

**PUBLIC MEETING
MINUTES**

The Public Meeting of the Mayor and Council was held in Council Chambers and called to order at 7:33 PM. Adequate notification was published in the official newspaper of the Borough of Montvale. Master Sergeant Dieter 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; Administrator, Joe Voytus; Borough Engineer, Nick Chelius and Municipal Clerk, Fran Scordo

ROLL CALL:

Councilmember Arendacs
Council President Cudequest
Councilmember Koelling

Councilmember Lane
Councilmember Roche – arrived at 7:35pm
Councilmember Russo-Vogelsang - via telephone

ORDINANCES:

PUBLIC HEARING OF ORDINANCE NO. 2026-1586 ORDINANCE OF THE BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, NEW JERSEY, AMENDING ORDINANCE #2025-1575, FINALLY ADOPTED JUNE 27, 2025, TO AMEND THE PROJECT DESCRIPTION AND REDUCE THE AMOUNT OF THE SPECIAL EMERGENCY APPROPRIATION ACCORDINGLY

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

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

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

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

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

Introduced for second reading by Council President Cudequest; seconded by Councilmember Lane Clerk read by title only.

Motion to open meeting to public by Councilmember Lane; seconded by Councilmember Roche - All ayes.

No public comment

Motion to close meeting to the public by Councilmember Lane; seconded by Councilmember Roche - All ayes.

Motion to adopt on Second and Final Reading on the Borough of Montvale’s website by Councilmember Lane; seconded by Councilmember Roche - All ayes on a roll call vote.

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

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

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

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

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

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

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

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

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

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

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

Introduced for second reading by Council President Cudequest; seconded by Councilmember Lane Clerk read by title only.

Motion to open meeting to public by Council President Cudequest; seconded by Councilmember Lane - All ayes.

No public comment

Motion to close meeting to the public by Council President Cudequest; seconded by Councilmember Roche - All ayes.

Motion to adopt on Second and Final Reading on the Borough of Montvale’s website by Councilmember Lane; seconded by Council President Cudequest - All ayes on a roll call vote.

MEETING OPEN TO PUBLIC:

Agenda Items Only

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

No Public Comment

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

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:

February 24, 2026

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

CLOSED/EXECUTIVE MINUTES:

None

RESOLUTIONS: NON-CONSENT

67-2026 Refund Overpayment of Taxes - Due to Veteran Exempt Status – Daniel Hoffmann

WHEREAS, a resolution authorizing the Borough of Montvale to refund the following overpayment of taxes; and

WHEREAS, the owner of 27 Waverly Place, Daniel Hoffmann, is totally exempt from taxes due to his Veteran status, his mortgage company made a payment for February 1st installment in the amount of \$2,269.00 which resulted in an overpayment; 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 in the amount of \$2,269.00 to Daniel Hoffmann, of 27 Waverly Place, Montvale, NJ 07645

Introduced by: Councilmember Lane; seconded by Councilmember Roche - – all ayes with the exception of Councilmember Koelling abstaining

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.

68-2026 Refund Tax Overpayment - Block 1405, Lot 13 – 35 Eagle Ridge - Ian J. Dunsdon

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 \$4,945.00 to Ian James Dunsdon, 35 Eagle Ridge, Montvale, NJ 07645

69-2026 Authorizing Three Year (3) Field License Agreement with the Montvale Board of Education

BE RESOLVED, the Board of Education and the Borough of Montvale are the owners of certain land which is devoted to recreational uses more particularly know as Memorial School Fields and Fieldstone School Fields; and

BE IT FURTHER RESOLVED, by the Mayor and Council of the Borough of Montvale that the attached three-year Field License Agreement with the Montvale Board of Education and the Borough of Montvale has been reviewed and will be provided to the Pascack Valley Department of Public Works Superintendent; and

NOW THEREFORE BE IT RESOLVED, that the Governing Body hereby authorizes the execution of the attached Agreement to commence on January 1, 2026 through January 1, 2029 which includes the Maintenance of Fields on behalf of the Borough of Montvale.

70-2026 Amending Resolution No. 186-2025 for a Professional Services Contract to King, Moench & Collins LLP to Serve as Special Counsel for Affordable Housing Litigation

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

WHEREAS, the Borough's initial award had a "not to exceed" figure of \$30,000.00, and the Borough is desirous of increasing this figure to a "not to exceed" value of \$500,000.00; and

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the professional services contract with Michael Collins, Esq. and King, Moench & Collins LLP to serve as Special Counsel for Affordable Housing Litigation is hereby amended to increase the "not to exceed" figure to \$500,000.00; and

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

BE IT FURTHER RESOLVED that the Borough Clerk shall post to the Borough website at <http://www.montvale.org/publicnotices>

71-2026 Amending Resolution No. 184-2025 A Resolution Awarding a Professional Services Contract to Nassau Capital Advisors, LLC for Real Estate Financial Advisory Services

WHEREAS, the Borough of Montvale ("Montvale" or the "Borough") requires expert real estate financial advisory services in connection with its pending Fourth Round affordable housing compliance process, Docket No. BER-L-750-25; and

WHEREAS, the Borough is in the process of evaluating the redevelopment potential of various sites within the Borough; and

WHEREAS, in connection therewith, the Borough has determined to retain Nassau Capital Advisors, LLC located at 12 Vandeventer Avenue, Princeton, New Jersey 08542 ("Nassau") to provide the necessary expert real estate financial advisory services as specifically outlined in the August 19, 2025 Proposal submitted by Dr. Robert S. Powell, Jr., which is attached hereto as Exhibit A, and in accordance with the Schedule of Rates submitted by Nassau with a \$10/hour discount off said rates, at an initial amount not to exceed \$35,000; and

WHEREAS, because it is anticipated that the contract with Nassau for said expert real estate financial advisory services may exceed \$17,500.00, the requirements of N.J.S.A. 19:44A-20.5 (Local Unit Pay-to-Play Law) may apply; and

WHEREAS, in accordance with the Local Unit Pay-to-Play Law, Nassau has submitted or will submit to the Borough the Political Contribution Disclosure Form, Stockholder Disclosure Certification and Business Entity Disclosure Certification as required; and

WHEREAS, Nassau has also submitted to the Borough a New Jersey Business Registration Certificate, as required; and

WHEREAS, said professional services may be retained without competitive bidding pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.; 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 Borough Council of the Borough of Montvale, County of Bergen, State of New Jersey, as follows:

1. The Borough hereby approves a contract with Nassau Capital Advisors, LLC located at 12 Vandeventer Avenue, Princeton, New Jersey 08542 ("Nassau") to provide the necessary expert real estate financial advisory services as specifically outlined in the August 19, 2025 Proposal submitted by Dr. Robert S. Powell, Jr., which is attached hereto as Exhibit A.
2. Nassau shall be compensated in accordance with the Schedule of Rates in accordance with this resolution in an initial amount not to exceed \$35,000 without further authorization of the governing body.
3. The Mayor and Borough Clerk, together with all appropriate officers, officials and employees, are hereby directed, authorized and empowered to execute a contract with Nassau and to take all steps reasonably necessary to effectuate the provisions and purpose of this resolution.
4. The Borough Clerk shall post to the Borough website at <http://www.montvale.org/publicnotices>
5. This Resolution shall take effect immediately.

72-2026 Amending Resolution No. 181-2025 A Resolution Approving a Contract with Fairfield Maintenance for Fuel Tank Removal Pursuant to State Contract T0849

WHEREAS, the Borough needs to procure the services of a licensed company to remove a fuel tank at Memorial Drive pursuant to the terms of an Administrative Consent Order with the NJDEP; and

WHEREAS, the Borough has determined that the most cost effective manner to contract for these services shall be through a State Contract T0849, and the Borough of Montvale, pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 5:34-7.29(c), 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 the Treasury; and

WHEREAS, a Proposal dated September 4, 2025, was received from Fairfield in the amount of \$43,698.50, plus additional line-item costs depending on whether contamination is found, consistent with the pricing on State Contract T0849; and

WHEREAS, a proposal dated March 4, 2026 for a change order #1 from Fairfield in the amount of \$7,606.59 is hereto attached; 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 Mayor and Councilmembers approve the attached Change Order #1 in the amount of \$7,606.59 for extra work to excavate dirt/sludge in trench drain.

73-2026 Award Professional Service Contract to Colliers Engineering & Design to Continue Fourth Round Affordable Housing Services

WHEREAS, the Borough of Montvale has deemed it necessary to engage in professional planning services to assist the Borough with ongoing affordable housing compliance; 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 4, 2026 to provide the planning 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 planning 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: Affordable Housing Services
2. The cost not to exceed shall be \$25,000.00
3. The Planner 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 posted on the Borough website at <http://www.montvale.org/publicnotices> and available for public inspection, in the office of the Municipal Clerk, Municipal Complex, 12 DePiero Drive, Montvale, NJ 07645.

74-2026 Amending Resolution No. 01-2026 Cash Management Plan

WHEREAS, N.J.S.A. 40A:5-14 requires that each local unit adopt a Cash Management Plan and that such plan be approved annually by majority vote of the governing body, and

WHEREAS, the Borough has been advised by the Municipal Excess Liability Joint Insurance Fund and the Municipal Excess Liability Fund that compliance with the MEL's JCMI Banking Best Practices governing Wire Transfers, ACH Payments and Check Issuance is required as part of the Borough's internal controls and annual Cash Management Plan; and

WHEREAS, the Borough further recognizes that failure to adopt and fully utilize such banking best practices may result in increased deductibles, coinsurance, denial of claim, or other adverse coverage consequences in connection with crime, computer fraud, funds transfer fraud, forgery, social engineering, or similar losses; and

NOW THEREFORE, BE IT RESOLVED, that the following Cash Management Plan of the Borough of Montvale be and hereby is adopted as amended:

A. **1. DESIGNATION OF OFFICIAL DEPOSITORIES:**

The following financial institutions are designated official depositories:

Valley Bank
Bank of America
N.J. Cash Management Fund
TD Bank

2. Designated Official depositories are required to submit to the Chief Financial Officer of the Borough of Montvale a copy of the State of New Jersey, Department of Banking, Governmental Unit Deposit Protection Act Notification of eligibility, which must be filed semiannually in the Department of Banking as of June 30th and December 31st of each year. Said Notices must be available for annual audit.
3. Designated official depositories are required to submit to the Chief Financial Officer a copy of institution's "Annual Report" on an annual basis.

B. **DEPOSIT OF FUNDS**

All funds shall be deposited within Forty-Eight (48) hours of receipt in accordance with State statute.

1. Operating funds shall be deposited into interest bearing accounts to maximize interest earnings.
2. Capital and Debt service funds may be deposited into interest bearing accounts. Non-Interest bearing accounts shall be regularly monitored for the availability of funds for investment.
3. Trust funds may be deposited into interest bearing accounts in accordance with the State statutes regulating the deposit of developer's escrow deposits. Non-Interest bearing accounts should be regularly monitored for availability of funds for investment except where either State or Federal laws prohibit the earning of interest on such funds.
4. Payroll and agency remittance funds shall be maintained in regular checking accounts, only insofar as they serve to compensate the bank for payroll data processing services.

C. DEFINITION OF ALLOWABLE INVESTMENT INSTRUMENTS:

The Borough may permit deposits and investments in such depositories as permitted in Section 4 of P.L. 1970, Chapter 236 (C.17:9-44) and other instruments specified below:

1. United States Treasury Bills (T-Bills)
2. Borough of Montvale Bonds or Notes
3. Commercial Bank Deposits and Certificates of Deposit (CD's)
4. Repurchase Agreements (Repo's)
5. Investments in Savings and Loan Association
6. United States Government Agency and Instrumentality Obligations
7. State of New Jersey Cash Management Fund
8. School District Obligations

D. DEFINITION OF ACCEPTABLE COLLATERAL AND PROTECTION OF BOROUGH ASSETS

1. All designated depositories must conform to all applicable State statutes concerning depositories of Public Funds.
2. All depositories shall obtain the highest amount possible F.D.I.C. and/or F.S.L.I.C. coverage of all Borough Assets (Demand and Certificate of Deposit)
3. Collateral will be required for all deposits and investments of the Borough, except for those in the State Cash Management Fund, collateral must have a market value of not less than 100 percent of all deposits and investments.
4. For pledges by depositories on Borough Funds, the following securities will be considered acceptable for pledges:
 - a. Any security backed by the U.S. Government
 - b. Any direct obligation of any taxing authority within the Borough of Montvale
 - c. Real Estate Mortgage Loans for Real Estate property located within the Montvale market area. Pledges of Real Estate Mortgage Loans shall be maintained at a market value of 115 percent of deposits
 - d. All pledges of collateral must be indicated on an advice copy of the investment instrument which shall be forwarded to the Chief Financial Officer or Treasurer

E. COMPENSATING BALANCE AGREEMENTS:

Where compensating balances are used to offset bank expenses, an agreement between the bank and the Borough shall be executed, specifying the charge for each service. Said agreement shall be reviewed annually.

F. REPORTING PROCEDURES:

The Chief Financial Officer shall prepare for the Mayor and Council of the Borough of Montvale the following investment reports:

1. **MONTHLY REPORTING:** A detailed listing of all investments purchased in the prior month, specifying the amount, interest percent per annum, number of days, period of investment and maturity date, interest amount at maturity and financial institutions with which investment is placed. This report shall be broken down by fund.
2. **QUARTERLY REPORTING:** A detailed summary analysis of all investments by fund, specifying the quarterly interest rate earned, quarterly interest earned on NOW and Savings Accounts and Year-To-Date total interest earnings.
3. The Treasurer shall prepare a schedule of outstanding investments for the independent auditors as of December 31st of each year and at other such times as required by the auditors.
4. The Treasurer shall also periodically provide analysis of average daily balances in interest bearing checking accounts vs. other investment vehicle potential.
5. All such reports may include a comparison of current investment income vs. forecast, prior year or market conditions.

G. DIVERSIFICATION REQUIREMENTS:

The Chief Financial Officer and Treasurer shall closely examine investments to guard against the effects of a financial institution going into default. This may be accomplished through the practice of spreading the investments around in various designated official depositories.

H. MAXIMUM MATURITY POLICY:

Investments shall be limited to a maturity not to exceed one year on all operating funds unless a longer maturity is permitted within the provision of regulation promulgated by either the Federal or State Governments.

I. INVESTMENT PROCEDURES:

Bids for Certificates of Deposit and Repurchase Agreements will be solicited of at least three (3) designated depositories only if the amount is \$100,000 or greater.

Telephone bids will be solicited of designated depositories by the Chief Financial Officer or Treasurer or designated staff member.

The depository shall specify the principal amount of the investment bid on, interest rate and number of days used to calculate the interest to be paid upon maturity.

Interest paid shall be from the date the bid was awarded to the date of maturity.

All bidders may request the results of the bid after the bid is formally awarded.

A check or wire transfer of funds will be made available to the winning bidder on the same business day the bid is awarded.

Each quotation shall be documented to record the date and time of quote, the parties in the discussion, the instrument(s), maturities and rates. A bid form of the Borough may be used.

Electronic transfers of funds, including wire transfers and ACH payments, shall be subject to the additional controls and approval procedures set forth in Section K of this Plan.

J. RETURN ON INVESTMENT:

Where the return on a proposed investment does not exceed the cost of making said investment by a minimum amount the Chief Financial Officer and/or Treasurer will not make the investment. The Chief Financial Officer and/or Treasurer shall have the discretion to award an investment to the bank wherein the funds reside, should that bank's quoted rate be less than other quoted rates received in the event that the differential in interest rates is less than 25 basis points, and providing that the term of the investment is less than fifteen (15) days.

K. CONTROLS:

When possible, the internal controls should provide for a separation of the investment placement functions and the accounting activity. Controls must be designed for telephone orders, wire transfers and securities safekeeping. Only specifically designated personnel shall be allowed to conduct this part of the transactions, and all activity should be subject to immediate written confirmation by the designated depository. The Treasurer shall review each day's activity.

The Borough will follow the MEL's JCMi Banking Best Practices governing Wire Transfers, ACH Payments and Check Issuance. The Chief Financial Officer shall further confirm that the Borough's financial institution(s) will adhere to these requirements.

The following banking controls and procedures shall apply to all wire transfers, ACH payments and check issuance, unless a stricter policy or banking control is imposed by the Borough or required by law:

- a. The Borough shall designate at least two authorized individuals for wire transfers and ACH payments, with one authorized individual responsible for initiating the transaction and a second authorized individual responsible for approving or confirming the transaction.
- b. The confirming individual shall utilize a separate platform from the one used to initiate the transaction, such as a telephone call, SMS/text message, or other separate authentication method, and not an email transmitted on the same network.
- c. Free form wire transfers and ACH payments shall be blocked. Only approved templates shall be used, and the creation or modification of any template shall be subject to the same approval and confirmation process required for the underlying transaction.
- d. All authorized users shall utilize multi-factor authentication and such additional verification procedures as required by the Borough's banking institution, including verbal confirmation using contact information independently on file and not contact information contained in an email relating to the transaction.
- e. For each wire transfer or ACH payment, the Borough shall, to the extent applicable, maintain a record identifying the transaction template, the recipient or vendor, the name and title of the person contacted, the telephone number used, the names of the Borough representatives who authorized and confirmed the transaction, the receiving bank information, the routing number, the account number, the dollar amount, and confirmation of completion of the transaction.

- f. A memorialized record of each wire transfer and ACH payment shall be maintained by the Chief Financial Officer and made available for audit.
- g. A detailed description of all wire transfers and ACH payments shall be maintained by the Chief Financial Officer and made available for review by the Borough Administrator and Municipal Clerk upon request.
- h. The Borough shall verbally confirm, where practicable, within twenty-four (24) hours with the receiving vendor or entity that the funds were credited to the proper account.
- i. Wire transfers shall be restricted to infrequent, emergent, or otherwise necessary transactions, including real estate transactions, and shall not be used for routine vendor payments where ACH, check, or other more secure payment methods are reasonably available.
- j. The Borough shall establish reasonable dollar limits, blocks, alerts, and other fraud prevention controls within its banking system, including restrictions on international wire authority unless expressly approved.
- k. The Borough shall require the use of Payee Positive Pay, or other comparable fraud-prevention service offered by the Borough's depository, for checks and ACH transactions where available.
- l. The Chief Financial Officer or designee shall review overnight transactions, daily balances, and banking alerts on a daily basis in order to identify unusual transactions or suspicious activity.
- m. Any suspicious activity shall be reported immediately to the Borough's banking institution, the Chief Financial Officer, and the appropriate administrative officials.

L. BONDING:

The following officials shall be covered by surety bonds; said surety bonds to be examined by the independent auditor to insure their proper execution:

Tax Collector
Treasurer
Municipal Court Administrator
Deputy Municipal Court Administrator
Magistrate

Staff members of the Department of Finance not covered by separate surety bonds shall be covered by a Public Employee's Faithful Performance Bond in the minimum amount of \$50,000.00

M. COMPLIANCE:

The Cash Management Plan of the Borough of Montvale shall be subject to the annual audit conducted pursuant to N.J.S. 40A:5-4. Compliance with the Borough's adopted banking best practices and internal controls for wire transfers, ACH payments and check issuance shall be subject to annual audit and internal review.

- N.** The official charged with the custody of the monies of the Borough of Montvale shall deposit them as designated by the Cash Management Plan and shall thereafter be relieved of any liability

or loss of such monies due to the insolvency or closing of any depository designated in the Cash Management Plan pursuant to N.J.S. 40A:5-14.

P. Where a conflict exists between this Cash Management Plan and State statute, the applicable State statute shall apply.

Q. The Cash Management Plan shall be subject to the approval of the Borough Attorney.

BE IT FURTHER RESOLVED, that the MEL/JCMI Banking Best Practices memorandum concerning Wire Transfers, ACH Payments and Check Issuance, together with any implementing internal procedures approved by the Chief Financial Officer, is hereby attached to and incorporated into this Cash Management Plan as Exhibit A.

75-2026 Award Contract to 10-75 Emergency Vehicles for the Upfitting To Fire Department Vehicle on State Contract 17-FLEET-00743

WHEREAS, the Mayor and Council approved the purchase of a 2024 Ford F150 4 X 4, Resolution No. 186-2023 for the Fire Department; and

WHEREAS, the Borough of Montvale deemed in necessary to upfit this vehicle for the purposes intended; and

WHEREAS, 10-75 Emergency Vehicles, 14 First Ave., Unit 3, Haskell, NJ 07420 is the State Contract vendor selected to do said upfitting to this vehicle; and

NOW THEREFORE, BE IT FURTHER RESOLVED, the Mayor and Council authorize the Borough to award the State Contract 17-FLEET-00743 to 10-75 Emergency Vehicles for a not to exceed amount of \$55,576.87 for the upfitting of this vehicle; and

NOW, THEREFORE, BE IT RESOLVED, the Chief Financial Officer has certified that funds are available and certification is attached to the original of this resolution.

76-2026 Award Professional Service Contract to Colliers Engineering & Design for Memorial Drive Improvements (NJDOT FY2026 and LAIF FY2024)

WHEREAS, the Borough of Montvale has deemed it necessary to engage the professional services of an Engineer for Survey Services, Design & Bidding and Grant Administration for Memorial Drive Improvements; 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 February 5, 2026 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: Survey Services, Design & Bidding and Grant Administration
- 2) The cost not to exceed shall be \$88,500.00. 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 shall be posted on the Borough's website at <http://www.montvale.org/publicnotices>, 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 Lane; seconded by Councilmember Roche - a roll call was taken – all ayes

77-2026 Award Professional Service Contract to Colliers Engineering & Design, for Stormwater Watershed Improvement Plan

WHEREAS, the Borough of Montvale is required to prepare an Watershed Improvement Plan (WIP) as outlined in the 2023 NJDEP MS4 Tier A- Municipal Stormwater Permit; and

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

WHEREAS, Colliers Engineer & Design, 300 Tice Blvd, Suite 101, Woodcliff Lake, NJ 07677 has submitted a proposal dated November 6, 2025 which is attached to this resolution; and

WHEREAS, Colliers will perform the preparation of Watershed Inventory Report – TASK 1 in the amount of \$22,500.00 and the Watershed Assessment Report – TASK 2 in the amount of \$33,000.00 a cost not to exceed \$55,500.00; and

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

BE IT FURTHER RESOLVED, that a copy of this resolution shall be posted on the Borough's website at <http://www.montvale.org/publicnotices>, 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 Lane; seconded by Councilmember Roche - a roll call was taken – all ayes

BILLS: Administrator read the Bill Report.

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

REPORT OF REVENUE: Administrator read the Report of Revenue – February

COMMITTEE REPORTS:**Council President Cudequest****Board of Health**

12 establishments in town were inspected, 2 were found conditional and have had repeat inspections where they were then found satisfactory. School audits for the preschools and daycares are underway. There was also a temporary event inspection for Ramadan and they were all satisfactory. Holy Name Hospital is offering virtual fitness classes and various health topics and support groups. If you go on to the Northwest Bergen Regional Health Commission website, there is a link that will take you right to the classes that are offered. They are offered Monday through Friday and are all free.

Library

The library has already received three applications for the scholarship that they will be offering to a graduating Pascack Hills High School student, and they are hoping to get a few more. The data database circulation is at an all-time high. The library rolled out their new Tutor policy and it has been a success. There has been an increase in the line of communication between the library staff as well as the tutors. Summer reading planning has already begun. Adults and children programs continue to fill up at record numbers and are still very popular.

Seniors

The lock boxes are in and will be distributed on April 2nd with someone from the Police Department on hand to help. They are adding three new activities to their monthly calendar; line dancing, pinochle and bridge. St. Patrick's luncheon will be on Thursday, March 19th. On April 7th there is a day trip to Hunterdon Playhouse.

Councilmember Roche**Chamber of Commerce**

Looking forward to the Street Fair scheduled on Paragon Drive on June 14th; with new board members joining, they are hoping to start up some smaller group networking events; check Chamber's website for more details.

Recreation

Easter egg decorating is next Saturday, March 21st from 11:50 at the Memorial School Multi-purpose room; Summer camp registration started on March 2nd. Some age groups have filled up already; Tennis badges are available at borough hall.

Environmental Commission

Cleanup day is scheduled for Saturday, April 25th from 9:00 to 12:00 at the Red Shed on Memorial Drive.

Councilmember Lane**Fire Dept**

26 fires; 2 drills; 9 work details and extra credit and 1 meeting;

Budget

We collected all the information needed and are now reviewing the various line items to finalize what we think the budget should be.

Councilmember Arendacs**Engineering**

Monthly report included in original minutes;

DPW

The DPW Superintendent reported that the town experienced approximately 50 to 55 inches of snowfall, which requires significant effort and resources to manage. As a result, the department utilized the majority of its allocated budget for both manpower materials in order to maintain safe roadways and respond efficiently to each storm event. Despite the heavy workload throughout the winter, all equipment performed reliably due to the department's consistent maintenance and preparation efforts. Proper upkeep ensured that the fleet remained operational. With warmer temperatures now arriving, the department has shifted its focus to spring operations. Crews have begun to work at Fieldstone Field to prepare the ball fields for the upcoming season. In addition, teams will be conducting routine infrastructure maintenance across town, including sewer jetting, cleaning, catch basins and street sweeping. These efforts are part of the department's ongoing commitment to restoring and maintaining the towns infrastructure following the winter season.

Councilmember Koelling**Police**

Monthly report included in original minutes;

Councilmember Koelling mentioned the passing of Kathy Bowen, she did a lot for this town, her father was George Huff, who was Mayor as well. They both have a long history in this town.

Councilmember Arendacs wanted to take a moment to recognize three of our Police Officers, Officer Vladik, Officer Balcheski and Officer Bonilla:

Approximately 10 days ago, on March 3rd, the Montvale Police Department responded to a residence for a report of unresponsive individual. When the officers arrived on scene, the individual was unconscious, not breathing, and had gone into cardiac arrest. The three officers I mentioned were first to arrive and immediately began performing CPR. Working together with Tri-Boro Ambulance and responding paramedics, their quick actions and teamwork save the life of a wife and a mother.

I'm especially grateful to share that she returned home from the hospital today. This incident is particularly meaningful to me because she's a friend of my family. It serves as a powerful reminder of the work our officers do every single day. Sometimes in our daily lives, it's easy to focus on the small frustrations, whether it's a ticket that wasn't issued or a complaint that someone feels didn't receive enough attention.

But I can assure you all that when somebody dial is 911 and their life is on the line, our officers will be there for you. I've seen this first hand, not only as a public official, but as both a patient and a first responder.

I know the difference that these men and women make in people's lives, especially in moments when they literally save them.

So tonight, I want to say thank you and congratulations to the Montvale Police Department, especially to the officers for the professionalism, quick action and for saving a life. Well, done.

Councilmember Russo-Vogelsang**Construction**

The storage unit is almost ready for final approvals and the opening should be this summer. Also, the nursing home on Summit Ave. has gotten more DCA plans released and was moving forward slowly but in the right direction. Residents were much better with snow removal this year and the construction department was very happy about that. They didn't have to send out too many reminders and building owners did have some issues and the few that had issues did get tickets.

ENGINEER'S REPORT: Nick Chelius

Starting to prepare for the grant application for the NJDOT 2027 project; underway with Stormwater reporting that is due May 1st; we are close to moving forward on the Magnolia and Kinderkamack project;

ATTORNEY'S REPORT: Dave Lafferty

Matter is still pending before the Superior Court. Our special counsel filed a motion to extend our immunity for a period of 60 days, otherwise it would have expired on March 15th. The court granted that motion. We have an order in place extending for 60 days our immunity while our plan is being considered by the Superior Court.

ADMINISTRATOR'S REPORT: Joe Voytus

Working with Bob Hanrahan and Randy Preston from the Environmental Commission on the layout of the farm fencing, getting quotes for that in preparation for the community garden. The Hometown Heroes program is live again. The application is of the borough website so people can download that and submit it to Nevene to get those ordered in time for Memorial Day. The lock box forms will be on the website within a week which they will be submitted to the Police Dept. We will also have a table set up at the senior community center, specifically in April at a senior meeting. We're working with Frank De Palma of OEM to see if we can recover some costs from the Blizzard that we had. There will be some utility work upcoming on Summit and Chestnut Ridge Rd. and then DePiero Drive and Phillips Parkway. A timeframe will be posted on the website when its available. The DPW, in addition to the work that they're doing on the fields, they're working on potholes right now. We do appreciate when residents can submit those potholes notifications on the website. There was an issue at La Trenta last week that was just a circuit breaker that was tripped, there are still some lights that are out intermittent on those poles. Once the ground gets a little bit firmer and the water recedes a little bit, we will get out there and try to make some more repairs for the teams that will be out there.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

None

COMMUNICATION CORRESPONDENCE:

A letter from borough auditors, Lerch, Vinci and Bliss which is included with original minutes

MEETING OPEN TO THE PUBLIC:

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

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

*Motion to open meeting to the public by Councilmember Lane; seconded by Council President Cudequest
- all ayes*

Ettie Eggers

Mentioned that the high school will be doing the play Adams Family on March 19th through the 22nd

Samantha Defalco

Senior organizer with Food and Water Loft. We're an environmental advocacy organization that's been active in New Jersey for 15 years with a focus on climate action, clean, affordable water and safe and healthy communities. She is in opposition to Montvale's affordable housing plan that would offer a developer the option between building affordable housing and a new data center. She continued to say that data centers have an enormous reliance on freshwater to operate. Mid-size data centers can use 300,000 gallons of water or more daily, while large hyper-scale AI facilities like we're seeing being built across the country can exceed 5,000,000 gallons per day. Data centers deplete water needed by local residents and this is a major issue for our region with the frequent periods of drought that we've been experiencing over the past few years. Just last month, the Ordeal Reservoir system, which Veolia uses to provide drinking water to Montvale and other municipalities in this region was at just 37% capacity. So, what's important that we're conserving water for our communities and not allowing the build out of new data centers that are huge sucks on our water supply. She also stated that data centers are loud from the use of cooling systems, generators, fans and their electrical infrastructure can result in low frequency hums.

Paula Rogovin, Teaneck

Co-chair of Food and Water Watch North Jersey volunteer team, retired New York City public school teacher and resident of Teaneck, NJ. I believe in the importance of our town's building and creating affordable housing. Affordable housing improves the lives of its residents through better health outcomes, better educational outcomes, better economic outcomes. Data centers raise the energy demand and electricity bills. They demand a massive amount of energy to do their work. These big AI centers can consume five times more energy. They use massive amounts of water for cooling their servers.

Brian Scanlan, Wyckoff

A former Councilmember and Mayor of Wyckoff, he knows first hand with dealing with Fair Share Housing and understands how tough it is. He is opposed to the data center.

Julie Otto, RiverVale

She mentioned about the person that is sleeping at the train station, are the police aware, is this a NJ Transit issue??? Can he get help??? The BA mentioned that NJ Transit is aware and they will continue to check the train station and over services to the person.

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

MEETING CLOSED TO THE PUBLIC:

ADJOURNMENT:

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

Meeting was adjourned at 8:19pm

Introduction of Municipal Budget to be held on April 9, 2026 at 7:30pm

Public Hearing and Adoption of Municipal Budget to be held on May 14, 2026 at 7:30pm

Respectfully submitted, Frances Scordo, Municipal Clerk