

**WORK SESSION  
MINUTES**

The Work Session Meeting of the Mayor and Council was in the Council Chambers and called to order at 7:31pm. Adequate notification was published in the official newspaper of the Borough of Montvale. Roll call was taken.

**OPEN PUBLIC MEETING STATEMENT**

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

**ROLL CALL:**

Councilmember Arendacs  
Council President Cudequest  
Councilmember Koelling

Councilmember Lane  
Councilmember Roche  
Councilmember Russo-Vogelsang

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

**ORDINANCES:**

*None*

**MEETING OPEN TO PUBLIC**

*Agenda Items Only*

*A motion to open the meeting to the public for agenda items only by Councilmember Lane; seconded by Councilmember Koelling – all ayes*

***No public comment***

**MEETING CLOSED TO PUBLIC**

*Agenda Items Only*

*A motion to close the meeting to the public for agenda items only by Councilmember Lane; seconded by Councilmember Koelling – all ayes*

**MINUTES:**

*None*

**CLOSED/EXECUTIVE MINUTES:**

*May 14, 2026*

*A motion to accept the closed session minutes by Councilmember Lane; seconded by Councilmember Koelling - all ayes with the exception of Councilmember Arendacs abstaining*

**RESOLUTIONS: NON-CONSENT**

*None*

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

All items listed on a consent agenda are considered to be routine and non-controversial by the Borough Council and will be approved by a motion, seconded and a roll call vote. There will be no separate discussion on these items unless a Council member(s) so request it, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

**104-2026 Requesting Approval of Items of Revenue and Appropriation N.J.S.A. 40A:4-87 – Clean Communities 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.

**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 2026 Municipal Budget in the sum of \$22,359.09, 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:

Clean Communities Grant (FCOA 10-602).

**BE IT FURTHER RESOLVED** that the like sum of \$22,359.09 is hereby appropriated under the caption:

General Appropriations:

(A) Operations – Excluded from “CAPS”

Public and Private Revenues Offset by Revenues

Clean Communities Grant (FCOA 41-602).

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

**105-2026 RESOLUTION FOR MEMBER PARTICIPATION IN A COOPERATIVE PRICING SYSTEM A RESOLUTION AUTHORIZING THE BOROUGH OF MONTVALE TO ENTER INTO A COOPERATIVE PRICING AGREEMENT**

**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 Northvale, hereinafter referred to as the “Lead Agency ” has offered voluntary participation in a Cooperative Pricing System for the purchase of goods and services;

**WHEREAS**, on May 26, 2026 the governing body of the Borough of Montvale, County of Bergen, State of New Jersey duly considered participation in a Cooperative Pricing System for the provision and performance of goods and services;

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

**TITLE:**

This RESOLUTION shall be known and may be cited as the Cooperative Pricing Resolution of the Borough of Montvale

**AUTHORITY:**

Pursuant to the provisions of N.J.S.A. 40A:11-11(5), the Borough Administrator is hereby authorized to enter into a Cooperative Pricing Agreement with the Lead Agency.

**CONTRACTING UNIT:**

The Lead Agency shall be responsible for complying with the provisions of the *Local Public*

*Contracts Law (N.J.S.A. 40A:11-1 et seq.)* and all other provisions of the revised statutes of the State of New Jersey.

**EFFECTIVE DATE:**

This resolution shall take effect immediately upon passage.

**106-2026 Authorize Tax Court Settlement – Toll NJ 1, LLC**

**WHEREAS**, the Mayor and Council of the Borough of Montvale have been advised of the proposed settlement of a property Tax Appeal filed by Toll NJ 1, LLC (hereinafter the “Tax Appeal”), under Docket Numbers 009882-2022 and 009886-2022, and;

**WHEREAS**, the aforesaid tax appeal involves 58 separate but contiguous vacant parcels of land located on Cranberry Lane, Bittersweet Terrace, Driftway Lane and Cottonwood Drive in the Borough of Montvale (hereinafter the “Subject Parcels”), and;

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

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

**WHEREAS**, the provisions of N.J.S.A. 54:51A-8 (the “Freeze Act”) are expressly waived and shall not apply to this settlement, 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 aforesaid Tax Appeal be 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.

**108-2026 A Resolution Endorsing a Treatment Works Approval (TWA) Permit Application for Sanitary Sewer Connection Associated with the Residential Subdivision at Magnolia Avenue Project**

**WHEREAS**, the applicant, Metropolitan Home Development at Werimus, LLC, as part of the Residential Subdivision at Magnolia Avenue Project located at 55-61 Magnolia Avenue, identified as Block 603, Lots 34, 35 and 36, submitted plans, applications and documents in support of a Treatment Works Approval (“TWA”) permit application to the New Jersey Department of Environmental Protection (“NJDEP”) for sanitary sewer connection associated with the Project; and

**WHEREAS**, the Borough Engineer, Colliers Engineering & Design, has confirmed that they have reviewed the plans, applications and documents as it relates to the aforementioned TWA permit application; and

**WHEREAS**, the Borough Engineer has confirmed that the Borough may endorse the TWA permit application for purposes of municipal consent.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Montvale, County of Berge, State of New Jersey, do hereby consent to and endorse the TWA permit application submitted for the Project at the recommendation of the Borough Engineer; and

**BE IT FURTHER RESOLVED** that the Mayor and/or Borough Administrator are hereby directed, authorized and empowered to sign any and all documents in furtherance of the Borough endorsement of the TWA permit application.

**109-2026 Appointing Permanent Montvale Police Officer, Mark Pierro**

**WHEREAS**, Mark Pierro has successfully completed the required probationary time period; and  
**WHEREAS**, Chief McDowell has recommended Officer Pierro for permanent Police Officer appointment; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Montvale, County of Bergen, New Jersey that Mark Pierro is hereby permanently appointed to the Montvale Police Department, effective May 26, 2026

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

**107-2026 Mutual Aid And Assistance Agreement Between Borough of Montvale and Pearl River, NY Fire District**

**WHEREAS**, it is the intention of the municipalities of Montvale and Pearl River, and their respective Fire Departments and Fire Companies, to enter into a mutual aid and assistance program pursuant to law as may be amended or modified; and

**WHEREAS**, this agreement is intended to supersede any earlier agreements which may have been signed by the parties hereto; and

**WHEREAS**, this agreement shall be by and between the named boroughs, towns, municipalities, Fire Departments and Companies and the parties agree to be bound thereby.

**Borough of Montvale, NJ**

**Pear River Fire District, NY**

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Montvale that the Mutual Aid and Assistance Agreement attached hereto has been approved; and

**BE IT FURTHER RESOLVED** that the Mayor, Borough Clerk, and all other appropriate officials and employees are hereby directed, authorized and empowered to execute said agreement, subject to approval as to form by the Borough Attorney.

***Introduced by: Councilmember Lane; seconded by Councilmember Russo-Vogelsang - a roll call was taken - all ayes***

***Chief Gibbons gave a brief explanation, this resolution is a formality agreement between the two towns.***

**BILLS:** Administrator read the Bill Report

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

**ENGINEER'S REPORT:**

*No Report*

**ATTORNEY REPORT: Dave Lafferty**

***There is a case management conference tomorrow for affordable housing***

**ADMINISTRATOR REPORT: Joe Voytus**

*Veolia will be starting the water tank project, the first phase will be installing new water pipes along Summit Ave which can take up to 6 months; Magnolia and Kinderkamack guardrail project should begin in the next few weeks.*

**UNFINISHED BUSINESS:**

*None*

**NEW BUSINESS:**

*Mayor Ghassali stated he attended the Mayor's conference and he will now be on the legislative committee*

**COMMUNICATION CORRESPONDENCE:**

*None*

**MEETING OPEN TO THE PUBLIC:**

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

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

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

***No Public Comment***

***A motion to close meeting to the public by Councilmember Lane; seconded by Councilmember Russo-Vogelsang – all ayes***

**ADJOURNMENT:**

*Motion to adjourn by Councilmember Lane; seconded by Councilmember Koelling – all ayes*

*Meeting adjourned at 7:45pm*

**Regular Meeting of the Mayor & Council will be held at 7:30pm on Thursday, June 11, 2026**

***Respectfully submitted, Frances Scordo, Municipal Clerk***