

**AGENDA**  
**WORK SESSION MEETING**  
**BOROUGH OF MONTVALE**  
**Mayor and Council Meeting**  
**June 25, 2024**  
**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. 2024-1556** AN ORDINANCE OF THE BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING THE BOROUGH CODE CHAPTER 400 "ZONING", ARTICLE VIII "OFF-STREET PARKING AND LOADING" TO AUTHORIZE ELECTRIC VEHICLE SUPPLY/SERVICE EQUIPMENT (EVSE) AND MAKE-READY PARKING SPACES

**PUBLIC HEARING OF ORDINANCE NO. 2024-1558** AN ORDINANCE OF THE BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING THE BOROUGH CODE CHAPTER 400 "ZONING", ARTICLE IX "SIGNS" TO AMEND REGULATIONS RELATED TO SIGNS IN THE OR-1, OR-2, OR-3, AND OR-4 ZONING DISTRICTS

**MINUTES:**

June 13, 2024

**CLOSED SESSION MINUTES:**

None

**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.

- 136-2024 Resolution Approving Liquor License Renewals - July 1, 2024 Through June 30, 2025
- 137-2024 Resolution Authorizing the Return of CDBG Funds No Longer Needed for their Intended Purpose
- 138-2024 Resolution Awarding a Professional Service Contract for the Position of Municipal Prosecutor for the Pascack Joint Municipal Court to the Law Offices of Geoffrey D. Mueller
- 139-2024 A Resolution Authorizing a Contract with Yorktel for the Purchase of Twenty Modules for the GovPilot Municipal Management Computer Software Via State Cooperative Contract T3121 20-TELE-01509
- 140-2024 A Resolution Approving the Submission of a Grant Application and the Execution of a Grant Agreement with the New Jersey Department of Transportation for the Paragon Drive Resurfacing Project

**BILLS:**

**ENGINEER'S REPORT:**

Andrew Hipolit  
Report/Update

**ATTORNEY'S REPORT:**

David Lafferty, Esq.  
Report/Update

**ADMINISTRATOR'S REPORT:**

Joe Voytus  
Report/Update

**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 Meeting of the Mayor & Council will be held at 7:30pm on Thursday, July 11, 2024

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

**BOROUGH OF MONTVALE  
ORDINANCE NO. 2024-1556**

**NOTICE IS HEREBY GIVEN** that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on May 28, 2024 and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the Mayor and Council to be held on June 25, 2024 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, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING THE BOROUGH CODE CHAPTER 400 "ZONING", ARTICLE VIII "OFF-STREET PARKING AND LOADING" TO AUTHORIZE ELECTRIC VEHICLE SUPPLY/SERVICE EQUIPMENT (EVSE) AND MAKE-READY PARKING SPACES**

**WHEREAS**, adoption of this ordinance is consistent with the State of New Jersey's goals to reduce air pollutants and greenhouse gas emissions from the transportation sector as outlined and supported by various programs related to New Jersey's 2019 Energy Master Plan, Global Warming Response Act (P.L.2007, c.112 (C.26:2C-37 et al.)), and EV Law (P.L. 2019, c. 362); and

**WHEREAS**, P.L. 2021, c.171, which Governor Murphy signed into law on July 9, 2021, requires EVSE and Make-Ready parking spaces be designated as a permitted accessory use in all zoning or use districts and establishes associated installation and parking requirements.

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

**SECTION 1.** The Borough Code, Chapter 400 "Zoning," Article VIII "Off-Street Parking and Loading," Section §400-61 "(Reserved)," shall be deleted in its entirety and replaced with the following text:

**§400-61 Electric Vehicle Supply/Service Equipment.**

**A. Purpose.**

The purpose of this ordinance is to promote and encourage the use of electric vehicles by requiring the safe and efficient installation of EVSE and Make-Ready parking spaces through municipal parking regulations and other standards. EVSE and Make-Ready parking spaces will support the State's transition to an electric transportation sector, reducing automobile air pollution, greenhouse gas emissions, and storm water runoff contaminants. The goals are to:

- (1) Provide adequate and convenient EVSE and Make-Ready parking spaces to serve the needs of the traveling public.

- (2) Provide opportunities for residents to have safe and efficient personal EVSE located at or near their place of residence.
- (3) Provide the opportunity for non-residential uses to supply EVSE to their customers and employees.
- (4) Create standard criteria to encourage and promote safe, efficient, and cost-effective electric vehicle charging opportunities in all zones and settings for convenience of service to those that use electric vehicles.

## B. Definitions.

### **CERTIFICATE OF OCCUPANCY**

The certificate provided for in N.J.A.C. 5:23-2, indicating that the construction authorized by the construction permit has been completed in accordance with the construction permit, the act, and the regulations. See "State Uniform Construction Code Act," P.L.1975, c.217 (N.J.S.A. 52:27D-119 et seq.) and regulations adopted pursuant thereto.

### **CHARGING LEVEL**

The amount of voltage provided to charge an electric vehicle varies depending on the type of EVSE as follows:

1. Level 1 operates on a fifteen (15) to twenty (20) amp breaker on a one hundred twenty (120) volt AC circuit.
2. Level 2 operates on a forty (40) to one hundred (100) amp breaker on a two hundred eight (208) or two hundred forty (240) volt AC circuit.
3. Direct-current fast charger (DCFC) operates on a sixty (60) amp or higher breaker on a four hundred eighty (480) volt or higher three phase circuit with special grounding equipment. DCFC stations can also be referred to as rapid charging stations that are typically characterized by industrial grade electrical outlets that allow for faster recharging of electric vehicles.

### **ELECTRIC VEHICLE**

Any vehicle that is licensed and registered for operation on public and private highways, roads, and streets; and operates either partially or exclusively using an electric motor powered by an externally charged on-board battery.

### **ELECTRIC VEHICLE SUPPLY/SERVICE EQUIPMENT OR EVSE**

The equipment, including the cables, cords, conductors, connectors, couplers, enclosures, attachment plugs, power outlets, power electronics, transformer, switchgear, switches and controls, network interfaces, point of sale equipment, and associated apparatus designed and used for the purpose of transferring energy from the electric supply system to a plug-in electric vehicle. "EVSE" may deliver either alternating current or, consistent with fast charging equipment standards, direct current electricity. "EVSE" is synonymous with "electric vehicle charging station."

### **MAKE-READY PARKING SPACE**

Means the pre-wiring of electrical infrastructure at a parking space, or set of parking spaces, to facilitate easy and cost-efficient future installation of Electric Vehicle

Supply Equipment or Electric Vehicle Service Equipment, including, but not limited to, Level Two EVSE and direct current fast chargers. Make Ready includes expenses related to service panels, junction boxes, conduit, wiring, and other components necessary to make a particular location able to accommodate Electric Vehicle Supply Equipment or Electric Vehicle Service Equipment on a "plug and play" basis. "Make-Ready" is synonymous with the term "charger ready," as used in P.L.2019, c.362 (N.J.S.A. 48:25-1 et al.).

#### **PRIVATE EVSE**

EVSE that has restricted access to specific users (e.g., single- and two-family homes, executive parking fleet parking with no access to the general public).

#### **PUBLICALLY-ACCESSIBLE EVSE**

EVSE that is publicly available (e.g., park & ride, public parking lots and garages, on-street parking, shopping center parking, non-reserved parking in multi-family parking lots, etc.).

#### **C. Approvals and Permits.**

- (1) A zoning permit application submitted solely for the installation of EVSE or Make-Ready parking spaces shall be considered a permitted accessory use and permitted accessory structure in all zoning or use districts and shall not require a variance pursuant to N.J.S.A. 40:55D-70.
- (2) EVSE and Make-Ready Parking Spaces installed pursuant to Section D. below in development applications that are subject to site plan approval are considered a permitted accessory use as described in (1) above.
- (3) All EVSE and Make-Ready parking spaces shall be subject to applicable local and/or Department of Community Affairs permit and inspection requirements.
- (4) The zoning officer shall enforce all signage and installation requirements described in this ordinance. Failure to meet the requirements in this ordinance shall be subject to the same enforcement and penalty provisions as other violations of the Borough of Montvale's land use regulations.
- (5) An application for the installation of EVSE or Make-Ready spaces at an existing gasoline service station, an existing retail establishment, or any other existing building shall not be subject to site plan or other land use board review, shall not require variance relief pursuant to N.J.S.A. 40:55D-1 et seq. or any other law, rule, or regulation, and shall be approved through the issuance of a zoning permit by the administrative officer, provided the application meets the following requirements:
  - (a) The proposed installation does not violate bulk requirements applicable to the property or the conditions of the original final approval of the site plan or subsequent approvals for the existing gasoline service station, retail establishment, or other existing building;
  - (b) All other conditions of prior approvals for the gasoline service station, the existing retail establishment, or any other existing building continue to be met; and

- (c) The proposed installation complies with the construction codes adopted in or promulgated pursuant to the "State Uniform Construction Code Act," P.L.1975, c.217 (N.J.S.A. 52:27D-119 et seq.), any safety standards concerning the installation, and any State rule or regulation concerning electric vehicle charging stations.
- (6) An EVSE parking space application pursuant to Section (5) above shall be deemed complete if:
  - (a) the application, including the permit fee and all necessary documentation, is determined to be complete
  - (b) a notice of incompleteness is not provided within 20 days after the filing of the application, or
- (7) a one-time written correction notice is not issued by the zoning officer within 20 days after filing of the application detailing all deficiencies in the application and identifying any additional information explicitly necessary to complete a review of the permit application. EVSE and Make-Ready parking spaces installed at a gasoline service station, an existing retail establishment, or any other existing building shall be subject to applicable local and/or Department of Community Affairs inspection requirements.
- (8) A permitting application solely for the installation of electric vehicle supply equipment permitted as an accessory use shall not be subject to review based on parking requirements.

D. Requirements for New Installation of EVSE and Make-Ready Parking Spaces.

- (1) As a condition of preliminary site plan approval, for each application involving a multiple dwelling with five or more units of dwelling space, which shall include a multiple dwelling that is held under a condominium or cooperative form of ownership, a mutual housing corporation, or a mixed-use development, the developer or owner, as applicable, shall:
  - (a) prepare as Make-Ready parking spaces at least 15 percent of the required off-street parking spaces, and install EVSE in at least one-third of the 15 percent of Make-Ready parking spaces;
  - (b) within three years following the date of the issuance of the certificate of occupancy, install EVSE in an additional one-third of the original 15 percent of Make-Ready parking spaces; and
  - (c) within six years following the date of the issuance of the certificate of occupancy, install EVSE in the final one-third of the original 15 percent of Make-Ready parking spaces.
  - (d) Throughout the installation of EVSE in the Make-Ready parking spaces, at least five percent of the electric vehicle supply equipment shall be accessible for people with disabilities.
  - (e) Nothing in this subsection shall be construed to restrict the ability to install electric vehicle supply equipment or Make-Ready parking spaces at a faster or more expansive rate than as required above.

- (2) As a condition of preliminary site plan approval, each application involving a parking lot or garage not covered in (1) above shall:
- (a) Install at least one Make-Ready parking space if there will be 50 or fewer off-street parking spaces.
  - (b) Install at least two Make-Ready parking spaces if there will be 51 to 75 off-street parking spaces.
  - (c) Install at least three Make-Ready parking spaces if there will be 76 to 100 off-street parking spaces.
  - (d) Install at least four Make-Ready parking spaces, at least one of which shall be accessible for people with disabilities, if there will be 101 to 150 off-street parking spaces.
  - (e) Install at least four percent of the total parking spaces as Make-Ready parking spaces, at least five percent of which shall be accessible for people with disabilities, if there will be more than 150 off-street parking spaces.
  - (f) In lieu of installing Make-Ready parking spaces, a parking lot or garage may install EVSE to satisfy the requirements of this subsection.
  - (g) Nothing in this subsection shall be construed to restrict the ability to install electric vehicle supply equipment or Make-Ready parking spaces at a faster or more expansive rate than as required above.
  - (h) Notwithstanding the provisions of this Section, a retailer that provides 25 or fewer off-street parking spaces or the developer or owner of a single-family home shall not be required to provide or install any electric vehicle supply equipment or Make-Ready parking spaces.

E. Minimum Parking Requirements.

- (1) All parking spaces with EVSE and Make-Ready equipment shall be included in the calculation of minimum required parking spaces, pursuant to the requirements of the zoning district in which they are located.
- (2) A parking space prepared with EVSE or Make-Ready equipment shall count as at least two parking spaces for the purpose of complying with a minimum parking space requirement. This shall result in a reduction of no more than 10 percent of the total required parking.
- (3) All parking space calculations for EVSE and Make-Ready equipment shall be rounded up to the next full parking space.
- (4) Additional installation of EVSE and Make-Ready parking spaces above what is required in Section D. above may be encouraged, but shall not be required in development projects.

F. Reasonable Standards for All New EVSE and Make-Ready Parking Spaces

(1) Location and layout of EVSE and Make-Ready parking spaces is expected to vary based on the design and use of the primary parking area. It is expected flexibility will be required to provide the most convenient and functional service to users. Standards and criteria should be considered guidelines and flexibility should be allowed when alternatives can better achieve objectives for provision of this service.

(a) EVSE and Make-Ready parking spaces shall comply with the setback requirements applicable to off-street parking areas for the zoning district in which they are located.

(b) All EVSE and Make-Ready parking spaces within parking garages or enclosed parking structures shall be located within 50 feet of the vehicular entrance to the garage or structure. In addition, all such buildings shall have at least one (1) car fire blanket for use on electric vehicle fires located at the entrance to such garage or parking structure.

(c) Where practically feasible, EVSE and Make-Ready parking spaces shall be located a minimum of 75 feet from any wood-frame building or other structure made of combustible material.

(2) Installation:

(a) Installation of EVSE and Make-Ready parking spaces shall meet the electrical subcode of the Uniform Construction Code, N.J.A.C. 5:23-3.16.

(b) Each EVSE or Make-Ready parking space that is not accessible for people with disabilities shall be not less than 9 feet wide or 18 feet in length. Exceptions may be made for existing parking spaces or parking spaces that were part of an application that received prior site plan approval.

(c) To the extent practical, the location of accessible parking spaces for people with disabilities with EVSE and Make Ready equipment shall comply with the general accessibility requirements of the Uniform Construction Code, N.J.A.C. 5:23, and other applicable accessibility standards.

(d) Each EVSE or Make-Ready parking space that is accessible for people with disabilities shall comply with the sizing of accessible parking space requirements in the Uniform Construction Code, N.J.A.C. 5:23, and other applicable accessibility standards.

(e) The EVSE and Make-Ready parking spaces required in Subsection E, above, shall be monitored and enforced by the Borough's Zoning Official.

(3) EVSE Parking:

(a) Publicly-accessible EVSE shall be reserved for parking and charging electric vehicles only. Electric vehicles shall be connected to the EVSE while parked in such spaces. Property owners shall propose a reasonable plan or technological solution to ensure compliance with this requirement.

(b) Electric vehicles may be parked in any parking space designated for parking, subject to the restrictions that would apply to any other vehicle that would park in that space.

- (c) Public Parking. Pursuant to N.J.S.A. 40:48-2, publicly-accessible EVSE parking spaces shall be monitored by the municipality's police department and enforced in the same manner as any other parking. It shall be a violation of this Section to park or stand a non-electric vehicle in such a space, or to park an electric vehicle in such a space when it is not connected to the EVSE. Any non-electric vehicle parked or standing in a EVSE parking space, or any electric vehicle parked and not connected to the EVSE shall be subject to fine and/or impoundment of the offending vehicle as described in the general penalty provisions of this Code. Signage indicating the penalties for violations shall comply with Section (5) below. Any vehicle parked in such a space shall make the appropriate payment for the space and observe the time limit for the underlying parking area, if applicable.
- (d) Private Parking. The use of EVSE shall be monitored by the property owner or designee.
- (e) Overnight parking at EVSE spaces located on nonresidential properties (excluding Borough-owned property) shall not be allowed. The owner/operator of the EVSE shall implement restrictions that prohibit charging between the hours of 11:00 p.m. and 5:00 a.m.
- (f) All EVSE equipment shall clearly indicate upon a visual inspection whether the vehicle present is actually being charged. If the vehicle is not being actively charged, it must be readily-apparent upon a visual inspection when the vehicle's active charging concluded.

#### (4) Safety

- (a) Each publicly-accessible EVSE shall be located at a parking space that is designated for electric vehicles only and identified by painted lines, a painted charging pictograph symbol, and appropriate signage pursuant to Section (5) below.
- (b) Adequate EVSE protection such as concrete-filled steel bollards shall be used for publicly-accessible EVSE. Any stand-alone EVSE bollards should be 3 to 4-feet high with concrete footings placed to protect the EVSE from accidental impact and to prevent damage from equipment used for snow removal.
- (c) EVSE outlets and connector devices shall be no less than 36 inches and no higher than 48 inches from the ground or pavement surface where mounted, and shall contain a cord management system as described in (d) below. Equipment mounted on pedestals, lighting posts, bollards, or other devices shall be designated and located as to not impede pedestrian travel, create trip hazards on sidewalks, or impede snow removal.
- (d) Each EVSE shall incorporate a cord management system or method to minimize the potential for cable entanglement, user injury, or connector damage. Cords shall be retractable or have a place to hang the connector and cord a safe and sufficient distance above the ground or pavement surface. Any cords connecting the charger to a vehicle shall be configured so that they do not cross a driveway, sidewalk, or passenger unloading area.
- (e) Where EVSE is provided within a pedestrian circulation area, such as a sidewalk or other accessible route to a building entrance, the EVSE shall be located so as not

to interfere with accessibility requirements of the Uniform Construction Code, N.J.A.C. 5:23, and other applicable accessibility standards.

- (f) Publicly-accessible EVSEs shall be maintained in all respects, including the functioning of the equipment. A 24-hour on-call contact shall be provided on the equipment for reporting problems with the equipment or access to it. To allow for maintenance and notification, the Borough of Montvale shall require the owners/designee of publicly-accessible EVSE to provide information on the EVSE's geographic location, date of installation, equipment type and model, and owner contact information.

#### (5) Signs

- (a) Publicly-accessible EVSE shall have posted regulatory signs, as identified in this section, allowing only charging electric vehicles to park in such spaces. For purposes of this section, "charging" means that an electric vehicle is parked at an EVSE and is connected to the EVSE. If time limits or vehicle removal provisions are to be enforced, regulatory signs including parking restrictions shall be installed immediately adjacent to, and visible from the EVSE. For private EVSE, installation of signs and sign text is at the discretion of the owner.
- (b) All regulatory signs shall comply with visibility, legibility, size, shape, color, and reflectivity requirements contained within the Federal Manual on Uniform Traffic Control Devices as published by the Federal Highway Administration.
- (c) Wayfinding or directional signs shall not be permitted.
- (d) In addition to the signage described above, the following information shall be available on the EVSE or posted at or adjacent to all publicly-accessible EVSE parking spaces:
  - [1] Hour of operations and/or time limits if time limits or tow-away provisions are to be enforced by the municipality or owner/designee;
  - [2] Usage fees and parking fees, if applicable; and
  - [3] Contact information (telephone number) for reporting when the equipment is not operating or other problems.
- (e) Neon signs and exterior lighting of EVSEs shall not be allowed. Lighting for the EVSE and its user interface, including but not limited to buttons and touch screens, shall be no brighter than necessary to allow safe operation by the user. All signage must comply with Chapter 250 of the Borough Code, entitled "Lighting."

#### (6) Usage Fees

- (a) For publicly-accessible municipal EVSE: In addition to any parking fees, the fee to use parking spaces within the municipality identified as EVSE spaces shall be established by resolution for each hour or kWh that the electric vehicle is connected to the EVSE.
- (b) This fee may be amended by a resolution adopted by the governing body.

- (c) Private EVSE: Nothing in this ordinance shall be deemed to preclude a private owner/designee of an EVSE from collecting a fee for the use of the EVSE, in accordance with applicable State and Federal regulations. Fees shall be available on the EVSE or posted at or adjacent to the EVSE parking space.

**SECTION 2.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed as to such inconsistencies.

**SECTION 3.** If any article, section, subsection, paragraph, phrase, or sentence is for any reason held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase or sentence shall be deemed separable.

**SECTION 4.** This Ordinance shall take effect upon final publication as provided by law.

**MICHAEL GHASSALI, Mayor**

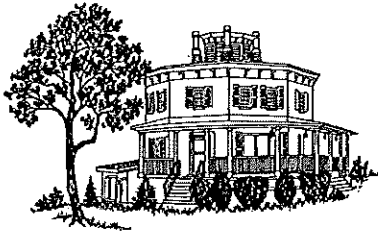
**ATTEST:**  
**FRANCES SCORDO, Municipal Clerk**

**INTRODUCTION: 5-28-24**

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

**ADOPTED: 6-25-24**

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



# Borough of Montvale

12 Mercedes Drive, 2nd Floor  
Montvale NJ 07645

[www.montvale.org](http://www.montvale.org)

Ph: 201-391-5700

Fx: 201-391-9317

June 20, 2024

Attention: Fran Scordo

**Reference: Ordinance No. 2024-1556**

It is the Planning Board's recommendation to move forward with Ordinance No. 2024-1556

If you have any questions, please do not hesitate to contact me. Thank you for your assistance in this matter.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'Theresa Di Popolo'.

Theresa Di Popolo  
Assistant to the Planning Board Secretary

**BOROUGH OF MONTVALE  
ORDINANCE NO. 2024-1558**

**NOTICE IS HEREBY GIVEN** that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on May 28, 2024 and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the Mayor and Council to be held on June 25, 2024 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, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING THE BOROUGH CODE CHAPTER 400 "ZONING", ARTICLE IX "SIGNS" TO AMEND REGULATIONS RELATED TO SIGNS IN THE OR-1, OR-2, OR-3, AND OR-4 ZONING DISTRICTS**

**WHEREAS**, the Borough of Montvale is desirous of allowing greater flexibility for non-residential tenants and owners to have exterior signage in the OR-1, OR-2, OR-3, and OR-4 Districts; and

**WHEREAS**, On March 19, 2024, the Site Plan Review Committee discussed potential changes to Section 400-67 of the Borough Code and provided recommended Ordinance changes to the Borough Administrator; and

**WHEREAS**, the Borough Council accepts the recommendations of the Site Plan Review Committee and wishes to enhance signage opportunities in the OR-1, OR-2, OR-3, and OR-4 Districts.

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

**SECTION 1.** The Borough Code, Chapter 400 "Zoning," Article IX "Signs," Section §400-67 "Signs in nonresidential districts," shall be amended to add the following underlined text and delete the following text in ~~strikeout~~:

- A. In the instance of any use permitted in any nonresidential zoning district, there shall be permitted the location of one sign to be erected on any parcel or lot on which there is a building, which sign may be freestanding or affixed to said structure as hereinafter provided.
- (2) Freestanding signs in the OR-1, OR-2, OR-3, and OR-4 Zoning Districts shall be subject to the following regulations: Any freestanding sign in the OR-1, OR-2, OR-3 and OR-4 Zoning Districts, which sign may be two-sided, shall not be located more than 2 1/2 feet above the lowest grade elevation below it. The height of the sign shall not exceed six feet, nor shall its width exceed 12 linear feet. The maximum area of any such sign shall not exceed 32 square feet.
- (a) Any freestanding sign, which sign may be two-sided, shall not be located more than 2 1/2 feet above the lowest grade elevation below it. The height of the sign shall not exceed six feet, nor shall its width exceed 12 linear feet. The maximum area of any

such sign shall not exceed 32 square feet, which shall be calculated exclusive of the base.

- (b) A second freestanding sign shall be permitted on a site which has either two or more driveways separated by a distance of at least 300 feet along a single public right-of-way or on a site located on the corner of two intersecting public rights-of-way and has one access driveway on each public right-of-way. The second freestanding sign shall be a maximum of 32 square feet, which shall be calculated exclusive of the base..
- (c) The street address number of a site may be added to a freestanding sign, provided that the number height shall not exceed four inches and an additional two square feet of sign area shall be permitted to accommodate the street address number.
- (d) No freestanding sign shall have more than four colors, black and white shall be considered colors. Components of a freestanding sign subject to this color limitation include its background, frame, and decorative parts.

**SECTION 2.** The Borough Code, Chapter 400 "Zoning," Article IX "Signs," Section §400-70 "General regulations for signs," shall be amended to add the following underlined text and delete the following text in ~~strikeout~~:

- G. No directories or listings of occupants and users within a building shall be permitted on any freestanding sign; provided, however, that in the instance of such freestanding signs being located within the OR-1, OR-2, OR-3 and OR-4 Districts on properties being used for the purposes allowed in said districts ~~and on which property there is located a single principal structure of at least 55,000 square feet, the name of up to four tenants any tenant occupying 40% or more of the gross floor area of the principal building may be displayed on said freestanding sign.~~
- J. No sign, except for freestanding signs in the OR-1, OR-2, OR-3, and OR-4 Zoning Districts, shall have more than two colors, inclusive of its background, frame and decorative parts. For the purposes of this chapter, black and white shall be considered colors. Notwithstanding anything herein to the contrary, in such instance where black or white shall be used in the formation of a sign as aforesaid, then in such instance either of such may be used as a third color. The allowance of a third color is intended as a vehicle to encourage creativity in the arrangement of a sign, which expression is not dissonant with other signage in the area and does not exceed the limits necessary to afford a reasonable identity to the use for which the sign is intended.
- ~~L. No sign shall be illuminated externally by more than one floodlight per surface of said sign.~~
- LM. No sign shall contain any letter, word, name, number, model, insignia, emblem, message or representation that is composed of gas-filled tubes.
- MN. No sign shall be illuminated by a light source which is partially visible from any place other than on the premises where the sign is located, nor shall any light source, either internal or external to the sign itself, exceed 0.5 footcandle in intensity when measured at any point on the property line of the premises upon which the sign is located.
- NO. No sign shall be artificially illuminated after 11:00 p.m. or before 7:00 a.m., unless said premises are occupied and attended.

- OP. No sign shall be placed or located or displayed upon any sidewalk or area between sidewalk and curb, nor shall any sign project on or over a sidewalk.
- PQ. No freestanding sign shall be located less than 10 feet from any property boundary line; provided, further, that such sign shall be constructed at a location so as not to obscure the line of sight at intersections or points of access to the premises being served or adjacent premises, as determined in the reasonable judgment of the enforcing official or approving authority and as otherwise may be prescribed by local, county or state regulations.
- QR. Freestanding signs shall be supported by such means as are capable of preventing injury.
- RS. A sign affixed to a building wall shall be securely affixed, and where the surface of the same shall extend more than 3 1/2 inches from the face of said wall, said sign shall not be located less than 10 feet above the average ground elevation below.
- ST. No sign shall be erected, relocated or maintained so as to prevent free ingress to or egress from any door, window or fire escape. No sign of any kind shall be attached to a standpipe or fire escape.
- TU. No sign or other advertising structure shall be erected at the intersection of any streets in such a manner as to obstruct free and clear vision or at any location where, by reason of the position, shape or color, it may interfere with, obstruct the view of, cause an optical illusion or be confused with any authorized traffic sign, signal or device or which makes use of words, phrases, symbols or characters in such manner as to interfere with, mislead or confuse traffic.
- UV. All signs shall be constructed in accordance with the requirements of the Uniform Construction Code and such other requirements that may be adopted therein by reference.
- VW. The enforcing official shall require the proper maintenance of all signs and shall inspect every sign for which a permit is issued within 30 days after it is erected. All signs, together with all of their supports, shall be kept in repair and in a proper state of preservation. The display surfaces of all signs shall be kept neatly painted or posted at all times. The enforcing official may order the removal of any sign that is not maintained in accordance with the provisions of this chapter.
- WX. Unless specifically approved by the governing body in accordance with this chapter or placed by the Borough itself for a public purpose, no sign shall be permitted to be placed on any public property, publicly owned property or within any public right-of-way.

**SECTION 3.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed as to such inconsistencies.

**SECTION 4.** If any article, section, subsection, paragraph, phrase, or sentence is for any reason held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase or sentence shall be deemed separable.

**SECTION 5.** This Ordinance shall take effect upon final publication as provided by law.

**MICHAEL GHASSALI, Mayor**

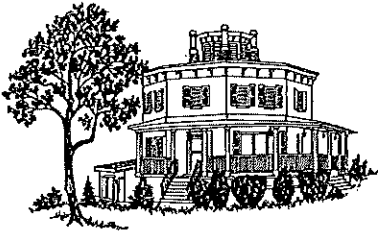
**ATTEST:**  
**FRANCES SCORDO, Municipal Clerk**

**INTRODUCTION: 5-28-24**

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

**ADOPTED: 6-25-24**

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



# Borough of Montvale

12 Mercedes Drive, 2nd Floor  
Montvale NJ 07645

[www.montvale.org](http://www.montvale.org)

Ph: 201-391-5700  
Fx: 201-391-9317

June 20, 2024

Attention: Fran Scordo

**Reference: Ordinance No. 2024-1558**

It is the Planning Board's recommendation to move forward with Ordinance No. 2024-1558

If you have any questions, please do not hesitate to contact me. Thank you for your assistance in this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Theresa Di Popolo'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Theresa Di Popolo  
Assistant to the Planning Board Secretary

PUBLIC MEETING  
MINUTES

The Public Meeting of the Mayor and Council was held in Council Chambers and called to order at 7:30PM. Adequate notification was published in the official newspaper of the Borough of Montvale. led the Pledge of Allegiance to the Flag, and roll call was taken.

**OPEN PUBLIC MEETING STATEMENT**

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

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

**ROLL CALL:**

Councilmember Arendacs - absent

Councilmember Lane - absent

Councilmember Cudequest

Councilmember Roche

Councilmember Koelling

Councilmember Russo-Vogelsang - absent

**ORDINANCES:**

**PUBLIC HEARING OF ORDINANCE NO. 2024-1557** AN ORDINANCE OF THE BOROUGH OF MONTVALE TO ADD A NEW CHAPTER 315 ENTITLED "SALT STORAGE" TO THE BOROUGH CODE

**WHEREAS**, the Borough of Montvale has a Tier A Municipal Stormwater General Permit; and **WHEREAS**, as a condition of said permit, the Borough is required to adopt an ordinance regulating the storage of salt and solid de-icing materials.

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

**Section 1.** The Code of the Borough of Montvale is hereby amended and supplemented by adding a new Chapter 315 entitled "Salt Storage," as follows:

**CHAPTER 315 – SALT STORAGE**

- §315-1 Purpose.**
- §315-2 Definitions.**
- §315-3 Deicing Material Storage Requirements.**
- §315-4 Exemptions.**
- §315-5 Enforcement.**
- §315-6 Violations and penalties.**

---

**§315-1 Purpose.**

The purpose of this Chapter is to prevent stored salt and other solid de-icing materials from being exposed to stormwater.

This Chapter establishes requirements for the storage of salt and other solid de-icing materials on properties not owned or operated by the municipality (privately-owned), including residences, in the Borough of Montvale to protect the environment, public health, safety and welfare, and to prescribe penalties for failure to comply.

**§315-2 Definitions.**

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

- A. "De-icing materials" means any granular or solid material such as melting salt or any other granular solid that assists in the melting of snow.
- B. "Impervious surface" means a surface that has been covered with a layer of material so that it is highly resistant to infiltration by water.
- C. "Storm drain inlet" means the point of entry into the storm sewer system.
- D. "Permanent structure" means a permanent building or permanent structure that is anchored to a permanent foundation with an impermeable floor, and that is completely roofed and walled (new structures require a door or other means of sealing the access way from wind driven rainfall).

A fabric frame structure is a permanent structure if it meets the following specifications:

- 1. Concrete blocks, jersey barriers or other similar material shall be placed around the interior of the structure to protect the side walls during loading and unloading of de-icing materials;
  - 2. The design shall prevent stormwater run-on and run through, and the fabric cannot leak;
  - 3. The structure shall be erected on an impermeable slab;
  - 4. The structure cannot be open sided; and
  - 5. The structure shall have a roll up door or other means of sealing the access way from wind driven rainfall.
- E. "Person" means any individual, corporation, company, partnership, firm, association, or political subdivision of this State subject to municipal jurisdiction.
  - F. "Resident" means a person who resides on a residential property where de-icing material is stored.

**§315-3 Deicing Material Storage Requirements.**

- A. Temporary outdoor storage of de-icing materials in accordance with the requirements below is allowed between October 15<sup>th</sup> and April 15<sup>th</sup>:
  - 1. Loose materials shall be placed on a flat, impervious surface in a manner that prevents stormwater run-through;
  - 2. Loose materials shall be placed at least 50 feet from surface water bodies, storm drain inlets, ditches and/or other stormwater conveyance channels;

3. Loose materials shall be maintained in a cone-shaped storage pile. If loading or unloading activities alter the cone-shape during daily activities, tracked materials shall be swept back into the storage pile, and the storage pile shall be reshaped into a cone after use;
  4. Loose materials shall be covered as follows:
    - a. The cover shall be waterproof, impermeable, and flexible;
    - b. The cover shall extend to the base of the pile(s);
    - c. The cover shall be free from holes or tears;
    - d. The cover shall be secured and weighed down around the perimeter to prevent removal by wind; and
    - e. Weight shall be placed on the cover(s) in such a way that minimizes the potential of exposure as materials shift and runoff flows down to the base of the pile.
      - (1) Sandbags lashed together with rope or cable and placed uniformly over the flexible cover, or poly-cord nets provide a suitable method. Items that can potentially hold water (e.g., old tires) shall not be used;
  5. Containers must be sealed when not in use; and
  6. The site shall be free of all de-icing materials between April 16<sup>th</sup> and October 14<sup>th</sup>.
- B. De-icing materials should be stored in a permanent structure if a suitable storage structure is available. For storage of loose de-icing materials in a permanent structure, such storage may be permanent, and thus not restricted to October 15 - April 15.
- C. All such temporary and/or permanent structures must also comply with all other local ordinances, including but not limited to building codes and zoning regulations.
- D. The property owner, or owner of the de-icing materials if different, shall designate a person(s) responsible for operations at the site where these materials are stored outdoors, and who shall document that weekly inspections are conducted to ensure that the conditions of this Chapter are met. Inspection records shall be kept on site and made available to the Borough upon request.
1. Residents who operate businesses from their homes that utilize de-icing materials are required to perform weekly inspections.

#### **§315-4 Exemptions.**

Residents may store de-icing materials outside in a solid-walled, closed container that prevents precipitation from entering and exiting the container, and which prevents the de-icing materials from leaking or spilling out. Under these circumstances, weekly inspections are not necessary, but repair or replacement of damaged or inadequate containers shall occur within 2 weeks.

If containerized (in bags or buckets) de-icing materials are stored within a permanent structure, they are not subject to the storage and inspection requirements in Section 3 above. Piles of de-icing materials are not exempt, even if stored in a permanent structure.

This Chapter does not apply to facilities where the stormwater discharges from de-icing material storage activities are regulated under another NJPDES permit.

**§315-5 Enforcement.**

This Chapter shall be enforced by the Police Department, the Zoning Officer, and the Property Maintenance Official of the Borough of Montvale during the course of ordinary enforcement duties.

**§315-6 Violations and Penalties.**

Any person(s) who is found to be in violation of the provisions of this Chapter shall have 72 hours to complete corrective action. Repeat violations and/or failure to complete corrective action shall result in fines as set forth in Chapter 1, Article I, General Penalty.

**Section 2. Repeal of Inconsistent Ordinances.**

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

**Section 3. Savings Clause.**

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

**Section 4. Severability.**

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

**Section 5. Effective Date.**

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

*A motion Introduced for second reading **Ordinance No. 2024-1557** by Councilmember Cudequest; seconded by Councilmember Koelling; Clerk read by title only. Motion to open meeting to public by Councilmember Cudequest; seconded by Councilmember Roche - all ayes*

*No Public Comment*

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

**MEETING OPEN TO PUBLIC:**

Agenda Items Only

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

*No Public Comment*

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

**MEETING CLOSED TO PUBLIC:**

Agenda Items Only

**MINUTES:**

**May 28, 2024**

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

**CLOSED/EXECUTIVE MINUTES:**

**May 28, 2024**

*A motion to accept closed minutes by Councilmember Cudequest; seconded by Councilmember Roche – 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.

**127-2024 Amending Resolution No. 71-2024 Award Professional Service Contract – Design Services for Kinderkamack Road and Magnolia Ave Intersection Concept - Colliers Engineering & Design**

**WHEREAS**, the Borough of Montvale has deemed it necessary to engage the professional services of an Engineer for Design Services for the improvement of the intersection of Kinderkamack Road and Magnolia Ave; and

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

**WHEREAS**, Colliers Engineering & Design, 400 Valley Road, Suite 304, Mt. Arlington, NJ 07856 has submitted a proposal dated February 22, 2024 to provide engineering services with a cost not to exceed

\$10,000; and

**WHEREAS**, the County of Bergen is requiring Colliers to revise the original design, therefore, this will result in additional design work in the amount of \$2,000; 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**, that the Mayor and Council of the Borough of Montvale approved the additional cost of \$2,000 to revise the original design; and

**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.

**129-2024 Authorize Release of Escrow – Alfonso Ferrara – 53 North Ave - Block 401, Lot 4**

**WHEREAS**, Alfonso Ferrara has requested release of escrow posted for 53 North Ave, Block 401, Lot 4; and

**WHEREAS**, the Borough Engineer and other Borough professionals take no exception to the release; and

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale hereby release escrow to Alfonso Ferrara, to be mailed to 1029 Washington Ave. South, Old Tappan, NJ 07675 in the amount of \$5,022.80; and

**BE IT FURTHER RESOLVED**, the Treasurer shall receive a copy of this resolution for processing.

**130-2024 Authorize Release of Escrow – The Davis Companies – 3 Paragon Drive - Block 2002, Lot 2**

**WHEREAS**, The Davis Companies has requested release of escrow posted for 3 Paragon Drive, Block 2002, Lot 2; and

**WHEREAS**, the Borough Engineer and other Borough professionals take no exception to the release; and

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale hereby release escrow to The Davis Companies, to be mailed to 125 High Street, Suite 2100, Boston, MA 02110 in the amount of \$1,766.65; and

**BE IT FURTHER RESOLVED**, the Treasurer shall receive a copy of this resolution for processing.

**131-2024 Authorize Release of Escrow – K. Hovnanian @ Ridgemont, LLC – 1A Chestnut Ridge Road - Block 3301, Lots 3 and 4**

**WHEREAS**, K. Hovnanian @ Ridgemont, LLC has requested release of escrow posted for 1A Chestnut Ridge Road, Block 3301, Lots 3 and 4; and

**WHEREAS**, the Borough Engineer and other Borough professionals take no exception to the release; and

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale hereby release escrow to K. Hovnanian @ Ridgemont, LLC, to be mailed to 110 Fieldcrest Ave, Edison, NJ 08818 in the amount of \$2,443.72; and

**BE IT FURTHER RESOLVED**, the Treasurer shall receive a copy of this resolution for processing.

**132-2024 Award Professional Service Contract - Construction Observation Services and Administration Services for 2024 Roadway Improvements Program - Colliers Engineering & Design**

**WHEREAS**, the Borough of Montvale has deemed it necessary to engage the professional services of an Engineer for Project Construction Observation Services and Administration Services for the 2024 Road Improvements Program; and

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

**WHEREAS**, Colliers Engineering & Design, 400 Valley Road, Suite 304, Mt. Arlington, NJ 07856 has submitted a proposal dated May 16, 2024 to provide engineering services which are detailed and attached to the original of this resolution, and

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

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

- 1) That the following be provided: Construction Observation Services and Administration Services for the 2024 Road Improvements Program.
- 2) The cost not to exceed shall be \$68,500.00. The Engineer shall be required to submit itemized bills and payment shall be made based upon services rendered. The rates for this work are in accordance with the hourly contractual agreement with the Borough of Montvale.

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

**133-2024 A Resolution Awarding a Contract to American Asphalt & Trucking, LLC for the NJDOT FY2023 – Terkuile Road Resurfacing Project**

**WHEREAS**, the Borough of Montvale has a need to procure construction services for the NJDOT FY2023 – Terkuile Road Resurfacing Project in the Borough; and

**WHEREAS**, the Borough of Montvale, in accordance with the laws of the State of New Jersey, publicly advertised for the receipt of bids under specifications for the NJDOT FY2023 – Terkuile Road Resurfacing Project; and

**WHEREAS**, seven (7) bids were received on June 4, 2024; and

**WHEREAS**, after receipt and review of the three (3) lowest bids received, the Borough of Montvale has determined that American Asphalt & Trucking, LLC 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**

American Asphalt & Trucking, LLC  
818 Summer Avenue  
Newark, New Jersey 07104

**Contract Amount**

Base Bid: \$188,529.53

**BE IT FURTHER RESOLVED** that the Mayor and Borough Clerk are hereby directed, authorized and empowered 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 form by the Borough Attorney.

**134-2024 Resolution Approving Liquor License Renewals - July 1, 2024 Through June 30, 2025**

**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.

**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, 2024 through June 30, 2025.

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

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

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

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

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

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

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

**RESOLUTIONS: NON-CONSENT****128-2024 Amending Resolution No. 33-2024 Awarding a Professional Services Contract to Surenian, Edwards, Buzak & Nolan, LLC to Serve as Special Counsel in Connection with the Borough's Affordable Housing**

**WHEREAS**, the Governing Body is desirous of hiring Special Counsel to represent the Borough in connection with the Borough's affordable housing; and

**WHEREAS**, the Borough has received a proposal from. Surenian, Edwards, Buzak & Nolan, LLC, 311 Broadway, Suite A, Point Pleasant Beach, NJ 08742, to perform all services necessary and appropriate in connection with same; and

**WHEREAS** Surenian, Edwards, Buzak & Nolan, LLC proposal sets forth the following rates:

- (a) \$200.00 per hour for all time spent by all Partners;
- (b) \$200.00 per hour for all time spent by Michael J. Edwards
- (b) \$185.00 per hour for all time spent by other attorney's
- (e) \$90.00 per hour for all paralegal work; and

**WHEREAS**, the Governing Body is satisfied that Mr. Surenian and his firm possess the requisite experience pertaining to such matters; 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**, because the value of this contract is anticipated to be in excess of \$15,000 (the Borough's local pay-to-play limit), this contract has been awarded under the "alternative process" pursuant to *N.J.S.A. 19:44A-20.4 et seq.* (the "Pay-to-Play Law"), and has been awarded to the contractor based upon the merits and abilities of the contractor to provide the services necessary; and

**WHEREAS**, because this contract has been awarded under the "alternative process," Mr. Surenian has completed and submitted a Business Entity Disclosure Certification which certifies that neither he nor his firm has made any reportable contributions (\$300 or more) to a political or candidate committee in the Borough of Montvale with the elected officials in the previous one year, and that the contract will prohibit said persons and entities from making any reportable contributions (\$300 or more) through the term of the contract; and

**WHEREAS**, the Governing Body approved Resolution No. 33-2024 awarding a contract to Surenian, Edwards, Buzak & Nolan, LLC in an amount not to exceed \$15,000.00; and

**WHEREAS**, it has been determined an additional \$15,000 for professional services is required; 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 a contract is hereby awarded to Surenian, Edwards, Buzak & Nolan, LLC to serve as Special Counsel in connection with the Borough's Affordable Housing Litigation, pursuant to the terms and conditions set forth herein.

**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.

**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*.

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

*Mayor Ghassali asked for clarification; Boro administrator stated we do need to continue using Surenian for the compliance aspect of the affordable housing process.*

**135-2024 A Resolution Authorizing the Issuance of a Request for Qualifications for Special Affordable Housing Counsel**

**WHEREAS**, on March 20, 2024, Governor Murphy signed bill A4/S50, which was adopted in the Legislature on a party-line vote, making sweeping changes to the Fair Housing Act; and

**WHEREAS**, the Borough believes that this law is ill-conceived, deeply flawed, and unconstitutional; and

**WHEREAS**, the Borough is desirous of retaining special affordable housing counsel with experience in filing litigation challenging the validity and constitutionality of State action; and

**WHEREAS**, the Borough has prepared a Request for Qualifications seeking responses from experienced law firms to represent the Borough with respect to affordable housing, including but not limited to the filing of litigation challenging the constitutionality and other aspects of the Law.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Montvale that the Borough Administrator and Clerk are hereby directed, authorized and empowered to issue a Request for Qualifications for Special Affordable Housing Counsel, the specifics of said RFQ to be prepared in consultation with the Borough Attorney.

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

*Mayor Ghassali gave an explanation regarding this resolution; we are leading the path to go to Federal Court; we are in need to hire Special Counsel to guide us in this process; Mayor Ghassali mentioned he has spoken to over 50 Mayors across the State who are all onboard. All councilmembers are in agreement; Dave Lafferty, Boro attorney, concurred with Mayor Ghassali.*

**BILLS:** Administrator read the Bill Report.

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

**REPORT OF REVENUE:** Administrator read the Report of Revenue for the month of May

**COMMITTEE REPORTS:****Councilmember Koelling****Police**

*Monthly report included in original minutes; held police interviews this evening.*

**Planning Board**

*Continued discussion about the master plan.*

**Councilmember Cudequest****Library**

*Daisy Troop #98555 created Rosco the snake from painted rocks which is located in the Reading Garden and they are asking the community to paint a rock to add to it; summer reading program registration will begin June 19<sup>th</sup>; Friends of the Library are looking for unwanted costume jewelry for their jewelry sale which will be scheduled at a later date.*

**Seniors**

*Held their Business meeting on June 6, Guilia, from the library, spoke to the seniors about the services that are available to them, Guilia also stated that the library has put aside an area for 15-20 people from Mon-Fri 1:30-4pm that can be used while the senior community center is closed for camp.*

TV Access

*In May had an airing on Elections with the new voting machines and it seem to be very well received; Many interviews are available now for viewing.*

BOH

*Held their final meeting before breaking for the summer on June 3<sup>rd</sup>; NorthWest consulted on the plans for William Sonoma; 8 food establishments were inspected; Sept 18, HARP will be conducting a hands only CPR training at the library; September 9<sup>th</sup> is the next scheduled BOH meeting.*

Council President Roche

Special Events/Recreation

*Held Fishing with First Responders, had 65 children participants; Day in the Park is scheduled for September 7<sup>th</sup>.*

Chamber of Commerce

*Held their Street Fair, their largest ever, approximately 30,000 people attended; celebrated the Fire Dept 100th year anniversary and Davey's 50<sup>th</sup> anniversary*

Environmental Commission

*Held their Deer resistant planting class at the senior community center, great turnout.*

Councilmember Lane

Fire Dept

*25 calls, 2 drills; 6 work details and 1 meeting; 3 members completed & passed the 26-hour Hazmat Incident Commander Class: Geoff Gibbons, Dan Demarest and Ray Hutchison; on June 7<sup>th</sup> the department hosted the 109<sup>th</sup> NJ & NY Volunteer Fireman's Convention; participated in the fishing tournament, Captain Mike Cintineo's son caught the largest fish.*

**MAYOR'S REPORT:**

*Going full force with affordable housing litigation; wanted to wish everyone Happy Father's Day.*

**ATTORNEY'S REPORT:** David Lafferty, Esq.

*Continuing to monitor the application with the Village of Chestnut Ridge, next meeting with the Zoning Board is scheduled for June 24; the sub-division for the DePiero property has been approved and we are hoping to close in the next few months.*

**ADMINISTRATOR'S REPORT:** Joe Voytus

*PSEG road paving on Grand Ave will begin after school ends; road program will start on or about June 18<sup>th</sup>, check the boro website for further details; 2 new trees will be planted by the reading garden and Lisa Loranger is working on getting new furniture with shade for the reading garden as well; tree on Grand Ave was removed by O & R; Market Square will be open for rentals in the next few weeks; on the administration side we had Narcan and CPR training for the employees.*

**UNFINISHED BUSINESS:**

*None*

**NEW BUSINESS:**

a. Approval of Summer Camp Hires

*A motion to approve all camp counsellor by Councilmember Roche; seconded by Councilmember Koelling  
– all ayes*

**COMMUNICATION CORRESPONDENCE:**

*None*

**MEETING OPEN TO THE PUBLIC:**

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

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

*Motion to open meeting to the public by Councilmember Cudequest; seconded by Councilmember Roche  
- all ayes*

**Carolee Adams**

*Flags are getting so much attention and applause; thanked Joe for the tree removal; wanted to bring to everyone's attention that she heard on the radio about signs by the railroad tracks, there are blue signs by the gates with a phone number to report an emergency; mentioned about the planes flying over and called the 800 number, wanted to know when the next FAA meeting will be; mentioned that tomorrow is Flag Day and suggested to Honor the Flag.*

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

**MEETING CLOSED TO THE PUBLIC:**

**ADJOURNMENT:**

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

Meeting was adjourned at 8:03pm

Regular Workshop Meeting of the Mayor & Council to be held at 7:30pm on June 25, 2024

Respectfully submitted, Frances Scordo, Municipal Clerk

**BOROUGH OF MONTVALE  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION NO. 136-2024**

**RE: Resolution Approving Liquor License Renewals - July 1, 2024 Through June 30, 2025**

**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.

**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, 2024 through June 30, 2025.

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

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

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

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

**Adopted: June 25, 2024**

ATTEST:

APPROVED:

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Frances Scordo  
Municipal Clerk

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Christopher Roche  
Council President

**BOROUGH OF MONTVALE  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION NO. 137-2024**

**Re: Resolution Authorizing the Return of CDBG Funds No Longer Needed for their Intended Purpose**

**WHEREAS**, in or around 1997, the Borough of Montvale did enter into a contract with the County of Bergen for the purpose of the County Providing \$300,000 in Community Development Block Grant funding to the Borough for the acquisition of certain real property known as Block 1601, Lot 21 (the "Property") to be developed for a 100% senior affordable housing development; and

**WHEREAS**, the conditions of said grant required the eventual donation of the Property to be acquired to a developer to effectuate the purposes of the grant; and

**WHEREAS**, said funds have been sitting unused in an account of the Borough since their receipt from the County; and

**WHEREAS**, after being frustrated for many years by ever-changing State regulations, the Borough did eventually sell the Property to Regan Development Corporation for the sum of \$500,000 to be developed for a mix of special needs and unrestricted affordable housing units; and

**WHEREAS**, as a result of the Borough's sale of the Property at a substantial profit and the change in the unit types developed on the site, it is necessary to return the CDBG funds to the County.

**NOW, THEREFORE, BE IT RESOLVED** that the Governing Body of the Borough of Montvale does authorize the return of the sum of \$300,000 in CDBG funding to the County of Bergen in accordance with the terms of the original Grant Agreement.

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

**Adopted: June 25, 2024**

ATTEST:

APPROVED:

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Frances Scordo  
Municipal Clerk

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Christopher Roche  
Council President

**BOROUGH OF MONTVALE  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION NO. 138-2024**

**Re: Resolution Awarding a Professional Service Contract for the Position of  
Municipal Prosecutor for the Pascack Joint Municipal Court to the Law Offices of  
Geoffrey D. Mueller**

**WHEREAS**, the Pascack Joint Municipal Court has a need to contract with a licensed attorney or firm to serve as the Municipal Prosecutor pursuant to N.J.S.A 28:24-1, et seq. for the period July 1, 2024, through December 31, 2024, and until his or her successor is appointed; and

**WHEREAS**, the Pascack Joint Municipal Court Committee agreed to acquire these services through a fair and open process pursuant to the provisions of N.J.S.A. 19:44A-20.4; and

**WHEREAS**, after public notice and advertisement, five (5) qualification statements were received by the Borough of Montvale on behalf of the Pascack Joint Municipal Court; and

**WHEREAS**, after review by the three participating municipalities, it is the desire of the Pascack Joint Municipal Court Committee to appoint the Law Offices of Geoffrey D. Mueller as Municipal Prosecutor, with Geoffrey D. Mueller, Esq. as the primary Municipal Prosecutor; and

**WHEREAS**, the compensation of the Municipal Prosecutor shall be \$40,000 per year, pro-rated from July 1, 2024; and

**WHEREAS**, said compensation shall be included as part of the Operational Costs for the Pascack Joint Municipal Court as per the agreement between the participating municipalities; and

**WHEREAS**, the term of this contract shall commence as of July 1, 2024, and shall continue through December 31, 2024, and until a successor is appointed; and

**WHEREAS**, the Certified Municipal Finance Officer has certified the availability of funds for this appointment; and

**WHEREAS**, the Local Public Contracts Law (N.J.S.A. 40A:11-1, et seq.) requires that notice of the adoption of the Resolution authorizing the award of contracts for professional services must be published, and the resulting contract must be available for public inspection.

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

1. This Contract is awarded without competitive bidding as a "Professional Service" in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law, because the services are to be performed by a person authorized by law to practice a recognized profession.

2. The Contract, including the terms of compensation for each professional, shall be placed on file with this resolution.
3. Notice of this action shall be printed once in the official newspaper of the Borough.

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

**Adopted: June 25, 2024**

ATTEST:

APPROVED:

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Frances Scordo  
Municipal Clerk

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Christopher Roche  
Council President

**BOROUGH OF MONTVALE  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION NO. 139-2024**

**A Resolution Authorizing a Contract with Yorktel for the Purchase of Twenty Modules for the GovPilot Municipal Management Computer Software Via State Cooperative Contract T3121 20-TELE-01509**

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

**WHEREAS**, the Borough of Montvale has the need to procure ten (10) additional modules of the GovPilot Municipal Management Computer Software using New Jersey State Contract Number T3121 20-TELE-01509, from re-seller Yorktel World Headquarters, 81 Corbett Way, Eatontown, NJ 07724; and

**WHEREAS**, Yorktel has submitted Quote # 176541 in the amount of \$60,600.00 annually, for a total of twenty (20) modules; and

**WHEREAS**, the Borough already utilizes GovPilot software for a variety of uses, including business registrations, OPRA requests, pet registrations, fire prevention, work orders, and reporting concerns from the public; and

**WHEREAS**, the additional ten (10) modules will allow for the online submission of applications for construction permits, planning board approvals, and use permits, among other things; and

**WHEREAS**, the additional functionality will also offer the public the ability to access planning board application materials, and to see the status of permits, without the need to submit OPRA requests or physically inspect same at Borough Hall, increasing transparency and convenience for the public; and

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

**NOW THEREFORE BE IT RESOLVED**, as follows:

1. The Borough of Montvale does approve Quote #176541 from Yorktel for the purchase of GovPilot Municipal Management Computer Software in the amount of \$60,600.00 annually.
2. The Mayor, Borough Clerk and/or Borough Administrator are hereby directed, authorized and empowered to execute an agreement with Yorktel and/or GovPilot, consistent with this resolution.
3. This resolution shall take effect immediately.

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

**Adopted: June 25, 2024**

ATTEST:

APPROVED:

\_\_\_\_\_  
Frances Scordo  
Municipal Clerk

\_\_\_\_\_  
Christopher Roche  
Council President



Issued by: Yorktel Eastern Region  
Yorktel Global Headquarters  
1350 Campus Parkway, Suite 202, Wall, NJ 07753  
Tel: (732) 413-6000 Fax: (732) 791-1502  
Send POs to: contracts@yorktel.com

### QUOTATION SUMMARY

CUSTOMER: MONTVALE BOROUGH NJ

QUOTE#: 176541 REV#:

CONTACT: Joseph Voytus

QUOTE SENT DATE: 06/14/2024

CITY/STATE/COUNTRY: Montvale, NJ UNITED STATES

ACCT. MANAGER: LEANNE MOSELLE

TELEPHONE#: 201-391-5700

FAX#:

EMAIL:

DESCRIPTION: NJ T3121 GOVPILOT ENTERPRISE PACKAGE FOR MONTVALE  
TIER 3  
POP: 6/30/24 - 6/29/25

CUSTOMER NOTE:

CONTRACT#: T3121 20-TELE-01509

#### FOR: GOVPILOT SUBSCRIPTION

SOFTWARE:

| OEM MODEL          | DESCRIPTION        | YTC COST    | MARKUP% | YTC SELL PRICE | QTY | EXT COST    | EXT SELL    |
|--------------------|--------------------|-------------|---------|----------------|-----|-------------|-------------|
| ENTERPRISE PACKAGE | ENTERPRISE PACKAGE | \$57,714.29 | 5.00    | \$60,600.00    | 1   | \$57,714.29 | \$60,600.00 |

TYPE TOTAL: \$60,600.00

SYSTEM TOTAL: \$60,600.00

TOTAL FOR QUOTE# 176541 : \$60,600.00

\* OPTION(S) ---

NO OPTION SELECTED

**BOROUGH OF MONTVALE  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION NO. 140-2024**

**RE: A Resolution Approving the Submission of a Grant Application and the Execution of a Grant Agreement with the New Jersey Department of Transportation for the Paragon Drive Resurfacing Project**

**BE IT RESOLVED** that the Mayor and Council of the Borough of Montvale formally approve the grant application for the above stated project; and

**BE IT FURTHER RESOLVED** that the Mayor, Borough Engineer, Borough Administrator and/or Borough Clerk are hereby directed, authorized and empowered to submit an electronic grant application for the Paragon Drive Resurfacing Project to the New Jersey Department of Transportation on behalf of the Borough of Montvale; and

**BE IT FURTHER RESOLVED** that the Mayor, Borough Administrator and/or Borough 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.

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

**Adopted: June 25, 2024**

**ATTEST:**

**APPROVED:**

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Frances Scordo  
Municipal Clerk

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Christopher Roche  
Council President

## RESOLUTION

BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, N.J., that the following bills, having been referred to the Borough Council and found correct, be and the same hereby be paid:

| <u>FUND</u>      | <u>AMOUNT</u>     | <u>NOTES</u>             |
|------------------|-------------------|--------------------------|
| Current          | \$192,199.78      | Bill List Wire 6/25/2024 |
|                  | <u>318,704.24</u> | Wires/Manual Checks      |
| Current TOTAL    | 510,904.02        |                          |
| Capital          | 46,046.98         | Bill List Wire 6/25/2024 |
| Escrow           | 24,108.82         | Bill List Wire 6/25/2024 |
| Housing Trust    | 1,130.00          | Bill List Wire 6/25/2024 |
| Open Space Trust | 48,519.40         | Bill List Wire 6/25/2024 |
| General Trust    | 445.00            | Bill List Wire 6/25/2024 |

*This resolution was adopted by the Mayor and Council of Montvale  
at a meeting held on 6/25/24*

Introduced by: \_\_\_\_\_

Approved: 6/25/24

Seconded by: \_\_\_\_\_

\_\_\_\_\_  
Michael Ghassali, Mayor

ATTEST:

\_\_\_\_\_  
Frances Scordo, Municipal Clerk

**MANUAL/VOID CHECKS - WIRES**  
**June 25, 2024**

| <u>Check #</u> | <u>PO #</u> | <u>Date</u> | <u>Vendor/Transaction</u> | <u>Amount</u>              |
|----------------|-------------|-------------|---------------------------|----------------------------|
| WIRE           |             | 6/11/24     | Payroll Account-Current   | \$208,020.61               |
| WIRE           |             | 6/11/24     | Salary Deduction Account  | \$110,608.63               |
| WIRE           |             | 6/11/24     | FSA Account               | \$75.00                    |
| <b>Total</b>   |             |             |                           | <u><u>\$318,704.24</u></u> |

June 20, 2024  
03:26 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 Paid: N Void: N  
Rcvd: Y Held: Y Aprv: N  
Bid: Y State: Y Other: Y Exempt: Y

| Vendor # | Name                          | PO #     | PO Date                        | Description | Status    | Amount | Void Amount | Contract | PO Type |
|----------|-------------------------------|----------|--------------------------------|-------------|-----------|--------|-------------|----------|---------|
| 00019    | MUNICIPAL CAPITAL CORPORATION |          |                                |             |           |        |             |          |         |
|          | 24-00072                      | 01/11/24 | WIDE FORMAT COPY MACHINE LEASE | Open        | 444.00    | 0.00   |             |          | B       |
|          | 24-00122                      | 01/19/24 | COPY MACHINE LEASE             | Open        | 369.00    | 0.00   |             |          | B       |
|          | 24-00123                      | 01/19/24 | COPY MACHINE LEASE             | Open        | 199.00    | 0.00   |             |          | B       |
|          |                               |          |                                |             | 1,012.00  |        |             |          |         |
| 00043    | NORTH JERSEY MEDIA GROUP      |          |                                |             |           |        |             |          |         |
|          | 24-00859                      | 06/17/24 | NORTH JERSEY MEDIA - MAY 2024  | Open        | 565.96    | 0.00   |             |          |         |
| 00055    | FOLEY, ALISHA                 |          |                                |             |           |        |             |          |         |
|          | 24-00765                      | 05/31/24 | REIMB ACCREDITATION HOTEL      | Open        | 268.41    | 0.00   |             |          |         |
| 00064    | MUNNOS ITALIAN DELI           |          |                                |             |           |        |             |          |         |
|          | 24-00786                      | 06/04/24 | LUNCH FOR POLL WORKERS         | Open        | 289.75    | 0.00   |             |          |         |
| 00097    | CABLEVISION                   |          |                                |             |           |        |             |          |         |
|          | 24-00856                      | 06/17/24 | 07873-204461-01-0 OPTIMUM      | Open        | 83.99     | 0.00   |             |          |         |
|          | 24-00857                      | 06/17/24 | 07873-109890-01-7 OPTIMUM      | Open        | 161.16    | 0.00   |             |          |         |
|          |                               |          |                                |             | 245.15    |        |             |          |         |
| 00112    | MONTVALE SENIOR CLUB          |          |                                |             |           |        |             |          |         |
|          | 24-00667                      | 05/15/24 | BUS TRIP TO WESTPOINT          | Open        | 1,345.00  | 0.00   |             |          |         |
|          | 24-00734                      | 05/23/24 | SENIOR CLUB EVENTS             | Open        | 3,262.20  | 0.00   |             |          |         |
|          |                               |          |                                |             | 4,607.20  |        |             |          |         |
| 00118    | NJ STATE LEAGUE OF            |          |                                |             |           |        |             |          |         |
|          | 24-00727                      | 05/22/24 | CLASSIFIED AD FOR RFQ          | Open        | 210.00    | 0.00   |             |          |         |
|          | 24-00797                      | 06/05/24 | NJ MUNICIPALITIES MAGAZINE     | Open        | 250.00    | 0.00   |             |          |         |
|          |                               |          |                                |             | 460.00    |        |             |          |         |
| 00125    | NORTHWEST BERGEN REGIONAL     |          |                                |             |           |        |             |          |         |
|          | 24-00050                      | 01/08/24 | 2024 HEALTH SERVICES           | Open        | 5,342.00  | 0.00   |             |          | B       |
| 00146    | PSE&G CO.                     |          |                                |             |           |        |             |          |         |
|          | 24-00877                      | 06/20/24 | PSE&G MAY 2024                 | Open        | 999.42    | 0.00   |             |          |         |
| 00164    | STATELINE FIRE & SAFETY, INC. |          |                                |             |           |        |             |          |         |
|          | 24-00316                      | 02/27/24 | PD ROAD FLARES                 | Open        | 258.00    | 0.00   |             |          |         |
| 00186    | PRIMEPAY, LLC                 |          |                                |             |           |        |             |          |         |
|          | 24-00230                      | 02/07/24 | 2024 FSA FEES                  | Open        | 115.50    | 0.00   |             |          | B       |
| 00230    | NIELSEN OF MORRISTOWN         |          |                                |             |           |        |             |          |         |
|          | 24-00772                      | 06/03/24 | Police -Dodge Charger 2023     | Open        | 42,629.25 | 0.00   |             |          |         |
| 00299    | STORR TRACTOR CO, INC         |          |                                |             |           |        |             |          |         |
|          | 24-00395                      | 03/18/24 | CLAY INFIELD GROOMER & EQUIP.  | Open        | 39,754.40 | 0.00   |             |          |         |

June 20, 2024  
03:26 PM

Borough of Montvale  
Bill List By Vendor Id

Page No: 2

| Vendor # | Name                           |                                | Status | Amount           | Void Amount | Contract | PO Type |
|----------|--------------------------------|--------------------------------|--------|------------------|-------------|----------|---------|
| PO #     | PO Date                        | Description                    |        |                  |             |          |         |
| 00320    | NEW JERSEY ELEVATOR INSPECTION |                                |        |                  |             |          |         |
| 23-00727 | 05/23/23                       | 2023 ELEVATOR INSPECTION SVCS  | Open   | 205.00           | 0.00        |          | B       |
| 24-00742 | 05/28/24                       | 2024 ELEVATOR INSPECTION SVCS  | Open   | <u>10,596.00</u> | 0.00        |          | B       |
|          |                                |                                |        | 10,801.00        |             |          |         |
| 00375    | BOROUGH OF PARK RIDGE          |                                |        |                  |             |          |         |
| 24-00688 | 05/17/24                       | TRI BORO FUEL APRIL 2024       | Open   | 5,985.93         | 0.00        |          |         |
| 00400    | FAIRFIELD MAINTENANCE, INC.    |                                |        |                  |             |          |         |
| 23-01410 | 10/18/23                       | 2024 MONTHLY UST INSPECTIONS   | Open   | 440.00           | 0.00        |          | B       |
| 00465    | NJ-IAAO                        |                                |        |                  |             |          |         |
| 23-00367 | 03/06/23                       | MARCH 2023 SEMINAR TAX APPEALS | Open   | 145.00           | 0.00        |          |         |
| 00699    | ATLANTIC TOMORROWS OFFICE      |                                |        |                  |             |          |         |
| 24-00799 | 06/05/24                       | WIDE FORMAT YRL MAINT CONTRACT | Open   | 1,459.00         | 0.00        |          |         |
| 00731    | COLLIER'S ENGINEERING & DESIGN |                                |        |                  |             |          |         |
| 23-00735 | 05/24/23                       | 2023 COUNTY MUNICIPAL PARK     | Open   | 2,890.00         | 0.00        |          | B       |
| 23-00917 | 06/28/23                       | TERKUILE ROAD 2023 NJDOT GRANT | Open   | 1,580.00         | 0.00        |          | B       |
| 23-01721 | 12/15/23                       | STORM SEWER OUTFALL INSPECTION | Open   | 17,633.75        | 0.00        |          | B       |
| 24-00182 | 01/26/24                       | 2024 GENERAL ENGINEERING       | Open   | 9,530.00         | 0.00        |          | B       |
| 24-00692 | 05/20/24                       | MUNICIPAL ENGINEERING REVIEW   | Open   | 222.50           | 0.00        |          |         |
| 24-00708 | 05/21/24                       | MUNICIPAL ENGINEERING REVIEW   | Open   | 1,555.00         | 0.00        |          |         |
| 24-00733 | 05/23/24                       | MUNICIPAL ENGINEERING REVIEW   | Open   | 222.50           | 0.00        |          |         |
| 24-00749 | 05/29/24                       | 2024 RIVERSIDE COOP ROAD PROG. | Open   | 1,837.73         | 0.00        |          |         |
| 24-00754 | 05/30/24                       | MUNICIPAL ENGINEERING REVIEW   | Open   | 1,035.00         | 0.00        |          |         |
| 24-00781 | 06/04/24                       | MUNICIPAL PLANNING REVIEW      | Open   | 1,570.00         | 0.00        |          |         |
| 24-00783 | 06/04/24                       | MUNICIPAL ENGINEERING REVIEW   | Open   | <u>5,380.00</u>  | 0.00        |          |         |
|          |                                |                                |        | 43,456.48        |             |          |         |
| 00769    | URBAN AUTO SPA                 |                                |        |                  |             |          |         |
| 24-00787 | 06/04/24                       | CAR WASH & OIL CHANGE SERVICES | Open   | 32.00            | 0.00        |          |         |
| 00801    | WESTPHAL WASTE SERVICES, INC.  |                                |        |                  |             |          |         |
| 24-00261 | 02/14/24                       | 2024 GARBAGE COLLECTION        | Open   | 75,828.75        | 0.00        |          | B       |
| 00812    | NJ STATE ASSOCIATION OF        |                                |        |                  |             |          |         |
| 24-00725 | 05/22/24                       | PD WRITTEN ENTRANCE EXAM       | Open   | 3,500.00         | 0.00        |          |         |
| 00891    | RIDGEMONT PIZZA & RESTAURANT   |                                |        |                  |             |          |         |
| 24-00846 | 06/13/24                       | PIZZA FOR COUNCIL MEETING      | Open   | 69.00            | 0.00        |          |         |
| 00999    | AMAZON.COM SERVICES, INC.      |                                |        |                  |             |          |         |
| 24-00713 | 05/22/24                       | Table & 4 Chairs -Police Dept  | Open   | 359.00           | 0.00        |          |         |
| 24-00819 | 06/07/24                       | office supplies                | Open   | <u>78.76</u>     | 0.00        |          |         |
|          |                                |                                |        | 437.76           |             |          |         |
| 01144    | METICULOUS CLEANING SERVICES   |                                |        |                  |             |          |         |
| 24-00596 | 04/30/24                       | CLEANING OF FIRE HOUSE APRIL   | Open   | 285.00           | 0.00        |          |         |
| 24-00607 | 05/02/24                       | CLEANING OF FIRE HOUSE         | Open   | <u>285.00</u>    | 0.00        |          |         |
|          |                                |                                |        | 570.00           |             |          |         |

June 20, 2024  
03:26 PM

Borough of Montvale  
Bill List By Vendor Id

Page No: 3

| Vendor # | Name                             | PO #     | PO Date  | Description                    | Status | Amount          | Void Amount | Contract | PO Type |
|----------|----------------------------------|----------|----------|--------------------------------|--------|-----------------|-------------|----------|---------|
| 01186    | BAKER, CHRISTINE                 | 24-00847 | 06/14/24 | 2024 MONTVALE WELLNESS         | Open   | 60.76           | 0.00        |          |         |
| 01210    | GOOSETOWN COMMUNICATIONS         | 24-00718 | 05/22/24 | PD RADIO MAINT & REPAIRS       | Open   | 1,328.00        | 0.00        |          |         |
| 01227    | PIAZZA & ASSOCIATES, INC.        | 24-00108 | 01/18/24 | 2024 AFFORDABLE HOUSING SVCS   | Open   | 400.00          | 0.00        |          | B       |
| 01249    | BOTTA, CHRISTOPHER               | 24-00743 | 05/28/24 | JUDGE 5/22/24                  | Open   | 540.00          | 0.00        |          |         |
| 01367    | VLADICK, MATTHEW                 | 24-00761 | 05/31/24 | CLOTHING ALLOWANCE VLADICK     | Open   | 102.00          | 0.00        |          |         |
| 01464    | SURENIAN, EDWARDS, BUZAK & NOLAN | 24-00403 | 03/18/24 | 2024 SPECIAL COUNSEL           | Open   | 358.50          | 0.00        |          | B       |
|          |                                  | 24-00693 | 05/20/24 | PROFESSIONAL SERVICES - COAH   | Open   | 280.00          | 0.00        |          |         |
|          |                                  | 24-00698 | 05/20/24 | PROFESSIONAL SERVICES RENDERED | Open   | <u>1,564.82</u> | 0.00        |          |         |
|          |                                  |          |          |                                |        | 2,203.32        |             |          |         |
| 01471    | RICCIARDELLA ELECTRIC INC.       | 24-00551 | 04/23/24 | Replace Huff Pond Aerator      | Open   | 3,257.00        | 0.00        |          |         |
| 01497    | SALERNO, GERALD                  | 24-00277 | 02/16/24 | 2024 PUBLIC DEFENDER           | Open   | 3,750.00        | 0.00        |          | B       |
| 01573    | K. HOVNANIAN @ RIDGEMONT         | 24-00851 | 06/14/24 | ESCROW REFUND - 3301/3&4       | Open   | 2,443.72        | 0.00        |          |         |
| 01752    | DILAURI, RUSSEL                  | 24-00816 | 06/07/24 | REIMB GIFT CARDS               | Open   | 127.80          | 0.00        |          |         |
| 01767    | VERIZON                          | 24-00759 | 05/30/24 | 555-569-014-0001-55 VERIZON    | Open   | 176.07          | 0.00        |          |         |
| 01828    | CGP&H, LLC                       | 24-00276 | 02/16/24 | PROFESSIONAL HOUSING REHAB SVC | Open   | 450.00          | 0.00        |          | B       |
| 01882    | PRESTIGE BUSINESS PRODUCTS, INC  | 24-00675 | 05/16/24 | COMPUTER INK CARTRIDGES 128    | Open   | 504.00          | 0.00        |          |         |
|          |                                  | 24-00760 | 05/30/24 | toner for Carol                | Open   | 212.00          | 0.00        |          |         |
|          |                                  | 24-00763 | 05/31/24 | DB INK CARTRIDGES              | Open   | <u>544.00</u>   | 0.00        |          |         |
|          |                                  |          |          |                                |        | 1,260.00        |             |          |         |
| 01886    | MCGEE, HEATHER                   | 24-00813 | 06/07/24 | REIMB HDMI CABLES FOR TV IN DB | Open   | 74.96           | 0.00        |          |         |
| 01890    | GREATAMERICA FINANCIAL SRVCS.    | 24-00098 | 01/17/24 | POSTAGE MACHINE LEASE          | Open   | 289.00          | 0.00        |          | B       |
| 01892    | AC DAUGHTRY INC.                 | 24-00854 | 06/17/24 | ALARM SERVICES                 | Open   | 1,021.53        | 0.00        |          |         |

June 20, 2024  
03:26 PM

Borough of Montvale  
Bill List By Vendor Id

Page No: 4

| Vendor # | Name                                    | Status    | Amount          | Void Amount | Contract | PO Type |
|----------|-----------------------------------------|-----------|-----------------|-------------|----------|---------|
| PO #     | PO Date Description                     |           |                 |             |          |         |
| 01892    | AC DAUGHTRY INC.                        | Continued |                 |             |          |         |
| 24-00855 | 06/17/24 ALARM SERVICES                 | Open      | <u>755.80</u>   | 0.00        |          |         |
|          |                                         |           | 1,777.33        |             |          |         |
| 01993    | GREG TANZER SPRINKLERS                  |           |                 |             |          |         |
| 24-00736 | 05/28/24 FIELD SPRINKLER REPAIR         | Open      | 2,149.98        | 0.00        |          |         |
| 02011    | HUNTINGTON BAILEY, L.L.P.               |           |                 |             |          |         |
| 24-00274 | 02/16/24 2024 LEGAL RETAINER            | Open      | 10,200.00       | 0.00        |          | B       |
| 24-00275 | 02/16/24 2024 LEGAL FEES                | Open      | <u>3,167.38</u> | 0.00        |          | B       |
|          |                                         |           | 13,367.38       |             |          |         |
| 02056    | LERCH, VINCI & BLISS, LLP               |           |                 |             |          |         |
| 24-00658 | 05/14/24 BUDGET PREP 2024 & BAN 4/10/24 | Open      | 7,785.00        | 0.00        |          |         |
| 02078    | BUONOCORE, THOMAS A.                    |           |                 |             |          |         |
| 24-00668 | 05/15/24 JUDGE 5/8/24                   | Open      | 650.00          | 0.00        |          |         |
| 02116    | SPORTS FIELD SERVICES LLC               |           |                 |             |          |         |
| 24-00805 | 06/06/24 GRADING OF FLAGG FIELD         | Open      | 5,875.00        | 0.00        |          |         |
| 02141    | REGAN, ROBERT T., ESQ.                  |           |                 |             |          |         |
| 24-00341 | 03/06/24 2024 RETAINER                  | Open      | 5,000.00        | 0.00        |          | B       |
| 24-00756 | 05/30/24 PROFESSIONAL SERVICES RENDERED | Open      | 1,103.25        | 0.00        |          |         |
| 24-00757 | 05/30/24 PROFESSIONAL SERVICES RENDERED | Open      | 2,590.55        | 0.00        |          |         |
| 24-00758 | 05/30/24 PROFESSIONAL SERVICES RENDERED | Open      | 700.00          | 0.00        |          |         |
| 24-00780 | 06/04/24 PROFESSIONAL SERVICES RENDERED | Open      | <u>2,379.00</u> | 0.00        |          |         |
|          |                                         |           | 11,772.80       |             |          |         |
| 02757    | TYCO ANIMAL CONTROL SERVICES            |           |                 |             |          |         |
| 24-00206 | 02/02/24 2024 GEESE CONTROL SERVICES    | Open      | 400.00          | 0.00        |          | B       |
| 24-00207 | 02/02/24 2024 ANIMAL CONTROL SERVICES   | Open      | <u>1,900.00</u> | 0.00        |          | B       |
|          |                                         |           | 2,300.00        |             |          |         |
| 02987    | DATA NETWORK SOLUTIONS                  |           |                 |             |          |         |
| 24-00109 | 01/18/24 2024 BORO PHONE LINES          | Open      | 1,096.29        | 0.00        |          | B       |
| 03002    | KOERNER, TINA & JOHN                    |           |                 |             |          |         |
| 23-01390 | 10/16/23 RELEASE OF ESCROW              | Open      | 329.50          | 0.00        |          |         |
| 03014    | FERRARA, ALFONSO                        |           |                 |             |          |         |
| 24-00848 | 06/14/24 ESCROW REFUND - 401/4          | Open      | 5,022.80        | 0.00        |          |         |
| 03131    | CERTIFIED SPEEDOMETER SERVICE           |           |                 |             |          |         |
| 24-00580 | 04/25/24 PD VEHICLE CALIBRATIONS        | Open      | 396.00          | 0.00        |          |         |
| 03682    | CRUISE, E. K.                           |           |                 |             |          |         |
| 24-00762 | 05/31/24 REIMB CRUISE WEAPON SUPPLIES   | Open      | 368.81          | 0.00        |          |         |
| 03727    | STAPLES INC                             |           |                 |             |          |         |
| 24-00811 | 06/07/24 Office Supplies                | Open      | 604.50          | 0.00        |          |         |

June 20, 2024  
03:26 PM

Borough of Montvale  
Bill List By Vendor Id

Page No: 5

| Vendor #               | Name     |                              |                        |          |                    |            |                         |
|------------------------|----------|------------------------------|------------------------|----------|--------------------|------------|-------------------------|
| PO #                   | PO Date  | Description                  | Status                 | Amount   | Void Amount        | Contract   | PO Type                 |
| 03890                  |          | BUSINESS INFORMATION SYSTEMS |                        |          |                    |            |                         |
| 24-00796               | 06/05/24 | ANNUAL RENEWAL CONTRACT      | Open                   | 3,220.00 | 0.00               |            |                         |
| Total Purchase Orders: |          | 84                           | Total P.O. Line Items: | 0        | Total List Amount: | 312,449.98 | 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 2023   | 3-01 | 18,423.75   | 0.00        | 18,423.75    | 0.00          | 0.00      |
| CURRENT FUND 2024   | 4-01 | 173,776.03  | 0.00        | 173,776.03   | 0.00          | 0.00      |
| CAPITAL FUND        | C-04 | 46,046.98   | 0.00        | 46,046.98    | 0.00          | 0.00      |
| BOA ESCROW ACCOUN   | E-08 | 24,108.82   | 0.00        | 24,108.82    | 0.00          | 0.00      |
| OTHER TRUST ACCOU   | T-03 | 1,575.00    | 0.00        | 1,575.00     | 0.00          | 0.00      |
| OPEN SPACE TRUST    | T-14 | 48,519.40   | 0.00        | 48,519.40    | 0.00          | 0.00      |
| Year Total:         |      | 50,094.40   | 0.00        | 50,094.40    | 0.00          | 0.00      |
| Total Of All Funds: |      | 312,449.98  | 0.00        | 312,449.98   | 0.00          | 0.00      |