

**AGENDA
PUBLIC MEETING
BOROUGH OF MONTVALE
Mayor and Council Meeting
January 8, 2026
Meeting to Commence 7:30PM**

ROLL CALL:

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

POLICE CHIEF, DOUG MCDOWELL, QUARTERLY REPORT

ORDINANCES:

None

MEETING OPEN TO PUBLIC:

Agenda Items Only

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:

December 29, 2025

CLOSED/EXECUTIVE MINUTES:

December 4, 2025

December 11, 2025

December 29, 2025

RESOLUTIONS: NON-CONSENT

- 43-2026 A Resolution Authorizing And Directing The Planning Board Of The Borough Of Montvale To Undertake A Preliminary Investigation To Determine Whether The Property At 25 Phillips Parkway/1 Glenview Road Known As Block 3201 Lots 5 And 6 Meet The Statutory Criteria For A "Non-Condensation Area In Need Of Redevelopment" Pursuant To The Local Redevelopment And Housing Law, N.J.S.A. 40a :12a-1 Et. Seq.
- 44-2026 A Resolution Authorizing And Directing The Planning Board Of The Borough Of Montvale To Undertake A Preliminary Investigation To Determine Whether The Property At 3 And 51 Chestnut Ridge Road Known As Block 3102 Lot 1.01 Meets The Statutory Criteria For A "Non-Condensation Area In Need Of Redevelopment" Pursuant To The Local Redevelopment And Housing Law, N.J.S.A. 40a :12a-1 Et. Seq
- 45-2026 A Resolution Authorizing And Directing The Planning Board Of The Borough Of Montvale To Undertake A Preliminary Investigation To Determine Whether The Property At 1 Phillips Parkway Known As Block 3201 Lot 1 Meets The Statutory Criteria For A "Non-Condensation Area In Need Of Redevelopment" Pursuant To The Local Redevelopment And Housing Law, N.J.S.A. 40a :12a-1 Et. Seq.

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.

- 41-2026 Authorizing Refund of Redemption of Tax Sale Certificate #24-00001 for Block 108; Lot 6, 110 Upper Saddle River Road
- 42-2026 Authorizing The Execution Of A Contract With Phoenix Advisors For Municipal Advisor And Continuing Disclosure Services
- 46-2026 Awarding a Professional Service Contract for the Position of Alternate Municipal Prosecutor for the Pascack Joint Municipal Court to Kellie M. Reyes, Esq.
- 47-2026 Amending Resolution No. 09-2026 Advertising in the Newspaper

BILLS:

REPORT OF REVENUE:

COMMITTEE REPORTS:

ENGINEER'S REPORT:

ATTORNEY'S REPORT:

ADMINISTROR'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 Workshop Meeting of the Mayor & Council to be held at 7:30pm on January 27, 2026

Budget Meeting Dates - on Zoom Only

January 12 @ 6:00 p.m.

January 26 @ 6:00 p.m.

*******Disclaimer***** Subject to Additions And/Or Deletions**

**SPECIAL ZOOM
MEETING
MINUTES**

Special Meeting of the Mayor and Council was on ZOOM and called to order at 6:47PM. Adequate notification was published in the official newspaper of the Borough of Montvale. Roll call was taken.

OPEN PUBLIC MEETING STATEMENT

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

ROLL CALL:

Councilmember Arendacs
Councilmember Cudequest
Councilmember Koelling

Councilmember Lane
Councilmember Roche
Councilmember Russo-Vogelsang

Also Present: Mayor Ghassali; Borough Attorney, Dave Lafferty; Borough Administrator, Joe Voytus; Planning Board Chairman, John DePinto; Borough Planner, Darlene Green; Special Counsel, Mike Edwards; and Municipal Clerk, Fran Scordo

RESOLUTIONS: (NON-CONSENT)**221 A – 2025 A RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH OVER THE HILL HOLDINGS, LLC, IN CONNECTION WITH THE BOROUGH'S FOURTH ROUND AFFORDABLE HOUSING OBLIGATIONS**

WHEREAS, the Borough of Montvale ("Borough") filed a Resolution of Participation in the Affordable Housing Dispute Resolution Program ("Program") and a Declaratory Judgment Action pursuant to the Fair Housing Act on January 30, 2025; and

WHEREAS, on June 12, 2025, the Court entered an order establishing the Borough's Fourth Round affordable housing obligations and directing the Borough to file its Housing Element and Fair Share Plan ("HEFSP") by June 30, 2025; and

WHEREAS, the Borough filed its HEFSP on June 18, 2025; and

WHEREAS, on August 29, 2025, Over the Hill Holdings, LLC ("Over the Hill") filed a formal challenge to the Borough's HEFSP pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b); and

WHEREAS, the Borough and Over the Hill participated in mediation sessions before the Affordable Housing Dispute Resolution Program to address the issues raised in the challenge and negotiate a resolution; and

WHEREAS, these mediation efforts have resulted in a proposed Agreement that resolves the issues raised by Over the Hill and establishes a path toward compliance certification for the Borough in the Fourth Round; and

WHEREAS, the Mayor and Borough Council find that entering into an agreement with Over the Hill is in the best interests of the Borough, will facilitate compliance with the Fair Housing Act, and will allow the Program and the Mount Laurel judge to review the HEFSP and implementing ordinances for compliance; and

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

1. Subject to the approval of the Borough's HEFSP, as amended, by the Program, the Mayor and Borough Clerk are hereby authorized and directed to execute, on behalf of the Borough, an Agreement between the Borough of Montvale and Over the Hill, subject to de minimis changes from counsel.
2. The Borough's Affordable Housing Counsel is hereby authorized to take any and all steps necessary to effectuate the Agreement, including preparing and submitting filings, participating in any additional proceedings before the Program, coordinating with the Borough's professionals, and implementing all requirements contained in the Agreement.
3. The Borough Attorney, Affordable Housing Counsel, Borough Planner, Borough Administrator, and all other appropriate Borough officials are authorized and directed to take any additional actions necessary to implement the terms of the Agreement and to advance the Borough's efforts toward obtaining compliance certification.
4. This Resolution shall take effect immediately upon adoption according to law.

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

Mike Edwards explained that Over the Hill Holdings LLC is one of the objectors in this case; the proposed agreement is a total of 30 units age restricted units, 6 will be affordable at 30 Craig Road

221 B – 2025 A RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH SHG MONTVALE I, LLC, ET. AL., IN CONNECTION WITH THE BOROUGH'S FOURTH ROUND AFFORDABLE HOUSING OBLIGATIONS

WHEREAS, the Borough of Montvale ("Borough") filed a Resolution of Participation in the Affordable Housing Dispute Resolution Program ("Program") and a Declaratory Judgment Action pursuant to the Fair Housing Act on January 30, 2025; and

WHEREAS, on June 12, 2025, the Court entered an order establishing the Borough's Fourth Round affordable housing obligations and directing the Borough to file its Housing Element and Fair Share Plan ("HEFSP") by June 30, 2025; and

WHEREAS, the Borough filed its HEFSP on June 18, 2025; and

WHEREAS, on August 29, 2025, SHG Montvale I, LLC, et. al., ("SHG") filed a formal challenge to the Borough's HEFSP pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b); and

WHEREAS, the Borough and SHG participated in mediation sessions before the Affordable Housing Dispute Resolution Program to address the issues raised in the challenge and negotiate a resolution; and

WHEREAS, these mediation efforts have resulted in a proposed Agreement that resolves the issues raised by SHG and establishes a path toward compliance certification for the Borough in the Fourth Round; and

WHEREAS, the Mayor and Borough Council find that entering into an agreement with SHG is in the best interests of the Borough, will facilitate compliance with the Fair Housing Act, and will allow the Program and the Mount Laurel judge to review the HEFSP and implementing ordinances for compliance; and

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

1. Subject to the approval of the Borough's HEFSP, as amended, by the Program, the Mayor and Borough Clerk are hereby authorized and directed to execute, on behalf of the Borough, an Agreement between the Borough of Montvale and SHG, subject to de minimis changes from counsel.
2. The Borough's Affordable Housing Counsel is hereby authorized to take any and all steps necessary to effectuate the Agreement, including preparing and submitting filings, participating in any additional proceedings before the Program, coordinating with the Borough's professionals, and implementing all requirements contained in the Agreement.
3. The Borough Attorney, Affordable Housing Counsel, Borough Planner, Borough Administrator, and all other appropriate Borough officials are authorized and directed to take any additional actions necessary to implement the terms of the Agreement and to advance the Borough's efforts toward obtaining compliance certification.
4. This Resolution shall take effect immediately upon adoption according to law.

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

Mike Edwards explained that SHG was the primary objector, they control roughly 50 acres in the borough, as part of this settlement at the Mercedes Benz site they will be entitled to do 35 luxury townhomes where a hotel was previously proposed; in addition at the KPMG site 250 units of which 50 will be affordable or a data center; Glenview site 135 units of which 24 will be affordable; the Reckitt site will produce 230 units of which 35 will be affordable.

MEETING OPEN TO THE PUBLIC:

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

No Public Comment

A 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 by Councilmember Roche; seconded by Councilmember Lane - all ayes

Meeting adjourned at 6:57PM

Respectfully submitted, Frances Scordo, Municipal Clerk

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 43-2026**

RE: A RESOLUTION AUTHORIZING AND DIRECTING THE PLANNING BOARD OF THE BOROUGH OF MONTVALE TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER THE PROPERTY AT 25 PHILLIPS PARKWAY/1 GLENVIEW ROAD KNOWN AS BLOCK 3201 LOTS 5 AND 6 MEET THE STATUTORY CRITERIA FOR A "NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT" PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A :12A-1 ET. SEQ.

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq., (the "Redevelopment Law") provides tools to assist municipalities encourage investment, development, and improvements of certain properties through programs of redevelopment; and

WHEREAS, the Redevelopment Law sets forth a specific procedure for designating an Area in Need of Redevelopment; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, prior to a municipal governing body making a determination as to whether a study area qualifies as an Area in Need of Redevelopment, the governing body must authorize the municipal planning board by resolution to undertake a preliminary investigation to determine whether the area meets the criteria set forth at N.J.S.A. 40A:12A-5 for designation of the area as an Area in Need of Redevelopment; and

WHEREAS, the Borough Council of the Borough of Montvale wishes to direct the Planning Board of the Borough of Montvale to undertake a preliminary investigation to determine whether the property at 25 Phillips Parkway/1 Glenview Road and known as Block 3201 Lots 5 and 6 on the Official Tax Map of the Borough of Montvale, County of Bergen, qualifies as an Area in Need of Redevelopment without the power of condemnation (the "Non-Condemnation Area in Need of Redevelopment") pursuant to the Redevelopment Law.

NOW, THEREFORE, BE IT RESOLVED on this 8th day of January, 2026, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey, that it hereby directs and authorizes the Planning Board of the Borough of Montvale (the "Planning Board") to determine whether the property at 25 Phillips Parkway/1 Glenview Road known as Block 3201 Lots 5 and 6 (the "Study Area"), qualifies as a Non-Condemnation Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq.

BE IT FURTHER RESOLVED, that to the extent that prior recommendations included "Condemnation" Redevelopment studies for this Property, those requests are superseded by this Resolution; and

BE IT FURTHER RESOLVED, that prior to the public hearing to be held by the Planning Board on the matter, the Planning Board shall prepare a map showing the boundaries of the Study

Area and the location of the property included therein, and appended to the map shall be statement setting forth the basis for the investigation; and

BE IT FURTHER RESOLVED, that the Planning Board shall specify a date for and give notice of the hearing for the purpose of hearing persons who are interested in or would be affected by the determination of the Study Area as a Non-Condernation Area in Need of Redevelopment; and

BE IT FURTHER RESOLVED, that the hearing notice shall set forth the general boundaries of the Study Area and state that a map has been prepared and can be inspected at the office of the Borough Clerk, and that a copy of the notice shall be published in an official newspaper as previously designated by the Borough, once a week for two consecutive weeks, and the last publication shall not be less than ten (10) days prior to the date set for the hearing, and that a copy of the notice shall be mailed ten (10) days prior to the date set for the hearing to property owners of each parcel of property within the Study Area, and within 200-feet of the Study Area, according to the assessment records of the Borough of Montvale, as well as persons at their last known address, if any, whose names are noted on the assessment records as claimants of an interest of any such parcel; and

BE IT FURTHER RESOLVED, that the Planning Board shall hear all persons who are interested in or would be affected by a determination that the Study Area qualifies under the redevelopment criteria and that all objections to such determination and evidence in support of those objections, given orally or in writing, shall be received and made part of the public records; and

BE IT FURTHER RESOLVED, that the Planning Board shall submit its findings and recommendations to the Borough Council in the form of a resolution with supporting documentation.

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

Adopted: January 8, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 44-2026**

RE: A RESOLUTION AUTHORIZING AND DIRECTING THE PLANNING BOARD OF THE BOROUGH OF MONTVALE TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER THE PROPERTY AT 3 and 51 CHESTNUT RIDGE ROAD KNOWN AS BLOCK 3102 LOT 1.01 MEETS THE STATUTORY CRITERIA FOR A "NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT" PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A :12A-1 ET. SEQ.

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq., (the "Redevelopment Law") provides tools to assist municipalities encourage investment, development, and improvements of certain properties through programs of redevelopment; and

WHEREAS, the Redevelopment Law sets forth a specific procedure for designating an Area in Need of Redevelopment; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, prior to a municipal governing body making a determination as to whether a study area qualifies as an Area in Need of Redevelopment, the governing body must authorize the municipal planning board by resolution to undertake a preliminary investigation to determine whether the area meets the criteria set forth at N.J.S.A. 40A:12A-5 for designation of the area as an Area in Need of Redevelopment; and

WHEREAS, the Borough Council of the Borough of Montvale wishes to direct the Planning Board of the Borough of Montvale to undertake a preliminary investigation to determine whether the property at 3 and 51 Chestnut Ridge Road and known as Block 3102 Lot 1.01 on the Official Tax Map of the Borough of Montvale, County of Bergen, qualifies as an Area in Need of Redevelopment without the power of condemnation (the "Non-Condemnation Area in Need of Redevelopment") pursuant to the Redevelopment Law.

NOW, THEREFORE, BE IT RESOLVED on this 8th day of January, 2026, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey, that it hereby directs and authorizes the Planning Board of the Borough of Montvale (the "Planning Board") to determine whether the property at 3 and 51 Chestnut Ridge Road known as Block 3102 Lot 1.01 (the "Study Area"), qualifies as a Non-Condemnation Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq.; and

BE IT FURTHER RESOLVED, that to the extent that prior recommendations included "Condemnation" Redevelopment studies for this Property, those requests are superseded by this Resolution; and

BE IT FURTHER RESOLVED, that prior to the public hearing to be held by the Planning Board on the matter, the Planning Board shall prepare a map showing the boundaries of the Study

Area and the location of the property included therein, and appended to the map shall be statement setting forth the basis for the investigation; and

BE IT FURTHER RESOLVED, that the Planning Board shall specify a date for and give notice of the hearing for the purpose of hearing persons who are interested in or would be affected by the determination of the Study Area as a Non-Condernation Area in Need of Redevelopment; and

BE IT FURTHER RESOLVED, that the hearing notice shall set forth the general boundaries of the Study Area and state that a map has been prepared and can be inspected at the office of the Borough Clerk, and that a copy of the notice shall be published in an official newspaper as previously designated by the Borough, once a week for two consecutive weeks, and the last publication shall not be less than ten (10) days prior to the date set for the hearing, and that a copy of the notice shall be mailed ten (10) days prior to the date set for the hearing to property owners of each parcel of property within the Study Area, and within 200-feet of the Study Area, according to the assessment records of the Borough of Montvale, as well as persons at their last known address, if any, whose names are noted on the assessment records as claimants of an interest of any such parcel; and

BE IT FURTHER RESOLVED, that the Planning Board shall hear all persons who are interested in or would be affected by a determination that the Study Area qualifies under the redevelopment criteria and that all objections to such determination and evidence in support of those objections, given orally or in writing, shall be received and made part of the public records; and

BE IT FURTHER RESOLVED, that the Planning Board shall submit its findings and recommendations to the Borough Council in the form of a resolution with supporting documentation.

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

Adopted: January 8, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 45-2026**

RE: A RESOLUTION AUTHORIZING AND DIRECTING THE PLANNING BOARD OF THE BOROUGH OF MONTVALE TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER THE PROPERTY AT 1 PHILLIPS PARKWAY KNOWN AS BLOCK 3201 LOT 1 MEETS THE STATUTORY CRITERIA FOR A "NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT" PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A :12A-1 ET. SEQ.

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq., (the "Redevelopment Law") provides tools to assist municipalities encourage investment, development, and improvements of certain properties through programs of redevelopment; and

WHEREAS, the Redevelopment Law sets forth a specific procedure for designating an Area in Need of Redevelopment; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, prior to a municipal governing body making a determination as to whether a study area qualifies as an Area in Need of Redevelopment, the governing body must authorize the municipal planning board by resolution to undertake a preliminary investigation to determine whether the area meets the criteria set forth at N.J.S.A. 40A:12A-5 for designation of the area as an Area in Need of Redevelopment; and

WHEREAS, the Borough Council of the Borough of Montvale wishes to direct the Planning Board of the Borough of Montvale to undertake a preliminary investigation to determine whether the property at 1 Phillips Parkway and known as Block 3201 Lot 1 on the Official Tax Map of the Borough of Montvale, County of Bergen, qualifies as an Area in Need of Redevelopment without the power of condemnation (the "Non-Condemnation Area in Need of Redevelopment") pursuant to the Redevelopment Law.

NOW, THEREFORE, BE IT RESOLVED on this **8th** day of **January, 2026**, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey, that it hereby directs and authorizes the Planning Board of the Borough of Montvale (the "Planning Board") to determine whether the property at 1 Phillips Parkway known as Block 3201 Lot 1 (the "Study Area"), qualifies as a Non-Condemnation Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq.; and

BE IT FURTHER RESOLVED, that to the extent that prior recommendations included "Condemnation" Redevelopment studies for this Property, those requests are superseded by this Resolution; and

BE IT FURTHER RESOLVED, that prior to the public hearing to be held by the Planning Board on the matter, the Planning Board shall prepare a map showing the boundaries of the Study

Area and the location of the property included therein, and appended to the map shall be statement setting forth the basis for the investigation; and

BE IT FURTHER RESOLVED, that the Planning Board shall specify a date for and give notice of the hearing for the purpose of hearing persons who are interested in or would be affected by the determination of the Study Area as a Non-Condernation Area in Need of Redevelopment; and

BE IT FURTHER RESOLVED, that the hearing notice shall set forth the general boundaries of the Study Area and state that a map has been prepared and can be inspected at the office of the Borough Clerk, and that a copy of the notice shall be published in an official newspaper as previously designated by the Borough, once a week for two consecutive weeks, and the last publication shall not be less than ten (10) days prior to the date set for the hearing, and that a copy of the notice shall be mailed ten (10) days prior to the date set for the hearing to property owners of each parcel of property within the Study Area, and within 200-feet of the Study Area, according to the assessment records of the Borough of Montvale, as well as persons at their last known address, if any, whose names are noted on the assessment records as claimants of an interest of any such parcel; and

BE IT FURTHER RESOLVED, that the Planning Board shall hear all persons who are interested in or would be affected by a determination that the Study Area qualifies under the redevelopment criteria and that all objections to such determination and evidence in support of those objections, given orally or in writing, shall be received and made part of the public records; and

BE IT FURTHER RESOLVED, that the Planning Board shall submit its findings and recommendations to the Borough Council in the form of a resolution with supporting documentation.

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

Adopted: January 8, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 41-2026**

RE: Authorizing Refund of Redemption of Tax Sale Certificate #24-00001 for Block 108; Lot 6, 110 Upper Saddle River Road

WHEREAS, at the Municipal Tax Sale held on October 24, 2024, a lien was sold on Block 108, Lot 6, also known as 110 Upper Saddle River Road for 2024 Excess Sewer Usage fees; and,

WHEREAS, this lien, known as Tax Sale Certificate #24-00001, was sold to C & E Fund Trust 1 PO Box 5021, Philadelphia, PA 19111 at 0% interest rate and a premium in the amount of \$600.00; and

WHEREAS, the mortgage holder has affected redemption of Tax Sale Certificate #24-00001 in the amount of \$1,685.93; 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 Tax Collector be and is hereby authorized to Redeem Certificate #24-00001 in the amount of \$1,685.93 plus \$600.00 premium for a total amount of \$2,285.93 to C & E Fund Trust 1, PO Box 5021, Philadelphia, PA 19111

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

Adopted: January 8, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 42-2026**

RE: AUTHORIZING THE EXECUTION OF A CONTRACT WITH PHOENIX ADVISORS FOR MUNICIPAL ADVISOR AND CONTINUING DISCLOSURE SERVICES

WHEREAS, the Borough of Montvale ("Borough") has identified the need for municipal advisor and continuing disclosure services to assist with financial consulting, compliance with SEC Rule 15c2-12, and related advisory needs; and

WHEREAS, Phoenix Advisors, located at 2000 Waterview Drive, Suite 101, Hamilton, NJ 08691, has demonstrated the necessary expertise and is duly registered with the Securities and Exchange Commission (SEC) and the Municipal Securities Rulemaking Board (MSRB) to provide these services; and

WHEREAS, the proposed agreement outlines the terms, conditions, and compensation for services, including municipal advisor duties, continuing disclosure assistance, and other advisory services; and

WHEREAS, the fees for continuing disclosure services, as detailed in the agreement, are as follows:

- \$1,600 base fee for up to three (3) outstanding issues, plus \$150 for each additional outstanding obligation requiring filings;
-
- \$500 per issue setup charge, discounted to \$200 per issue if Phoenix Advisors serves as the Municipal Advisor for the transaction;
- \$250 for each event filing made under the SEC's Event Disclosure Rule, waived if Phoenix Advisors is engaged as Municipal Advisor for the related transaction;
- \$250 for each Notice of Redemption related to an outstanding term bond maturity; and

WHEREAS, the Borough Administrator and Chief Financial Officer have reviewed the attached contract and recommend its approval to ensure compliance with regulatory requirements and the Borough's financial objectives;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Montvale, County of Bergen, State of New Jersey, that the attached contract between the Borough of Montvale and Phoenix Advisors for municipal advisor and continuing disclosure services, including the fees outlined above, is hereby approved; and

BE IT FURTHER RESOLVED, that the Mayor, Borough Clerk, and other appropriate officials are hereby authorized and directed to execute the agreement on behalf of the Borough.

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

Adopted: January 8, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor



VIA ELECTRONIC MAIL

November 17, 2025

Mr. Matthew Cavallo, Chief Financial Officer
Montvale Borough
12 DePiero Drive
Montvale, NJ 07645

Dear Mr. Cavallo:

Thank you for choosing Phoenix Advisors, a division of First Security Municipal Advisors, Inc., for your Municipal Advisor and Continuing Disclosure Services. We have enclosed our annual professional services agreement, which includes our scope of services, compensation information and certain regulatory disclosures.

Phoenix Advisors' professionals will serve as a valuable resource for all services provided over the term of this agreement. We are always available to answer general questions concerning secondary market disclosure requirements, municipal market conditions and outstanding debt issues, or to prepare preliminary financing analyses and review project proposals. Should you request additional services in connection with a specific engagement not governed by this agreement, such as debt issuance or financial consulting (all as more fully described in the "Overview of Additional Services" exhibit), you will receive a separate engagement letter that includes the appropriate scope of services and compensation.

Please review the enclosed information, then sign and return the agreement to us via email (phoenix@muniadvisors.com).

If you have any questions, please do not hesitate to contact us. Thank you for the opportunity to provide these services to you!

Sincerely,

Anthony P. Inverso

Anthony P. Inverso, Senior Managing Director

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 46-2026**

RE: Awarding a Professional Service Contract for the Position of Alternate Municipal Prosecutor for the Pascack Joint Municipal Court to Kellie M. Reyes, Esq.

WHEREAS, the Pascack Joint Municipal Court has a need to contract with a licensed attorney or firm to serve as an Alternate Municipal Prosecutor pursuant to N.J.S.A. 2B:24-1, et seq.; and **WHEREAS**, the Pascack Municipal Court Committee agreed to acquire Attorney Services through the alternate process pursuant to the provisions of N.J.S.A. 19:44A-20.4 or 20.5; and, **WHEREAS**, it is the desire of the Pascack Joint Municipal Court to appoint Kellie M. Reyes as Alternate Municipal Prosecutor; and

WHEREAS, compensation 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**, the term of this contract shall commence as of the date of this resolution, and shall continue for the remainder of the calendar year 2026; 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 a "Professional Service" 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. The Contracts, including the terms of compensation for each professional, shall be placed on file with this resolution.
3. 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: January 8, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 47-2026**

RE: Amending Resolution No. 09-2026 Advertising in the Newspaper

BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, N.J., that the following newspaper is hereby designated as the official newspaper for advertising for the Borough of Montvale for the year 2026: The Bergen Record – Hackensack, N.J.

NOW, THEREFORE, BE IT RESOLVED, that the Borough of Montvale, County of Bergen, public notices will be available at <http://www.montvale.org/publicnotices> starting March 1, 2026, in compliance with P.L. 2025, c. 72

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

Adopted: January 8, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

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:

<u>FUND</u>	<u>AMOUNT</u>	<u>NOTES</u>
Current	\$3,600,054.06	Bill List Wire 1/8/2026
	<u>349,076.93</u>	Wires/Manual Checks
Current TOTAL	3,949,130.99	
Capital	37,253.40	Bill List Wire 1/8/2026
Escrow	95.00	Bill List Wire 1/8/2026
Housing Trust	10,209.26	Bill List Wire 1/8/2026
Open Space Trust	786.75	Bill List Wire 1/8/2026
General Trust	4,625.93	Bill List Wire 1/8/2026
TOTAL	\$4,002,101.33	

*This resolution was adopted by the Mayor and Council of Montvale
at a meeting held on 1/8/26*

Introduced by: _____

Approved: 1/8/26

Seconded by: _____

Michael Ghassali, Mayor

ATTEST:

Frances Scordo, Municipal Clerk

MANUAL/VOID CHECKS - WIRES
January 8, 2026

<u>Check #</u>	<u>PO #</u>	<u>Date</u>	<u>Vendor/Transaction</u>	<u>Amount</u>
WIRE		12/31/25	Payroll Account	\$226,228.76
WIRE		12/31/25	Salary Deduction Account	\$122,763.17
WIRE		12/31/25	FSA Account	\$85.00
Total				<u>\$349,076.93</u>

January 6, 2026
12:26 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
00022	BERGEN CTY MUNICIPAL JIF								
		25-00040	01/09/25	2025 LIABILITY & WORK COMP INS	Open	138,490.00	0.00		B
		26-00003	01/05/26	2026 LIABILITY & WORK COMP INS	Open	156,041.00	0.00		B
						294,531.00			
00047	D & E UNIFORM								
		24-00037	01/04/24	FIRE DEPARTMENT UNIFORMS	Open	946.00	0.00		
		24-00732	05/23/24	FIRE DEPARTMENT UNIFORMS	Open	2,847.00	0.00		
		25-01670	12/17/25	SLEO III CLOTHING	Open	1,276.00	0.00		
						5,069.00			
00097	CABLEVISION								
		26-00016	01/06/26	07873-240495-01-5 OPTIMUM	Open	240.94	0.00		
00104	MONTVALE BOARD OF EDUCATION								
		26-00008	01/05/26	2026 LOCAL SCHOOL TAXES	Open	1,670,317.00	0.00		B
00111	AACOM BUSINESS SOLUTIONS								
		25-01611	12/10/25	DPW CCTV CAMERA SUPPORT	Open	288.00	0.00		
00113	FEDICK, ANDREW								
		25-01665	12/17/25	REIMB CLOTHING ALLOWANCE	Open	600.97	0.00		
		25-01666	12/17/25	REIMB CAR REGISTRATIONS DMV	Open	120.00	0.00		
						720.97			
00116	VERIZON								
		26-00015	01/06/26	651-285-414-0001-73 VERIZON	Open	421.94	0.00		
00118	NJ STATE LEAGUE OF								
		25-01688	12/18/25	CLASSIFIED AD- LABOR COUNSEL	Open	160.00	0.00		
00137	PASCACK VALLEY REGIONAL HS DST								
		26-00009	01/05/26	2026 REGIONAL SCHOOL TAXES	Open	1,326,574.59	0.00		B
00139	SCORDO, FRANCES								
		26-00001	01/05/26	2026 ADMIN PETTY CASH	Open	500.00	0.00		
00151	LAMENDOLA, BRIAN								
		25-01652	12/16/25	REIMB CLOTHING ALLOWANCE	Open	267.07	0.00		
00166	MUNIDEX, INC.								
		26-00004	01/05/26	VITAL STATISTICS ZENG OV	Open	787.50	0.00		
00215	TOWNSHIP OF RIVER VALE								
		26-00019	01/06/26	2026 PASCACK VALLEY DPW	Open	192,178.80	0.00		B

January 6, 2026
12:26 PM

Borough of Montvale
Bill List By Vendor Id

Page No: 2

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00326	LANGUAGE LINE SERVICES	25-01599	12/08/25	INTERPRETING SERVICES	Open	8.50	0.00		
00375	BOROUGH OF PARK RIDGE	25-01695	12/29/25	TRI BORO FUEL NOVEMBER 2025	Open	3,957.95	0.00		
00430	REGISTRARS' ASSOC. OF NJ	26-00005	01/05/26	ANNUAL MEMBERSHIP RENEWAL	Open	50.00	0.00		
00559	DUTRA EXCAVATING & SEWER INC.	25-01618	12/10/25	REPAIR AND REPLACE 2 MANHOLES	Open	7,800.00	0.00		
00731	COLLIER'S ENGINEERING & DESIGN	24-00154	01/24/24	OPEN SPACE & RECREATION PLAN	Open	786.75	0.00		B
		24-00955	07/12/24	FOURTH ROUND AFFORD. HOUSING	Open	1,928.75	0.00		B
		24-01705	12/04/24	CONTINUED SERVICES AFFORDABLE	Open	1,871.25	0.00		B
		25-00165	01/27/25	2025 BOROUGH PLANNER	Open	665.00	0.00		B
		25-01591	12/04/25	Municipal Planning Review	Open	95.00	0.00		
		25-01681	12/18/25	Continued Services Affordable	Open	2,726.25	0.00		B
						8,073.00			
00761	KLECHA, ROBERT	25-01645	12/16/25	REIMB CLOTHING ALLOWANCE	Open	730.60	0.00		
00801	WESTPHAL WASTE SERVICES, INC.	25-00201	02/03/25	2025 GARBAGE COLLECTION	Open	85,000.00	0.00		B
00890	HERZBERGER, RICHARD	26-00020	01/06/26	Herzberger 1702/24 Bond Refund	Open	2,340.00	0.00		
00896	GIAMMARINO, MICHAEL	25-00196	01/31/25	2025 INTERPRETER COURT	Open	680.00	0.00		B
00928	C & E TAX LIEN FUND 1	26-00006	01/05/26	LIEN RDEMPTION	Open	2,285.93	0.00		
00999	AMAZON.COM SERVICES, INC.	25-01500	11/18/25	Court-Ladder Shelf, Fin-Calend	Open	172.57	0.00		
		25-01693	12/29/25	HDMI 25' cable/hooks, binders+	Open	153.91	0.00		
						326.48			
01028	HAWKEN, CHRISTOPHER	25-01648	12/16/25	REIMB CLOTHING ALLOWANCE	Open	179.90	0.00		
		25-01649	12/16/25	REIMB CLOTHING ALLOWANCE	Open	100.00	0.00		
		25-01669	12/17/25	REIMB CLOTHING ALLOWANCE	Open	122.98	0.00		
						402.88			
01503	WITMER PUBLIC SAFETY GROUP	25-01259	10/01/25	FIRE DEPT-THERMAL CAMERAS	Open	26,978.40	0.00		
01697	FIREFIGHTER ONE LLC	25-01413	10/30/25	FIRE EQUIPMENT	Open	4,465.95	0.00		

January 6, 2026
12:26 PM

Borough of Montvale
Bill List By Vendor Id

Page No: 3

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
01752	DILAURI, RUSSEL	25-01646	12/16/25	REIMB CLOTHING ALLOWANCE	Open	857.08	0.00		
01767	VERIZON	26-00013	01/06/26	VERIZON 555-569-014-0001-55	Open	175.76	0.00		
		26-00014	01/06/26	VERIZON 156-951-896-0001-85	Open	79.00	0.00		
						254.76			
01788	TIGHE, RAYMOND	25-01696	12/29/25	MEMBERSHIP DUES TAX ASSESSOR	Open	1,295.06	0.00		
01833	MCGEE, HEATHER (PETTY CASH)	26-00002	01/05/26	2026 POLICE PETTY CASH	Open	300.00	0.00		
01849	NEW JERSEY FIRE EQUIPMENT CO.	25-01341	10/16/25	REPAIR (7) HANDLIGHTS	Open	340.00	0.00		
01859	ATLANTIC UNIFORM CO.	25-01194	09/17/25	FEDICK BULLET PROOF VEST	Open	1,231.40	0.00		
		25-01312	10/09/25	MALESZEWSKI VEST	Open	1,342.00	0.00		
						2,573.40			
01892	AC DAUGHTRY INC.	25-01499	11/18/25	TRAIN STATION CLOUD SERVICE	Open	250.00	0.00		
01968	DISPOTO, NICHOLAS	25-01671	12/17/25	REIMB CLOTHING ALLOWANCE	Open	333.48	0.00		
02003	MONTVALE P.B.A	25-01663	12/17/25	PD WATER 5 GALLON CONTAINERS	Open	923.93	0.00		
02004	MORAN, GLENN	25-01667	12/17/25	REIMB CLOTHING ALLOWANCE	Open	96.97	0.00		
02011	HUNTINGTON BAILEY, L.L.P.	25-00409	03/19/25	2025 LEGAL FEES	Open	1,003.50	0.00		B
		25-01576	12/02/25	PROFESSIONAL SERVICES RENDERED	Open	3,683.01	0.00		
						4,686.51			
02059	STRAUSS, CASSIDY	25-01653	12/16/25	WELLNESS GIFT CARDS	Open	1,220.85	0.00		
02249	SHORTROUNDS CATERING	25-01699	12/31/25	Welcome back breakfast	Open	650.00	0.00		
02384	DETAI LLC	25-01559	12/01/25	PD DURANGO DETAILING	Open	1,575.00	0.00		
		25-01640	12/16/25	PD DODGE DURANGO DECALS	Open	900.00	0.00		
						2,475.00			
02385	COPPER GEAR DESIGNS, LLC	25-01572	12/02/25	PD CUSTOM PATCH	Open	150.00	0.00		

January 6, 2026
12:26 PM

Borough of Montvale
Bill List By Vendor Id

Page No: 4

Vendor #	Name		Status	Amount	Void Amount	Contract	PO Type
PO #	PO Date	Description					
02408	MCDOWELL, DOUGLAS						
25-01644	12/16/25	REIMB AIRBAG MODULE	Open	77.99	0.00		
02561	MANZELLI, TYBE						
25-01694	12/29/25	MILEAGE REIMBURSEMENT	Open	544.32	0.00		
03084	WESLEY SICOMAC DAIRY						
25-00210	02/04/25	2025 MILK DELIVERY	Open	29.26	0.00		B
03727	STAPLES INC						
25-01465	11/13/25	PD OFFICE SUPPLIES	Open	453.73	0.00		
25-01692	12/29/25	Office Supplies	Open	215.56	0.00		
				669.29			
04008	GASTON, SCOTT						
25-01664	12/17/25	REIMB SCHOOL KEYS	Open	140.00	0.00		
Total Purchase Orders:		64	Total P.O. Line Items:	0	Total List Amount:	3,653,024.40	Total Void Amount: 0.00

Totals by Year-Fund						
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total
CURRENT FUND 2026	5-01	248,849.29	0.00	248,849.29	0.00	0.00
CURRENT FUND 2026	6-01	3,351,204.77	0.00	3,351,204.77	0.00	0.00
CAPITAL FUND	C-04	37,253.40	0.00	37,253.40	0.00	0.00
BOA ESCROW ACCOUNT	E-08	95.00	0.00	95.00	0.00	0.00
OTHER TRUST ACCOUNT	T-03	14,835.19	0.00	14,835.19	0.00	0.00
OPEN SPACE TRUST	T-14	786.75	0.00	786.75	0.00	0.00
Year Total:		15,621.94	0.00	15,621.94	0.00	0.00
Total Of All Funds:		3,653,024.40	0.00	3,653,024.40	0.00	0.00