

**AGENDA  
PUBLIC MEETING  
BOROUGH OF MONTVALE  
Mayor and Council Meeting  
August 26, 2025  
Executive Closed Session to Commence 7:00PM  
Meeting to Commence 7:30PM**

**CLOSED/EXECUTIVE SESSION:**

Motion to move into Executive Session as provided for by Resolution No. 15-2025 adopted on January 1, 2025 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
- Attorney Client Privilege – Lease of Public Property - DePiero Farm
- Attorney Client Privilege – Land Donation

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

**ORDINANCES:**

None

**MEETING OPEN TO PUBLIC:**

Agenda Items Only

**MEETING CLOSED TO PUBLIC:**

Agenda Items Only

**MINUTES:**

July 22, 2025

**CLOSED/EXECUTIVE 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.

- 166-2025 Requesting Approval Of Items Of Revenue And Appropriation N.J.S.A. 40a:4-87 – Click It Or Ticket 2025 Seat Belt Mobilization
- 167-2025 A Resolution Authorizing Appointment of Municipal Representatives To The Bergen County Community Development Regional Committee FY 2025-2026 Covering Period July 1, 2025, through June 30, 2026

**RESOLUTIONS: (CONSENT AGENDA\* - continued)**

- 168-2025 Amending Resolution No. 127-2025 To Establish Recreational Fees for Year 2025  
169-2025 Refund Tax Overpayment / Block 1405, Lot 13 – 35 Eagle Ridge  
170-2025 Authorizing Hiring Full Time Administrative Assistant/Floater – Tina Mouikis  
171-2025 Award Professional Service Contract - Alternate Public Defender for Pascack Joint Municipal Court to Azcona & Associates, LLC

**RESOLUTIONS: (NON-CONSENT)**

- 172-2025 Authorizing Tax Court Settlement – Paragon Drive 1, LLC – Block 1102; Lot 1 - 1 Paragon Drive  
173-2025 Authorizing the Approval of Rescinding Resolution No.199-2024 - Withdrawal from the Pascack Joint Municipal Court

**BILLS:**

**REPORT OF REVENUE:**

**COMMITTEE REPORTS:**

**ENGINEER'S REPORT:**

**ATTORNEY'S REPORT:**

**ADMINISTRATOR'S REPORT:**

**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 Public Meeting of the Mayor & Council to be held on Tuesday, Sept 9, 2025 at 7:30pm

**\*\*\*\*\*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 7:31PM. Adequate notification was published in the official newspaper of the Borough of Montvale. Master Sergeant Koelling 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 Mike Ghassali; Borough Attorney, Dave Lafferty; Borough Engineer, Nick Chelius; Administrator, Joe Voytus; and Municipal Clerk, Fran Scordo

**ROLL CALL:**

Councilmember Arendacs - absent  
Councilmember Cudequest  
Councilmember Koelling

Councilmember Lane – via telephone  
Councilmember Roche  
Councilmember Russo-Vogelsang - absent

**ORDINANCES:**

**PUBLIC HEARING OF ORDINANCE NO. 2025-1577** AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING CHAPTER 264 OF THE BOROUGH CODE, "MUNICIPAL PROPERTY," TO ADD A NEW ARTICLE III, "RESTRICTED ACCESS AREAS"

**WHEREAS**, the Borough of Montvale recognizes the importance of the rights guaranteed under the First Amendment of the United States Constitution and Article I Section 6 of the New Jersey Constitution; and

**WHEREAS**, the Borough of Montvale acknowledges that as a matter of public policy, the rights afforded by the First Amendment of the United States Constitution and Article I Section 6 of the New Jersey Constitution are not unlimited; and

**WHEREAS**, the rights afforded by the First Amendment of the United States Constitution and Article I Section 6 of the New Jersey Constitution are subject to reasonable time, place, and manner restrictions; and

**WHEREAS**, Borough of Montvale officials and employees have a responsibility to maintain and safeguard public records that consist of confidential information; and

**WHEREAS**, to adequately comply with the New Jersey Open Public Records Act, N.J.S.A. 47:1A-1, and to comply with the statutorily defined responsibilities, the maintenance and custody of specific records are required; and

**WHEREAS**, municipal officials assigned this responsibility include, but are not limited to: the Municipal Clerk, Police Chief, Library Director, Chief Financial Officer, Tax Collector, Tax Assessor, Municipal Court Administrator, Municipal Prosecutor, Public Defender, Municipal Court Judge, Construction Official, Fire Chief, Fire Official, Board of Health Secretary, Registrar, and the Borough Administrator; and

**WHEREAS**, the responsibility for the maintenance and safeguarding of records, reports, documents and information in municipal offices may not be available for immediate public view since they may contain personal information, phone numbers, social security numbers, dates of birth and other confidential information; and

**WHEREAS**, securing these records maintains the integrity of this information, and when an Open Public Records Act request is received, and it is determined that a requestor is entitled to the records, the records can be released individually and redacted as required by law; and

**WHEREAS**, it is not expected that municipal employees physically intervene to protect a record, and creating secure areas with clear signage will help deter persons from collecting records which they are not entitled to receive without following the process required by the Open Public Records Act; and **WHEREAS**, within the Borough there are also offices and other areas that must be closed to public access to safeguard the health, safety and welfare of the public as well as that of Borough officers, officials and employees, including but not limited to locations with heavy machinery, equipment, emergency vehicles and other apparatus.

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

**Section 1.** Chapter 264 of the Borough Code is hereby amended and supplemented by adding a new Article III, "Restricted Access Areas," as follows:

**Article III  
Restricted Access Areas**

**§264-14 Purpose.**

- A. The Borough of Montvale recognizes the importance of the rights guaranteed under the First Amendment of the United States Constitution and Article I Section 6 of the New Jersey Constitution. However, the Borough of Montvale acknowledges that as a matter of public policy, the rights afforded by the First Amendment of the United States Constitution and Article I Section 6 of the New Jersey Constitution are not unlimited and are subject to reasonable time, place, and manner restrictions.
- B. Borough of Montvale officials and employees have a responsibility to maintain and safeguard public records that consist of confidential information, and to adequately comply with the New Jersey Open Public Records Act, N.J.S.A. 47:1A-1, and to comply with the statutorily defined responsibilities, the maintenance and custody of specific records are required. Borough of Montvale officials assigned this responsibility include, but are not limited to: the Municipal Clerk, Police Chief, Library Director, Chief Financial Officer, Tax Collector, Tax Assessor, Municipal Court Administrator, Municipal Prosecutor, Public Defender, Municipal Court Judge, Construction Official, Fire Chief, Fire Official, Board of Health Secretary, Registrar, and the Borough Administrator.
- C. The Borough is responsible for the maintenance and safeguarding of records, reports, documents and information in municipal offices, which records may not be available for immediate public view since they may contain personal information, phone numbers, social security numbers, dates of birth and other confidential information. Securing these records maintains the integrity of this information, and when an Open Public Records Act request is received, and it is determined that a requestor is entitled to the records, the records can be released individually and redacted as required by law.
- D. The Borough of Montvale does not expect municipal employees to physically intervene to protect a record. Therefore, creating secure areas with clear signage will help deter persons from collecting records which they are not entitled to receive without following the process required by the Open Public Records Act.
- E. Within the Borough there are also offices and other areas that must be closed to public access to safeguard the health, safety and welfare of the public as well as that of Borough officers, officials and employees, including but not limited to locations with heavy machinery, equipment, emergency vehicles and other apparatus

- F. This Article is intended to clearly define Restricted Access Areas in municipal buildings that are not subject to access to members of the public.

**§264-15 Definitions.****PUBLIC**

Any Borough resident or non-Borough resident, but not including the following:

- Officers, employees and elected or appointed officials of the Borough of Montvale
- Contractors of the Borough authorized by appropriate personnel to access Restricted Access Areas for the purpose of performing their contractual duties
- Officers, employees and elected or appointed officials of the State of New Jersey
- Officers, employees and elected or appointed officials of the County of Bergen
- Officers, employees and elected or appointed officials of the United States Federal Government
- Any other person who has been authorized by the Mayor, Administrator, Council President, Chief of Police, Fire Chief, Clerk, or other authorized representative of the Borough of Montvale

**RESTRICTED ACCESS AREA**

Any Borough office or portion of a municipal building or facility that is not open to the public

**§264-16 Restricted Access Areas enumerated.**

With the exception of public reception spaces, the municipal office areas in the following locations shall be deemed "Restricted Access Areas" that are secured and not open to the public:

- A. Montvale Borough Hall – 12 DePiero Drive
- B. Montvale Police Department – 12 DePiero Drive
- C. Montvale Public Library – 12 DePiero Drive
- D. Montvale Municipal Court – 12 DePiero Drive
- E. Montvale Fire Department – 35 W. Grand Avenue
- F. Montvale DPW Garage – Memorial Drive
- G. La Trenta Fieldhouse – 159 Chestnut Ridge Road
- H. Montvale Senior/Community Center – 1 Memorial Drive
- I. Any other location marked by appropriate signage as a Restricted Access Area

**§264-17 Signage to be posted.**

- A. The Borough of Montvale shall post signs outside of offices which identify such Restricted Access Areas, which may include, but not be limited to, language such as the following:
  - 1. "Restricted Access Area"
  - 2. "Authorized Employees Only"
  - 3. "Recording or Photography is Strictly Prohibited"
  - 4. "Violators are Subject to Criminal Prosecution"
- B. Any variation of the above language shall include the following warning: "Violators are Subject to Criminal Prosecution."

**§264-18 Violations and penalties.**

- A. Any member of the public who trespasses in a Restricted Access Area, as defined in this Article, unless permitted by an authorized Borough representative, may be escorted from the Restricted Access Area by the Montvale Police Department.
- B. Any person who violates any provision of this Article or who trespasses in a Restricted Access Area without authorization shall be punishable upon conviction as provided in Chapter 1, Article I, General Penalty and/or be subject to prosecution under N.J.S.A. 2C:18-3.

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

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

**Section 3. Savings Clause.**

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

**Section 4. Severability.**

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

**Section 5. Effective Date.**

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

*A motion Introduced for second reading **Ordinance No. 2025-1574** by Councilmember Cudequest; seconded by Councilmember Roche; Clerk read by title only.*

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

*No Public Comment*

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

*Councilmember Cudequest asked for an explanation, the BA, stated this was a recommendation from our Risk Manager to put in place if someone would get into any of our buildings where public access is not allowed. This ordinance would allow our police department to enforce it.*

**MEETING OPEN TO PUBLIC:**

*Agenda Items Only*

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

*No Public Comment*

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

**MEETING CLOSED TO PUBLIC:**

*Agenda Items Only*

**MINUTES:**June 24, 2025

A motion to accept minutes by Councilmember Koelling; seconded by Councilmember Roche  
– all ayes with the exception of Councilmember Cudequest abstaining

June 27, 2025

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

**CLOSED/EXECUTIVE MINUTES:**June 24, 2025

A motion to accept closed minutes by Councilmember Koelling; seconded by Councilmember Roche  
– all ayes with the exception of Councilmember Cudequest

**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.

**149-2025 Authorize Hiring - Full Time Finance Clerk / Payroll Specialist – Kasey Ciborowski**

**WHEREAS**, the Borough of Montvale is in need of a Finance Clerk/Payroll Specialist in the Finance Department; and

**WHEREAS**, Kasey Ciborowski meets the qualifications for this position and agrees to the terms and conditions of employment, and has previously completed a satisfactory background investigation; and

**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 position of a full-time Finance Clerk/Payroll Specialist, effective July 1, 2025.

**150-2025 Authorize Release Two Year Maintenance Bond – SHI-IV Thrive Montvale Owners, LLC – 110 Summit Ave**

**WHEREAS**, SHI-IV Thrive Montvale Owners, LLC – 110 Summit Ave is requesting a release of their Maintenance Bond; and

**WHEREAS**, a completed inspection of the site has been conducted by Colliers Engineering & Design, which recommends said release of the Maintenance Bond in a letter dated June 23, 2025 which is attached to the original of this resolution; and

**BE IT FURTHER RESOLVED**, that the Municipal Clerk is hereby authorized to release the Maintenance Bond in the amount of \$91,275.00 to SHI-IV Thrive Montvale Owners, LLC – 110 Summit Ave, Montvale, NJ 07645

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Montvale that SHI-IV Thrive Montvale Owners, LLC shall receive a copy of this resolution.

**151-2025 Award Professional Service Contract to Colliers Engineering & Design to Update the Existing Tax Maps for the Upcoming Revaluation**

**WHEREAS**, the Borough of Montvale has deemed it necessary to engage the professional services of an Engineer to provide professional services to Update the Existing Tax Maps for the Upcoming Revaluation; 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 March 19, 2025 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: Tax Map Update for Revaluation and Submission to the Division of Taxation for review
2. The cost not to exceed shall be \$34,200.00
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.

**152-2025 A Resolution Authorizing The Subordination Of A Mortgage Lien Held By The Montvale Home Improvement Program With Respect To Property Located At 24 Hillside Terrace, Montvale, New Jersey**

**WHEREAS**, the Borough holds a mortgage lien against the real property located at 24 Hillside Terrace, Montvale, New Jersey (hereinafter referred to as the "Property") in connection with the Montvale Home Improvement Program in the amount of \$20,000.00; and

**WHEREAS**, the owners of the Property, Harry Choron and Sandra Choron (hereinafter "Owners") have requested that the mortgage lien be subordinated to a mortgage to be given to Finance of America Reverse LLC in the amount of \$813,000.00; and

**WHEREAS**, the Governing Body has determined there is no negative effect to the Borough in accommodating the request of the Owners.

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale that Mayor is authorized and directed to execute a Subordination Agreement subordinating the mortgage lien in the principal amount of \$20,000.00 dated November 4, 2019, and recorded in the Bergen County Clerk/Register's Office in Book V 4838, page 411, to a first priority mortgage of Finance of America Reserve, LLC in the amount of \$813,000.00; and

**BE IT FURTHER RESOLVED**, that the Owners shall be solely responsible for any and all costs associated with the preparation and recording of said Subordination Agreement and related documents.

**154-2025 A Resolution Authorizing The Cancellation of Grant Receivables for NJDOT Local Aid Projects in the Capital Fund and Current Fund**

**WHEREAS**, the Borough of Montvale received NJDOT Local Aid grants for improvements to Summit Avenue, Terkuile Road, and Various Roads (2019); and

**WHEREAS**, all three projects are complete and all eligible reimbursements have been received; and

**WHEREAS**, the following outstanding receivables remain on the Borough's books:

Capital Fund

- NJDOT Local Aid – Summit Avenue: \$9,089.35
- NJDOT Local Aid – Terkuile Road: \$31,451.38



Current Fund

- NJDOT Local Aid – Various Roads 2019: \$35,098.00

**WHEREAS**, the Chief Financial Officer recommends cancellation of these receivables as no further funds are due to the Borough;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Montvale, in the County of Bergen, State of New Jersey, that the Chief Financial Officer is hereby authorized and directed to cancel the above-referenced grant receivables from the Capital Fund and Current Fund, as applicable.

**155-2025 A Resolution Awarding a Contract to Terrestrial Imaging, LLC Pursuant to Co-Op Bid # BC-Bid-22-11 for the Purchase of One (1) DJI Matrice 30T Model Drone Utilizing Seizure Funds**

**WHEREAS**, the Borough of Montvale has a need to acquire one (1) DJI Matrice 30T Model Drone use by the Montvale Police Department; and

**WHEREAS**, the Borough did apply to the Bergen County Prosecutor's Office to utilize Seizure Funds for this purchase, which was approved by the Prosecutor; 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**, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

**WHEREAS**, the Borough of Montvale is a member of the Bergen County Co-Op; and

**WHEREAS**, the Borough did solicit three quotes for this Drone, copies of which are on file with the Borough's Qualified Purchasing Agent; and

**WHEREAS**, the lowest proposal received was from Terrestrial Imaging, LLC in the total amount of \$18,888.99; and

**WHEREAS**, the Prosecutor's Office has agreed to reimburse the Borough for the total amount of \$18,840.88 for said Drone upon completion of this purchase, leaving the total cost to the Borough taxpayers of only \$48.11; and

**WHEREAS**, the Borough is desirous of awarding this contract and purchasing said Drone from Terrestrial Imaging pursuant to the July 1, 2025 Proposal, a copy of which is attached hereto; 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**, that the Borough of Montvale hereby accepts the July 1, 2025 Proposal from Terrestrial Imaging, LLC, 375 Herbertsville Road, Brick, New Jersey 08724, for the aforementioned Drone and directs, authorizes and empowers all appropriate officials to execute an agreement and/or purchase order for this contract, subject to all the conditions applicable to Co-Op Bid # BC-Bid-22-11 and subject to approval by the Borough Attorney.

**156-2025 A Resolution Establishing and Implementing a Long-Range Drainage Control Plan to Address Drainage Issues Within the Borough of Montvale**

**WHEREAS**, the Governing Body of the Borough of Montvale declares that it is in the best interests of the community to address drainage problems in a comprehensive and orderly fashion that aligns with N.J.S.A 59:1.1, et seq.; and

**WHEREAS**, the New Jersey Tort Claims Act, New Jersey Statute Section 59:1-1, et seq., provides limitations on liability for public entities for conditions of public property where the public entity exercises appropriate discretion in the allocation of funds of public improvements. The limitation of liability is commonly known as "scarce resource immunity,"; and

**WHEREAS**, the Legislature in N.J.S.A. 59: 1-2 quoted Chief Justice Joseph Weintraub by declaring that:

"The Legislature recognizes the inherently unfair and inequitable results which occur in the strict application of traditional doctrine of sovereign immunity. On the other hand, the Legislature recognizes that while a private entrepreneur may readily be held liable for negligence within the chosen ambit of his activity, the area within which government has the power to act for the public good is almost without limit and therefore government should not have the duty to do everything that might be done."; and

**WHEREAS**, N.J.S.A. 59:2-3 (c) provides:

"A public entity is not liable for the exercise of discretion in determining whether to seek or whether to provide the resources necessary for the purchase of equipment, the construction or maintenance of facilities, the hiring of personnel, and in general, the provision of adequate services"; and

**WHEREAS**, N.J.S.A. 59:2-3 (d) provides:

"A public entity is not liable for the exercise of discretion when, in the fact of competing demands, it determines whether or not to utilize or apply existing resources, including those allocated for equipment, facilities and personnel unless a court concludes that the determination of the public entity was palpably unreasonable"; and

**WHEREAS**, this resolution is narrowly limited to outlining the application of scarce resources for the purpose of addressing the overall health, safety, and welfare of the general community; and

**WHEREAS**, the Governing Body hereby determines that the most appropriate way to continue to address this wide-ranging community wide issue is through the establishment of a long-range plan to address drainage within the Borough as set forth herein.

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey that the Borough does hereby adopt the following Long-Range Drainage Control Plan to address drainage issues within the Borough of Montvale, consisting of the following elements:

1. A Watershed Assessment which develops an electronic infrastructure map that delineates the location of the stormwater features that are owned or operated by the municipality including easements and features owned by others in the community.
2. A Watershed Improvement Plan Report including:
  - a. A summary of proposed flood prevention improvement projects, both public and private.
  - b. The proposed implementation schedule.
  - c. Costs, broken down by project and year.
  - d. Funding opportunities.
3. A long-term capital plan which may include sufficient funds to implement this Watershed Improvement Plan over a reasonable period considering other demands on municipal scarce resources.

4. A current year operating budget and capital budget which may include sufficient funds to implement this Watershed Improvement Plan over a reasonable period considering other demands on municipal scarce resources.
5. Each year, if limited resources require allocation as part of the annual process, identification of the work that can be completed and the work that cannot be completed or addressed.

**BE IT FURTHER RESOLVED** that failure to appropriate funds or failure to spend an appropriation shall be deemed as exercise of governmental discretion in the face of competing demands.

**BE IT FURTHER RESOLVED** that every two years, the Borough may direct the appropriate employee, official, or professional to update the Long-Range Drainage Control Plan as appropriate.

**157-2025 Certification Of The 2024 Annual Audit and Group Affidavit**

**WHEREAS**, *N.J.S.A. 40A:5-4* requires the governing body of every local unit to have made an annual audit of its books, accounts, and financial transactions; and

**WHEREAS**, the Annual Report of Audit for the year 2024 has been filed by a Registered Municipal Accountant with the Municipal Clerk pursuant to *N.J.S.A. 40A:5-6*, and a copy has been received by each member of the governing body; and

**WHEREAS**, *R.S. 52:27BB-34* authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

**WHEREAS**, the Local Finance Board has promulgated *N.J.A.C. 5:30-6.5*, a regulation requiring that the governing body of each municipality shall by resolution certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, at a minimum, the sections of the annual audit entitled "Comments and Recommendations", and

**WHEREAS**, the members of the governing body have personally reviewed, at a minimum, the Annual Report of Audit, and specifically the sections of the Annual Audit entitled "Comments and Recommendations, as evidenced by the group affidavit form of the governing body attached hereto; and

**WHEREAS**, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to *N.J.A.C. 5:30-6.5*; and

**WHEREAS**, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid, and have subscribed to the affidavit, as provided by the Local Finance Board, and

**WHEREAS**, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of *R.S. 52:27BB-52*, to wit:

*R.S. 52:27BB-52*: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and Borough Council of the Borough of Montvale, in the County of Bergen, State of New Jersey, hereby states that it has complied with *N.J.A.C. 5:30-6.5* and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

**158-2025 Approving The Corrective Action Plan For The 2024 Municipal Audit**

**WHEREAS**, the Borough of Montvale has received a report of audit for the year ending December 31, 2024; and

**WHEREAS**, Local Finance Notice No. 92-15 dated July 8, 1992, requires that the Chief Financial Officer submit a Corrective Action Plan for all findings in the audit within 60 days of receipt of the Report of Audit; and

**WHEREAS**, the Chief Financial Officer has prepared a Corrective Action Plan relating to the findings of the 2024 Audit.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Montvale, in the County of Bergen, New Jersey, do hereby approve the Corrective Action Plan for the year 2024 as submitted by the Chief Financial Officer.

**BE IT FURTHER RESOLVED** that the Borough Clerk is hereby directed to upload a copy of this resolution and the Corrective Action Plan to the Director of the Division of Local Government Services in the FAST System.

**BOROUGH OF MONTVALE, BERGEN COUNTY  
Audit 12/31/2024**

**Finding #1:**

It is recommended that Construction Code fees be charged in accordance with the Borough fee ordinance and all permits be made available at the time of audit.

**Description:**

During the audit, it was noted that certain construction code permits were either not charged in accordance with the adopted fee ordinance or were not readily available for inspection.

**Corrective Action:**

All Construction Code permits will be reviewed for compliance with the current fee ordinance prior to issuance. A procedure will be implemented to retain and organize copies of all issued permits and associated records in a centralized location to ensure availability for audit review.

**Responsible Party:**

Construction Code Official and Borough Administrator

**Implementation Date:**

Immediately upon approval of this Corrective Action Plan

**159-2025 Resolution Confirming Qualified Purchasing Agent And Raising The Bid Threshold and Quotation Threshold**

**WHEREAS**, recent changes to the Local Public Contracts law gave local Contracting units the ability to increase their bid threshold up to \$53,000 and the quotation threshold to \$7,950; and

**WHEREAS**, N.J.S.A. 40A:11-3a permits an increase in the bid threshold if the Qualified Purchasing Agent is appointed as well as granted the authorization to negotiate and award such contracts below the bid threshold; and

**WHEREAS**, N.J.S.A. 5:34-5 et seq. establishes the criteria for qualifying as a Qualified Purchasing Agent for the Borough of Montvale; and

**WHEREAS**, Christine Kalafut, Borough Treasurer, was appointed the Qualified Purchasing Agent on January 31, 2015 and has maintained the necessary certification through the State of New Jersey as the Qualified Purchasing Agent for the Borough of Montvale; and

**WHEREAS**, the appointment of an individual as a Qualified Purchasing Agent allows the Borough to raise the bid threshold to \$53,000 and quotation threshold to \$7,950; and

**WHEREAS**, Sections 11 and 12 of the Elections Transparency Act amend N.J.S.A. 19:44A-20.4 and 20.5, respectively, to clarify that the governing body of a municipality or county (or any agency or instrumentality thereof) may delegate the authority to award a contract having an anticipated value in excess of \$17,500 but below the increased bid threshold of a Local Public Contracts Law contracting unit with a qualified purchasing agent (i.e., a "window contract") to the QPA; and

**WHEREAS**, the Borough of Montvale desires to take advantage of the increased public bid threshold and authorize the QPA to award so-called "window contracts."

**NOW, THEREFORE, BE IT RESOLVED**, that the Borough does hereby raise the bid threshold to \$53,000 and quotation threshold to \$7,950; and

**BE IT FURTHER RESOLVED** that the Borough's appointed Qualified Purchasing Agent is hereby authorized and empowered to award "window contracts" between \$17,500.00 and \$53,000.00, consistent with applicable law; and

**BE IT FURTHER RESOLVED**, the Municipal Clerk is authorized and directed to forward a certified copy of this resolution to the Division of Local Government Services.

**160-2025 Authorize Hiring Special Law Enforcement Officer Class III for Pascack Hills High School – Aurelio D. Dinelli**

**WHEREAS**, the Borough of Montvale and Pascack Hills High School have a vacancy in the position of Special Law Enforcement Officer Class III; and

**WHEREAS**, after a public hiring process, it was determined that Aurelio D. Dinelli meets the qualifications for the position of SLEO III agrees to the terms and conditions of employment, and has completed a satisfactory background investigation; and

**WHEREAS**, pursuant to an agreement between the Borough and the Board of Education, all costs incurred by the Borough related to Aurelio D. Dinelli's employment shall be reimbursed by the Board of Education.

**NOW THEREFORE, BE IT RESOLEVED**, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey, that Aurelio D. Dinelli is hereby appointed to the position of Special Law Enforcement Officer Class III, effective July 22, 2025.

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

**153-2025 A Resolution Requesting that Veolia Water New Jersey, Inc. Erect a Fire Hydrant at 21 Phillips Parkway**

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

1. Veolia Water New Jersey, Inc. is hereby requested to erect 1 fire hydrant at the following designated place, to be used for fire purposes only, in accordance with the Rules and Regulations of the Company, and its rates as set forth in its Schedule of Rates filed with the New Jersey Board of Public Utilities in Newark, New Jersey:

**LOCATION OF HYDRANT**

**ALONG LONG PHILLIPS PARKWAY, IN FRONT OF 21 PHILLIPS PARKWAY,  
BETWEEN ITS INTERSECTIONS WITH WEST GRAND AVENUE AND SONY  
DRIVE. (SEE ATTACHED SKETCH FOR REFERENCE)**

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

*Councilmember Cudequest asked if this fire hydrant is for after the water tower is installed or before; it is part of the requirement for the Self Storage facility that is being built.*

**161-2025 A Resolution Awarding a Professional Services Contract to Connolly & Hickey Historical Architects for Preparation of a New Jersey and National Registers of Historic Places Nomination and a Historic Preservation Plan for the J.J. Blauvelt (Octagon) House, 13 W. Grand Avenue**

**WHEREAS**, in November of 2021, the Borough of Montvale purchased the J.J. Blauvelt (Octagon) House located at 13 West Grand Avenue, identified as Block 1601, Lot 22 on the Borough Tax Maps; and

**WHEREAS**, the building has great historic significance to the Borough and is one of only a small number of surviving "Octagon" style houses popularized by Orson S. Fowler; and

**WHEREAS**, the property was designated historic as the local level by the Historic Preservation Commission in 1997, and the building can be seen on the Borough's logo; and

**WHEREAS**, the Borough did apply for matching grant funding from the Bergen County Historic Preservation Trust Fund Grant Program 2024 Funding Round and was awarded a 50% matching grant for certain professional services associated with the preservation, maintenance and re-use of the property; and

**WHEREAS**, the Borough did solicit proposals from three (3) professional historic architectural firms; and

**WHEREAS**, these proposals were reviewed by the Borough's Historic Preservation Commission, and it was recommended that a contract be awarded to Connolly & Hickey Historical Architects, One South Union Avenue, P.O. Box 1726, Cranford, New Jersey 07016, pursuant to the proposals dated February 23, 2024, and March 5, 2024, copies of which are attached hereto and made a part hereof; and

**WHEREAS**, the Borough is desirous of awarding a contract at this time for the preparation of a New Jersey and National Registers of Historic Places Nomination and a Historic Preservation Plan for the Octagon House, to be funded through the Borough's Open Space, Recreation and Farmland and Historic Preservation Trust Fund, with a 50% matching grant from the County; and

**WHEREAS**, the Borough has determined that the value of these services will exceed \$17,500; and

**WHEREAS**, the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a)(i) permits the award of this professional services contract without the need for full public bidding procedures; and

**WHEREAS**, N.J.S.A. 40A:11-5(1)(a)(i) further requires that the contracting unit publish a notice that that the resolution of award and the contract itself are available for public inspection; 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** by the Mayor and Council of the Borough of Montvale as follows:

1. The foregoing recitals are incorporated as if set forth herein at length.
2. A professional services contract is hereby awarded as follows:

**Contractor**

Connolly & Hickey Historical Architects  
One South Union Avenue  
P.O. Box 1726  
Cranford, New Jersey 07016

| <u>Task</u>                                                     | <u>Price</u> |
|-----------------------------------------------------------------|--------------|
| New Jersey and National Registers of Historic Places Nomination | \$19,800     |
| Historic Preservation Plan                                      | \$34,200     |

3. This contract is awarded without competitive bids as a "professional services" Contract in accordance with N.J.S.A. 40A:11-5(1)(a)(i) of the Local Public Contracts Law because the subject matter of the contract is for professional services by a firm or professional authorized to practice within the State of New Jersey.
4. This Contract is being awarded pursuant to the alternative process of the New Jersey Local Unit Pay to Play Law, N.J.S.A. 19:44A-20.5, and in compliance therewith, and the Business Entity Disclosure Certification will be placed on file with this Resolution.
5. The Mayor, Borough Clerk, and all other appropriate officials, officers and employees are directed, authorized and empowered to execute a contract with Connolly & Hickey, consistent with the terms of this resolution and subject to approval as to form by the Borough Attorney.
6. A notice of the award of the above contract shall be published in the Borough of Montvale's official newspaper The Record as required by law within ten (10) days of the adoption of this Resolution.

*Introduced by: Councilmember Koelling; seconded by Councilmember Roche - a roll call was taken - all ayes Councilmember Cudequest asked for clarification, the BA, explained that this firm will get it on the National Register as Historic and also determine what the building can be used for.*

**162-2025 REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION N.J.S.A. 40A:4-87 – 2024 BERGEN COUNTY HISTORIC PRESERVATION GRANT**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law, and the amount was not determined at the time of the adoption of the budget; and

**WHEREAS**, the Director may also approve the insertion of an item of appropriation for an equal amount; and

**WHEREAS**, the Borough of Montvale has been awarded a 2024 Bergen County Historic Preservation Grant in the amount of \$45,000, which requires a cash match of \$45,000 to be provided by the Borough; and

**WHEREAS**, the Borough Council wishes to authorize the use of \$45,000 from the Municipal Open Space, Recreation and Farmland and Historic Preservation Trust Fund to satisfy the matching requirement.

**NOW, THEREFORE, BE IT RESOLVED** that the Borough Council of the Borough of Montvale, in the County of Bergen, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the CY 2024 Municipal Budget in the sum of \$90,000.00, which is now available as revenue from:

Miscellaneous Revenues – Section F:

Special Items of Revenue Anticipated with Prior Consent of the Director of Local Government Services – Public and Private Revenues Offset with Appropriations:

Historic Preservation Grant – Bergen County (\$45,000) and Municipal Match (\$45,000) (FCOA 10-870).

**BE IT FURTHER RESOLVED** that the like sum of \$90,000.00 is hereby appropriated under the caption:

General Appropriations:

(A) Operations – Excluded from "CAPS"

Public and Private Revenues Offset by Revenues

Historic Preservation Grant – Bergen County and Municipal Match  
(FCOA 41-870).

**BE IT FURTHER RESOLVED** that \$45,000 of the required cash match is hereby authorized from the Municipal Open Space, Recreation and Farmland and Historic Preservation Trust Fund.

**BE IT FURTHER RESOLVED** that a copy of this Resolution shall be electronically filed with the Director for approval as required by law.

*Introduced by: Councilmember Koelling; seconded by Councilmember Roche – all ayes*

**163-2025 A Resolution Awarding A Four Month Contract To Westphal Waste Service, Inc. For Solid Waste And Recyclable Materials Collection And Disposal In The Borough Of Montvale**

**WHEREAS**, the Borough of Montvale is required to provide for the collection and disposal of household and municipal solid waste and recyclable material generated within the Borough of Montvale; and;

**WHEREAS**, the Borough of Montvale, in accordance with the laws of the State of New Jersey, publicly advertised for the receipt of bids under specifications for a Solid Waste and Recyclable Materials Collection and Disposal Contract for a four-month period commencing September 1, 2025 and terminating December 31, 2025; and

**WHEREAS**, two (2) bids were received on June 17, 2025, from Westphal Waste Services, Inc. ("Westphal") in the total sum of \$340,000.00 and Affordable Cartage, LLC ("Affordable") in the total sum of \$256,000.00; and

**WHEREAS**, after receipt and review of the two (2) bids received, the Borough of Montvale has determined that Westphal Waste Services, Inc. is the lowest responsible bidder for this contract in the overall amount of \$340,000.00; and

**WHEREAS**, the Borough of Montvale determined that the bid by Affordable did not comply with the Bid specifications which required each bidder to submit "the most recent annual Report, as required to be filed with the Department of Environmental Protection...." and Affordable submitted its 2023 Annual Report whereas Westphal submitted its 2024 Annual Report; and

**WHEREAS**, the Chief Financial Officer of the Borough has certified that funds are available in the 2025 Budget for this purpose, a copy of said Certification is attached to the original of this Resolution.

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale that a contract is hereby awarded to Westphal Waste Services, Inc. in accordance with the prices set forth in Westphal's bid as follows:

Contractor:

Westphal Waste Services, Inc.

14 Jay Street

Norwood, New Jersey 07648

| Westphal Waste Services, Inc. | Curbside Collection & Solid Waste Disposal | Vegetative Waste and Leaves disposal |                     |
|-------------------------------|--------------------------------------------|--------------------------------------|---------------------|
| Year 1                        | \$340,000.00                               | 0                                    |                     |
| 9/1/25 – 12/31/25             |                                            |                                      |                     |
| <b>Total</b>                  | <b>\$340,000.00</b>                        | <b>0</b>                             | <b>\$340,000.00</b> |



**BE IT FURTHER RESOLVED** that the Mayor and Borough Clerk are hereby authorized to execute all documents necessary to effectuate the purposes of this Resolution, consistent with the Borough's bid specifications and applicable law, subject to approval as to the form by the Borough Attorney.

**BE IT FURTHER RESOLVED** that said contract shall be for a term of four (4) month contract, subject to the availability of funds, and consistent with the Local Public Contracts Law, N.J.S.A. 40A:11-15.

*Introduced by: Councilmember Koelling; seconded by Councilmember Roche - all ayes  
Councilmember Cudequest asked if this will include the twice a week pickup in the summer*

**164-2025 A Resolution Awarding A Five Year Contract To Westphal Waste Service, Inc. For Solid Waste And Recyclable Materials Collection And Disposal In The Borough Of Montvale**

**WHEREAS**, the Borough of Montvale is required to provide for the collection and disposal of household and municipal solid waste and recyclable material generated within the Borough of Montvale; and;  
**WHEREAS**, the Borough of Montvale, in accordance with the laws of the State of New Jersey, publicly advertised for the receipt of bids under specifications for a Solid Waste and Recyclable Materials Collection and Disposal Contract; and

**WHEREAS**, two (2) bids were received on June 17, 2025, from Westphal Waste Services, Inc. ("Westphal") and Affordable Cartage, LLC ("Affordable"); and

**WHEREAS**, after receipt and review of the two (2) bids received, the Borough of Montvale has determined that Westphal Waste Services, Inc. is the lowest responsible bidder for this contract in the overall amount of \$5,450,000.00; and

**WHEREAS**, the Borough of Montvale has determined that the bid by Affordable Cartage, Inc. was not the lowest bid received because that bid included annual a charge of \$77.50 for 2026 per cubic yard for collection and disposal of yard waste increasing to \$80.75 per cubic yard in 2030, resulting in an additional charge of \$910,503.00 over the five year term of the contract resulting in an overall bid by Affordable of \$5,508,995.00; and

**WHEREAS**, the Borough of Montvale further determined that the bid by Affordable did not comply with the Bid specifications which required each bidder to submit "the most recent annual Report, as required to be filed with the Department of Environmental Protection...." and Affordable submitted its 2023 Annual Report whereas Westphal submitted its 2024 Annual Report; and

**WHEREAS**, in accordance with N.J.A.C. 5:30-5.5(b), the Chief Financial Officer of the Borough cannot certify to the availability of funds in the 2026 or subsequent budgets at this time, but has reviewed the proposed contract and determined that it does not obligate the Borough beyond the availability of appropriations in future budgets, and it is the intention of the Mayor and Council to provide for the necessary funds in the 2026, 2027, 2028, 2029, and 2030 budgets, subject to annual appropriation; and

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale that a contract is hereby awarded to Westphal Waste Services, Inc. in accordance with the prices set forth in Westphal's bid as follows:

Contractor:  
Westphal Waste Services, Inc.  
14 Jay Street  
Norwood, New Jersey 07648

| Westphal Waste Services, Inc. | Curbside Collection & Solid Waste Disposal | Vegetative Waste and Leaves disposal | Additional cost for second weekly solid waste collection (June, July and August) |
|-------------------------------|--------------------------------------------|--------------------------------------|----------------------------------------------------------------------------------|
| Year 1                        | \$922,000.00                               | 0                                    | \$90,000.00                                                                      |
| Year 2                        | \$957,000.00                               | 0                                    | \$90,000.00                                                                      |

**BOROUGH OF MONTVALE****JULY 22, 2025**

|                   |                       |          |                       |
|-------------------|-----------------------|----------|-----------------------|
| Year 3            | \$999,000.00          | 0        | \$90,000.00           |
| Year 4            | \$1,043,000.00        | 0        | \$90,000.00           |
| Year 5            | \$1,079,000.00        | 0        | \$90,000.00           |
| <b>Calculated</b> | <b>\$5,000,000.00</b> | <b>0</b> | <b>\$450,000.00</b>   |
| <b>Total</b>      |                       |          | <b>\$5,450,000.00</b> |

**BE IT FURTHER RESOLVED** that the Mayor and Borough Clerk are hereby authorized to execute all documents necessary to effectuate the purposes of this Resolution, consistent with the Borough's bid specifications and applicable law, subject to approval as to the form by the Borough Attorney.

**BE IT FURTHER RESOLVED** that said contract shall be for a term of five (5) years, subject to the availability of funds, and consistent with the Local Public Contracts Law, N.J.S.A. 40A:11-15.

*Introduced by: Councilmember Koelling; seconded by Councilmember Roche - all ayes*

**165-2025 Award Professional Service Contract to Colliers Engineering & Design - for Construction Observation & Administration Services for NJDOT FY2025 – Paragon Drive Resurfacing Project**

**WHEREAS**, the Borough of Montvale has deemed it necessary to engage the professional services of an Engineer for Construction Observation & Administration Services for NJDOT FY2025 – Paragon Drive Resurfacing 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, 400 Valley Road, Suite 304, Mt. Arlington, NJ 07856 has submitted a proposal dated June 5, 2025 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 & Administration Services
- 2) The cost not to exceed shall be \$39,500.00. The Engineer shall be required to submit itemized bills and payment shall be made based upon services rendered. The rates for this work are in accordance with the hourly contractual agreement with the Borough of Montvale.

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

*Introduced by: Councilmember Koelling; seconded by Councilmember Cudequest – all ayes*

**BILLS:** Administrator read the Bill Report

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

**REPORT OF REVENUE:** Administrator read the Report of Revenue – June

**COMMITTEE REPORTS:**

**Council President Lane**

Fire Dept

39 fire calls; 2 drills; 0 chiefs call; 3 work details; 1 meeting  
New Fire Engine will be arriving in a few weeks

**Councilmember Roche**

No Report

**Councilmember Cudequest**

Seniors

Had their end of the year luncheon at Seasons; the center was closed due to summer camp which ended July 18<sup>th</sup>;

Library

Summer reading program is underway; program attendance has been better than in previous years;

**Councilmember Koelling**

Police

Monthly report included in original minutes; number of accidents in town regarding e-bikes

Planning Board

The last meeting was cancelled; re-doing the parking by CVS – Grand Ave

**Mayor Ghassali**

Thanked the County Commissioners and County Executive for the paving of Grand Ave; Montvale will be taking over DePiero Farm on August 28<sup>th</sup>; planning to have a town-wide celebration with music, food and farming; submitted our affordable housing plan on time as required, we have to wait 60 days to see if anyone will object

**ENGINEER'S REPORT: Nick Chelius**

Paving for Woodland Road and Paragon Drive will begin shortly; submitted plans to the county for the intersection of Magnolia and Kinderkamack, we are waiting for comments from the county;

**ATTORNEY'S REPORT: Dave Lafferty**

Working on a draft lease and public bid package for DePiero Farm

**ADMINISTRATOR'S REPORT: Joe Voytus**

Mentioned about setting a date for the farm event

**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.

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

Jim Zuretti, 48A E Grand Ave

*Spoke about living next to 48 E Grand Ave, the house is in dis-repair and abandoned; filed a petition in regards to town Ordinance with the Construction official; Mr. Zuretti has not heard back from the construction official; called numerous times about property maintenance violations; concern about his property value of his home and surrounding homes; A few more residents spoke with the same comments and would like to see the property cleaned up*

Matt, 19 Hering Road

*Wanted more information on the Farm Committee and wanted to get involved*

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

**MEETING CLOSED TO THE PUBLIC:**

**ADJOURNMENT:**

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

Meeting was adjourned at 8:15pm

Regular Public Meeting of the Mayor & Council to be held at 7:30pm on August 26, 2025

Respectfully submitted, Frances Scordo, Municipal Clerk

**BOROUGH OF MONTVALE  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION NO. 166-2025**

**RE: Requesting Approval Of Items Of Revenue And Appropriation N.J.S.A. 40a:4-87 – Click It Or Ticket 2025 Seat Belt Mobilization**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law, and the amount was not determined at the time of the adoption of the budget; and

**WHEREAS**, the Director may also approve the insertion of an item of appropriation for an equal amount.

**NOW, THEREFORE, BE IT RESOLVED** that the Borough Council of the Borough of Montvale, in the County of Bergen, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the CY 2025 Municipal Budget in the sum of \$7,000, which is now available as revenue from:

Miscellaneous Revenues – Section F:  
Special Items of Revenue Anticipated with Prior Consent of the Director of Local Government Services – Public and Private Revenues Offset with Appropriations:  
Click-It-or-Ticket (FCOA 10-507).

**BE IT FURTHER RESOLVED** that the like sum of \$7,000 is hereby appropriated under the caption:

General Appropriations:  
(A) Operations – Excluded from "CAPS"  
Public and Private Revenues Offset by Revenues  
Click-It-or-Ticket (FCOA 41-507).

**BE IT FURTHER RESOLVED** that a copy of this Resolution shall be electronically filed with the Director for approval as required by law.

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

**Adopted: August 26, 2025**

**ATTEST:**

**APPROVED:**

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Frances Scordo  
Municipal Clerk

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Michael Ghassali  
Mayor

**BOROUGH OF MONTVALE  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION NO. 167-2025**

**RE: A Resolution Authorizing Appointment of Municipal Representatives To The Bergen County Community Development Regional Committee FY 2025-2026 Covering Period July 1, 2025, through June 30, 2026**

**WHEREAS**, the Municipality of Borough of Montvale has entered into a three-year Cooperative Agreement with the County of Bergen as provided under the Interlocal Services Act N.J.S.A. 40A:65-1 et seq. and Title 1 of the Housing and Community Development Act of 1974; and

**WHEREAS**, said Agreement requires that the Municipal Council to appoint a representative and alternate and that the mayor appoint a representative and alternate for the FY 2025-2026 term starting July 1, 2025 and ending on June 30, 2026.

**NOW THEREFORE, BE IT RESOLVED** that the Municipal Council hereby appoints Joseph Voytus as its representative and Councilmember Dieter Koelling as its alternate and that the Mayor hereby appoints Councilmember Timothy Lane as his representative and Councilmember Douglas Arendacs as his alternate to serve on the Community Development Regional Committee for FY 2025-2026; and

**BE IT FURTHER RESOLVED** that an original, certified copy of this resolution be immediately emailed to Robert G. Esposito, Director; Bergen County Division of Community Development at [resposito@co.bergen.nj.us](mailto:resposito@co.bergen.nj.us)

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

**Adopted: August 26, 2025**

ATTEST:

APPROVED:

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

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

**BOROUGH OF MONTVALE  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION NO. 168-2025**

**RE: Amending Resolution No. 127-2025 To Establish Recreational Fees for Year 2025**

**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>              |
|-------------------------------------|------------------------------|-----------------------------------------|--------------------------------------|
| <b>30+ Basketball</b>               | Sept-May                     | \$75                                    | \$95                                 |
|                                     | Jan-May                      | \$40                                    | \$60                                 |
| <b>Adult Soccer</b>                 | 10 weeks                     | \$15                                    | \$20                                 |
| <b>Chess Lessons- Beginner</b>      | 8 weeks                      | \$160                                   | \$190                                |
|                                     | 7 weeks                      | \$140                                   | \$170                                |
|                                     | 6 weeks                      | \$120                                   | \$150                                |
| <b>Chess Lessons- Intermediate</b>  | 8 weeks                      | \$210                                   | \$240                                |
|                                     | 7 weeks                      | \$190                                   | \$220                                |
|                                     | 6 weeks                      | \$170                                   | \$200                                |
| <b>Drills and Skills Basketball</b> | 4 Day Camp<br>9:00am-12:00pm | \$155                                   | \$185                                |
| <b>Golf Instruction</b>             | 6 weeks                      | \$120                                   | \$150                                |
|                                     | 8 weeks                      | \$150                                   | \$170                                |
| <b>Pickleball Instruction</b>       | 6 weeks                      | \$120                                   | \$150                                |
|                                     | 8 weeks                      | \$160                                   | \$200                                |
| <b>Summer Camp: Grades 1-5</b>      | 4 weeks                      | \$500 per child<br>\$1500 family<br>max | \$600 per child<br>\$1800 family max |
| <b>Adventure Camp: Grades 6-7</b>   | 4 weeks                      | \$650 per child                         | \$750 per child                      |

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



|                                                  |                                           |       |       |
|--------------------------------------------------|-------------------------------------------|-------|-------|
| Child (Ages 17 & Younger)                        | January-December<br>(weather permitting)  | \$10  | \$30  |
| Seniors (Ages 62 & Older)                        | January-December<br>(weather permitting)  | \$15  | \$100 |
| Family Maximum                                   |                                           | \$60  | \$200 |
|                                                  | \$10 Fee for Replacement Pickleball Badge |       |       |
| <b>Townwide Garage Sale<br/>Registration Fee</b> | 2 Day Permit. Dates TBD<br>by Rec. Dept   | \$15  |       |
| <b>Ultimate Frisbee</b>                          | 6 weeks                                   | \$75  | \$95  |
|                                                  | 8 weeks                                   | \$100 | \$120 |
| <b>Volleyball- Adult</b>                         | January-May                               | \$240 | \$260 |
| <b>Volleyball- Girls</b>                         | 10 weeks                                  | \$200 | \$250 |
| <b>Women's Softball- Adult</b>                   | April - August                            | \$60  | \$80  |
| <b>Yoga</b>                                      | 8 weeks                                   | \$80  | \$100 |
|                                                  | 6 weeks                                   | \$60  | \$75  |
|                                                  | 4 weeks                                   | \$40  | \$50  |
| <b>Youth Theater</b>                             | 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><b>Facilities</b></u>                                                                                 | <u><b>Fee</b></u>                         | <u><b>Resident<br/>Team/Corporation</b></u> | <u><b>Non-Resident<br/>Team/Corporation</b></u> |
|----------------------------------------------------------------------------------------------------------|-------------------------------------------|---------------------------------------------|-------------------------------------------------|
| <b>Ballfields:</b> Baseball or Softball<br>(Memorial, Fieldstone or LaTrenta)                            | Per Hour Per<br>Field<br>(2 hour minimum) | \$25                                        | \$50                                            |
| <b>Turf Fields:</b> Soccer or Lacrosse<br>(Fieldstone)                                                   | Per 2 Hour Time<br>Slot Per Field         | \$75 (full field)<br>\$50 (half field)      | \$150 (full field)<br>\$100 (half field)        |
| <b>Basketball Courts:</b> (Memorial)                                                                     | Per Hour: Court<br>#2 Only                | \$25                                        | \$50                                            |
| <b>Tennis Courts:</b><br>(Memorial or LaTrenta)<br>*Two court maximum<br>reservation at any one location | Per Hour Per<br>Court                     | \$25                                        | \$50                                            |

|                                          |                               |             |             |
|------------------------------------------|-------------------------------|-------------|-------------|
| <b>Pickleball Courts:<br/>(Memorial)</b> | <b>Per Hour Per<br/>Court</b> | <b>\$25</b> | <b>\$50</b> |
|------------------------------------------|-------------------------------|-------------|-------------|

### **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 1<sup>st</sup> for Spring season and June 1<sup>st</sup> 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: August 26, 2025**

ATTEST:

APPROVED:

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

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

**BOROUGH OF MONTVALE  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION NO. 169-2025**

**RE: Refund Tax Overpayment / Block 1405, Lot 13 – 35 Eagle Ridge**

**WHEREAS**, a resolution authorizing the Tax Collector to refund an overpayment of taxes for the property located at 35 Eagle Ridge, also known as Block 1405, Lot 13;

**WHEREAS**, a duplicate payment was made by the homeowner; 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 \$5,016.00 to Ian James Dunsdon, 35 Eagle Ridge, Montvale, NJ 07645

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

**Adopted: August 26, 2025**

**ATTEST:**

**APPROVED:**

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

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

**BOROUGH OF MONTVALE  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION NO. 170-2025**

**RE: Authorizing Hiring Full Time Administrative Assistant/Floater – Tina Mouikis**

**WHEREAS**, the Borough of Montvale is in need of a full time Administrative Assistant/Floater position within the Administration; and

**WHEREAS**, Stamatia Tina Mouikis meets the qualifications for this position and agrees to the terms and conditions of employment, and has previously completed a satisfactory background investigation; and

**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 position of full time Administrative Assistant/Floater effective September 2, 2025

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

**Adopted: August 26, 2025**

**ATTEST:**

**APPROVED:**

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Frances Scordo  
Municipal Clerk

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Michael Ghassali  
Mayor

**BOROUGH OF MONTVALE  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION NO. 171-2025**

**RE: Award Professional Service Contract - Alternate Public Defender for Pascack Joint Municipal Court to Azcona & Associates, LLC**

**WHEREAS**, the Pascack Joint Municipal Court has a need to contract for the services of various professionals to serve as the municipal alternate public defender, pursuant to N.J.S.A. 2B:24-1, et seq.; and

**WHEREAS**, the Pascack Municipal Court Committee agreed to acquire Public Defender Services through the alternate process pursuant to the provisions of *N.J.S.A. 19:44A-20.4 or 20.5*; and

**WHEREAS**, there are occasions when the appointed municipal public defender may have a conflict of interest, thus creating a need for an alternate public defender; and

**WHEREAS**, it is the desire of the Pascack Joint Municipal Court to appoint the following individual to the position of Alternate Public Defender, Yohayra Azcona, Esq.; and

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

**WHEREAS**, compensation to be paid to the Alternate Public Defender shall be \$300 per appearance; and

**WHEREAS**, the term of this contract shall commence on August 26, 2025, and shall continue for the remainder of the calendar year 2025; and

**WHEREAS**, the Certified Municipal Finance Officer has the availability of funds; and,

**WHEREAS**, the Local Public Contracts Law (*N.J.S.A. 40A:11-1, et seq.*) requires that the Resolution authorizing the award of contracts for "Professional Services" without competitive bids and Contracts must be available for public inspection.

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

1. This Contract is awarded without competitive bidding as "Professional Services" in accordance with *N.J.S.A. 40A:11-5(1)(a)* of the Local Public Contracts Law, because the services are to be performed by a person authorized by law to practice a recognized profession.
2. A Notice of this action shall be printed once in the official newspaper of the Borough.

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

**Adopted: August 26, 2025**

ATTEST:

APPROVED:

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

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

**BOROUGH OF MONTVALE  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION NO. 172-2025**

**RE: Authorizing Tax Court Settlement – Paragon Drive 1, LLC – Block 1102; Lot 1  
1 Paragon Drive**

**WHEREAS**, a property tax appeal had been filed by the Borough of Montvale against Paragon Drive 1, LLC, under Docket Numbers 012836-2019 and 005851-2020 (hereinafter the "Borough Tax Appeal"); and,

**WHEREAS**, the Borough Tax Appeal sought to increase the tax assessment of the property located at 1 Paragon Drive in the Borough of Montvale, also identified as Block 1102 Lot 1 on the Borough tax maps (hereinafter the "Subject Property"); and,

**WHEREAS**, Paragon Drive 1, LLC filed Tax Appeals against the Borough of Montvale, under Docket Numbers 000353-2023, 000355-2023, 002388-2023, 002578-2024 and 002824-2025-2023 (hereinafter the "Paragon Tax Appeals"); and,

**WHEREAS**, the Paragon Tax Appeals sought to reduce an added assessment that was placed on the Subject Property for the 2021 and 2022 tax years, and to reduce the total tax assessment for tax years 2023, 2024 and 2025; and,

**WHEREAS**, the parties attended a court-ordered mediation on August 11, 2025 to discuss the proposed settlement of the Borough Tax Appeal and Paragon Tax Appeals; and,

**WHEREAS**, a proposed settlement was reached at the conclusion of the mediation, subject to Governing Body approval; and,

**WHEREAS**, the Montvale Governing Body has been advised as to the merits of the subject Tax Appeal by the Borough Tax Assessor and the Borough Appraiser; and,

**WHEREAS**, the terms of the proposed settlement are set forth in the Schedule "A" attached herein; and,

**WHEREAS**, it is in the best interest of the Borough of Montvale to settle the subject Tax Appeal in accordance with the settlement proposal set forth hereinabove.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Montvale, that the settlement of the Borough Tax Appeal and Paragon Tax Appeals is hereby approved, in accordance with the terms set forth in the attached Schedule "A"; and,

**BE IT FURTHER RESOLVED**, that with respect to same, the Mayor, Borough Administrator, Borough Tax Appeal Attorney and/or any other appropriate Borough official is hereby authorized to perform any act necessary to effectuate the purposes set forth in this Resolution.

**SCHEDULE "A"**  
**(REVISED)**

A. The terms of the aforesaid tax appeal settlement shall consist as follows:

2019 Appeal: \$9,500,000  
2020 Appeal: \$9,500,000  
2021 Appeal: \$12,500,000 (\$3,650,000 added assessment)  
2022 Appeal: \$11,450,000 (\$2,600,000 added assessment)  
2023 Appeal: \$11,205,000  
2024 Appeal: \$10,995,000  
2025 Appeal: \$10,575,000

B. The total assessment for the Subject Property shall not exceed \$9,500,000 in the 2026 tax year.

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

**Adopted: August 26, 2025**

ATTEST:

APPROVED:

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

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



**BOROUGH OF MONTVALE  
BERGEN COUNTY, NEW JERSEY  
RESOLUTION NO. 173-2025**

**RE: Authorizing the Approval of Rescinding Resolution No.199-2024 - Withdrawal from the Pascack Joint Municipal Court**

**WHEREAS**, on or about November 26, 2024, Resolution No. 199-2024, the Mayor and Council of the Borough of Montvale adopted a resolution approving their withdrawal from the Pascack Joint Municipal Court; and

**WHEREAS**, upon further review, the Borough desires to rescind the prior resolution of withdrawal and remain in the Pascack Joint Municipal Court as same are in the best interests of the Borough; and

**WHEREAS**, the Joint Court Committee has reviewed this matter and recommends the approval of same; and

**NOW, THEREFORE BE IT RESOLVED**, that the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey, that the prior Resolution No. 199-2024 dated on or about November 26, 2024 approving the withdrawal from the Pascack Joint Municipal Court be and is hereby rescinded; and

**BE IT FURTHER RESOLVED**, that the Borough Administrator be and is hereby authorized and directed to take all steps necessary to effectuate the intent of this resolution by forwarding a copy of same to the State of New Jersey Administrative Office of the Courts, the Assignment Judge of the Bergen County Superior Court, the Joint Court and the Borough of Woodcliff Lake and Borough of Park Ridge upon its passage.

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

**Adopted: August 26, 2025**

**ATTEST:**

**APPROVED:**

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Frances Scordo  
Municipal Clerk

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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:

| <b><u>FUND</u></b> | <b><u>AMOUNT</u></b> | <b><u>NOTES</u></b>      |
|--------------------|----------------------|--------------------------|
| Current            | \$4,723,275.14       | Bill List Wire 8/26/2025 |
|                    | <u>2,803,614.72</u>  | Wires/Manual Checks      |
| Current TOTAL      | 7,526,889.86         |                          |
| Capital            | 124,032.52           | Bill List Wire 8/26/2025 |
| Escrow             | 7,338.50             | Bill List Wire 8/26/2025 |
| Unemployment Trust | 19.10                | Bill List Wire 8/26/2025 |
| Housing Trust      | 3,025.25             | Bill List Wire 8/26/2025 |
| General Trust      | 12,909.20            | Bill List Wire 8/26/2025 |
| Dog Trust          | 965.85               | Bill List Wire 8/26/2025 |
| Recreation Trust   | 28,754.72            | Bill List Wire 8/26/2025 |

*This resolution was adopted by the Mayor and Council of Montvale  
at a meeting held on 8/26/25*

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

Approved: 8/26/25

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

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

ATTEST:

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

**MANUAL/VOID CHECKS - WIRES****August 26, 2025**

| <u>Check #</u> | <u>PO #</u> | <u>Date</u> | <u>Vendor/Transaction</u>    | <u>Amount</u>  |
|----------------|-------------|-------------|------------------------------|----------------|
| WIRE           |             | 8/15/25     | Payroll Account              | \$214,487.71   |
| WIRE           |             | 8/15/25     | Salary Deduction Account     | \$119,675.08   |
| WIRE           |             | 8/15/25     | FSA Account                  | \$85.00        |
| WIRE           |             | 7/29/25     | Payroll Account              | \$301,634.33   |
| WIRE           |             | 7/29/25     | Salary Deduction Account     | \$146,641.46   |
| WIRE           |             | 7/29/25     | FSA Account                  | \$85.00        |
| WIRE           |             | 6/26/25     | Payroll Account              | \$223,596.61   |
| WIRE           |             | 6/26/25     | Salary Deduction Account     | \$119,556.18   |
| WIRE           |             | 6/26/25     | FSA Account                  | \$85.00        |
| WIRE           |             | 7/14/25     | Bond Interest Pymt           | \$204,318.35   |
| WIRE           |             | 8/14/25     | Bond Principal/Interest Pymt | \$1,473,450.00 |

**Total**

---

**\$2,803,614.72**

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August 20, 2025  
03:35 PM

Borough of Montvale  
Bill List By Vendor Id

Page No: 1

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

| Vendor # | Name                           |                              |        |              |             |          |         |
|----------|--------------------------------|------------------------------|--------|--------------|-------------|----------|---------|
| PO #     | PO Date                        | Description                  | Status | Amount       | Void Amount | Contract | PO Type |
| 00021    | BERGEN CTY CLERKS ELECT.DIVIS. |                              |        |              |             |          |         |
| 25-00964 | 07/17/25                       | 2025 PRIMARY ELECTION        | Open   | 10,012.39    | 0.00        |          |         |
| 00027    | BT SPECIALTIES                 |                              |        |              |             |          |         |
| 25-00912 | 07/10/25                       | NAME PLATE - J. FONDACARO    | Open   | 70.00        | 0.00        |          |         |
| 00043    | NORTH JERSEY MEDIA GROUP       |                              |        |              |             |          |         |
| 25-00996 | 07/28/25                       | NORTH JERSEY MEDIA JUNE 2025 | Open   | 1,228.96     | 0.00        |          |         |
| 00097    | CABLEVISION                    |                              |        |              |             |          |         |
| 25-00994 | 07/25/25                       | 07873-199375-01-1 OPTIMUM    | Open   | 234.87       | 0.00        |          |         |
| 25-01039 | 08/05/25                       | 07873-218840-01-0 OPTIMUM    | Open   | 27.70        | 0.00        |          |         |
| 25-01040 | 08/05/25                       | 07873-240495-01-5 OPTIMUM    | Open   | 240.94       | 0.00        |          |         |
| 25-01072 | 08/12/25                       | 07873-109890-01-7 OPTIMUM    | Open   | 161.39       | 0.00        |          |         |
| 25-01073 | 08/12/25                       | 07873-204461-01-0 OPTIMUM    | Open   | 120.76       | 0.00        |          |         |
|          |                                |                              |        | 785.66       |             |          |         |
| 00102    | MGL PRINTING SOLUTIONS         |                              |        |              |             |          |         |
| 25-00847 | 06/23/25                       | 2026 DOG AND CAT TAGS        | Open   | 764.00       | 0.00        |          |         |
| 00104    | MONTVALE BOARD OF EDUCATION    |                              |        |              |             |          |         |
| 25-00005 | 01/07/25                       | 2025 LOCAL SCHOOL TAXES      | Open   | 2,806,552.00 | 0.00        |          | B       |
| 00111    | AACOM BUSINESS SOLUTIONS       |                              |        |              |             |          |         |
| 25-00485 | 04/04/25                       | LATRENTA CAMERA REPLACEMENT  | Open   | 2,929.11     | 0.00        |          |         |
| 00113    | FEDICK, ANDREW                 |                              |        |              |             |          |         |
| 25-01004 | 07/29/25                       | REIMB MEAL TRAINING          | Open   | 175.00       | 0.00        |          |         |
| 00116    | VERIZON                        |                              |        |              |             |          |         |
| 25-01018 | 08/01/25                       | 651-258-414-0001-73 VERIZON  | Open   | 417.06       | 0.00        |          |         |
| 00118    | NJ STATE LEAGUE OF             |                              |        |              |             |          |         |
| 25-00887 | 07/02/25                       | REGISTRATION FOR LEAGUE      | Open   | 1,130.00     | 0.00        |          |         |
| 00125    | NORTHWEST BERGEN REGIONAL      |                              |        |              |             |          |         |
| 25-00077 | 01/14/25                       | 2025 HEALTH SERVICES         | Open   | 6,974.00     | 0.00        |          | B       |
| 00128    | ARROW TREE SERVICE INC.        |                              |        |              |             |          |         |
| 25-00591 | 04/28/25                       | LATRENTA EMERGENCY TREE      | Open   | 7,345.00     | 0.00        |          |         |
| 00137    | PASCACK VALLEY REGIONAL HS DST |                              |        |              |             |          |         |
| 25-00006 | 01/07/25                       | 2025 REGIONAL SCHOOL TAXES   | Open   | 1,326,574.59 | 0.00        |          | B       |
| 00139    | SCORDO, FRANCES                |                              |        |              |             |          |         |
| 25-01049 | 08/06/25                       | PETTY CASH FOR JULY          | Open   | 273.42       | 0.00        |          |         |

| Vendor # | Name                           | PO #     | PO Date  | Description                    | Status | Amount     | Void Amount | Contract | PO Type |
|----------|--------------------------------|----------|----------|--------------------------------|--------|------------|-------------|----------|---------|
| 00146    | PSE&G CO.                      | 25-01067 | 08/11/25 | PSE&G JULY 2025                | Open   | 920.70     | 0.00        |          |         |
| 00151    | LAMENDOLA, BRIAN               | 25-01035 | 08/05/25 | REIMB FOR TOUCH A TRUCK        | Open   | 276.00     | 0.00        |          |         |
| 00159    | AMADO, HERMINIO                | 25-00944 | 07/16/25 | REIMB POLICE EXPO              | Open   | 80.00      | 0.00        |          |         |
| 00186    | PRIMEPAY, LLC                  | 25-00354 | 03/06/25 | 2025 FSA FEES                  | Open   | 370.77     | 0.00        |          | B       |
| 00215    | TOWNSHIP OF RIVER VALE         | 25-00004 | 01/07/25 | 2025 PASCACK VALLEY DPW        | Open   | 188,410.59 | 0.00        |          | B       |
| 00217    | RIVERSIDE COMMUNICATIONS, LLC  | 25-00843 | 06/18/25 | PROFESSIONAL SERVICES RENDERED | Open   | 250.00     | 0.00        |          |         |
| 00247    | MONTVALE FREE PUBLIC LIBRARY   | 25-00276 | 02/19/25 | 2025 QUARTERLY BUDGET PAYMENT  | Open   | 62,864.25  | 0.00        |          | B       |
| 00258    | ROCKLAND ELECTRIC COMPANY      | 25-01058 | 08/08/25 | ROCKLAND ELECTRIC JULY 2025    | Open   | 36,111.10  | 0.00        |          |         |
| 00284    | DAVID ZUIDEMA, INC.            | 25-00298 | 02/24/25 | PORTABLE TOILETS - LA TRENTA   | Open   | 390.00     | 0.00        |          |         |
|          |                                | 25-01011 | 07/30/25 | PORTABLE TOILETS - LA TRENTA   | Open   | 1,530.00   | 0.00        |          |         |
|          |                                |          |          |                                |        | 1,920.00   |             |          |         |
| 00312    | BERSHTEIN LAW LLC              | 25-00896 | 07/08/25 | Engineering Fee Refund-2501/10 | Open   | 1,000.00   | 0.00        |          |         |
| 00332    | ZAGAJA, MACIEJ                 | 25-00885 | 07/02/25 | REIMB CLOTHING ALLOWANCE       | Open   | 351.80     | 0.00        |          |         |
| 00375    | BOROUGH OF PARK RIDGE          | 25-00992 | 07/25/25 | TRI BORO FUEL JUNE 2025        | Open   | 5,529.02   | 0.00        |          |         |
|          |                                | 25-01020 | 08/01/25 | SENIOR VAN REPAIR              | Open   | 53.50      | 0.00        |          |         |
|          |                                |          |          |                                |        | 5,582.52   |             |          |         |
| 00430    | REGISTRARS' ASSOC. OF NJ       | 25-01051 | 08/06/25 | NJRA 2025 ANNUAL CONFERENCE    | Open   | 100.00     | 0.00        |          |         |
| 00448    | V.E. RALPH & SON, INC.         | 25-00810 | 06/12/25 | PD MEDICAL SUPPLIES            | Open   | 330.30     | 0.00        |          |         |
| 00497    | LEVITZKI, ANN                  | 25-00293 | 02/21/25 | 2025 COURT - CELL PHONE        | Open   | 169.46     | 0.00        |          | B       |
| 00554    | BERGEN MUNI.EMPL.BENEFITS FUND | 25-00018 | 01/07/25 | 2025 HEALTH BENEFITS           | Open   | 81,638.00  | 0.00        |          | B       |

| Vendor # | Name                           | PO #     | PO Date                        | Description | Status    | Amount | Void Amount | Contract | PO Type |
|----------|--------------------------------|----------|--------------------------------|-------------|-----------|--------|-------------|----------|---------|
| 00578    | TREASURER, STATE OF NJ DCA     |          |                                |             |           |        |             |          |         |
|          | 25-00897                       | 07/08/25 | SECOND QUARTER DCA FEES        | Open        | 12,144.00 | 0.00   |             |          |         |
| 00595    | KEY - TECH                     |          |                                |             |           |        |             |          |         |
|          | 25-00875                       | 07/02/25 | PARAGON DRIVE RESURFACING      | Open        | 3,480.00  | 0.00   |             |          |         |
|          | 25-00876                       | 07/02/25 | WOODLAND ROAD RESURFACING      | Open        | 2,870.00  | 0.00   |             |          |         |
|          |                                |          |                                |             | 6,350.00  |        |             |          |         |
| 00619    | INSTITUTE FORENSIC PSYCHOLOGY  |          |                                |             |           |        |             |          |         |
|          | 25-01001                       | 07/29/25 | PD PSYCHOLOGICAL EVAL DINELLI  | Open        | 475.00    | 0.00   |             |          |         |
| 00656    | STATE OF NJ DEPT OF LABOR W/F  |          |                                |             |           |        |             |          |         |
|          | 25-01008                       | 07/29/25 | UNEMPLOYMENT BENEFITS 3Q 2024  | Open        | 19.10     | 0.00   |             |          |         |
| 00699    | ATLANTIC TOMORROWS OFFICE      |          |                                |             |           |        |             |          |         |
|          | 25-00919                       | 07/10/25 | PD COPY USAGE                  | Open        | 15.09     | 0.00   |             |          |         |
|          | 25-00920                       | 07/10/25 | BUILDING DEPT. COPIER USAGE    | Open        | 135.14    | 0.00   |             |          |         |
|          | 25-01028                       | 08/05/25 | STAPLES FOR COPIER             | Open        | 104.00    | 0.00   |             |          |         |
|          |                                |          |                                |             | 254.23    |        |             |          |         |
| 00730    | BOGGIA, BOGGIA, BETESH         |          |                                |             |           |        |             |          |         |
|          | 25-00329                       | 03/04/25 | 2025 LEGAL FEES                | Open        | 2,660.70  | 0.00   |             |          | B       |
| 00731    | COLLIER'S ENGINEERING & DESIGN |          |                                |             |           |        |             |          |         |
|          | 24-01464                       | 10/18/24 | NJDOT FY2024 - WOODLAND ROAD   | Open        | 2,950.65  | 0.00   |             |          | B       |
|          | 24-01705                       | 12/04/24 | CONTINUED SERVICES AFFORDABLE  | Open        | 475.00    | 0.00   |             |          | B       |
|          | 25-00165                       | 01/27/25 | 2025 BOROUGH PLANNER           | Open        | 665.00    | 0.00   |             |          | B       |
|          | 25-00202                       | 02/03/25 | 2025 GENERAL ENGINEERING       | Open        | 4,467.50  | 0.00   |             |          | B       |
|          | 25-01076                       | 08/14/25 | MUNICIPAL PLANNING REVIEW      | Open        | 3,915.00  | 0.00   |             |          |         |
|          | 25-01086                       | 08/18/25 | Professional Services Rendered | Open        | 427.50    | 0.00   |             |          |         |
|          |                                |          |                                |             | 12,900.65 |        |             |          |         |
| 00761    | KLECHA, ROBERT                 |          |                                |             |           |        |             |          |         |
|          | 25-00889                       | 07/02/25 | REIMB CLTHG ALLOWANCE          | Open        | 221.47    | 0.00   |             |          |         |
| 00769    | URBAN AUTO SPA                 |          |                                |             |           |        |             |          |         |
|          | 25-01025                       | 08/04/25 | CAR WASH SERVICES              | Open        | 51.00     | 0.00   |             |          |         |
| 00801    | WESTPHAL WASTE SERVICES, INC.  |          |                                |             |           |        |             |          |         |
|          | 25-00201                       | 02/03/25 | 2025 GARBAGE COLLECTION        | Open        | 81,515.91 | 0.00   |             |          | B       |
| 00812    | NJ STATE ASSOCIATION OF        |          |                                |             |           |        |             |          |         |
|          | 25-00898                       | 07/08/25 | PD PROGRAM FEE 2024 / 2025     | Open        | 2,666.00  | 0.00   |             |          |         |
| 00832    | CREATIVE PRODUCT SOURCING INC. |          |                                |             |           |        |             |          |         |
|          | 25-00655                       | 05/14/25 | DARE 2025 T-SHIRTS             | Open        | 1,135.54  | 0.00   |             |          |         |
| 00891    | RIDGEMONT PIZZA & RESTAURANT   |          |                                |             |           |        |             |          |         |
|          | 25-00874                       | 07/01/25 | PLANNING BOARD MEETING 7/1/25  | Open        | 65.55     | 0.00   |             |          |         |
| 00896    | GIAMMARINO, MICHAEL            |          |                                |             |           |        |             |          |         |
|          | 25-00196                       | 01/31/25 | 2025 INTERPRETER COURT         | Open        | 1,260.00  | 0.00   |             |          | B       |

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| 00903    | INSIDECREDIT                   |          |          |                                |        |            |             |          |         |
|          |                                | 25-00947 | 07/16/25 | PD BACKGROUND CHECK            | Open   | 25.00      | 0.00        |          |         |
| 00934    | RIVER VALE TOWNSHIP            |          |          |                                |        |            |             |          |         |
|          |                                | 25-01066 | 08/11/25 | Veolia Water Reimbursement     | Open   | 11,659.20  | 0.00        |          |         |
| 00999    | AMAZON.COM SERVICES, INC.      |          |          |                                |        |            |             |          |         |
|          |                                | 25-00628 | 05/06/25 | RECREATION SUPPLIES            | Open   | 143.97     | 0.00        |          |         |
|          |                                | 25-00686 | 05/20/25 | SUPPLIES RECREATION            | Open   | 279.99     | 0.00        |          |         |
|          |                                | 25-00796 | 06/10/25 | SUMMER CAMP ART SUPPLIES       | Open   | 1,776.28   | 0.00        |          |         |
|          |                                | 25-00808 | 06/12/25 | OFFICE SUPPLIES                | Open   | 101.95     | 0.00        |          |         |
|          |                                | 25-00865 | 06/30/25 | NFPA 22 Fire Protect. Ref.Book | Open   | 166.80     | 0.00        |          |         |
|          |                                | 25-00926 | 07/14/25 | POLICE LINE DO NOT CROSS Tape  | Open   | 122.50     | 0.00        |          |         |
|          |                                | 25-00952 | 07/16/25 | OFFICE SUPPLIES                | Open   | 141.08     | 0.00        |          |         |
|          |                                | 25-00998 | 07/28/25 | OFFICE SUPPLIES                | Open   | 179.78     | 0.00        |          |         |
|          |                                | 25-01045 | 08/06/25 | COURT COPIER TONER-CANON 057H  | Open   | 189.99     | 0.00        |          |         |
|          |                                |          |          |                                |        | 3,102.34   |             |          |         |
| 01020    | WORLD INSURANCE ASSOCIATES,LLC |          |          |                                |        |            |             |          |         |
|          |                                | 25-00252 | 02/13/25 | 2025 PIA CONSULTANT BENEFIT    | Open   | 4,000.00   | 0.00        |          | B       |
| 01055    | VALLEY HEALTH MEDICAL GROUP    |          |          |                                |        |            |             |          |         |
|          |                                | 25-00942 | 07/16/25 | PD CROSSING GUARD EXAM         | Open   | 135.00     | 0.00        |          |         |
| 01120    | GTBM INC.                      |          |          |                                |        |            |             |          |         |
|          |                                | 25-00868 | 07/01/25 | ANNUAL SUBSCRIPTION E-TICKET   | Open   | 2,995.00   | 0.00        |          |         |
| 01144    | METICULOUS CLEANING SERVICES   |          |          |                                |        |            |             |          |         |
|          |                                | 25-00722 | 05/27/25 | CLEANING OF FIRE HOUSE JUNE    | Open   | 285.00     | 0.00        |          |         |
|          |                                | 25-00972 | 07/18/25 | CLEANING OF FIRE HOUSE         | Open   | 285.00     | 0.00        |          |         |
|          |                                |          |          |                                |        | 570.00     |             |          |         |
| 01167    | MUNICIPAL CLKS ASSOC.OF NJ     |          |          |                                |        |            |             |          |         |
|          |                                | 25-00973 | 07/18/25 | ANNUAL MEMBERSHIP DUES         | Open   | 175.00     | 0.00        |          |         |
| 01227    | PIAZZA & ASSOCIATES, INC.      |          |          |                                |        |            |             |          |         |
|          |                                | 25-00161 | 01/27/25 | 2025 AFFORDALE HOUSING SVCS    | Open   | 800.00     | 0.00        |          | B       |
| 01324    | SAFARILAND LLC                 |          |          |                                |        |            |             |          |         |
|          |                                | 25-00884 | 07/02/25 | PD TRAINING CLASS 133 & 142    | Open   | 550.00     | 0.00        |          |         |
| 01330    | GHASSALI, MICHAEL              |          |          |                                |        |            |             |          |         |
|          |                                | 25-00102 | 01/15/25 | MAILCHIMP REIMBURSEMENT        | Open   | 150.00     | 0.00        |          | B       |
|          |                                | 25-00977 | 07/22/25 | DPW Committee Dinner           | Open   | 219.22     | 0.00        |          |         |
|          |                                |          |          |                                |        | 369.22     |             |          |         |
| 01471    | RICCIARDELLA ELECTRIC INC.     |          |          |                                |        |            |             |          |         |
|          |                                | 25-00854 | 06/26/25 | ELEVATOR LIGHTS                | Open   | 252.00     | 0.00        |          |         |
|          |                                | 25-01012 | 07/31/25 | BREAKER AT TENNIS COURTS       | Open   | 175.00     | 0.00        |          |         |
|          |                                |          |          |                                |        | 427.00     |             |          |         |
| 01472    | D.L.S.CONTRACTING, INC.        |          |          |                                |        |            |             |          |         |
|          |                                | 25-00603 | 04/30/25 | 2025 MONTVALE ROAD PROGRAM     | Open   | 113,011.37 | 0.00        |          | B       |

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| 01510    | GUICO, JOHN                   |                                |        |               |             |          |         |
| 25-00880 | 07/02/25                      | REIMB CLOTHING ALLOWANCE       | Open   | 1,400.00      | 0.00        |          |         |
| 25-01002 | 07/29/25                      | REIMB MEAL TRAINING 7/17/25    | Open   | <u>125.00</u> | 0.00        |          |         |
|          |                               |                                |        | 1,525.00      |             |          |         |
| 01517    | LUDWIG, DAVID                 |                                |        |               |             |          |         |
| 25-00917 | 07/10/25                      | MILEAGE REIMBURSEMENT          | Open   | 356.65        | 0.00        |          |         |
| 01542    | WICKERSHEIM & SONS            |                                |        |               |             |          |         |
| 25-00904 | 07/09/25                      | WOMANS BATHROOM TOILET         | Open   | 999.12        | 0.00        |          |         |
| 01624    | CMRS-FP                       |                                |        |               |             |          |         |
| 25-00142 | 01/23/25                      | REFILL POSTAGE METER 2025      | Open   | 800.00        | 0.00        |          | B       |
| 01643    | LORANGER, LISA                |                                |        |               |             |          |         |
| 25-00869 | 07/01/25                      | STAPLES REIMBURSEMENT          | Open   | 380.90        | 0.00        |          |         |
| 25-00900 | 07/08/25                      | AMAZON REIMBURSEMENT           | Open   | 881.32        | 0.00        |          |         |
| 25-00909 | 07/10/25                      | MAILCHIMP REIMBURSEMENT        | Open   | 110.00        | 0.00        |          |         |
| 25-00910 | 07/10/25                      | CVS REIMBURSEMENT              | Open   | 101.90        | 0.00        |          |         |
| 25-00980 | 07/22/25                      | AMAZON REIMBURSEMENT           | Open   | <u>431.61</u> | 0.00        |          |         |
|          |                               |                                |        | 1,905.73      |             |          |         |
| 01684    | HOME FIELD ADVANTAGE SPORTING |                                |        |               |             |          |         |
| 25-00735 | 05/30/25                      | SUMMER CAMP SHIRTS 2025        | Open   | 2,996.50      | 0.00        |          |         |
| 01700    | JPMONZO MUNICIPAL CONSULTING  |                                |        |               |             |          |         |
| 25-01069 | 08/12/25                      | SHARED SERVICE WEBINAR         | Open   | 50.00         | 0.00        |          |         |
| 01702    | MEDIA CONSULTANTS LLC         |                                |        |               |             |          |         |
| 25-00997 | 07/28/25                      | GOOSENECK MICROPHONES          | Open   | 534.00        | 0.00        |          |         |
| 01750    | DUBELBEISS, RYAN              |                                |        |               |             |          |         |
| 25-00890 | 07/02/25                      | REIMB CLOTHING ALLOWANCE       | Open   | 246.65        | 0.00        |          |         |
| 01760    | UNITED PARCEL SERVICE         |                                |        |               |             |          |         |
| 25-01000 | 07/29/25                      | F047x6 UPS MAY - JUNE 2025     | Open   | 800.96        | 0.00        |          |         |
| 01767    | VERIZON                       |                                |        |               |             |          |         |
| 25-00975 | 07/21/25                      | 156-951-896-0001-85 VERIZON    | Open   | 79.00         | 0.00        |          |         |
| 25-01019 | 08/01/25                      | 555-569-014-0001-55 VERIZON    | Open   | <u>170.64</u> | 0.00        |          |         |
|          |                               |                                |        | 249.64        |             |          |         |
| 01790    | PALADIN AMUSEMENTS, INC.      |                                |        |               |             |          |         |
| 25-01021 | 08/04/25                      | DITP FINAL PAYMENT             | Open   | 3,475.00      | 0.00        |          |         |
| 01807    | LIGHTHOUSE COMPUTERS, INC.    |                                |        |               |             |          |         |
| 25-00953 | 07/16/25                      | LEIGHTRONIX SYSTEM SUPPORT     | Open   | 3,000.00      | 0.00        |          |         |
| 01818    | TRI-STATE GOLF CARTS LLC      |                                |        |               |             |          |         |
| 25-00516 | 04/11/25                      | CAMP GOLF CART RENTAL          | Open   | 1,975.00      | 0.00        |          |         |
| 01828    | CGP&H, LLC                    |                                |        |               |             |          |         |
| 25-00339 | 03/04/25                      | PROFESSIONAL HOUSING REHAB SVC | Open   | 450.00        | 0.00        |          | B       |



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|----------|---------------------------------|----------|----------|--------------------------------|--------|----------|-------------|----------|---------|
| 01833    | MCGEE, HEATHER (PETTY CASH)     | 25-01038 | 08/05/25 | PD PETTY CASH REIMB            | Open   | 215.05   | 0.00        |          |         |
| 01852    | REDICARE LLC                    | 25-00930 | 07/15/25 | FIRST AID 60 DAY SERVICE       | Open   | 85.00    | 0.00        |          |         |
| 01882    | PRESTIGE BUSINESS PRODUCTS, INC | 25-00870 | 07/01/25 | PD SQUAD ROOM TONER            | Open   | 189.00   | 0.00        |          |         |
| 01886    | MCGEE, HEATHER                  | 25-01037 | 08/05/25 | REIMB                          | Open   | 122.04   | 0.00        |          |         |
| 01890    | GREATAMERICA FINANCIAL SRVCS.   | 25-00106 | 01/15/25 | POSTAGE MACHINE LEASE          | Open   | 289.00   | 0.00        |          | B       |
| 01895    | INSTITUTE FOR PROFESSIONAL      | 25-01050 | 08/06/25 | 2 WEBINARS                     | Open   | 100.00   | 0.00        |          |         |
| 01928    | AUTOMATIC SUPPRESSION & ALARM   | 25-00546 | 04/16/25 | FIRE ALARM SYSYEM FIREHOUSE    | Open   | 300.00   | 0.00        |          |         |
| 01949    | AT&T MOBILITY                   | 25-01034 | 08/05/25 | PD PATROL PHONES               | Open   | 1,313.09 | 0.00        |          |         |
| 01962    | AT&T MOBILITY II LLC            | 25-00965 | 07/17/25 | PD PATROL PHONE PLAN           | Open   | 182.16   | 0.00        |          |         |
| 01968    | DISPOTO, NICHOLAS               | 25-01003 | 07/29/25 | REIMB CLTHG ALLOWANCE          | Open   | 170.00   | 0.00        |          |         |
| 01982    | BRIAN W. MURPHY                 | 25-00351 | 03/06/25 | DITP BAND                      | Open   | 3,500.00 | 0.00        |          |         |
| 01993    | GREG TANZER SPRINKLERS          | 25-00853 | 06/26/25 | SPRINKLER REPAIR MEMORIAL FIEL | Open   | 2,700.00 | 0.00        |          |         |
| 02004    | MORAN, GLENN                    | 25-01036 | 08/05/25 | REIMB CLTHG ALLOWANCE          | Open   | 189.60   | 0.00        |          |         |
| 02011    | HUNTINGTON BAILEY, L.L.P.       | 25-00409 | 03/19/25 | 2025 LEGAL FEES                | Open   | 3,764.20 | 0.00        |          | B       |
|          |                                 | 25-00979 | 07/22/25 | PROFESSIONAL SERVICES RENDERED | Open   | 4,557.00 | 0.00        |          |         |
|          |                                 |          |          |                                |        | 8,321.20 |             |          |         |
| 02019    | UGI ENERGY SERVICES, LLC        | 25-01071 | 08/12/25 | UGI ENERGY SERVICES JUNE 2025  | Open   | 193.34   | 0.00        |          |         |
| 02039    | CARLISLE, CANDICE               | 25-00984 | 07/24/25 | AMAZON REIMBURSEMENT           | Open   | 159.86   | 0.00        |          |         |
| 02051    | BNS CONSTRUCTION                | 25-00611 | 05/01/25 | PD SHOE RACKS                  | Open   | 1,175.00 | 0.00        |          |         |

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| 02056    | LERCH, VINCI & BLISS, LLP    |                                |        |           |             |          |         |
| 25-00827 | 06/16/25                     | PROFESSIONAL SERVICES RENDERED | Open   | 500.00    | 0.00        |          |         |
| 02063    | AMCHAR WHOLESALE, INC.       |                                |        |           |             |          |         |
| 24-01426 | 10/09/24                     | PD GLOCK 45 WEAPON             | Open   | 942.29    | 0.00        |          |         |
| 02086    | TAYLOR RENTAL                |                                |        |           |             |          |         |
| 25-00514 | 04/11/25                     | CAMP LUNCH TENT                | Open   | 3,680.00  | 0.00        |          |         |
| 25-00515 | 04/11/25                     | GRILL RENTAL- 7/18/25          | Open   | 295.00    | 0.00        |          |         |
|          |                              |                                |        | 3,975.00  |             |          |         |
| 02087    | ROHSLER'S ALLENDALE NURSERY  |                                |        |           |             |          |         |
| 25-00357 | 03/06/25                     | TREE PLANTING AT HUFF PLAYGROU | Open   | 2,560.00  | 0.00        |          | B       |
| 02098    | THE WAY FOUNDATION INC.      |                                |        |           |             |          |         |
| 25-01009 | 07/29/25                     | SPRING 2025 THE WAY PROGRAM    | Open   | 1,600.00  | 0.00        |          |         |
| 02105    | JC PROMOTIONS, INC.          |                                |        |           |             |          |         |
| 25-00217 | 02/06/25                     | DITP FOOD COORDINATION         | Open   | 1,500.00  | 0.00        |          |         |
| 02113    | CIBOROWSKI, KASEY            |                                |        |           |             |          |         |
| 25-01080 | 08/14/25                     | JACKETS FOR RABIES CLINIC      | Open   | 201.85    | 0.00        |          |         |
| 02141    | REGAN, ROBERT T., ESQ.       |                                |        |           |             |          |         |
| 25-00872 | 07/01/25                     | PROFESSIONAL SERVICES RENDERED | Open   | 1,300.25  | 0.00        |          |         |
| 25-00873 | 07/01/25                     | PROFESSIONAL SERVICES RENDERED | Open   | 836.00    | 0.00        |          |         |
| 25-00879 | 07/02/25                     | PROF SVCS-JTZ (1601/12&13)     | Open   | 2,005.00  | 0.00        |          |         |
|          |                              |                                |        | 4,141.25  |             |          |         |
| 02144    | ALL COUNTY MECHANICAL        |                                |        |           |             |          |         |
| 25-00863 | 06/30/25                     | HVAC SERVICE WORK              | Open   | 809.50    | 0.00        |          |         |
| 02264    | RP TECH SERVICES             |                                |        |           |             |          |         |
| 25-00425 | 03/24/25                     | COMPUTER MAITENANCE/LICENSING  | Open   | 1,350.28  | 0.00        |          | B       |
| 25-00899 | 07/08/25                     | PD CARBONITE STORAGE           | Open   | 104.84    | 0.00        |          |         |
| 25-00978 | 07/22/25                     | COMPUTER MAINTENANCE           | Open   | 200.70    | 0.00        |          |         |
|          |                              |                                |        | 1,655.82  |             |          |         |
| 02312    | BATTLE CREEK PAINTBALL       |                                |        |           |             |          |         |
| 25-00987 | 07/24/25                     | 7/9/25 PAINTBALL TRIP          | Open   | 2,050.00  | 0.00        |          |         |
| 02316    | GARDEN STATE FIREWORKS, INC. |                                |        |           |             |          |         |
| 25-01043 | 08/05/25                     | DITP FIREWORKS 9/6/25          | Open   | 15,000.00 | 0.00        |          |         |
| 02317    | LENNON, PATRICIA             |                                |        |           |             |          |         |
| 25-01070 | 08/12/25                     | HOMETOWN BANNERS REFUND        | Open   | 202.59    | 0.00        |          |         |
| 02408    | MCDOWELL, DOUGLAS            |                                |        |           |             |          |         |
| 25-00891 | 07/02/25                     | REIMB POLICE EXPO - CHIEF      | Open   | 1,085.56  | 0.00        |          |         |
| 02426    | VERIZON WIRELESS             |                                |        |           |             |          |         |
| 25-01068 | 08/11/25                     | 242317487-00001 VERIZON JULY   | Open   | 982.70    | 0.00        |          |         |

August 20, 2025  
03:35 PM

Borough of Montvale  
Bill List By Vendor Id

Page No: 8

| Vendor #               | Name                         | PO #     | PO Date                | Description                    | Status | Amount             | Void Amount | Contract     | PO Type                 |
|------------------------|------------------------------|----------|------------------------|--------------------------------|--------|--------------------|-------------|--------------|-------------------------|
| 02559                  | INS.DESIGN ADMINSTRATORS     |          |                        |                                |        |                    |             |              |                         |
|                        | 25-00041                     | 01/09/25 | 2025                   | VISION BENEFITS                | Open   | 292.50             | 0.00        |              | B                       |
| 02757                  | TYCO ANIMAL CONTROL SERVICES |          |                        |                                |        |                    |             |              |                         |
|                        | 25-00235                     | 02/11/25 | 2025                   | GEESE CONTROL SERVICES         | Open   | 400.00             | 0.00        |              | B                       |
|                        | 25-00236                     | 02/11/25 | 2025                   | ANIMAL CONTROL SERVICES        | Open   | <u>1,005.00</u>    | 0.00        |              | B                       |
|                        |                              |          |                        |                                |        | 1,405.00           |             |              |                         |
| 02987                  | DATA NETWORK SOLUTIONS       |          |                        |                                |        |                    |             |              |                         |
|                        | 25-00110                     | 01/16/25 | 2025                   | BORO PHONES                    | Open   | 2,247.63           | 0.00        |              | B                       |
| 03084                  | WESLEY SICOMAC DAIRY         |          |                        |                                |        |                    |             |              |                         |
|                        | 25-00210                     | 02/04/25 | 2025                   | MILK DELIVERY                  | Open   | 33.03              | 0.00        |              | B                       |
| 03215                  | UNUM LIFE INSURANCE          |          |                        |                                |        |                    |             |              |                         |
|                        | 25-00039                     | 01/09/25 | 2025                   | LIFE INSURANCE                 | Open   | 470.25             | 0.00        |              | B                       |
| 03220                  | NJ DIVISION OF ALCOHOLIC     |          |                        |                                |        |                    |             |              |                         |
|                        | 25-00963                     | 07/17/25 | 2025-2026              | LIQUOR LIC RENEWALS            | Open   | 24.00              | 0.00        |              |                         |
| 03410                  | CAPALBO'S                    |          |                        |                                |        |                    |             |              |                         |
|                        | 25-00993                     | 07/25/25 |                        | Sympathy basket-Regan (mother) | Open   | 87.99              | 0.00        |              |                         |
| 03589                  | DELL MARKETING LP            |          |                        |                                |        |                    |             |              |                         |
|                        | 25-00835                     | 06/17/25 |                        | PD COMPUTER FOR DB OFFICE      | Open   | 1,504.98           | 0.00        |              |                         |
| 03682                  | CRUISE, E. K.                |          |                        |                                |        |                    |             |              |                         |
|                        | 25-00968                     | 07/18/25 |                        | REIMBURSEMENTS TO CRUISE       | Open   | 285.47             | 0.00        |              |                         |
|                        | 25-01005                     | 07/29/25 |                        | REIMB CRUISE CLTHG ALLOW       | Open   | 200.00             | 0.00        |              |                         |
|                        | 25-01053                     | 08/06/25 |                        | REIMB CLTHG ALLOWANCE          | Open   | <u>275.07</u>      | 0.00        |              |                         |
|                        |                              |          |                        |                                |        | 760.54             |             |              |                         |
| 03727                  | STAPLES INC                  |          |                        |                                |        |                    |             |              |                         |
|                        | 25-00866                     | 06/30/25 |                        | Label Tape 1/2", scissors      | Open   | 53.41              | 0.00        |              |                         |
|                        | 25-00895                     | 07/07/25 |                        | Date Stamp-Planning, folders,  | Open   | 91.39              | 0.00        |              |                         |
|                        | 25-00995                     | 07/28/25 |                        | Boxes, Post-its, Calc Ink      | Open   | <u>140.15</u>      | 0.00        |              |                         |
|                        |                              |          |                        |                                |        | 284.95             |             |              |                         |
| 03987                  | MAZZEO, NICHOLAS             |          |                        |                                |        |                    |             |              |                         |
|                        | 25-00886                     | 07/02/25 |                        | REIMB CLTHG ALLOWANCE          | Open   | 197.73             | 0.00        |              |                         |
| 04004                  | MONTVALE RECREATION          |          |                        |                                |        |                    |             |              |                         |
|                        | 25-00990                     | 07/24/25 |                        | SUMMER CAMP BOWLING            | Open   | 11,200.00          | 0.00        |              |                         |
| 04006                  | GRAMBONE, MARTINA ROSA       |          |                        |                                |        |                    |             |              |                         |
|                        | 25-00911                     | 07/10/25 |                        | ART SUPPLIES REIMBURSEMENT     | Open   | 741.57             | 0.00        |              |                         |
| 04008                  | GASTON, SCOTT                |          |                        |                                |        |                    |             |              |                         |
|                        | 25-00943                     | 07/16/25 |                        | GASTON CLOTHING ALLOWANCE      | Open   | 150.00             | 0.00        |              |                         |
| <hr/>                  |                              |          |                        |                                |        |                    |             |              |                         |
| Total Purchase Orders: |                              | 160      | Total P.O. Line Items: |                                | 0      | Total List Amount: |             | 4,900,320.28 | Total Void Amount: 0.00 |

| Vendor # Name |         |             |        |        |             |          |         |
|---------------|---------|-------------|--------|--------|-------------|----------|---------|
| PO #          | PO Date | Description | Status | Amount | Void Amount | Contract | PO Type |

| Totals by Year-Fund |      |                |             |              |               |           |              |
|---------------------|------|----------------|-------------|--------------|---------------|-----------|--------------|
| Fund Description    | Fund | Budget Rcvd    | Budget Held | Budget Total | Revenue Total | G/L Total | Total        |
| CURRENT FUND 2024   | 4-01 | 942.29 /       | 0.00        | 942.29       | 0.00          | 0.00      | 942.29       |
| CURRENT FUND 2024   | 5-01 | 4,722,332.85 / | 0.00        | 4,722,332.85 | 0.00          | 0.00      | 4,722,332.85 |
| CAPITAL FUND        | C-04 | 124,032.52 ✓   | 0.00        | 124,032.52   | 0.00          | 0.00      | 124,032.52   |
| BOA ESCROW ACCOUN   | E-08 | 7,338.50 ✓     | 0.00        | 7,338.50     | 0.00          | 0.00      | 7,338.50     |
| OTHER TRUST ACCOU   | T-03 | 15,934.45      | 0.00        | 15,934.45    | 0.00          | 0.00      | 15,934.45    |
| DOG TRUST ACCOUNT   | T-12 | 965.85 ✓       | 0.00        | 965.85       | 0.00          | 0.00      | 965.85       |
| UNEMPLOYMENT TRUS   | T-13 | 19.10 ✓        | 0.00        | 19.10        | 0.00          | 0.00      | 19.10        |
| RECREATION TRUST    | T-19 | 28,754.72      | 0.00        | 28,754.72    | 0.00          | 0.00      | 28,754.72    |
| Year Total:         |      | 45,674.12      | 0.00        | 45,674.12    | 0.00          | 0.00      | 45,674.12    |
| Total of All Funds: |      | 4,900,320.28   | 0.00        | 4,900,320.28 | 0.00          | 0.00      | 4,900,320.28 |

HOUSING  
Trust

3,025.25  
12,909.20  
15,934.45