

**WORK SESSION
MINUTES**

The Work Session Meeting of the Mayor and Council was in the Council Chambers and called to order at 7:33pm. 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
Council President Cudequest
Councilmember Koelling

Councilmember Lane
Councilmember Roche
Councilmember Russo-Vogelsang - via telephone

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

ORDINANCES:

None

MEETING OPEN TO PUBLIC

Agenda Items Only

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

No public comment

MEETING CLOSED TO PUBLIC

Agenda Items Only

A motion to close the meeting to the public for agenda items only by Councilmember Lane; seconded by Council President Cudequest – all ayes

MINUTES:

February 12, 2026

A motion to accept the minutes by Council President Cudequest; seconded by Councilmember Lane - all ayes with the exception of Councilmember Russo-Vogelsang abstaining

CLOSED/EXECUTIVE MINUTES:

February 12, 2026

A motion to accept the closed session minutes by Council President Cudequest; seconded by Councilmember Lane - all ayes

RESOLUTIONS: NON-CONSENT

61-2026 Authorize The Cancellation of 2nd 3rd & 4th quarter taxes year 2026 and All Future Taxes Due o Granting Of Totally Disabled Veteran Status By Department Of Veterans Affairs – Daniel Hoffmann – 27 Waverly Place

WHEREAS, this resolution authorizes the municipality to cancel property taxes for the 2nd, 3rd and

4th quarter of 2026 and for all future taxes due to the granting of totally disabled veteran status by the Department of Veterans Affairs per the Department's letter attached to the original resolution, for Daniel Hoffmann. Mr. Hoffmann is the owner of 27 Waverly Place, Block 1607, Lot 9; and **NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Montvale, County of Bergen, New Jersey, that the Tax Collector be and is hereby authorized to cancel 2nd, 3rd and 4th quarter property taxes for the year 2026 and all future taxes as per the above.

Introduced by: Councilmember Lane; seconded by Council President Cudequest - a roll call was taken - all ayes with the exception of Councilmember Koelling abstaining

63-2026 Authorizing the Reappointment and Granting Tenure to Frances Scordo as Municipal Clerk

WHEREAS, on March 1, 2023 Frances Scordo was appointed to a three (3) year term per N.J.S.A. 40A:9-133.1 to the position of Municipal Clerk; and

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale hereby reappoints and that tenure be granted to Frances Scordo as Municipal Clerk for the Borough of Montvale, effective March 1, 2026

Introduced by: Council President Cudequest; seconded by Councilmember Lane - 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.

62-2026 Bergen Municipal Employee Benefits Fund Resolution To Renew

WHEREAS, a number of public entities in the State of New Jersey have joined together to form the Bergen Municipal Employee Benefits Fund, hereafter referred to as "FUND", as permitted by N.J.S.A. 11:15-3, 17:1-8.1, and 40A:10-36 et seq., and;

WHEREAS, the FUND was approved to become operational by the Departments of Insurance and Community Affairs and has been operational since that date, and;

WHEREAS, the statutes and regulations governing the creation and operation of a joint insurance fund, contain certain elaborate restrictions and safeguards concerning the safe and efficient administration of the public interest entrusted to such a FUND;

WHEREAS, the governing body of The Borough of Montvale, hereinafter referred to as "LOCAL UNIT" has determined that membership in the FUND is in the best interest of the LOCAL UNIT.

NOW, THEREFORE, BE IT RESOLVED that the governing body of the Borough of Montvale hereby agrees as follows:

- i. Become a member of the FUND for the period outlined in the LOCAL UNIT's Indemnity and Trust Agreements.
- ii. Will participate in the following type (s) of coverage (s):
 - a.) Health Insurance as defined pursuant to N.J.S.A. 17B:17-4, the FUND's Bylaws, and Plan of Risk Management.
- iii. Adopts and approves the FUND's Bylaws.

- iv. Execute an application for membership and any accompanying certifications.

BE IT FURTHER RESOLVED that the governing body of the LOCAL UNIT is authorized and directed to execute the Indemnity and Trust Agreement and such other documents signifying membership in the FUND as required by the FUND's Bylaws, and to deliver these documents to the FUND's Executive Director with the express reservation that these documents shall become effective only upon:

- i. Approval of the LOCAL UNIT by the FUND.
- ii. Receipt from the LOCAL UNIT of a Resolution accepting assessment.
- iii. Approval by the New Jersey Department of Insurance and Department of

Community Affairs.

64-2026 Amending Resolution No. 127-2025 To Establish Recreational Fees for Year 2026

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

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

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

TIME SCHEDULE FOR PICKLEBALL COURTS:

Weekdays and Weekends:

8:00AM - Dusk

<u>Program Name</u>	<u>Session Length</u>	<u>Resident Fee</u>	<u>Non-Resident Fee</u>
30+ Basketball	Sept-May	\$75	\$95
	Jan-May	\$40	\$60
Adult Soccer	10 weeks	\$25	\$30
Chess Lessons- Beginner	8 weeks	\$160	\$190
	7 weeks	\$140	\$170
	6 weeks	\$120	\$150
Chess Lessons- Intermediate	8 weeks	\$210	\$240
	7 weeks	\$190	\$220
	6 weeks	\$170	\$200
Drills and Skills Basketball	4 Day Camp 9:00am-12:00pm	\$155	\$185
Golf Instruction	6 weeks	\$120	\$150
	8 weeks	\$150	\$170
Pickleball Instruction	6 weeks	\$120	\$150
	8 weeks	\$160	\$200
Summer Camp: Grades 1-5	4 weeks	\$500 per child \$1500 family max	\$600 per child \$1800 family max

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Adventure Camp: Grades 6-7	4 weeks	\$650 per child	\$750 per child
Summer Camp Resident/Non-Resident	\$45 late charge for every 15 minutes a child is left under care after camp dismissal. Payment shall be made directly to the Camp Director or Asst. Director and turned over to the Borough of Montvale. Camp financial assistance fee amounts will be at the discretion of the Recreation Director.		
<u>Program Name</u>	<u>Session Length</u>	<u>Resident Fee</u>	<u>Non-Resident Fee</u>
Multisport Camp by TGA	1 week (Full Day)	\$90	\$120
	1 week (Half Day)	\$60	\$90
The Way- The Art of Life	8 weeks (@ 2 classes per week)	\$120	\$180
Tai Chi	8 weeks	\$80	\$100
Montvale Senior Club Tai Chi Discount:	8 weeks	\$40	\$40
Tennis Lessons	6 weeks	\$120	\$150
	8 weeks	\$160	\$200
Tennis Badges			
Adult (Ages 18-61)	January-December (weather permitting)	\$30	\$60
Child (Ages 17 & Younger)	January-December (weather permitting)	\$10	\$20
Family Max	January-December (weather permitting)	\$60	\$120
Seniors (Ages 62 & Up)	January-December (weather permitting)	\$15	\$30
		\$10 Fee for Replacement Tennis Badge	
Basketball Badges			
Adult (Ages 18-61)	Residents: Lifetime Non-Residents: January-December	Free	\$25
Child (Ages 17 & Younger)	Residents: Lifetime Non-Residents: January-December	Free	\$15
Seniors (Ages 62 & Older)	Residents: Lifetime Non-Residents: January-December	Free	\$10
		\$5 Fee for Replacement Basketball Badge	
Pickleball Badges			
Adult (Ages 18-61)	January-December (weather permitting)	\$30	\$100
Child (Ages 17 & Younger)	January-December	\$10	\$30

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	(weather permitting)		
Seniors (Ages 62 & Older)	January-December (weather permitting)	\$15	\$100
Family Maximum		\$60	\$200
	\$10 Fee for Replacement Pickleball Badge		
Townwide Garage Sale Registration Fee	2 Day Permit. Dates TBD by Rec. Dept	\$15	
Ultimate Frisbee	6 weeks	\$75	\$95
	8 weeks	\$100	\$120
Volleyball- Adult	January-May	\$195	\$215
Volleyball- Girls	10 weeks	\$200	\$250
Women's Softball- Adult	April - August	\$60	\$80
Yoga	8 weeks	\$80	\$100
	6 weeks	\$60	\$75
	4 weeks	\$40	\$50
Youth Theater	September-December	\$10	\$50

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

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

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

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

Field and Facility Permit Regulations

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

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

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

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

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

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

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

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

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

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

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

Montvale Athletic League, Recreation and Pascack Hills High School

Resident: Not-For-Profit Entity

Resident: For Profit Entity

Non-Resident: Not-For-Profit Entity

Non-Resident: For-Profit Entity

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

65-2026 Authorize to Enter into an Agreement with Valley Health System

WHEREAS, The Borough of Montvale is desirous to enter into an agreement with Valley Health System to provide Medical Exams for the Police and Fire Departments; and

WHEREAS, the agreement is attached to this resolution and will commence on April 1, 2026; and

THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Montvale authorize the Borough Administrator to enter in an agreement with Valley Health System

66-2026 A Resolution of the Borough of Montvale Adopting the Bergen County Multi-Jurisdictional Hazard Mitigation Plan

WHEREAS the Mayor and Council of the Borough of Montvale recognize the threat that natural hazards pose to people and property within the Borough; and

WHEREAS the County of Bergen has prepared a multi-hazard mitigation plan, hereby known as Bergen County Multi-Jurisdictional Hazard Mitigation Plan 2026, in accordance with federal and state laws, including the [Robert T. Stafford Disaster Relief and Emergency Assistance Act](#), as amended; the [National Flood Insurance Act of 1968](#), as amended; and the [National Dam Safety Program Act](#), as amended; and New Jersey P.L. 2023, CHAPTER 313 approved January 16, 2024; and

WHEREAS the Bergen County Multi-Jurisdictional Hazard Mitigation Plan 2026, identifies current and future natural hazard risks, assesses the vulnerability of facilities, infrastructure, and populations, and defines mitigation goals and actions to reduce or eliminate long term risk to people and property in (local government) from the impacts of future natural hazards and disasters; and

WHEREAS adoption by the Mayor and Council demonstrates its commitment to hazard mitigation and achieving the goals outlined in the Bergen County Multi-Jurisdictional Hazard Mitigation Plan 2026; and

WHEREAS, the Borough of Montvale OEM Coordinator has reviewed the Plan and has requested that the Borough adopt same.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF MONTVALE AS FOLLOWS:

Section 1. The Borough of Montvale hereby adopts the Bergen County Multi-Jurisdictional Hazard Mitigation Plan 2026.

Section 2. While content related to the Borough of Montvale may require revisions to meet the plan approval requirements, changes occurring after adoption will not require the Borough of Montvale to re-adopt any further iterations of the plan. However, subsequent plan updates following the approval period for this plan will require separate adoption resolutions.

Section 3. This Resolution shall take effect immediately.

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

BILLS: Municipal Clerk read the Bill Report

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

ENGINEER'S REPORT: Nick Chelius

No Report

ATTORNEY REPORT: Dave Lafferty

We were denied by the Supreme Court Judge on the affordable housing decision

ADMINISTRATOR REPORT: Joe Voytus

The lockboxes for the seniors have been ordered

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Councilmember Lane mentioned he will be attending a meeting with Park Ridge and Woodcliff Lake Regarding the T1- line, which is the communications between Police and Fire for all 3 towns

COMMUNICATION CORRESPONDENCE:

Mayor Ghassali mentioned he received a call from the Governor's office regarding the blizzard to see if Montvale was in need of any services.

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 Lane – all ayes

No Public Comment

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

ADJOURNMENT:

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

Meeting adjourned at 7:45pm

Regular Meeting of the Mayor & Council will be held at 7:30pm on Thursday, March 22, 2026

Respectfully submitted, Frances Scordo, Municipal Clerk