

**AGENDA
PUBLIC MEETING
BOROUGH OF MONTVALE
Mayor and Council Meeting
July 22, 2025
No Executive Closed Session
Meeting to Commence 7:30PM**

ROLL CALL:

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

ORDINANCES:

PUBLIC HEARING OF ORDINANCE NO. 2025-1577 AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING CHAPTER 264 OF THE BOROUGH CODE, "MUNICIPAL PROPERTY," TO ADD A NEW ARTICLE III, "RESTRICTED ACCESS AREAS"

MEETING OPEN TO PUBLIC:

Agenda Items Only

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:

June 24, 2025

June 27, 2025

CLOSED/EXECUTIVE MINUTES:

June 24, 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.

- 149-2025 Authorize Hiring - Full Time Finance Clerk / Payroll Specialist – Kasey Ciborowski
- 150-2025 Authorize Release Two Year Maintenance Bond – SHI-IV Thrive Montvale Owners, LLC – 110 Summit Ave
- 151-2025 Award Professional Service Contract to Colliers Engineering & Design to Update the Existing Tax Maps for the Upcoming Revaluation
- 152-2025 A Resolution Authorizing The Subordination Of A Mortgage Lien Held By The Montvale Home Improvement Program With Respect To Property Located At 24 Hillside Terrace, Montvale, New Jersey
- 153-2025 A Resolution Requesting that Veolia Water New Jersey, Inc. Erect a Fire Hydrant at 21 Phillips Parkway
- 154-2025 A Resolution Authorizing The Cancellation of Grant Receivables for NJDOT Local Aid Projects in the Capital Fund and Current Fund
- 155-2025 A Resolution Awarding a Contract to Terrestrial Imaging, LLC Pursuant to Co-Op Bid # BC-Bid-22-11 for the Purchase of One (1) DJI Matrice 30T Model Drone Utilizing Seizure Funds

RESOLUTIONS: (CONSENT AGENDA*) - continued

- 156-2025 A Resolution Establishing and Implementing a Long-Range Drainage Control Plan to Address Drainage Issues Within the Borough of Montvale
- 157-2025 Certification Of The 2024 Annual Audit and Group Affidavit
- 158-2025 Approving The Corrective Action Plan For The 2024 Municipal Audit
- 159-2025 Resolution Confirming Qualified Purchasing Agent And Raising The Bid Threshold and Quotation Threshold
- 160-2025 Authorize Hiring Special Law Enforcement Officer Class III for Pascack Hills High School – Aurelio D. Dinelli

RESOLUTIONS:

- 161-2025 A Resolution Awarding a Professional Services Contract to Connolly & Hickey Historical Architects for Preparation of a New Jersey and National Registers of Historic Places Nomination and a Historic Preservation Plan for the J.J. Blauvelt (Octagon) House, 13 W. Grand Avenue
- 162-2025 Requesting Approval Of Items Of Revenue And Appropriation N.J.S.A. 40a:4-87 – 2024 Bergen County Historic Preservation Grant
- 163-2025 A Resolution Awarding A Four Month Contract To Westphal Waste Service, Inc. For Solid Waste And Recyclable Materials Collection And Disposal In The Borough Of Montvale
- 164-2025 A Resolution Awarding A Five Year Contract To Westphal Waste Service, Inc. For Solid Waste And Recyclable Materials Collection And Disposal In The Borough Of Montvale

BILLS:

REPORT OF REVENUE:

COMMITTEE REPORTS:

ENGINEER'S REPORT:

ATTORNEY'S REPORT:

ADMINISTRATOR'S REPORT:

UNFINISHED BUSINESS:

None

NEW BUSINESS:

None

COMMUNICATION CORRESPONDENCE:

None

MEETING OPEN TO THE PUBLIC:

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

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

MEETING CLOSED TO THE PUBLIC:

ADJOURNMENT:

Regular Public Meeting of the Mayor & Council to be held on August 26, 2025 at 7:30pm

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

**BOROUGH OF MONTVALE
ORDINANCE NO. 2025-1577**

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 24, 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

AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING CHAPTER 264 OF THE BOROUGH CODE, "MUNICIPAL PROPERTY," TO ADD A NEW ARTICLE III, "RESTRICTED ACCESS AREAS"

WHEREAS, the Borough of Montvale recognizes the importance of the rights guaranteed under the First Amendment of the United States Constitution and Article I Section 6 of the New Jersey Constitution; and

WHEREAS, the Borough of Montvale acknowledges that as a matter of public policy, the rights afforded by the First Amendment of the United States Constitution and Article I Section 6 of the New Jersey Constitution are not unlimited; and

WHEREAS, the rights afforded by the First Amendment of the United States Constitution and Article I Section 6 of the New Jersey Constitution are subject to reasonable time, place, and manner restrictions; and

WHEREAS, Borough of Montvale officials and employees have a responsibility to maintain and safeguard public records that consist of confidential information; and

WHEREAS, to adequately comply with the New Jersey Open Public Records Act, N.J.S.A. 47:1A-1, and to comply with the statutorily defined responsibilities, the maintenance and custody of specific records are required; and

WHEREAS, municipal officials assigned this responsibility include, but are not limited to: the Municipal Clerk, Police Chief, Library Director, Chief Financial Officer, Tax Collector, Tax Assessor, Municipal Court Administrator, Municipal Prosecutor, Public Defender, Municipal Court Judge, Construction Official, Fire Chief, Fire Official, Board of Health Secretary, Registrar, and the Borough Administrator; and

WHEREAS, the responsibility for the maintenance and safeguarding of records, reports, documents and information in municipal offices may not be available for immediate public view since they may contain personal information, phone numbers, social security numbers, dates of birth and other confidential information; and

WHEREAS, securing these records maintains the integrity of this information, and when an Open Public Records Act request is received, and it is determined that a requestor is entitled to the records, the records can be released individually and redacted as required by law; and

WHEREAS, it is not expected that municipal employees physically intervene to protect a record, and creating secure areas with clear signage will help deter persons from collecting records which they are not entitled to receive without following the process required by the Open Public Records Act; and

WHEREAS, within the Borough there are also offices and other areas that must be closed to public access to safeguard the health, safety and welfare of the public as well as that of Borough officers, officials and employees, including but not limited to locations with heavy machinery, equipment, emergency vehicles and other apparatus.

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

Section 1. Chapter 264 of the Borough Code is hereby amended and supplemented by adding a new Article III, "Restricted Access Areas," as follows:

Article III

Restricted Access Areas

§264-14 Purpose.

- A. The Borough of Montvale recognizes the importance of the rights guaranteed under the First Amendment of the United States Constitution and Article I Section 6 of the New Jersey Constitution. However, the Borough of Montvale acknowledges that as a matter of public policy, the rights afforded by the First Amendment of the United States Constitution and Article I Section 6 of the New Jersey Constitution are not unlimited and are subject to reasonable time, place, and manner restrictions.
- B. Borough of Montvale officials and employees have a responsibility to maintain and safeguard public records that consist of confidential information, and to adequately comply with the New Jersey Open Public Records Act, N.J.S.A. 47:1A-1, and to comply with the statutorily defined responsibilities, the maintenance and custody of specific records are required. Borough of Montvale officials assigned this responsibility include, but are not limited to: the Municipal Clerk, Police Chief, Library Director, Chief Financial Officer, Tax Collector, Tax Assessor, Municipal Court Administrator, Municipal Prosecutor, Public Defender, Municipal Court Judge, Construction Official, Fire Chief, Fire Official, Board of Health Secretary, Registrar, and the Borough Administrator.
- C. The Borough is responsible for the maintenance and safeguarding of records, reports, documents and information in municipal offices, which records may not be available for immediate public view since they may contain personal information, phone numbers, social security numbers, dates of birth and other confidential information. Securing these records maintains the integrity of this information, and when an Open Public Records Act request is received, and it is determined that a requestor is entitled to the records, the records can be released individually and redacted as required by law.

- D. The Borough of Montvale does not expect municipal employees to physically intervene to protect a record. Therefore, creating secure areas with clear signage will help deter persons from collecting records which they are not entitled to receive without following the process required by the Open Public Records Act.
- E. Within the Borough there are also offices and other areas that must be closed to public access to safeguard the health, safety and welfare of the public as well as that of Borough officers, officials and employees, including but not limited to locations with heavy machinery, equipment, emergency vehicles and other apparatus
- F. This Article is intended to clearly define Restricted Access Areas in municipal buildings that are not subject to access to members of the public.

§264-15 Definitions.

PUBLIC

Any Borough resident or non-Borough resident, but not including the following:

- Officers, employees and elected or appointed officials of the Borough of Montvale
- Contractors of the Borough authorized by appropriate personnel to access Restricted Access Areas for the purpose of performing their contractual duties
- Officers, employees and elected or appointed officials of the State of New Jersey
- Officers, employees and elected or appointed officials of the County of Bergen
- Officers, employees and elected or appointed officials of the United States Federal Government
- Any other person who has been authorized by the Mayor, Administrator, Council President, Chief of Police, Fire Chief, Clerk, or other authorized representative of the Borough of Montvale

RESTRICTED ACCESS AREA

Any Borough office or portion of a municipal building or facility that is not open to the public

§264-16 Restricted Access Areas enumerated.

With the exception of public reception spaces, the municipal office areas in the following locations shall be deemed "Restricted Access Areas" that are secured and not open to the public:

- A. Montvale Borough Hall – 12 DePiero Drive
- B. Montvale Police Department – 12 DePiero Drive
- C. Montvale Public Library – 12 DePiero Drive
- D. Montvale Municipal Court – 12 DePiero Drive
- E. Montvale Fire Department – 35 W. Grand Avenue
- F. Montvale DPW Garage – Memorial Drive
- G. La Trenta Fieldhouse – 159 Chestnut Ridge Road
- H. Montvale Senior/Community Center – 1 Memorial Drive
- I. Any other location marked by appropriate signage as a Restricted Access Area

§264-17 Signage to be posted.

- A. The Borough of Montvale shall post signs outside of offices which identify such Restricted Access Areas, which may include, but not be limited to, language such as the following:
 - 1. "Restricted Access Area"
 - 2. "Authorized Employees Only"
 - 3. "Recording or Photography is Strictly Prohibited"
 - 4. "Violators are Subject to Criminal Prosecution"
- B. Any variation of the above language shall include the following warning: "Violators are Subject to Criminal Prosecution."

§264-18 Violations and penalties.

- A. Any member of the public who trespasses in a Restricted Access Area, as defined in this Article, unless permitted by an authorized Borough representative, may be escorted from the Restricted Access Area by the Montvale Police Department.
- B. Any person who violates any provision of this Article or who trespasses in a Restricted Access Area without authorization shall be punishable upon conviction as provided in Chapter 1, Article I, General Penalty and/or be subject to prosecution under N.J.S.A. 2C:18-3.

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: 6-24-25

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 7:30pm. Adequate notification was published in the official newspaper of the Borough of Montvale. Roll call was taken.

OPEN PUBLIC MEETING STATEMENT

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

ROLL CALL:

Councilmember Arendacs
Councilmember Cudequest - absent
Councilmember Koelling

Council President Lane
Councilmember Roche
Councilmember Russo-Vogelsang

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

ORDINANCES:

INTRODUCTION OF ORDINANCE NO. 2025-1577 AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING CHAPTER 264 OF THE BOROUGH CODE, "MUNICIPAL PROPERTY," TO ADD A NEW ARTICLE III, "RESTRICTED ACCESS AREAS" (public hearing 7-22-25)

A motion to Introduce Ordinance 2025-1577 for first reading was made by Councilmember Russo-Vogelsang; seconded by Councilmember Roche; Clerk read by title only; Councilmember Roche 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 Voytus gave a brief explanation stating this was recommended by the JIF Ins, as a result of a group of individuals called "First Amendment Auditors" ; which post videos on You Tube; they come to municipalities, mainly police departments and try to antagonize municipal employees by putting a camera in your face and say derogatory comments. This ordinance will allow our Police department to remove these individuals.

MEETING OPEN TO PUBLIC

Agenda Items Only

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

Carolee Adams

In regards to Resolution #144-2025, Ms. Adams stated she went to the Planning Board meeting and it was mentioned that New Jersey is the only state with affordable housing coalition; Council President Lane stated that was an opinion not a fact; Ms. Adams asked another question at the Planning Board meeting if this Master Plan can be amended and Ms. Adams stated Chairman DePinto said no. Council President Lane stated yes it can be amended.

MEETING CLOSED TO PUBLIC

Agenda Items Only

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

MINUTES:**June 12, 2025**

*A motion to accept minutes by Councilmember Roche; seconded by Councilmember Koelling
– all ayes with the exception of Councilmember Russo-Vogelsang*

CLOSED/EXECUTIVE MINUTES:**June 12, 2025**

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

RESOLUTIONS:

144-2025 A Resolution Endorsing the Housing Element and Fair Share Plan and Spending Plan Prepared by Darlene A. Green, PP, AICP, dated June 6, 2025, and Approved by the Montvale Planning Board on June 17, 2025

WHEREAS, the Borough of Montvale has a demonstrated history of compliance with its Constitutional affordable housing obligations; and

WHEREAS, on March 20, 2024, P.L. 2024, c.2 ("the statute"), which was an amendment to the 1985 Fair Housing Act was signed into law; and

WHEREAS, the statute required new procedures to be followed by municipalities seeking to obtain an Affordable Housing Compliance Certification; and

WHEREAS, the statute abolished the Council On Affordable Housing and replaced it with retired on-recall judges designated as the Program which is intended to process applications by municipalities for Affordable Housing Compliance Certification; and

WHEREAS, pursuant to the statute and Directive No. 14-24 issued by the Director of the Administrative Office of the Courts, a municipality desiring to participate in the program and obtain approval of its affordable Housing Element and Fair Share Plan ("HE/FSP" or "the Plan") was required to (1) adopt by January 31, 2025 a binding resolution determining its present and prospective need affordable housing obligations and (2) to file an action in the form of a Declaratory Judgment Complaint in the Superior Court within 48 hours after the municipality's adoption of the aforesaid binding resolution; and

WHEREAS, pursuant to the statute, the Department of Community Affairs ("DCA") assigned municipalities affordable housing obligations, and on or about October 18, 2024 the DCA assigned Montvale a present need obligation or rehabilitation obligation of 30 units and a prospective need obligation of 348 units; and

WHEREAS, pursuant to the statute, the Mayor and Council adopted a resolution agreeing to the present need obligation of 30 units and determining that the Borough's prospective need obligation should be 176 units rather than the 348 units determined by the DCA; and

WHEREAS, pursuant to the statute and Directive No. 14-24, the Borough filed a Declaratory Judgment action in the Superior Court on January 30, 2025 under Docket No. BER-L-000750-25; and

WHEREAS, the Borough's position seeking a reduction of its prospective need obligation to 176 units was challenged by the New Jersey Builders Association ("NJBA"), Fair Share Housing Center ("FSHC"), and SHG Montvale I, LLC; and

WHEREAS, the Affordable Housing Program conducted mediation which was unsuccessful and the Program recommending that the Borough's Fourth Round obligation was 255 units; and

WHEREAS, it was determined that this calculation of the Borough's prospective need obligation was incorrect, and a "Supplemental Program Recommendation Statement of Reasons" report was issued on April 30, 2025 which would revise the Borough's Fourth Round prospective obligation to 237; and

WHEREAS, FSHC objected to the revised report, contending that the Borough's prospective obligation should be 276, or the original DCA number of 348; and

WHEREAS, the Special Adjudicator agreed in part with the Borough that the prospective need has been improperly calculated; and

WHEREAS, the County Level Housing Judge in a decision dated June 12, 2025 has determined the Borough's prospective need obligation to be 205 units; and

WHEREAS, a municipality is required pursuant to the statute to adopt a HE/FSP by June 30, 2025, and if a municipality does not adhere to this date, the statute requires that it shall not retain immunity from inclusionary zoning litigation until such time as the Borough is determined to be in compliance with the statute, the Fair Housing Act, and the Mt. Laurel doctrine; and

WHEREAS, there has been prepared a document entitled, "2025 Housing Element & Fair Share Plan, Borough of Montvale" dated June 6, 2025 prepared by Darlene A. Green, P.P., A.I.C.P., of Colliers Engineering & Design; and

WHEREAS, the Planning Board has conducted on June 17, 2025 a public hearing on the HE/FSP, with notice having been provided in accordance with the provisions of N.J.S.A. 40:55D-13 which pertains to notices relating to the adoption or amendment of a Master Plan; and

WHEREAS, the HE/FSP is intended to be an Element of the Borough Master Plan; and

WHEREAS, notice of the hearing was provided to other parties, including the Borough's Special Adjudicator and Fair Share Housing Center; and

WHEREAS, by Resolution dated June 17, 2025, the Borough of Montvale Planning Board did adopt the June 6, 2025 Housing Element and Fair Share Plan and Spending Plan, in accordance with applicable law; and

WHEREAS, a copy of said Planning Board resolution is attached hereto; and

WHEREAS, the Mayor and Council are desirous of endorsing the HE/FSP and Spending Plan and authorizing the Borough's professionals to file the HE/FSP with the Court in connection with the Borough's pending Declaratory Judgment action, in order to seek approval of the HE/FSP from the Program and the Court.

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

1. The Borough of Montvale hereby endorses the following obligations for the Fourth Round:

 Present Need: 30 units

 Prospective Need (RDP): 3 units

 Prospective Need (Unmet Need): 202 units
2. The Housing Element and Fair Share Plan and accompanying Spending Plan prepared by Darlene A. Green, PP, AICP, dated June 6, 2025, and adopted by the Planning Board on June 17, 2025, are hereby endorsed by the Borough Council.
3. Montvale's Special Affordable Housing Counsel is hereby authorized and empowered to file the HE/FSP and Spending Plan with the Superior Court and the Program and to seek approval of same in connection with the Borough's pending Declaratory Judgment action.
4. All appropriate Borough officials, officers, employees and appointed professionals are directed, authorized and empowered to take all steps reasonably necessary to effectuate the provisions and purposes of this resolution.

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

RESOLUTIONS: (CONSENT AGENDA*)

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

139-2025 A Resolution Awarding a Contract to Key Tech Laboratories for Core Sampling and Testing – NJDOT FY2025 Paragon Drive & Philips Parkway Roadway Improvements

WHEREAS, the Borough of Montvale is required to conduct Bituminous Concrete Core Sampling & Testing for the NJDOT FY2025 Paragon Drive & Philips Parkway Roadway Improvements as required by the NJDOT in order to ensure the pavement has been properly installed prior to the release of final payment; and

WHEREAS, the Borough Engineer has recommended that the Borough award this contract to conduct these services to KeyTech Laboratories, consistent with the June 10, 2025 proposal, a copy of which is attached hereto and made a part hereof; 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 Key Tech Proposal, 210 Maple Place, Keyport, NJ 07735 and authorizes the appropriate officials to execute an agreement and/or purchase order for this work in the amount not to exceed \$3,480.00

140-2025 A Resolution Awarding a Contract to Key Tech Laboratories for Core Sampling and Testing – NJDOT FY2024 Woodland Road Roadway Improvements

WHEREAS, the Borough of Montvale is required to conduct Bituminous Concrete Core Sampling & Testing for the NJDOT FY2024 Woodland Road Roadway Improvements as required by the NJDOT in order to ensure the pavement has been properly installed prior to the release of final payment; and

WHEREAS, the Borough Engineer has recommended that the Borough award this contract to conduct these services to KeyTech Laboratories, consistent with the June 10, 2025 proposal, a copy of which is attached hereto and made a part hereof; 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 Key Tech Proposal, 210 Maple Place, Keyport, NJ 07735 and authorizes the appropriate officials to execute an agreement and/or purchase order for this work in the amount not to exceed \$2,870.00

141-2025 Amending Resolution No. 123-2025 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 \$350,000; 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 \$350,000; 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.

142-2025 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 RESOLVED that the Municipal Clerk is hereby authorized to issue a liquor license as follows:

0236-36-012-003 - South City Prime Montvale, LLC t/a Fire & Oak for premises at 100 Chestnut Ridge Road, Montvale, NJ

0236-33-004-009 – IOS/Flemings – Flemings Steakhouse for premises at 210 Market Street, Montvale, NJ

143-2025 Approval To Submit A Grant Application And Execute A Grant Contract With The New Jersey Department Of Transportation For The Memorial Drive Improvements - 00343

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Montvale formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Council and Clerk are hereby authorized to submit an electronic grant application identified as MA-2026- Memorial Drive Improvements - 00343 to the New Jersey Department of Transportation on behalf of the Borough of Montvale.

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

145-2025 A Resolution Awarding a Contract to RP Tech Services for Professional Cybersecurity Compliance and Monitoring Services

WHEREAS, Cybersecurity is a growing concern for local governments; and

WHEREAS, the Borough of Montvale has coverage for cyber-related damages through the Cyber JIF, which determines co-insurance and deductibles based upon existing cybersecurity

infrastructure and controls; and

WHEREAS, the Borough is desirous of upgrading its cybersecurity infrastructure and controls in order to protect against cyber-related incidents and ensure coverage for losses in the event of a breach; and

WHEREAS, the Borough has solicited three proposals for cybersecurity compliance and monitoring services, copies of which are on file with the Borough's Qualified Purchasing Agent; and

WHEREAS, RP tech Services has submitted a proposal dated June 2025, to provide said services for the Borough; and

WHEREAS, RP's proposal includes two elements:

Initial technical efforts to bring the Borough into compliance with the CyberJIF's "Intermediate" level; and

Ongoing monthly software, monitoring and support services to address potential vulnerabilities and threats

WHEREAS, the other proposals received either contained gaps in the services offered or left the Borough open to significant unanticipated costs depending on the recommendations from the vendor after initial consultations; and

WHEREAS, the Borough has determined that RP's proposal is the most advantageous proposal, price and other factors considered, pursuant to N.J.S.A. 40A:11-6.1; and

WHEREAS, the Borough is therefore desirous of awarding a contract to RP consistent with the June 2025 Proposal; 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 by the Governing Body of the Borough of Montvale that a contract is awarded as follows:

Vendor

RP Tech Services
1170 US-22 Suite 206
Bridgewater, NJ 08807

Pricing

\$16,380 (one-time cost)
\$1,432.88 (per month for 12 mos.)

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

ADD-ON RESOLUTION:

146-2025 A Resolution Awarding a Contract to East Coast Emergency Lighting, Inc. Pursuant to State Contract #17-FLEET-00761 for the Purchase and Installation of Various Equipment for the Department's New 2025 Dodge Durango

WHEREAS, the Borough of Montvale has authorized a contract to acquire a 2025 Dodge Durango Police AWD for use by the Montvale Police Department; and

WHEREAS, the Borough has a need to procure certain equipment and installation of said equipment for this vehicle; 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 East Coast Emergency Lighting, Inc. pursuant to State Contract #17-FLEET-00761 for the purchase and installation of said equipment in the total amount of \$24,313.71; and

WHEREAS, the Borough is desirous of awarding this contract and purchasing said equipment from East Coast pursuant to the June 13, 2025 Quote, 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 as follows:

1. The Borough of Montvale hereby accepts the June 13, 2025 Quote from East Coast Emergency Lighting, Inc., 200 Mecco Drive, Millstone Twp., New Jersey 08535, for the aforementioned equipment and installation.
2. The Mayor, Borough Clerk and/or Borough Administrator are hereby directed, authorized and empowered to execute an agreement with East Coast Emergency Lighting consistent with this resolution and all the conditions applicable to State Contract #17-FLEET-00761 and subject to approval by the Borough Attorney.
3. This resolution shall take effect immediately.

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

BILLS: Administrator read the Bill Report

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

ENGINEER'S REPORT: Nick Chelius

Paving of Woodland Road should begin early August along with Paragon Drive; application for NJDOT grant will be submitted at end of June for paving of Memorial Dr; paving of the train stations parking lot will be paved this week; submitted the plans to the County for Magnolia intersection, waiting to hear from the County. Councilmember Russo-Vogelsang asked for an update with Murray Road. The engineers will go back to inspect the street in July.

ATTORNEY REPORT: Dave Lafferty

Working on bid specs for when the borough takes possession of DePiero Farm

ADMINISTRATOR REPORT: Joe Voytus

Bids were received for Solid Waste; an award resolution will be on for the July meeting; overall pricing came in fairly well;

UNFINISHED BUSINESS:

None

NEW BUSINESS:

- Discussion - Bob Hanrahan – Trail Extension

Mentioned he would like to connect the pathway steps that go into Wegmans parking to the learning center trail here at borough hall

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 Koelling; seconded by Councilmember Russo-Vogelsang – all ayes

Bob Hanrahan

On going issue with Environmental Commission, Bob would like the Planning Board to require applicants with environmental concerns to include them on their plans that are submitted to the Planning Board and to be included to attend the Planning Board Site Plan Review meetings

Carolee Adams

At the senior luncheon, it was mentioned the seniors were very happy with the Veteran flags; mentioned about having a program or maybe a book for 1-4 year olds about running away

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

ADJOURNMENT:

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

Meeting adjourned at 8:26pm

Special ZOOM Meeting of the Mayor & Council will be on Friday, June 27, 2025 at 9AM

Regular Meeting of the Mayor & Council will be held at 7:30pm on Tuesday July 22, 2025

Respectfully submitted, Frances Scordo, Municipal Clerk

SPECIAL MEETING
MINUTES

A Special Meeting of the Mayor and Council was held on Zoom and called to order at 9:00AM. Adequate notification was published in the official newspaper of the Borough of Montvale.

OPEN PUBLIC MEETING STATEMENT

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

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

ROLL CALL:

Councilmember Arendacs
Councilmember Cudequest
Councilmember Koelling

Councilmember Lane
Councilmember Roche - absent
Councilmember Russo-Vogelsang - absent

ORDINANCES:

PUBLIC HEARING 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

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.

*A motion Introduced for second reading **Ordinance No. 2025-1575** by Councilmember Koelling 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 Koelling; Clerk read by title only - All ayes on a roll call vote

PUBLIC HEARING 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

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.

*A motion Introduced for second reading **Ordinance No. 2025-1576** by Councilmember Koelling; seconded by Councilmember Lane; Clerk read by title only.*

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

No Public Comment

Motion to close meeting to the public by Councilmember Lane; seconded by Councilmember Koelling

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

RESOLUTIONS:

147-2025 Resolution Authorizing The Issuance Of \$500,000 Special Emergency Notes For The Preparation Of An Approved Tax Map And Revaluation By The Borough Of Montvale, In The County Of Bergen, New Jersey

BE IT RESOLVED 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. An ordinance of the Borough of Montvale, in the County of Bergen, New Jersey (the "Borough"), authorizing a special emergency appropriation in the amount of \$500,000 for the preparation of an approved tax map and revaluation for the use of the local assessor has been finally adopted and a copy thereof has been filed with the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey (the "Director").

Section 2. (a) In order to finance the special emergency appropriation described in Section 1 of this resolution, the Borough is hereby authorized to borrow the sum of \$500,000 and to issue special emergency notes (the "Notes") therefor in accordance with the Local Budget Law of the State of New Jersey (N.J.S.A. 40A:4-55).

(b) The Notes authorized by this resolution may be issued in amounts and denominations not exceeding in the aggregate amount of Notes authorized herein, as determined by the chief financial officer of the Borough pursuant to this resolution.

(c) The Borough may finance the special emergency appropriation from surplus funds available or may borrow money in the manner prescribed herein. Where an appropriation is financed from surplus funds available, at least one-fifth of the amount thereof shall be included in each annual budget until the appropriation has been fully provided for.

Section 3. The following matters in connection with the special emergency notes are hereby determined:

(a) All Notes issued hereunder and any renewals thereof shall mature at such time as may be determined by the chief financial officer within the limitations of the Local Budget Law, provided however, that at least one-fifth of all such Notes and the renewals thereof shall mature and be paid in each year so that all Notes and renewals shall have matured and have been paid not later than the last day of the fifth year following the date of this resolution.

(b) All Notes issued hereunder shall bear interest at such rate or rates as may be determined by the chief financial officer.

(c) The Notes shall be in the form determined by the chief financial officer and the chief financial officer's signature upon the Notes shall be conclusive as to such determination.

Section 4. The chief financial officer is hereby authorized and directed to determine all matters in connection with the Notes not determined by this or a subsequent resolution and the chief financial officer's signature upon the Notes shall be conclusive as to such determination.

Section 5. The chief financial officer is hereby authorized to sell the Notes from time to time at public or private sale in such amounts as such officer may determine at not less than par and to deliver the same from time to time to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof and payment therefor.

Section 6. Any instrument issued pursuant to this resolution shall be a general obligation of the Borough. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations and, unless otherwise paid or payment provided for, an amount sufficient for such payment shall be inserted in the budget and a tax sufficient to provide for the payment thereof shall be levied and collected.

Section 7. The chief financial officer is authorized and directed to report in writing to this governing body at the meeting next succeeding the date when any sale or delivery of the Notes pursuant to this resolution is made, such report to include the amount, description, interest rate and maturity of the Notes sold, the price obtained and the name of the purchaser.

Section 8. The Borough hereby makes the following covenants and declarations with respect to Notes to be issued by the chief financial officer of the Borough on a tax-exempt basis. The Borough hereby covenants that it will comply with any conditions subsequent imposed by the Internal Revenue Code of 1986, as amended (the "Code"), in order to preserve the exemption from taxation of interest on the Notes, including, if necessary, the requirement to rebate all net investment earnings on the gross proceeds above the yield on the Notes. The chief financial officer is hereby authorized to act on behalf of the Borough to deem the obligations authorized herein as bank-qualified for the purposes of Section 265 of the Code, when appropriate. The Borough hereby declares the intent of the Borough to issue Notes in the amount authorized in Section 1 of this resolution and to use the proceeds to pay or reimburse expenditures for the costs of the purpose described herein. This Section 8 is a declaration of intent within the meaning and for purposes of Treasury Regulations §1.150-2 or any successor provisions of federal income tax law.

Section 9. Solely for purposes of complying with Rule 15c2-12 of the Securities and Exchange Commission, as amended and interpreted from time to time (the "Rule"), and provided that the Notes are not exempt from the Rule and provided that the Notes are not exempt from the following requirements in accordance with paragraph (d) of the Rule, for so long as the Notes remain outstanding (unless the Notes and any renewals thereof have been wholly defeased), the Borough shall provide electronically to the Municipal Securities Rulemaking Board's Electronic Municipal Market Access system or such other repository designated by the Securities and Exchange Commission to be an authorized repository for filing secondary market disclosure information, if any, for the benefit of the holders of the Notes and the beneficial owners thereof, in a timely notice not in excess of ten business days after the occurrence of the event, notice of any of the following events with respect to the Notes:

- (1) Principal and interest payment delinquencies;
- (2) Non-payment related defaults, if material;
- (3) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (4) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (5) Substitution of credit or liquidity providers or their failure to perform;
- (6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Notes, or other material events affecting the tax status of the Notes;
- (7) Modifications to the rights of holders of the Notes, if material;
- (8) Note calls, if material, and tender offers;
- (9) Defeasances;

- (10) Release, substitution or sale of property securing repayment of the Notes, if material;
 - (11) Rating changes;
 - (12) Bankruptcy, insolvency, receivership or similar event of the Borough;
 - (13) The consummation of a merger, consolidation or acquisition involving the Borough or the sale of all or substantially all of the assets of the Borough, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
 - (14) Appointment of a successor or additional trustee or the change of name of a trustee, if material;
 - (15) Incurrence of a Financial Obligation of the Borough, if material, or agreement to covenants, events of default, remedies, priority rights or other similar terms of a Financial Obligation of the Borough, any of which affect holders of the Notes, if material; and
- Default, event of acceleration, termination event, modification of terms or other similar events under a Financial Obligation of the Borough, if any such event reflects financial difficulties.

The term "Financial Obligation" as used in subparagraphs (15) and (16) above means a (i) debt obligation, (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation or (iii) guarantee of (i) or (ii); provided, however, that the term "Financial Obligation" shall not include municipal securities as to which a final official statement has been provided to the Municipal Securities Rulemaking Board consistent with the Rule. If all or any part of the Rule ceases to be in effect for any reason, then the information required to be provided under this resolution, insofar as the provision of the Rule no longer in effect required the provision of such information, shall no longer be required to be provided.

The chief financial officer shall determine, in consultation with Bond Counsel, the application of the Rule or the exemption from the Rule for each issue of Notes prior to their offering. Such chief financial officer is hereby authorized to enter into written contracts or undertaking to implement this resolution and is further authorized to amend such contracts or undertakings as needed to comply with the Rule or upon the advice of Bond Counsel.

In the event that the Borough fails to comply with this resolution or the written contract or undertaking, the Borough shall not be liable for monetary damages, remedy of the holders or beneficial owners of the Notes being hereby specifically limited to specific performance of the covenants contained in this resolution or the written contract or undertaking.

Section 10. A copy of this resolution as adopted shall be filed with the Director.

Section 11. This resolution shall take effect immediately.

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

148-2025 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

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

MEETING OPEN TO THE PUBLIC:

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

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

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

No Public Comment

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

MEETING CLOSED TO THE PUBLIC:

ADJOURNMENT:

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

Meeting adjourned at 9:08am

Regular Meeting of the Mayor & Council to be held at 7:30pm on Tuesday July 22, 2025

Respectfully submitted, Frances Scordo, Municipal Clerk

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 149-2025**

RE: Authorize Hiring - Full Time Finance Clerk / Payroll Specialist – Kasey Ciborowski

WHEREAS, the Borough of Montvale is in need of a Finance Clerk/Payroll Specialist in the Finance Department; and

WHEREAS, Kasey Ciborowski meets the qualifications for this position and agrees to the terms and conditions of employment, and has previously completed a satisfactory background investigation; 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 a full-time Finance Clerk/Payroll Specialist, effective July 1, 2025.

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

Adopted: July 22, 2025

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 150-2025**

RE: Authorize Release Two Year Maintenance Bond – SHI-IV Thrive Montvale Owners, LLC – 110 Summit Ave

WHEREAS, SHI-IV Thrive Montvale Owners, LLC – 110 Summit Ave is requesting a release of their Maintenance Bond; and

WHEREAS, a completed inspection of the site has been conducted by Colliers Engineering & Design, which recommends said release of the Maintenance Bond in a letter dated June 23, 2025 which is attached to the original of this resolution; and

BE IT FURTHER RESOLVED, that the Municipal Clerk is hereby authorized to release the Maintenance Bond in the amount of \$91,275.00 to SHI-IV Thrive Montvale Owners, LLC – 110 Summit Ave, Montvale, NJ 07645

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Montvale that SHI-IV Thrive Montvale Owners, LLC shall receive a copy of this resolution.

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

Adopted: July 22, 2025

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 151-2025**

RE: Award Professional Service Contract to Colliers Engineering & Design to Update the Existing Tax Maps for the Upcoming Revaluation

WHEREAS, the Borough of Montvale has deemed it necessary to engage the professional services of an Engineer to provide professional services to Update the Existing Tax Maps for the Upcoming Revaluation; 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, with offices located at 400 Valley Road, Suite 304, Mt. Arlington, NJ 07856 has submitted a proposal dated March 19, 2025 to provide the 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:

That the proposal for the scope of engineering services is attached to this resolution which is made part of this resolution shall be awarded to Colliers Engineering & Design.

1. That the following be provided: Tax Map Update for Revaluation and Submission to the Division of Taxation for review
2. The cost not to exceed shall be \$34,200.00
3. 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.

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

Adopted: July 22, 2025

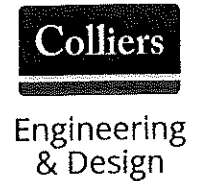
ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

400 Valley Road
Suite 304
Mt. Arlington NJ 07856
Main: 877 627 3772
www.colliersengineering.com



March 19, 2025

Joseph Voytus
Borough Administrator
Borough of Montvale
12 DePiero Drive
Montvale, New Jersey 07645

Tax Map Maintenance and Revisions
Professional Engineering Services
Borough of Montvale, Bergen County, NJ
Colliers Engineering & Design Proposal No.: MVB0087P

Dear Mr. Voytus,

Colliers Engineering & Design (CED) is pleased to submit this proposal to update the Township's existing tax maps in preparation for the upcoming municipal property revaluation. The revaluation process requires that the Township's tax maps reflect current conditions and that the updated tax maps be submitted to the New Jersey Division of Taxation for formal review and revaluation approval. The Township's existing tax maps last received Formal Certification from the State on January 11, 1990. The tax maps consist of one (1) Key Map and thirty-three (34) Detail Sheets.

CED will provide the following services:

SCOPE OF SERVICES

TASK 1.0 TAX MAP UPDATE FOR REVALUATION

Updates to the tax maps will be completed in accordance with the State of New Jersey, Department of Treasury, Division of Taxation publication entitled, "Tax Maps - Regulations and Standards" dated June 2008. Our intention is to utilize the existing Tax Map CAD drawings with layering, text styles, plot style and line symbols throughout the new set of maps that complies with state standards. It is our intention to retain the existing sheet layout and extents as well as the block and lot numbering of the current tax maps. All work will be performed under the immediate supervision of our team's Professional Land Surveyor.

As part of the work, CED will either incorporate insets or create sub-sheets to better detail properties that are now a subdivision, townhome or condominium development. The key map will remain at 1"=600' scale and detail sheets be at 1"=100' scale.

Once the tax maps are updated, a draft copy of the tax assessment map set will be provided to the Tax Assessor for review to ensure that there is consistency between the Township's MODIV tax database and the updated tax maps. If the Tax Assessor finds inconsistencies, a list of those inconsistencies will be furnished to CED for resolution prior to submission by CED to the Division of Taxation.

After the Tax Assessor completes the consistency review and supplies a list of inconsistencies that require resolution, CED will complete the tax map updates and submit the updated tax map set to the Division of Taxation to begin the review and approval process for the Township's tax assessment maps.

During this work phase, our survey team will schedule and attend one virtual meeting to coordinate with the tax assessor and other applicable Township representatives, advise of work progress and discuss problem areas that require resolution.

The Township is responsible for the following for CED to complete the updates under this task:

1. Supply deed and site plan information to CED for the townhome and condominium developments needed to be added to the tax maps.
2. Furnish recorded final plats and parcel maps that are needed to allow for updates to the map.
3. Furnish road dedication and vacation documents needed to be addressed on the tax maps.
4. Perform a detailed review of the draft tax assessment map set referenced above upon receipt from CED and advise of inconsistencies between the tax maps and the MODIV database. If inconsistencies are identified, provide deeds, final plats, etc., to allow for the reconciliation of the discrepancy by CED prior to submission to the Division of Taxation.

PROJECT DELIVERABLES

Digital deliverables will be transmitted to the Township via the CED web-based File Transfer Protocol (FTP) site or be mailed to the Division of Taxation and include:

- One full sized hard copy set of the tax map (35 total +/-) delivered to the Division of Taxation.
- Digital CAD tax map files.
- Digital PDF of the tax maps.
- Two full sized hard copy sets of the tax map delivered to the Township at final certification approval only.
- Two full sized mylar hard copies of the new detail sheets needed to be submitted for certification stamp.

TASK 2.0 DIVISION OF TAXATION REVISION RESULTS

Upon receipt of the updated tax maps from the Township, the Division of Taxation will review the tax maps for compliance with the State's regulations and standards and confirm that the lots indicated on the tax maps match the records included in the MODIV tax database.

Once the Division of Taxation's review is complete, the following will be provided by the State to the Township for resolution:

- Tax Map Regulations (TMR) Report – The TMR report outlines tax map deviations from the State of NJ Tax Map Regulations and Standards. The Division will return one marked-up redline copy set of the submitted tax maps that supplements the TMR report.

- **Block/Lot/Qualifier (BLQ) Mismatch Report** – The BLQ mismatch report is another part of the tax map validation which includes a thorough check of the 2024 Tax List to the submitted maps. The issues included on the BLQ can be a combination of issues in the tax maps and the tax list and are the responsibility of the Professional Land Surveyor and the tax assessor to resolve. This report will also include a “Not on Tax List” Report and a “Block Key” Report which requests revisions on the Key Maps.
- **Railroad (RRNA) Report** – This report deals with any revisions needed on the railroad right of way lines which includes the configuration, the classification, and the current names of these railroad right of ways.

The Township will be required to address the comments issued by the State in their entirety to allow for approval and certification.

The scope and magnitude of the work needed to address the comments from the Division of Taxation is unknown at this time. In our experience on past projects with the Division of Taxation, the reviews are very detailed and typically there are multiple reviews issued before the maps are approved and certified. CED will attempt to minimize the amount of revision work by working closely with the Tax Assessor to identify discrepancies and obtain data to update the maps in accordance with the State's regulations prior to the initial submission.

CED's recommendation is that the Township establish a budget of approximately 20% of the Task 1.0 fee in the overall budget for the work to address revisions by the State. The adequacy of that budget can be evaluated at the time the first review letter is received from the Division of Taxation and the specific comments that are required to be addressed are known.

If revisions are requested by the Division of Taxation that are not the result of an error or omission by CED that require budget monies in excess of the Task 1.0 budget, CED will work with the Township on an updated budget for Task 2.0.

SCHEDULE OF FEES

For your convenience, we have broken down the total estimated cost of the project into the categories identified within the scope of services.

Task Name	Fee
Task 1.0 Tax Map Update for Revaluation	\$29,000.00
Task 2.0 Division of Taxation Revision Requests	\$5,200.00
TOTAL	\$34,200.00

The above engineering services will be provided on an hourly basis not to exceed the listed amount. This contract and fee schedule are based upon the Borough Engineering Contract, authorized by the Borough (Resolution No. 25-2025).

EXCLUSIONS AND UNDERSTANDINGS

It is our understanding that the Business Terms and Conditions and 2025 Rate Schedule from our municipal engineering contract with the Township apply to this agreement. Services relating to the following items are not anticipated for the project or cannot be quantified at this time. Therefore, any service associated with the following items is specifically excluded from the scope of professional services within this agreement.

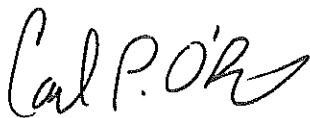
- Services not specifically outlined above in Section I;
- Research and collection of deeds, plats, condominium plans and other legal documents;
- Any exclusions previously referenced in this agreement.

If an item listed herein, or otherwise not specifically mentioned within this agreement, is deemed necessary, CED may prepare an addendum to this agreement for your review, outlining the scope of additional services and associated professional fees regarding the extra services.

If you find this agreement acceptable, please forward a copy of the Resolution of Approval to this office. This will constitute approval of the proposed engineering agreement.

We thank you very much for the opportunity to offer our services and look forward to working with you on this and future projects. In the meantime, should you have any questions regarding this agreement, please feel free to contact me.

Sincerely,
Colliers Engineering & Design



Carl O'Brien, P.E., P.P., C.M.E., C.P.W.M.
Geographic Discipline Leader



Nick Chelius, P.E. C.M.E.
Project Manager

cc: Andrew Hipolit (CED)
Ken DeGennaro (CED)
Nick Chelius (CED)
Robert Culvert (CED)
Patrick Jamieson (CED)

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 152-2025**

RE: A Resolution Authorizing The Subordination Of A Mortgage Lien Held By The Montvale Home Improvement Program With Respect To Property Located At 24 Hillside Terrace, Montvale, New Jersey

WHEREAS, the Borough holds a mortgage lien against the real property located at 24 Hillside Terrace, Montvale, New Jersey (hereinafter referred to as the "Property") in connection with the Montvale Home Improvement Program in the amount of \$20,000.00; and

WHEREAS, the owners of the Property, Harry Choron and Sandra Choron (hereinafter "Owners") have requested that the mortgage lien be subordinated to a mortgage to be given to Finance of America Reverse LLC in the amount of \$813,000.00; and

WHEREAS, the Governing Body has determined there is no negative effect to the Borough in accommodating the request of the Owners.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale that Mayor is authorized and directed to execute a Subordination Agreement subordinating the mortgage lien in the principal amount of \$20,000.00 dated November 4, 2019, and recorded in the Bergen County Clerk/Register's Office in Book V 4838, page 411, to a first priority mortgage of Finance of America Reserve, LLC in the amount of \$813,000.00; and

BE IT FURTHER RESOLVED, that the Owners shall be solely responsible for any and all costs associated with the preparation and recording of said Subordination Agreement and related documents.

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

Adopted: July 22, 2025

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 153-2025**

Re: A Resolution Requesting that Veolia Water New Jersey, Inc. Erect a Fire Hydrant at 21 Phillips Parkway

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

1. Veolia Water New Jersey, Inc. is hereby requested to erect 1 fire hydrant at the following designated place, to be used for fire purposes only, in accordance with the Rules and Regulations of the Company, and its rates as set forth in its Schedule of Rates filed with the New Jersey Board of Public Utilities in Newark, New Jersey:

LOCATION OF HYDRANT

ALONG LONG PHILLIPS PARKWAY, IN FRONT OF 21 PHILLIPS PARKWAY,
BETWEEN ITS INTERSECTIONS WITH WEST GRAND AVENUE AND SONY
DRIVE. (SEE ATTACHED SKETCH FOR REFERENCE)

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

Adopted: July 22, 2025

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 154-2025**

Re: A Resolution Authorizing The Cancellation of Grant Receivables for NJDOT Local Aid Projects in the Capital Fund and Current Fund

WHEREAS, the Borough of Montvale received NJDOT Local Aid grants for improvements to Summit Avenue, Terkuile Road, and Various Roads (2019); and

WHEREAS, all three projects are complete and all eligible reimbursements have been received; and

WHEREAS, the following outstanding receivables remain on the Borough's books:

Capital Fund

- NJDOT Local Aid – Summit Avenue: \$9,089.35
- NJDOT Local Aid – Terkuile Road: \$31,451.38

Current Fund

- NJDOT Local Aid – Various Roads 2019: \$35,098.00

WHEREAS, the Chief Financial Officer recommends cancellation of these receivables as no further funds are due to the Borough;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, in the County of Bergen, State of New Jersey, that the Chief Financial Officer is hereby authorized and directed to cancel the above-referenced grant receivables from the Capital Fund and Current Fund, as applicable.

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

Adopted: July 22, 2025

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 155-2025**

Re: A Resolution Awarding a Contract to Terrestrial Imaging, LLC Pursuant to Co-Op Bid # BC-Bid-22-11 for the Purchase of One (1) DJI Matrice 30T Model Drone Utilizing Seizure Funds

Whereas, the Borough of Montvale has a need to acquire one (1) DJI Matrice 30T Model Drone use by the Montvale Police Department; and

Whereas, the Borough did apply to the Bergen County Prosecutor's Office to utilize Seizure Funds for this purchase, which was approved by the Prosecutor; 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 three quotes for this Drone, copies of which are on file with the Borough's Qualified Purchasing Agent; and

Whereas, the lowest proposal received was from Terrestrial Imaging, LLC in the total amount of \$18,888.99; and

Whereas, the Prosecutor's Office has agreed to reimburse the Borough for the total amount of \$18,840.88 for said Drone upon completion of this purchase, leaving the total cost to the Borough taxpayers of only \$48.11; and

Whereas, the Borough is desirous of awarding this contract and purchasing said Drone from Terrestrial Imaging pursuant to the July 1, 2025 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 July 1, 2025 Proposal from Terrestrial Imaging, LLC, 375 Herbertsville Road, Brick, New Jersey 08724, for the aforementioned Drone 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 Co-Op Bid # BC-Bid-22-11 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: July 22, 2025

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor



terrestrialimaging

Supporting America's Drone Pilots
And Flight Departments

1-800-FLY-0530

Prepared by: Chris LoPresti for:

Brian Lamendola
Borough of Montvale PD
12 DePiero Drive
Montvale NJ 07645

Quote Number **9451-6012/9298**
Quote Date **07/01/2025**

#	QTY	ITEM	DESCRIPTION	UNIT PRICE	AMOUNT
1	1 pcs.	MATRICE 30T (NA)	Includes: - Matrice 30T Drone - BS30 Charging Case - RC Plus Controller - Hard Case - Charging cables *Batteries sold separately* *DJI Care sold separately*	\$12,039	\$12,039
2	1 pcs.	DJI Care Enterprise Basic (M30T) NA	DJI Care Enterprise Basic 1 year can be purchased up to 3 times, whether all at once, or at the end of each year. Each additional year of coverage offers you 2 more full replacements with the same deductible cost of \$900	\$0	\$0
3	2 pcs.	MATRICE 30 SERIES- PART08-TB30 Intelligent Flight Battery	DJI Matrice 30 TB30 Battery	\$0	\$0
4	1 pcs.	DJI MATRICE 30 CASE	When you need your entire M30 mission kit, payloads and all, the GPC case for the Matrice 30 / M30T + packs it all in to one system. You have slots for six TB30 batteries, 2 more can be stored in the drone for a total of 8, a designated slot for the LP12 speaker-spotlight combo accessory, compartments for the M30 upper payload, *GPC Micro SD Card Holder, *GPC LensPen MicroPro and other accessories. There are also slots for two RC Plus controllers. Proudly made in the USA.	\$499	\$499
5	6 pcs.	MATRICE 30 SERIES- PART08-TB30 Intelligent Flight Battery	DJI Matrice 30 TB30 Battery	\$430	\$2,580
6	1 pcs.	WB37 Intelligent Battery	The WB37 battery is used to power many of the DJI accessories including: Cendence controller, Cendence S controller, CrystalSky displays, and the Phantom 4 RTK controller.	\$60	\$60
7	2 pcs.	MATRICE 30 SERIES- PART09-1671 Propeller		\$64	\$128
8	1 pcs.	DJI RC Plus Strap Bracket Kit		\$54	\$54
9	1 pcs.	LP12 Speaker and Spotlight for DJI Matrice 30 Series	The LP12 is a two-in-one speaker and spotlight system that mounts to the top of the DJI Matrice 30 series.	\$2,599	\$2,599
10	1 pcs.	Hoodman 5' Launch Pad	Hoodman Drone Launch Pad, 5 ft Diameter with heavy weighted border to keep the launch pad firmly in place.	\$139.99	\$139.99



terrestrialimaging

Supporting America's Drone Pilots
And Flight Departments

1-800-FLY-0530

11	1 pcs.	Matrice 30 Series Equipment Setup	Terrestrial Imaging's team of drone experts will prepare your DJI Matrice 30 or Matrice 30T equipment so that it is truly ready to fly out of the box. Setup services cover the aircraft, controller, display device, up to eight total batteries and three payloads. Our setup service starts with a thorough inspection of your new equipment. Next, we charge all batteries, upgrade firmware, and bench test the new equipment. Setup services will conclude with an indoor flight test. Any defects identified will be addressed prior to delivery.	\$0	\$0
12	1 pcs.	Pix4d React Perpetual License (1 Device)	Pix4d React Perpetual License (1 Device)	\$790	\$790

SUBTOTAL \$18,888.99
GRAND TOTAL \$18,888.99

Thank you for choosing to do business with Terrestrial Imaging.
Please call us at 800.FLY.0530 with any questions.
Unless stated otherwise, this purchase does not include telephone or in person support.

DJI DISCLOSURE:

DJI has implemented a unilateral pricing policy (UPP) with all Enterprise Dealers in the USA. Effective May 14, 2019, all DJI hardware items must be advertised, quoted and sold at DJI's published pricing. We, as an enterprise dealer, are not permitted to quote and sell DJI hardware at a price that is lower than DJI's published prices. Violating DJI's pricing policy could result in losing our DJI enterprise dealership. Any discounts offered should not be construed as discounts on DJI equipment.

USA Tariff On China Imports and Import Restrictions at USA Customs: Because of the ongoing trade disputes between the USA and China, and import restrictions at USA Customs, DJI equipment pricing is only valid for 7 Days. Until the Tariff situation stabilizes and becomes predictable, we request that you contact Terrestrial Imaging, LLC for updated prices after 7 days, and for future purchases. Currently there are restrictions at the USA ports of entry making it difficult to fulfill DJI orders in a timely manner. All orders are subject to cancellation in the event the merchandise cannot freely flow through USA ports.

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 156-2025**

Re: A Resolution Establishing and Implementing a Long-Range Drainage Control Plan to Address Drainage Issues Within the Borough of Montvale

WHEREAS, the Governing Body of the Borough of Montvale declares that it is in the best interests of the community to address drainage problems in a comprehensive and orderly fashion that aligns with N.J.S.A 59:1.1, et seq.; and

WHEREAS, the New Jersey Tort Claims Act, New Jersey Statute Section 59:1-1, et seq., provides limitations on liability for public entities for conditions of public property where the public entity exercises appropriate discretion in the allocation of funds of public improvements. The limitation of liability is commonly known as "scarce resource immunity"; and

WHEREAS, the Legislature in N.J.S.A. 59: 1-2 quoted Chief Justice Joseph Weintraub by declaring that:

"The Legislature recognizes the inherently unfair and inequitable results which occur in the strict application of traditional doctrine of sovereign immunity. On the other hand, the Legislature recognizes that while a private entrepreneur may readily be held liable for negligence within the chosen ambit of his activity, the area within which government has the power to act for the public good is almost without limit and therefore government should not have the duty to do everything that might be done."; and

WHEREAS, N.J.S.A. 59:2-3 (c) provides:

"A public entity is not liable for the exercise of discretion in determining whether to seek or whether to provide the resources necessary for the purchase of equipment, the construction or maintenance of facilities, the hiring of personnel, and in general, the provision of adequate services"; and

WHEREAS, N.J.S.A. 59:2-3 (d) provides:

"A public entity is not liable for the exercise of discretion when, in the fact of competing demands, it determines whether or not to utilize or apply existing resources, including those allocated for equipment, facilities and personnel unless a court concludes that the determination of the public entity was palpably unreasonable"; and

WHEREAS, this resolution is narrowly limited to outlining the application of scarce resources for the purpose of addressing the overall health, safety, and welfare of the general community; and

WHEREAS, the Governing Body hereby determines that the most appropriate way to continue to address this wide-ranging community wide issue is through the establishment of a long-range plan to address drainage within the Borough as set forth herein.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey that the Borough does hereby adopt the following Long-Range Drainage Control Plan to address drainage issues within the Borough of Montvale, consisting of the following elements:

1. A Watershed Assessment which develops an electronic infrastructure map that delineates the location of the stormwater features that are owned or operated by the municipality including easements and features owned by others in the community.
2. A Watershed Improvement Plan Report including:
 - a. A summary of proposed flood prevention improvement projects, both public and private.
 - b. The proposed implementation schedule.
 - c. Costs, broken down by project and year.
 - d. Funding opportunities.
3. A long-term capital plan which may include sufficient funds to implement this Watershed Improvement Plan over a reasonable period considering other demands on municipal scarce resources.
4. A current year operating budget and capital budget which may include sufficient funds to implement this Watershed Improvement Plan over a reasonable period considering other demands on municipal scarce resources.
5. Each year, if limited resources require allocation as part of the annual process, identification of the work that can be completed and the work that cannot be completed or addressed.

BE IT FURTHER RESOLVED that failure to appropriate funds or failure to spend an appropriation shall be deemed as exercise of governmental discretion in the face of competing demands.

BE IT FURTHER RESOLVED that every two years, the Borough may direct the appropriate employee, official, or professional to update the Long-Range Drainage Control Plan as appropriate.

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

Adopted: July 22, 2025

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 157-2025**

RE: Certification Of The 2024 Annual Audit and Group Affidavit

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

WHEREAS, the Annual Report of Audit for the year 2024 has been filed by a Registered Municipal Accountant with the Municipal Clerk pursuant to *N.J.S.A. 40A:5-6*, and a copy has been received by each member of the governing body; and

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

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

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

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

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

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

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

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

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

Adopted: July 22, 2025

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 158-2025**

RE: Approving The Corrective Action Plan For The 2024 Municipal Audit

WHEREAS, the Borough of Montvale has received a report of audit for the year ending December 31, 2024; and

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

WHEREAS, the Chief Financial Officer has prepared a Corrective Action Plan relating to the findings of the 2024 Audit.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Montvale, in the County of Bergen, New Jersey, do hereby approve the Corrective Action Plan for the year 2024 as submitted by the Chief Financial Officer.

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

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

Adopted: July 22, 2025

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

CORRECTIVE ACTION PLAN
BOROUGH OF MONTVALE, BERGEN COUNTY

Audit 12/31/2024

Finding #1:

It is recommended that Construction Code fees be charged in accordance with the Borough fee ordinance and all permits be made available at the time of audit.

Description:

During the audit, it was noted that certain construction code permits were either not charged in accordance with the adopted fee ordinance or were not readily available for inspection.

Corrective Action:

All Construction Code permits will be reviewed for compliance with the current fee ordinance prior to issuance. A procedure will be implemented to retain and organize copies of all issued permits and associated records in a centralized location to ensure availability for audit review.

Responsible Party:

Construction Code Official and Borough Administrator

Implementation Date:

Immediately upon approval of this Corrective Action Plan

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 159-2025**

RE: Resolution Confirming Qualified Purchasing Agent And Raising The Bid Threshold and Quotation Threshold

WHEREAS, the changes to the Local Public Contracts law gave local Contracting units the ability to increase their bid threshold up to \$53,000 and the quotation threshold to \$7,950; and

WHEREAS, N.J.S.A. 40A:11-3a permits an increase in the bid threshold if the Qualified Purchasing Agent is appointed as well as granted the authorization to negotiate and award such contracts below the bid threshold; and

WHEREAS, N.J.S.A. 5:34-5 et seq. establishes the criteria for qualifying as a Qualified Purchasing Agent for the Borough of Montvale; and

WHEREAS, Christine Kalafut, Borough Treasurer, was appointed the Qualified Purchasing Agent on January 31, 2015 and has maintained the necessary certification through the State of New Jersey as the Qualified Purchasing Agent for the Borough of Montvale; and

WHEREAS, the appointment of an individual as a Qualified Purchasing Agent allowed the Borough to raise the bid threshold to \$53,000 and quotation threshold to \$7,950; and

BE IT FURTHER RESOLVED, the Borough does hereby raise the bid threshold to \$53,000 and quotation threshold to \$7,950; and

NOW THEREFORE BE IT RESOLVED, the Municipal Clerk is authorized and directed to forward a certified copy of this resolution to the Division of Local Government Services.

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

Adopted: July 22, 2025

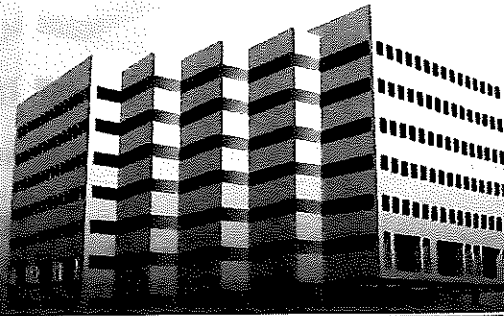
ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

Local Finance Notice



LFN 2025-08

July 7, 2025

Phillip D. Murphy
Governor

Tahesha L. Way
Lt. Governor

Jacquelyn A. Suárez
Commissioner

Michael F. Rogers
Director

Contact

Website

www.nj.gov/dca/dlgs

E-mail

dlgs@dca.nj.gov

Phone

609.292.6613

Mail and Delivery

101 South Broad St.

PO Box 803

Trenton, New Jersey

08625-0803

Distribution

Procurement Officials
Chief Financial Officers
Municipal Clerks
Clerks – Boards of
County Commissioners
Authority Officials
Fire District Officials
Auditors

Adjustments to Public Bidding Thresholds and Office of State Comptroller Reporting Thresholds Effective July 1, 2025

Pursuant to N.J.S.A. 40A:11-3(c) and 18A:18A-3(b), the State Treasurer has exercised her authority to adjust bid thresholds for contracting units subject to the Local Public Contracts Law and the Public School Contracts Law. These adjustments became effective on July 1, 2025 and are available on the Division of Purchase and Property's webpage for bid thresholds adjusted by the State Treasurer on a five-year schedule.

For contracting units that have appointed a Qualified Purchasing Agent, pursuant to N.J.S.A 40A:11-9(b) and avail themselves of the related higher bid threshold pursuant to N.J.S.A 40A:11-3 and 18A:18A-3, the maximum bid threshold has been increased from \$44,000 to \$53,000.

If a contracting unit governed by the Local Public Contracts Law (N.J.S.A 40:11-1 et seq.) does not have a Qualified Purchasing Agent, the maximum bid threshold remains at \$17,500. The maximum bid threshold for those contracting units subject to the Public School Contracts Law (N.J.S.A. 18A:18A-1 et seq.) that do not have a Qualified Purchasing Agent has been increased from \$32,000 to \$39,000.

The threshold for soliciting quotations, which is 15% of the bid threshold in accordance with 40A:11-6.1(a) and 18A:18A-37(a), is correspondingly increased. Contracts exceeding the new bid threshold amount are subject to the appropriate requirements of the Local Public Contracts Law and the Public School Contracts Law.

Contracting units should, as appropriate, review their procurement policies and enabling resolutions or ordinances to determine what action, if any, is needed to take advantage of the higher bid and quotation thresholds. For example, where the contracting unit has set fixed amounts, including if resolutions appointing a Qualified Purchasing Agent used fixed threshold amounts, the governing body may take action to adjust the bid and quotation threshold amounts. Contracting units may elect to set their bid thresholds at a lower amount.

The following table summarizes the current Local Public Contracts Law and Public School Contracts Law thresholds:

	Bid Threshold	Quotation Threshold
LPCL Units without QPAs	\$17,500	\$2,625
PSCL Units without QPAs	\$39,000	\$5,850
LPCL & PSCL Units with QPAs	\$53,000	\$7,950

Other Bid Threshold Adjustments

Two exceptions to the above-referenced bid threshold amounts involve road contracts subject to N.J.S.A. 27:2-1 or N.J.S.A. 27:16-16. N.J.S.A. 27:2-1 applies to when “the cost of constructing, reconstructing, or resurfacing any State, county or municipal road, street or highway, or portion thereof, will exceed [the bid threshold],” while N.J.S.A. 27:16-16 applies to the expansion of a county road to its authorized or full width for the accommodation of public travel. The odd-year bid threshold adjustment formula that was in effect prior to P.L. 1999, c. 440 for all contracting units still applies to the above-referenced road projects for which, as of July 1, 2025, the applicable bid threshold is \$24,200.

Effective July 1, 2025, the bid threshold for public school student transportation contracts as calculated pursuant to N.J.S.A. 18A:39-3 is also \$24,200.

Effective July 1, 2025, the bid threshold for county colleges pursuant to N.J.S.A. 18A:64-54 of the County College Contracts Law is \$44,900.

Effective July 1, 2025, the State College Contracts Law public works bid threshold pursuant to N.J.S.A. 18A:64-54 is \$42,600 while the non-public works bid threshold is \$119,800.

The above-referenced bid thresholds are listed on the Division of Purchase and Property’s webpage for bid thresholds adjusted by the State Treasurer on a two-year schedule.

Pay-to-Play

The “pay to play” threshold remains at \$17,500.

Sections 11 and 12 of the Elections Transparency Act, enacted in 2023, amended N.J.S.A. 19:44A-20.4 and 20.5, respectively, to clarify that the governing body of a municipality or county (or any agency or instrumentality thereof) may delegate the authority to award a contract having an anticipated value in excess of \$17,500, but below the increased bid threshold of a Local Public Contracts Law contracting unit with a qualified purchasing agent (i.e. a “window contract”), to the Qualified Purchasing Agent. This delegation of authority should be incorporated into the resolution adopted pursuant to N.J.S.A. 40A:11-3 increasing the contracting unit’s bid threshold.

Please review Local Finance Notice 2023-14 for further information on the Elections Transparency Act’s changes to the Pay-to-Play law.

Adjustment of Reporting Thresholds to the Office of the State Comptroller

Pursuant to N.J.S.A 52:15C-10(d), the Office of the State Comptroller, after consultation with the Department of the Treasury, has exercised its statutory authority to adjust the threshold amounts set forth in N.J.S.A 52:15C-10 (a) and (b).

Accordingly, as of July 1, 2025, all "contracting units" as defined pursuant to N.J.S.A. 52:15C-10(a) shall notify the State Comptroller of contracts that meet or exceed the following thresholds:

- (1) For contracts involving consideration or an expenditure of more than \$3,000,000, but less than \$15,200,000, no later than 20 business days after the contract award;
- (2) For contracts involving consideration or an expenditure of \$15,200,000 or more, at the earliest time practicable as the contracting unit commences the procurement process, but no later than the time the contracting unit commences preparation of: any bid specification or request for proposal; concession offering; proposal to purchase, sell, or lease real estate; or other related activities and contracts, but not less than 30 days prior to public advertisement or other public or private solicitation; and
- (3) For contracts issued pursuant to an emergency or public exigency involving consideration or an expenditure of more than \$3,000,000, no later than 30 business days after the award of a contract.

Updated contract submission forms are available on the State Comptroller's Procurement website.

An updated table of all current threshold amounts is attached to this notice in the Appendix below, with a pdf version also available on the DLGS Local Public Contracts Law webpage.

Please distribute copies of this Notice to any staff dealing with public purchasing. Email LPCL@dca.nj.gov with any questions regarding the updated bid thresholds and contracts@osc.nj.gov for questions regarding the updated State Comptroller reporting thresholds.

Approved: Michael F. Rogers, Director

Document	Internet Address
State Treasury – Adjusted Bid Thresholds (2 Year)	https://www.nj.gov/treasury/purchase/adjpubbid052yr.shtml
State Treasury – Adjusted Bid Thresholds (5 Year)	https://www.nj.gov/treasury/purchase/adjpubbid05.shtml
LFN 2023-14	https://www.nj.gov/dca/dlgs/lfn/2023/2023-14.pdf
OSC Notice of Adjustment to Contract Review Thresholds	https://nj.gov/comptroller/about/work/contracting/docs/OSC_Threshold_Adjustment.pdf
Contract Submission - OSC Procurement Div.	https://nj.gov/comptroller/about/work/contracting/contracts.shtml
Contracting Thresholds	https://www.nj.gov/dca/dlgs/programs/lpcl_docs/Contracting%20Threshold%20Tables.pdf
LFN 2024-18	https://www.nj.gov/dca/dlgs/lfn/2024/2024-18.pdf

CONTRACTING THRESHOLD TABLE

Public Bidding Thresholds under the Local Public Contracts Law and Public School Contracts Law*		
N.J.S.A. 40A:11-3(a) and (c); 18A:18A-3(a) and (c)	LPCL	PSCL
Bid threshold with a QPA**	\$53,000	\$53,000
Quote threshold with a QPA (15% of bid threshold)	\$7,950	\$7,950
Bid threshold without a QPA	\$17,500	\$39,000
Quote threshold without a QPA (15% of bid threshold)	\$2,625	\$5,850

*Thresholds are effective as of July 1, 2025

**Qualified Purchasing Agent - N.J.S.A. 40A:11-9(b) and N.J.A.C. 5:32-4.

Related Bid Thresholds		
Statutory Reference	Description	Current Threshold*
18A:39-3	School Districts, Boards of Education for Transporting Pupils	\$24,200
27:2-1	State, County, Municipal Contracts for Work on Public Thoroughfares (paving)	\$24,200
27:16-16	County Road Improvements	\$24,200
40:68-48	Local Government – Beach Erosion Control Districts Waterfront Improvements	\$24,200
18A:64A-25.3	County Colleges	\$44,900
18A:64-54	State College Contracts Law (Public Works)	\$42,600
18A:64-54	State College Contracts Law (Non-Public Works)	\$119,800

*Current as of July 1, 2025

Prevailing Wage Thresholds			
Statutory Reference	Description	Prior Threshold	Current Threshold*
34:11-56.25	Prevailing Wage for Municipalities (5-year cycle 2024-2029)	\$16,263	\$19,375
34:11-56.25	Prevailing Wage for All Other Contracting Units	\$2,000	\$2,000

*Current as of July 1, 2024 (See Local Finance Notice 2024-18)

Office of State Comptroller Reporting Thresholds			
Description	Prior Threshold	Current Threshold*	Reporting Time-frame
Contracts involving consideration or expenditures of:	\$2,500,000 To \$12,500,000	\$3,000,000 To \$15,200,000	20 business days <u>after</u> contract awarded
	Above \$12,500,000	Above \$15,200,000	30 business days <u>prior</u> to public advertisement or other Public/Private Solicitation
Contracts issued pursuant to an Emergency or Public Exigency	More than \$2,500,000	More than \$3,000,000	No later than 30 business days <u>after</u> contract awarded

*Current as of July 1, 2025 for all "contracting units"

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 160-2025**

RE: Authorize Hiring Special Law Enforcement Officer Class III for Pascack Hills High School – Aurelio D. Dinelli

WHEREAS, the Borough of Montvale and Pascack Hills High School have a vacancy in the position of Special Law Enforcement Officer Class III; and

WHEREAS, after a public hiring process, it was determined that Aurelio D. Dinelli meets the qualifications for the position of SLEO III agrees to the terms and conditions of employment, and has completed a satisfactory background investigation; and

WHEREAS, pursuant to an agreement between the Borough and the Board of Education, all costs incurred by the Borough related to Aurelio D. Dinelli's employment shall be reimbursed by the Board of Education.

NOW THEREFORE, BE IT RESOLEVED, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey, that Aurelio D. Dinelli is hereby appointed to the position of Special Law Enforcement Officer Class III, effective July 22, 2025.

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

Adopted: July 22, 2025

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 161-2025**

Re: A Resolution Awarding a Professional Services Contract to Connolly & Hickey Historical Architects for Preparation of a New Jersey and National Registers of Historic Places Nomination and a Historic Preservation Plan for the J.J. Blauvelt (Octagon) House, 13 W. Grand Avenue

WHEREAS, in November of 2021, the Borough of Montvale purchased the J.J. Blauvelt (Octagon) House located at 13 West Grand Avenue, identified as Block 1601, Lot 22 on the Borough Tax Maps; and

WHEREAS, the building has great historic significance to the Borough and is one of only a small number of surviving "Octagon" style houses popularized by Orson S. Fowler; and

WHEREAS, the property was designated historic as the local level by the Historic Preservation Commission in 1997, and the building can be seen on the Borough's logo; and

WHEREAS, the Borough did apply for matching grant funding from the Bergen County Historic Preservation Trust Fund Grant Program 2024 Funding Round and was awarded a 50% matching grant for certain professional services associated with the preservation, maintenance and re-use of the property; and

WHEREAS, the Borough did solicit proposals from three (3) professional historic architectural firms; and

WHEREAS, these proposals were reviewed by the Borough's Historic Preservation Commission, and it was recommended that a contract be awarded to Connolly & Hickey Historical Architects, One South Union Avenue, P.O. Box 1726, Cranford, New Jersey 07016, pursuant to the proposals dated February 23, 2024, and March 5, 2024, copies of which are attached hereto and made a part hereof; and

WHEREAS, the Borough is desirous of awarding a contract at this time for the preparation of a New Jersey and National Registers of Historic Places Nomination and a Historic Preservation Plan for the Octagon House, to be funded through the Borough's Open Space, Recreation and Farmland and Historic Preservation Trust Fund, with a 50% matching grant from the County; and

WHEREAS, the Borough has determined that the value of these services will exceed \$17,500; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a)(i) permits the award of this professional services contract without the need for full public bidding procedures; and

WHEREAS, N.J.S.A. 40A:11-5(1)(a)(i) further requires that the contracting unit publish a notice that the resolution of award and the contract itself are available for public inspection; 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 by the Mayor and Council of the Borough of Montvale as follows:

1. The foregoing recitals are incorporated as if set forth herein at length.
2. A professional services contract is hereby awarded as follows:

Contractor

Connolly & Hickey Historical Architects
One South Union Avenue
P.O. Box 1726
Cranford, New Jersey 07016

Task

Price

New Jersey and National Registers of
Historic Places Nomination

\$19,800

Historic Preservation Plan

\$34,200

3. This contract is awarded without competitive bids as a "professional services" Contract in accordance with N.J.S.A. 40A:11-5(1)(a)(i) of the Local Public Contracts Law because the subject matter of the contract is for professional services by a firm or professional authorized to practice within the State of New Jersey.
4. This Contract is being awarded pursuant to the alternative process of the New Jersey Local Unit Pay to Play Law, N.J.S.A. 19:44A-20.5, and in compliance therewith, and the Business Entity Disclosure Certification will be placed on file with this Resolution.
5. The Mayor, Borough Clerk, and all other appropriate officials, officers and employees are directed, authorized and empowered to execute a contract with Connolly & Hickey, consistent with the terms of this resolution and subject to approval as to form by the Borough Attorney.
6. A notice of the award of the above contract shall be published in the Borough of Montvale's official newspaper The Record as required by law within ten (10) days of the adoption of this Resolution.

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

Adopted: July 22, 2025

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor



5 March 2024 (via e-mail: jvoytus@montvaleboro.org)

Joseph Voytus
Administrator
Borough of Montvale
900 Main Street
Stillwater, New Jersey 07875

**RE: J.J. Blauvelt (Octagon) House
Historic Preservation Plan
Montvale, Bergen County, NJ**

Dear Mr. Voytus:

We are pleased to enclose a proposal to provide professional architectural and historic preservation services to prepare a Historic Preservation Plan for the J.J. Blauvelt (Octagon) House, an excellent surviving example of the Octagon style in Bergen County. Connolly & Hickey would be delighted to assist you and the Borough in planning for the long-term preservation of this historic resource.

Connolly & Hickey recognizes the challenges presented by the preservation and reuse of historic resources, particularly those sites under the stewardship of a government entity. Our firm attempts to address some of these challenges through careful analysis and the preparation of well thought out and detailed preservation planning documents that permit the long-term use of a historic resource for its existing purposes while balancing physical needs with available funding.

The attached proposal outlines the proposed scope of professional services, including a cost proposal, project schedule and the qualifications of the project team for the Borough's review and consideration. Connolly & Hickey is keenly interested in working with the Borough in furthering the continued preservation of this historic resource.

Sincerely,

A handwritten signature in cursive script that reads "Margaret M. Hickey".

Margaret M. Hickey, AIA
Principal Historic Preservation Specialist

Enclosures

One South Union Avenue
P.O.Box 1726
Cranford, NJ 07016
973.746.4911 tel.
info@chhistoricalarchitects.com
chhistoricalarchitects.com

ARCHITECTURAL DESIGN
HISTORIC PRESERVATION
REHABILITATION
CULTURAL RESOURCE
MANAGEMENT

PROJECT OVERVIEW

Connolly & Hickey Historical Architects, LLC is pleased to present a proposal to the Borough of Montvale (Borough) to prepare a Historic Preservation Plan for J.J. Blauvelt (Octagon) House (House). The following outlines the proposed scope of professional services, including a cost proposal, project schedule and qualifications of the project team for the Borough's consideration.

J.J. Blauvelt (Octagon) House

In the late 1850s, John J. Blauvelt Jr. had an Octagon style house built to replace his Colonial-era farmhouse in Montvale. The dwelling was made of gravel wall construction, a method popularized by Orson S. Fowler in his 1853 book *A Home for All, or the Gravel Wall and Octagon Mode of Building*. The building is two stories with an exposed basement and a belvedere. While it served as a house for much of its history, the building has also been utilized as a hotel, a restaurant, and offices for a limousine company. This has resulted in the interior layout of the first floor to have changed over time, while the second floor has mostly retained its original layout. Other changes that have been made include a partial removal of the wrap-around porch, replacement of the windows, and the addition of a basement entrance. The Borough of Montvale purchased the building in 2021, and it is one of two known surviving examples of the Octagon style in Bergen County.

The Borough of Montvale has maintained the J.J. Blauvelt (Octagon) House but there are certain conditions that need to be addressed at the exterior and interior, including finding how the facility can be better used by the community. As such, the Borough would like to study the building in its entirety to help determine conditions, priorities, and what changes or improvements will be needed for an expanded community use. Therefore, a Historic Preservation Plan is a logical first step to help determine the physical needs of the building while placing those needs within the context, history and evolution of the building. A Historic Preservation Plan is a vital preservation planning tool that helps to document original construction and a property's subsequent evolution, identifies current conditions, and makes prioritized recommendations for future work. A Preservation Plan looks at a property not only in relation to its significance, but also in how a building's preservation fits with the owner's use of the property in the long-term. It is a valuable tool for not only outlining future restoration and rehabilitation work, but can also be used to garner funding from sources interested in preserving historic and cultural resources.

Since the Borough has plans to prepare a National Register Nomination, the Project Team will use this to form the basis for the historic research and the Preservation Plan will expand upon and lay out in detail the chronology of construction, and aid in the development of the preservation philosophy. With this knowledge in hand, the exterior and interior existing conditions will be documented in graphic, narrative and photographic form and will become the basis for the recommendations for architectural planning, material repair and the generation of estimates of probable cost. The plan will provide an opportunity for determining phasing for projects, noting which conditions are priorities and which can be dealt with in the long-term. Determinations on phasing and work programs will also be considered in relation to available funding and a logical sequence of work. All recommendations will be such that any proposed work complies with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.

PROJECT OVERVIEW

Section 1

Connolly & Hickey Historical Architects, LLC is pleased to present a proposal to the Borough of Montvale for the preparation of a National Register Nomination for the J.J. Blauvelt (Octagon) House located in Montvale. The following outlines the scope of services, the qualifications of the project team, the project approach and the cost proposal for the preparation of the nomination.

J.J. Blauvelt (Octagon) House

In the late 1850s, John J. Blauvelt Jr. had an Octagon style house built to replace his Colonial-era farmhouse in Montvale. The dwelling was made of gravel wall construction, a method popularized by Orson S. Fowler in his 1853 book *A Home for All, or the Gravel Wall and Octagon Mode of Building*. The building is two stories with an exposed basement and a belvedere. While it served as a house for much of its history, the building has also been utilized as a hotel, a restaurant, and offices for a limousine company. This has resulted in the interior layout of the first floor to have changed over time, while the second floor has mostly retained its original layout. Other changes that have been made include a partial removal of the wrap-around porch, replacement of the windows, and the addition of a basement entrance. The Borough of Montvale purchased the building in 2021, and it is one of two known surviving examples of the Octagon style in Bergen County.

The Borough is pursuing listing the House on the State and National Registers, which would bring official recognition to the building for its historical and architectural value and a greater understanding of architectural trends and styles in the mid-19th century at a height of America's economic expansion. Listing would also make the Borough eligible to apply for historic preservation grants from the Bergen County Historic Preservation Trust Fund and the New Jersey Historic Trust. Connolly & Hickey shall prepare the nomination and all attachments according to the requirements of the National Park Service and submit the nomination to the NJHPO for review and consideration. The services provided shall include archival research, documentation of existing conditions, photographic documentation, preparation of the nomination forms, presentation to the Review Board, and any subsequent revisions and edits for listing.

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 162-2025**

RE: REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION N.J.S.A. 40A:4-87 – 2024 BERGEN COUNTY HISTORIC PRESERVATION GRANT

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law, and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for an equal amount; and

WHEREAS, the Borough of Montvale has been awarded a 2024 Bergen County Historic Preservation Grant in the amount of \$45,000, which requires a cash match of \$45,000 to be provided by the Borough; and

WHEREAS, the Borough Council wishes to authorize the use of \$45,000 from the Municipal Open Space, Recreation and Farmland and Historic Preservation Trust Fund to satisfy the matching requirement.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Montvale, in the County of Bergen, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the CY 2024 Municipal Budget in the sum of \$90,000.00, which is now available as revenue from:

Miscellaneous Revenues – Section F:

Special Items of Revenue Anticipated with Prior Consent of the Director of Local Government Services – Public and Private Revenues Offset with Appropriations:

Historic Preservation Grant – Bergen County (\$45,000) and Municipal Match (\$45,000) (FCOA 10-870).

BE IT FURTHER RESOLVED that the like sum of \$90,000.00 is hereby appropriated under the caption:

General Appropriations:

(A) Operations – Excluded from “CAPS”

Public and Private Revenues Offset by Revenues

Historic Preservation Grant – Bergen County and Municipal Match
(FCOA 41-870).

BE IT FURTHER RESOLVED that \$45,000 of the required cash match is hereby authorized from the Municipal Open Space, Recreation and Farmland and Historic Preservation Trust Fund.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be electronically filed with the Director for approval as required by law.

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

Adopted: July 22, 2025

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 163-2025**

RE: A Resolution Awarding A Four Month Contract To Westphal Waste Service, Inc. For Solid Waste And Recyclable Materials Collection And Disposal In The Borough Of Montvale

WHEREAS, the Borough of Montvale is required to provide for the collection and disposal of household and municipal solid waste and recyclable material generated within the Borough of Montvale; 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 a Solid Waste and Recyclable Materials Collection and Disposal Contract for a four-month period commencing September 1, 2025 and terminating December 31, 2025; and

WHEREAS, two (2) bids were received on June 17, 2025, from Westphal Waste Services, Inc. ("Westphal") in the total sum of \$340,000.00 and Affordable Cartage, LLC ("Affordable") in the total sum of \$256,000.00; and

WHEREAS, after receipt and review of the two (2) bids received, the Borough of Montvale has determined that Westphal Waste Services, Inc. is the lowest responsible bidder for this contract in the overall amount of \$340,000.00; and

WHEREAS, the Borough of Montvale determined that the bid by Affordable did not comply with the Bid specifications which required each bidder to submit "the most recent annual Report, as required to be filed with the Department of Environmental Protection..." and Affordable submitted its 2023 Annual Report whereas Westphal submitted its 2024 Annual Report; and

WHEREAS, the Chief Financial Officer of the Borough has certified that funds are available in the 2026 Budget for this purpose, a copy of said Certification is attached to the original of this Resolution.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale that a contract is hereby awarded to Westphal Waste Services, Inc. in accordance with the prices set forth in Westphal's bid as follows:

Contractor:
Westphal Waste Services, Inc.
14 Jay Street
Norwood, New Jersey 07648

Westphal Waste Services, Inc.	Curbside Collection & Solid Waste Disposal	Vegetative Waste and disposal	Waste Leaves
Year 1	\$340,000.00	0	
9/1/25 – 12/31/25			
Total	\$340,000.00	0	\$340,000.00

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk are hereby authorized to execute all documents necessary to effectuate the purposes of this Resolution, consistent with the Borough's bid specifications and applicable law, subject to approval as to the form by the Borough Attorney.

BE IT FURTHER RESOLVED that said contract shall be for a term of five (5) years, subject to the availability of funds, and consistent with the Local Public Contracts Law, N.J.S.A. 40A:11-15.

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

Adopted: July 22, 2025

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 164-2025**

Re: A Resolution Awarding A Five Year Contract To Westphal Waste Service, Inc. For Solid Waste And Recyclable Materials Collection And Disposal In The Borough Of Montvale

WHEREAS, the Borough of Montvale is required to provide for the collection and disposal of household and municipal solid waste and recyclable material generated within the Borough of Montvale; 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 a Solid Waste and Recyclable Materials Collection and Disposal Contract; and

WHEREAS, two (2) bids were received on June 17, 2025, from Westphal Waste Services, Inc. ("Westphal") and Affordable Cartage, LLC ("Affordable"); and

WHEREAS, after receipt and review of the two (2) bids received, the Borough of Montvale has determined that Westphal Waste Services, Inc. is the lowest responsible bidder for this contract in the overall amount of \$5,450,000.00; and

WHEREAS, the Borough of Montvale has determined that the bid by Affordable Cartage, Inc. was not the lowest bid received because that bid included annual a charge of \$77.50 for 2026 per cubic yard for collection and disposal of yard waste increasing to \$80.75 per cubic yard in 2030, resulting in an additional charge of \$910,503.00 over the five year term of the contract resulting in an overall bid by Affordable of \$5,508,995.00; and

WHEREAS, the Borough of Montvale further determined that the bid by Affordable did not comply with the Bid specifications which required each bidder to submit "the most recent annual Report, as required to be filed with the Department of Environmental Protection...." and Affordable submitted its 2023 Annual Report whereas Westphal submitted its 2024 Annual Report; and

WHEREAS, the Chief Financial Officer of the Borough has certified that funds are available in the 2026 Budget and that it is the intention of the Mayor and Council to budget sufficient funds in the 2027, 2028, 2029 and 2030 Budgets for this purpose, a copy of said Certification is attached to the original of this Resolution.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale that a contract is hereby awarded to Westphal Waste Services, Inc. in accordance with the prices set forth in Westphal's bid as follows:

Contractor:
Westphal Waste Services, Inc.
14 Jay Street
Norwood, New Jersey 07648

Westphal Waste Services, Inc.	Curbside Collection & Solid Waste Disposal	Vegetative Waste and disposal	Leaves	Additional cost for second sold weekly waste collection (June, July and August)
Year 1	\$922,000.00	0		\$90,000.00
Year 2	\$957,000.00	0		\$90,000.00
Year 3	\$999,000.00	0		\$90,000.00
Year 4	\$1,043,000.00	0		\$90,000.00
Year 5	\$1,079,000.00	0		\$90,000.00
Calculated	\$5,000,000.00	0		\$450,000.00
Total				\$5,450,000.00

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk are hereby authorized to execute all documents necessary to effectuate the purposes of this Resolution, consistent with the Borough's bid specifications and applicable law, subject to approval as to the form by the Borough Attorney.

BE IT FURTHER RESOLVED that said contract shall be for a term of five (5) years, subject to the availability of funds, and consistent with the Local Public Contracts Law, N.J.S.A. 40A:11-15.

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

Adopted: July 22, 2025

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

RESOLUTION

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

<u>FUND</u>	<u>AMOUNT</u>	<u>NOTES</u>
Current	\$5,774,656.15	Bill List Wire 7/22/2025
	<u>365,395.28</u>	Wires/Manual Checks
Current TOTAL	6,140,051.43	
Capital	731,695.53	Bill List Wire 7/22/2025
Escrow	6,821.25	Bill List Wire 7/22/2025
Housing Trust	19,350.42	Bill List Wire 7/22/2025
General Trust	13,158.75	Bill List Wire 7/22/2025
Recreation Trust	3,335.00	Bill List Wire 7/22/2025

*This resolution was adopted by the Mayor and Council of Montvale
at a meeting held on 7/22/25*

Introduced by: _____

Approved: 7/22/25

Seconded by: _____

Michael Ghassali, Mayor

ATTEST:

Frances Scordo, Municipal Clerk

MANUAL/VOID CHECKS - WIRES
July 22, 2025

<u>Check #</u>	<u>PO #</u>	<u>Date</u>	<u>Vendor/Transaction</u>	<u>Amount</u>
WIRE		7/11/25	Payroll Account	\$236,327.38
WIRE		7/11/25	Salary Deduction Account	\$124,104.02
WIRE		7/11/25	FSA Account	\$85.00
6773	25-00801	6/23/25	Powerhouse Ent-Manual check	\$2,000.00
6774	25-00600	7/15/25	Watersport Experience	\$2,878.88
Total				<u><u>\$365,395.28</u></u>

July 17, 2025
03:59 PM

Borough of Montvale
Bill List By Vendor Id

Page No: 1

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

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00019	MUNICIPAL CAPITAL CORPORATION								
	25-00272	02/19/25		COPY MACHINE LEASE	Open	398.00	0.00		B
	25-00273	02/19/25		COPY MACHINE LEASE BOROUGH	Open	<u>738.00</u>	0.00		B
						1,136.00			
00022	BERGEN CTY MUNICIPAL JIF								
	25-00040	01/09/25		2025 LIABILITY & WORK COMP INS	Open	140,240.00	0.00		B
00023	BERGEN CTY UTILITIES AUTHORITY								
	25-00216	02/06/25		2025 SEWER SERVICE CHARGES	Open	282,045.00	0.00		B
00043	NORTH JERSEY MEDIA GROUP								
	25-00803	06/11/25		NORTH JERSEY MEDIA MAY 2025	Open	732.59	0.00		
00046	COUNTY OF BERGEN, TREASURER								
	25-00093	01/14/25		2025 COUNTY TAXES	Open	1,537,147.50	0.00		B
00047	D & E UNIFORM								
	23-01680	12/12/23		FOLEY CLOTHING ALLOWANCE	Open	464.50	0.00		
00071	VEOLIA (SUEZ)								
	25-00860	06/26/25		10003825412222 JUNE 2025	Open	17,561.80	0.00		
	25-00906	07/09/25		VEOLIA FIRE HYDRANT JULY 2025	Open	<u>17,562.60</u>	0.00		
						35,124.40			
00074	DOWNES TREE SERVICE								
	25-00724	05/27/25		TREE REMOVAL	Open	4,750.00	0.00		
00097	CABLEVISION								
	25-00913	07/10/25		07873-240495-01-5 OPTIMUM	Open	241.44	0.00		
	25-00914	07/10/25		07873-218840-01-0 OPTIMUM	Open	27.70	0.00		
	25-00922	07/14/25		07873-204461-01-0 OPTIMUM	Open	157.79	0.00		
	25-00923	07/14/25		07873-109890-01-7 OPTIMUM	Open	161.39	0.00		
	25-00924	07/14/25		07873-199375-01-1 OPTIMUM	Open	<u>234.87</u>	0.00		
						823.19			
00102	MGL PRINTING SOLUTIONS								
	25-00815	06/12/25		BLANK ANNUAL SEWER BILLS	Open	576.00	0.00		
00104	MONTVALE BOARD OF EDUCATION								
	25-00005	01/07/25		2025 LOCAL SCHOOL TAXES	Open	1,670,316.00	0.00		B
00108	MONTVALE HARDWARE & SUPPLY								
	25-00829	06/16/25		REC SUPPLIES	Open	110.74	0.00		
00112	MONTVALE SENIOR CLUB								
	25-00864	06/30/25		SENIOR CLUB LUNCHEON - SEASONS	Open	11,717.25	0.00		

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00116	VERIZON						
25-00893	07/03/25	651-285-414-0001-73 VERIZON	Open	414.31	0.00		
00118	NJ STATE LEAGUE OF						
25-00804	06/11/25	CLASSIFIED AD FOR FINANCE	Open	160.00	0.00		
25-00862	06/27/25	CLASSIFIED AD FOR ADMIN ASST	Open	<u>160.00</u>	0.00		
				320.00			
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	1,326,574.51	0.00		B
00146	PSE&G CO.						
25-00932	07/15/25	PSE&G JUNE 2025	Open	1,003.81	0.00		
25-00955	07/16/25	PSE&G	Open	<u>34.47</u>	0.00		
				1,038.28			
00164	STATELINE FIRE & SAFETY, INC.						
25-00857	06/26/25	PD FIRE EXTINGUISHERS REFILL	Open	233.25	0.00		
00174	TRI-BORO AMBULANCE CORP.						
25-00768	06/05/25	2025 ANNUAL DONNATION	Open	40,000.00	0.00		
00215	TOWNSHIP OF RIVER VALE						
25-00004	01/07/25	2025 PASCACK VALLEY DPW	Open	188,410.59	0.00		B
00230	NIELSEN OF MORRISTOWN						
25-00820	06/13/25	POLICE 2024 DODGE DURANGO	Open	50,703.05	0.00		
00237	BAMBOOHR						
25-00929	07/15/25	TIME TRACKING SOFTWARE	Open	3,640.60	0.00		
00247	MONTVALE FREE PUBLIC LIBRARY						
25-00276	02/19/25	2025 QUARTERLY BUDGET PAYMENT	Open	62,864.25	0.00		B
00250	FIRE AND SAFETY SERVICES LTD						
22-00970	08/10/22	Pierce Firetruck- Pumper	Open	631,077.26	0.00		B
00258	ROCKLAND ELECTRIC COMPANY						
25-00905	07/09/25	ROCKLAND & ELECTRIC JUNE 2025	Open	32,816.42	0.00		
25-00954	07/16/25	ROCKLAND & ELECTRIC	Open	<u>2.13</u>	0.00		
				32,818.55			
00292	HIGHWAY TRAFFIC SUPPLY						
25-00692	05/20/25	PD TRAFFIC CONE TOPPERS	Open	690.00	0.00		
00339	GATES FLAG AND BANNER CO., INC.						
25-00550	04/21/25	HOMETOWN HERO BANNERS	Open	4,165.00	0.00		
00349	TRAINING UNLIMITED, LLC						
25-00855	06/26/25	WEBINAR ON JULY 15	Open	95.00	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00363	MORRIS COUNTY PUBLIC SAFETY								
	25-00811	06/12/25		RADAR INSTRUCTOR CLASS	Open	100.00	0.00		
00375	BOROUGH OF PARK RIDGE								
	25-00861	06/27/25		TRI BORO FUEL MAY 2025	Open	4,396.44	0.00		
	25-00927	07/15/25		TRI BORO RADIO EXPENSES	Open	7,959.44	0.00		
						12,355.88			
00400	FAIRFIELD MAINTENANCE, INC.								
	24-01812	12/19/24		UST A/B OPERATOR & INSPECTIONS	Open	453.90	0.00		B
00426	TREASURER, STATE OF NEW JERSEY								
	25-00921	07/10/25		QRTL MARRIAGE LICENSE REPORT	Open	375.00	0.00		
00497	LEVITZKI, ANN								
	25-00293	02/21/25		2025 COURT - CELL PHONE	Open	42.37	0.00		B
00554	BERGEN MUNI.EMPL.BENEFITS FUND								
	25-00018	01/07/25		2025 HEALTH BENEFITS	Open	165,768.00	0.00		B
00559	DUTRA EXCAVATING & SEWER INC.								
	25-00619	05/05/25		DRAINAGE PIPE - 2 BEECHWOOD	Open	22,100.00	0.00		
00699	ATLANTIC TOMORROWS OFFICE								
	25-00499	04/08/25		2025 MAINTENANCE CONTRACT	Open	848.57	0.00		B
	25-00851	06/26/25		2 ROLLS PAPER	Open	195.00	0.00		
						1,043.57			
00730	BOGGIA, BOGGIA, BETESH								
	25-00329	03/04/25		2025 LEGAL FEES	Open	3,466.70	0.00		B
00731	COLLIER'S ENGINEERING & DESIGN								
	23-00969	07/11/23		NJDOT 2022-SUMMIT AVE ROADWAY	Open	138.75	0.00		B
	24-00955	07/12/24		FOURTH ROUND AFFORD. HOUSING	Open	10,000.26	0.00		B
	24-01609	11/15/24		STORM SEWER OUTFALL INSPECTION	Open	10,165.00	0.00		B
	24-01705	12/04/24		CONTINUED SERVICES AFFORDABLE	Open	95.00	0.00		B
	25-00165	01/27/25		2025 BOROUGH PLANNER	Open	332.50	0.00		B
	25-00324	02/27/25		NJDOT FY2025 - PARAGON DRIVE	Open	1,998.75	0.00		B
	25-00602	04/30/25		KINDERKAMACK RD & MAGNOLIA AVE	Open	7,555.00	0.00		B
	25-00605	04/30/25		2025 RIVERSIDE COOP PAVING	Open	7,136.25	0.00		B
	25-00640	05/09/25		2024 TIER-A MUNICIPAL SEPARATE	Open	3,505.00	0.00		B
	25-00752	06/03/25		PROFESSIONAL SERVICES RENDERED	Open	370.00	0.00		
	25-00802	06/11/25		MUNICIPAL ENGINEERING REVIEW	Open	700.00	0.00		
	25-00933	07/15/25		MUNICIPAL PLANNING REVIEW	Open	3,468.75	0.00		
	25-00934	07/15/25		MUNICIPAL PLANNING REVIEW	Open	861.25	0.00		
	25-00935	07/15/25		FOURTH ROUND LITIGATION	Open	427.50	0.00		
	25-00936	07/15/25		MUNICIPAL ENGINEERING REVIEW	Open	1,055.00	0.00		
	25-00937	07/15/25		PROFESSIONAL SERVICES	Open	981.25	0.00		
	25-00938	07/15/25		PROFESSIONAL SERVICES RENDERED	Open	1,330.00	0.00		
	25-00939	07/15/25		HUFF PARK SHADE STRUCTURE	Open	1,456.25	0.00		
	25-00961	07/17/25		NJDOT 2026 GRANT APPLICATION	Open	2,030.00	0.00		

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00731	COLLIER'S ENGINEERING & DESIGN	Continued					
25-00962	07/17/25	MEMORIAL DR MULTI-USE FIELD	Open	<u>888.75</u>	0.00		
				54,495.26			
00769	URBAN AUTO SPA						
25-00916	07/10/25	CAR WASH SERVICES	Open	51.00	0.00		
00801	WESTPHAL WASTE SERVICES, INC.						
25-00201	02/03/25	2025 GARBAGE COLLECTION	Open	81,515.91	0.00		B
00891	RIDGEMONT PIZZA & RESTAURANT						
25-00839	06/17/25	PLANNING BOARD MEETING	Open	56.00	0.00		
25-00850	06/26/25	RIDGEMONT REIMBURSEMENT	Open	<u>480.63</u>	0.00		
				536.63			
01330	GHASSALI, MICHAEL						
25-00102	01/15/25	MAILCHIMP REIMBURSEMENT	Open	75.00	0.00		B
01368	ROBALINO, ERIC						
25-00837	06/17/25	REIMB CLOTHING ALLOWANCE	Open	150.00	0.00		
01426	BERGEN BROOKSIDE AUTOMOTIVE						
25-00834	06/17/25	PD TOW FOR IMPOUND	Open	175.00	0.00		
01464	SURENIAN, EDWARDS, BUZAK & NOLAN						
25-00770	06/05/25	PROFESSIONAL SERVICES RENDERED	Open	474.00	0.00		
25-00771	06/05/25	PROFESSIONAL SERVICES RENDERED	Open	<u>4,184.80</u>	0.00		
				4,658.80			
01488	BANISCH ASSOCIATES, INC.						
25-00958	07/16/25	PROFESSIONAL PLANNING SVCS	Open	75.00	0.00		
01542	WICKERSHEIM & SONS						
25-00852	06/26/25	CRACKED FLUSHOMETER SENIOR	Open	669.75	0.00		
01552	WISS LAW PC						
25-00774	06/05/25	PROFESSIONAL SERVICES RENDERED	Open	392.00	0.00		
01624	CMRS-FP						
25-00142	01/23/25	REFILL POSTAGE METER 2025	Open	800.00	0.00		B
01638	FRESH H2O FILTRATION SYSTEMS						
25-00167	01/27/25	2025 WATER COOLER RENTAL	Open	179.97	0.00		B
01664	TD BANK						
25-00956	07/16/25	VEOLIA DEPOSIT TRANSFER	Open	9,710.00	0.00		
01680	WEGMANS BUSINESS						
25-00493	04/07/25	OFFICE SUPPLIES	Open	27.92	0.00		
25-00584	04/24/25	OFFICE SUPPLIES	Open	34.90	0.00		
25-00833	06/17/25	FISHING PRIZES	Open	120.00	0.00		

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01680	WEGMANS BUSINESS	Continued					
25-00842	06/18/25	OFFICE SUPPLIES	Open	80.27	0.00		
				263.09			
01702	MEDIA CONSULTANTS LLC						
25-00523	04/14/25	MONTVALE STUDIO MANAGEMENT	Open	12,598.00	0.00		B
01724	MOTOROLA SOLUTIONS INC.						
25-00821	06/13/25	POLICE MOBILE RADIO	Open	8,250.14	0.00		
01767	VERIZON						
25-00849	06/23/25	156-951-896-0001-85 VERIZON	Open	79.00	0.00		
25-00892	07/03/25	555-569-014-0001-55 VERIZON	Open	170.64	0.00		
				249.64			
01828	CGP&H, LLC						
25-00339	03/04/25	PROFESSIONAL HOUSING REHAB SVC	Open	463.36	0.00		B
01833	MCGEE, HEATHER (PETTY CASH)						
25-00959	07/17/25	REIMB PETTY CASH	Open	294.37	0.00		
01838	NJHMFA						
25-00761	06/04/25	Gov.Housing Conf-Mayor 9/16/25	Open	300.00	0.00		
01856	MONTVALE FLORIST						
25-00812	06/12/25	BEREAVEMENT FLOWERS	Open	200.00	0.00		
01882	PRESTIGE BUSINESS PRODUCTS, INC						
25-00807	06/12/25	PD INK CARTRIDGE	Open	162.00	0.00		
01949	AT&T MOBILITY						
25-00945	07/16/25	PD PATROL PHONES	Open	1,312.98	0.00		
01962	AT&T MOBILITY II LLC						
25-00858	06/26/25	PD PATROL PHONE PLAN	Open	180.87	0.00		
02011	HUNTINGTON BAILEY, L.L.P.						
25-00401	03/18/25	2025 LEGAL RETAINER	Open	10,404.00	0.00		B
25-00409	03/19/25	2025 LEGAL FEES	Open	2,010.50	0.00		B
25-00741	06/02/25	PROFESSIONAL SERVICES RENDERED	Open	3,022.50	0.00		
25-00846	06/23/25	PROFESSIONAL SERVICES RENDERED	Open	1,875.50	0.00		
25-00918	07/10/25	PROFESSIONAL SERVICES RENDERED	Open	2,619.50	0.00		
				19,932.00			
02019	UGI ENERGY SERVICES, LLC						
25-00931	07/15/25	UGI ENERGY SERVICES MAY 2025	Open	990.69	0.00		
02038	VOYTUS, JOSEPH						
25-00859	06/26/25	MILEAGE JANUARY - JUNE 2025	Open	241.22	0.00		
02047	WYNOHRADNYK, DANIEL						
25-00813	06/12/25	REIMB CLOTHING ALLOWANCE	Open	332.21	0.00		

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02055	BLUE LINE BEASTS	25-00894	07/03/25	FIRE PREVENTION - CLOTHING	Open	280.00	0.00		
02056	LERCH, VINCI & BLISS, LLP	25-00760	06/04/25	PROFESSIONAL SERVICES RENDERED	Open	1,245.00	0.00		
02144	ALL COUNTY MECHANICAL	25-00841	06/18/25	2025 HVAC MAINTENEANCE CONTRCT	Open	6,450.00	0.00		B
02220	HAWTHORNE THEATER	25-00903	07/09/25	6/27 MOVIES	Open	1,105.00	0.00		
02264	RP TECH SERVICES	25-00845	06/23/25	DOMAIN REGISTRATION RENEWAL	Open	12.95	0.00		
		25-00877	07/02/25	CYBERSECURITY & MONITORING	Open	16,380.00	0.00		
						16,392.95			
02275	HUMDINGERS LLC	25-00800	06/11/25	7/1 FINAL PAYMENT	Open	1,749.37	0.00		
02307	ALLAN BRITWAY ELECTRICAL	25-00678	05/20/25	REMOVAL DAMAGED TRAFFIC SIGNAL	Open	706.58	0.00		
02426	VERIZON WIRELESS	25-00957	07/16/25	242317487-00001 VERIZON JUNE	Open	1,029.61	0.00		
02559	INS.DESIGN ADMINSTRATORS	25-00041	01/09/25	2025 VISION BENEFITS	Open	292.50	0.00		B
02679	EDMUNDS GOVTECH	25-00856	06/26/25	BLANK TAX BILLS	Open	55.50	0.00		
02987	DATA NETWORK SOLUTIONS	25-00110	01/16/25	2025 BORO PHONES	Open	1,105.29	0.00		B
03078	ECONSULT SOLUTIONS, INC.	24-01405	10/02/24	AFFORD. HOUSING LIT. SUPPORT	Open	1,693.75	0.00		B
03084	WESLEY SICOMAC DAIRY	25-00210	02/04/25	2025 MILK DELIVERY	Open	23.72	0.00		B
03085	DYNAMIC ENGINEERING CONSULTANT	25-00059	01/13/25	LAND DEVELOPMENT CONSULTING	Open	4,423.50	0.00		B
03148	COUNTY OPEN SPACE TRUST FUND	25-00092	01/14/25	2025 COUNTY OPEN SPACE TAXES	Open	69,337.00	0.00		B
03589	DELL MARKETING LP	25-00385	03/13/25	Sonicwall TZ370 for LaTrenta	Open	1,969.67	0.00		
03727	STAPLES INC	25-00767	06/05/25	Planning Brd Stamper, folders	Open	77.19	0.00		
		25-00789	06/09/25	Office Supplies	Open	79.52	0.00		

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03727	STAPLES INC		Continued				
25-00805	06/11/25	PD OFFICE SUPPLIES	Open	191.25	0.00		
25-00848	06/23/25	Copy paper,folders,tissues,+	Open	<u>647.57</u>	0.00		
				995.53			
Total Purchase Orders:	128	Total P.O. Line Items:	0	Total List Amount:	6,549,017.10	Total Void Amount:	0.00

Totals by Year-Fund						
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total
CURRENT FUND 2024	4-01	10,618.90	0.00	10,618.90	0.00	0.00
CURRENT FUND 2024	5-01	5,764,037.25	0.00	5,764,037.25	0.00	0.00
CAPITAL FUND	C-04	731,695.53	0.00	731,695.53	0.00	0.00
BOA ESCROW ACCOUN	E-08	6,821.25	0.00	6,821.25	0.00	0.00
OTHER TRUST ACCOU	T-03	32,509.17	0.00	32,509.17	0.00	0.00
RECREATION TRUST	T-19	3,335.00	0.00	3,335.00	0.00	0.00
Year Total:		35,844.17	0.00	35,844.17	0.00	0.00
Total of All Funds:		6,549,017.10	0.00	6,549,017.10	0.00	0.00