

**PUBLIC MEETING
MINUTES**

The Public Meeting of the Mayor and Council was held in Council Chambers and called to order at 7:30PM. 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
Councilmember Cudequest
Councilmember Koelling

Councilmember Lane
Councilmember Roche - absent
Councilmember Russo-Vogelsang

MAYOR for A DAY – Aidan Barry**ORDINANCES:**

INTRODUCTION OF ORDINANCE NO. 2025-1572 AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING CHAPTER 258 OF THE BOROUGH CODE TO REVISE CERTAIN PROVISIONS RELATED TO MASSAGE ESTABLISHMENTS

*A motion to Introduce Ordinance **2025-1572** for first reading was made by Councilmember Russo-Vogelsang; seconded by Councilmember Lane; Clerk read by title only; Councilmember Lane made a motion that this ordinance be passed on first reading and advertised in The Bergen Record; seconded by Councilmember Cudequest - a roll call was taken – all ayes
The BA clarified that this ordinance reflects some changes regarding security on the buildings*

MEETING OPEN TO PUBLIC:

Agenda Items Only

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

No Public Comment

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

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:

None

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.

118-2025 Renew Tri-Borough Fuel Depot Agreement

WHEREAS, the Boroughs of Park Ridge, Montvale and Woodcliff Lake currently has an agreement for use of the Tri-Borough Fuel Depot which has expired; and

WHEREAS, the Boroughs of Park Ridge, Montvale and Woodcliff Lake wish to renew the 2011 Agreement for the Tri-Borough Fuel Depot; copy attached to the original of this Resolution for a five-year period of time commencing January 1, 2025 and expiring on December 31, 2029; and

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Montvale that it hereby authorizes the renewal of the Tri-Borough Fuel Depot Agreement, for a five-year period commencing January 1, 2025 with the terms as attached.

119-2025 A Resolution of the Borough of Montvale Authorizing the Execution of an Agreement with the Pascack Valley Regional High School District Board of Education Concerning the Hiring and Placement of Special Police Officer IIIs at Pascack Hills High School For the 2025-2026 School Year

WHEREAS, the State of New Jersey has created a new class of Special Police Officers known as Special Police Officer III (SLEOIII) specifically and solely for the purpose of school security as outlined in NJSA 40A:14-146.10, 40A:14-146.11, 40A:14-146.14, and 40A:14-146.16; and

WHEREAS, the Borough of Montvale (the "Borough") and the Pascack Valley Regional School District (the "District") Board of Education (the "Board") agree that having security personnel that are police officers and specifically trained for school security is a best practice for the safety and security of the students and staff at Pascack Hills High School; and

WHEREAS, the Borough and the Board agree that school security is of the utmost importance to create a safe learning environment for students; and

WHEREAS, the Borough and the Board desire to enter into an agreement concerning the hiring by the Borough and placement of SLEO IIIs in Pascack Hills High School; and

WHEREAS, the Borough and the Board have negotiated an agreement concerning same that is acceptable to the Chief of Police, a copy of which is on file with the Municipal Clerk.

NOW, THEREFORE, BE IT RESOLVED that the agreement entitled "AGREEMENT CONCERNING THE HIRING AND PLACEMENT OF SPECIAL POLICE OFFICER IIIS IN PASCACK HILLS HIGH SCHOOL BY AND BETWEEN THE BOROUGH OF MONTVALE AND PASCACK VALLEY REGIONAL SCHOOL DISTRICT" FOR THE YEAR 2026-2026 is hereby approved, and the Mayor and Borough Clerk are hereby authorized to execute same in substantially the form negotiated, subject to approval as to form by the Borough Attorney; and

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

120-2025 Authorize Tax Court Settlement for Grand Prix Montvale, LLC – Block 2904; Lot 2

WHEREAS, a property tax appeal had been filed against the Borough of Montvale by Grand Prix Montvale, LLC (hereinafter the "Tax Appeal"), under Docket Numbers 006461-2021, 004303-2022, 003275-2023, 004081-2024 and 003546-2025; and,

WHEREAS, the aforesaid Tax Appeal involves a hotel property located at 100 Chestnut Ridge Road, and is otherwise referred to as Block 2904 Lot 2 on the tax assessment map of the Borough (hereinafter the "subject property"); and,

WHEREAS, the said 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, the provisions of N.J.S.A. 54:51A-8 (the "Freeze Act") shall not apply to the terms of 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 terms set forth herein.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, that the aforesaid Tax Appeal settlement 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:

2021 Appeal: \$18,000,000

2022 Appeal: \$19,000,000

2023 Appeal: Withdraw

2024 Appeal: Withdraw

2025 Appeal: Withdraw

B. The provisions of N.J.S.A. 54:51A-8 (the "Freeze Act") shall not apply to the terms of this settlement.

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

BILLS: *Administrator read the Bill Report*

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

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

COMMITTEE REPORTS:

Council President Lane

Fire Dept

No Report; Saturday, May 17th – Fishing with a First Responder at Huff Park; new Fire truck should be delivered in the next couple of months

Finance

Pass the budget at last meeting and wanted to thank all involved

Councilmember Cudequest

Seniors

Trip to Resort Casino is planned; May 15 will be their Mother's Day luncheon; Trip to Woodlock Pines in June and Senior luncheon at Seasons is June 19

Board of Health

27 food establishments were inspected and all found satisfactory; Rabies clinic is scheduled Nov 1st at DPW; no flu clinic this year

Library

Library week was a big success; patron visits in March were the highest it's been since 2022; the children and adult departments have programs scheduled throughout May and June; looking into installing cameras throughout the library.

Councilmember Arendacs

DPW

Doing spring clean-ups; working all the fields

Engineering

Monthly report included in original minutes; Woodland Road bids are under review; advertised for bid for Paragon Drive

Councilmember Koelling

Police

Monthly report included in original minutes;

Planning Board

Lengthy meeting on Tuesday a few residents came in regards to 22 Railroad Road; it was decided they need to amend their plans which they removed the day care; Sign was approved for Valley Health

Reminder Memorial Day Parade will begin at 9am

Councilmember Russo-Vogelsang

Chamber of Commerce

Job Fair is scheduled for May 20 at the senior community center

Mayor Ghassali

Mentioned that this week is National Clerks Week and recognized Fran Scordo; wished all – Happy Mother's Day.

ENGINEER'S REPORT: Nick Chelius

Looking into adding an athletic field on memorial drive

ATTORNEY'S REPORT: Dave Lafferty

In the process of reviewing the bids for Woodland Road paving; bids have been advertised for Solid Waste – bids will be received on June 17

ADMINISTRATOR'S REPORT: Joe Voytus

Met with the MAL and it was a productive meeting; DPW is finishing up on the fields; Hometown Hero banners will be up next week; Pruned some trees and repaired some lights at LaTrenta Field

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 Lane; seconded by Councilmember Cudequest
- all ayes*

No Public Comment

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

MEETING CLOSED TO THE PUBLIC:

ADJOURNMENT:

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

Meeting was adjourned at 7:57pm

Regular Workshop Meeting of the Mayor & Council to be held at 7:30pm on May 27, 2025

Respectfully submitted, Frances Scordo, Municipal Clerk