

**WORK SESSION
MINUTES**

The Work Session Meeting of the Mayor and Council was in the Council Chambers and called to order at 7:32pm. Adequate notification was published in the official newspaper of the Borough of Montvale. Roll call was taken.

OPEN PUBLIC MEETING STATEMENT

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

ROLL CALL:

Councilmember Arendacs
Councilmember Cudequest
Councilmember Koelling

Councilmember Lane
Councilmember Roche
Councilmember Russo-Vogelsang

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

ORDINANCES:

INTRODUCTION OF ORDINANCE NO. 2025-1578 AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING CHAPTER 385, "VEHICLES AND TRAFFIC," OF THE BOROUGH CODE TO DESIGNATE NEW "STOP INTERSECTIONS"
(Public Hearing 10-28-25)

A motion to Introduce Ordinance 2025-1578 for first reading was made by Councilmember Russo-Vogelsang; seconded by Councilmember Lane; Clerk read by title only; Councilmember Lane made a motion that this ordinance be passed on first reading and advertised in The Bergen Record; seconded by Councilmember Roche - a roll call was taken – all ayes

INTRODUCTION OF ORDINANCE NO. 2025-1579 AN ORDINANCE APPROPRIATING \$25,000 FROM THE CAPITAL FUND BALANCE FOR THE ACQUISITION OF AN ALCOHOL BREATH TESTING DEVICE FOR THE POLICE DEPARTMENT
(Public Hearing 10-28-25)

A motion to Introduce Ordinance 2025-1579 for first reading was made by Councilmember Russo-Vogelsang; seconded by Councilmember Koelling; Clerk read by title only; Councilmember Lane made a motion that this ordinance be passed on first reading and advertised in The Bergen Record; seconded by Councilmember Roche - a roll call was taken – all ayes

The BA gave a brief explanation stating this was going to be budgeted for 2026 but the Prosecutor's office changed the timeline for this year; We do have money available for this purchase this year.

INTRODUCTION OF ORDINANCE NO. 2025-1580 AN ORDINANCE APPROPRIATING \$144,000 FOR IMPROVEMENTS TO HUFF PARK, INCLUDING CONSTRUCTION OF A SHADE STRUCTURE, AND PROVIDING FOR THE FUNDING THEREOF
(Public Hearing 10-28-25)

*A motion to Introduce Ordinance **2025-1580** for first reading was made by Councilmember Russo-Vogelsang; seconded by Councilmember Lane; Clerk read by title only; Councilmember Lane made a motion that this ordinance be passed on first reading and advertised in The Bergen Record; seconded by Councilmember Roche - a roll call was taken – all ayes*

Councilmember Lane asked for clarification regarding funding of this project; The BA stated it is not a matching grant, \$66,000 will come out of the Open Space Fund

INTRODUCTION OF ORDINANCE NO. 2025- 1581 AN ORDINANCE APPROPRIATING \$30,000 FROM THE CAPITAL FUND BALANCE FOR RENOVATIONS AND REHABILITATION OF BUILDINGS AND GROUNDS AT DEPIERO FARM
(Public Hearing 10-28-25)

*A motion to Introduce Ordinance **2025-1581** for first reading was made by Councilmember Russo-Vogelsang; seconded by Councilmember Koelling; Clerk read by title only; Councilmember Lane made a motion that this ordinance be passed on first reading and advertised in The Bergen Record; seconded by Councilmember Cudequest - a roll call was taken – all ayes*

The BA gave a brief explanation stating this is to allocate some funding for some repairs and or renovations leading up to the Day at the Farm Event in October.

MEETING OPEN TO PUBLIC:

Agenda Items Only

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

No Public Comment

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

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:

September 9, 2025

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

CLOSED/EXECUTIVE MINUTES:

August 26, 2025

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

September 9, 2025

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

RESOLUTIONS: (NON-CONSENT)**187-2025 Canceling The Unexpended Balances Of Certain Ordinances**

WHEREAS, the Borough of Montvale, County of Bergen, State of New Jersey (the "Borough"), has heretofore duly adopted bond ordinances providing for various capital improvements and acquisitions in and for the Borough; and

WHEREAS, certain capital projects have been completed or otherwise concluded, and unexpended balances remain on the books of the Borough under the ordinances listed herein; and

WHEREAS, it is necessary and in the best interests of the Borough to formally cancel said unexpended balances so that they may no longer be reflected as encumbered, and so that such funds may be returned to Capital Surplus or credited against the respective debt authorization in accordance with the Local Bond Law, *N.J.S.A. 40A:2-1 et seq.*, and the *Local Budget Law, N.J.S.A. 40A:4-1 et seq.*;

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

The unexpended and unencumbered balances of the following ordinances are hereby canceled:

<u>ORDINANCE</u>	<u>SECTION</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
2020-1482	A02	Section 20 Costs 2020 Road Program	2,340.00
2020-1482	C01	Heat Coils Police Department	18,500.00
2020-1482	C03	Section 20 Costs Building & Grounds	1,478.71
2021-1497	E02	Acquisition-Firearms Training Simulator	9,948.81
2021-1497	F01	LaTrenta Parking Lot Improvements	213,744.38
2021-1497	G01	Various Road Improvements	3,864.50
2022-1519	B03	Acquisition of Carbine Rifles	81.52
		Improvement-Memorial Drive Tennis	3,125.00
2022-1519	C01	Courts	
2022-1519	C03	Improvements-Huff Park Playground	18,926.13
2022-1519	C05	Improvements - Basketball Courts	3,200.00
		Acquisition of Property (127 Summit	51,685.40
2022-1524	A00	Avenue)	
2023-1535	D03	Resurfacing Summit Avenue	35,191.96
2023-1535	D04	Resurfacing Terkuile Road	37,186.22
2023-1535	F01	Purchase DPW Rolling Stock	2,310.00
2023-1537	A01	Acquisition of Property (53 Craig Road)	156,383.46
2024-1552	E01	Acquisition of Truck with Plow	12,835.00
			<u>570,801.09</u>

The Chief Financial Officer is hereby directed to record the cancellation of these balances on the books and records of the Borough and to take any further action necessary to effectuate the intent of this Resolution.

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

188-2025 A Resolution Awarding a Contract to Draeger, Inc. for One Alcotest 9510 and Related Equipment and Services Pursuant to State Contract 20-TELE-00933 T3031 For Use By the Montvale Police Department

WHEREAS, the Borough has a need to procure one (1) new Alcotest 9510 and related equipment and services for use by the Montvale Police Department; and

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

WHEREAS, the Borough did solicit a quote from Draeger, Inc., 7256 S. Sam Houston W Pkwy, Suite 100, Houston, Texas 77085, for this Alcotest 9510 and related equipment and services under State Contract 20-TELE-00933 T3031; and

WHEREAS, Draeger submitted a Quote to the Borough dated 9/24/2025, in the total amount of \$22,822.50; and

WHEREAS, the Borough's Police Chief has recommended that the Borough award this contract pursuant to the Draeger Proposal; and

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

NOW THEREFORE BE IT RESOLVED, as follows:

1. The Borough of Montvale does approve the attached Quote from Draeger, Inc., 7256 S. Sam Houston W Pkwy, Suite 100, Houston, Texas 77085, for one (1) Alcotest 9510 and related equipment and services.
2. The Mayor, Borough Clerk and/or Borough Administrator are hereby directed, authorized and empowered to execute an agreement with Draeger consistent with this resolution.
3. This resolution shall take effect immediately.

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

RESOLUTIONS: (CONSENT AGENDA*)

185-2025 Refund Tax Overpayments Due to Duplicate Payments

WHEREAS, a resolution authorizing the Tax Collector to refund an overpayment of taxes for the following properties:

- 190 Summit Ave, Block 2602; Lot 3
- 45 Longridge Road, Block 1802; Lot 15

WHEREAS, duplicate payments were made by the property owners; 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 tax overpayments to the following:

- \$1,948.52 to Jody Graber, 190 Summit Ave, Montvale NJ 07645
- \$5,804.34 to Hanra Lee, PO Box 3, Montvale, NJ 07645

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

186-2025 Amending Resolution No. 141-2025 for a Professional Services Contract to King, Moench & Collins LLP to Serve as Special Counsel for Affordable Housing Litigation

WHEREAS, the Governing Body previously awarded a professional services contract to Michael Collins, Esq. and King, Moench & Collins LLP ("KMC") to serve as Special Counsel for Affordable Housing Litigation to represent the Borough (and other municipalities) in connection with a challenge to the recent legislation concerning Round 4 of the state-wide affordable housing obligations; and

WHEREAS, the Borough's initial award had a "not to exceed" figure of \$30,000.00, and the Borough is desirous of increasing this figure to a "not to exceed" value of \$425,000.00; and

WHEREAS, the payments for KMC's services shall come from the Trust Fund established with funds from all participating municipalities; and

WHEREAS, pursuant to N.J.S.A. 40A:11-5(a)(i), a professional services contract is exempt from public bidding requirements; and

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

NOW, THEREFORE, BE IT RESOLVED that the professional services contract with Michael Collins, Esq. and King, Moench & Collins LLP to serve as Special Counsel for Affordable Housing Litigation is hereby amended to increase the "not to exceed" figure to \$425,000.00; and

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk are hereby authorized and empowered to execute a contract consistent with the provisions and intent of this Resolution, subject to approval of same by the Borough Attorney; and

BE IT FURTHER RESOLVED that the Borough Clerk shall publish notice of this contract award in the official newspaper of the Borough, in accordance with N.J.S.A. 40A:11-5.

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

BILLS: Municipal Clerk read the Bill Report

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

ENGINEER'S REPORT: Nick Chelius

Submitted the GIS mapping to the DEP awaiting approval; closing out Paragon, Philips and Woodland paving projects; once final inspection is complete then can submit the final paperwork to get reimbursement from the grants; submitted the plans to the county regarding Magnolia and Kinderkamack intersection – have not heard back; tax maps are currently in progress.

ATTORNEY REPORT: David Lafferty, Esq.

The bid package for the Farm is live and will receive bids on October 8th; waiting to hear from the court about the objections regarding the affordable housing.

ADMINISTRATOR REPORT: Joe Voytus

We are moving forward with the website re-design; in connection with that it was suggested we moved to a .gov email address, we are approved for montvalenj.gov or montvale.gov; Councilmembers decided montvalenj.gov; mentioned the pickleball courts are in need of repair; Councilmember Lane asked for an update regarding 48 E Grand Ave property; Joe stated the construction official determined that currently the property does not meet the criteria to be listed as an abandoned property.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Mayor Ghassali mentioned to have Finance department look into reducing the signing of the purchase orders through our current software provider; October 18 is Day at the Farm, food, pumpkins, music etc.

COMMUNICATION CORRESPONDENCE:

None

MEETING OPEN TO THE PUBLIC:

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

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

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

James Zuretti, 48A East Grand Ave

Mr. Zuretti would like know why every criteria has been denied to be considered an abandoned property; why is the owner getting away with this, he is living next to it; This is effecting his mental state; Mayor Ghassali stated that currently it is up for sale by owner and there are a few developers that are interested in buying the property. Mayor Ghassali would like to meet with the owner or speak with him.

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

Councilmember Lane made a motion to go into closed session; seconded by Councilmember Roche – all ayes

ADJOURNMENT:

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

Meeting adjourned at 8:30pm

Regular Meeting of the Mayor & Council will be held at 7:30pm on Thursday, October 9, 2025

Respectfully submitted, Frances Scordo, Municipal Clerk