00		B
00047	D & E UNIFORM	25-00397	03/17/25	SLEO III CLOTHING	Open	1,047.00	0.00		
00097	CABLEVISION	25-00728	05/30/25	07873-199375-01-1 OPTIMUM	Open	234.87	0.00		
		25-00742	06/02/25	07873-218840-01-0 OPTIMUM	Open	27.70	0.00		
		25-00743	06/02/25	07873-240495-01-5 OPTIMUM	Open	240.94	0.00		
						503.51			
00104	MONTVALE BOARD OF EDUCATION	25-00005	01/07/25	2025 LOCAL SCHOOL TAXES	Open	1,560,970.00	0.00		B
00112	MONTVALE SENIOR CLUB	25-00704	05/22/25	SENIOR CLUB BUS TRIP	Open	3,324.79	0.00		
00116	VERIZON	25-00744	06/02/25	651-285-414-0001-73 VERIZON	Open	418.22	0.00		
00125	NORTHWEST BERGEN REGIONAL	25-00077	01/14/25	2025 HEALTH SERVICES	Open	6,974.00	0.00		B
00137	PASCACK VALLEY REGIONAL HS DST	25-00006	01/07/25	2025 REGIONAL SCHOOL TAXES	Open	1,320,784.63	0.00		B
00146	PSE&G CO.	25-00794	06/09/25	PSE&G MAY 2025	Open	1,308.81	0.00		
00215	TOWNSHIP OF RIVER VALE	25-00004	01/07/25	2025 PASCACK VALLEY DPW	Open	188,410.59	0.00		B
00250	FIRE AND SAFETY SERVICES LTD	25-00483	04/03/25	EQUIPMENT REPAIR	Open	515.00	0.00		
00258	ROCKLAND ELECTRIC COMPANY	25-00769	06/05/25	ROCKLAND ELECTRIC MAY 2025	Open	19,375.22	0.00		
		25-00772	06/05/25	ROCKLAND ELECTRIC -ROAD CAMERA	Open	171.64	0.00		

Vendor #	Name	Status	Amount	Void Amount	Contract	PO Type
PO #	PO Date Description					
00258	ROCKLAND ELECTRIC COMPANY	Continued				
25-00792	06/09/25 ROCKLAND ELECTRIC MAY 2025	Open	<u>11,943.99</u>	0.00		
			31,490.85			
00326	LANGUAGE LINE SERVICES					
25-00633	05/07/25 INTERPRETING SERVICES	Open	44.20	0.00		
00332	ZAGAJA,MACIEJ					
25-00731	05/30/25 REIMB CLOTHING ALLOWANCE	Open	129.34	0.00		
00339	GATES FLAG AND BANNER CO., INC.					
25-00638	05/08/25 HOMETOWN HEROS BANNERS	Open	120.00	0.00		
00355	BERGEN CTY POLICE CHIEFS ASSOC					
25-00654	05/14/25 PD RDF GEAR/PROTECTION	Open	2,500.00	0.00		
00375	BOROUGH OF PARK RIDGE					
25-00616	05/01/25 TRI BORO FUEL MARCH 2025	Open	4,428.98	0.00		
00380	SPATIAL DATA LOGIC, INC.					
25-00725	05/29/25 WEBSITE DESIGN/MANAGE/HOSTING	Open	21,000.00	0.00		
00497	LEVITZKI, ANN					
25-00293	02/21/25 2025 COURT - CELL PHONE	Open	70.61	0.00		B
00554	BERGEN MUNI.EMPL.BENEFITS FUND					
25-00018	01/07/25 2025 HEALTH BENEFITS	Open	84,130.00	0.00		B
00559	DUTRA EXCAVATING & SEWER INC.					
25-00313	02/27/25 CATCH BASIN - TRAIN STATION	Open	5,400.00	0.00		
25-00400	03/18/25 CATCH BASIN TERRY COURT	Open	<u>6,400.00</u>	0.00		
			11,800.00			
00595	KEY - TECH					
25-00696	05/21/25 CORE SAMPLING/LABORATORY ANALY	Open	2,210.00	0.00		
00731	COLLIER'S ENGINEERING & DESIGN					
23-00969	07/11/23 NJDOT 2022-SUMMIT AVE ROADWAY	Open	452.50	0.00		B
24-01464	10/18/24 NJDOT FY2024 - WOODLAND ROAD	Open	1,107.50	0.00		B
24-01609	11/15/24 STORM SEWER OUTFALL INSPECTION	Open	8,523.75	0.00		B
25-00165	01/27/25 2025 BOROUGH PLANNER	Open	237.50	0.00		B
25-00279	02/19/25 VARIOUS STORM SYSTEM IMPROV.	Open	1,392.50	0.00		B
25-00324	02/27/25 NJDOT FY2025 - PARAGON DRIVE	Open	16,365.00	0.00		B
25-00602	04/30/25 KINDERKAMACK RD & MAGNOLIA AVE	Open	720.00	0.00		B
25-00639	05/09/25 2024 BERGEN COUNTY PARK IMPROV	Open	370.00	0.00		
25-00640	05/09/25 2024 TIER-A MUNICIPAL SEPARATE	Open	1,831.25	0.00		B
25-00641	05/09/25 MUNICIPAL ENGINEERING REVIEW	Open	817.50	0.00		
25-00642	05/09/25 MUNICIPAL ENGINEERING REVIEW	Open	370.00	0.00		
25-00644	05/09/25 MUNICIPAL ENGINEERING REVIEW	Open	1,587.50	0.00		
25-00650	05/13/25 2025 BERGEN COUNTY OPEN SPACES	Open	9,187.50	0.00		
25-00717	05/27/25 MUNICIPAL ENGINEERING REVIEW	Open	142.50	0.00		

Vendor #	Name	Status	Amount	Void Amount	Contract	PO Type
PO #	PO Date	Description				
00731	COLLIER'S ENGINEERING & DESIGN	Continued				
25-00719	05/27/25	PROFESSIONAL SERVICES RENDERED	Open	<u>190.00</u>	0.00	
				43,295.00		
00801	WESTPHAL WASTE SERVICES, INC.					
25-00201	02/03/25	2025 GARBAGE COLLECTION	Open	81,515.91	0.00	B
00869	DRAEGER SAFETY DIAGNOSTICS, INC					
25-00571	04/22/25	PD DWI ALCOTEST SUPPLIES	Open	304.00	0.00	
00891	RIDGEMONT PIZZA & RESTAURANT					
25-00629	05/06/25	PLANNIN BOARD MEETING PIZZA	Open	93.00	0.00	
01042	McMANIMON, SCOTLAND, BAUMANN LLC					
25-00636	05/07/25	PREPARATION OF BOND ORDINANCE	Open	1,200.00	0.00	
01330	GHASSALI, MICHAEL					
25-00102	01/15/25	MAILCHIMP REIMBURSEMENT	Open	75.00	0.00	B
01464	SURENIAN, EDWARDS, BUZAK & NOLAN					
25-00518	04/11/25	PROFESSIONAL SERVICES RENDERED	Open	1,142.50	0.00	
25-00674	05/19/25	PROFESSIONAL SERVICES RENDERED	Open	<u>2,868.70</u>	0.00	
				4,011.20		
01471	RICCIARDELLA ELECTRIC INC.					
25-00666	05/15/25	STAIRWELL LIGHTS REPAIR	Open	208.00	0.00	
01497	SALERNO, GERALD					
25-00290	02/20/25	2025 PUBLIC DEFENDER	Open	3,750.00	0.00	B
01535	ROCKLAND BOULDERS					
25-00609	05/01/25	DARE BASEBALL GAME	Open	1,625.00	0.00	
01624	CMRS-FP					
25-00142	01/23/25	REFILL POSTAGE METER 2025	Open	800.00	0.00	B
25-00677	05/20/25	POSTAGE FOR TAX OFFICE	Open	<u>335.62</u>	0.00	
				1,135.62		
01760	UNITED PARCEL SERVICE					
25-00710	05/27/25	F047X6 UPS APRIL 2025	Open	162.43	0.00	
01767	VERIZON					
25-00737	06/02/25	555-569-014-001-55 VERIZON	Open	170.64	0.00	
01828	CGP&H, LLC					
25-00339	03/04/25	PROFESSIONAL HOUSING REHAB SVC	Open	450.00	0.00	B
01856	MONTVALE FLORIST					
25-00657	05/14/25	FLORAL ARRANGEMENT MAZZEO	Open	80.00	0.00	
01890	GREATAMERICA FINANCIAL SRVCS.					
25-00106	01/15/25	POSTAGE MACHINE LEASE	Open	289.00	0.00	B

June 10, 2025
09:29 AM

Borough of Montvale
Bill List By Vendor Id

Page No: 4

Vendor #	Name		Status	Amount	Void Amount	Contract	PO Type
PO #	PO Date	Description					
01895	INSTITUTE FOR PROFESSIONAL						
25-00694	05/20/25	WEBINARS	Open	100.00	0.00		
01949	AT&T MOBILITY						
25-00658	05/14/25	PD PATROL PHONES	Open	1,312.98	0.00		
01954	STEWART & STEVENSON POWER PROD						
25-00647	05/12/25	M-2 COOLANT FLUSH & REFILL	Open	1,627.00	0.00		
01993	GREG TANZER SPRINKLERS						
25-00596	04/29/25	2025 SPRICKLER ACTIVATION	Open	2,350.00	0.00		
25-00614	05/01/25	REPAIRS FIELDS	Open	389.19	0.00		
25-00699	05/21/25	FIELD SPRINKLER REPAIR TRAIN	Open	2,623.25	0.00		
25-00700	05/21/25	SPRINKLER REPAIR 12 DEPIERO	Open	<u>2,622.97</u>	0.00		
				7,985.41			
02010	GARIPPA, LOTZ & GIANNUARIO						
25-00727	05/29/25	TAX COURT SETTLEMENT	Open	118,231.00	0.00		
02019	UGI ENERGY SERVICES, LLC						
25-00793	06/09/25	UGI ENERGY SERVICES APRIL 2025	Open	339.12	0.00		
02036	URBAN AIR CRYSTAL RUN						
25-00582	04/24/25	DEPOSIT FOR 7/15	Open	1,000.00	0.00		
02141	REGAN, ROBERT T., ESQ.						
25-00637	05/08/25	PROFESSIONAL SERVICES RENDERED	Open	45.00	0.00		
02264	RP TECH SERVICES						
25-00425	03/24/25	COMPUTER MAINTENANCE/LICENSING	Open	1,350.28	0.00		B
25-00701	05/21/25	BUILDING DEPART COMPUTERS	Open	<u>270.00</u>	0.00		
				1,620.28			
02265	ON DECK SPORTS						
25-00428	03/24/25	4-WAY YOUTH PITCHERS PLATE	Open	297.00	0.00		
02273	THIRTY2						
25-00577	04/23/25	PD SWEATSHIRTS	Open	495.00	0.00		
02274	MIDNIGHT WOLF WOODWORKING						
25-00578	04/23/25	PD WOOD WORK OF PD BADGE	Open	500.00	0.00		
02308	WRIGHT, JIM						
25-00726	05/29/25	ENVIRONMENTAL COMMISSION	Open	175.00	0.00		
02757	TYCO ANIMAL CONTROL SERVICES						
25-00235	02/11/25	2025 GEESE CONTROL SERVICES	Open	400.00	0.00		B
25-00236	02/11/25	2025 ANIMAL CONTROL SERVICES	Open	<u>945.00</u>	0.00		B
				1,345.00			
02987	DATA NETWORK SOLUTIONS						
25-00110	01/16/25	2025 BORO PHONES	Open	1,100.68	0.00		B

June 10, 2025
09:29 AM

Borough of Montvale
Bill List By Vendor Id

Page No: 5

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
03065	LAW OFFICE OF GEOFFREY MUELLER	25-00291	02/20/25	2025 MUNICIPAL PROSECUTOR	Open	10,000.00	0.00		B
03727	STAPLES INC	25-00627	05/06/25	OFFICE SUPPLIES	Open	226.93	0.00		
		25-00653	05/14/25	OFFICE SUPPLIES	Open	40.95	0.00		
						267.88			
Total Purchase Orders:		84	Total P.O. Line Items:		0	Total List Amount:		3,528,425.65	Total Void Amount: 0.00

Totals by Year-Fund							
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND 2024 4-01		15,570.75	0.00	15,570.75	0.00	0.00	15,570.75
CURRENT FUND 2024 5-01		3,494,827.40	0.00	3,494,827.40	0.00	0.00	3,494,827.40
CAPITAL FUND	C-04	12,282.50	0.00	12,282.50	0.00	0.00	12,282.50
BOA ESCROW ACCOUN	E-08	1,965.00	0.00	1,965.00	0.00	0.00	1,965.00
OTHER TRUST ACCOU	T-03	2,780.00	0.00	2,780.00	0.00	0.00	2,780.00
RECREATION TRUST	T-19	1,000.00	0.00	1,000.00	0.00	0.00	1,000.00
Year Total:		3,780.00	0.00	3,780.00	0.00	0.00	3,780.00
Total of All Funds:		3,528,425.65	0.00	3,528,425.65	0.00	0.00	3,528,425.65