

**MINUTES
WORK SESSION**

The Work Session Meeting of the Mayor and Council was held in the Council Chambers and called to order at 7:30pm. 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 and The Ridgewood News, 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 Curry
Councilmember Koelling

Councilmember Lane
Councilmember Roche
Councilmember Russo-Vogelsang

Also Present: Mayor Mike Ghassali; Borough Attorney, Joe Voytus; Administrator/Municipal Clerk, Maureen Iarossi-Alwan; and Deputy Municipal Clerk, Fran Scordo

ORDINANCES:

None

MINUTES:

January 14, 2020

A motion to accept the minutes by Councilmember Lane; seconded by Councilmember Koelling - all ayes with exception of Councilmember Arendacs 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.

44-2020 Authorize Appointment / Sherri D'Alessandro / Acting Municipal Court Administrator

WHEREAS, pursuant to N.J.S.A. 2B:12-10 the Municipality of Upper Saddle River and the Municipality of Montvale, acting as lead agency for the Pascack Joint Municipal Court, are required to provide for a Municipal Court Administrator; and

WHEREAS, pursuant to N.J.S.A. 40A:65-1 et. Seq., any municipality of the State of New Jersey may contract with any other municipality or municipalities to share services that any party to the agreement is empowered to provide within its own jurisdiction; and

WHEREAS in accordance with N.J.S.A. 2B:12-1(c) the Municipality of Upper Saddle River and the Municipality of Montvale, acting as lead agency for the Pascack Joint Municipal Court, consent and agree to share the professional services of their respective Municipal Court Administrators on a provisional basis in the event of the absence of the Municipal Court Administrator and Deputy Court Administrator, to undertake the duties of the absent Municipal Court Administrator during scheduled and/or unscheduled leaves, within the two respective municipalities; and

WHEREAS the rate of pay shall be \$30 per hour. Pay rate established by N.J.S.A. 2B:12-10(b).

NOW THEREFORE BE IT RESOLVED, this 28th day of January 2020, that the Municipality of Upper Saddle River and the Municipality of Montvale consent to the attached agreement.

45-2020 Authorize Tax Court Settlement / Block 2002; Lot 3, 5 Paragon Drive / LSREF4 Rebound, LLC

WHEREAS, the Mayor and Council of the Borough of Montvale have been advised of the proposed settlement of a property Tax Appeal filed by LSREF4 Rebound, LLC (hereinafter the "Tax Appeal"), under Docket Numbers 005139-2018 and 004321-2019, and;

WHEREAS, the aforesaid tax appeal involves an office building located at 5 Paragon Drive, and is otherwise referred to as Block 2002 Lot 3 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 legal counsel and the Borough Tax Assessor, and;

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

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

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

BE IT FURTHER RESOLVED, that with respect to same, the Mayor, Borough Administrator, 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"

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

2018 Appeal: Withdrawn

2019 Appeal: \$12,500,000

The provisions of N.J.S.A. 54:51A-8 (the "Freeze Act") shall be applicable to the terms of this settlement.

46-2020 Authorize Release of Escrow/ Montvale Railroad, LLC /Block 1601 Lots 12 & 13

WHEREAS, Montvale Railroad LLC has requested release of escrow for Block 1601 Lots 12 & 13; and

WHEREAS, the Borough Engineer and other Borough professionals take no exception to the release; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale the amount of \$299.55 is hereby released to Montvale Railroad, LLC; and

BE IT FURTHER RESOLVED, the Treasurer shall receive a copy of this resolution for processing

47-2020 Authorize Release of Escrow/ Starbucks Coffee /Block 1606, Lots 1 & 5

WHEREAS, Starbucks Coffee has requested release of escrow for Block 1606 Lots 1 & 5; and

WHEREAS, the Borough Engineer and other Borough professionals take no exception to the release; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale the amount of \$338.00 is hereby released to Starbucks Coffee; and

BE IT FURTHER RESOLVED, the Treasurer shall receive a copy of this resolution for processing

48-2020 Authorize Release of Escrow/ Bank of America /Block 2904, Lot 4

WHEREAS, Bank of America has requested release of escrow for Block 2904 Lot 4; and

WHEREAS, the Borough Engineer and other Borough professionals take no exception to the release; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale the amount of \$2,130.78 is hereby released to Bank of America; and

BE IT FURTHER RESOLVED, the Treasurer shall receive a copy of this resolution for processing

49-2020 Authorize Release of Escrow/ UGE USA /Block 3201, Lot 5

WHEREAS, UGE USA has requested release of escrow for Block 3201 Lot 5; and

WHEREAS, the Borough Engineer and other Borough professionals take no exception to the release; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale the amount of \$427.50 is hereby released to UGE USA; and

BE IT FURTHER RESOLVED, the Treasurer shall receive a copy of this resolution for processing

50-2020 Award Professional Service Contract Administrative Agent for the Borough consistent with N.J.A.C. 5:80-26.14 and to coordinate the affirmative marketing, review and approval of the sale and rental of affordable units in the Borough of Montvale/Piazza & Associates, Inc.

WHEREAS, the Borough of Montvale requires the services of an experienced, qualified agency to serve as Administrative Agent for the Borough consistent with N.J.A.C. 5:80-26.14 and to coordinate the affirmative marketing, review and approval of the sale and rental of affordable units in the Borough of Montvale, and the income qualification of the applicants who seek to reside in such units; and

WHEREAS, such services have previously been provided to the Borough by the Bergen County Housing Authority, which has advised the Borough that it will no longer be providing such services in connection with affordable rental units in the Borough and future sale units; and

WHEREAS, the Borough is in receipt of a proposal from Piazza & Associates, Inc., 216 Rockingham Row, Princeton Forrestal Village, Princeton, New Jersey 08540 to perform such services as is more particularly detailed in a document entitled, "Proposal Submitted To The Borough of Montvale, Bergen County, New Jersey, which is hereto attached to the original of this resolution; and

WHEREAS, said services constitute a professional service under the Local Public Contracts Law; and

WHEREAS, the Chief Financial Officer of the Borough has certified that funding is available for such services.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Montvale that it does hereby approve the aforesaid proposal with Piazza & Associates, Inc. for a one (1) year period in accordance with the draft Contract, provided that Piazza & Associates, Inc. submits documentation consistent with N.J.S.A. 19:44A-8 and 16 that it has not made a reportable contribution to any candidate for local office in Montvale or any political committee in the Borough; and

BE IT FURTHER RESOLVED that Mayor Michael Ghassali and Borough Clerk/Administrator Maureen Iarossi-Alwan be and are hereby authorized to execute the Contract on behalf of the Borough.

51-2020 Hiring Anthony Salerno/Cable Television Booking Services/Montvale Cable TV Studio

WHEREAS, the Borough of Montvale requires booking services for the Montvale Cable TV Studio; and

WHEREAS, Anthony Salerno meets the qualifications for this position; and

NOW, THEREFORE BE IT RESOLVED by the Borough of Montvale that television booking services/shows are to be conducted by Anthony Salerno;

WHEREAS, the Certified Municipal Finance Officer will include funds in the Cable Television budget to be available subject to the adoption of the year 2020 Municipal Budget; and

BE IT FURTHER RESOLVED the effective date of employment will be January 28, 2020.

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

BILLS: *Municipal Clerk read the Bill Report*

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

ENGINEER'S REPORT:

Andrew Hipolit
Report/Update

Councilmember Arendacs spoke on behalf of Andy Hipolit stating the Senior center bathroom renovations bids have been advertised again; preconstruction meeting was held for LaTrenta field renovations, which will start in June; salt shed renovations out for negotiations.

ATTORNEY REPORT:

Joe Voytus, Esq.
Report/Update
No Report

UNFINISHED BUSINESS:

None

NEW BUSINESS:

- a. Mayor appointment / Library Trustee / Geralyn Westervelt

COMMUNICATION CORRESPONDENCE:

None

MEETING OPEN TO THE PUBLIC:

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

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

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

Jarret Schumacher

Asked about resolution 51-2020, is this a new position; the clerk answer no it is a replacement.

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

ADJOURNMENT:

Motion to adjourn by Councilmember Lane; seconded by Councilmember Curry – all ayes

Meeting adjourned at 7:36pm

Budget Meeting to be held at 6:00 p.m. on February 11, 2020

The next Meeting of the Mayor and Council will be held February 11, 2020 at 7:30 p.m.

Respectfully submitted, Fran Scordo, Deputy Municipal Clerk