

AGENDA
WORK SESSION MEETING
BOROUGH OF MONTVALE
Mayor and Council Meeting
January 27, 2026
Closed Executive Session 7:00PM
Meeting to Commence 7:30PM

CLOSED/EXECUTIVE SESSION:

Motion to move into Executive Session as provided for by Resolution No. 15-2026 adopted on January 1, 2026 and posted on the bulletin board in the Municipal Building

The Mayor and Council will go into a Closed Executive Session for the following:

- Attorney Client Privilege – Potential Litigation – Affordable Housing

Minutes to be disclosed as per the Open Public Meetings Act matters discussed will be disclosed to the public when such matters are finally determined and there is no reason to prohibit the public disclosure of information relating to such matters.

ROLL CALL:

Councilmember Arendacs
Council President Cudequest
Councilmember Koelling

Councilmember Lane
Councilmember Roche
Councilmember Russo-Vogelsang

ORDINANCES:

None

MEETING OPEN TO PUBLIC

Agenda Items Only

MEETING CLOSED TO PUBLIC

Agenda Items Only

MINUTES:

December 30, 2025
Sine Die January 1, 2026
Re-Org January 1, 2026
January 8, 2026
Budget Meeting January 5, 2026
Budget Meeting January 12, 2026

CLOSED/EXECUTIVE MINUTES:

None

RESOLUTIONS: NON-CONSENT

None

RESOLUTIONS: (CONSENT AGENDA*)

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

- 48-2026 A Resolution Appointing William Betesh, Esq. Of Boggia, Boggia & Betesh to Represent the Borough of Montvale In Tax Appeal Matters Pending As of December 31, 2025
- 49-2026 Mutual Aid Plan & Rapid Deployment Force Interlocal Service Agreement
- 50-2026 Authorizing Hiring Christopher Collova, Part-Time Fire Inspector for the Fire Prevention
- 51-2026 A Resolution Authorizing the Receipt of Bids for Towing Services
- 52-2026 A Resolution Awarding a Contract to Liberty Parks & Playgrounds for a Steelworx Gable Pavilion for Huff Park Pursuant to ESCNJ Contract 24/25-01
- 53-2026 Approval of Annual Renewal of Business Permit for Massage and Bodywork Establishment – Cozy Thai Spa – 2 S. Kinderkamack Road
- 54-2026 Authorize Budget Transfers Between Appropriation Accounts Pursuant To N.J.S.A. 40a:4-58

BILLS:

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 Meeting of the Mayor & Council will be held at 7:30pm on Thursday, February 12, 2026

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

**WORK SESSION
MINUTES**

The Work Session Meeting of the Mayor and Council was 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 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 - absent
Councilmember Cudequest
Councilmember Koelling

Councilmember Lane
Councilmember Roche
Councilmember Russo-Vogelsang

Also Present: Mayor Ghassali; Borough Attorney, Dave Lafferty; Borough Administrator, Joe Voytus; Borough Engineer, Nick Chelius; Municipal Clerk, Fran Scordo

ORDINANCES:

PUBLIC HEARING OF ORDINANCE NO. 2025-1585 AN ORDINANCE AUTHORIZING ENTRY INTO A CORRECTIVE DEED WITH JTZ HOLDINGS, LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 1901, LOT 14

WHEREAS, the Borough of Montvale pursuant to Resolution No. 60-2023 sold the real property identified as Block 1601, Lot, 14 on the Official Tax Map of the Borough of Montvale ("Property") to JTZ Holdings, LLC ("JTZ") on July 27, 2023; and

WHEREAS, the Deed of Conveyance included certain requirements of JTZ, specifically the date by which JTZ was to obtain preliminary site plan approval and commence construction at the Property, failing which the Property would revert to the Borough of Montvale; and

WHEREAS, JTZ has not met the dates provided within the Deed of Conveyance and has requested that the Borough of Montvale extend the dates in which to obtain preliminary site plan approval and commence construction at the Property; and

WHEREAS, the Borough of Montvale has agreed to extend the dates for which JTZ to obtain preliminary site plan approval to July 1, 2026, and extend the date to commence construction at the Property to December 31, 2026.

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. The Borough Attorney shall prepare a Corrective Deed to contain the following clause:

"For good and valuable consideration, Grantee, its successors and assigns, agree and covenant that in the event that Grantor its successors and assigns, shall fail to obtain preliminary site plan approval from the Montvale Planning Board on or before

BOROUGH OF MONTVALE

DECEMBER 30, 2025

July 1, 2026, or should the Grantee fail to commence construction on or before December 31, 2026 the Borough of Montvale shall have the right to reacquire the Property by providing Grantee written notice no later than April 1, 2027, upon receipt of which notice, the Grantee shall convey the Property to the Borough of Montvale within thirty (30) days. The price of the Property shall be the stated consideration in this deed less twenty percent (20%). This clause shall run with the land and be binding on all who succeed to the rights of Grantee."

3. The Mayor or Borough Administrator of the Borough of Montvale are hereby directed, authorized and empowered to execute the Corrective Deed and accompanying documents necessary to effectuate the transactions contemplated within this Ordinance.

4. If any provision or portion of a provision of this Ordinance is held to be unconstitutional, preempted by Federal or State law, or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the Ordinance shall not be invalidated and shall remain in full force and effect.

5. All ordinances and parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

6. This Ordinance shall take effect immediately.

*A motion Introduced for second reading **Ordinance No. 2025-1585** by Councilmember Russo-Vogelsang; seconded by Councilmember Lane; Clerk read by title only.*

Motion to open meeting to public by Councilmember Lane; seconded by Councilmember Koelling - all ayes

No Public Comment

Motion to close meeting to the public by Councilmember Lane; seconded by Councilmember Cudequest - all ayes Motion to adopt on Second and Final Reading in The Bergen Record by Councilmember Lane; seconded by Councilmember Cudequest; Clerk read by title only - All ayes on a roll call vote

The Borough Attorney gave a brief explanation stating this ordinance will grant JTZ Holdings an extension of time for submit amended plans to the Planning Board its been extended to July 1st.

MEETING OPEN TO PUBLIC:

Agenda Items Only

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 Koelling; seconded by Councilmember Lane - all ayes

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:

December 11, 2025

A motion to accept the minutes by Councilmember Lane; seconded by Councilmember Russo-Vogelsang - all ayes

RESOLUTIONS: (NON-CONSENT)**226-2025 A Resolution Approving an Addendum to the Shared Services Agreement for the Municipalities of the Borough of Montvale, the Borough of Woodcliff Lake, and the Borough of Park Ridge Concerning the Pascack Joint Municipal Court**

WHEREAS, in 2010, the Municipalities conducted a mutually-supported study of the feasibility of either a joint municipal court pursuant to N.J.S.A. 2B:12-1(b), or a shared municipal court pursuant to N.J.S.A. 2B:12-1(c), among all three Municipalities (the "Feasibility Study"); and

WHEREAS, the Feasibility Study identified opportunities to further improve the efficacy of court operation for the Municipalities, while reducing the costs of delivering municipal court services for the respective local governments; and

WHEREAS, the Municipalities determined it to be in their mutual best interests to provide for Joint Municipal Court Facilities, Personnel, and Resources for use by their respective Municipal Courts pursuant to N.J.S.A. 2B:12-1(b), with Montvale as the lead agency; and

WHEREAS, N.J.S.A. 2B:12-1, *et seq.* authorizes the formation of a joint municipal court provided that an agreement is entered into by all of the Municipalities, and provided that such Agreement is approved by and filed with the State of New Jersey Administrative Office of Courts and the Assignment Judge of the Superior Court of New Jersey, Bergen County Vicinage; and

WHEREAS, by agreement dated February 8, 2011, and as re-adopted in 2023, Montvale, Woodcliff Lake and Park Ridge did enter into a Shared Services Agreement ("Agreement") concerning the establishment of a Joint Municipal Court; and

WHEREAS, said Agreement was established in accordance with the Uniform Shared Services and Consolidation Act, P.L.2007, c.63 (C.40A:65-1, *et seq.*); and

WHEREAS, the Joint Municipal Court has operated efficiently for the past fifteen (15) years and has resulted in both cost and other benefits to all three Municipalities; and

WHEREAS, in the interest of continuing the mutually-beneficial aspects of the Agreement, the Municipalities are desirous of executing an Amendment to the Agreement to revise the funding formula applicable to the Joint Court to more fairly share the operational costs among the municipalities and to provide greater cost certainty and continuity year over year.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale that the Mayor and Borough Clerk are directed, authorized and empowered to execute the negotiated Addendum to Shared Services Agreement with the Borough of Woodcliff Lake and the Borough of Park Ridge concerning the Pascack Joint Municipal Court, as well as all other documents necessary to effectuate the purposes of this Resolution.

BE IT FURTHER RESOLVED that pursuant to N.J.S.A. 40A:65-5(b), the Borough Clerk shall make the Shared Services Agreement with Addendum available for public inspection at the Municipal Complex immediately after passage of this Resolution.

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

The BA explained this is the new agreed upon funding formula for the Pascack Joint Court

RESOLUTIONS: (CONSENT AGENDA*)**221-2025 Cancellation of Tax and Excess Sewer Overpayments or Delinquent Amounts Less than \$10.00**

WHEREAS, N.J.S.A. 40A:5-17 allows for the cancellation of property tax and excess sewer overpayments or delinquent amounts in the amount of less than \$10.00; and

WHEREAS, the Mayor and Council may authorize the Tax Collector to process, without further action on their part, any cancellation of property tax and excess sewer overpayments or delinquencies of less than \$10.00

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey, hereby authorize the Tax Collector to cancel said property tax and excess sewer amounts as deemed necessary.

BE IT FURTHER RESOLVED, that a certified copy of the resolution be forwarded to the Tax Collector and Chief Finance Officer.

222-2025 Authorizing to enter into Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund Grant Program for JJ Blauvelt House: Roof Stabilization

BE IT RESOLVED, that the Mayor and Council of the Borough of Montvale wish to enter into a Bergen County Trust Fund Project Contract ("Contract") with the County of Bergen for the purpose of using a \$75,000.00 matching grant award from the 2025 Funding Round of the Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund ("Trust Fund") for the municipal historic preservation project entitled, JJ Blauvelt House: Roof Stabilization located in the Borough of Montvale; and

BE IT FURTHER RESOLVED, that the Mayor and Council hereby authorize Michael Ghassali, to be a signatory to the aforesaid Contract; and

BE IT FURTHER RESOLVED, that they Mayor and Council hereby acknowledge that, in general, the use of this Trust Fund grant towards this approved park project must be completed by or about November 12, 2025; and

BE IT FURTHER RESOLVED, that the Mayor and Council acknowledge that the grant will be disbursed to the municipality as a reimbursement upon submittal of certified Trust Fund payment and project completion documents and municipal vouchers, invoices, proofs of payment, and other such documents may be required by the County in accordance with the Trust Fund's requirements; and,

BE IT FURTHER RESOLVED, that the Mayor and Council acknowledge that the grant disbursement to the municipality will be equivalent to fifty (50) percent of the eligible costs incurred (not to exceed total grant award) applied towards only the approved park improvements identified in the aforesaid Contract in accordance with the Trust Fund's requirements.

223-2025 Authorizing to Enter into Bergen County Shared-Service Agreement for the Provisions of Employee Assistance Program (EAP)

WHEREAS, The Borough of Montvale has a need for an Employee Assistance Program (EAP) Services for its municipal workforce; and

WHEREAS, the County has entered a contract with an accredited third-party vendor, ("Contractor") to provide EAP Services to County employees as well as other Local Entity employees within its borders; and

WHEREAS, the Borough of Montvale wishes to enter into this Shared Services Agreement with the County to provide EAP Services for its workforce; and

WHEREAS, this Agreement is established in accordance with the Uniform Shared Services and Consolidation Act. P.L. 2007, c.63(NJSA 40A:65-1, et seq.); and

WHEREAS, pursuant to NJSA 40A:65-5, The County and the Borough of Montvale have each adopted resolutions authorizing entry into this Agreement, copies of which are attached to this resolution; and

NOW, THEREFORE, BE RESOLVED, that on behalf of the Borough of Montvale, the Mayor, Borough Administrator, and/or Municipal Clerk is hereby authorized to execute the above-referenced shared-service agreement approved on this 30th day of December 2025.

224-2025 Resolution Canceling Balance In The "Miscellaneous – Seized Funds" Trust Account

WHEREAS, the Borough of Montvale maintains a Trust Fund account titled "Miscellaneous – Seized Funds", which has a remaining balance of \$542.71; and

WHEREAS, this account does not have an approved Dedication by Rider from the Division of Local Government Services; and
WHEREAS, the balance must therefore be canceled and recognized as Miscellaneous Revenue Not Anticipated (MRNA).
NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale that the balance of \$542.71 in the "Miscellaneous – Seized Funds" Trust account is hereby canceled and shall be recorded in the Current Fund as MRNA; and
BE IT FURTHER RESOLVED that the Chief Financial Officer is authorized to make the appropriate accounting entries.

225-2025 Resolution Authorizing The Sale Of Property No Longer Needed For Public Use On An Online Auction Website

WHEREAS, the Borough of Montvale has determined that the personal property described on Schedule A attached hereto and incorporated herein is no longer needed for public use; and
WHEREAS, the Borough of Montvale intends to utilize the online auction services of Municibid located at <https://municibid.com/nj/njinfo/>; and
WHEREAS, the sales are being conducted pursuant to N.J.S.A. 40A:11-36 and the guidance set forth in the Division of Local Government Services' Local Finance Notice 2019-15.
NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Montvale in the County of Bergen, State of New Jersey, that the Borough of Montvale is hereby authorized to sell the surplus personal property as indicated on Schedule A on an online auction website entitled <https://municibid.com/>; and
NOW, THEREFORE, BE IT FURTHER RESOLVED, that the terms and conditions of the agreement entered into between Municibid and the Borough of Montvale are available at <https://municibid.com/nj/njinfo/> and in the Borough of Montvale Clerk's office.
BE IT FURTHER RESOLVED, that a certified copy of this resolution shall be available for public inspection in the office of the Borough Clerk.
This Resolution shall take effect immediately.

227-2026 RE: Authorize Appointment – Jennifer Lacy - 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 30th day of December 2025, that the Municipality of Upper Saddle River and the Municipality of Montvale consent to the attached agreement.

228-2025 A Resolution Awarding a Contract to Atlantic, Tomorrow's Office Pursuant to NJ State Contract 25-COMG-104257 for a 60-Month Lease for One (1) HP DesignJet XL3800 Color Wide Format Copier/Printer/Scanner for Borough of Montvale Administration and Planning Board Departments

WHEREAS, the Borough has a need to procure one color Wide format copier/printer/scanner for

use by the Administration and Planning Board Departments; and

WHEREAS, pursuant to N.J.S.A. 40A:11-12a and N.J.C.A. 5:34-7.29(c), the Borough 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 Treasury; and

WHEREAS, the Borough did solicit a quote from Atlantic, Tomorrow's Office for one (1) HP DesignJet XL3800 Color Wide Format Copier/Printer/Scanner; and

WHEREAS, Atlantic submitted a proposal dated December 17, 2025, a copy of which is attached hereto, which consists of a monthly cost of \$415.00 per month for sixty (60) months; and

WHEREAS, this will replace the current KIP 660 Wide Format copier/printer/scanner; 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, as follows:

1. The Borough of Montvale does approve the attached Quote from Atlantic, Tomorrow's Office, 400 Broadacres Drive, Bloomfield, New Jersey 07003, for a 60-Month Lease for One (1) HP DesignJet XL3800 Color Wide Format Copier/Printer/Scanner
2. The Mayor, Borough Clerk and/or Borough Administrator are hereby directed, authorized and empowered to execute an agreement with Atlantic, Tomorrow's Office, consistent with this resolution.
3. This resolution shall take effect immediately.

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

BILLS: Municipal Clerk read the Bill Report

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

ENGINEER'S REPORT: Nick Chelius

In the process of closing out the NJDOT projects for this year; submitted the tax maps to the State.

ATTORNEY REPORT: David Lafferty, Esq.

Demarest Farms filed an appeal to the court which was denied; new owners D'Agostino has signed the lease on the farm property; had the final affordable housing hearing this morning, the judge will make his decision sometime in January.

ADMINISTRATOR REPORT: Joe Voytus

No 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.

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

No Public Comment

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

ADJOURNMENT:

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

Meeting adjourned at 7:48pm

RE-ORGANIZATION MEETING to be held on Thursday, January 1st, 2026 at Noon

Budget Meeting on ZOOM will be held at 6:00pm on Monday, January 5, 2026

Regular Meeting of the Mayor & Council will be held at 7:30pm on Thursday, January 8, 2026

Respectfully submitted, Frances Scordo, Municipal Clerk

**SINE DIE
MINUTES**

The Sine Die Meeting of the Mayor and Council was held in Council Chambers and called to order at 12:00PM. Adequate notification was published in the official newspaper of the Borough of Montvale. Clint Miller led the Pledge of Allegiance, 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; Municipal Clerk, Fran Scordo

ROLL CALL:

Councilmember Arendacs
Councilmember Cudequest
Councilmember Koelling

Councilmember Lane
Councilmember Roche
Councilmember Russo-Vogelsang

UNFINISHED BUSINESS OF 2025:

None

ADJOURNMENT:

*Motion to adjourn the Sine Die by Councilmember Lane; seconded by Councilmember Cudequest
- all ayes*

FOLLOWED BY RE-ORGANIZATION MEETING FOR THE YEAR 2026

Respectfully submitted, Frances Scordo, Municipal Clerk

**RE-ORGANIZATION MEETING
MINUTES**

The Re-Organization Meeting of the Mayor and Council was held in the Council Chambers and called to order at 12:02pm. Adequate notification was published in the official newspaper of the Borough of Montvale according to the provisions of the Open Public Meeting Law (Chapter 231, P.L. 1975).

OPENING PRAYER:

Rev Pam Bakal - St. Paul's Episcopal Church

SWEARING IN OF COUNCILMEMBERS (3 YEAR TERM) – by Mayor Ghassali

Timothy Lane

Christopher Roche

Tom Sullivan, County Commissioner, presented Councilmembers Lane and Roche each with a proclamation

SWEARING IN OF THE OFFICERS OF MONTVALE FIRE DEPARTMENT

Geoffry Gibbons – Chief

Michael Cintineo –Deputy Chief

Bruce Hopper – Captain Co. #1

Charles Lydon – Captain Co. #2

Ray Hutchison – Lieutenant Co. #1

Daniel Demarest – Lieutenant Co. #2

MEETING CALLED TO ORDER: ROLL CALL

Councilmember Arendacs

Councilmember Lane

Councilmember Cudequest

Councilmember Roche

Councilmember Koelling

Councilmember Russo-Vogelsang

ELECTION OF COUNCIL PRESIDENT:

(Council Appointment)

Motion by Councilmember Lane to nominate Councilmember Cudequest for Council President; seconded by Councilmember Roche - all ayes on roll call vote

ELECTION OF PLANNING BOARD MEMBER:

(Council appointment)

Motion by Councilmember Lane to nominate Councilmember Koelling for Planning Board Liaison; seconded by Councilmember Cudequest - all ayes on roll call vote

NON-CONSENT RESOLUTIONS**00-2026 Temporary Appropriations**

WHEREAS, N.J.S.A. 40A:4-19 provides that, where any contracts, commitments, or payments are to be made prior to the adoption of the 2026 budget, temporary appropriations be made for the purpose and amount required in the manner and time therein provided; and

WHEREAS, the total appropriation in the 2025 budget, exclusive of any appropriations made for principal and interest of debt, public assistance, and capital improvement fund, is the sum of \$ 21,411,017.00 for the Current Fund; and

WHEREAS, the temporary budget shall not exceed 35% of the total appropriations in the 2025 budget, exclusive of any appropriations made for principal and interest of debt service, public assistance, and capital improvement fund, which is the sum of \$7,493,855.95 for the Current Fund.

NOW, THEREFORE, BE IT RESOLVED BY the Mayor & Council of the Borough of Montvale, County of Bergen, that the following temporary appropriations for 2025 operating purposes be made in the amount of \$7,493,855.95 for the Current Fund.

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

17-2026 Officers Fire Department

BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, N.J., that the following Officers of the Montvale Fire Department be approved for the year 2026:

Fire Chief	-	Geoffrey Gibbons
Deputy Fire Chief	-	Michael Cintineo
Captain Co. #1	-	Bruce Hopper
Captain Co. #2	-	Charles Lydon
Lieutenant Co. #1	-	Ray Hutchison
Lieutenant Co. #2	-	Daniel Demarest

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

18-2026 Professional Service Contract Appointments 2026 - New Jersey Local Unit Pay to Play"**Law, N.J.S.A. 19:44A-20.4**

WHEREAS, on January 2006, the "New Jersey Local Unit Pay to Play" Law, N.J.S.A. 19:44A-20.4, et. seq., took effect; and

WHEREAS, the Borough of Montvale has a need to award certain professional contracts for services required by the municipality in calendar year 2026; and

WHEREAS, the Pay to Play Law permits such services to be acquired through the "non-fair and open" process as declined in N.J.S.A. 19:44A-20.4 or 20.5 on those contracts where it is anticipated that the total cost will exceed \$17,500.00; and

WHEREAS, the anticipated term of these contracts is 1 year; and

WHEREAS, the public good and interest of the citizens of the Borough of Montvale will best be served by the "alternative" process to secure experienced professional services, rather than the "fair and open" process awarding a contract to the lowest bidder; and

WHEREAS, each professional will be required to first complete and submit a Business Entity Disclosure Certification which certifies these professionals have not made any reportable contributions to a political or candidate committee in the Borough of Montvale in the previous one year, and that said professionals will be prohibited from making any reportable contributions through the term of the contract, and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale as follows:

BOROUGH OF MONTVALE

JANUARY 1, 2026

The following professional 2026 contracts shall be awarded under the alternative process at the next regular meeting of the Governing Body:

Borough Attorney:

David S. Lafferty, Esq.
Huntington Bailly, L.L.P.
373 Kinderkamack Rd
Westwood, NJ 07675

Borough Engineer:

Andrew Hipolit
Colliers Engineering & Design
400 Valley Road, Suite 304
Mount Arlington, NJ 07856

Auditor:

Jeff Bliss
Lerch, Vinci & Bliss
1717 Route 208
Fairlawn, NJ 07407

The said professionals, prior to securing such contract, shall execute and file with the Municipal Clerk, a 2026 Business Entity Disclosure Certification pursuant to N.J.S.A. 19:44A-20-8.

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

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 requests it, in which case, the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

RESOLUTIONS 01-2026 THROUGH 16-2026 and 19-2026 THROUGH 40-2026

01-2026 Cash Management Plan

WHEREAS, P. L. 1983, Chapter 8, Local Fiscal Affairs Law; N.J.S. 40A:5-2, has been amended to require that each municipality designate a Cash Management Plan for the deposit of each local unit's monies, **NOW THEREFORE, BE IT RESOLVED**, that the following Cash Management Plan of the Borough of Montvale be and hereby is adopted:

A. DESIGNATION OF OFFICIAL DEPOSITORIES:

The following financial institutions are designated official depositories:

Valley Bank
Bank of America
Wells Fargo
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.

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.

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.

- 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
- O. 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:5-2.
- 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.

02-2026 Authorizing payment to the United States Postal Service to affect the use of a Postal Machine

BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, N.J., that the Treasurer be authorized to issue payment through appropriate methods, to the United States Postal Service, not to exceed One Thousand Dollars (\$1,000.00) per month, to affect the use of a Postal Mailing System.

03-2026 Establish 2026 Holiday Schedule for Administrative Non-Contractual Employees

BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale that the following 2026 Holiday Schedule for eligible Administrative non-contractual employees be and is hereby established:

SECTION 1. Mandatory holidays during which Borough Hall Administrative Offices shall be closed:

<u>HOLIDAY</u>	<u>DAY OBSERVED</u>
Martin Luther King Day	Monday, January 19
President's Day	Monday, February 16
Memorial Day	Monday, May 25
Juneteenth	Friday, June 19
Independence Day	Friday, July 3
Labor Day	Monday, September 7
Columbus Day	Monday, October 12
Veterans Day	Wednesday, November 11
Thanksgiving Day	Thursday, November 26
and the Day After	Friday, November 27
Christmas Eve	Thursday, December 24 – ½ Day
Christmas Day	Friday, December 25
New Year's Eve	Thursday, December 31 – ½ Day
New Year's Day	Friday, January 1, 2027

SECTION 2. Two Floating Holidays to be taken any time during the year. If not used during the calendar year, it will be lost with no ability to be carried or receive pay.

SECTION 3. If any of the above holidays fall on Saturday, the holiday shall be observed on Friday. If any of the above holidays fall on Sunday, the holiday shall be observed on Monday.

If Christmas Day and New Year's Day fall on Saturday, these two holidays shall be observed on Friday. Therefore, the two-1/2 holidays shall be observed on the Thursday before the holidays.

If Christmas Day and New Year's Day fall on Sunday, these two holidays shall be observed on Monday. Therefore, the two-1/2 holidays shall be observed on the Friday before the holidays.

SECTION 4. Pursuant to the Personnel Policy, those employees classified as full-time employees (working 35 hours or more each week) shall be entitled to all days, as outlined above in Section 1 through Section 3. Pursuant to the Personnel Policy, all employees classified as part-time employees (working less than 35 hours per week) and eligible to receive holidays, shall only be entitled to the holidays listed in Section 1, and only when the holidays fall on their regularly scheduled days of work.

04-2026 Designating the Mayor, Municipal Clerk, Administrator, Chief Municipal Financial Officer and Treasurer as Official signatories on Borough Warrants and the Judge, Municipal Court Administrator and Deputy Court Administrator as Official signatories on Municipal Court Accounts

BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, N.J., that the Mayor, Municipal Clerk, Treasurer, Borough Administrator, Certified Municipal Finance Officer are hereby designated as the official signatories on Borough Warrants.

BE IT FURTHER RESOLVED, that the Judge, Municipal Court Administrator and Deputy Court Administrator are hereby designated as the official signatories on all Municipal Court accounts.

05-2026 Roll Call of the Council members to be called in alphabetical order

BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, N.J. that a Roll Call of the Council Members at the Council meetings is to be taken in alphabetical order.

06-2026 Authorizing the Mayor, Clerk and Collector to issue warrants for certain items with Ratification at the following meeting

BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, N.J., that the Mayor, Clerk and Collector be authorized to issue warrants for the following purposes, with ratification at the following meeting, on due dates for the following items:

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Board of Education, Montvale, NJ
Pascack Valley Regional Board of Education
County Tax
Bergen County Sewer Authority
Medical Insurance
Life Insurance
Bond and Note Payments
Interest on Bonds and Notes
Payrolls
Investments
Gasoline
Scavenger Service

07-2026 All bills to be presented in proper form to the Finance Department no later than the 25th of each month

BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, N.J., that all bills must be presented in proper form to the Finance Department no later than the 25th of each month, and;
BE IT FURTHER RESOLVED that any bills received later than this date shall be held over for payment until the following month.

08-2026 Change Fund in the amount of \$150.00 front counter Administration; Municipal Clerk petty cash \$500.00; Municipal Court \$150.00 each for a total of \$450.00; and \$300.00 for the Police Department

BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, N.J., that the governing body approves the establishment of "a general change fund at the front counter in the municipal building in the amount of \$150.00, the Municipal Clerk has a petty cash fund in the amount of \$500.00, the Joint Municipal Court have (3) change funds in the amount of \$150.00 each; and the Police Department has a petty cash fund in the amount of \$300.00.

09-2026 Designation of official newspapers for advertising for the Borough of Montvale

BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, N.J., that the following newspapers are hereby designated as the official newspapers for advertising for the Borough of Montvale, NJ for the year 2026:

The Bergen Record – Hackensack, N.J.

10-2026 Fixing the rate of interest to be charged for the nonpayment of taxes, assessments and excess sewer fees

WHEREAS, R.S. 54:4-67 permits the governing body of each municipality to fix the rate of interest to be charged for nonpayment of taxes, assessments and excess sewer fees subject to any abatement or discount for the late payment of taxes, assessments and excess sewer fees as provided by law; and
WHEREAS, R.S. 54:4-67 has been amended to permit the fixing of said rate of 8% per annum of the first \$1,500.00 of the delinquency and 18% per annum on any amount in excess of \$1,500.00;
NOW THEREFORE, BE IT RESOLVED, by the Borough of Montvale, County of Bergen, State of New Jersey, as follows:

1. The Tax Collector is hereby authorized and directed to charge 8% per annum on the first \$1,500.00 of taxes and excess sewer fees becoming delinquent after due date and 18% per annum on any amount of taxes and excess sewer fees in excess of \$1,500.00 becoming delinquent after due date, subject to any abatement or discount for the late payment of taxes and excess sewer fees as provided by law.
2. Re Chapter 72 laws of 94 CTC 94-3. If the new tax bills are not in the mail by June 14, interest will then be charged 25 calendar days after the bills were mailed. Interest shall be calculated from August 1.
3. No interest shall be charged if payment of any quarterly tax payment and bi-annual excess sewer fess is received within ten (10) days of the date upon which the same becomes payable.

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4. In connection with any delinquency of taxes, assessments or municipal charges in excess of \$10,000 which has not been paid prior to the end of a calendar year, there shall be imposed a penalty in a sum equal to six (6%) percent of the delinquency in excess of \$10,000.
5. With respect to tax certificates in excess of the sum of \$200 the following additional penalties shall be charged: two (2%) percent on the amount due over \$200 up to \$5,000; four (4%) percent of the amount due over \$5,000 up to \$10,000; and six (6%) percent on the amount in excess of \$10,000; plus cost 2% and \$25.00 per Title 54.
6. Any payments not made in accordance with Paragraph Two of this resolution shall be charged interest from the due date, as set forth in Paragraph One of this resolution.
7. The Tax Collector is authorized to hold a tax sale for unpaid taxes and/or excess sewer charges.
8. This resolution shall be published in its entirety once in the newspaper.
9. A certified copy of this resolution shall be provided by the Office of the Municipal Clerk to each of the following officials: Tax Collector; Borough Attorney; Borough Auditor; Chief Financial Officer.

11-2026 Order of business to be followed at all regular meetings of the Mayor and Council

BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, the agenda to the extent known will be established and printed for each regular meeting of the Council.

BE IT FURTHER RESOLVED, the agenda is subject to amendments by a majority vote of the council and action may be taken on issues that are not listed on the agenda, as authorized by the Open Public Meetings Act.

BE IT FURTHER RESOLVED that the following order of business shall be followed at all public meetings of the Mayor and Council of the Borough of Montvale, N.J.

1. Roll Call
2. Reading and/or approval of all unapproved minutes
3. Second reading, public hearing and final passage of ordinances and introduction of ordinances
4. Presentation of resolutions/consent resolutions
5. Presentation of bills
6. Reports of committees, Mayor, Treasurer and Administrator
7. Old Business
8. New Business
9. Reading of all communications, petitions, etc.
10. Both Public and Workshop Meetings are opened to the public to speak
11. Adjournment

The Borough Council will conduct a meeting on the last Tuesday of each month, which will serve as workshop sessions. Action may be taken at this meeting.

The public is invited to attend all meetings and speak at all public and workshop sessions of the Mayor & Council.

12-2026 All monies collected by any Borough Official or Employee of the Borough shall be turned over the Borough Treasurer within 48 hours

BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, N.J., that all monies collected by any Borough Official or Employee of the Borough of Montvale, N.J. shall be turned over to the Borough Treasurer, in full, within forty-eight (48) hours, without any fees being deducted; and

BE IT RESOLVED, the Tax Collector or Borough Treasurer shall deposit funds collected within forty-eight (48) hours, as required by law; and

BE IT RESOLVED, all cash receivables will be posted and recorded; and

BE IT FURTHER RESOLVED that any fees to which any Borough Official or Employee is entitled shall be set forth in detail on a regular Borough Voucher and presented for payment in the same manner as all bills are submitted.

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13-2026 Establish Mayor & Council Meeting Schedule for the Year 2026

BE IT RESOLVED that public meetings of the Mayor and Borough Council shall be held on the following dates for the year 2026 at the location of Borough of Montvale, Municipal Complex, 12 DePiero Drive, 2ND Floor, Montvale, New Jersey.

*January 1 (Thursday)	Organization Meeting
January 8	Public Meeting
January 27	Workshop Session
February 12	Public Meeting
February 24	Workshop Session
March 12	Public Meeting
March 31	Workshop Session
April 9	Public Meeting
April 28	Workshop Session
May 14	Public Meeting
May 26	Workshop Session
June 11	Public Meeting
June 30	Workshop Session
July 28	Public Meeting
August 25	Public Meeting
September 10	Public Meeting
September 29	Workshop Session
October 8	Public Meeting
October 27	Workshop Session
November 12	Public Meeting
December 10	Public Meeting
December 29	Workshop Session

All meetings will commence at 7:30 p.m. except where noted. Closed sessions of the Mayor and Council may commence before 7:30 p.m. as indicated on the agenda for the meeting.

*Re-Organization Meeting will commence at Noon

Meeting dates are subject to change. 48-hour notification will be provided as per N.J.S.A. 10:4-18.

ACTION MAY BE TAKEN AT BOTH PUBLIC AND WORKSHOP MEETINGS.

14-2026 Procedure for the Periodic Release of Closed Session Minutes

WHEREAS, the Borough Council of the Borough of Montvale periodically conducts executive session meetings pursuant to N.J.S.A. 10:4-12; and

WHEREAS, the Borough Council is desirous of establishing a procedure for the periodic release of minutes of executive session meetings.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Montvale as follows:

- Borough Council Minutes Review Committee. There shall be a minutes review committee (MRC) consisting of the Borough Administrator, the Borough Attorney and the Municipal Clerk, whose job shall be to periodically review the minutes of closed sessions of the Borough Council and make recommendations to the Borough Council which minutes should be made public. The MRC shall have no power and shall not be a "public body" within the meaning of the Open Public Meetings Act.
- Meetings of MRC. The MRC shall meet on an as-needed basis. Meetings of the MRC shall be as scheduled at the convenience of the MRC members by the Borough Administrator.
- Preparatory staff work. Prior to each meeting of the MRC, the Borough Attorney shall prepare a list of all closed sessions minutes which have been prepared by the Borough Attorney that have

not been made public. The list and the minutes listed shall be made available to the MRC at their meetings.

- Basis for recommendation. Recommendations to make minutes public shall be on a case-by-case basis, taking into consideration both the interest in maintaining confidentiality set forth in N.J.S.A. 10:4-12 and the interest in prompt disclosure set forth in N.J.S.A. 10:4-14. The applicable guidelines set forth in paragraph 7 of this resolution may be considered as a general standard.
- Decision. The decision to make public the minutes of any closed session shall be made only by the Governing Body of the Borough of Montvale and shall be based on a finding that public disclosure of the matters discussed at such closed session will not be detrimental to the public interest. In making this finding, the public body shall take into consideration, but need not agree with, the recommendation of the MRC and the basis for the recommendation as set forth in paragraph 4 above. In cases where more than one matter was discussed in closed session, the public body may elect to make public only the minutes pertaining to certain of those matters, and to keep the remaining portion(s) of the minutes confidential. Should the minutes contain any material entitled to protection, the public body shall excise or redact such protected matter, provided, that all materials required to be contained in the minutes by N.J.S.A. 10:4-14 shall be set forth.
- Once public, always public. Minutes which are made public shall not thereafter be treated as confidential, but may be seen and copied by any person in the same manner as minutes of open meetings.
- Guidelines. The following general guidelines pertaining to the nine purposes for closed meetings set forth in N.J.S.A. 10:4-12.B, may be considered in recommending and deciding when to make public minutes of closed session;
 - (a) Matters required by law to be confidential. When the need to preserve the secrecy of the confidential information discussed no longer exists; provided, that material entitled to court protection shall not be disclosed.
 - (b) Matters affecting the right to receive federal funds. When disclosure would no longer impair the right to receive funds or cause funds already received to be forfeited.
 - (c) Matters involving individual privacy. Such matters shall not be disclosed except as ordered by a court of competent jurisdiction, or with the written consent of all of the individual(s) concerned.
 - (d) Matters relating to collective bargaining agreements. When the collective bargaining agreement has been made, executed, and ratified.
 - (e) Certain matters involving public funds. After the transaction involving the public funds has been made.
 - (f) Matters affecting public safety and property. When the disclosure would no longer impair the safety and property of the public or the conduct of any investigation.
 - (g) Litigation, contract negotiation and certain privileged matters. As to litigation, when a final decision has been rendered and all rights of appeal are exhausted; as to anticipated litigation, when the statute of limitations has been made as to contract negotiation, when either the contract has been made and is binding on all parties or if not made, when negotiation is terminated; as to matters falling within the attorney-client privilege, at such time, if ever, that disclosure would not violate the attorney's ethical duties.
 - (h) Employment matters. When the employment decision has been made and all rights to litigate or appeal are exhausted; provided, that material entitled to court protection shall not be disclosed.

- (i) Deliberations after hearing in penalty matters. After the decision of whether to impose the penalty has been made and all rights to litigate or appeal are exhausted; provided, that material entitled to court protection shall not be disclosed.

15-2026 Open Public Meetings Act, Chapter 231 of Public Laws of the State of New Jersey - Closed Executive Sessions of the Montvale Governing Body

WHEREAS, it is necessary for the Mayor and Council of the Borough of Montvale to discuss matters relating to such matters and which matters are permitted by Section 7.b of the Open Public Meeting Act, Chapter 231 of the Public Laws of the State of New Jersey for 1975 to be discussed in closed session in the absence of the public from time to time:

- 1.) Any matter considered confidential by federal law, state statute, or court rule;
- 2.) Any matter in which the release of information would impair the receipt of federal funds;
- 3.) Any material which would constitute an unwarranted invasion of individual privacy if disclosed;
- 4.) Any collective bargaining agreements or other discussion of the terms and conditions of a collective bargaining agreement, including negotiations leading up to such an agreement.
- 5.) Any matter involving the purchase, lease or acquisition of real property with public funds, the setting of banking rates or investment of public funds where disclosure of such matter could adversely affect the public interest.
- 6.) Any tactics and techniques used in protecting the safety and property of the public and investigations of violations or possible violations of the law.
- 7.) Any pending or anticipated litigation or contract negotiations in which the public body is or may become a party, and any matter falling within the attorney-client privilege, to the extent that confidentiality is required to preserve the attorney-client relationship.
- 8.) Personnel matters related to the employment, appointment or termination of current or prospective employees, unless all individuals who could be adversely affected request, in writing, that the matter be discussed at a public meeting.

9.) Any deliberations of a public body occurring after a public hearing that may result in the imposition of a fine upon an individual or the suspension or the loss of license or permit belonging to an individual.
WHEREAS, the Mayor and Council of the Borough of Montvale have determined that it is necessary in the public interest that the matters in fact be discussed in closed session, and has estimated that as nearly as can now be ascertained, the results of the discussion can be disclosed to the public at the conclusion of such matters; and

WHEREAS, any motion to go into closed session will be deemed to include a motion that the matters discussed at such closed session will be disclosed to the public when such matters are finally determined and there is no further reason to prohibit the public disclosure of information relating to such matters; and
NOW, THEREFORE BE IT RESOLVED, that any motion to go into closed session shall have the same effect as this resolution being adopted; and

NOW, THEREFORE BE IT FURTHER RESOLVED that the public be excluded from said portions of the meetings, when said closed session is deemed necessary and the appropriate motion adopted.

16-2026 Adoption of year 2026 By-Laws of the Mayor and Council of the Borough of Montvale

BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, that the By-laws of the Mayor and Council of the Borough of Montvale are hereby adopted.

19-2026 A Resolution Re-Affirming The Borough's Existing Policy For Eligible Municipal Employees To Voluntarily Waive The Medical And Prescription Coverages Provided Through The Employee Health Benefits Program For Calendar Year 2026

WHEREAS, the Borough of Montvale provides a comprehensive health benefits program comprised of medical, prescription, dental and vision coverages for eligible municipal employees, dependents and retirees; and

WHEREAS, the Governing Body desires the continuance of the program offering for the 2026 Calendar Year.

NOW, THEREFORE BE IT RESOLVED, the Mayor and Council of the Borough of Montvale, County of Bergen, hereby re-authorizes the offering of the Borough's "OPT – Out" Program to municipal employees/Plan participants eligible for health benefits coverage through the Borough Employee Health Benefit Program, whereby the employee/plan participant can voluntarily waive participation in consideration of an annual financial incentive; and

BE IT FURTHER RESOLVED, the waiver of benefits financial incentive shall be set on an annual basis, such incentive set for the 2026 calendar year as follows:

**FOR THOSE EMPLOYEES/PLAN PARTICIPANTS PARTICIPATING IN THE OPT-OUT
AFTER MAY, 21, 2010**

ELIGIBLE COVERAGE	ANNUAL FINANCIAL INCENTIVE (2026)
Single	25% of the Net Savings to the Borough of Montvale or \$5,000, whichever is less
Employee/Spouse	
Parent/Child	
Family	

BE IT FURTHER RESOLVED, the above schedules are consistent with the amounts set forth by the Borough and in accordance with the provisions set forth by the NJ Divisions of Local Government Services, as established by Chapter 2, P.L. 2010.

BE IT FURTHER RESOLVED, the specific terms and conditions of said waiver of coverage are contained within the "Waiver of Coverage Offer and Agreement," a copy attached herewith and affirmed by this Resolution; and

BE IT FURTHER RESOLVED, a certified copy of this Resolution shall be forwarded to the Borough Finance Officer, Health Benefits Consultant and Borough Attorney.

20-2026 A Resolution To Affirm The Borough Of Montvale's Civil Rights Policy With Respect To All Officials, Appointees, Employees, Prospective Employees, Volunteers, Independent Contractors, And Members Of The Public That Come Into Contact With Municipal Employees, Officials And Volunteers

WHEREAS, it is the policy of the Borough of Montvale to treat the public, employees, prospective employees, appointees, volunteers and contractors in a manner consistent with all applicable civil rights laws and regulations including, but not limited to the Federal Civil Rights Act of 1964 as subsequently amended, the New Jersey Law against Discrimination, the Americans with Disabilities Act and the Conscientious Employee Protection Act, and

WHEREAS, the governing body of the Borough of Montvale has determined that certain procedures need to be established to accomplish this policy

NOW, THEREFORE BE IT ADOPTED by the Governing Body of the Borough of Montvale that:

Section 1: No official, employee, appointee or volunteer of the Borough of Montvale by whatever title known, or any entity that is in any way a part of the Borough of Montvale shall engage, either directly or indirectly in any act including the failure to act that constitutes discrimination, harassment or a violation of any person's constitutional rights while such official, employee, appointee volunteer, or entity is engaged in or acting on behalf of the Borough of Montvale's business or using the facilities or property of the Borough of Montvale.

Section 2: The prohibitions and requirements of this resolution shall extend to any person or entity, including but not limited to any volunteer organization or inter-local organization, whether structured as a governmental entity or a private entity, that receives authorization or support in any way from the Borough of Montvale to provide services that otherwise could be performed by the Borough of Montvale.

Section 3: Discrimination, harassment and civil rights shall be defined for purposes of this resolution using the latest definitions contained in the applicable Federal and State laws concerning discrimination, harassment and civil rights.

Section 4: The Governing Body shall establish written procedures for any person to report alleged discrimination, harassment and violations of civil rights prohibited by this resolution. Such procedures shall include alternate ways to report a complaint so that the person making the complaint need not communicate with the alleged violator in the event the alleged violator would be the normal contact for such complaints.

Section 5: No person shall retaliate against any person who reports any alleged discrimination, harassment or violation of civil rights, provided however, that any person who reports alleged violations in bad faith shall be subject to appropriate discipline.

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Section 6: The Governing Body shall establish written procedures that require all officials, employees, appointees and volunteers of the Borough of Montvale as well as all other entities subject to this resolution to periodically complete training concerning their duties, responsibilities and rights pursuant to this resolution.

Section 7: The Governing Body shall establish a system to monitor compliance and shall report at least annually to the governing body the results of the monitoring.

Section 8: At least annually, the Governing Body shall cause a summary of this resolution and the procedures established pursuant to this resolution to be communicated within the Borough of Montvale. This communication shall include a statement from the governing body expressing its unequivocal commitment to enforce this resolution. This summary shall also be posted on the Borough of Montvale web site.

Section 9: This resolution shall take effect immediately.

Section 10: A copy of this resolution shall be published in the official newspaper of the Borough of Montvale in order for the public to be made aware of this policy and the Borough of Montvale's commitment to the implementation and enforcement of this policy.

21-2026 Authorize Designation of Public Agency Compliance Officer (P.A.C.O.) - Christine Kalafut

WHEREAS, NJAC 17:27-1.1, regulates equal employment opportunity in the performance of contracts funded by the state; and

WHEREAS, NJAC 17:27-3.2 requires that a public agency annually designate a public agency compliance officer who shall be responsible for ensuring the agency's compliance with the regulations; **NOW, THEREFORE, BE IT RESOLVED** that Christine Kalafut, Borough Treasurer and Qualified Purchasing Agent, is hereby designated as the Public Agency Compliance Officer for Equal Employment Opportunity pursuant to this action.

BE IT FURTHER RESOLVED that a copy of this resolution to the New Jersey Department of Treasury, Division of Contract Compliance & Equal Opportunity Office

22-2026 Governing Body Certification Of Compliance With The United States Equal Employment Opportunity Commission's "Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964"

WHEREAS, N.J.S.A. 40A:4-5 as amended by P.L. 2017, c.183 requires the governing body of each municipality and county to certify that their local unit's hiring practices comply with the United States Equal Employment Opportunity Commission's "Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964," as amended, 42 U.S.C. § 2000e et seq., (April 25, 2012) before submitting its approved annual budget to the Division of Local Government Services in the New Jersey Department of Community Affairs; and **WHEREAS**, the members of the governing body have familiarized themselves with the contents of the above-referenced enforcement guidance and with their local unit's hiring practices as they pertain to the consideration of an individual's criminal history, as evidenced by the group affidavit form of the governing body attached hereto.

NOW, THEREFORE BE IT RESOLVED, That the governing body of the Borough of Montvale, hereby states that it has complied with N.J.S.A. 40A:4-5, as amended by P.L. 2017, c.183, by certifying that the local unit's hiring practices comply with the above-referenced enforcement guidance and hereby directs the Clerk to cause to be maintained and available for inspection a certified copy of this resolution and the required affidavit to show evidence of said compliance.

23-2026 Award Professional Service Contract - Borough Attorney, Huntington Bailly, L.L.P

WHEREAS, the Borough of Montvale has a need 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, Huntington Bailey, L.L.P., 373 Kinderkamack Road, Westwood, NJ 07675 were appointed at the Re-organization Meeting of the Governing Body on January 1, 2026; and

WHEREAS, the anticipated term of this contract is for 1 year; and

WHEREAS, the Certified Municipal Finance Officer has certified the availability of funds; and,

WHEREAS, David Lafferty, Esq. has completed and submitted a Business Entity Disclosure Certification which certifies that he has not made any reportable contributions to a political or candidate

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committee in the Borough of Montvale in the previous one year, and that the contract will prohibit David Lafferty, Esq. from making any reportable contributions through the term of the contract; and **WHEREAS**, the Local Public Contracts Law (N.J.S.A. 40A:111 et seq.) requires that the Resolution authorizing the award of contracts for "Professional Services" without competitive bids and the Contract itself must be available for public inspection;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale as follows:

1. The Mayor and Municipal Clerk of the Borough of Montvale are hereby authorized and directed to execute the attached Contract with Huntington Bailey, L.L.P.
2. 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.
3. The Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution.
4. A Notice of this action shall be printed once in the official newspaper of the Borough.

24-2026 Award Professional Service Contract - Borough Auditor, Lerch, Vinci & Bliss, LLP

WHEREAS, the Borough of Montvale has a need to acquire Auditor Services through the alternate process pursuant to the provisions of *N.J.S.A. 19:44A-20.4 or 20.5*; and,

WHEREAS, Lerch, Vinci & Bliss, LLP, 17-17 Route 208, Fair Lawn, NJ 07410 was appointed at the Re-organization Meeting of the Governing Body on January 1, 2026; and

WHEREAS, the anticipated term of this contract is for 1 year; and

WHEREAS, the Certified Municipal Finance Officer has certified the availability of funds; and,

WHEREAS, Lerch, Vinci & Bliss, LLP has completed and submitted a Business Entity Disclosure Certification which certifies that he has not made any reportable contributions to a political or candidate committee in the Borough of Montvale in the previous one year, and that the contract will prohibit Lerch, Vinci & Bliss, LLP from making any reportable contributions through the term of the contract; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:111 et seq.) requires that the Resolution authorizing the award of contracts for "Professional Services" without competitive bids and the Contract itself must be available for public inspection;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale as follows:

1. The Mayor and Municipal Clerk of the Borough of Montvale are hereby authorized and directed to execute the attached Contract with Lerch, Vinci & Bliss
2. 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.
3. The Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution.
4. A Notice of this action shall be printed once in the official newspaper of the Borough of Montvale.

25-2026 Award Professional Service Contract - Engineering Services, Colliers Engineering & Design, Inc. Andrew R. Hipolit, P.E., PP., C.M.E.

WHEREAS, the Borough of Montvale has a need to acquire Engineering Services through the alternate process pursuant to the provisions of *N.J.S.A. 19:44A-20.4 or 20.5*; and,

WHEREAS, Colliers Engineering & Design, Inc. 400 Valley Road, Suite 304, Mount Arlington, NJ 07856 were appointed at the Re-organization Meeting of the Governing Body on January 1, 2026; and

WHEREAS, Andrew R. Hipolit, shall be designated as Principal in Charge for all services provided to the Borough of Montvale, and

WHEREAS, the anticipated term of this contract is for 1 year; and

WHEREAS, the Certified Municipal Finance Officer has certified the availability of funds; and,

WHEREAS, Colliers Engineering & Design, Inc. has completed and submitted a Business Entity Disclosure Certification which certifies that he has not made any reportable contributions to a political or candidate committee in the Borough of Montvale in the previous one year, and that the contract will

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prohibit Colliers Engineering & Design, Inc. from making any reportable contributions through the term of the contract; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:111 et seq.) requires that the Resolution authorizing the award of contracts for "Professional Services" without competitive bids and the Contract itself must be available for public inspection;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale as follows:

1. The Mayor and Municipal Clerk of the Borough of Montvale are hereby authorized and directed to execute the attached Contract with Colliers Engineering & Design, Inc.
2. 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.
3. The Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution.
4. A Notice of this action shall be printed once in the official newspaper of the Borough.

26-2026 Award Professional Service Contract - Borough Planner, Colliers Engineering & Design, Inc. Darlene Green, P.P., AICP

WHEREAS, the Borough of Montvale has a need to acquire Municipal Planner through the alternate process pursuant to the provisions of N.J.S.A. 19:44A-20.4 or 20.5; and,

WHEREAS, Colliers Engineering & Design, Inc. was appointed at the Re-Organization Meeting of the Governing Body on January 1, 2026; and

WHEREAS, it is the desire of the Mayor and Borough Council to appoint Darlene Green, P.P., AICP, Associate, Senior Project Planner of Colliers Engineering & Design, Inc., Shelbourne at Hunterdon, 53 Frontage Road, Suite 110, Hampton, NJ 08827 for planning services for the Borough; and

WHEREAS, the anticipated term of this contract is for 1 year; and

WHEREAS, the Certified Municipal Finance Officer has certified the availability of funds; and,

WHEREAS, Colliers Engineering & Design, Inc. has completed and submitted a Business Entity Disclosure Certification which certifies that he has not made any reportable contributions to a political or candidate committee in the Borough of Montvale in the previous one year, and that the contract will prohibit Colliers Engineering & Design, Inc. from making any reportable contributions through the term of the contract; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:111 et seq.) requires that the Resolution authorizing the award of contracts for "Professional Services" without competitive bids and the Contract itself must be available for public inspection;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale as follows:

1. The Mayor and Municipal Clerk of the Borough of Montvale are hereby authorized and directed to execute the attached Contract with Colliers Engineering & Design, Inc.
2. 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.
3. The Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution.
4. A Notice of this action shall be printed once in the official newspaper of the Borough.

27-2026 A Resolution Awarding a Professional Services Contract to Community Grants, Planning & Housing ("CGP&H") for Professional Housing Rehabilitation Services

WHEREAS, the Borough of Montvale has a need to procure professional services to administer the Borough of Montvale's rehabilitation program related to its ongoing affordable housing obligations; and

WHEREAS, the Borough of Montvale has received a proposal (the "Proposal") from Community Grants, Planning & Housing ("CGP&H") to provide the necessary services to the Borough; and

WHEREAS, the funding for said contract shall come from the Borough's Affordable Housing Trust Fund; and

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WHEREAS, the Borough is desirous of awarding this contract to CGP&H in accordance with the terms set forth in the Proposal, subject to approval and execution of a formal contract acceptable to the Borough; and

WHEREAS, because the value of this contract is anticipated to be in excess of \$15,000 (the Borough's pay-to-play threshold), this contract has been awarded under the "alternative process" pursuant to N.J.S.A. 19:44A-20.4 et seq. (the "Pay-to-Play Law"), and has been awarded to the contractor based upon the merits and abilities of the contractor to provide the services necessary; and

WHEREAS, because this contract has been awarded under the "alternative process," CGP&H has completed and submitted a Business Entity Disclosure Certification which certifies that CGP&H has not made any reportable contributions (\$300 or more) to a political or candidate committee in the Borough of Montvale with the elected officials in the previous one year, and that the contract will prohibit CGP&H from making any reportable contributions (\$300 or more) through the term of the contract; and

WHEREAS, the *Local Public Contracts Law*, N.J.S.A. 40A:11-5, requires the resolution authorizing the award of contracts for professional services without competitive bids and the contract itself to be made available for public inspection; and

WHEREAS, pursuant to N.J.S.A. 40A:11-5, public notice of this contract award shall be published in the official newspaper of the Borough in accordance with applicable law; 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 Mayor and Council of the Borough of Montvale that a professional services contract is hereby awarded for housing rehabilitation services in accordance with the terms and conditions set forth in the Proposal and rates which are made a part and detailed in Schedule A Scope of Services and Compensation, as follows:

Contractor:

CGP&H

101 Interchange Plaza, Suite 301

Cranbury, New Jersey 08512

Total not to exceed for 12 months: \$19,600.00

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk are hereby directed, 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.

BE IT FURTHER RESOLVED that the Borough Clerk shall publish notice of this contract award in the official newspaper of the Borough, in accordance with N.J.S.A. 40A:11-5.

28-2026 Authorize Contract Animal Control Services – Tyco

WHEREAS, the Board of Health of the Borough of Montvale has received a proposal from Tyco Animal Control Service, 1 Stout Lane, Ho-Ho-Kus, NJ.

WHEREAS, said proposal has been reviewed and approved by the Board of Health; and

WHEREAS, the Board of Health recommends this contract with Tyco Animal Control Service based upon prior services provided; and

WHEREAS, it is the intention of the Mayor and Council to provide funds in the year 2024 Budget for this contract, Other Expense Portion of the Animal Control Services Budget; and

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale that the contract for Animal Control Services for 2025 be and is hereby awarded to Tyco Animal Control Service, 1 Stout Lane, Ho-Ho-Kus, NJ 07423 pursuant to the terms and conditions and rates as outlined in the attached contract effective January 1, 2026 through December 31, 2026, copy of which is attached to this resolution for the base amount of \$11,340.00 annually payable monthly with additional costs charged per the rates as outlined in the attached proposal.

29-2026 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

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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 and Administrator be and are hereby authorized to execute the Contract on behalf of the Borough.

30-2026 A Resolution Awarding a Professional Services Contract to Surenian, Edwards, Buzak & Nolan, LLC to Serve as Special Counsel in Connection with the Borough's Affordable Housing

WHEREAS, the Governing Body is desirous of hiring Special Counsel to represent the Borough in connection with the Borough's affordable housing; and

WHEREAS, the Borough has received a proposal from Surenian, Edwards, Buzak & Nolan, LLC, 311 Broadway, Suite A, Point Pleasant Beach, NJ 08742, to perform all services necessary and appropriate in connection with same; and

WHEREAS Surenian, Edwards, Buzak & Nolan, LLC proposal sets forth the following rates:

- (a) \$225.00 per hour for Partners
- (b) \$190.00 per hour for Associates
- (c) \$90.00 per hour for Paralegals

WHEREAS, the Governing Body is satisfied that Mr. Surenian and his firm possess the requisite experience pertaining to such matters; 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, because the value of this contract is anticipated to be in excess of \$15,000 (the Borough's local pay-to-play limit), this contract has been awarded under the "alternative process" pursuant to N.J.S.A. 19:44A-20.4 et seq. (the "Pay-to-Play Law"), and has been awarded to the contractor based upon the merits and abilities of the contractor to provide the services necessary; and

WHEREAS, because this contract has been awarded under the "alternative process," Mr. Surenian has completed and submitted a Business Entity Disclosure Certification which certifies that neither he nor his firm has made any reportable contributions (\$300 or more) to a political or candidate committee in the Borough of Montvale with the elected officials in the previous one year, and that the contract will prohibit said persons and entities from making any reportable contributions (\$300 or more) through the term of the contract; and

WHEREAS, the Governing Body is desirous of awarding a contract to Surenian, Edwards, Buzak & Nolan, LLC in an amount not to exceed \$15,000.00 without further authorization of the Governing Body, at the hourly rates set forth above; 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 a contract is hereby awarded to Surenian, Edwards, Buzak & Nolan, LLC to serve as Special Counsel in connection with the Borough's Affordable Housing Litigation, pursuant to the terms and conditions set forth herein.

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.

BE IT FURTHER RESOLVED that the Borough Clerk shall publish notice of this contract award in the official newspaper of the Borough, in accordance with *N.J.S.A. 40A:11-5*.

31-2026 RE: Award Professional Service Contract - Public Defender & Alternate Public Defender for Pascack Joint Municipal Court to Aronsohn, Weiner, Salerno & Kaufman

WHEREAS, the Pascack Joint Municipal Court has a need to contract for the services of various professionals to serve as the municipal public defender or alternate public defender, pursuant to *N.J.S.A. 2B:24-1, et seq.*; and

WHEREAS, the Pascack Municipal Court Committee agreed to acquire Public Defender Services through the alternate process pursuant to the provisions of *N.J.S.A. 19:44A-20.4 or 20.5*; and,

WHEREAS, there are occasions when the appointed municipal public defender may have a conflict of interest, thus creating a need for an alternate public defender; and

WHEREAS, it is the desire of the Pascack Joint Municipal Court to appoint the following individuals to the positions set forth below:

Public Defender: Gerald R. Salerno, Esq.

WHEREAS, the salary of the Public Defender shall be \$18,000; and

WHEREAS, said salaries 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, any compensation to be paid to the Alternate Public Defender shall be paid by the Public Defender, as appropriate; and

WHEREAS, the term of this contract shall commence on January 1, 2026, 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 "Professional Services" 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. A Notice of this action shall be printed once in the official newspaper of the Borough.

32-2026 RE: A Resolution Authorizing the Execution of the Continued Participation in the Interlocal Services Agreement with Northwest Bergen Central Dispatch for Emergency Dispatch Services

WHEREAS, *N.J.S.A. 52:17C-6* requires all New Jersey municipalities to provide telephonic access to an appropriate Public Safety Answering Point (PSAP) serving the municipality; and

WHEREAS, regionalized provision of such services is a concept specifically endorsed by *N.J.S.A. 52:17C-7*; and

WHEREAS, Northwest Bergen Central Dispatch (hereafter referred to as "NWBCD") is a joint meeting established by the Borough of Glen Rock and the Village of Ridgewood pursuant to *N.J.S.A. 40:48B-1, et seq.* to provide, among other things, regional PSAP and dispatch services; and

WHEREAS, the Borough of Montvale is a New Jersey municipality with its offices at 12 DePiero Drive, Montvale, New Jersey; and

WHEREAS, due to increasing costs of operations, capital improvements and maintenance, the Borough of Montvale has determined that it is in the public interest of the communities it serves to have its duties and responsibilities performed by NWBCD; and

WHEREAS, each of the parties is a governmental entity authorized to provide jointly for PSAP and dispatch services pursuant to the provisions of the Uniform Shared Services and Consolidation Act (*N.J.S.A. 40A:65-1 et seq.*); and

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WHEREAS, each of the parties has independently concluded that implementation of the New Jersey mandated Emergency Enhanced 9-1-1 Telephone System program on a shared basis is in the best interests of the taxpayers of the respective entities; and

WHEREAS, Montvale and NWBCD have negotiated the terms of an Interlocal Services Agreement entitled "Interlocal Services Agreement for Enhanced 9-1-1 Service Between Northwest Bergen Central Dispatch, A Joint Meeting and The Borough of Montvale," a copy of which is on file with the Borough Clerk and which is expressly incorporated herein by reference pursuant to N.J.S.A. 40A:65-5(b); and

WHEREAS, the Uniform Shared Services and Consolidation Act requires that the Shared Services Agreement be approved by resolution of the governing body of each participating municipality; and

WHEREAS, the Borough of Montvale is desirous of approving this Agreement and authorizing the Mayor to execute same.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Montvale, The Interlocal Services Agreement continued participation referenced herein between the Borough of Montvale and NWBCD is hereby approved.

33-2026 A Resolution Of The Borough Of Montvale Of The Borough Of Montvale Adopting A Form Required To Be Used For The Filing Of Notices Of Tort Claims Against The Borough Of Montvale In Accordance The Provisions Of The New Jersey Tort Claims Act, N.J.S.A. 59:8-6

WHEREAS, the New Jersey Tort Claims Act, N.J.S.A. 59:8-6, provides that a public entity may adopt a form to be completed by claimants seeking to file a Notice of Tort Claim against the public entity; and

WHEREAS, the Borough of Montvale is a public entity covered by the provisions of the New Jersey Tort Claims Act; and,

WHEREAS, the Borough of Montvale deems it advisable, necessary, and in the public interests to adopt a Notice of Tort Claim form in the form attached hereto and made a part hereof.

NOW THEREFORE BE IT RESOLVED, by Governing Body of the Borough of Montvale assembled in public session at the Re-Organization Meeting held 1st day of January, 2026, that the attached Notice of Tort Claim form be and hereby is adopted as the official Notice of Tort Claim form for the Borough of Montvale; and,

BE IT FURTHER RESOLVED, that all persons making claims against the Borough of Montvale, pursuant to the New Jersey Tort Claims Act, N.J.S.A. 59:8-1, et. seq., be required to complete the form herein adopted as a condition of compliance with the notice requirement of the New Jersey Tort Claims Act.

34-2026 Award Professional Service Contract – Planning Board Attorney, Robert T. Regan

WHEREAS, the Borough of Montvale has a need 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, Robert T. Regan, 345 Kinderkamack Road, Westwood, NJ 07675 was appointed at the Re-organization Meeting of the Governing Body on January 1, 2026; and

WHEREAS, the anticipated term of this contract is for 1 year; and

WHEREAS, the Certified Municipal Finance Officer has certified the availability of funds; and,

WHEREAS, Robert T. Regan, Esq. has completed and submitted a Business Entity Disclosure Certification which certifies that he has not made any reportable contributions to a political or candidate committee in the Borough of Montvale in the previous one year, and that the contract will prohibit Robert T. Regan, Esq. from making any reportable contributions through the term of the contract; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:111 et seq.) requires that the Resolution authorizing the award of contracts for "Professional Services" without competitive bids and the Contract itself must be available for public inspection;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale as follows:

1. The Mayor and Municipal Clerk of the Borough of Montvale are hereby authorized and directed to execute the attached Contract with Robert T. Regan
2. 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.

3. The Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution.
4. A Notice of this action shall be printed once in the official newspaper of the Borough.

35-2026 Appointment of A Risk Management Consultant In Accordance With The Requirements Set Forth By The Bergen County Municipal Joint Insurance Fund (BCMJIF) For The Borough Commencing January 1, 2026 - Professional Insurance Associates, (P.I.A) A Division of World Insurance Associates, LLC

WHEREAS, the Borough of Montvale (hereinafter, the Municipality) is a member of the **Bergen County Municipal Joint Insurance Fund (BCMJIF)** and the **Municipal Excess Liability Joint Insurance Fund (MEL)** collectively referred to as, the Funds, for property and casualty coverage's, which include property, general liability, crime, environmental, employee benefits liability, excess liability and workers compensation; and

WHEREAS, the bylaws of said Funds require the Municipality appoint a **RISK MANAGEMENT CONSULTANT** to perform the various functions and professional services integral to the effective operation of the Municipality's Insurance Program and Loss Control efforts; and

WHEREAS, the Board of Fund Commissioners for the BCMJIF established a fee for such services equal to six percent (6%) of the Municipality's assessment, which expenditure represents reasonable compensation for the services required and is a part of the Municipal Assessment promulgated by the Funds; and

WHEREAS, N.J.S.A. 40A:11-5(1)(a)(ii) empowers the governing body and its autonomous agencies to award contracts for extraordinary unspecifiable services without competitive bidding; and

WHEREAS, the Municipality has a need for extraordinary unspecifiable services for a **RISK MANAGEMENT CONSULTANT** which, by their nature, are not required or suitable to be awarded through a public bidding process pursuant to N.J.S.A. 40A:11-5, et seq., and which have been awarded though the "alternative process" set forth in N.J.S.A. 19:44A-20.4, et seq.; and

WHEREAS, the judgmental nature of the Risk Management Consultant's duties renders competitive bidding impractical.

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council does hereby appoint **Professional Insurance Associates Inc. (P.I.A.) A Division of World Insurance Associates, LLC** as its Risk Management Consultant in accordance with the Fund's bylaws; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk are hereby authorized and directed to execute a Risk Management Consultant's Agreement attached and to advertise in the official newspaper in accordance with N.J.S.A. 40A:11-5(1)(a)(ii).

BE IT FURTHER RESOLVED, that a certified copy of this Resolution shall be forwarded to Professional Insurance Associates, (P.I.A.) A Division of World Insurance Associates, LLC, 429 Hackensack Street, Carlstadt, New Jersey 07072.

36-2026 A Resolution To Appoint A Health Benefits Consultant Relative To The Borough's Membership In The Bergen Municipal Employee Benefits Fund (BMED) Commencing January 1, 2026 - PIA, A Division of World Insurance Associates, LLC

WHEREAS, the **BOROUGH OF MONTVALE** (hereinafter, the Municipality) is a member of the **Bergen Municipal Employee Benefits Fund (BMED)** and the **Municipal Reinsurance Health Insurance Fund (MRHIF)** collectively referred to as, the Funds, for the Borough's Employee Health Benefits Program, which includes medical, prescription and dental coverage's; and

WHEREAS, the bylaws of said Funds require the Municipality appoint a **HEALTH BENEFITS CONSULTANT** to perform the various functions and professional services integral to the effective operation of the Municipality's Employee Health Benefits Program; and

WHEREAS, the vendor below has proposed a fixed annual fee of \$16,000 for these services; and

WHEREAS, N.J.S.A. 40A:11-5(1)(a)(ii) empowers the governing body and its autonomous agencies to award contracts for extraordinary unspecifiable services without competitive bidding; and

WHEREAS, the Municipality has a need for extraordinary unspecifiable services for a **HEALTH BENEFITS CONSULTANT** which, by their nature, are not required or suitable to be awarded through a public bidding process pursuant to N.J.S.A. 40A:11-5, et seq., and which have been awarded though the "alternative process" set forth in N.J.S.A. 19:44A-20.4, et seq.; and

WHEREAS, the judgmental nature of the Health Benefits Consulting duties renders competitive bidding impractical.

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council does hereby appoint **Professional Insurance Associates Inc. (P.I.A.) A Division of World Insurance Associates, LLC** as its Health Benefits Consultant in accordance with the Fund's bylaws; and

BE IT FURTHER RESOLVED, that the HEALTH BENEFITS CONSULTANT shall receive as compensation as outlined as indicated the attached agreement; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk are hereby authorized and directed to execute the Health Benefits Consultant's Agreement attached to the original of this resolution and to cause a notice of this decision to be published in accordance with N.J.S.A. 40A:11-5(1)(a)(ii).

BE IT FURTHER RESOLVED, that a certified copy of this Resolution shall be forwarded to PIA, 429 Hackensack Street, Carlstadt, New Jersey 07072.

37-2026 Awarding a Professional Service Contract for the Position of Municipal Prosecutor for the Pascack Joint Municipal Court to Geoffrey D. Mueller, Esq.

WHEREAS, the Pascack Joint Municipal Court has a need to contract with a licensed attorney or firm to serve as the 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 Geoffrey D. Mueller. as Municipal Prosecutor; and

WHEREAS, the compensation of the municipal prosecutor shall be \$40,000 per year; and

WHEREAS, said 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 contracts shall commence as of the date of this resolution, and shall continue for the remainder of the calendar year 2025; 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.

38-2026 Tax Collector To Charge Fee For Returned Checks

WHEREAS, P.L. 1990, Chapter 105 supplementing Title 40 of the New Jersey State Revised Statutes has been enacted allowing a Municipality to impose a service charge to be added on an account which was by a check or other written instrument returned for insufficient funds; and

WHEREAS, whenever an account is owing a municipality for a tax or special assessment, the service charge authorized by this section shall be included on whatever list of delinquent accounts is prepared for the enforcement of the lien;

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 authorized to charge the above-mentioned fee at a rate of \$20.00 per check or other written instrument for all checks returned for insufficient funds;

BE IT FURTHER RESOLVED that the Tax Collector may require further payments to be tendered in cash or by certified or cashier's check; and

BE IT FURTHER RESOLVED that a certified copy of this resolution be given to the CFO and Tax Collector.

39-2026 A Resolution Authorizing the Borough of Montvale Police Department to Apply, Enroll and Participate in the Department of Defense Law Enforcement Support Office ("LESO") 1033 Program to Enable the Montvale Police Department to Request and Acquire Excess Department of Defense Equipment

WHEREAS, the Department of Defense Law Enforcement Support Office ("LESO") facilitates a law enforcement support program, which originated from the National Defense Authorization Act of Fiscal Year 1997; and

WHEREAS, Federal law permits the Secretary of the United States Department of Defense to transfer to municipal, federal and State agencies personal property of the Department of Defense that the secretary determines is suitable for use by agencies in law enforcement activities; and

WHEREAS, informally known as the "1033 Program", this initiative allows local law enforcement agencies to obtain, at little or no cost, surplus federal property, including vehicles, small arms, rescue equipment, medical supplies, and even office supplies originally intended for use by the United States Armed Forces; and

WHEREAS, although equipment is provided through the 1033 Program at no cost to municipal law enforcement agencies, these entities are responsible for costs associated with the maintenance, fueling and upkeep of this equipment, and for specialized training for its operation; and

WHEREAS, on March 16, 2015, Governor Christie signed Senate Bill No. 2364 (P.L. 2015, c.23), which now establishes, in the absence of federal requirements, a system of local oversight over local law enforcement agencies that participate in and acquire equipment through the 1033 Program; and

WHEREAS, pursuant to N.J.S.A. 40A:5-30.2a, municipal governing bodies must now authorize participation in the 1033 Program by a "resolution adopted by a majority of the full membership of the governing body of a local unit prior to transmittal of any such application to the State Coordinator" of the 1033 Program; and

WHEREAS, pursuant to N.J.S.A. 40A:5-30.2b, the acquisition of any property by a local law enforcement agency shall be approved by a "resolution adopted by a majority of the full membership of the governing body"; and

WHEREAS, the Chief of Police of the Montvale Police Department has requested that the Governing Body authorize the Police Department to participate in the 1033 Program; and

WHEREAS, the Governing Body of the Borough of Montvale has determined that it is in the best interests of the residents of the Borough of Montvale to authorize the Police Department to apply, enroll and participate in the 1033 Program.

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. The Chief of Police or his designee, on behalf of the Montvale Police Department, is hereby authorized and empowered to apply, enroll and participate in the Department of Defense Law Enforcement Support Office 1033 Program, with the authorization to participate terminating on December 31 of the current calendar year.
2. The Chief of Police shall be responsible for ensuring compliance with the requirements for participation as outlined in 10 U.S.C. 2576a for all controlled equipment.
3. The Montvale Police Department is hereby authorized to acquire items of non-controlled property designated as DEMIL A, which may include office supplies, office furniture, computers, electronic equipment, generators, field packs, non-military vehicles, clothing, traffic and transit signal systems, exercise equipment, farming and moving equipment, storage devices and containers, tools, medical and first aid equipment and supplies, personal protection equipment and supplies, construction materials, lighting supplies, beds and sleeping mats, wet and cold weather equipment and supplies, respirators, binoculars, and any other supplies or equipment of a non-military nature identified by the LEA, if it shall become available in the period of time for which this resolution authorizes, based on the needs of the Montvale Police Department, without restriction.

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4. The Montvale Police Department is further authorized to acquire the identified "DEMIL B through Q" property on Exhibit A, attached hereto and expressly made a part hereof, if it shall become available in the period of time for which this resolution authorizes.
5. The Police Chief shall develop and implement a full training plan and policy for the maintenance and use of any acquired property; and
6. Pursuant to N.J.S.A. 40A:5-30.2b, the Chief of Police, or his designee, shall maintain an inventory of surplus property obtained under the 1033 Program, and shall provide a quarterly accounting of all property obtained through the 1033 Program, which shall be available to the public upon request; and
7. This resolution shall take effect immediately and shall be valid to authorize requests to acquire the above-identified DEMIL A property and DEMIL B through Q property that may be made available through the 1033 Program during the period of time for which this resolution authorizes, with Program participation and all property request authorization terminating on December 31 of the current calendar year.

40-2026 A Resolution of the Borough of Montvale Awarding a Contract To Flanagan Productions, LLC, as an Extraordinary Unspecifiable Service for Montvale Graphic Design Borough Newsletter

WHEREAS, the Borough of Montvale is desirous of continuing the services of a professional company for the graphic design of the Borough newsletter to better service the Borough's residents and visitors of the Borough; and

WHEREAS, such services are exempt from public bidding requirements pursuant to N.J.S.A. 40A:11-5(a)(ii) and N.J.A.C. 5:34-2.1 as "extraordinary unspecifiable services"; and

WHEREAS, the Borough has received a proposal for the year 2026 to provide such services from John Flanagan of Flanagan Productions, LLC, said proposal is attached to the original of this resolution; and

WHEREAS, the Council is therefore desirous of awarding a contract to Flanagan Productions to perform the above-referenced services for the price and on the terms set forth in the Flanagan Productions Proposal; and

WHEREAS, because the value of this contract exceeds the Borough's applicable pay-to-play threshold, it shall be awarded pursuant to the "alternative" provisions of N.J.S.A. 19:44A-20.4, et seq., and Flanagan Productions has provided a Business Entity Disclosure Certification and all other appropriate documentation pertaining to same.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Montvale that a contract is hereby awarded to Flanagan Productions, for the price and on the terms set forth in the Proposal submitted by Flanagan Productions; and

BE IT FURTHER RESOLVED that the pricing for this contract shall be as set forth in the Flanagan Productions proposal but shall not exceed \$1,500.00 without further authorization of the Borough Council, and shall be for a term of one (1) year.

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk, and all other appropriate officials, shall be and are hereby authorized to execute all contract documents necessary to effectuate the purposes of this resolution, subject to approval as to form by the Borough Attorney.

BE IT FURTHER RESOLVED that pursuant to N.J.S.A. 40A:11-5(1)(a)(ii), a brief notice stating the nature, duration, service and amount of this contract shall be printed once in the official newspaper of Borough of Montvale, and said notice shall also advise the public that a copy of the final contract shall be on file and available for public inspection at the office of the Municipal Clerk.

Introduced by Councilmember Lane; seconded by Councilmember Russo-Vogelsang - all ayes on a roll call vote

MAYOR & GOVERNING BODY APPOINTMENTS, 2026 STAFF, BOARD AND COMMITTEE APPOINTMENTS

Mayor Ghassali read the staff, board and committee appointments into the record. (Listing attached to original minutes).

A motion by Councilmember Lane; seconded by Councilmember Russo-Vogelsang - all ayes on a roll call vote

OPEN MEETING TO PUBLIC:

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

Tom Sullivan

Wanted to congratulate to the Fire department and to thank them for protecting the town

CLOSE MEETING TO PUBLIC:

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

COUNCIL COMMENTS:

Councilmember President Cudequest

"Hello and Happy New Year to all: I hope everyone had a nice holiday season. I'd like to start by thanking all my fellow council members and Mayor Ghassali for their support and confidence in naming me Council President. It is an honor and a privilege to serve with each of you. You are all very dedicated members of this community and always put the residents first. I look forward to my continued work as liaison to the Board of Health, Montvale Seniors, the Library and Montvale TV access. I would like to thank the many volunteers on these boards for their time and dedication to these committees. They attend meeting, plan programs for all age groups, senior trips and luncheons, and they stay on top of health concerns throughout the year trying to keep the residents educated, involved and safe. Speaking of safety, to our Police Department, Volunteer Fire Department and Tri-Boro ambulance; thank you for all you do each and everyday for the residents and visitors of our town. You answer the call for help 24 hours a day, 7 days a week. I do not take your efforts for granted and truly appreciate all you do for our community. To the DPW, our office staff, Joe Voytes, Dave Laferty, and other professional consultants, thank you for your loyalty, guidance and support. It's because of all of you, that Montvale shines and is the pride of the Pascack Valley. To all our volunteers in town on the various committees... Recreation, Chamber of Commerce, Planning board, and Environmental to name a few... thank you for your time and talent. I would love to challenge anyone who is interested in getting involved in our community to reach out to the Mayor and let him know your interests. We are always looking for eager, dedicated people to serve. Lastly, I would like to thank everyone for allowing me to serve the community in this capacity"

Councilmember Lane

"I'd like to wish everyone in Montvale a very happy, healthy and prosperous 2026. I'd like to thank Mayor Ghassali for his leadership—Mike cares passionately about this town. And I'd like to thank Commissioner Tom Sullivan for not only his service to Bergen County but for being a great member of the Montvale community. I also want to congratulate my colleague Chris Roche on his reelection to the Borough Council. Chris is a great Councilmember because, like every member of this Mayor and Council, he draws on his personal experience as a Montvale resident in formulating his perspective but his main priority is putting the Borough and its residents first. 2026 marks Rose's and my 35th year as Montvale residents, and this is the seventh time I have been sworn in as a member of this governing body. I have certainly seen this community change in the 18 years since I was first elected. I want to thank the people of Montvale for putting their trust in me and returning me to office—it is truly an honor to serve.

On January 1, 2008 we were facing the Great Recession, and we had to take steps to keep Montvale's finances strong. Unfortunately, we had to take steps out of necessity rather than choice. 18 years later, our financial standing is as strong as it has ever been, but we are faced with different challenges. Creating a strong Montvale has made the Borough one of NJ's most desired places to live, while a shifting work environment has changed the dynamic for corporate real estate. Cutting across both these issues is NJ's constitutional mandate that Montvale and other communities build affordable housing. We are committed to meeting our legal obligations while standing up for local control and your rights as taxpayers and residents. In the coming weeks we look forward to engaging you in not only our annual budget process but also toward making it clear that we will lead Montvale with you in mind, assuring that we maintain the standards for this community that you expect. This will entail more than just our management of development, or finances. It will involve an entire approach that includes commitment to excellent public safety services like police, fire and ambulance; investment in our town's infrastructure; and most importantly open communication that keeps you in the loop about what is happening in Montvale. After they are sworn in and we shake hands, rather than congratulate Geoff, Mike, Bruce, Chuck, Ray and Dan, I thank them. As liaison to the Montvale Fire Department for 18 years, I can attest to the commitment of all these men and the time they put in on behalf of Montvale. Indeed, I'll close by saying thank you to everyone—our staff, retained professionals, volunteers, and elected officials—who give of their time and talents to move Montvale forward. Thank you all, and Happy New Year."

Councilmember Roche

"Hello and happy new year! Hope everyone had a great holiday season, Thank you to the voters of Montvale for electing me to my third term. Looking forward to the next 3 years, I hope to achieve a multitude of goals that will both serve this town's present and future needs. While in 2025 we have had many tough negotiations to comply with our Affordable housing obligations this year, we anticipate the courts agree with our plan and we can move forward. Since the Boros acquisition of DePiero's farm this past year, the Special Events Committee and the fire department did an amazing job putting on a town day at the farm, and it was a great success!! Next for the farm, while Dagastino Landscaping takes over the day to day operations, the Environmental committee has purchased raised planter beds and plans are coming along for fencing for our new community garden, watch the EC site for more details on that! The recreation committee would like to congratulate Lisa Loranger on the birth of her little one, enjoy your maternity leave with your babies!! We are also excited to be putting a pavilion at Huff Park, which will serve park visitors, seniors, and summer campers alike. Watch out for our special events this coming year, including egg coloring, DAY IN THE PARK, Halloween Carnival, and Tree Lighting!!! As always, volunteers are always welcome, please reach out to the recreation dept or myself for details. The Chamber of commerce is looking for committee members to arrange small meetups throughout the year, if anyone's interested, please reach out to Scott Forman or Steve Fox from the Chamber. Looking forward to their always growing Street fair in June!! Lastly, budget season is upon us! We will begin our meetings this coming Monday at 6:00 pm via zoom, please, watch if your able, ask questions, we welcome your input! In Closing, Thank you to my fellow council members, Mr. Mayor, Joe, Fran, Dave and all our professionals, let's just say you all keep this exciting to be a part of!! "

Councilmember Arendacs

"Thank you, Mayor and Council, and Happy & Healthy 2026 to everyone!

I would like to thank Councilmember Tim Lane for his outstanding leadership as our 2025 Council President, and I extend my congratulations to our new Council President, Theresa Cudequest. I wish you the best in your new role.

Congratulations to Councilmembers Tim Lane and Chris Roche for your continued service to the residents of Montvale. I also want to congratulate all the fire officers who were recently sworn into their new positions, and thank the police EMS and all our first responders for their dedication to Montvale.

DPW

A special thank you to Pascack Valley DPW Superintendent Rich Campanelli and his team for their hard work and commitment throughout the year. We have an excellent working relationship with the Pascack Valley crew and administration, and their continued service to our residents remains our top priority. I also appreciate the shared service agreement with River Vale, which continues to be fair and productive, benefiting both of our communities."

POLICE

As Deputy Police Commissioner, it's been an honor working alongside our Police Commissioner Dieter Koeling, Police Chief Doug McDowell, and with the entire PD . They continually strive to keep our community safe by enforcing traffic laws, with over approximately 5,665 / 5,749 violations issued and 211/ 213 arrests made, including 40 DWIs in 2025. This month Chief McDowell will also be giving his quarterly report to confirm those approximate totals and giving the high percentage solve rate of criminal investigations. Their community-focused programs, such as the Senior Awareness Luncheon, Junior Police Academy, National Night Out, and DARE, funded by grants and donations, continue to make a positive impact on our residents and children. This is truly a well-rounded department, and I commend everyone for doing an outstanding job.

ENGINEERING

Thanks to Borough Engineer Carl O'Brien and Nick Chelius along with the team at Colliers Engineering for all your hard work and dedication to Montvale saving the residents tax dollars through researched grants totaling close to 1 million dollars in 2025! Several key projects were completed this year, including the paving of Woodland Road, Paragon Drive, Philips Parkway, Terry Court, Stag Hill Road, Jules Court, and the Train Station Parking lot. We also completed GIS mapping of the Borough's stormwater system which the Borough now has a web based and interactive tool to track and manage all the stormwater infrastructure in town. Also, several key safety and infrastructure upgrades throughout the borough.

It's been a pleasure working with Mr. O'Brien and his team, and I look forward to continuing this partnership in the year ahead.

I would like to express my gratitude to the other Councilmembers, Administrator, Deputy Clerk, Borough Attorney, our borough employees, and all volunteers who make Montvale a wonderful place to live. I am committed to working hard for our residents and making Montvale a town we are all proud of. Please continue to reach out if you have questions or concerns—let's keep the dialogue open.

I would also like to commend our mayor for his leadership and unwavering commitment to Montvale. As one of the most compliant municipalities in New Jersey when it comes to affordable housing, Montvale is taking a principled stand by leading a lawsuit against the overdevelopment. The current formula used by the New Jersey Affordable Housing Authority is deeply flawed. — it does not meaningfully help those who cannot afford housing, but instead benefits developers.

By taking this case to federal court next week, our mayor is standing up for fairness, transparency, and sensible policy on overdevelopment. I fully support this effort, as do the residents of Montvale and the 37 other municipalities united in this coalition. Thank you for continuing to fight for our community and for challenging policies coming out of Trenton that deserve closer scrutiny.

I wish everyone a Happy, Healthy 2026! "

Councilmember Koelling

He briefly thanked the staff, congratulated the Fire Department and agreed with his fellow councilmembers on their comments

Councilmember Russo-Vogelsang

"As the last one to go, I get to keep it short, we are incredibly lucky to be blessed with the council that we have, the mayor that we have and to have all the people we work with every day. We as a council look forward to continue working with all our committees and looking forward to helping everyone conquer whatever challenges they may face. I wish you all joy, peace, love, happiness and good luck for the new year and we are here if anyone should need us."

Mayor Ghassali

"I would like to start by congratulating Chris Roche and Tim Lane on their re-election. Congratulations to all the Fire Department Officers. As we wrap up 2025 and get ready for 2026, I want to thank everyone for a year of real progress and teamwork. We faced big challenges, but we also made important strides that will shape Montvale for years to come. One of the biggest moments this year was the Borough's purchase of the farm property. This was a rare chance to protect open space, create new community opportunities, and make sure the land stays a benefit to our residents. It's an investment in our future, and I'm proud we got it done. The community garden beds are on the way and can't wait to do the ribbon cutting for the new Fair Share Farming Center. We do have two council liaisons, AnnMarie Russo-Vogelsang and Dieter Koelling. We also continued our work on the affordable housing front. It hasn't been easy, but we've stayed firm in fighting for a fair outcome – one that meets our obligations while protecting taxpayers and preserving the character of our town. I assure you that work will continue in 2026. I am happy to report that we have a January 7th date in Federal Court to make our case against high density development but in support of affordable housing. None of this would be possible without the Borough staff, our professionals and the 350 volunteers. Their hard work, professionalism, and steady commitment keep Montvale running every single day. They deserve our appreciation for everything they do often behind the scenes. As we head into 2026, I am grateful for your support and optimistic about what we can accomplish together. Thank you for being part of this community and for helping make Montvale a great place to live. I want to wish everyone a happy, safe and healthy New Year and I pray for peace here and around the world. May God Bless you, May God Bless our town and May God Bless the United States of America."

CLOSING PRAYER

Closing Prayer given by Rev. Pam Bakal - St. Paul's Episcopal Church

ADJOURNMENT:

Motion to adjourn Re-Organization meeting by Councilmember Lane; seconded by Councilmember Roche - all ayes

Meeting adjourned at 12:54PM

All Budget Meetings will be held on Zoom on the following Mondays, January 5, 12, and 26 at 6:00pm
Next scheduled Mayor and Council meeting will be held on Thursday, January 8, 2026 at 7:30pm

Respectfully submitted, Frances Scordo, Municipal Clerk

**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 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; and Municipal Clerk, Fran Scordo

ROLL CALL:

Councilmember Arendacs
Council President Cudequest
Councilmember Koelling

Councilmember Lane – arrived at 7:33pm
Councilmember Roche - absent
Councilmember Russo-Vogelsang - absent

POLICE CHIEF, DOUG MCDOWELL, QUARTERLY REPORT

Several events that took place between September through December are as follows: Junior Police Academy, 9/11 ceremony, Day in the Park, Halloween safety, Veterans wreath ceremony, senior holiday luncheon;

*Purchased a drone with seizure funds, 2 officers completed training on the drone; Received \$7,500 grant for "Drive Sober get Pulled Over"; Any traffic related issues please email to **Traffic @montvaleboro.org***

Statistics for the year:

91 shop lifters reported, 506 accidents, 259 complaints issued, 265 total arrests. 5,718 summonses issued

Councilmembers commended the police department on all their efforts and wished them well in the coming year.

ORDINANCES:

None

MEETING OPEN TO PUBLIC:

Agenda Items Only

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

No Public Comment

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

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:

December 29, 2025

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

CLOSED/EXECUTIVE MINUTES:

December 4, 2025

A motion to accept closed session minutes by Councilmember Lane; seconded by Council President Cudequest - all ayes

December 11, 2025

A motion to accept closed session minutes by Councilmember Lane; seconded by Council President Cudequest - all ayes

December 29, 2025

A motion to accept closed session minutes by Councilmember Lane; seconded by Council President Cudequest - all ayes

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-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-Condemnation 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.

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

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-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-Condemnation 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.

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

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-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

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JANUARY 8, 2026

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-Condemnation 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.

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

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

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

42-2026 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.

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.

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.

47-2025 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

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

BILLS: Administrator read the Bill Report.

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

REPORT OF REVENUE: Administrator read the Report of Revenue - December

COMMITTEE REPORTS:

Council President Cudequest

Board of Health

Northwest Bergen Health Commission inspected 8 food establishments; 1 site plan approval for Café Corner, which was approved; BOH continues to audit nursery's and day cares for vaccine compliance; Rabies clinic is scheduled for November 7th

Seniors

The replacement of the Atrium floor should be completed in the coming week;

Library

The Montvale Supper Club has made over \$1200 with their dessert cookbook, additional copies are located at the circulation desk for \$15; planning is underway for different types of cooking classes and workshops that will be offered this coming year with a possibility of publishing an appetizer cookbook in the future; jewelry sale made over \$900; over 2600 patrons have attended adult programs

Councilmember Lane

Fire Dept

35 fires; 2 drills; 1 chief calls; 13 work details and 2 meetings; decorated the park for the Holidays and participated in Santa coming to town

Totals for the year are as follows:

348 fires; 25 drills; 41 chief calls; 79 work details and 13 meetings

Budget

Had first budget meeting; next meetings are on Zoom, Jan 12 and 26;

Councilmember Arendacs

No Report

Councilmember Koelling

Police

Monthly report included in original minutes;

Planning Board

Had their re-organization meeting;

Mayor Ghassali

Went to Trenton with Councilmembers Koelling and Arendacs to testify on affordable housing, to ask for a pause before the March 15 deadline which we will be forced to re-zone certain properties; if we don't we will lose our immunity and lose complete zoning powers; we were promised we would receive a decision by February 1; received some comments and questions regarding Wegmans collecting biometric data, in brief, the cameras collect facial data of persons of interest, to read the full statement go to the Wegmans website

ENGINEER'S REPORT: Nick Chelius

No Report

ATTORNEY'S REPORT: Dave Lafferty

Will be meeting with the new tenant of the Farm to go over their vision of the Farm

ADMINISTRATOR'S REPORT: Joe Voytus

Park Ridge and Woodcliff Lake both passed resolutions agreeing to the new funding formula for the Joint Court; flooring should be completed by the end of next week; tree trimming work is being done over the next couple of days at boro hall around the parking lot; had First amendment auditor visit, front office staff and clerk did a wonderful job responding and not reacting to being filmed, the OPRA request was submitted and will be filled in the timeframe allowed

UNFINISHED BUSINESS:

Council President Cudequest wanted an update on the lock boxes; she stated that she would help the seniors fill out the forms that are required from the Police Department; after a brief discussion it was decided to order approximately 200 to start

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 Council President Cudequest
- all ayes*

No Public Comment

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

MEETING CLOSED TO THE PUBLIC:

ADJOURNMENT:

*Motion to adjourn Public Meeting by Councilmember Lane; seconded by Council President Cudequest
- all ayes*

Meeting was adjourned at 8:20pm

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.

Respectfully submitted, Frances Scordo, Municipal Clerk

**BUDGET MEETING
MINUTES**

Budget Meeting of the Mayor and Council was held via Zoom and called to order at 6:00pm. Adequate notification was published in the official newspaper of the Borough of Montvale.

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).

Present: Borough Administrator, Joe Voytus; Councilmembers, Arendacs, Cudequest, Koelling, Lane, and Russo-Vogelsang; Treasurer, Christine Kalafut; Borough CFO, Matt Cavallo, and Municipal Clerk, Fran Scordo

○ **Montvale Police Department - Chief Doug McDowell**

Chief McDowell requested the replacement of a few plate reader cameras; upgrade to new radios, the radios will be partially paid for from seizure funds; requested 2 new vehicles; upgrade to software regarding cyber security; requested to hire 3 new officers

○ **Office of Emergency Management – Frank DiPalma**

Mentioned about the OEM trailer that hasn't been used in years, we need to determine what to do with it, there might be some equipment that can be salvaged; requested monetary stipend for Deputy coordinator

○ **Fire Department – Geoff Gibbons**

Radio upgrades, the same as the PD would like to continue with the upgrades; replacement of Air Pack cylinders, replaced half of them last year; new tower truck with hitch mounted sign; possible new tower fire truck in the next few years

○ **Engineering – Carl O'Brien and Nick Chelius**

Looking into NJDOT grant for sidewalks on Memorial Drive; road program will include 4 roads, Valley View, Powder Hill, Garden Lane and Beechwood; potential replacement and refurbish the sewer pump stations; stormwater mapping needs to be completed

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

No public comment

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

Meeting adjourned at 7:05pm

The next Budget Meeting will be held at 6:00 p.m. – via ZOOM on Monday, January 12 and January 26. Link will be provided on Montvale website for these budget meetings.

Respectfully submitted, Frances Scordo, Municipal Clerk

**BUDGET MEETING
MINUTES**

Budget Meeting of the Mayor and Council was held via Zoom and called to order at 6:00pm. Adequate notification was published in the official newspaper of the Borough of Montvale.

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).

Present: Mayor Ghassali; Administrator, Joe Voytus; Councilmembers, Arendacs, Cudequest, Koelling, Lane, Roche and Russo-Vogelsang; and Municipal Clerk, Fran Scordo

○ **Capital Budget Requests - Administration – Joe Voytus**

Requested the bathrooms and kitchen to be renovated; as part of Triboro Fuel shared service agreement a new gas tank is needed; Huff Park Walkway is in need of some maintenance work for safety purposes; Senior Center Walkway and Patio are in need of repair

○ **Environmental Commission - Bob Hanrahan**

Would like to connect the Memorial Trail to the Veolia site, looking into grant funding; continue to refurbish the Environmental Learning Center with volunteers also looking into grant funding for this project as well; Montvale community garden, suggested a fence would need to be in place approximate cost \$34,000; 40 beds have been ordered

○ **Senior Club – Bill, John, Jane and Donna**

With the increase of membership, costs of certain activities and luncheons have increased; dues are \$20 and to attend a business meeting the cost is \$2.00; after a brief discussion it was suggested to increase membership dues and possibly have members pay for the bus; Council President Cudequest mentioned an order will be placed for lock boxes for senior club members and for non-members a \$10 administrative fee will be charged

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

No public comment

A motion to close the meeting to the public by Councilmember Lane; seconded by Council President Cudequest – all ayes

Meeting adjourned at 6:58pm

The next Budget Meeting will be held at 6:00 p.m. – via ZOOM on Monday, January 26. Link will be provided on Montvale website for this budget meeting.

Respectfully submitted, Frances Scordo, Municipal Clerk

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 48-2026**

RE: A Resolution Appointing William Betesh, Esq. Of Boggia, Boggia & Betesh to Represent the Borough of Montvale In Tax Appeal Matters Pending As of December 31, 2025

WHEREAS, pursuant to Resolution 23-2026, the Governing Body of the Borough of Montvale ("Borough") appointed David S. Lafferty, Esq. of Huntington Bailey, L.L.P. Borough Attorney for the 2026 calendar year; and

WHEREAS, as of December 31, 2025, William Betesh, Esq. of the law firm of Boggia, Boggia & Betesh was appointed as Borough Attorney for the Borough of Montvale, including representation of the Borough in tax appeals and matters before the New Jersey Tax Court;

WHEREAS, the Borough has determined that the law firm of Boggia, Boggia & Betesh should continue its representation of the Borough for tax appeals pending as of December 31, 2025;

WHEREAS, the anticipated term of this Contract is from January 1, 2026 through December 31, 2026;

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:111 et seq.) requires that the Resolution authorizing the award of Professional Service contracts without competitive bids and the Contract itself must be available for public inspection;

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Montvale, County of Bergen, in the State of New Jersey that the office of Boggia, Boggia & Betesh will continue to represent the Borough of Montvale in the following tax appeals pending as of December 31, 2025:

-
- Life Time Fitness
- Fintan Seeley
- PRM Hospitality
- Toll NJ, LLC
- Pranay Aiya
- Hornrock Properties

BE IT FURTHER RESOLVED, the Mayor and Municipal Clerk of the Borough of Montvale are hereby authorized and directed to execute a contract with Boggia, Boggia & Betesh; and

BE IT FURTHER RESOLVED, that William Betesh, Esq., shall complete and submit a Business Entity Disclosure Certification which certifies that he has not made any reportable contributions to a political or candidate committee in the Borough of Montvale in the previous one year, and that the contract shall prohibit William Betesh, Esq from making any reportable contributions through the term of this contract; and

BE IT FURTHER RESOLVED, that this Contract is awarded without competitive bidding as a "Professional Service" in accordance with the Local Public Contracts Law because the services are to be performed by a person authorized by law to practice a recognized profession and

BE IT FURTHER RESOLVED, that the Business Entity Disclosure Certification and the Determination of Value shall be on file with this Resolution; and

BE IT FURTHER RESOLVED, that David S. Lafferty, Esq. will represent the Borough of Montvale in any tax appeal matters filed on and after January 1, 2026.

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

Adopted: January 27, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 49-2026**

RE: Mutual Aid Plan & Rapid Deployment Force Interlocal Service Agreement

WHEREAS, the police departments in Bergen County have a day-to-day responsibility to provide for the security of lives and property, for the maintenance and preservation of the public peace and order; and

WHEREAS, Law Enforcement Officials also have a responsibility to provide for preparedness against natural emergencies, such as floods, hurricanes, earthquakes, major storms, etc., manmade causes, civil unrest, and civil disobedience such as riots, strikes, jail or prison riots, train wrecks, aircraft crashes, major fires, ethnic disorders, riots, terrorist incidents and bombings, state and national emergencies; and

WHEREAS, the Bergen County Police Chiefs Association has proposed a Mutual Aid Plan and Rapid Deployment Force to deal with these emergencies; and,

WHEREAS, this Plan is adopted in accordance with the provisions of N.J.S.A. 40A:14-156, N.J.S.A. 40A:14-156.1, N.J.S.A.40A:14-156.4 AND N.J.S.A. App A:9-40.6; and

WHEREAS, this Plan will provide a uniform procedure for the coordination of the requesting, dispatching, and utilization of law enforcement personnel and equipment whenever a local law enforcement agency requires mutual aid assistance from any other jurisdiction, both contiguous and non-contiguous, in the event of an emergency, riot or disorder, in order to protect life and property; and

WHEREAS, it is the desire of the Mayor and Council of the Borough of Montvale to participate in a Mutual Aid Plan and Rapid Deployment Force in accordance with the plan submitted by the Bergen County Police Chiefs Association.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale that the Police Department of the Borough of Montvale, under the direction of the Chief of Police, cooperate with the Bergen County Police Chiefs Association to create an Interlocal Services Agreement with all municipalities in the County of Bergen in order to put into place the Mutual Aid Plan and Rapid Deployment Force; and

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the County Executive, the Board of County Commissioners, the County Prosecutor, the County Chief of Police, and all Bergen County Municipalities.

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

Adopted: January 27, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 50-2026**

RE: Authorizing Hiring Christopher Collova, Part-Time Fire Inspector for the Fire Prevention

WHEREAS, Christopher Collova meets the qualifications for the position of Fire Inspector and agrees to the terms and conditions of employment, and has previously completed a satisfactory background investigation; and

BE IT FURTHER RESOLVED that Christopher Collova shall be paid pro-rata based on an annual salary of \$10,545 with a work week of 7 hours.

NOW THEREFORE, BE IT RESOLEVED, by the Mayor and Council of the Borough of Montvale, County of Bergen, State of New Jersey, that the above named individual is hereby appointed to the above position effective February 2, 2026

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

Adopted: January 27, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 51-2026**

RE: A Resolution Authorizing the Receipt of Bids for Towing Services

WHEREAS, the Borough of Montvale's current contract for Police Towing Services with Bergen Brookside Towing expires on April 30, 2026; and

WHEREAS, the Borough of Montvale has a need to obtain the services of an appropriately-licensed contractor to provide Towing Services in the Borough of Montvale upon the expiration of the current contract; and

WHEREAS, the Borough is therefore desirous of formally soliciting bids for this work in accordance with the procedures set forth in the *Local Public Contracts Law*.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale that the Borough Clerk is hereby authorized to receive bids for the above-referenced project in accordance with the *Local Public Contracts Law* and pursuant to the revised bid documents prepared by the Borough Attorney.

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

Adopted: January 27, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 52-2026**

Re: A Resolution Awarding a Contract to Liberty Parks & Playgrounds for a Steelworx Gable Pavilion for Huff Park Pursuant to ESCNJ Contract 24/25-01

WHEREAS, the Borough has a need to procure the necessary materials and labor to install a new 30' x 34' pavilion in Huff Park; and

WHEREAS, the Borough did solicit a proposal from Liberty Parks & Playgrounds pursuant to ESCNJ Contract 24/25-01, Playground Equipment; and

WHEREAS, Liberty did submit two proposals dated January 14, 2026, for the pavilion including optional tongue and groove ceiling, and all labor and materials necessary for site preparation, pouring the concrete foundation and installation of the pavilion, in the total amount of \$142,735.09; and

WHEREAS, pursuant to Section 11 of the Local Public Contracts Law, N.J.S.A. 40A:11-11, the Borough is a member of a cooperative pricing system for the provision of goods and services with the Educational Services Commission of New Jersey ("ESCNJ"), formerly known as the Middlesex County Educational Services Commission; and

WHEREAS, the Borough is desirous of entering into a contract through ESCNJ with Liberty for the above-described goods and services, as set forth in the two January 14, 2026 proposals attached hereto and incorporated herein by reference; and

WHEREAS, any and all contracts entered into pursuant to this resolution shall remain subject to review and approval as to form by the Borough Attorney; and

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

NOW THEREFORE, BE IT RESOLVED that the Borough of Montvale does hereby award the above-referenced contract pursuant to ESCNJ 24/25-01, as follows:

Vendor	Contract Amount
Liberty Parks & Playgrounds	\$129,169.09 (base model plus installation)
P.O. Box 52	<u>\$13,566.00 (optional tongue & groove ceiling)</u>
Stratford, NJ 08084	\$142,735.09 (total)

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

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

Adopted: January 27, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor



Liberty Parks & Playgrounds

DREAM BIG

P.O. Box 52, Stratford, NJ 08084 | 877.376.7823 | libertyparks.com

PROPOSAL

To: Borough of Montvale
12 DePiero Drive, Montvale, NJ 07645
Attn: Joseph Voytus
201-391-5700 x210
jvoytus@montvaleboro.org

Re: Huff Memorial Park - 30'x34' Gable

Date: January 14, 2026

Item	Qty	Description	Price
Gable			
1	1	Steelworx Gable 30'x34' , 8' Eave , 6P 4:12 per our specifications, polyester powder Coated Frame 24 ga multirib roof with Sunburst ends #GA-3034-SW	\$44,710.40
2	1	Engineered Drawings	\$1,050.00
Gable Subtotal			\$45,760.40
ESCNJ Discount			(\$1,341.31)
Freight			\$3,950.00
Gable Total			\$48,369.09
Installation			
3		Install of line item #1 (above).	\$73,216.64
Installer's Discount			(\$1,216.64)
Installation Total			\$72,000.00
Site Work			
4	16 Tons	Removal and disposal of earth materials.	\$8,800.00
Grand Total			\$129,169.09
Line items #1-3 Pricing conforms to ESCNJ 24/25-01 Playground Equipment, Site Furnishing, Outdoor Circuit Training Equipment and Related Products.			
Line items #4-5 Pricing conforms to ESCNJ 24/25-03 Playground Surfacing Materials, Installation and Inspections			
All Labor pricing is based upon NJ prevailing wages.			

PRICING VALID FOR 30 DAYS



Liberty Parks & Playgrounds

DREAM BIG

P.O. Box 52, Stratford, NJ 08084 | 877.376.7823 | libertyparks.com

PROPOSAL

To: Borough of Montvale
12 DePiero Drive, Montvale, NJ 07645
Attn: Joseph Voytus
201-391-5700 x210
jvoytus@montvaleboro.org

Re: Huff Memorial Park - Gable Add Ons

Date: January 14, 2026

<i>Item</i>	<i>Qty</i>	<i>Description</i>	<i>Price</i>
Gable - Add ons			
1	1	Add for SYP T&G Decking wood #TG	\$13,566.00
Grand Total			<u>\$13,566.00</u>

PRICING VALID FOR 30 DAYS



**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 53-2026**

RE: Approval of Annual Renewal of Business Permit for Massage and Bodywork Establishment – Cozy Thai Spa – 2 S. Kinderkamack Road

WHEREAS, pursuant to Chapter 258-3 of our Borough Code a Massage and Bodywork Therapy Establishment must apply for a business permit; and

WHEREAS, Cozy Thai Spa submitted all required documents to the Borough Clerk which have been reviewed and approved; and

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Montvale authorize the Borough Clerk to issue a renewal business permit for a fee of \$550.00 to Cozy Thai Spa; and

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

Adopted: January 27, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 54-2026**

**AUTHORIZE BUDGET TRANSFERS BETWEEN APPROPRIATION ACCOUNTS PURSUANT
TO N.J.S.A. 40A:4-58**

WHEREAS, certain transfers of funds for various 2025 budget appropriations are necessary to cover anticipated expenditures; and

WHEREAS, N.J.S.A. 40A:4-58 provides for the transfer of appropriations with excess over and above the amount deemed necessary to fulfill their purposes to those appropriations considered to be insufficient; and

WHEREAS, the appropriations subject to fund transfers hereby are not within those restricted by N.J.S.A. 40A:4-58 for transfer purposes.

NOW, THEREFORE, BE IT RESOLVED by the Mayor & Borough Council of the Borough of Montvale, in the County of Bergen, State of New Jersey, that the Chief Financial Officer shall and is hereby authorized to make transfers between appropriations accounts of the 2025 Municipal Budget as follows:

	FROM	TO
Administration and Executive Salaries & Wages	\$5,600	
STATUTORY EXPENSES Social Security System (O.A.S.I)		\$5,600
Construction Official OE Other Expenses	\$3,050	
Construction Official Salaries & Wages		\$2,800
Electrical Subcode Official Salaries & Wages		\$250
UTILITIES Electricity	\$12,000	
Fire Hydrant Service		\$12,000
Administration and Executive Other Expenses	\$20,000	
Legal Services & Costs Other Expenses		\$20,000
UTILITIES Telephone	\$6,050	
Police Dispatch (Tri-Boro) Other Expenses		\$6,050

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

Adopted: January 27, 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	\$2,230,855.00	Bill List Wire 1/27/2026
	<u>353,541.30</u>	Wires/Manual Checks
Current TOTAL	2,584,396.30	
Capital	122,501.63	Bill List Wire 1/27/2026
Escrow	12,422.50	Bill List Wire 1/27/2026
Housing Trust	17,540.70	Bill List Wire 1/27/2026
Recreation Trust	1,600.00	Bill List Wire 1/27/2026
General Trust	400.00	Bill List Wire 1/27/2026
TOTAL	\$2,738,861.13	

*This resolution was adopted by the Mayor and Council of Montvale
at a meeting held on 1/27/26*

Introduced by: _____

Approved: 1/27/26

Seconded by: _____

Michael Ghassali, Mayor

ATTEST:

Frances Scordo, Municipal Clerk

MANUAL/VOID CHECKS - WIRES
January 27, 2026

<u>Check #</u>	<u>PO #</u>	<u>Date</u>	<u>Vendor/Transaction</u>	<u>Amount</u>
WIRE		1/15/26	Payroll Account	\$228,220.66
WIRE		1/15/26	Salary Deduction Account	\$125,240.64
WIRE		1/15/26	FSA Account	\$80.00
Total				<u><u>\$353,541.30</u></u>

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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
00016	AZCONA AND ASSOCIATES, LLC								
		25-01683	12/18/25	12/10/25 ALTERNATE PROSECUTOR	Open	300.00	0.00		
00019	MUNICIPAL CAPITAL CORPORATION								
		26-00041	01/13/26	COPIER MACHINE LEASE	Open	369.00	0.00		B
		26-00042	01/13/26	COPY MACHINE LEASE	Open	199.00	0.00		B
						568.00			
00046	COUNTY OF BERGEN, TREASURER								
		26-00119	01/21/26	2026 COUNTY TAXES	Open	1,655,236.00	0.00		B
00065	GENERAL CODE PUBLISHERS, LLC								
		26-00024	01/07/26	CLERK STUDY GUIDE SUPPLEMENT 5	Open	109.00	0.00		
00097	CABLEVISION								
		26-00086	01/15/26	07873-109890-01-7 OPTIMUM	Open	161.39	0.00		
		26-00110	01/20/26	07873-218840-01-0 OPTIMUM	Open	27.70	0.00		
		26-00123	01/22/26	07873-199375-01-1 OPTIMUM	Open	234.87	0.00		
						423.96			
00102	MGL PRINTING SOLUTIONS								
		25-01405	10/30/25	CLAIMS CHECK REORDER	Open	318.00	0.00		
00118	NJ STATE LEAGUE OF								
		26-00047	01/13/26	Budget Audit Webinar	Open	45.00	0.00		
00123	P & A AUTO PARTS								
		25-01537	12/01/25	PD SPEED SIGN BATTERIES	Open	364.10	0.00		
00125	NORTHWEST BERGEN REGIONAL								
		26-00012	01/05/26	2026 HEALTH SERVICES	Open	7,114.00	0.00		B
00129	CLEAN AIR COMPANY								
		25-01549	12/01/25	FIREHOUSE SERVICE	Open	2,129.00	0.00		
00139	SCORDO, FRANCES								
		26-00035	01/13/26	PETTY CASH FOR DEC/JAN	Open	213.69	0.00		
00146	PSE&G CO.								
		26-00114	01/21/26	PSE&G DECEMBER 2025	Open	18,013.54	0.00		
00217	RIVERSIDE COMMUNICATIONS, LLC								
		26-00029	01/09/26	PROFESSIONAL SERVICES RENDERED	Open	400.00	0.00		
00244	EAST COAST EMERGENCY LIGHTING								
		25-00258	02/14/25	Police Upfit for 2024 Durango	Open	21,899.58	0.00		

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Vendor #	Name	Status	Amount	Void Amount	Contract	PO Type
PO #	PO Date Description					
00250	FIRE AND SAFETY SERVICES LTD					
25-00971	07/18/25 ANNUAL TESTING M-5	Open	2,500.00	0.00		
25-01415	10/30/25 M-1 TRUCK REPAIR	Open	<u>2,218.45</u>	0.00		
			4,718.45			
00258	ROCKLAND ELECTRIC COMPANY					
26-00115	01/21/26 ROCKLAND ELECTRIC DECEMBER	Open	38,248.54	0.00		
00332	ZAGAJA, MACIEJ					
26-00058	01/14/26 REIMB MEAL ALLOWANCE	Open	74.11	0.00		
00380	SPATIAL DATA LOGIC, INC.					
26-00010	01/05/26 WEBSITE DESIGN/MANAGE/HOSTING	Open	2,660.00	0.00		
00409	FLANAGAN PRODUCTIONS, LLC					
26-00068	01/14/26 BASIC NEWSLETTER	Open	750.00	0.00		
00426	TREASURER, STATE OF NEW JERSEY					
26-00023	01/07/26 QTRLY MARRIAGE LICENSE REPORT	Open	175.00	0.00		
00448	V.E. RALPH & SON, INC.					
25-01468	11/13/25 PD MEDICAL SUPPLIES	Open	504.30	0.00		
00456	EAGLE POINT GUN					
25-01250	09/26/25 PD AMMUNITION	Open	8,837.70	0.00		
00461	TAX COLLECTORS AND TREASURERS					
26-00032	01/12/26 ANNUAL MEMBERSHIP DUES 2026	Open	125.00	0.00		
00497	LEVITZKI, ANN					
25-00293	02/21/25 2025 COURT - CELL PHONE	Open	70.61	0.00		B
00554	BERGEN MUNI.EMPL.BENEFITS FUND					
25-00018	01/07/25 2025 HEALTH BENEFITS	Open	86,712.00	0.00		B
26-00079	01/15/26 2026 HEALTH BENEFITS	Open	<u>212,824.00</u>	0.00		B
			299,536.00			
00578	TREASURER, STATE OF NJ DCA					
26-00022	01/07/26 Fourth quarter DCA fees	Open	4,229.00	0.00		
00582	MICROSYSTEMS-NJ.COM, L.L.C.					
26-00031	01/12/26 ANNUAL EMAIL SERVICES 2026	Open	120.00	0.00		
00635	CDW GOVERNMENT					
25-00413	03/19/25 APC Back-UPS Battery Backup	Open	176.18	0.00		
25-00881	07/02/25 PD COMPUTER CABLES	Open	<u>56.76</u>	0.00		
			232.94			
00699	ATLANTIC TOMORROWS OFFICE					
25-00499	04/08/25 2025 MAINTENANCE CONTRACT	Open	855.28	0.00		B
26-00017	01/06/26 BUILDING DEPT. COPIER USAGE	Open	120.05	0.00		

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Vendor #	Name	Status	Amount	Void Amount	Contract	PO Type
PO #	PO Date Description					
00699	ATLANTIC TOMORROWS OFFICE	Continued				
26-00018	01/06/26 PD COPY USGAE	Open	17.21	0.00		
			992.54			
00730	BOGGIA, BOGGIA, BETESH					
25-00329	03/04/25 2025 LEGAL FEES	Open	856.00	0.00		B
00731	COLLIER'S ENGINEERING & DESIGN					
24-00955	07/12/24 FOURTH ROUND AFFORD. HOUSING	Open	3,797.50	0.00		B
24-01464	10/18/24 NJDOT FY2024 - WOODLAND ROAD	Open	1,990.00	0.00		B
25-00165	01/27/25 2025 BOROUGH PLANNER	Open	95.00	0.00		B
25-00202	02/03/25 2025 GENERAL ENGINEERING	Open	4,950.00	0.00		B
25-00324	02/27/25 NJDOT FY2025 - PARAGON DRIVE	Open	5,312.50	0.00		B
25-00602	04/30/25 KINDERKAMACK RD & MAGNOLIA AVE	Open	1,007.50	0.00		B
25-01447	11/06/25 Redev Stdy 3103/2&3201/1-3,5,6	Open	142.50	0.00		B
25-01680	12/18/25 Municipal Planning Review	Open	285.00	0.00		
26-00072	01/15/26 Municipal Engineering Review	Open	7,635.00	0.00		
26-00073	01/15/26 Municipal Planning Review	Open	1,723.75	0.00		
26-00075	01/15/26 Tax Map Maint. & Revisions	Open	3,791.25	0.00		
			30,730.00			
00891	RIDGEMONT PIZZA & RESTAURANT					
25-01656	12/16/25 12/16 PLANNING BOARD MEETING	Open	89.00	0.00		
26-00113	01/20/26 PIZZA PLANNING BOARD MEETING	Open	90.00	0.00		
			179.00			
00999	AMAZON.COM SERVICES, INC.					
25-01634	12/12/25 OFFICE SUPPLIES	Open	150.57	0.00		
01002	ZOOM VIDEO COMMUNICATIONS, INC					
26-00129	01/22/26 ZOOM VIDEO COMMUNICATIONS	Open	1,959.70	0.00		
01020	WORLD INSURANCE ASSOCIATES, LLC					
26-00121	01/22/26 2026 ACCIDENT & HEALTH RENEWAL	Open	340.00	0.00		
01139	ESI EQUIPMENT, INC.					
25-01503	11/19/25 BATTERIES FIRE DEPARTMENT	Open	4,803.00	0.00		
01151	GILL ID SYSTEMS					
26-00083	01/15/26 2026 BADGE VALIDATION LABELS	Open	99.00	0.00		
01191	BROADMAN, DEBRA					
26-00065	01/14/26 2026 MONTVALE WELLNESS	Open	60.00	0.00		
01210	GOOSETOWN COMMUNICATIONS					
25-01619	12/10/25 FIRE DEPARTMENT EQUIPMENT	Open	623.52	0.00		
01227	PIAZZA & ASSOCIATES, INC.					
25-00161	01/27/25 2025 AFFORDALE HOUSING SVCS	Open	400.00	0.00		B
01368	ROBALINO, ERIC					
26-00054	01/14/26 REIMB CLOTHING ALLOWANCE	Open	217.15	0.00		

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Vendor #	Name	Status	Amount	Void Amount	Contract	PO Type
PO #	PO Date Description					
01464	SURENIAN, EDWARDS, BUZAK & NOLAN					
25-01687	12/18/25 TRUST - RESERVE FOR HOUSING	Open	6,325.70	0.00		
01471	RICCIARDELLA ELECTRIC INC.					
25-01473	11/13/25 LATRENTA HEATERS ELECTRIC	Open	3,756.00	0.00		
01472	D.L.S.CONTRACTING, INC.					
24-00775	06/03/24 2024 MONTVALE ROAD PROGRAM	Open	18,535.01	0.00		B
01638	FRESH H2O FILTRATION SYSTEMS					
26-00066	01/14/26 2026 WATER COOLER RENTAL	Open	209.97	0.00		B
01643	LORANGER, LISA					
26-00028	01/08/26 MAILCHIMP REIMBURSEMENT	Open	110.00	0.00		
01697	FIREFIGHTER ONE LLC					
25-01107	08/22/25 Fire Department - Nozzles	Open	3,476.16	0.00		
01702	MEDIA CONSULTANTS LLC					
25-00523	04/14/25 MONTVALE STUDIO MANAGEMENT	Open	12,598.00	0.00		B
01713	VALLEY PHYSICIAN SERVICES PC					
25-00542	04/16/25 FIREFIGHTER APPLICANT EXAM	Open	175.00	0.00		
01724	MOTOROLA SOLUTIONS INC.					
25-01401	10/29/25 Fire Dept Portable Radios (7)	Open	70,062.04	0.00		
01748	WERBA, JOSEPH					
26-00061	01/14/26 REIMB CLOTHING ALLOWANCE	Open	217.74	0.00		
01749	BOMAN, ANDREW					
26-00060	01/14/26 REIMB CLOTHING ALLOWANCE	Open	706.05	0.00		
01750	DUBELBEISS, RYAN					
26-00059	01/14/26 REIMB CLOTHING ALLOWANCE	Open	239.89	0.00		
01828	CGP&H, LLC					
25-00339	03/04/25 PROFESSIONAL HOUSING REHAB SVC	Open	450.00	0.00		B
01849	NEW JERSEY FIRE EQUIPMENT CO.					
24-01794	12/16/24 FIRE EQUIPMENT	Open	29,889.60	0.00		
01882	PRESTIGE BUSINESS PRODUCTS, INC					
25-01477	11/13/25 Printer Toner-Finance 201AX	Open	121.00	0.00		
01890	GREATAMERICA FINANCIAL SRVCS.					
25-00106	01/15/25 POSTAGE MACHINE LEASE	Open	289.00	0.00		B
26-00069	01/14/26 POSTAGE MACHINE LEASE	Open	289.00	0.00		B
			578.00			
01895	INSTITUTE FOR PROFESSIONAL					
26-00126	01/22/26 WEBINARS FEB 4 & MARCH 11	Open	200.00	0.00		

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
01919	DESIGN-N-STITCH								
		25-01357	10/21/25	EMBROIDERED SHIRTS AND VESTS	Open	139.00	0.00		
02005	SALAZAR, DIEGO								
		26-00055	01/14/26	REIMB CLOTHING ALLOWANCE	Open	185.42	0.00		
02006	GARRAN, JOSHUA								
		26-00056	01/14/26	REIMB CLOTHING ALLOWANCE	Open	242.23	0.00		
02034	BEVERLY HILLS HAND CAR WASH								
		25-01603	12/08/25	PD CAR WASH DETAILED	Open	900.00	0.00		
02062	EAST COAST CARPET CARE, INC.								
		25-01617	12/10/25	NEW CARPET POLICE DEPARTMENT	Open	3,695.00	0.00		
02097	BLOODGOOD LAW ENFORCEMENT								
		25-01472	11/13/25	TRAINING CLASS ZAGAJA	Open	195.00	0.00		
02098	THE WAY FOUNDATION INC.								
		26-00011	01/05/26	THE WAY FALL 2025	Open	1,600.00	0.00		
02141	REGAN, ROBERT T., ESQ.								
		26-00074	01/15/26	Professional Services Rendered	Open	2,500.00	0.00		
02144	ALL COUNTY MECHANICAL								
		25-00751	06/03/25	SERVICE WORK GAS REGULATORS	Open	502.00	0.00		
		25-01157	09/08/25	BOILER GAS ISSUE	Open	881.79	0.00		
		25-01165	09/08/25	SERVICE WORK	Open	139.00	0.00		
						1,522.79			
02248	ESS, INC.								
		25-01360	10/21/25	FIRE DEPARTMENT SUPPLIES	Open	626.58	0.00		
02328	NASSAU CAPITAL ADVISORS, LLC								
		25-01325	10/14/25	PROFESSIONAL SERVICES RENDERED	Open	6,425.00	0.00		B
02383	GIFTS FOR SPORTS FANS								
		25-01558	12/01/25	PD SHADOW BOXES	Open	530.00	0.00		
02389	NICUSA INC.								
		25-01637	12/15/25	CREDIT CARD CHARGEBACKS	Open	1,879.11	0.00		
02392	WHOOSTER, INC.								
		25-01672	12/17/25	DB WEB DAAS SEARCH	Open	500.00	0.00		
02396	NEW JERSEY BRAIN & SPINE								
		26-00082	01/15/26	Escrow Refund 2802/2 C001B	Open	278.75	0.00		
02426	VERIZON WIRELESS								
		26-00105	01/20/26	242317487-00001 VERIZON	Open	982.70	0.00		
02559	INS.DESIGN ADMINSTRATORS								
		25-00041	01/09/25	2025 VISION BENEFITS	Open	600.00	0.00		B

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
02679	EDMUNDS GOVTECH								
		26-00064	01/14/26	CLOUD HOSTING (LEVEL 1)	Open	4,724.43	0.00		
		26-00127	01/22/26	2026 Software Maintenance	Open	16,713.85	0.00		
						21,438.28			
02757	TYCO ANIMAL CONTROL SERVICES								
		25-00235	02/11/25	2025 GEESE CONTROL SERVICES	Open	800.00	0.00		B
		25-00236	02/11/25	2025 ANIMAL CONTROL SERVICES	Open	1,005.00	0.00		B
						1,805.00			
02987	DATA NETWORK SOLUTIONS								
		26-00080	01/15/26	2026 BORO PHONE LINES	Open	2,247.81	0.00		B
03084	WESLEY SICOMAC DAIRY								
		25-00210	02/04/25	2025 MILK DELIVERY	Open	30.18	0.00		B
03131	CERTIFIED SPEEDOMETER SERVICE								
		25-01548	12/01/25	PD VEHICLE CALIBRATIONS	Open	484.00	0.00		
03148	COUNTY OPEN SPACE TRUST FUND								
		26-00120	01/21/26	2026 COUNTY OPEN SPACE TAXES	Open	74,445.00	0.00		B
03215	UNUM LIFE INSURANCE								
		25-00039	01/09/25	2025 LIFE INSURANCE	Open	237.60	0.00		B
03280	FREMGEN'S POWER EQUIPMENT, INC								
		25-01554	12/01/25	FIRE DEPARTMENT EQUIPMENT	Open	2,883.96	0.00		
03472	AAA EMERGENCY SUPPLY								
		25-01555	12/01/25	FIRE DEPARTMENT SUPPLIES	Open	1,915.00	0.00		
03727	STAPLES INC								
		25-01661	12/17/25	Office Supplies	Open	476.01	0.00		
03987	MAZZEO, NICHOLAS								
		26-00057	01/14/26	REIMB CLOTHING ALLOWANCE	Open	79.25	0.00		
Total Purchase Orders: 110					Total P.O. Line Items: 0	Total List Amount: 2,385,319.83	Total Void Amount: 0.00		

Totals by Year-Fund Fund Description Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND 2026 5-01	219,534.91	0.00	219,534.91	0.00	0.00	219,534.91
CURRENT FUND 2026 6-01	2,011,320.09	0.00	2,011,320.09	0.00	0.00	2,011,320.09
CAPITAL FUND C-04	122,501.63	0.00	122,501.63	0.00	0.00	122,501.63
BOA ESCROW ACCOUN E-08	12,422.50	0.00	12,422.50	0.00	0.00	12,422.50
OTHER TRUST ACCOU T-03	17,940.70	0.00	17,940.70	0.00	0.00	17,940.70
RECREATION TRUST T-19	1,600.00	0.00	1,600.00	0.00	0.00	1,600.00
Year Total:	19,540.70	0.00	19,540.70	0.00	0.00	19,540.70
Total of All Funds:	2,385,319.83	0.00	2,385,319.83	0.00	0.00	2,385,319.83