

AGENDA
WORK SESSION MEETING
BOROUGH OF MONTVALE
Mayor and Council Meeting
September 24, 2024
Meeting to Commence 7:30PM

ROLL CALL:

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

ORDINANCES:

None

MINUTES:

September 12, 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.

- 171-2024 Authorize Hiring Full Time Construction Clerk – Meghan Culhane
- 172-2024 Award Professional Service Contract - Construction Observation Services and Administration Services for NJDOT FY2023 Terkuile Road Resurfacing Project - Colliers Engineering & Design
- 173-2024 Amending Resolution No. 166-2024 Resolution Extending Affordability Controls At The Valley View At Montvale Site
- 174-2024 A Resolution Authorizing The Borough Of Montvale To Accept The Bid Of Michael Biancorosso And Steven Vassi For The Property Identified As Block 804, Lot 17
- 175-2024 Amending Resolution No. 125-2024 To Establish Recreational Fees for Year 2024
- 176-2024 Resolution amending agreement with Westphal Waste Services, Inc. for solid waste collection and disposal services pursuant to NJS 40A11-15
- 177-2024 Award Professional Service Contract to Colliers Engineering & Design for Survey Services, Geotechnical Services and Design & Specifications for the Memorial Drive MAL Synthetic Turf Field Project

BILLS:

ENGINEER'S REPORT: Jamie Giurintano

ATTORNEY'S REPORT: David Lafferty

ADMINISTRATOR'S REPORT: Joe Voytus

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, October 10, 2024

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

PUBLIC MEETING
MINUTES

The Public Meeting of the Mayor and Council was held in Council Chambers and called to order at 7:32PM. 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
Councilmember Cudequest
Councilmember Koelling

Councilmember Lane
Councilmember Roche - arrived 7:39
Councilmember Russo-Vogelsang

EAGLE SCOUT PROJECT PRESENTATIONS:**Keira Luff – Upper Saddle River BSA Troop 933 - Bat Box and Huff Park Landscaping**

Presentation included with minutes; a motion to approve the project by Councilmember Russo-Vogelsang; seconded by Councilmember Lane – all ayes

Hridank Shukla - Montvale BSA Troop 334 - Environmental Learning Center Trailhead & Website

Presentation included with minutes; a motion to approve the project by Councilmember Russo-Vogelsang; seconded by Councilmember Lane – all ayes. Councilmember Lane made a motion to have the Borough contribute up to \$200 for each project; seconded by Councilmember Cudequest – all ayes

POLICE CHIEF, Doug McDowell – Quarterly Report

Events from April 1 through August 31 are as follows: Pascack Hills drunk driving simulation course; Books and Badges, the police officers read books to kindergarten and first graders; spoke to 8th graders at Fieldstone about transitioning to high school; Jr. Police Academy will begin September through November for 7th-8th graders; Touch-a-Truck event was a big success; total summons issued year to date are 3,504 summons and 394 warnings; received distracted driving grant for 100 hours of enforcement for the month of April issuing 779 tickets and warnings; traffic complaints were reported on Woodland Road, Lark Lane, Main Street and Paragon Drive with several summons issued; traffic concerns should be emailed to traffic@montvaleboro.org; 103 arrests were made this quarter, 90 criminal complaints;

ORDINANCES:

PUBLIC HEARING OF ORDINANCE NO. 2024-1559 AN ORDINANCE OF THE BOROUGH OF MONTVALE APPROPRIATING FUNDS FOR MAJOR VEHICLE REPAIRS AND REHABILITATION AND APPROPRIATING FUNDS FOR SAID PURPOSE

WHEREAS, Borough-owned vehicles often require unscheduled repairs for which sufficient funds have not been allocated in a particular budget year; and

WHEREAS, because such repairs are sporadic but often of a high dollar value, it is necessary and advisable to establish a durable fund that is available to cover the cost of such repairs on an as-needed basis.

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

Section 1. There is hereby appropriated and allocated the sum of \$30,000.00 designated for major vehicle repairs and rehabilitation. The appropriation of \$30,000.00 shall be made from the Capital Improvement Fund and shall be designated as "Appropriation for major vehicle repairs and rehabilitation."

Section 2. The said major vehicle repairs and rehabilitation and the use of said funds therefor shall be made at the recommendation of the Borough Administrator and shall be approved by the Chief Financial Officer. Payments shall be processed in the ordinary manner.

Section 3. This Ordinance shall take effect upon final passage and publication as required by law.

*A motion Introduced for second reading **Ordinance No. 2024-1559** by Councilmember Russo-Vogelsang; seconded by Councilmember Lane; Clerk read by title only. Motion to open meeting to public by Councilmember Lane; seconded by Councilmember Russo-Vogelsang - all ayes*

No Public Comment

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

MEETING OPEN TO PUBLIC:

Agenda Items Only

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

Carolee Adams

The Chief mentioned about electric bikes, suggested doing an ordinance that flags should be put on the bikes so they can be seen;

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

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:

August 8, 2024

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

RESOLUTIONS:

167-2024 Knock Out Opioid Abuse Day, October 6, 2024

WHEREAS, New Jersey is in the midst of a life-threatening opioid abuse epidemic; and

WHEREAS, the Partnership for a Drug-Free New Jersey has designated October 6, 2024, as Knock Out Opioid Abuse Day – an initiative with a multiple purposes: to raise awareness of the potential for dependency on prescribed pain medicine and its link to heroin and fentanyl use in our state; to reduce

stigma of addiction and shine a light on the need for recovery support; and to communicate to physicians information on safer prescribing messages found in the Centers for Disease Control and Prevention guidelines for prescribing opioids, which include considering other therapies, setting realistic treatment goals with patients and discussing with patients the positives and negatives of opioids; and

WHEREAS, the State Senate and General Assembly jointly resolved that October 6 shall be permanently designated as Knock Out Opioid Abuse Day in New Jersey in order to raise awareness about the dangers of, and the link between, prescription opioid misuse and heroin addiction and to educate health care providers, community leaders, state lawmakers and members of the public about the opioid abuse epidemic and its effects throughout the State of New Jersey and across the country; and

WHEREAS, Children's Aid and Family Services, The Center for Alcohol and Drug Resources, and the Bergen County Prevention Coalition support initiatives designed to raise awareness about opioid abuse in New Jersey and take steps to prevent addiction;

THEREFORE, BE IT RESOLVED, that October 6, 2024, be recognized as Knock Out Opioid Abuse Day in Montvale.

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

RESOLUTIONS: (CONSENT AGENDA*)

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161-2024 Refund Tax Overpayment - Block 806, Lot 4.01 – 13 Main Street

WHEREAS, a resolution authorizing the Borough of Montvale to refund an overpayment of taxes for the property located at 13 Main Street, also known as Block 806, Lot 4.01;

WHEREAS, a duplicate payment was made by the mortgage company; and

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, County of Bergen, New Jersey, that the Tax Collector be and is hereby authorized to refund \$2,680.67 to:

Visions Federal Credit Union
Attn: Laura Iessi, Mortgage Loan Processor
24 McKinley Ave
Endicott, NY 13760

162-2024 Resolution for Renewal of Membership in The Bergen County Municipal Joint Insurance Fund

WHEREAS, the Borough of Montvale is a member of the Bergen County Municipal Joint Insurance Fund; and

WHEREAS, said renewed membership terminates as of December 31, 2024 unless earlier renewed by agreement between the Municipality and the Fund; and

WHEREAS, the Municipality desires to renew said membership;

NOW THEREFORE, BE IT RESOLVED as follows:

1. The Borough of Montvale agrees to renew its membership in the Bergen County Municipal Joint Insurance Fund and to be subject to the Bylaws, Rules and Regulations, coverages, and operating procedures thereof as presently existing or as modified from time to time by lawful act of the Fund.
2. The Mayor and Clerk shall be and hereby are authorized to execute the agreement to renew membership annexed hereto and made a part hereof and to deliver same to the Bergen County Municipal Joint Insurance Fund evidencing the Municipality's intention to renew its membership.

163-2024 Authorize Release of Escrow – Walter Janovic – 24 Akers Ave - Block 2202, Lots 10 and 11

WHEREAS, Walter Janovic has requested release of escrow posted for 24 Akers Ave, Block 2202, Lots 10 and 11; 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 Walter Janovic, to be mailed to 51 Hering Road, Montvale, NJ 07645 in the amount of \$444.82; and

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

164-2024 Authorize Release of Escrow – Push to Walk – 11 Philips Parkway - Block 3201, Lot 2

WHEREAS, Push to Walk has requested release of escrow posted for 11 Philips Parkway, Block 3201, Lots 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 Push to Walk, to be mailed to 11 Philips Parkway, Montvale, NJ 07645 in the amount of \$452.50; and

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

165-2024 Authorize Release of Escrow – P & B Signs – 14 Philips Parkway - Block 2802, Lot 4

WHEREAS, P & B Signs has requested release of escrow posted for 14 Philips Parkway, Block 2802, Lots 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 P & B Signs, to be mailed to 711 Executive Blvd, Suite G, Valley Cottage, NY 10989 in the amount of \$352.50; and

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

166-2024 Resolution Extending Affordability Controls at The Valley View at Montvale Site

WHEREAS, on May 15, 1989, the New Jersey Council on Affordable Housing ("COAH") "with the full cooperation of the Department of Community Affairs and the New Jersey Housing and Mortgage Finance Agency ("HMFA") adopted regulations that established important public policies centered on the principle that affordable housing was a "precious resource" and that municipalities should be allowed to decide how best to use that resource to facilitate the production of affordable housing (see 21 N.J.R. 2020-2024); and

WHEREAS, COAH explained that "New Jersey is losing affordable units and the subsidy necessary to replace them" as a result of the expiration of controls on affordable units created "by HUD in the 1960s and 1970s" and noted that "experience indicates that there will be an on-going need for affordable housing" (see 21 N.J.R. 2020); and

WHEREAS, the proposed rule that COAH adopted empowers municipalities to “use of proceeds derived from sales of affordable units to the creation, rehabilitation or maintenance of affordable housing units” or to extend the deed restriction on affordable units (see 21 N.J.R. 2020); and **WHEREAS**, by adopting these regulations, COAH “decided to create a situation where responsible public officials could make decisions regarding the continued maintenance of affordability as the controls were expiring.” (see 21 N.J.R. 2020); and **WHEREAS**, in establishing these policies, COAH considered the claim that “[o]wners of affordable units should be allowed to retain the equity built up in their units if the unit is sold after the resale controls expire”; and concluded that the rights of municipalities to address the need for affordable housing as they saw fit was more important than the rights of individual low- and moderate-income households to a potential windfall:

“RESPONSE: After listening to many different views, the Council determined that an affordable housing unit is a precious resource and efforts should be made to retain the affordable housing stock or for money to be recycled to create additional housing opportunities. However, the owners of a low and moderate income unit do receive many benefits, including an affordable housing unit during the length of their tenure; the equity resulting from repayment of a mortgage; the appreciation resulting from indexed increases to the maximum sales price of the housing unit; and the tax deductions that are synonymous with home ownership. Also, if home maintenance has been ignored, the owner may not be able to sell the unit for the full controlled price.”
[21 N.J.R 2020]; and

WHEREAS, COAH did not intend its new policies to affect low- and moderate-income sales units occupied by low- and moderate-income households at that time (May 15, 1989), but did intend to control affordable units “sold prior to the termination of the controlled period” (see 21 N.J.R. 2020); and **WHEREAS**, COAH implemented the policies explained in response to comments made on its proposed rules by providing that “a municipality shall have the right to determine that the most desirable means of promoting an adequate supply of low- and moderate-income housing is to prohibit the exercise of the repayment option and maintain controls on lower income housing units sold within the municipality beyond the period required by N.J.A.C. 5:92-12.1” (N.J.A.C. 5:92-12.8(a)); and **WHEREAS**, for ease in reference, this resolution shall refer to the right conferred by COAH regulations to empower municipalities to capture 95 percent of the differential between the fair market value of an affordable unit and the Maximum Restricted Resale Price at the time of a fair market value sale as “the repayment option” and the right of a municipality to reject the repayment option, thereby effectively extending controls as “the extension of controls option”; and **WHEREAS**, N.J.A.C. 5:92-12.8 further provides that for a municipality to exercise the extension of controls option, it must adopt a resolution and file it with COAH and the authority which the municipality has designated to administer the affordable units declaring its relinquishment of the repayment option and exercise of the extension of controls option. N.J.A.C. 5:92-12.8(a); N.J.A.C. 5:92-12.8(b) (21 N.J.R. 2023); and **WHEREAS**, on May 10, 1994, COAH adopted its Round 2 Substantive Regulations, which incorporated the policies it had established by its 1989 regulations (compare 5:92-12.1 et seq. with N.J.A.C. 5:93-9.1 et seq.); and **WHEREAS**, in 2001 and 2004, the HMFA incorporated into its Uniform Housing Affordability Controls regulations (N.J.A.C. 5:80-26.1 thru -26.26), commonly referred to as UHAC, the policies that COAH had first established in 1989 with its “full cooperation” and that COAH made part of its Round 2 regulations; and **WHEREAS**, pursuant to N.J.A.C. 5:80-26.25 of the UHAC, like N.J.A.C. 5:92-12.8 and N.J.A.C. 5:93-9.9, the HMFA reaffirmed “the right [of municipalities] to determine that the most desirable means of promoting an adequate supply of low-and moderate-income housing is to prohibit the exercise of the

repayment option and maintain controls on lower income housing units sold within the municipality beyond the period required by N.J.A.C. 5:93-9.2"; and

WHEREAS, pursuant to N.J.A.C. 5:80-26.25 of the UHAC, the HMFA gives the Borough "the right to determine that the most desirable means of promoting an adequate supply of low-and moderate-income housing is to prohibit the exercise of the repayment option and maintain controls on lower income housing units sold within the municipality beyond the period required by N.J.A.C. 5:93-9.2 . . ." (compare N.J.A.C. 5:80-26.25 with N.J.A.C. 5:93 –9.9); and

WHEREAS, just as the COAH regulations sought to give "responsible public officials" the right to decide whether to extend the restrictions on affordable units or to capture 95 percent of the differential, N.J.A.C. 5:80-26.1 provides that the "purpose" of the UHAC regulations is *inter alia* to provide "for the establishment and administration of affordability controls on restricted units that receive COAH credit under the Fair Housing Act. . . ." (compare 21 N.J.R. 2020 with N.J.A.C. 5:80-26.26.1); and

WHEREAS, N.J.A.C. 5:80-26.25(a) of the UHAC regulations instructs that municipalities exercising the right to prohibit the repayment option and maintain the control period(s) on any 95/5 affordable units for a longer period of time, shall do so through the adoption of a resolution by the municipality's governing body, which shall be effective upon filing with COAH (compare N.J.A.C. 5:80-26.25 (a) with N.J.A.C. 5:93 – 9.9); and

WHEREAS, the governing body resolution must specify the time period for which the repayment option shall not be applicable, and that during such additional period, no seller in the municipality may utilize the repayment option permitted by N.J.A.C. 5:93-9.8 (compare N.J.A.C. 5:80-26.25(a) with N.J.A.C. 5:93 – 9.9); and

WHEREAS, pursuant of N.J.A.C. 5:80-26.25(b) of UHAC, a municipality that exercises the right to extend the control period(s), shall provide public notice in a newspaper of general circulation, and notify the administrative agent and COAH of the governing body's action (compare N.J.A.C. 5:80-26.25(b) with N.J.A.C. 5:93 –9.9(b)); and

WHEREAS, by incorporating into UHAC the standards that COAH established in its 1989 regulations and Round 2 regulations to empower responsible public officials to extend the deed restrictions on affordable units or to capture 95 percent of the differential, the HMFA reaffirmed the rights conferred by COAH regulations; and

WHEREAS, the Montvale Borough Planning Board adopted, and the Borough endorsed a Housing Element and Fair Share Plan, ("HEFSP") designed to comply with COAH's Round 2 regulations; filed that plan with COAH; and, on December 15, 2004, COAH provided substantive certification to the Borough (the "Prior Round" Compliance); and

WHEREAS, as part of its Prior Round Compliance, the Valley View at Montvale site, located at Block 2001, Lots 1 and 3, received site plan approval for the construction of 128 condominium units, of which 26 would be affordable to low- and moderate-income households; and

WHEREAS, on December 15, 2004, in accordance with N.J.S.A. 52:27D-314 (a) of the New Jersey Fair Housing Act ("FHA"), which required COAH to certify an affordable housing plan once it was satisfied that the plan was "consistent with the rules and criteria [it] adopted", COAH certified the Borough's HEFSP after it determined that the plan generally, and the standards establishing the repayment and extension of controls options in particular satisfied its regulations; and

WHEREAS, the Valley View project was constructed between the years 2007 and 2009, and in 2008 the project executed an Affordable Housing Plan, recorded in the Bergen County Clerk's Office on January 8, 2008, located in Book 9476, Page 435, as well as Affordable Housing Agreements for the specific affordable units in the project which were record in the Bergen County Clerk's Office between 2008 and 2009, which are attached hereto as **Exhibit A** to this resolution; and

WHEREAS, the Valley View Affordable Housing Plan designated the following units to be affordable:

Unit Address	Current Block #	Current Lot #
8 Sweeney Court	2001	5.01
2 Sweeney Court	2001	5.01
16 Sweeney Court	2001	5.01

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10 Sweeney Court	2001	5.01
8 Forshee Circle	2001	5.01
2 Forshee Circle	2001	5.01
16 Forshee Circle	2001	5.01
10 Forshee Circle	2001	5.01
24 Forshee Circle	2001	5.01
18 Forshee Circle	2001	5.01
32 Forshee Circle	2001	5.01
26 Forshee Circle	2001	5.01
40 Forshee Circle	2001	5.01
34 Forshee Circle	2001	5.01
52 Forshee Circle	2001	5.01
50 Forshee Circle	2001	5.01
44 Forshee Circle	2001	5.01
42 Forshee Circle	2001	5.01
51 Forshee Circle	2001	5.01
49 Forshee Circle	2001	5.01
43 Forshee Circle	2001	5.01
41 Forshee Circle	2001	5.01
1 Sweeney Court	2001	5.01
3 Sweeney Court	2001	5.01
5 Sweeney Court	2001	5.01
7 Sweeney Court	2001	5.01

(hereinafter "Valley View Affordables"); and

WHEREAS, pursuant to the Affordable Housing Agreements between 2008 and 2009, the Valley View at Montvale was subject to the following option:

The terms, restrictions and covenants of this Affordable Housing Agreement may be extended by municipal resolution as provided for in N.J.A.C. 5:92.1, et. seq. Such municipal resolution shall provide for a period of extended restrictions and shall be effective upon filing with the Council and the Authority. The municipal resolution shall specify the extended time period by providing a revised ending date. An amendment to the Affordable Housing Agreement shall be filed with the recording office of the county in which the Affordable Housing unit or units is/are located.

(Affordable Housing Agreements, Section III.C); and

WHEREAS, the Affordable Housing Plan provides for **30 years of restrictions** and the controlling law at the beginning of the Agreement supports that conclusion; and

WHEREAS, due to a clerical mistake, certain Affordable Housing Agreements incorrectly state the length of the affordability restrictions; and

WHEREAS, the clerical mistake is immaterial due to the Borough's desire to extend the affordability controls on the units for a period of at least sixty (60) years from the first occupancy of a low- or moderate-income household in the Valley View units; and

WHEREAS, on March 20, 2024, Governor Murphy signed P.L.2024, c.2, which amended the Fair Housing Act; and

WHEREAS, while P.L.2024, c.2 eliminated COAH, its powers were split between the Administrative Office of the Courts, the New Jersey Housing and Mortgage Finance Agency, and the Department of Community Affairs ("DCA"); and

WHEREAS, P.L.2024, c.2, states that COAH regulations shall remain in full force and effect with the exception of any changes within P.L. 2024, C. 2; and

WHEREAS, P.L.2024, c.2 does not remove a municipality's right to extend deed restrictions on housing projects that contain market-rate units; and

WHEREAS, P.L.2024, c.2, established a new statutory section, N.J.S.A. 52:27D-313.3, which supports that UHAC regulations remain in full force and effect as of the date of this Resolution; and

WHEREAS, Valley View is a housing project that contains market-rate units; and

WHEREAS, the Borough views P.L.2024, c.2 as maintaining its ability to extend affordability controls under COAH's regulations, UHAC's regulations, the FHA, the Affordable Housing Plan, and the Affordable Housing Agreements for Valley View; and

WHEREAS, Montvale Borough has determined that the most desirable means of advancing the public policy of promoting an adequate supply of low- and moderate-income housing in Montvale Borough pursuant to N.J.A.C. 5:92-12.8, and its successors, N.J.A.C. 5:93-9.9 and N.J.A.C. 5:80-25.25 and the requirements of its Round 2 grant of substantive certification, is to forego the repayment option on the 26 units listed above and to maintain controls on these 26 units for a total period of at least 60 years of affordability controls.

NOW, THEREFORE, BE IT RESOLVED on this 12th day of September, 2024, by the Council of the Borough of Montvale, County of Bergen, State of New Jersey, as follows:

1. The Repayment Option shall not be permitted from the date of this resolution until the following date for each unit, or for a period of at least 60 total years, whichever is later, at which time the Borough may choose to continue to reject the repayment option:

Block	Lot	Address	Deed Commencement Date (MM/DD/YYYY)	New Extension Period End Date (MM/DD/YYYY)
2001	5.01	2 Forshee Circle	05/28/2008	05/28/2068
2001	5.01	8 Forshee Circle	02/29/2008	02/29/2068
2001	5.01	10 Forshee Circle	04/30/2008	04/30/2068
2001	5.01	16 Forshee Circle	09/22/2008	09/22/2068
2001	5.01	18 Forshee Circle	05/29/2008	05/29/2068
2001	5.01	24 Forshee Circle	02/20/2009	02/20/2069
2001	5.01	26 Forshee Circle	10/24/2008	10/24/2068
2001	5.01	32 Forshee Circle	10/22/2008	10/22/2068
2001	5.01	34 Forshee Circle	07/30/2009	07/30/2069
2001	5.01	40 Forshee Circle	01/30/2009	01/30/2069
2001	5.01	41 Forshee Circle	06/26/2009	06/26/2069
2001	5.01	42 Forshee Circle	08/06/2009	08/06/2069
2001	5.01	43 Forshee Circle	01/31/2008	01/31/2069
2001	5.01	44 Forshee Circle	07/02/2009	07/02/2069
2001	5.01	49 Forshee Circle	05/16/2008	05/16/2068
2001	5.01	50 Forshee Circle	10/01/2009	10/01/2069
2001	5.01	51 Forshee Circle	01/31/2008	01/31/2068
2001	5.01	52 Forshee Circle	07/10/2009	07/10/2069
2001	5.01	1 Sweeney Court	03/20/2008	03/20/2068
2001	5.01	2 Sweeney Court	10/08/2008	10/08/2068
2001	5.01	3 Sweeney Court	10/09/2008	10/09/2068
2001	5.01	5 Sweeney Court	02/26/2008	02/26/2068
2001	5.01	7 Sweeney Court	04/30/2008	04/30/2068
2001	5.01	8 Sweeney Court	11/17/2008	11/17/2068
2001	5.01	10 Sweeney Court	07/07/2009	07/07/2069

2. The period of affordability controls on these units is extended until the following dates in the table in Paragraph 1, or for a period of at least 60 total years, whichever is later, and during this period of extended controls, no seller of any of the 26 units identified in this resolution may utilize the repayment option as permitted by N.J.A.C. 5:93-9.8
3. The Clerk is authorized and directed to print this resolution in full in the official newspaper of Montvale Borough, and to notify the administrative agent and the Special Master of the Montvale Borough Council's action.
4. The administrative agent shall ensure the deed restriction on all affected 26 units extends through the dates in Paragraph 1 above, or for a period of at least 60 total years, whichever is later.
5. This resolution shall evidence that the controls have been extended in accordance with COAH's regulations, UHAC and the requirements of the Round 2 grant of substantive certification, and that Montvale Borough is entitled to an additional 26 COAH credits to address a portion of its fair share obligation through the extension of affordability controls.
6. The sale and use of the units are governed by UHAC, found in the New Jersey Administrative Code at Title 5, Chapter 80, subchapter 26 (N.J.A.C. 5:80-26.1, et seq.), the Affordable Housing Agreements associated with each unit, and the Borough's Affordable Housing Ordinance, and any amendments, changes or supplements thereto.
7. The Borough will specifically seek credit for the extensions under a compliance technique known as "Extensions of Expiring Controls" as part of its Fourth Round compliance plan or as part of its Round 5 compliance plan, depending on the determination on when the controls were initially set to expire.

168-2024 Authorize Proposal for Appraisal Services - McNerney & Associates, Inc. for 12 Van Riper Road, Block 3302; Lot 1

WHEREAS, the Borough of Montvale (hereinafter the "Borough") is the taxing authority for all properties located within its municipal boundaries; and,

WHEREAS, the owner of real property located at 12 Van Riper Road and identified as Block 3302 Lot 1 (hereinafter the "Subject Property") challenging the added assessment of the Subject Property for the 2024 tax year; and,

WHEREAS, the Borough is seeking to retain the services of an appraisal company to assist in the defense of the aforesaid tax appeal, and to memorialize its conclusions of value in a certified appraisal report that covers the aforementioned tax years; and,

WHEREAS, the Borough had received a proposal dated August 22, 2024 from McNerney & Associates, Inc. (hereinafter the "Proposal") to prepare the desired appraisal report for the total amount of \$5,000.00; and,

WHEREAS, a copy of the aforementioned Proposal is attached hereto as an Exhibit to this resolution; and,

WHEREAS, the appointment of McNerney & Associates, Inc. is considered a professional service appointment exempted by N.J.S.A. 40A:11-5 of the Local Public Contracts Law.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, that McNerney & Associates, Inc. is hereby appointed to prepare an appraisal report for the property located at 12 Van Riper Road, at Block 3302 Lot 1 in the Borough of Montvale, in accordance with the terms set forth in the attached Proposal.

169-2024 Authorize Release of Escrow - William Yeomans - 36 S. Kinderkamack Rd - Block 2406, Lot 2

WHEREAS, William Yeomans has requested release of escrow posted for 36 S. Kinderkamack Road, Block 2406, 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 William Yeomans, to be mailed to 143 Roseland Avenue, Caldwell, NJ 07006 in the amount of \$500.00; and

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

170-2024 A Resolution Authorizing The Chief Financial Officer To Take Certain Financial Actions And To Close Various Bank Accounts

WHEREAS, the Mayor and Council of the Borough of Montvale have reviewed certain financial records and determined that various actions are necessary to clean up the Borough's financial accounts and records; and

WHEREAS, it has been determined that certain trust accounts and bank accounts have remaining balances that should be transferred or cancelled, and certain checks remain unclaimed and should be cancelled; and

WHEREAS, the Chief Financial Officer has identified the need to close certain bank accounts with zero balances and take appropriate action regarding stale checks and remaining balances.

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

1. Cancellation of Balance in Celebration of Public Events Trust Fund:

- The Chief Financial Officer is hereby authorized to cancel the remaining balance of **\$82.91** in the Celebration of Public Events Trust Fund and transfer said amount to the **Miscellaneous Revenue Not Anticipated (MRNA)**.

2. Transfer of Balance in Historic Preservation Bank Account:

- The Chief Financial Officer is hereby authorized to transfer the remaining balance of **\$1,620.89** from the Historic Preservation Bank Account at Wells Fargo to the **General Trust Fund (03)**, specifically to the Historic Preservation Trust Fund.

3. Cancellation of Rent Security Balance:

- The Chief Financial Officer is hereby authorized to cancel the remaining balance of **\$3,966.33** in the Rent Security Account belonging to **D. Vaillancort**, after attempts to return the security deposit were unsuccessful, and transfer the amount to the **Miscellaneous Revenue Not Anticipated (MRNA)**.

4. Closure of Zero Balance Bank Accounts:

- The Chief Financial Officer is hereby authorized to close the following bank accounts at Wells Fargo Bank, all of which have zero balances:
 - Celebration of Public Events Account, Account Number ending in 1063
 - Community Development Account, Account Number ending in 3352
 - Historic Preservation Account, Account Number ending in 1679
 - Self Insurance Trust Account, Account Number ending in 7952
 - Rent Security Account, Account Number ending in 2912
 - Rent Security Account, Account Number ending in 6318

5. Cancellation of Stale Claims Account Checks:

- The Chief Financial Officer is hereby authorized to cancel the following stale checks from the Claims Account and transfer the unclaimed amounts to the **Miscellaneous Revenue Not Anticipated (MRNA)**:
 - Check 18387, issued on 10/27/2020, in the amount of **\$318.00**
 - Check 1262, issued on 2/22/2022, in the amount of **\$73.70**
 - Check 1506, issued on 4/26/2022, in the amount of **\$133.43**
 - Check 2852, issued on 2/14/2023, in the amount of **\$885.00**
 - Check 3199, issued on 5/11/2023, in the amount of **\$85.40**
 - Check 3353, issued on 6/8/2023, in the amount of **\$50.00**

BE IT FURTHER RESOLVED that the Chief Financial Officer is hereby authorized to take any and all actions necessary to implement this Resolution.

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

BILLS: Administrator read the Bill Report.

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

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

COMMITTEE REPORTS:**Council President Roche****Special Events**

Day in the Park was a tremendous event

Environmental Commission

Reviewed presentation eagle scouts

Chamber of Commerce

In the planning stages to do an off event in 2025

Councilmember Lane**Fire Dept**

43 calls; 2 drills; 7 work details and 1 meeting;

Finance

The budget process is right around the corner

Councilmember Cudequest**Board of Health**

2 nurses from Hackensack attended the last meeting to explain that HARP, the nursing services that we have a contract with, will be dissolved in January. Hackensack does not have the nursing staff to provide those services any longer; the services they provided were the communicable disease report, monitoring Covid in town, any outbreaks in our schools and in our over 65 community, health education in our schools and senior center, blood pressure monitoring at our senior meetings, school and day care vaccine audits and our flu clinics. NorthWest Bergen Regional Health Commission that we contract with does provide these services and the Board will be reviewing a contract from NorthWest.

Flu Clinic is scheduled for October 5th from 9am-10:30am at the senior center

Seniors

At their meeting, a nurse from Hackensack attended talking about the importance of vaccines; will have their BBQ at Huff Park on September 19th

Library

Both Montvale and Park Ridge libraries were affected by the heavy rains this past August; thanked DPW for the dehumidifiers and for removing carpet that was damaged as a result of flooding; Park Ridge had significant damage and will be closed for the next several months, Montvale has extended a welcome to Park Ridge residents to use our library; Sept 19 at 7pm will be a hands only CPR class

Montvale TV Access

John Hogan, Bergen County Clerk will be interviewed on Sept 24 to review the voting process for this upcoming election

Councilmember Arendacs

DPW

Maintaining equipment for leaf season; large amounts of trash have been reported at the fields from the weekends

Engineering

Grand Ave paving project will be possibly the first week in October; discussions are in progress as to when the Park-n-Ridge will open

Councilmember Koelling

Police

Monthly report included in original minutes;

Councilmember Russo-Vogelsang

Business Development Committee

Met with a public relation firm to help Montvale attract businesses; they will be coming to a council meeting to do a presentation on October 29

Message from the Superintendent, Darren Petersen:

As we begin this new school year, I'm excited to share some important updates, happenings and highlights from across our district. Our commitment to providing the best possible learning environment for our students and to meet the evolving needs of our school community is at the core of what we do. As always, we value your support and involvement in our schools. Together, we're building a bright future for our students and our community.

School Improvement Updates are as follow:

New HVAC units have been installed at both schools

New state-of-the art fire alarm systems installed at both schools

New classroom doors and locks replaced

Ongoing improvements continue at both schools which should all be completed by early 2025

Montvale School District has recently received outstanding results from the NJ Dept of Education's state monitoring process. The department has recognized Montvale Schools as "High Performing" school district. This achievement places Montvale Schools among the elite in the state. Out of the 45 school districts evaluated last year, Montvale was one of only five districts to score "Perfect" in four out of the five areas assessed.

These areas include:

- Instruction and Program
- Fiscal Management
- Governance
- Operations
- Personnel

Achieving perfect scores in four of these categories is a testament to the dedication, hard work, and excellence of the Montvale Schools' and the entire Montvale community.

Finally, a PSA announcement regarding Memorial Drive Safety is included with original minutes

MAYOR'S REPORT:

The affordable housing lawsuit was submitted on Monday, to date we have 17 towns committing to join the coalition; several meetings in the upcoming weeks throughout the State to get more towns to join; to date we have built 365 affordable units, that is 10% of our housing stock;

ENGINEER'S REPORT:

No Report

ATTORNEY'S REPORT: David Lafferty, Esq.

August 28th the borough closed on the DePiero property which consists of 9 acres; the DePiero family will continue to operate the farm to the end of the year; the borough will explore the possibility of an RFP to have a private operator operate the farm. A motion by Councilmember Lane to authorize Mr. Lafferty to prepare the RFP; seconded by Councilmember Roche – all ayes

ADMINISTRATOR'S REPORT: Joe Voytus

Started paving at the park-n-ride, we should have a firm date as when it will be opened; DPW study is almost complete, should have some adjustment recommendations shortly and will schedule a committee meeting in early October; Veolia is proceeding with their tank design; new full-time employee for the construction department; Spoke with Boswell regarding the GSP ramp closure possibly in October.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

a. Discussion – Hiring of EConsult Solutions

Mayor Ghassali stated this firm will provide factual data in regards to the affordable housing lawsuit; Joe also stated their proposal will be in the \$25,000-\$30,000 range; a motion to hire EConsult Solutions by Councilmember Lane; seconded by Councilmember Arendacs; Councilmember Roche asked how will this be paid, Joe stated through the funds collected from each town; - all ayes

Councilmember Arendacs wanted to bring the conversation back to what was just mentioned with the Police Chief in regards to shoplifting in the Wegmans area, he suggested an option for an additional officer just until the end of the year patrolling the area. Mayor Ghassali will discuss further with the Police Chief.

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 Lane; seconded by Councilmember Cudequest
- all ayes*

Carolee Adams

Do not pay the bill for the roads of the micro-paving; Carolee provided a letter from 2014 in regards to micro-paving on Camron Court which in turn had to be re-paved; Mayor Ghassali, Councilmembers and Colliers engineering walk the roads; Mayor Ghassali stated the contractor will come back to repair some of the issues

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

MEETING CLOSED TO THE PUBLIC:

ADJOURNMENT:

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

Meeting was adjourned at 9:08pm

Regular Workshop Meeting of the Mayor & Council to be held at 7:30pm on Tuesday, September 24, 2024

Respectfully submitted, Frances Scordo, Municipal Clerk

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 171-2024**

RE: Authorize Hiring Full Time Construction Clerk – Meghan Culhane

WHEREAS, Meghan Culhane meets the qualifications for the position of Construction Clerk and agrees to the terms and conditions of employment, and has previously completed a satisfactory background investigation; and

NOW THEREFORE, BE IT RESOLEVED, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey, that the above-named individual is hereby appointed to the position of a full-time Construction Clerk, effective October 7, 2024.

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

Adopted: September 24, 2024

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 172-2024**

RE: Award Professional Service Contract - Construction Observation Services and Administration Services for NJDOT FY2023 Terkuile Road Resurfacing Project - 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 September 12, 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 NJDOT FY2023 Terkuile Road Resurfacing Project
- 2) The cost not to exceed shall be \$18,840.00. 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.

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

Adopted: September 24, 2024

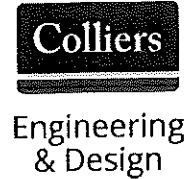
ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

400 Valley Road Suite 304
Mt. Arlington New Jersey 07856
Main: 877 627 3772



July 24, 2024
REVISED September 12, 2024

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

NJDOT FY2023 Terkuile Road Resurfacing Project
Professional Engineering Construction Administration Services
Borough of Montvale, Bergen County, NJ
Colliers Engineering & Design Project No. MVB0054

Dear Mayor and Council,

Colliers Engineering & Design (dba Maser Consulting) is pleased to present the following agreement for construction observation and administration services related to the NJDOT FY2023 Terkuile Road Resurfacing Project. Funding will be provided through current bond ordinance(s) and the anticipated capital bond ordinance for capital improvements.

Colliers Engineering & Design has been authorized to perform the preparation of specifications for receipt of bids on this project. Bids were received on June 4, 2024, and the low bidder is American Asphalt & Trucking, LLC. The total award amount is \$188,529.53.

Section I – Scope of Services

Based on our conversations and information noted above, we propose to complete the following:

TASK 3. CONSTRUCTION OBSERVATION AND ADMINISTRATION SERVICES:

Upon award of a contract, Colliers Engineering & Design will coordinate a Pre-Construction meeting with the contractor, Borough Officials, and the Department of Public Works (DPW). During construction, Colliers Engineering & Design will monitor the contractor's performance and enforce the adherence to the contract documents and project schedule.

Colliers Engineering & Design will provide the Borough with part-time on-site construction administration services during the concrete work, potential drainage improvements and milling/paving operations. This task should last approximately four (4) weeks. In addition, Colliers Engineering & Design anticipates that there will be two (2) weeks of part-time construction administration services for the contractor to complete the punch list items. Colliers Engineering & Design will utilize the same construction administrator on the site for the entirety of the project in order to provide consistency for the project.

Observation reports will be retained by Colliers Engineering & Design regarding the project. Colliers Engineering & Design will review and prepare contractor's payments as well as change orders (if necessary). If unacceptable work or material is supplied by the contractor, immediate corrective action will be taken by Colliers Engineering & Design on behalf of the Borough. Colliers Engineering & Design will review the submittals for the projects including shop drawings and as-built drawings provided by

the contractor. Prior to completion, a final punch list will be created by the construction administrator and completion deadlines will be scheduled for all open items. Upon completion of the punch list items, a final site visit will be scheduled with the contractor and the Borough to close out the project. Colliers Engineering & Design will prepare the paperwork for final payment for the contractor.

Projected Schedule:

The following is the estimated schedules for the project:

<u>Task</u>	<u>Anticipated Schedule</u>
Construction Contract Award	June 2024
Pre-Construction Meeting	September 2024
Construction Administration Services	October 2024
Project Closeout	November 2024

The goal is to construct the entirety of the project during the 2024 construction season. Please note that this project is weather dependent. Should inclement weather occur, the construction schedule may be altered.

Schedule of Fees

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

Task Name	Fee
Task 1 Construction Observation & Administration Services	\$18,840.00
Total Hourly not to Exceed	\$18,840.00

The above services will be provided on an hourly basis not to exceed the listed amount. This Contract and Fee Schedule is based upon the Borough Engineering Contract authorized by Borough of Montvale (Resolution No. 26-2024).

Project Deliverables:

During the contractor payment preparation process, Colliers Engineering & Design will provide the Borough of Montvale with documentation for their review and execution for contractor payment. Certification by the Chief Financial Officer will be required for all closeout documents.

Reimbursable Expenses:

Reimbursable expenses including delivery, printing, copying, postage and other reproducible costs for the above-mentioned deliverables are included within this agreement and are included in the project cost.

Plan Revisions and Extra Services:

Any revision requested by the Borough of Montvale or review agencies that is a major redesign or not an error or omission on the part of Colliers Engineering & Design will be billed on an hourly basis in accordance with our current contract.

Exclusions:

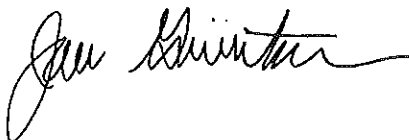
If any item listed herein, or otherwise not specifically mentioned within this agreement or the Borough Engineering Agreement is deemed necessary, then Colliers Engineering & Design may prepare an addendum to this agreement for your review, outlining the scope of additional services and associated professional fees with regard to the extra services. Unanticipated additional services will be in accordance with the Schedule of Hourly Rates for the number of hours of effort required. No extra services will be performed without authorization from the Borough.

Please forward a copy of the Resolution of Approval and/or Approved Purchase Order for this agreement to this office. This will constitute approval of the proposed engineering services.

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

Sincerely,

Colliers Engineering & Design



James Giurintano, PE, PP, CME
Geographic Discipline Leader

cc: Andrew Hipolit (CED)
Robert Culvert (CED)

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 173-2024**

RE: Amending Resolution No. 166-2024 Resolution Extending Affordability Controls At The Valley View At Montvale Site

WHEREAS, on May 15, 1989, the New Jersey Council on Affordable Housing ("COAH") "with the full cooperation of the Department of Community Affairs and the New Jersey Housing and Mortgage Finance Agency ("HMFA")" adopted regulations that established important public policies centered on the principle that affordable housing was a "precious resource" and that municipalities should be allowed to decide how best to use that resource to facilitate the production of affordable housing (see 21 N.J.R. 2020-2024); and

WHEREAS, COAH explained that "New Jersey is losing affordable units and the subsidy necessary to replace them" as a result of the expiration of controls on affordable units created "by HUD in the 1960s and 1970s" and noted that "experience indicates that there will be an on-going need for affordable housing" (see 21 N.J.R. 2020); and

WHEREAS, the proposed rule that COAH adopted empowers municipalities to "use of proceeds derived from sales of affordable units to the creation, rehabilitation or maintenance of affordable housing units" or to extend the deed restriction on affordable units (see 21 N.J.R. 2020); and

WHEREAS, by adopting these regulations, COAH "decided to create a situation where responsible public officials could make decisions regarding the continued maintenance of affordability as the controls were expiring." (see 21 N.J.R. 2020); and

WHEREAS, in establishing these policies, COAH considered the claim that "[o]wners of affordable units should be allowed to retain the equity built up in their units if the unit is sold after the resale controls expire"; and concluded that the rights of municipalities to address the need for affordable housing as they saw fit was more important than the rights of individual low- and moderate-income households to a potential windfall:

"RESPONSE: After listening to many different views, the Council determined that an affordable housing unit is a precious resource and efforts should be made to retain the affordable housing stock or for money to be recycled to create additional housing opportunities. However, the owners of a low and moderate income unit do receive many benefits, including an affordable housing unit during the length of their tenure; the equity resulting from repayment of a mortgage; the appreciation resulting from indexed increases to the maximum sales price of the housing unit; and the tax deductions that are synonymous with home ownership. Also, if home maintenance has been ignored, the owner may not be able to sell the unit for the full controlled price." [21 N.J.R 2020]; and

WHEREAS, COAH did not intend its new policies to affect low- and moderate-income sales units occupied by low- and moderate-income households at that time (May 15, 1989), but did intend to control affordable units "sold prior to the termination of the controlled period" (see 21 N.J.R. 2020); and

WHEREAS, COAH implemented the policies explained in response to comments made on its proposed rules by providing that "a municipality shall have the right to determine that the most desirable means of promoting an adequate supply of low- and moderate-income housing is to prohibit the exercise of the repayment option and maintain controls on lower income housing units sold within the municipality beyond the period required by N.J.A.C. 5:92-12.1" (N.J.A.C. 5:92-12.8(a)); and

WHEREAS, for ease in reference, this resolution shall refer to the right conferred by COAH regulations to empower municipalities to capture 95 percent of the differential between the fair market value of an affordable unit and the Maximum Restricted Resale Price at the time of a fair market value sale as "the repayment option" and the right of a municipality to reject the repayment option, thereby effectively extending controls as "the extension of controls option"; and

WHEREAS, N.J.A.C. 5:92-12.8 further provides that for a municipality to exercise the extension of controls option, it must adopt a resolution and file it with COAH and the authority which the municipality has designated to administer the affordable units declaring its relinquishment of the repayment option and exercise of the extension of controls option. N.J.A.C. 5:92-12.8(a); N.J.A.C. 5:92-12.8(b) (21 N.J.R. 2023); and

WHEREAS, on May 10, 1994, COAH adopted its Round 2 Substantive Regulations, which incorporated the policies it had established by its 1989 regulations (compare 5:92-12.1 et seq. with N.J.A.C. 5:93-9.1 et seq.); and

WHEREAS, in 2001 and 2004, the HMFA incorporated into its Uniform Housing Affordability Controls regulations (N.J.A.C. 5:80-26.1 thru -26.26), commonly referred to as UHAC, the policies that COAH had first established in 1989 with its "full cooperation" and that COAH made part of its Round 2 regulations; and

WHEREAS, pursuant to N.J.A.C. 5:80-26.25 of the UHAC, like N.J.A.C. 5:92-12.8 and N.J.A.C. 5:93-9.9, the HMFA reaffirmed "the right [of municipalities] to determine that the most desirable means of promoting an adequate supply of low-and moderate-income housing is to prohibit the exercise of the repayment option and maintain controls on lower income housing units sold within the municipality beyond the period required by N.J.A.C. 5:93-9.2"; and

WHEREAS, pursuant to N.J.A.C. 5:80-26.25 of the UHAC, the HMFA gives the Borough "the right to determine that the most desirable means of promoting an adequate supply of low-and moderate-income housing is to prohibit the exercise of the repayment option and maintain controls on lower income housing units sold within the municipality beyond the period required by N.J.A.C. 5:93-9.2 . . ." (compare N.J.A.C. 5:80-26.25 with N.J.A.C. 5:93-9.9); and

WHEREAS, just as the COAH regulations sought to give "responsible public officials" the right to decide whether to extend the restrictions on affordable units or to capture 95 percent of the differential, N.J.A.C. 5:80-26.1 provides that the "purpose" of the UHAC regulations is *inter alia* to provide "for the establishment and administration of affordability controls on restricted units that receive COAH credit under the Fair Housing Act. . . ." (compare 21 N.J.R. 2020 with N.J.A.C. 5:80-26.26.1); and

WHEREAS, N.J.A.C. 5:80-26.25(a) of the UHAC regulations instructs that municipalities exercising the right to prohibit the repayment option and maintain the control period(s) on any 95/5 affordable units for a longer period of time, shall do so through the adoption of a resolution by the municipality's governing body, which shall be effective upon filing with COAH (compare N.J.A.C. 5:80-26.25 (a) with N.J.A.C. 5:93 – 9.9); and

WHEREAS, the governing body resolution must specify the time period for which the repayment option shall not be applicable, and that during such additional period, no seller in the municipality may utilize the repayment option permitted by N.J.A.C. 5:93-9.8 (compare N.J.A.C. 5:80-26.25(a) with N.J.A.C. 5:93 – 9.9); and

WHEREAS, pursuant of N.J.A.C. 5:80-26.25(b) of UHAC, a municipality that exercises the right to extend the control period(s), shall provide public notice in a newspaper of general circulation, and notify the administrative agent and COAH of the governing body's action (compare N.J.A.C. 5:80-26.25(b) with N.J.A.C. 5:93 –9.9(b)); and

WHEREAS, by incorporating into UHAC the standards that COAH established in its 1989 regulations and Round 2 regulations to empower responsible public officials to extend the deed restrictions on affordable units or to capture 95 percent of the differential, the HMFA reaffirmed the rights conferred by COAH regulations; and

Against the Above Backdrop, The Borough of Montvale Achieved a Judgment of Compliance and Repose which Specifically Allowed The Municipality to Reject the Repayment Option on the Valley View Site

WHEREAS, the Montvale Borough Planning Board adopted, and the Borough endorsed a Housing Element and Fair Share Plan, ("HEFSP") designed to comply with COAH's Round 2 regulations; filed that plan with COAH; and, on December 15, 2004, COAH provided substantive certification to the Borough (the "Prior Round" Compliance); and

WHEREAS, as part of its Prior Round Compliance, the Valley View at Montvale site, located at Block 2001, Lots 1 and 3, received site plan approval for the construction of 128 condominium units, of which 26 would be affordable to low- and moderate-income households; and

WHEREAS, on December 15, 2004, in accordance with N.J.S.A. 52:27D-314 (a) of the New Jersey Fair Housing Act ("FHA"), which required COAH to certify an affordable housing plan once it was satisfied that the plan was "consistent with the rules and criteria [it] adopted", COAH certified the Borough's HEFSP after it determined that the plan generally, and the standards establishing the repayment and extension of controls options in particular satisfied its regulations; and

WHEREAS, the Valley View project was constructed between the years 2007 and 2009, and in 2008 the project executed an Affordable Housing Plan, recorded in the Bergen County Clerk's Office on January 8, 2008, located in Book 9476, Page 435, as well as Affordable Housing Agreements for the specific affordable units in the project which were record in the Bergen County Clerk's Office between 2008 and 2009, which are attached hereto as **Exhibit A** to this resolution; and

WHEREAS, the Affordable Housing Plan provides for 30 years of restrictions and the controlling law at the beginning of the Agreement supports that conclusion; and

WHEREAS, due to a clerical mistake, certain Affordable Housing Agreements incorrectly state that the affordability restrictions are only 20 years; and

WHEREAS, the clerical mistake is immaterial due to the Borough's desire to extend the affordability controls on the units for a period of at least sixty (60) years from the first occupancy of an low- or moderate-income household in the Valley View units; and

WHEREAS, the Valley View Affordable Housing Plan designated the following units to be affordable:

Unit Address	Current Block #	Current Lot #
8 Sweeney Court	2001	5.01
2 Sweeney Court	2001	5.01
16 Sweeney Court	2001	5.01
10 Sweeney Court	2001	5.01
8 Forshee Circle	2001	5.01
2 Forshee Circle	2001	5.01
16 Forshee Circle	2001	5.01
10 Forshee Circle	2001	5.01
24 Forshee Circle	2001	5.01
18 Forshee Circle	2001	5.01
32 Forshee Circle	2001	5.01
26 Forshee Circle	2001	5.01
40 Forshee Circle	2001	5.01
34 Forshee Circle	2001	5.01
52 Forshee Circle	2001	5.01
50 Forshee Circle	2001	5.01
44 Forshee Circle	2001	5.01
42 Forshee Circle	2001	5.01
51 Forshee Circle	2001	5.01
49 Forshee Circle	2001	5.01
43 Forshee Circle	2001	5.01
41 Forshee Circle	2001	5.01
1 Sweeney Court	2001	5.01
3 Sweeney Court	2001	5.01
5 Sweeney Court	2001	5.01
7 Sweeney Court	2001	5.01

(hereinafter "Valley View Affordables"); and

WHEREAS, pursuant to the Affordable Housing Agreements between 2008 and 2009, the Valley View at Montvale was subject to the following option:

The terms, restrictions and covenants of this Affordable Housing Agreement may be extended by municipal resolution as provided for in N.J.A.C. 5:92.1, et. seq. Such municipal resolution shall provide for a period of extended restrictions and shall be effective upon filing with the Council and the Authority. The municipal resolution shall specify the extended time period by providing a revised ending date. An amendment to the Affordable Housing Agreement shall be filed with the

recording office of the county in which the Affordable Housing unit or units is/are located.

(Affordable Housing Agreements, Section III.C); and

The Newly Adopted FHA Maintains a Municipality's Ability to Extend Controls Established Pursuant to COAH and UHAC Regulations

WHEREAS, on March 20, 2024, Governor Murphy signed P.L.2024, c.2, which amended the Fair Housing Act; and

WHEREAS, while P.L. 2024, c. 2 eliminated COAH, its powers were split between the Administrative Office of the Courts, the New Jersey Housing and Mortgage Finance Agency, and the Department of Community Affairs ("DCA"); and

WHEREAS, P.L. 2024, c. 2, states that COAH regulations shall remain in full force and effect with the exception of any changes within P.L. 2024, C. 2; and

WHEREAS, P.L. 2024, c. 2 does not remove a municipality's right to extend deed restrictions on housing projects that contain market-rate units; and

WHEREAS, P.L.2024, c.2, established a new statutory section, N.J.S.A. 52:27D-313.3, which supports that UHAC regulations remain in full force and effect as of the date of this Resolution; and

WHEREAS, Valley View is a housing project that contains market-rate units; and

WHEREAS, the Borough views P.L. 2024, c. 2 as maintaining its ability to extend affordability controls under COAH's regulations, UHAC's regulations, the FHA, the Affordable Housing Plan, and the Affordable Housing Agreements for Valley View; and

Montvale Elects To Reject The Repayment Option, Thereby Effectively Extending The Period of Affordability Controls.

WHEREAS, Montvale Borough has determined that the most desirable means of advancing the public policy of promoting an adequate supply of low- and moderate-income housing in Montvale Borough pursuant to N.J.A.C. 5:92-12.8, and its successors, N.J.A.C. 5:93-9.9 and N.J.A.C. 5:80-25.25 and the requirements of its Round 2 grant of substantive certification, is to forego the repayment option on the 26 units listed above and to maintain controls on these 26 units for an additional period of at least 60 years of affordability controls.

NOW, THEREFORE, BE IT RESOLVED on this 24th day of September, 2024, by the Council of the Borough of Montvale, County of Bergen, State of New Jersey, as follows:

1. The Repayment Option shall not be permitted from the date of this resolution until the following date for each unit, or for a period of at least 60 total years, whichever is later, at which time the Township may choose to continue to reject the repayment option:

Block	Lot	Address	Deed Commencement Date (MM/DD/YYYY)	New Extension Period End Date (MM/DD/YYYY)
2001	5.01	2 Forshee Circle	05/28/2008	05/28/2068
2001	5.01	8 Forshee Circle	02/29/2008	02/29/2068
2001	5.01	10 Forshee Circle	04/30/2008	04/30/2068
2001	5.01	16 Forshee Circle	09/22/2008	09/22/2068
2001	5.01	18 Forshee Circle	05/29/2008	05/29/2068
2001	5.01	24 Forshee Circle	02/20/2009	02/20/2069
2001	5.01	26 Forshee Circle	10/24/2008	10/24/2068
2001	5.01	32 Forshee Circle	10/22/2008	10/22/2068
2001	5.01	34 Forshee Circle	07/30/2009	07/30/2069
2001	5.01	40 Forshee Circle	01/30/2009	01/30/2069
2001	5.01	41 Forshee Circle	06/26/2009	06/26/2069
2001	5.01	42 Forshee Circle	08/06/2009	08/06/2069
2001	5.01	43 Forshee Circle	01/31/2008	01/31/2069
2001	5.01	44 Forshee Circle	07/02/2009	07/02/2069
2001	5.01	49 Forshee Circle	05/16/2008	05/16/2068
2001	5.01	50 Forshee Circle	10/01/2009	10/01/2069
2001	5.01	51 Forshee Circle	01/31/2008	01/31/2068
2001	5.01	52 Forshee Circle	07/10/2009	07/10/2069
2001	5.01	1 Sweeney Court	03/20/2008	03/20/2068
2001	5.01	2 Sweeney Court	10/08/2008	10/08/2068
2001	5.01	3 Sweeney Court	10/09/2008	10/09/2068
2001	5.01	5 Sweeney Court	02/26/2008	02/26/2068
2001	5.01	7 Sweeney Court	04/30/2008	04/30/2068

2001	5.01	8 Sweeney Court	11/17/2008	11/17/2068
2001	5.01	10 Sweeney Court	07/07/2009	07/07/2069
2001	5.01	16 Sweeney Court	05/27/2008	05/27/2068

2. The period of affordability controls on these units is extended until the following dates in the table in Paragraph 1, or for a period of at least 60 total years, whichever is later, and during this period of extended controls, no seller of any of the 26 units identified in this resolution may utilize the repayment option as permitted by N.J.A.C. 5:93-9.8
3. The Clerk is authorized and directed to print this resolution in full in the official newspaper of Montvale Borough, and to notify the administrative agent and the Special Master of the Montvale Borough Council's action.
4. The administrative agent shall ensure the deed restriction on all affected 26 units extends through dates in Paragraph 1 above, or for a period of at least 60 total years, whichever is later.
5. This resolution shall evidence that the controls have been extended in accordance with COAH's regulations, UHAC and the requirements of the Round 2 grant of substantive certification, and that Montvale Borough is entitled to an additional 26 COAH credits to address a portion of its fair share obligation through the extension of affordability controls.
6. The sale and use of the units are governed by UHAC, found in the New Jersey Administrative Code at Title 5, Chapter 80, subchapter 26 (N.J.A.C. 5:80-26.1, et seq.), the Affordable Housing Agreements associated with each unit, and the Borough's Affordable Housing Ordinance, and any amendments, changes or supplements thereto.
7. The Borough will specifically seek credit for the extensions under a compliance technique known as "Extensions of Expiring Controls" as part of its Fourth Round compliance plan or as part of its Round 5 compliance plan, depending on the determination on when the controls were initially set to expire.

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

Adopted: September 24, 2024

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 174-2024**

Re: A Resolution Authorizing The Borough Of Montvale To Accept The Bid Of Michael Biancorosso And Steven Vassi For The Property Identified As Block 804, Lot 17

WHEREAS, the Borough of Montvale is the owner of real property identified as Block 804, Lot 17 on the Official Tax Map of the Borough (the "Property"); and

WHEREAS, the Property consists of approximately 0.314 acres of vacant land and is not needed for public use; and

WHEREAS, N.J.S.A. 40A:12-1 et seq. authorizes the sale by municipalities of any real property, capital improvements or personal property, or interests therein, not needed for public use by sale in the manner provided by law; and

WHEREAS, by Resolution No. 73-2024, dated March 14, 2024, the Borough authorized the Public Sale of the Property, subject to certain conditions, including but not limited to a minimum bid of \$10,000.00; and

WHEREAS, pursuant to N.J.S.A. 40A:12-13, advertisement of the sale of the property not needed for public use by open sale at auction was advertised in the Record on March 28, 2024 and April 4, 2024; and

WHEREAS, on April 11, 2024 the Borough offered the Property for sale to the highest bidder; and

WHEREAS, the sole bid received was from Michael Biancorosso and Steven Vassi (hereinafter "Biancorosso-Vassi") in the amount of \$10,000.00; and

WHEREAS, Biancorosso-Vassi did tender the required ten-percent (10%) deposit at the time of its bid, in the amount of \$1,000.00, payable to the Borough of Montvale; and

WHEREAS, the Borough wishes to accept the bid received from Biancorosso-Vassi in the amount of \$10,000.00.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Montvale, County of Bergen, in the State of New Jersey that the Borough of Montvale shall accept the bid from Michael Biancorosso and Steven Vassi in the amount of \$10,000.00 plus usual and customary adjustments at closing, for the real property identified as Block 804, Lot 17 in accordance with the terms and conditions set forth in Resolution 7302024, including payment of the balance of the purchase price, legal fees incurred by the Borough for the transfer of title, the cost of the Borough's appraisal for the property, engineering fees incurred by the Borough and the cost of advertisement of the public sale, and authorizes the Borough Attorney to prepare a contract for sale, deed, and such other documents as are necessary to transfer the subject property; and

BE IT FURTHER RESOLVED, that the Mayor, Clerk and Administrator are authorized to execute the contract of sale, quitclaim deed, and any other documentation to effectuate the transfer of the property.

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

Adopted: September 24, 2024

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 175-2024**

RE: Amending Resolution No. 125-2024 To Establish Recreational Fees for Year 2024

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

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

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

TIME SCHEDULE FOR PICKLEBALL COURTS:

Weekdays and Weekends:

8:00AM - Dusk

<u>Program Name</u>	<u>Session Length</u>	<u>Resident Fee</u>	<u>Non-Resident Fee</u>
30+ Basketball	Sept-May	\$75	\$95
	Jan-May	\$40	\$60
Adult Soccer	10 weeks	\$15	\$20
Golf Instruction	6 weeks	\$120	\$150
	8 weeks	\$150	\$170
Pickleball Instruction	6 weeks	\$120	\$150
	8 weeks	\$160	\$200
Summer Camp: Grades 1-5	4 weeks	\$450 per child \$1350 family max	\$500 per child \$1500 family max
Adventure Camp: Grades 6-7	4 weeks	\$550 per child	\$610 per child
Summer Camp Resident/Non-Resident	\$30 Additional Fee after Registration Period. \$25 late charge for every 15 minutes a child is left under care after camp dismissal. Payment shall be made directly to the Camp Director or Asst. Director and turned over to the Borough of Montvale. Camp financial assistance fee amounts will be at the discretion of the Recreation Director.		

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

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

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

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

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

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

Field and Facility Permit Regulations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Adopted: September 24, 2024

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 176-2024**

Re: Resolution amending agreement with Westphal Waste Services, Inc. for solid waste collection and disposal services pursuant to NJS 40A11-15

WHEREAS, by Resolution No. 67-2023 dated February 14, 2023, Borough of Montvale awarded a two-year extension to a certain Contract with Westphal Waste Services, Inc. for solid waste collection disposal services pursuant to N.J.S.A. 40A:11-15; and

WHEREAS, as a result of the completion and sale of the final unit at the Village Springs at Montvale condominium development, Paragon Drive, Montvale, New Jersey, the Borough of Montvale is obligated to provide solid waste collection disposal services for an additional Eighty (80) units at this development; and

WHEREAS, the Contract with Westphal Waste Services, Inc. includes a provision setting forth a rate of \$45 per year for each additional unit added to the Contract; and

WHEREAS, the Borough of Montvale and Westphal are in mutual agreement to amend the existing Contract to provide for an additional annual payment of \$3,600, pro-rated to October 1, 2024 for the balance of the existing Contract, which equals a total increase of \$300 per month;

NOW, THEREFORE, BE IT RESOLVED, the Governing Body of the Borough of Montvale, County of Bergen, in the State of New Jersey hereby authorizes an Amendment to the existing Contract with Westphal Waste Services, Inc. to include an additional payment of \$300 per month, from October 2024 through August 2025, for additional solid waste collection disposal services for the Village Springs at Montvale condominium development.

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

Adopted: September 24, 2024

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 177-2024**

RE: Award Professional Service Contract to Colliers Engineering & Design for Survey Services, Geotechnical Services and Design & Specifications for the Memorial Drive MAL Synthetic Turf Field Project

WHEREAS, the Borough of Montvale has deemed it necessary to engage the professional services of an Engineer to provide professional services for the Memorial Drive MAL Synthetic Turf Field Project; and

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

WHEREAS, Colliers Engineering & Design, with offices located at 400 Valley Road, Suite 304, Mt. Arlington, NJ 07856 has submitted a proposal dated August 8, 2024 to provide the engineering services which are detailed and attached to the original of this resolution, and

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

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

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

1. That the following be provided: Survey Services, Geotechnical Services and Design & Bidding Services
2. The cost not to exceed shall be \$56,000.00
3. The Engineer shall be required to submit itemized bills and payment shall be made based upon services rendered. The rates for this work are in accordance with the hourly contractual agreement with the Borough of Montvale.

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

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

Adopted: September 24, 2024

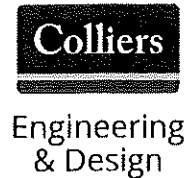
ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

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



August 8, 2024

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

Memorial Drive M.A.L. Synthetic Turf Field
Professional Engineering Services
Borough of Montvale, Bergen County
Colliers Engineering & Design Project No. MVB0053P

Dear Mayor and Council,

Colliers Engineering & Design Inc. DBA Maser Consulting (CED) is pleased to present the following agreement for engineering services related to the Memorial Drive M.A.L. Synthetic Turf Field project. Specifically, the subject is the 46/60 baseball field at the north end of the complex, immediately west of Memorial Drive. It is our understanding that the Borough wishes to convert the natural grass and clay infield to synthetic turf. Synthetic turf fields require stormwater management to mitigate and control surface runoff. The scope and cost of these types of improvements are dependent on several factors including, but not limited to, site conditions, soil conditions, topography, and overall area drainage patterns. Additional improvements include fencing, backstop, dugouts, pitcher's mound(s), bases and restoration. The preliminary cost estimate for the project is approximately \$350,00.00. It is our understanding that the Borough received a Bergen County Open Space grant in the amount of \$60,110.00.

Accordingly, this proposal includes survey, geotechnical investigation, design and bidding services.

CED will provide the following services:

SCOPE OF SERVICES

Based on our conversations and information noted above, we propose to complete the following:

TASK 1.0 SURVEY SERVICES

TASK 1.1 TOPOGRAPHIC SURVEY

CED will perform a Topographic Survey of the subject property in accordance with the standards set forth in the Laws of the State of New Jersey Statutory Reference NJSA 45:8-28(e) and more specifically, the administrative rules and regulations promulgated by the State Board of Professional Engineers and Land Surveyors and contained in N.J.A.C. 13:40-5.1.

The limits of the survey are outlined in **red** as depicted in the Survey Limits image below:

SURVEY LIMITS



Our office will prepare a Topographic Survey Map that is a graphic pictorial representation of existing site features observed at the time of the field survey such as buildings, curbs, sidewalks, roadways, driveways, retaining walls, fences, individual trees four inches (4") in diameter and larger and utility hardware. Limits of wooded areas will be depicted based on the approximate dripline, but individual trees within wooded areas will not be surveyed. The topographic map will depict existing spot elevations and contours at a one-foot (1') contour interval. GPS surveying techniques will be used to control the survey with the resulting horizontal datum being New Jersey State Plane Coordinate System NAD83 and the vertical datum being North American Vertical Datum NAVD88.

Visible and accessible utilities and/or utility structures within the survey limits as described above will be surveyed and shown on the plan to include rim, grate and invert elevations, and pipe sizes entering and/or exiting the structures. For the purposes of this contract, accessible utilities shall be defined as those utilities that are visible to the naked eye at ground level and are safely accessible by foot by CED field survey personnel without the need for additional safety measures and/or assistance with making pipes visible, open and clear for inspection and measuring.

Included in this task of service are the following tasks:

- Establish on-site survey control;
- Field traverse, topographic survey and data collection;
- Field measure inverts of accessible gravity structures;
- Field survey data reduction and computation;
- Preparation of topographic survey map in AutoCAD Civil 3D 2020 format.

Traffic safety protection for field survey crew and cleaning of clogged or obstructed drain and sewer structures is **not** included in the fee for this survey. If it is determined that safety protection is required for any of the survey services performed under this contract, we will advise you of the approximate cost prior to moving forward. Such additional cost would be invoiced as a reimbursable expense pursuant to prior authorization.

TASK 1.2 UTILITY INVESTIGATION AND MAPPING

CED proposes to provide the following professional Utility Investigation and Mapping Services in support of the above-named project in accordance with the project limits as indicated on the provided map and site sketch.

Utility Records Research. Conduct comprehensive utility records research and collect applicable utility owner records to assist in identifying utility owners that may have facilities on or be affected by the project. Includes interfacing with utility owners/operators to ascertain the availability and completeness of record documents and to obtain verbal or historical information on existing subsurface facilities and operational status. All utility records obtained through this process will be included as an attachment in the final deliverable.

Buried Utility Mapping (Horizontal Mapping of Utilities). Designating the presence and approximate horizontal location of subsurface utilities using geophysical prospecting techniques including electromagnetic, sonic, and acoustical techniques. CED will provide the following designating services to aid the Client:

As a "Value-Added" service, to the extent possible, CED will provide electronic depth measurements at regular intervals along each designated subsurface facility. The electronic depth information will be recorded at approximate 25-foot intervals and shall be collected in the normal course of utility mapping. The collected electronic depth information will be incorporated into the project deliverable (field sketch on aerial mapping) for the project from which utility profiles may be developed.

- Provide equipment, personnel and supplies needed for performing designating services. CED shall determine equipment, personnel and supplies needed to perform these services.
- Designate the existing underground utility pipeline facilities within the identified area as described in the Survey Limits map above. Conduct appropriate investigation of site conditions.
- Mark the horizontal position of underground utilities on the ground with spray paint to be surveyed by CED Survey team (fees for the survey are included in another Task). These utilities may include water, natural gas, electric, and telecommunications.
- Measure inverts and record data at all sanitary and storm drain structures including (but not limited to) manholes, inlets, catch basins, cleanouts. This information will be provided to the CED Survey team for inclusion in the final mapping. Sanitary and storm drain lines between structures will not be marked out.

- GPR data will be collected throughout the paved areas to evaluate the pavement and sub-base thickness. The data will be post-processed and interpreted to determine the thickness of these materials within the project limits. This information will be included in the final deliverable.
- Formulate a field sketch on aerial mapping documenting all utilities designated with electronic depth information and notes. This will be provided to the CED Survey team who will be providing the final CAD deliverable.
- Coordinate with CED Survey team to ensure that the utility investigation results are accurately represented in their final deliverable.
- Aerial utilities are excluded from this Task.
- A final report detailing the results of the utility investigation will be provided within two (2) weeks of completion of field work. The report will include the investigation methodology and equipment used, along with a detailed summary of all the information obtained through the course of this work, including pipe sizes, materials, duct bank limits and any other pertinent information.

GPR Assumptions/Clarifications. GPR effectiveness and resolution is highly dependent on soil conditions within the investigation area. GPR's ability to identify or resolve subsurface anomalies may vary significantly across the investigation area. GPR resolution depths are soil dependent and can vary from 0' to 8' of penetration at infinite points across an investigation area. While GPR can be a very effective tool in locating or identifying subsurface objects or facilities (anomalies), the results are interpretive and subject to possible misinterpretation or error. SUE Provider personnel will make every reasonable effort to properly identify and interpret GPR anomalies in accordance with the performance limitations of the technology and provide recognizable markings for the Client.

Provider Certifications. The Utility Investigation Provider shall not be required to sign any documents, no matter by whom they may be requested, that would result in the Provider having to certify, guarantee or warrant the existence of conditions which the Provider cannot ascertain. The Client also agrees that it has no right to make the resolution of any dispute with the Provider or the payment of any amounts due to the Provider in any way contingent upon the SUE Provider signing any such certification.

TASK 2.0 GEOTECHNICAL SERVICES

TASK 2.1 PRELIMINARY STORMWATER INFILTRATION TESTING

CED will perform preliminary infiltration testing services to assist with the conceptual design of the proposed Montvale Memorial Drive Park stormwater management BMP facilities.

Our Scope of Services under this task is outlined below:

1. Field locate each test location using handheld GPS equipment or conventional taping methods. Ground surface elevations will be obtained from available topographic documentation.

2. Retain an excavating contractor who will provide a backhoe and non-union operator to complete three to four test pit explorations within the footprints of the proposed BMP facilities using a rubber-tire backhoe or tracked excavator over one working day. Test pits will be advanced to depths up to 12 to 14 feet below grade, or bucket refusal whichever occurs first. Infiltration testing will be performed via single ring infiltrometers within the test pit excavations in general conformance with Chapter 12 of the New Jersey Stormwater Management BMP Manual. Test locations will also be used to document the subsurface profile and to determine the estimated seasonal high groundwater table (if encountered).
3. CED will provide full-time on-site technical observation of the excavating subcontractor and perform infiltration testing over one working day. Technical observations will be performed by a geotechnical technician/engineer under the direct supervision of the project Geotechnical Engineer.
4. Upon completion of the analyses, CED will issue a letter report summarizing the subsurface profile encountered, groundwater and seasonal high-water data (if encountered), and infiltration test results. Test pit and an exploration location plan will also be provided.

Geotechnical Procedures

Our subcontractor shall be responsible for contacting the One Call System; however, the Client is responsible for providing us with available utility information. Neither CED nor our subcontractors can be held responsible for any damage caused to underground utilities or structures that are not marked out in the field by others, or accurately shown on the plans provided to us.

Due to the nature of the work, some incidental disturbance of the grounds (e.g. cleat/track marks, tire rutting, disturbed earth, soil mounds, etc.) and settlement should be anticipated after the completion of the test pits. However, should settlement occur, it will be the Client's option to maintain the grade at each test location after we demobilize from the site. This proposal excludes site restoration other than backfilling the test pits with the excavated soils. Test pit backfill will be completed in lifts tamped with the machine bucket.

Test pits will be performed at designated locations using a rubber tire backhoe. Test pits will be advanced to depths up to 12 to 14 feet below grade or bucket refusal whichever occurs first. The test pits will be backfilled with the excavated materials, and the lifts will be tamped by the machine bucket. Additional restoration, including seeding and placing straw is currently excluded from our scope of services.

Test pits will be performed under the full-time on-site technical observation of a representative of CED. Our representative will maintain logs of the explorations as the work proceeds and perform infiltration testing using single ring infiltrometer methodologies. Soil samples will be classified in accordance with the USDA classification systems, as appropriate.

The samples will be stored for a period of 60 days from the date of our report, unless otherwise negotiated with the Client.

Geotechnical Assumptions and Exclusions

This task is based on the following assumptions and exclusions:

- Test pitting will be completed by a non-union, non-prevailing wage subcontractor with unrestricted access during normal workday hours (weekday, 7:30 AM to 5:30 PM) over one working day.
- Access to the infield of the baseball field is a minimum width of eight feet (8').
- Repair of incidental site disturbances and settlement of test pit backfill after demobilization from the site are currently excluded from our scope of services.
- Stormwater infiltration testing will be performed in general conformance with Chapter 12 of the New Jersey Stormwater Best Management Practices Manual. Infiltration testing is limited to single ring infiltration testing. We will prepare a separate proposal for additional and varied permeability testing if requested, or if subsurface conditions require.
- Any exploratory or testing work, interpretations, or conclusions related to the determination of potential chemical, toxic, radioactive, or other type of contaminants on site are excluded at this time.

TASK 3.0 DESIGN AND BIDDING SERVICES

CED will utilize the survey prepared in Task 1.0 and the geotechnical findings prepared in Task 2.0 to prepare design documents for the proposed improvements. Improvements include the conversion of the 46/60 infield to synthetic turf, stormwater infrastructure, fencing, backstop, dugouts, pitcher's mound(s), bases and restoration. CED will provide the necessary coordination with the synthetic turf vendor, as well as vendors for sports field amenities.

Upon completion of the design, the construction cost estimate will be refined. This will determine the necessary funds that will be required for the ultimate construction. As this design develops, status updates will be provided to the Borough so that alternate bids can be determined, as necessary, to remain within the budget established.

CED will prepare the base mapping, title sheet, general notes and legend, estimate of quantities, construction plans, soil erosion and sediment control plans, and the construction details. CED will also prepare the supplemental and technical specifications for all site improvement items that are specified on our construction drawings for incorporation into the overall bid package. The specifications will be prepared in the latest NJDOT format, as amended.

Regulatory Agency Approvals – CED will coordinate with the regulatory agencies listed below to confirm permits required. The preparation and submittal of the applications and supporting information required to apply for the approvals and/or permits is included in this phase. The completed construction plans as described below will be packaged, along with the required applications for permit review submission, to the following agencies:

- Bergen County Soil Conservation District for Soil Erosion and Sediment Control Plan Certification and NJPDES Stormwater Discharge Permit (RFA);
- Montvale Planning Board (courtesy submission).

NJDEP Land Use permitting is not anticipated for this project. If NJDEP Land Use permitting becomes necessary for any reason, CED will prepare a separate agreement to the Borough for review and approval.

Construction Drawings – The following construction drawings will be included in the Construction Documents:

- **Title Sheet** – A Title Sheet will be prepared that will indicate the location of the property within the Borough. This sheet will list the name of the project and the appropriate Board officials. The Title Sheet also lists the drawings included within the design plan set.
- **General Notes and Legends** – A plan will be developed incorporating a list of general notes and legends that pertain to this specific project.
- **Estimate of Quantities** – The Total Estimate of Quantities will be tabulated and inserted onto the General Notes and Legends plan. The breakdown of each item will be labeled on the appropriate plan; e. g. dimension and layout plan or landscape and lighting plan.
- **Site Dimension Plan** – A plan will be prepared that will indicate both the existing site conditions and the site improvements to be removed and/or relocated to accommodate the proposed athletic field improvements. The topographic survey will be utilized as the existing conditions base map throughout the project. The site dimension plan will indicate the horizontal location and relationship of the site improvements relative to the existing topography. In addition, site features, including but not limited to, pavement, curbing and fencing, will be depicted.
- **Grading, Drainage and Utility Plan** – A plan will be prepared that will include the vertical relationships between the existing conditions and proposed improvements. Proposed grading will be coordinated with the existing site conditions in order to provide positive drainage and appropriate slopes throughout the site. It is anticipated that underground conveyance piping will be required for stormwater management. The limits of the system, including all piping and structures, will be depicted on this plan with the necessary grade shots and invert elevations.
- **Utility Plan** – It is anticipated that a separate plan may be required for utilities to improve clarity within the design documents. Existing utilities that need to be rerouted will also be depicted on the plan. Information that is available will be reviewed to detail utility/pipe crossings and minimize conflicts.

- **Soil Erosion and Sediment Control Plan** – A plan will be prepared in accordance with the County Soil Conservation District standards. The limit of disturbance and the extent of impact anticipated will be depicted. It is the intent of CED to minimize the limit of disturbance and impact to the immediate area. The plan will include applicable notes, soil erosion and sediment control measure details, as well as the sequence of construction.
- **Construction Detail Plan** – Plans will be provided including specific construction details applicable to the site improvements.

Drainage Design and Calculations – CED will prepare the drainage design and required calculations for the project in accordance with the NJDEP Stormwater Management Regulations. Please note that updated NJDEP Stormwater Rules were recently released and must be addressed as part of this design. It is anticipated that an underground detention system will be required to collect and detain stormwater runoff for the proposed improvements. Options for discharge will be reviewed and implemented, as feasible. The necessary analyses, calculations and Stormwater Management Report will be prepared for submission to the Bergen County Soil Conservation District.

Progress Meetings and Project Presentation – At the completion of the 80% design phase, CED will present our design to the Borough in order to familiarize the staff and appropriate parties to the status of the design of the project and, by doing so, allow them to confirm that the project meets their needs. During the meeting, CED will describe the design philosophy and design process utilized in the development of the plans. It is understood that during the project design phase, CED will meet with the Project Team two (2) times for presentation and review purposes.

Specifications – CED will prepare specifications, both supplemental and technical, for all site improvement items that are specified on our site plan drawings for incorporation into the overall bid package. The specifications will be prepared in the latest NJDOT format, as amended. The bid specifications will include the standard Borough front end along with the site proposal sheet and supplemental project specific information as required.

Construction Cost Estimate – CED will finalize the Construction Cost Estimate (CCE) based on the completed site plan drawings.

Final Bid Documents – Upon completion of the final contract documents (construction plans, specifications, and construction cost estimate), CED will furnish the Borough with two (2) signed and sealed complete sets of the bid package with full size design drawings. As part of this Task, CED will prepare the bid packages for sale to potential Contractors, provide the Borough with the Notice to Bidders for advertisement, respond to Contractor inquiries during the bid period, attend the bid opening, prepare a summary of bids, review and contact Contractor references, as required, and prepare an award recommendation to the Borough. In addition, this phase includes attendance at additional project meetings up to the point of bid award, as required.

PROJECT SCHEDULE

The following is the anticipated project schedule:

	<u>Anticipated Duration</u>
Award of Professional Design Services	September 2024
Survey Services	To be completed within 45 days of Authorization
Geotechnical Investigation	To be completed within 60 days of Authorization
Preparation of Design Plans and Specifications	To be completed within 120 days of Authorization
Bid Period	Anticipate 30 days for bidding process
Construction	Spring 2025

SCHEDULE OF FEES

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

TASK 1.0	SURVEY SERVICES	\$12,750.00
TASK 2.0	GEOTECHNICAL SERVICES	\$ 9,750.00
TASK 3.0	DESIGN & BIDDING SERVICES	\$33,500.00
TOTAL HOURLY NOT TO EXCEED FEE		\$56,000.00

The above services will be provided on an hourly not to exceed basis not to exceed the listed amount. This Contract and Fee Schedule is based upon the Borough Engineering Contract authorized by Borough of Montvale (Resolution No. 26-2024).

PROJECT DELIVERABLES

CED will provide the Borough with two (2) copies of the bid package.

REIMBURSABLE EXPENSES

Reimbursable expenses including delivery, printing, copying, postage and other reproducible costs for the above-mentioned deliverables are included within this agreement and are included in the project cost.

PLAN REVISIONS AND EXTRA SERVICES

Any revision requested by the Borough of Montvale or review agencies that is a major redesign or not an error or omission on the part of Colliers Engineering & Design will be billed on an hourly basis in accordance with our current contract.

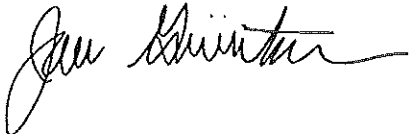
EXCLUSIONS

If any item listed herein, or otherwise not specifically mentioned within this agreement or the Borough Engineering Agreement is deemed necessary, then CED may prepare an addendum to this agreement for your review, outlining the scope of additional services and associated professional fees with regard to the extra services. Unanticipated additional services will be in accordance with the Schedule of Hourly Rates for the number of hours of effort required. No extra services will be performed without authorization from the Borough.

Please forward a copy of the Resolution of Approval and/or Approved Purchase Order for this agreement to this office. This will constitute approval of the proposed engineering services.

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

Sincerely,
Colliers Engineering & Design



James Giurintano, PE, PP, CME
Geographic Discipline Leader

cc: Andrew Hipolit (CED)
Robert Culvert (CED)

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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	\$420,213.02	Bill List Wire 9/24/2024
	<u>309,757.22</u>	Wires/Manual Checks
Current TOTAL	729,970.24	
Capital	41,298.87	Bill List Wire 9/24/2024
Escrow	12,812.00	Bill List Wire 9/24/2024
Unemployment Trust	1,304.88	Bill List Wire 9/24/2024
Housing Trust	5,562.83	Bill List Wire 9/24/2024
General Trust	3,447.25	Bill List Wire 9/24/2024
Dog Trust	1,611.31	Bill List Wire 9/24/2024

*This resolution was adopted by the Mayor and Council of Montvale
at a meeting held on 9/24/24*

Introduced by: _____

Approved: 9/24/24

Seconded by: _____

Michael Ghassali, Mayor

ATTEST:

Frances Scordo, Municipal Clerk

MANUAL/VOID CHECKS - WIRES
September 24, 2024

<u>Check #</u>	<u>PO #</u>	<u>Date</u>	<u>Vendor/Transaction</u>	<u>Amount</u>
WIRE		9/11/24	Payroll Account-Current	\$200,897.75
WIRE		9/11/24	Salary Deduction Account	\$108,784.47
WIRE		9/11/24	FSA Account	\$75.00
Total				<u><u>\$309,757.22</u></u>

Ranges		Item Status		Purchase Types		Misc	
Range: First to Last Rcvd Batch Id Range: First to Last		Open: N Void: N Paid: N Held: Y Apvr: N Rcvd: Y		Bld: Y State: Y Other: Y Exempt: Y		P.O. Type: All Format: Condensed Include Non-Budgeted: Y Vendors: All	
Vendor #	Name						
P.O. #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00027		BT SPECIALTIES					
24-01117	08/06/24	PD LOCKER NAME PLATE PIERRO	Open	16.00	0.00		
00071		VEOLIA (SUEZ)					
24-01302	09/11/24	1000382541222 SEPTEMBER 2024	Open	17,561.80	0.00		
00097		CABLEVISION					
24-01243	08/26/24	07873-199375-01-1-OPTIMUM	Open	201.55	0.00		
24-01275	09/05/24	07873-218840-01-0-OPTIMUM	Open	25.48	0.00		
24-01330	09/17/24	07873-109890-01-7-OPTIMUM	Open	161.16	0.00		
24-01331	09/17/24	07873-204461-01-0-OPTIMUM	Open	135.19	0.00		
		Vendor Total:		523.38			
001001		ALL TRAFFIC SOLUTIONS					
24-00437	03/28/24	PD AAP TRAFFIC RENEWAL	Open	3,000.00	0.00		
00102		MGL PRINTING SOLUTIONS					
24-00737	05/28/24	2025 DOG AND CAT TAGS	Open	745.00	0.00		
00118		NJ STATE LEAGUE OF					
24-01292	09/06/24	Floor Pass Registration	Open	1,190.00	0.00		
00125		NORTHWEST BERGEN REGIONAL					
24-00050	01/08/24	2024 HEALTH SERVICES	Open	5,342.00	0.00		B
00146		PSE&G CO.					
24-01337	09/19/24	PSE&G AUGUST 2024	Open	133.49	0.00		
00158		BEN SHAFFER RECREATION INC					
23-01246	09/15/23	HUFF POND PLAYGROUND IMPROVE.	Open	134,760.75	0.00		
00310		BERGEN COUNTY PROSECUTORS					
24-01291	09/06/24	PD MARS MAINTENANCE FEE	Open	8,000.00	0.00		
00332		ZAGAJA, MACIEJ					
24-01286	09/06/24	REIMB CLTHG ALLOWANCE	Open	99.95	0.00		
00352		CLYDES ICE & ICE CREAM, INC.					
24-00883	06/21/24	TOUCH A TRUCK EVENT	Open	750.00	0.00		
00375		BOROUGH OF PARK RIDGE					
24-01229	08/22/24	TRI BORO FUEL JULY 2024	Open	5,143.23	0.00		
00379		NJ CONFERENCE OF MAYORS					

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
00379		NJ CONFERENCE OF MAYORS		<i>Account Continued</i>			
24-01120	08/07/24	NJCM event 10-2-24	Open	150.00	0.00		
00400		FAIRFIELD MAINTENANCE, INC.					
23-01410	10/18/23	2024 MONTHLY UST INSPECTIONS	Open	440.00	0.00		B
00406		RUTGERS, STATE UNIVERSITY NJ					
24-01197	08/19/24	REVIEW CLASS FOR CLERK'S EXAM	Open	326.50	0.00		
00456		EAGLE POINT GUN					
24-01112	08/06/24	PD AMMUNITION	Open	3,821.80	0.00		
00554		BERGEN MUNI.EMPL.BENEFITS FUND					
24-00024	01/04/24	2024 HEALTH BENEFITS	Open	72,241.00	0.00		B
00559		DUTRA EXCAVATING & SEWER INC.					
24-00466	04/03/24	INSPECTION SANITARY LINE	Open	13,000.00	0.00		
24-00872	06/18/24	MANHOLE LOCATION PASCACK BROOK	Open	3,200.00	0.00		
		Vendor Total:		16,200.00			
00602		ANCHOR FENCE CONTRACTORS, INC.					
24-00738	05/28/24	FIELD FENCE REPAIRS	Open	1,850.00	0.00		
00656		STATE OF NJ DEPT OF LABOR W/F					
24-01327	09/17/24	UNEMPLOYMENT BENEFITS Q2 2023	Open	1,304.88	0.00		
00729		JAGODOWSKA, JUSTYNA					
24-01157	08/12/24	REFUND OF ENGINEERING FEES	Open	93.00	0.00		
00731		COLLIER'S ENGINEERING & DESIGN					
24-00246	02/12/24	2024 BOROUGH PLANNER	Open	570.00	0.00		B
24-00523	04/15/24	AFFORD HOUSING COMPLIANCE 2024	Open	963.75	0.00		B
24-01118	08/06/24	MUNICIPAL PLANNING REVIEW	Open	560.00	0.00		
24-01200	08/20/24	MUNICIPAL ENGINEERING REVIEW	Open	1,027.50	0.00		
24-01201	08/20/24	MUNICIPAL ENGINEERING REVIEW	Open	237.50	0.00		
24-01207	08/20/24	MUNICIPAL ENGINEERING REVIEW	Open	745.00	0.00		
24-01208	08/20/24	MUNICIPAL ENGINEERING REVIEW	Open	2,965.00	0.00		
24-01252	08/28/24	MUNICIPAL ENGINEERING REVIEW	Open	565.00	0.00		
24-01256	08/28/24	MUNICIPAL PLANNING REVIEW	Open	1,247.50	0.00		
24-01267	09/03/24	MUNICIPAL PLANNING REVIEW	Open	1,940.00	0.00		
		Vendor Total:		10,821.25			
00801		WESTPHAL WASTE SERVICES, INC.					
24-00261	02/14/24	2024 GARBAGE COLLECTION	Open	75,828.75	0.00		B
00896		GIAMMARINO, MICHAEL					
24-00134	01/22/24	INTERPRETER COURT	Open	645.00	0.00		B
01186		BAKER, CHRISTINE					

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
01186		BAKER, CHRISTINE		<i>Account Continued</i>			
24-01306	09/11/24	2024 MONTVALE WELLNESS	Open	106.61	0.00		
01227		PIAZZA & ASSOCIATES, INC.					
24-00108	01/18/24	2024 AFFORDABLE HOUSING SVCS	Open	804.08	0.00		B
01330		GHASSALI, MICHAEL					
24-01303	09/11/24	LUNCH WDPW AT BELLISSIMO	Open	144.35	0.00		
01368		ROBALINO, ERIC					
24-01287	09/06/24	REIMB CLOTHING ALLOWANCE	Open	102.67	0.00		
01431		THE SIGTIST					
24-01162	08/13/24	PD MV 368 GRAPHICS	Open	754.00	0.00		
01515		LAWSOFT INC.					
24-01216	08/21/24	PD 2024 SUPPORT & MAINT	Open	7,600.00	0.00		
01594		GALLS, LLC					
23-01498	11/08/23	DUBELBEISS CLOTHING ALLOWANCE	Open	655.59	0.00		
24-01211	08/21/24	146 CLOTHING ALLOWANCE	Open	206.14	0.00		
		Vendor Total:		861.73			
01643		LORANGER, LISA					
24-01313	09/13/24	2 NEW STANDS FOR REC SPEAKERS	Open	159.93	0.00		
01691		GRUBER, CHRISTOPHER					
24-01326	09/17/24	HARBOR FREIGHT MISC SUPPLIES	Open	165.52	0.00		
01702		MEDIA CONSULTANTS LLC					
24-00458	04/01/24	MONTVALE STUDIO MANAGEMENT	Open	12,598.00	0.00		B
01713		VALLEY PHYSICIAN SERVICES PC					
24-01217	08/21/24	PD CROSSING GUARD EXAMS	Open	405.00	0.00		
01719		MIRZA, FIGEN					
24-01238	08/28/24	REFUND OF ENGINEERING FEES	Open	240.00	0.00		
01757		COMPLETE SECURITY SYSTEMS INC.					
24-01073	08/05/24	FIRE ALARM MONITORING	Open	600.00	0.00		
24-01237	08/26/24	FIRE ALARM MONITORING	Open	1,200.00	0.00		
24-01271	09/04/24	TESTED AND CLEANED FA SYSTEM	Open	133.46	0.00		
		Vendor Total:		1,933.46			
01760		UNITED PARCEL SERVICE					
24-01254	08/28/24	F047X6 UPS JULY 2024	Open	338.61	0.00		
01828		CGP&H, LLC					
24-00276	02/16/24	PROFESSIONAL HOUSING REHAB SVC	Open	3,020.00	0.00		B

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
01828		CGP&H, LLC		Account Continued			
01882 24-01221	08/21/24	PRESTIGE BUSINESS PRODUCTS, INC PD INK CARTRIDGES	Open	862.00	0.00		
01890 24-00098	01/17/24	GREATAMERICA FINANCIAL SRVCS. POSTAGE MACHINE LEASE	Open	289.00	0.00		B
01892 24-01071	08/05/24	AC DAUGHTRY INC. TRAIN STATION ROUTER REPLACE	Open	754.90	0.00		
24-01076	08/05/24	SENIOR CENTER ROUTER REPLACE	Open	315.00	0.00		
24-01269	09/04/24	HOSTED ACCESS CONTROL	Open	209.60	0.00		
		Vendor Total:		1,279.50			
01932 24-00981	07/18/24	4IMPRINT, INC. Flashlight Giveaway	Open	866.31	0.00		
01949 24-01105	08/06/24	AT&T MOBILITY PD PATROL PHONES	Open	863.54	0.00		
01989 24-01272	09/04/24	BAILEY'S SMOKEHOUSE EMPLOYEE APPRECIATION BARBECUE	Open	1,725.00	0.00		
02005 24-01113	08/06/24	SALAZAR, DIEGO REIMB CLTHG ALLOWANCE	Open	220.00	0.00		
02011 24-00275	02/16/24	HUNTINGTON BAILEY, L.L.P. 2024 LEGAL FEES	Open	1,462.00	0.00		B
24-01141	08/08/24	PROFESSIONAL SERVICES RENDERED	Open	310.00	0.00		
24-01265	09/03/24	PROFESSIONAL SERVICES RENDERED	Open	496.00	0.00		
24-01266	09/03/24	PROFESSIONAL SERVICES RENDERED	Open	465.00	0.00		
		Vendor Total:		2,733.00			
02019 24-01338	09/19/24	UGI ENERGY SERVICES, LLC UGI ENERGY SERVICES - AUGUST	Open	270.53	0.00		
02045 24-01061	08/01/24	HYECRAFT LLC PROFESSIONAL SERVICES RENDERED	Open	330.00	0.00		
24-01273	09/04/24	ENGINEERING SRVS MARMONT, LLC	Open	1,002.50	0.00		
		Vendor Total:		1,332.50			
02056 23-01749	12/31/23	LERCH, VINCI & BLISS, LLP ANNUAL AUDIT - 2023	Open	1,007.00	0.00		B
24-01191	08/16/24	PROFESSIONAL SERVICES RENDERED	Open	2,400.00	0.00		
		Vendor Total:		3,407.00			
02078 24-01261	08/29/24	BUONOCORE, THOMAS A. JUDGE 8/28/24	Open	540.00	0.00		

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
02082 24-01249	08/27/24	BRADY, RICHARD J. JUDGE 8/27/24	Open	540.00	0.00		
02095 24-01298	09/11/24	MUNIHUB FINANCIAL SERVICES	Open	500.00	0.00		
02112 24-00651	05/10/24	MR. FLAGPOLE MAINTENANCE CO. FLAGPOLE MAINTENANCE SOUTH PR	Open	1,345.20	0.00		
02141 24-00341	03/06/24	REGAN, ROBERT T., ESQ. 2024 RETAINER	Open	5,000.00	0.00		B
24-01143	08/08/24	PROFESSIONAL SERVICES RENDERED	Open	1,425.25	0.00		
24-01146	08/08/24	PROFESSIONAL SERVICES RENDERED	Open	520.00	0.00		
24-01278	09/05/24	PROFESSIONAL SERVICES RENDERED	Open	624.25	0.00		
24-01293	09/09/24	PROFESSIONAL SERVICES RENDERED	Open	1,100.00	0.00		
Vendor Total:				8,669.50			
02142 24-01248	08/27/24	STERN, ELLIOT REFUND OF ENGINEERING FEES	Open	538.00	0.00		
02144 24-01244	08/26/24	ALL COUNTY MECHANICAL SERVICE WORK TV STUDIO	Open	307.50	0.00		
02224 24-01050	07/29/24	PIERRO, MARK REIMB MISC ACAD	Open	271.33	0.00		
02227 24-01222	08/21/24	COPS PD TRAINING CLASS	Open	159.00	0.00		
02426 24-01301	09/11/24	VERIZON WIRELESS 242317487-00001 VERIZON SEPT.	Open	922.91	0.00		
02559 24-00106	01/18/24	INS.DESIGN ADMINSTRATORS 2024 VISION BENEFITS	Open	285.00	0.00		B
02757 24-00206	02/02/24	TYCO ANIMAL CONTROL SERVICES 2024 GEESE CONTROL SERVICES	Open	400.00	0.00		B
24-00207	02/02/24	2024 ANIMAL CONTROL SERVICES	Open	1,160.00	0.00		B
Vendor Total:				1,560.00			
02987 24-00109	01/18/24	DATA NETWORK SOLUTIONS 2024 BORO PHONE LINES	Open	1,096.29	0.00		B
24-01093	08/06/24	REPAIR CALL BOX - OUTSIDE PD	Open	875.00	0.00		
Vendor Total:				1,971.29			
02994 24-01305	09/11/24	YORKTEL GOVPILOT MUNICIPAL SOFTWARE	Open	60,600.00	0.00		

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
03010 24-01219	08/21/24	JACOVINO, MARIO REFUND OF ENGINEERING FEES	Open	389.25	0.00		
03020 24-01090	08/06/24	THOMAS, JUDITH REFUND OF ENGINEERING FEES	Open	34.50	0.00		
03058 24-01239	08/26/24	ARISTAKESIAN, ART REFUND OF ENGINEERING FEES	Open	105.00	0.00		
03060 24-01213	08/21/24	TRI-STATE TECHNICAL SERVICES PD COMPUTER MAINT & REPAIRS	Open	914.00	0.00		
03062 24-01250	08/28/24	SAMUEL, ROY E. REFUND OF ENGINEERING FEES	Open	17.50	0.00		
03070 24-01263	09/03/24	PEARLSTEIN, MARK REFUND OF ENGINEERING FEES	Open	200.00	0.00		
03072 24-01316	09/13/24	P & B SIGNS REFUND OF ESCROW	Open	352.50	0.00		
03131 24-01109	08/06/24	CERTIFIED SPEEDOMETER SERVICE PD CAR CALIBRATIONS	Open	440.00	0.00		
03682 24-01107	08/06/24	CRUISE, E. K. REIMB CLOTHING ALLOWANCE	Open	214.75	0.00		
24-01212	08/21/24	REIMBURSEMENT	Open	633.68	0.00		
		Vendor Total:		848.43			
03727 24-01210	08/21/24	STAPLES INC PD OFFICE SUPPLIES	Open	253.05	0.00		
04008 24-01111	08/06/24	GASTON, SCOTT REIMB CLTHG ALLOW VEST	Open	327.00	0.00		
24-01288	09/06/24	REIMB CLOTHING ALLOWANCE	Open	89.08	0.00		
		Vendor Total:		416.08			

Total Purchase Orders: 107 Total P.O. Line Items: 0 Total List Amount: 486,250.16 Total Void Amount: 0.00

Totals by Year-Fund							
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND 2023 BUDGET	3-01	71,882.97	0.00	71,882.97	0.00	0.00	71,882.97
CURRENT FUND 2024 BUDGET	4-01	348,330.05	0.00	348,330.05	0.00	0.00	348,330.05
CAPITAL FUND	C-04	41,298.87	0.00	41,298.87	0.00	0.00	41,298.87
BOA ESCROW ACCOUNTS	E-08	12,812.00	0.00	12,812.00	0.00	0.00	12,812.00
OTHER TRUST ACCOUNT	T-03	9,010.08	0.00	9,010.08	0.00	0.00	9,010.08
DOG TRUST ACCOUNT	T-12	1,611.31	0.00	1,611.31	0.00	0.00	1,611.31
UNEMPLOYMENT TRUST ACCO	T-13	1,304.88	0.00	1,304.88	0.00	0.00	1,304.88
	Year Total:	11,926.27	0.00	11,926.27	0.00	0.00	11,926.27
Total Of All Funds:		486,250.16	0.00	486,250.16	0.00	0.00	486,250.16