

**AGENDA
PUBLIC MEETING
BOROUGH OF MONTVALE
Mayor and Council Meeting
February 12, 2026
Closed Executive Session 7:00PM
Meeting to Commence 7:30PM**

CLOSED/EXECUTIVE SESSION:

Motion to move into Executive Session as provided for by Resolution No. 15-2026 adopted on January 1, 2026 and posted on the bulletin board in the Municipal Building

The Mayor and Council will go into a Closed Executive Session for the following:

- Attorney Client Privilege – Potential Litigation – Affordable Housing

Minutes to be disclosed as per the Open Public Meetings Act matters discussed will be disclosed to the public when such matters are finally determined and there is no reason to prohibit the public disclosure of information relating to such matters.

ROLL CALL:

Councilmember Arendacs
Council President Cudequest
Councilmember Koelling

Councilmember Lane
Councilmember Roche
Councilmember Russo-Vogelsang

ORDINANCES:

INTRODUCTION OF ORDINANCE NO. 2026-1586 ORDINANCE OF THE BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, NEW JERSEY, AMENDING ORDINANCE #2025-1575, FINALLY ADOPTED JUNE 27, 2025, TO AMEND THE PROJECT DESCRIPTION AND REDUCE THE AMOUNT OF THE SPECIAL EMERGENCY APPROPRIATION ACCORDINGLY
(public hearing 3-12-26)

INTRODUCTION OF ORDINANCE NO. 2026-1587 AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH NOUVELLE MAIN STREET URBAN RENEWAL LLC INCLUDING A PAYMENT IN LIEU OF TAXES (PILOT) RELATING TO REAL PROPERTY DESIGNATED AS BLOCK 1601, LOT 7 ON THE TAX MAP OF THE BOROUGH OF MONTVALE, COUNTY OF BERGEN AND STATE OF NEW JERSEY
(public hearing 3-12-26)

MEETING OPEN TO PUBLIC:

Agenda Items Only

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:

Budget Meeting January 26, 2026
January 27, 2026

CLOSED/EXECUTIVE MINUTES:

January 27, 2026

RESOLUTIONS: NON-CONSENT

55-2026 Resolution Authorizing the Issuance Of \$35,000 Special Emergency Notes for The Preparation Of an Approved Tax Map in and by the Borough of Montvale, in the County Of Bergen, New Jersey

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.

- 56-2026 Authorize Execution of Agreement with The Enclave at Montvale Condominium Association, Inc. Municipal Service Agreement
- 57-2026 Authorize to Apply for FY 2026 Local Recreation Improvement Grant (LRIG) for Improvements to Railroad Park located at Kinderkamack Road
- 58-2026 Award Professional Service Contract to Colliers Engineering & Design, for Tier A Municipal Stormwater Permit, Storm Water Outfall Inspections and Storm Sewer Locations
- 59-2026 Appointment of Regular Member, Montvale Fire Department – John K. Rothschild
- 60-2026 A Resolution Authorizing the Execution of a Grant Agreement with the BMED Gateway Fund for the Borough's Health and Wellness Program for 2026

BILLS:

REPORT OF REVENUE:

COMMITTEE REPORTS:

ENGINEER'S REPORT:

ATTORNEY'S REPORT:

ADMINISTRATOR'S REPORT:

UNFINISHED BUSINESS:

None

NEW BUSINESS:

- Discussion – Color Samples for new water tower

COMMUNICATION CORRESPONDENCE:

None

MEETING OPEN TO THE PUBLIC:

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

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

MEETING CLOSED TO THE PUBLIC:

ADJOURNMENT:

Regular Workshop Meeting of the Mayor & Council to be held at 7:30pm on February 24, 2026

Elected Officials Training on February 24 @ 6PM

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

**BOROUGH OF MONTVALE
ORDINANCE NO. 2026-1586**

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on February 12, 2026 and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the Mayor and Council to be held on March 12, 2026 at 7:30pm or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same.

Frances Scordo, Municipal Clerk
Borough of Montvale

ORDINANCE OF THE BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, NEW JERSEY, AMENDING ORDINANCE #2025-1575, FINALLY ADOPTED JUNE 27, 2025, TO AMEND THE PROJECT DESCRIPTION AND REDUCE THE AMOUNT OF THE SPECIAL EMERGENCY APPROPRIATION ACCORDINGLY

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

Section 1. Ordinance #2025-1575 of the Borough of Montvale, in the County of Bergen, New Jersey (the "Borough"), finally adopted June 27, 2025 ("Ordinance #2025-1575"), is hereby amended to remove the reference to a revaluation of real property and to reduce the amount of the special emergency appropriation authorized by Ordinance #2025-1575 by \$465,000, from \$500,000 to \$35,000.

Section 2. Except as set forth herein, the remainder of Ordinance #2025-1575 is not being amended or supplemented hereby, and remains in full force and effect.

Section 3. A copy of this ordinance as finally adopted shall be filed with the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey.

Section 4. This ordinance shall take effect in accordance with applicable law.

MICHAEL GHASSALI, Mayor

ATTEST:
FRANCES SCORDO
Municipal Clerk

INTRODUCTION: 2-12-26

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

ADOPTED: 3-12-26

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

**BOROUGH OF MONTVALE
ORDINANCE NO. 2026-1587**

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on February 12, 2026 and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the Mayor and Council to be held on March 12, 2026 at 7:30pm or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same.

Frances Scordo, Municipal Clerk
Borough of Montvale

AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH NOUVELLE MAIN STREET URBAN RENEWAL LLC INCLUDING A PAYMENT IN LIEU OF TAXES (PILOT) RELATING TO REAL PROPERTY DESIGNATED AS BLOCK 1601, LOT 7 ON THE TAX MAP OF THE BOROUGH OF MONTVALE, COUNTY OF BERGEN AND STATE OF NEW JERSEY

WHEREAS, Nouvelle Main Street Urban Renewal, LLC ("Nouvelle") is the owner of that certain tract of land located at 26 North Kinderkamack Road, Montvale, New Jersey, identified on the Tax Map of the Borough of Montvale as Block 1601, Lot 7 (the "Property"); and

WHEREAS, the Borough of Montvale and Nouvelle have entered into a Developer's Agreement for the construction of a 100% affordable project consisting of six units of affordable housing restricted to disabled veterans at the Property; and

WHEREAS, by Resolution dated December 19, 2023, the Montvale Planning Board did approve the application and site plan for the project; and

WHEREAS, Developer's Agreement between the Borough of Montvale and Nouvelle provided for a certain Payment In Lieu of Taxes (PILOT) pursuant to the Long Term Tax Exemption Law, N.J.S.A. 40A:20-8 of 6.28% of Annual Gross Revenue ("AGR") less utilities, with a minimum PILOT payment of \$6,212.00 per year, which may be increased depending upon annual rent for any year; and

WHEREAS, the construction of six (6) units of affordable housing restricted to disabled veterans shall satisfy, in part, the Borough's Round 3 affordable housing obligations; and

WHEREAS, the subject project requires a PILOT agreement and would not be financially practicable without such agreement; and

WHEREAS, the Borough of Montvale hereby finds and determines that the PILOT agreement is to the direct benefit of the health, safety, welfare and financial well-being of the Borough and its citizens, the project will accelerate the redevelopment of the Property and provide for affordable housing in furtherance of the Borough's fair share housing obligation and the costs associated with the tax exemption, if any, are outweighed by the benefits of granting the exemption; and

WHEREAS, the Borough of Montvale finds and determines that the PILOT Agreement is a critical incentive for Nouvelle in obtaining the development of the Project; and

NOW, THEREFORE, BE IT ORDAINED, by the Governing Body of the Borough of Montvale, County of Bergen, in the State of New Jersey, as follows:

1. The terms of the Preamble are incorporated herein by reference as if set forth at length.
2. This Ordinance approves the Application for and authorizes the execution of the Agreement annexed hereto with Nouvelle Main Street Urban Renewal, LLC for a 30-year tax exemption with respect to the construction of the Project on the property, pursuant to the Developer's Agreement and approval by the Montvale Planning Board.
3. The Mayor and Clerk are hereby authorized to execute the Agreement in substantially the form attached to this Ordinance.
4. This Ordinance shall take effect immediately upon final adoption and publication in the manner prescribed by law.

MICHAEL GHASSALI, Mayor

ATTEST:
FRANCES SCORDO
Municipal Clerk

INTRODUCTION: 2-12-26

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

ADOPTED: 3-12-26

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

**BUDGET MEETING
MINUTES**

Budget Meeting of the Mayor and Council was held via Zoom and called to order at 6:00pm. Adequate notification was published in the official newspaper of the Borough of Montvale.

OPEN PUBLIC MEETING STATEMENT

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

Present: Mayor Ghassali; Administrator, Joe Voytus; Councilmembers, Cudequest, Koelling, Lane, Roche and Russo-Vogelsang; CFO, Matt Cavallo, Treasurer, Christine Kalafut and Municipal Clerk, Fran Scordo

○ **Planning Board – John DePinto and Jeanne Fondacaro**

As a part of the Affordable Housing compliance, the master plan has to be amended, therefore the budget will be increased to \$100,000 for this work; the rest of the budget remains the same as in prior years

○ **Montvale Library - Giulia Bombace**

46,300 patrons visited the library in 2025; participation in the adult and children's programs have increased as well; as a result of increased participation the library will be looking into adding more tables, chairs and computers; getting an outside vendor for website

○ **Recreation – Cassidy Strauss / MAL**

Looking into a permanent structure at Huff Park – possibly grant funded; lights for the Pickleball courts and to resurface the courts; Replacement of lights at LaTrenta; new turf field at Memorial

MAL as funded some projects on their own; asking the boro for the bathrooms snack shack and LaTrenta; lighting and batting cages;

○ **Construction and Buildings & Grounds – Chris Gruber**

Requesting to replace windows at boro hall on the police side of building; possibly include the entire building

Motion to open meeting to the public by Councilmember Lane; seconded by Councilmember Cudequest – all ayes

No Public Comment

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

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

Meeting adjourned at 7:10pm

Respectfully submitted, Frances Scordo, Municipal Clerk

**WORK SESSION
MINUTES**

The Work Session Meeting of the Mayor and Council was in the Council Chambers and called to order at 7:30pm. Adequate notification was published in the official newspaper of the Borough of Montvale. Roll call was taken.

OPEN PUBLIC MEETING STATEMENT

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

ROLL CALL:

Councilmember Arendacs
Council President Cudequest
Councilmember Koelling

Councilmember Lane
Councilmember Roche
Councilmember Russo-Vogelsang

Also Present: Mayor Mike Ghassali; Borough Attorney, Dave Lafferty; Borough Engineer, Nick Chelius and Municipal Clerk, Fran Scordo

ORDINANCES:

None

MEETING OPEN TO PUBLIC

Agenda Items Only

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

No public comment

MEETING CLOSED TO PUBLIC

Agenda Items Only

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

MINUTES:

December 30, 2025

A motion to accept the minutes by Council President Cudequest; seconded by Councilmember Roche - all ayes with the exception of Councilmembers Arendacs abstaining

Sine Die January 1, 2026

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

Re-Ord January 1, 2026

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

BOROUGH OF MONTVALE

JANUARY 27, 2026

January 8, 2026

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

Budget Meeting January 5, 2026

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

Budget Meeting January 12, 2026

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

CLOSED/EXECUTIVE MINUTES:

None

RESOLUTIONS: NON-CONSENT

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.

48-2026 A Resolution Appointing William Betesh, Esq. Of Boggia, Boggia & Betesh to Represent the Borough of Montvale In Tax Appeal Matters Pending As of December 31, 2025

WHEREAS, pursuant to Resolution 23-2026, the Governing Body of the Borough of Montvale ("Borough") appointed David S. Lafferty, Esq. of Huntington Bailey, L.L.P. Borough Attorney for the 2026 calendar year; and

WHEREAS, as of December 31, 2025, William Betesh, Esq. of the law firm of Boggia, Boggia & Betesh was appointed as Borough Attorney for the Borough of Montvale, including representation of the Borough in tax appeals and matters before the New Jersey Tax Court;

WHEREAS, the Borough has determined that the law firm of Boggia, Boggia & Betesh should continue its representation of the Borough for tax appeals pending as of December 31, 2025;

WHEREAS, the anticipated term of this Contract is from January 1, 2026 through December 31, 2026 not to exceed \$25,000; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:111 et seq.) requires that the Resolution authorizing the award of Professional Service contracts without competitive bids and the Contract itself must be available for public inspection;

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 office of Boggia, Boggia & Betesh will continue to represent the Borough of Montvale in the following tax appeals pending as of December 31, 2025:

- Life Time Fitness
- Fintan Seeley
- PRM Hospitality
- Toll NJ, LLC
- Pranay Aiya
- Hornrock Properties

BE IT FURTHER RESOLVED, the Mayor and Municipal Clerk of the Borough of Montvale are hereby authorized and directed to execute a contract with Boggia, Boggia & Betesh; and

BE IT FURTHER RESOLVED, that William Betesh, Esq., shall complete and submit a Business Entity Disclosure Certification which certifies that he has not made any reportable contributions to a political or candidate committee in the Borough of Montvale in the previous one year, and that the contract shall prohibit William Betesh, Esq from making any reportable contributions through the term of this contract; and

BE IT FURTHER RESOLVED, that this Contract is awarded without competitive bidding as a "Professional Service" in accordance with the Local Public Contracts Law because the services are to be performed by a person authorized by law to practice a recognized profession and

BE IT FURTHER RESOLVED, that the Business Entity Disclosure Certification and the Determination of Value shall be on file with this Resolution; and

BE IT FURTHER RESOLVED, that David S. Lafferty, Esq. will represent the Borough of Montvale in any tax appeal matters filed on and after January 1, 2026.

49-2026 Mutual Aid Plan & Rapid Deployment Force Interlocal Service Agreement

WHEREAS, the police departments in Bergen County have a day-to-day responsibility to provide for the security of lives and property, for the maintenance and preservation of the public peace and order; and

WHEREAS, Law Enforcement Officials also have a responsibility to provide for preparedness against natural emergencies, such as floods, hurricanes, earthquakes, major storms, etc., manmade causes, civil unrest, and civil disobedience such as riots, strikes, jail or prison riots, train wrecks, aircraft crashes, major fires, ethnic disorders, riots, terrorist incidents and bombings, state and national emergencies; and

WHEREAS, the Bergen County Police Chiefs Association has proposed a Mutual Aid Plan and Rapid Deployment Force to deal with these emergencies; and,

WHEREAS, this Plan is adopted in accordance with the provisions of N.J.S.A. 40A:14-156, N.J.S.A. 40A:14-156.1, N.J.S.A. 40A:14-156.4 AND N.J.S.A. App A:9-40.6; and

WHEREAS, this Plan will provide a uniform procedure for the coordination of the requesting, dispatching, and utilization of law enforcement personnel and equipment whenever a local law enforcement agency requires mutual aid assistance from any other jurisdiction, both contiguous and non-contiguous, in the event of an emergency, riot or disorder, in order to protect life and property; and

WHEREAS, it is the desire of the Mayor and Council of the Borough of Montvale to participate in a Mutual Aid Plan and Rapid Deployment Force in accordance with the plan submitted by the Bergen County Police Chiefs Association.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale that the Police Department of the Borough of Montvale, under the direction of the Chief of Police, cooperate with the Bergen County Police Chiefs Association to create an Interlocal Services Agreement with all municipalities in the County of Bergen in order to put into place the Mutual Aid Plan and Rapid Deployment Force; and

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the County Executive, the Board of County Commissioners, the County Prosecutor, the County Chief of Police, and all Bergen County Municipalities.

50-2026 Authorizing Hiring Christopher Collova, Part-Time Fire Inspector for the Fire Prevention

WHEREAS, Christopher Collova meets the qualifications for the position of Fire Inspector and agrees to the terms and conditions of employment, and has previously completed a satisfactory background investigation; and

BE IT FURTHER RESOLVED that Christopher Collova shall be paid pro-rata based on an annual salary of \$10,545 with a work week of 7 hours.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey, that the above named individual is hereby appointed to the above position effective February 2, 2026

51-2026 A Resolution Authorizing the Receipt of Bids for Towing Services

WHEREAS, the Borough of Montvale's current contract for Police Towing Services with Bergen Brookside Towing expires on April 30, 2026; and

WHEREAS, the Borough of Montvale has a need to obtain the services of an appropriately-licensed contractor to provide Towing Services in the Borough of Montvale upon the expiration of the current contract; and

WHEREAS, the Borough is therefore desirous of formally soliciting bids for this work in accordance with the procedures set forth in the *Local Public Contracts Law*.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale that the Borough Clerk is hereby authorized to receive bids for the above-referenced project in accordance with the *Local Public Contracts Law* and pursuant to the revised bid documents prepared by the Borough Attorney.

52-2026 A Resolution Awarding a Contract to Liberty Parks & Playgrounds for a Steelworx Gable Pavilion for Huff Park Pursuant to ESCNJ Contract 24/25-01

WHEREAS, the Borough has a need to procure the necessary materials and labor to install a new 30' x 34' pavilion in Huff Park; and

WHEREAS, the Borough did solicit a proposal from Liberty Parks & Playgrounds pursuant to ESCNJ Contract 24/25-01, Playground Equipment; and

WHEREAS, Liberty did submit two proposals dated January 14, 2026, for the pavilion including optional tongue and groove ceiling, and all labor and materials necessary for site preparation, pouring the concrete foundation and installation of the pavilion, in the total amount of \$142,735.09; and

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

WHEREAS, the Borough is desirous of entering into a contract through ESCNJ with Liberty for the above-described goods and services, as set forth in the two January 14, 2026 proposals attached hereto and incorporated herein by reference; and

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

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

BOROUGH OF MONTVALE**JANUARY 27, 2026**

NOW THEREFORE, BE IT RESOLVED that the Borough of Montvale does hereby award the above-referenced contract pursuant to ESCNJ 24/25-01, as follows:

Vendor	Contract Amount
Liberty Parks & Playgrounds	\$129,169.09 (base model plus installation)
P.O. Box 52	<u>\$13,566.00 (optional tongue & groove ceiling)</u>
Stratford, NJ 08084	\$142,735.09 (total)

BE IT FURTHER RESOLVED that the Mayor, Borough Clerk, and all other appropriate officials, officers and employees are hereby directed, authorized and empowered to take all steps necessary to effectuate the provisions and purposes of this resolution.

53-2026 Approval of Annual Renewal of Business Permit for Massage and Bodywork Establishment – Cozy Thai Spa – 2 S. Kinderkamack Road

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

WHEREAS, Cozy Thai Spa submitted all required documents to the Borough Clerk which have been reviewed and approved; and

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

54-2026 Authorize Budget Transfers Between Appropriation Accounts Pursuant To N.J.S.A. 40a:4-58

WHEREAS, certain transfers of funds for various 2025 budget appropriations are necessary to cover anticipated expenditures; and

WHEREAS, N.J.S.A. 40A:4-58 provides for the transfer of appropriations with excess over and above the amount deemed necessary to fulfill their purposes to those appropriations considered to be insufficient; and

WHEREAS, the appropriations subject to fund transfers hereby are not within those restricted by N.J.S.A. 40A:4-58 for transfer purposes.

NOW, THEREFORE, BE IT RESOLVED by the Mayor & Borough Council of the Borough of Montvale, in the County of Bergen, State of New Jersey, that the Chief Financial Officer shall and is hereby authorized to make transfers between appropriations accounts of the 2025 Municipal Budget as follows:

	FROM	TO
Administration and Executive Salaries & Wages	\$5,600	
STATUTORY EXPENSES Social Security System (O.A.S.I)		\$5,600
Construction Official OE Other Expenses	\$3,050	
Construction Official Salaries & Wages		\$2,800
Electrical Subcode Official Salaries & Wages		\$250
UTILITIES Electricity	\$12,000	
Fire Hydrant Service		\$12,000

BOROUGH OF MONTVALE**JANUARY 27, 2026**

Administration and Executive Other Expenses	\$20,000	
Legal Services & Costs Other Expenses		\$20,000
UTILITIES Telephone	\$6,050	
Police Dispatch (Tri-Boro) Other Expenses		\$6,050

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

BILLS: Municipal Clerk read the Bill Report

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

ENGINEER'S REPORT: Nick Chelius

No Report

ATTORNEY REPORT: Dave Lafferty

No Report

ADMINISTRATOR REPORT: Joe Voytus

No Report

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Mayor Ghassali mentioned about forming a facilities committee regarding all 11 municipal buildings; Councilmembers Arendacs and Roche will lead the committee along with the borough engineer and Facilities Manager, Chris Gruber

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.

BOROUGH OF MONTVALE

JANUARY 27, 2026

A motion to open meeting to the public by Councilmember Lane; seconded by Council President Cudequest – all ayes

No Public Comment

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

ADJOURNMENT:

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

Meeting adjourned at 7:40pm

Regular Meeting of the Mayor & Council will be held at 7:30pm on Thursday, February 12, 2026

Respectfully submitted, Frances Scordo, Municipal Clerk

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 55-2026**

RE: Resolution Authorizing the Issuance Of \$35,000 Special Emergency Notes For The Preparation Of An Approved Tax Map In And By The Borough Of Montvale, In The County Of Bergen, New Jersey

BE IT RESOLVED, that the Mayor and Council Of The Borough Of Montvale, In The County Of Bergen, New Jersey (not less than two-thirds of all members thereof affirmatively concurring),
AS FOLLOWS:

Section 1. An ordinance of the Borough of Montvale, in the County of Bergen, New Jersey (the "Borough"), authorizing a special emergency appropriation in the amount of \$35,000 for the preparation of an approved tax map has been finally adopted and a copy thereof has been filed with the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey (the "Director").

Section 2. (a) In order to finance the special emergency appropriation described in Section 1 of this resolution, the Borough is hereby authorized to borrow the sum of \$35,000 and to issue special emergency notes (the "Notes") therefor in accordance with the Local Budget Law of the State of New Jersey (N.J.S.A. 40A:4-55).

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

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

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

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

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

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

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

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

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

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

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

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

- (1) Principal and interest payment delinquencies;
- (2) Non-payment related defaults, if material;
- (3) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (4) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (5) Substitution of credit or liquidity providers or their failure to perform;
- (6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or

other material notices or determinations with respect to the tax status of the Notes, or other material events affecting the tax status of the Notes;

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

If all or any part of the Rule ceases to be in effect for any reason, then the information required to be provided under this resolution, insofar as the provision of the Rule no longer in effect required the provision of such information, shall no longer be required to be provided.

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

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

Section 10. This resolution repeals Resolution No. 147-2025, duly adopted June 27, 2025, in its entirety and such resolution shall no longer be of further force or effect.

Section 11. A copy of this resolution as adopted shall be filed with the Director.

Section 12. This resolution shall take effect immediately.

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

Adopted: February 12, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 56-2026**

**RE: Authorize Execution of Agreement with The Enclave at Montvale
Condominium Association, Inc. Municipal Service Agreement**

WHEREAS, the Condo Services Act provides for a phase in schedule for municipal reimbursement payment at the municipal cost for certain enumerated municipal services or the providing of such services by the municipality in lieu of such reimbursement; and

WHEREAS, an agreement has been negotiated between the Borough of Montvale and The Enclave at Montvale Condominium Association, Inc. to satisfy the obligation of the Borough as provided by the Condo Service Act, which agreement is attached and made part of this resolution; and

WHEREAS, this agreement shall remain in effect for a five-year period to commence on January 1, 2025 and terminating on December 31, 2029; and

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Montvale hereby authorize the execution of the attached Agreement on behalf of the municipality by the appropriate municipal officials.

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

Adopted: February 12, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

BOROUGH OF MONTVALE



PRIVATE COMMUNITY MUNICIPAL SERVICES AGREEMENT

THIS PRIVATE COMMUNITY MUNICIPAL SERVICES AGREEMENT made this ____ day of _____ 20____, by and between the **BOROUGH OF MONTVALE**, with offices at 12 DePiero Drive, Montvale, New Jersey 07645 (hereinafter the "Borough") and **THE ENCLAVE AT MONTVALE CONDOMINIUM ASSOCIATION, INC.** (hereinafter the Association"), a homeowners association or other not-for-profit entity responsible for management of a qualified private community as defined in N.J.S.A. 40:67-23.2 et seq. (hereinafter the "Condo Services Act") with its manager having its offices c/o Wilkin Management Group, 99 Bauer Drive, Oakland, New Jersey 07436.

WITNESSETH:

WHEREAS, the Condo Services Act, *N.J.S.A. 40:67-23.2, et seq.*, provides for a phase-in schedule for municipal reimbursement payment at the municipal cost for certain enumerated municipal services or the providing of such services by a municipality in lieu of such reimbursement, and

WHEREAS, the Enclave at Montvale ("Enclave") includes approximately 0.4 miles of interior roadways ("Enclave roadways"); and

WHEREAS, the Borough has determined that the Enclave roadways would require thirteen (13) streetlights to be consistent with the lighting provided in the Borough at-large, at a cost per-streetlight of \$202.86; and

WHEREAS, the Borough has further determined that the Enclave roadways would require approximately six (6) hours per year spent on the removal of snow and other obstructions at the cost of \$215.00 per hour; and

WHEREAS, the municipal services covered by this Agreement consist solely of the following enumerated services (hereinafter the “Condo Services”):

- (1) Reimbursement for removal of snow, ice and other obstructions from the roads and streets; and
- (2) Reimbursement for lighting of the roads and streets, to the extent of payment for the electricity required, but not including the installation or maintenance of lamps, standards, wiring or other equipment; and
- (3) Collection, removal and disposal of leaves, recyclable materials and solid waste from the roads and streets.

WHEREAS, the Borough of the Association hereby agree that the Borough shall provide for the collection and disposal of solid waste and recyclable materials at the Enclave pursuant to its existing municipal contract for these services; and

WHEREAS, the Borough and the Association have agreed upon provisions for reimbursement to the Association by the Borough for other enumerated services in full satisfaction of the Borough’s obligations under the Condo Services Act.

NOW, THEREFORE, in consideration of the foregoing, and for other good and valuable consideration duly acknowledged, the parties hereto agree as follows:

1. Purpose and Interpretation. This Agreement is intended to implement the Condo Services Act as presently in force in the State of New Jersey and shall be interpreted in a manner consistent with said current statutory enactment. In

the event of any subsequent amendment to the Condo Services Act, this Agreement shall remain in full force and effect unless notice is given by the Borough of its intent to initiate modification of its provisions as a result of any such amendment.

2. Definitions. The following definitions shall apply in this Agreement:

- A. *Reimbursable Costs* include and are expressly limited to “Reimbursable Removal Costs” and “Reimbursable Lighting Costs” as said terms are defined below, and as calculated, adjusted and limited in accordance with this Agreement.
- B. *Reimbursable Removal Costs* refers to the cost that would be incurred by the municipality in directly providing for the removal of snow, ice and other obstructions from the roads and streets located on the Association’s property in similar manner as said service is provided to single family residences through the Borough’s various departments including the Department of Public Works, excluding all costs attributable to clearing sidewalks, parking lots and all other areas of the Association’s property other than roads and streets. It is specifically provided that said service shall not include the repair, re-paving, replacement or maintenance of any road or street located on Association property.
- C. *Reimbursable Lighting Costs* refers to the cost that would be incurred by the municipality in directly providing for the lighting of roads and streets located on the Association’s property in the same fashion as

those services are provided on the public roads and streets to the extent of payment for the electricity required, but not including the installation or maintenance of lamps, standards, wiring or other equipment.

3. Borough Option to Provide Services. Anything to the contrary notwithstanding, the Borough reserves the right to provide to the Association any category of Condo Services in lieu of paying Reimbursable Costs to the Association for such service or services. If the Borough elects to provide any service to the Association, or to terminate any such service after it has been provided, the Association shall be given thirty (30) days advance written notice thereof by the Borough. The Borough shall not be obligated to pay Reimbursable Costs to the Association for any expense incurred by the Association for any service while the same service is being provided by the Borough. **If the Borough elects to provide any service, the Association shall pay the cost of any insurance riders required by the Borough to enable the Borough's vehicles to operate on the Association's private road and streets in accordance with N.J.S.A. 40:67-23.4.**
4. Commencement Date. This Agreement shall be deemed to have commenced and become effective as of January 1, 2025, and this Agreement shall remain in effect for an initial period of five (5) years, terminating on December 31, 2029, unless notice is sent by the Borough as provided in Paragraph 1.
5. Reimbursed Condo Services.
 - A. Lighting of roads and streets. The Borough shall pay to the Association 100% of the Reimbursable Lighting Costs as defined

above. It is agreed that said cost is the sum of **\$2,637.18.00** per year. It being provided, however, that the Borough may elect to have said costs billed directly to it by the providing utility. In such event, the Association shall only be entitled to reimbursement to the date such direct billing commences. The Association shall cooperate fully to the extent necessary to implement such direct billing.

B. Removal of snow, ice and other obstructions. The Borough shall pay to the Association 100% of the Reimbursable Removal Costs as defined above. It is agreed that said cost is the sum of **\$1,290.00** per year.

6. Borough Provided Condo Services. As of the commencement date hereof, the Borough shall provide the following Condo Services to the Association:

A. Collection, removal and disposal of leaves, recyclable materials and solid waste along the roads and streets. The Borough shall be responsible for the collection, removal and disposal of leaves, recyclable materials and solid waste from the Association's roads and streets in similar manner as said service is provided to single family residences through the Borough's various departments including the Department of Public Works.

7. Reimbursement Undertaking. Subject to compliance by the Association with all substantive provisions and procedural requirements of this Agreement, the Borough hereby agrees to provide annual reimbursement to the Association for the Association's total Reimbursable Costs.

8. Reimbursement Procedure. Requests by the Association for the payment of reimbursement under this Agreement shall be processed pursuant to the following procedure:
- A. The Association shall submit a signed voucher to the Borough with each request for payment, using voucher forms to be provided by the Borough.
 - B. Vouchers shall be submitted on an annual basis for which reimbursement is requested upon incurring expenses up to **\$2,637.18** for site lighting, and **\$1,290.00** for snow, ice and obstruction removal, but no later than February 15 of the following year. Each voucher shall contain a separate line-item entry for each category and subcategory of Reimbursable Costs for which reimbursement is requested. With respect to all Reimbursable Costs, each voucher shall be accompanied by copies of invoices, payment receipts and other appropriate documentation which demonstrates to the satisfaction of the Borough that all costs constitute Reimbursable Costs and that the Association incurred all costs during the applicable reimbursement period. Vouchers conforming to the aforementioned procedures will be paid within sixty (60) days. Vouchers shall not be processed for payment by the Borough if they do not conform with these requirements. In that event, the Association will be given notice and the opportunity to provide additional requested documentation and/or otherwise cure any nonconformity with these submission requirements.

- C. The Borough will review the Association's documentation and determine whether the requested reimbursement is consistent with and authorized by this Agreement. The Borough will provide the Association with written notice of any intention to disallow any excess amount or unauthorized portion of the reimbursement request.
- D. Following formal approval of a reimbursement request, payment to the Association shall be made in accordance with routine Borough procedures for the payment of vouchers.
9. Notice. Any notice shall be conclusively deemed to have been received by the addressee and to be effective on the date on which personally delivered to the addressee for each such party set forth on Page 1 of this Agreement or, if sent by certified mail, return receipt requested, on the third business day after the day on which mailed to said addressee.
10. Concerning Successors and Assigns. Whenever in this Agreement any of the parties hereto is referred to, such reference shall be deemed to include the successors and assigns of such party; and all covenants, promises and agreements, by or on behalf of any party hereto which are contained in this Agreement, shall bind its successors and assigns and inure to the benefit of its successors and assigns.
11. Modifications in Writing. Modifications or the waiver of any provisions of this Agreement shall in no event be effective unless the same shall be in writing and signed by the parties hereto, and then such modification or waiver

shall be effective only in the specific instance and for the specific purpose for which given.

12. Failure to Exercise Rights. Neither any failure nor any delay on the part of either party in exercising any right, power or privilege hereunder shall operate as a waiver thereof, nor shall a single or partial exercise thereof preclude any other or further exercise of any other right, power or privilege.
13. Assignment. There shall be no assignment of this Agreement by any party hereto.
14. Section Headings. The section headings contained herein are the reference purposes only and shall not in any way affect the meaning or interpretation of the Agreement.
15. Severability. In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.
16. Counterparts. This Agreement may be signed in any number of counterparts with the same effect as if the signatures thereto and hereto were upon the same instrument.
17. Reservation. Except as otherwise expressly set forth in this Agreement, and subject to the provisions of this Agreement being in accordance with the Condo Services Act, the Borough reserves all of its rights and powers under the Condo Services Act and other laws as a municipality of the State of New Jersey, and the Association reserves all of its rights and powers under the Condo Services Act.

18. Entire Agreement. This Agreement and its provisions constitute the entire understanding and agreement of the parties regarding all matters covered by the Condo Services Act, and any prior discussions, representations, understandings and agreements are hereby superseded by this Agreement. The parties agree to be bound hereby and acknowledge that there are no representations, warranties, covenants or undertakings other than those expressly set forth herein.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement on
the day and year first above written.

WITNESS/ATTEST:

BOROUGH OF MONTVALE

By: _____
Carol Manhart
Administrative Assistant

By: _____
Joseph W. Voytus
Borough Administrator

WITNESS/ATTEST:

THE ENCLAVE AT MONTVALE
CONDOMINIUM ASSOCIATION,
INC.

By: _____

By:  _____

Board President

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 57-2026**

RE: Authorize to Apply for FY 2026 Local Recreation Improvement Grant (LRIG) for Improvements to Railroad Park located at Kinderkamack Road

WHEREAS, the Borough of Montvale desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately \$75,000.00 to carry out a recreational infrastructure improvement project at Railroad Park to install new playground equipment, rubber safety surfacing, fences, benches, and landscaping.

NOW, THEREFORE, BE IT RESOLVED, that the Borough of Montvale:

1) does hereby authorize the application for such a grant; and,
2) recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Borough of Montvale, New Jersey and the New Jersey Department of Community Affairs.

BE IT FURTHER RESOLVED, that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith

(signature)
Joseph Voytus

(type or print name)
Borough Administrator

(title)

(signature)
Michael Ghassali

(type or print name)
Mayor

(title)

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

Adopted: February 12, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 58-2026**

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

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

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

WHEREAS, Colliers Engineer & Design, 300 Tice Blvd, Suite 101, Woodcliff Lake, NJ 07677 has submitted a proposal dated January 23, 2026 which is attached to this resolution; and

WHEREAS, Colliers will perform the preparation of the MS4 compliance report, Storm Sewer Outfall and Detention Basin Inspections, Stormwater Pollution Prevention Plan Update and GIS mapping of approximately one third of the Borough's stormwater conveyance system for a cost not to exceed \$16,000.00; and

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

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

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

Adopted: February 12, 2026

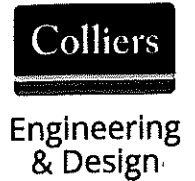
ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

300 Tice Boulevard Suite 101
Woodcliff Lake New Jersey 07677
Main: 877 627 3772



January 23, 2026

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

Agreement for Professional Services
MS4 Annual Reporting, Storm Sewer Outfall Inspections
Borough of Montvale, Bergen County, NJ
Proposal No. MVB0105P

Dear Mr. Voytus,

Colliers Engineering & Design (CED) is pleased to submit this agreement for Professional Engineering Services associated with the preparation of the Boroughs MS4 compliance annual report and inspection of approximately 20 percent of the stormwater outfalls within the Borough's jurisdiction. This is a requirement of the Borough's Tier A - Stormwater General Permit.

SCOPE OF SERVICES

TASK 1.0 PREPARATION OF MS4 ANNUAL REPORTING

CED will prepare and electronically submit the Annual Report and Supplemental Questionnaire, as required by the Borough's Tier-A permit. CED will review past operational procedures and verify documentation of permit responsibilities. This information will be used to formulate the submission of the Annual Report and Supplemental Questionnaire. To facilitate this task, our office will meet with representatives of the Department of Public Works (DPW) as well as the Clerk's Office, Health Department and various personnel from the Borough to ensure activities required by the permit were addressed.

As in the past, this report and questionnaire will be completed electronically through the New Jersey Department of Environmental Protection's (NJDEP) website. As a result of our coordination with the representatives as noted above, CED will complete and submit the report and questionnaire on the municipality's behalf. Once submitted and confirmation from the NJDEP is received, CED will formalize a package of the submission based off of referenced documentation and provide the same to the municipality for their records.

TASK 2.0 OUTFALL INSPECTIONS

The purpose of the inspections is to verify the physical condition of the outfalls (deterioration or scour) and to determine if there are any illicit connections (flow other than stormwater) into the Borough Storm Sewer System. Based on the requirements of the MS4 Permit, the entire outfall system must be inspected at least once every 5 years. As such, CED proposes to inspect approximately 20% of the

outfalls annually on a rotating basis to achieve compliance with this requirement. As per the most recent mapping, the Borough of Montvale has a total of 77 outfalls.

A report of the stormwater outfall structures will be delivered to the Borough DPW Superintendent for immediate work orders in those locations that are failing or require debris and sediment removal. The report will be accompanied by commentary and photographs pertaining to the outfall and stream scouring remediation, illicit connection elimination (if any) which discharges into the water bodies and roadway erosion control. Where corrective action is required, CED will advise the Borough of the necessary corrective work and maintenance. For those areas that the DPW cannot address, coordination with outside vendors and/or contractors may be required. Certain cleaning or maintenance activities conducted in New Jersey's streams and rivers require permits pursuant to the Freshwater Wetland (FWW) Protection Act Rules (N.J.A.C. 7:7A) and the Flood Hazard Area Control (FHA) Act Rules (N.J.A.C. 7:13). However, minor cleaning activities can be conducted without the need to obtain either permit. Unless necessary, the corrective work will pertain to minor cleaning activities as defined by NJDEP FHA and FWW regulations. Coordination with site access may be necessary and temporary or permanent easements may be required.

As part of the Tier A Municipal Stormwater Permit requirements as designated by NJDEP, the Borough is responsible to identify and eliminate the illicit connections that currently discharge into the water bodies. During our investigation, should illicit connections be identified, they shall be noted and the appropriate documentation forms specific to the outfall will be prepared.

If the source of the illicit connection is not able to be immediately identified, then a separate agreement will be prepared to perform the additional engineering services needed to further investigate the source of the illicit connection and responsible party.

Water sampling necessary to identify potential illicit discharges has not been included in this agreement. Our team will prepare a list of outfalls that we recommend for water sampling. Outfalls will be recommended for water sampling if dry weather flow combined with one potential illicit discharge indicator, such as odor or floatables are observed.

FEE AGREEMENT

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

Task Name	Fee
Task 1.0 Preparation of MS4 Annual Reporting	\$11,500.00
Task 2.0 Outfall Inspections	\$4,500.00
TOTAL FEE	\$16,000.00

The above engineering services will be provided on an hourly basis not to exceed the listed amount. This contract and fee schedule are based upon the Borough Engineering Contract, authorized by the Borough (Resolution No. 25-2026).

ADDITIONAL SERVICES

If additional services beyond the scope presented herein are required and authorized, then such services shall be provided. Additional services may include, but are not limited to, preparation of permit applications, reproduction costs for plans, additional specifications, reports, etc. Additional services may also include special studies not indicated herein as well as revisions and/or supplemental effort, if required, after review of the prepared documents by the client and review agencies.

Fees for additional services will be based on our current Schedule of Hourly Rates or a negotiated fee basis after specific scope of services for additional effort has been defined.

EXCLUSIONS

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

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

We thank you for the opportunity and look forward to providing the services required. If you have any questions, or if additional information is required, please do not hesitate to contact me.

Very truly yours,

Colliers Engineering & Design.



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

CPO/nhc

cc: Fran Scordo, Borough Clerk (fscordo@montvaleboro.org)
Andrew Hipolit (CED)
Carl O'Brien (CED)
Robert Culvert (CED)

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 59-2026**

RE: Appointment of Regular Member, Montvale Fire Department – John K. Rothschild

WHEREAS, the Montvale Fire Department is desirous of adding a regular member; and

WHEREAS, John K. Rothschild of Montvale, NJ has been approved by the Board of Fire Commissioners and has undergone a satisfactory physical, pursuant to the attached application which has been made part of this resolution; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale that the appointment of John K. Rothschild, as a Regular Member of the Montvale Fire Department, is hereby approved.

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

Adopted: February 12, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 60-2026**

RE: A Resolution Authorizing the Execution of a Grant Agreement with the BMED Gateway Fund for the Borough's Health and Wellness Program for 2026

WHEREAS, the Borough of Montvale affirms its understanding that the BMED Gateway Fund offers a grant opportunity to its member agencies who wish to initiate a partnership with the Fund to incentivize employee participation in health and wellness programming and awareness; and

WHEREAS, the Borough of Montvale understands that the grant is a matching grant and that participation in the Program requires local budgetary support and administration; and

WHEREAS, the application for grant consideration requires a resolution of the governing body's understanding and support for promoting health and wellness concepts within their employee population.

NOW THEREFORE BE IT RESOLVED that the Borough of Montvale authorizes the submission of a grant application for \$5,000.00 to the BMED Gateway Fund to enable their participation in the Fund's Health and Wellness Program for the 2026 calendar year.

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

Adopted: February 12, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

RESOLUTION

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

<u>FUND</u>	<u>AMOUNT</u>	<u>NOTES</u>
Current	\$3,668,266.54	Bill List Wire 2/12/2026
	<u>329,791.16</u>	Wires/Manual Checks
Current TOTAL	3,998,057.70	
Capital	54,299.03	Bill List Wire 2/12/2026
Escrow	17,145.42	Bill List Wire 2/12/2026
Housing Trust	8,050.08	Bill List Wire 2/12/2026
Open Space Trust	3,150.00	Bill List Wire 2/12/2026
General Trust	3,620.00	Bill List Wire 2/12/2026
TOTAL	\$4,084,322.23	

*This resolution was adopted by the Mayor and Council of Montvale
at a meeting held on 2/12/26 .*

Introduced by: _____

Approved: 2/12/26

Seconded by: _____

Michael Ghassali, Mayor

ATTEST:

Frances Scordo, Municipal Clerk

MANUAL/VOID CHECKS - WIRES
February 12, 2026

<u>Check #</u>	<u>PO #</u>	<u>Date</u>	<u>Vendor/Transaction</u>	<u>Amount</u>
WIRE		1/31/26	Payroll Account	\$208,273.68
WIRE		1/31/26	Salary Deduction Account	\$121,437.48
WIRE		1/31/26	FSA Account	\$80.00
Total				<u><u>\$329,791.16</u></u>

February 10, 2026
10:04 AM

Borough of Montvale
Bill List By Vendor Id

Page No: 1

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

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00043	NORTH JERSEY MEDIA GROUP								
		26-00133	01/27/26	NORTH JERSEY MEDIA DECEMBER	Open	713.56	0.00		
00071	VEOLIA (SUEZ)								
		26-00128	01/22/26	2026 FIRE HYDRANTS	Open	17,744.30	0.00		B
		26-00154	02/02/26	VEOLIA FIRE HYDRANT DECEMBER	Open	17,561.80	0.00		
						35,306.10			
00083	ADP, Inc								
		26-00162	02/03/26	PAYROLL SERVICES	Open	1,889.50	0.00		B
00098	SERVPRO OF PARAMUS								
		26-00089	01/16/26	PD BIO CELL CLEANING	Open	275.00	0.00		
00102	MGL PRINTING SOLUTIONS								
		25-01638	12/15/25	3-PART PURCHASE ORDER	Open	1,273.00	0.00		
00104	MONTVALE BOARD OF EDUCATION								
		26-00008	01/05/26	2026 LOCAL SCHOOL TAXES	Open	1,914,177.00	0.00		B
00111	AACOM BUSINESS SOLUTIONS								
		24-01534	10/29/24	FIELDSTONE FIELD CAMERAS	Open	4,698.94	0.00		
00118	NJ STATE LEAGUE OF								
		25-01152	09/04/25	CLASSIFIED AD FOR PLUMBING	Open	115.00	0.00		
00125	NORTHWEST BERGEN REGIONAL								
		26-00012	01/05/26	2026 HEALTH SERVICES	Open	7,114.00	0.00		B
00137	PASCACK VALLEY REGIONAL HS DST								
		26-00009	01/05/26	2026 REGIONAL SCHOOL TAXES	Open	1,326,574.59	0.00		B
00215	TOWNSHIP OF RIVER VALE								
		26-00019	01/06/26	2026 PASCACK VALLEY DPW	Open	192,178.80	0.00		B
00554	BERGEN MUNI.EMPL.BENEFITS FUND								
		26-00079	01/15/26	2026 HEALTH BENEFITS	Open	106,358.00	0.00		B
00602	ANCHOR FENCE CONTRACTORS, INC.								
		25-01362	10/21/25	FIELDSTONE FENCE REPAIRS	Open	3,150.00	0.00		
00683	TCTA OF BERGEN COUNTY								
		26-00148	02/02/26	2026 ANNUAL MEMBERSHIP DUES	Open	75.00	0.00		
00723	RAPID PUMP & METER SERVICE CO.								
		25-01203	09/17/25	Valley View Pump Sta- repairs	Open	13,618.19	0.00		

February 10, 2026
10:04 AM

Borough of Montvale
Bill List By Vendor Id

Page No: 2

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00731	COLLIER'S ENGINEERING & DESIGN								
		24-00896	06/26/24	2024 ROADWAY IMPROV. PROGRAM	Open	531.77	0.00		B
		24-01464	10/18/24	NJDOT FY2024 - WOODLAND ROAD	Open	1,351.41	0.00		B
		25-00202	02/03/25	2025 GENERAL ENGINEERING	Open	3,365.00	0.00		B
		25-00324	02/27/25	NJDOT FY2025 - PARAGON DRIVE	Open	1,762.66	0.00		B
		25-00602	04/30/25	KINDERKAMACK RD & MAGNOLIA AVE	Open	285.00	0.00		B
		25-01353	10/20/25	Tax Map Maint. & Revisions	Open	1,426.77	0.00		B
		25-01681	12/18/25	Continued Services Affordable	Open	850.00	0.00		B
		26-00096	01/16/26	UB Chestnut 3101/1 PlanningRev	Open	5,968.42	0.00		
		26-00097	01/16/26	UB Chestnut 3101/1 Eng Review	Open	4,777.50	0.00		
		26-00116	01/21/26	Engineering Review	Open	1,400.00	0.00		
		26-00117	01/21/26	Gray Capital 1102/3 100 Summit	Open	<u>2,255.00</u>	0.00		
						23,973.53			
00769	URBAN AUTO SPA								
		26-00107	01/20/26	CAR WASH SERVICES	Open	17.00	0.00		
00824	RELIANT FIRE HOSE TESTING INC.								
		25-01262	10/02/25	ANNUAL FIRE HOSE TESTING	Open	4,825.80	0.00		
00876	BERGEN CTY MUNICIP. CLRK. ASSOC.								
		26-00147	02/02/26	2026 ANNUAL MEMBERSHIP DUES	Open	200.00	0.00		
00891	RIDGEMONT PIZZA & RESTAURANT								
		26-00165	02/03/26	DINNER PLANNING BOARD 2/3/26	Open	90.00	0.00		
00921	NATIONAL ASSOCIATION OF FIELD								
		26-00052	01/14/26	TRAINING ZAGAJA	Open	375.00	0.00		
00999	AMAZON.COM SERVICES, INC.								
		25-01616	12/10/25	OFFICE SUPPLIES	Open	613.06	0.00		
		26-00100	01/16/26	OFFICE FURNITURE	Open	<u>1,918.84</u>	0.00		
						2,531.90			
01227	PIAZZA & ASSOCIATES, INC.								
		25-00161	01/27/25	2025 AFFORDALE HOUSING SVCS	Open	400.00	0.00		B
01330	GHASSALI, MICHAEL								
		26-00132	01/27/26	Diner w/Pastor & Council Memb.	Open	446.76	0.00		
01367	VLADICK, MATTHEW								
		26-00111	01/20/26	REIMB CLTHG UNDERSHIRTS	Open	120.00	0.00		
01464	SURENIAN, EDWARDS, BUZAK & NOLAN								
		26-00164	02/03/26	PROFESSIONAL SERVICES RENDERED	Open	6,800.08	0.00		
		26-00166	02/03/26	PROFESSIONAL SERVICES RENDERED	Open	<u>5,390.50</u>	0.00		
						12,190.58			
01542	WICKERSHEIM & SONS								
		26-00152	02/02/26	WORK FOR LATRENTA FIELD HOUSE	Open	11,943.00	0.00		
		26-00153	02/02/26	LA TRENTA FIELD HOUSE	Open	<u>19,000.00</u>	0.00		
						30,943.00			

February 10, 2026
10:04 AM

Borough of Montvale
Bill List By Vendor Id

Page No: 3

Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
01624	CMRS-FP						
26-00099	01/16/26	POSTAGE COURT DECEMBER 2025	Open	131.86	0.00		
26-00189	02/09/26	REFILL POSTAGE METER 2026	Open	1,600.00	0.00		B
				1,731.86			
01643	LORANGER, LISA						
26-00141	01/29/26	MAILCHIMP REIMBURSEMENT	Open	110.00	0.00		
01648	BERGEN COUNTY MCA ASSN.						
26-00087	01/15/26	2026 BCMCAA MEMBERSHIP DUES	Open	40.00	0.00		
01747	PORTER LEE CORPORATION						
26-00051	01/14/26	ANNUAL SOFTWARE SUPPORT	Open	1,185.00	0.00		
01767	VERIZON						
26-00143	01/29/26	156-951-896-0001-85 VERIZON	Open	79.00	0.00		
01788	TIGHE, RAYMOND						
26-00039	01/13/26	NJ ASSESSORS LICENSE RENEWAL	Open	630.00	0.00		
01949	AT&T MOBILITY						
26-00053	01/14/26	PD PATROL PHONE PLAN	Open	1,586.38	0.00		
01993	GREG TANZER SPRINKLERS						
26-00076	01/15/26	WINTERIZATION 11/3/2025	Open	125.00	0.00		
02001	SCHOLASTIC BUS COMPANY, INC.						
25-01541	12/01/25	PD JPA BUS FOR MET LIFE	Open	356.25	0.00		
02011	HUNTINGTON BAILEY, L.L.P.						
25-00409	03/19/25	2025 LEGAL FEES	Open	8,974.22	0.00		B
02019	UGI ENERGY SERVICES, LLC						
26-00106	01/20/26	UGI ENERGY SERVICES NOVEMBER	Open	3,264.08	0.00		
02141	REGAN, ROBERT T., ESQ.						
26-00098	01/16/26	UB Chestnut 3101/1 Attny Revie	Open	4,144.50	0.00		
02223	CONTINENTAL FIRE & SAFETY, INC.						
25-01318	10/09/25	FIRE PREVENTION SUPPLIES	Open	2,249.40	0.00		
02240	BORN PRIMITIVE, LLC						
24-01678	12/03/24	GARRAN CLOTHING ALLOWANCE	Open	330.00	0.00		
02259	GFOA OF NJ						
26-00130	01/27/26	GFOA OF NJ MEMBERSHIP 2026	Open	100.00	0.00		
02268	MCCLUSKEY, REGINA						
26-00163	02/03/26	Refund Rd Opening Bond 3003/8	Open	2,220.00	0.00		
02314	NJMMA						
26-00034	01/12/26		Open	300.00	0.00		

February 10, 2026
10:04 AM

Borough of Montvale
Bill List By Vendor Id

Page No: 4

Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
02379	GOVSTACK						
25-01418	10/31/25	WEBSITE DESIGN & HOSTING	Open	3,987.90	0.00		B
02381	LOGO MAT CENTRAL, LLC						
25-01506	11/19/25	PD LOGO MAT	Open	352.45	0.00		
02391	EPIC GARDENING, INC.						
25-01659	12/17/25	BED PLANTINGS EPC	Open	11,249.60	0.00		
02393	KAPRELIAN CARPET AND FLOORING						
25-01690	12/18/25	SENIOR CENTER FLOOR	Open	17,750.00	0.00		
02408	MCDOWELL, DOUGLAS						
26-00049	01/14/26	REIMB GUN MAGAZINES	Open	99.13	0.00		
02559	INS.DESIGN ADMINSTRATORS						
26-00067	01/14/26	2026 VISION BENEFITS	Open	300.00	0.00		B
02996	MEYNER AND LANDIS LLP						
23-01221	09/07/23	PROFESSIONAL SERVICES	Open	7,644.97	0.00		B
03215	UNUM LIFE INSURANCE						
26-00078	01/15/26	2026 LIFE INSURANCE	Open	237.60	0.00		B
03760	UNITED RENTALS, INC						
26-00077	01/15/26	LIFT FOR SENIOR CENTER	Open	1,531.96	0.00		
03900	BERGEN COUNTY FIRE PREVENTION						
25-01103	08/21/25	BCFPPA Annual Dues	Open	200.00	0.00		
03925	KALAFUT, CHRISTINE						
26-00175	02/05/26	TAX FORMS 1099 NEC	Open	121.52	0.00		
Total Purchase Orders:		70	Total P.O. Line Items:	0	Total List Amount:	3,754,531.07	Total Void Amount: 0.00

February 10, 2026
10:04 AM

Borough of Montvale
Bill List By Vendor Id

Page No: 5

Totals by Year-Fund							
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND 2026	5-01	77,605.56	0.00	77,605.56	0.00	0.00	77,605.56
CURRENT FUND 2026	6-01	3,590,660.98	0.00	3,590,660.98	0.00	0.00	3,590,660.98
CAPITAL FUND	C-04	54,299.03	0.00	54,299.03	0.00	0.00	54,299.03
BOA ESCROW ACCOUN	E-08	17,145.42	0.00	17,145.42	0.00	0.00	17,145.42
OTHER TRUST ACCOU	T-03	11,670.08	0.00	11,670.08	0.00	0.00	11,670.08
OPEN SPACE TRUST	T-14	3,150.00	0.00	3,150.00	0.00	0.00	3,150.00
Year Total:		14,820.08	0.00	14,820.08	0.00	0.00	14,820.08
Total of All Funds:		3,754,531.07	0.00	3,754,531.07	0.00	0.00	3,754,531.07