

**AGENDA
PUBLIC MEETING
BOROUGH OF MONTVALE
Mayor and Council Meeting
June 11, 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:

- Personnel – RICE Notice – Police Officer, John Guico – Terms/Conditions of Employment
- 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:

PUBLIC HEARING OF ORDINANCE NO. 2026-1592 AN ORDINANCE OF THE BOROUGH OF MONTVALE CREATING A NEW CHAPTER 365 OF THE BOROUGH CODE ENTITLED, "TOWING AND STORAGE"

PUBLIC HEARING OF ORDINANCE NO. 2026-1593 AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING OVERNIGHT STREET PARKING REGULATIONS

PUBLIC HEARING OF ORDINANCE NO. 2026-1594 AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 170 OF THE BOROUGH CODE TO CLARIFY THE SENIOR FEE WAIVER

INTRODUCTION OF ORDINANCE NO. 2026-1595 CAPITAL ORDINANCE APPROPRIATING \$87,000 FROM THE GENERAL CAPITAL FUND - FUND BALANCE ACCOUNT OF THE BOROUGH OF MONTVALE FOR RECORDS PRESERVATION AND ARCHIVAL SERVICES FOR BOROUGH MINUTE BOOKS AND OFFICIAL RECORDS, A HITCH-MOUNTED VARIABLE MESSAGE SIGN BOARD FOR THE FIRE DEPARTMENT, AND LICENSE PLATE READER CAMERAS FOR THE POLICE DEPARTMENT.
(public hearing 6-30-26)

MEETING OPEN TO PUBLIC:

Agenda Items Only

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:

May 14, 2026

May 26, 2026

CLOSED/EXECUTIVE MINUTES:

April 28, 2026

May 26, 2026

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.

- 110-2026 A Resolution Authorizing Settlement Of A Tax Appeal Filed By John Rothschild, Jr. As Receiver For 100 Philips Parkway LLC For The Property Identified As Block 3103, Lot 2 On The Official Tax Map Of The Borough Of Montvale
- 111-2026 A Resolution Authorizing Settlement Of A Tax Appeal Filed By John Rothschild, Jr. As Receiver For 135 Chestnut Ridge Partners LLC For The Property Identified As Block 1001, Lot 1 On The Official Tax Map Of The Borough Of Montvale
- 112-2026 A Resolution Authorizing Settlement Of A Tax Appeal Filed By 155 Chestnut Ridge LLC For The Property Identified As Block 1001, Lot 2 On The Official Tax Map Of The Borough Of Montvale
- 113-2026 Amending Resolution No. 180-2025, Award Professional Service Contract to Applied Earth Solutions, Inc. for Environmental Services at 1 Memorial Drive
- 114-2026 A Resolution Awarding a Contract to DLS Contracting, Inc. for the 2026 Montvale Road Program Pursuant to the 2026 Riverside Cooperative Road Improvement Program Contract RC-35-26-01
- 115-2026 Award Professional Service Contract to Colliers Engineering & Design - for Construction Observation & Administration Services for 2026 Riverside Cooperative Paving Program
- 116-2026 Requesting Approval of Items of Revenue and Appropriation N.J.S.A. 40A:4-87 – Oritani Charitable Foundation Grant
- 117-2026 Resolution Supporting Companion Legislation, Assembly Bill No. 1950 (1r) And Senate Bill No. 2884, To Advance The Policy Objective Of Improving Hospital Sepsis Recognition, Treatment, And Quality Improvement
- 118-2026 Requesting Approval Of Items Of Revenue And Appropriation N.J.S.A. 40a:4-87 – Hekemian Foundation Community Garden Contribution
- 119-2026 Amending Resolution No. 37-2026 - Awarding a Professional Service Contract for the Position of Municipal Prosecutor for the Pascack Joint Municipal Court to Geoffrey D. Mueller, Esq.
- 120-2026 A Resolution Awarding a Contract to Nielsen of Morristown Pursuant to State Contract #23-FLEET-34933 for the Purchase of a 2026 Dodge Durango (WDEE75) Pursuit AWD
- 121-2026 A Resolution Awarding a Contract to Pellegrino Chevrolet Pursuant to Bergen County Co-Op Contract #24-43 for the Purchase of a 2026 Chevy Silverado 1500 4WD Crew Cab For Use By The Montvale Police Department
- 122-2026 A Resolution Awarding a Contract to East Coast Emergency Lighting, Inc. Pursuant to State Contract #17-FLEET-00761 for the Purchase and Installation of Various Equipment for the Department's New 2026 Chevy Silverado
- 123-2026 Authorize Change Order #1 to Liberty Parks & Playgrounds for a Steelworx Gable Pavilion for Huff Park Pursuant to ESCNJ Contract 24/25-01
- 124-2026 Resolution Approving Liquor License Renewals - July 1, 2026 Through June 30, 2027
- 125-2026 A Resolution Awarding a Contract to Motorola Solutions, Inc. for Police APX8500 Mobile Radio and Related Supplies Pursuant to NJ State Contract 25-TELE-132995
- 126-2026 A Resolution Awarding a Contract to New Jersey Fire Equipment Co. for Sixty-Five (65) Air Cylinders and Related Equipment Pursuant to Bergen County Co-Op Contract BC-BID-24-30 For Use By The Montvale Fire Department
- 127-2026 A Resolution Awarding a Contract to GTBM for One (1) Laptop Computer and Related Equipment Pursuant to Bergen County Co-Op Contract BC-BID-23-17 For Use By The Montvale Police Department
- 128-2026 A Resolution Awarding a Contract to Cliffside Body Corporation for One (1) Stainless Steel Dump Body, Snow Plow and Hydraulic VBox Salt Spreader Pursuant to ESCNJ Contract 23/24-04

RESOLUTIONS: (CONSENT AGENDA*)

- 129-2026 A Resolution Awarding a Contract to All American Ford of Paramus 2027 F-750 Diesel SuperCab Base (X7D) and Related Equipment Pursuant to Bergen County Co-Op Contract BC-BID-24-43
- 130-2026 Approval To Submit A Grant Application And Execute A Grant Contract With The New Jersey Department Of Transportation For The Akers Avenue Roadway Improvements - 00049

BILLS:

REPORT OF REVENUE:

COMMITTEE REPORTS:

ENGINEER'S REPORT:

ATTORNEY'S REPORT:

ADMINISTRATOR'S REPORT:

UNFINISHED BUSINESS:

None

NEW BUSINESS:

None

COMMUNICATION CORRESPONDENCE:

None

MEETING OPEN TO THE PUBLIC:

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

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

MEETING CLOSED TO THE PUBLIC:

ADJOURNMENT:

Regular Workshop Meeting of the Mayor & Council to be held at 7:30pm on June 30, 2026

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

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO. 2026-1592**

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on May 14, 2026 and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the Mayor and Council to be held on June 11, 2026 at 7:30pm or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same.

Frances Scordo, Municipal Clerk
Borough of Montvale

AN ORDINANCE OF THE BOROUGH OF MONTVALE CREATING A NEW CHAPTER 365 OF THE BOROUGH CODE ENTITLED, "TOWING AND STORAGE"

BE IT ORDAINED by the Mayor and Council of the Borough of Montvale as follows:

Section 1. The Code of the Borough of Montvale is hereby amended and supplemented by adding a new Chapter 365 entitled "Towing and Storage," as follows:

Chapter 365

Towing and Storage

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|----------------|---|
| §365-1 | Definitions. |
| §365-2 | Officials towers appointed. |
| §365-3 | Services to be provided. |
| §365-4 | Application process. |
| §365-5 | Issuance of license. |
| §365-6 | Municipal standards of performance. |
| §365-7 | Official towers list. |
| §365-8 | Removal of abandoned vehicles. |
| §365-9 | Hold harmless agreement. |
| §365-10 | Insurance. |
| §365-11 | Towing and storage fee schedule. |
| §365-12 | Miscellaneous provisions. |
| §365-13 | Enforcement agency; suspension or revocation of license. |
| §365-14 | Violations and penalties. |

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|---------------|---------------------|
| §365-1 | Definitions. |
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For purposes of this Chapter, the following terms shall have the meanings indicated:

AUTOMOBILE

A motor vehicle of a private passenger or station-wagon-type that is owned or leased and is neither used as a public or livery conveyance for passengers nor rented to others with a driver, and a motor vehicle with a pickup body, or delivery sedan, a van, or a panel truck or a camper-type vehicle used for recreational purposes owned by an individual or by a person and spouse who are residents of the same household, not customarily used in the occupation, profession or business of the owner(s).

BASIC TOWING SERVICE

The removal and transportation of an automobile from a highway, street or other public or private road, or a parking area, or from a storage facility, and other services normally incidental thereto, but does not include recovery of an automobile from a position beyond the right-of-way or berm or from being impaled upon any other object within the right-of-way or berm.

CALENDAR YEAR

The period of time between January 1 and December 31 of any given year.

COMMERCIAL VEHICLE

Any vehicle other than that as defined as an automobile pursuant to the definition contained in this section.

DECOUPLING FEE

A charge by a towing company for releasing a motor vehicle to its owner or operator when the vehicle has been, or is about to be, hooked or lifted by a tow truck, but prior to the vehicle actually having been moved or removed from the property.

GVWR

Gross vehicle weight rating.

HEAVY-DUTY TOW VEHICLE

A specifically designed vehicle designed to tow, transport or otherwise move motor vehicles, with a gross vehicle weight rating of at least 40,000 pounds GVW and equipped with a boom or booms, winches, slings, tilt beds, wheel lifts or underreach equipment, as hereinafter defined.

HEAVY-DUTY VEHICLE

Vehicles with over sixteen-thousand-one-pound gross vehicle weight rating.

INSIDE BUILDING

A vehicle storage facility that is completely indoors having one or more openings in the walls, for storage and removal of vehicles, and that is secured by a locking device on each opening.

LANDOLL TRAILER

Detachable trailer capable of hauling vehicles, machinery and/or equipment, commonly referred to as a "lowboy."

LIGHT-DUTY VEHICLE

An automobile, as defined by N.J.S.A. 39:6A-2a, not exceeding a ten-thousand-pound gross vehicle weight rating.

MAJOR ACCIDENT CLEANING

Motor vehicle accidents involving a vehicle rollover, two or more vehicles leaking fluid, debris of a size or character that requires more than one person to remove, and/or fluid spills that require application and removal of more than one bag of any drying agent.

MEDIUM-DUTY VEHICLE

Vehicles with a ten-thousand-one-pound to sixteen-thousand-pound gross vehicle weight rating.

MINOR ACCIDENT CLEANING

Removal of debris in or around the roadway due to a motor vehicle accident that is limited to removal of broken glass, taillight/head lenses, and/or fluid spills that require application and removal of one bag or less of any drying agent.

MOTOR VEHICLE ACCIDENT

An occurrence in which any vehicle, commercial vehicle or passenger vehicle comes in contact with any other object for which any vehicle, commercial vehicle or passenger vehicle must be towed or removed for placement in a storage facility. This includes all situations which are accidental as to the owner or operator of the motor vehicle even if they were caused by the intentional acts of a perpetrator where the perpetrator was not the owner or operator of the motor vehicle.

OFFICIAL TOWER

A person or company licensed by the Borough of Montvale to tow and/or store vehicles.

OUTSIDE SECURED

An automobile storage facility that is not indoors and is secured by a fence, wall or other man-made barrier that is at least six feet high. The facility is to be lighted at night.

OUTSIDE UNSECURED

An automobile storage facility that is not indoors and is not secured by a fence, wall or other man-made barrier and all other storage facilities not defined above as inside building or outside secured.

SPECIAL RECOVERY SERVICES

Constitutes any action that is not normally associated with roadside towing, e.g., winching, righting overturned vehicles, locked in park, no keys or other services required when a vehicle will not roll on its own wheels.

STORAGE CHARGES FOR TWENTY-FOUR-HOUR PERIOD

The maximum allowable amount to be charged by a storage facility for a twenty-four-hour period or fraction thereof.

TOW VEHICLE

Only those vehicles equipped with a boom or booms, winches, slings, tilt beds, wheel lifts or under-reach equipment specifically designed by its manufacturer for the removal or transport of motor vehicles.

TOW VEHICLE'S BASE OF SERVICE

The towing operator's principal place of business where the tow vehicle is stationed when not in use.

§365-2 Officials towers appointed.

- A. The governing body of the Borough of Montvale, or its designated agent or officer, may license persons or companies meeting the criteria set forth in this chapter and engaged in the business of or offering the services of motor vehicle towing, wrecking or storage (service), whereby damaged, (or) disabled and/or impounded motor vehicles are towed or otherwise removed from the place where they are damaged, (or) disabled, and/or impounded by use of a tow vehicle, as defined herein. Such person(s) or company shall be known as an "official tower."
- B. Official towers shall be identified by means of a license, which shall be issued by the Borough as hereinafter provided. Each licensed official tower shall also have issued by the Borough a decal or insignia for each vehicle used in the towing operation by the official tower and which shall be placed on each vehicle in a prominent portion of such vehicle as required by the Chief of Police or his designee. No vehicle or motorized equipment shall engage in towing vehicles unless such insignia or decal is affixed as set forth and the name of the official tower permanently affixed to the vehicle. ("Permanently affixed" herein shall mean attached to or placed directly on the vehicle in such a manner as such cannot be removed or repositioned.)
- C. The licensing set forth in this chapter shall be construed pursuant to N.J.S.A. 40:38-2.49 and 49 U.S.C. § 14501 and is not intended to regulate towers beyond that which is permitted by state and federal law.

§365-3 Services to be provided.

- A. The official tower shall furnish adequate and proper towing, wrecking, storage and emergency repair service to damaged or disabled motor vehicles within the limits of the Borough when requested to do so by the Chief of Police or his designee. The official tower shall be available to render service 24 hours per day, seven days per week.
- B. In the event that a disabled vehicle requires special towing equipment (and) the official tower does not possess such equipment, then the Chief of Police or his designee shall select the next official tower in the rotation list who does possess the necessary special equipment to tow such disabled, (or) damaged or impounded vehicle. No official tower shall subcontract or assign any work that is to be performed by the official tower under the provisions of this chapter.

§365-4 Application process.

- A. Application for an official tower license shall be made to the Mayor and Council of the Borough of Montvale, upon a form provided by the Borough Clerk, and shall contain all of the following information:
 - 1. The name, business address(s), telephone number and federal tax identification number (where applicable). When the official tower is owned and operated by an individual, the name, social security number, residential and business addresses and telephone number(s) of such individual shall be provided. When the official tower is a corporation or partnership, the application shall contain the names,

residences, telephone numbers, dates of birth and social security numbers of all persons owning any interest in the official tower.

2. In the event that the official tower is conducting business operating under a trade or business name, the applicant shall submit a certificate of such name as proof that such name has been appropriately filed with the County Clerk's Office of Bergen County and/or with the Secretary of State of the State of New Jersey.
3. Any such information as may be required by the Mayor and Council (or designee) concerning the personnel, vehicles, equipment and storage facilities of such applicant, as hereinafter provided, showing that the applicant meets the minimum standards of performance.
4. A certificate or certificates of insurance evidencing adequate insurance coverage as hereinafter provided.
5. A fee of **\$1500** to cover the administrative expenses incurred by the Borough in processing the application and an additional fee of **\$100** for each vehicle for which an identifying decal is issued.
6. The names and addresses of two business references not in the employ of the Borough who have known the applicant for at least two years and who can attest to the applicant's experience and performance in the towing, wrecking and storage business.
 - a. All towing vehicles must be listed on the application, including the make and model number, year of vehicle and vehicle identification number (VIN) and any and all other information that the Mayor and Council may deem necessary.
 - b. No vehicle may be listed on more than one application nor can there be a transfer of vehicles between towers.
7. A complete list, including dates of service, of all other municipalities, state agencies and/or governmental entities that the applicant is, or has been, an official tower of or held a towing permit from. No person applying individually shall be eligible for approval or appointment as an official tower of the Borough of Montvale unless that person shall have been an official municipal tower with a minimum of five years' experience in municipal towing in any municipality of the State of New Jersey, including a minimum of two years' experience in municipal towing in any municipality in the County of Bergen, State of New Jersey. No corporation or partnership shall be eligible for approval or appointment as an official tower of the Borough of Montvale unless that business entity shall have been an official municipal tower with a minimum of five years' experience in municipal towing in any municipality of the State of New Jersey, including a minimum of two years' experience in municipal towing in any municipality in the County of Bergen, State of New Jersey.
8. A complete list of all actions taken against the applicant by a governmental entity for the applicant's alleged violation of any towing ordinance or regulation while towing as a licensed or permitted tower for that governmental entity. If the

applicant's towing license or permit has been revoked, suspended or denied, the applicant shall list each time, what governmental entity was involved and a brief description of the event(s) that led up to the revocation, suspension and/or denial of a towing license or permit.

- B. No license shall be granted to a tower unless and until the tower seeking the license has appointed the Borough Clerk as the applicant's true and lawful attorney for the purpose of acknowledging service out of any court of competent jurisdiction to be served against the applicant.
- C. Suspension or revocation of a license, and/or the prior denial of an application affecting the applicant, from this municipality or any county or state agency granting such license may be cause for denial of a license under this chapter.
- D. The applicant shall also cause each of its drivers to have a background check performed by the Montvale Police Department or at a state-approved facility prior to that driver performing any towing services in the Borough. Copies of the results of the background check shall be made available to the Borough Clerk immediately upon receipt.
- E. Upon receipt of a completed application, the Borough Clerk shall forward a copy to the Chief of Police or his designee for his review and recommendation. The review by the Chief of Police or his designee shall consist of the following: an inspection of the personnel, vehicles, equipment and storage areas proposed to be utilized by the applicant to verify the accuracy of the information contained in the application and to determine compliance with applicable laws and regulations and the standards of performance required by this chapter.
- F. An applicant may be included on the official towers list by an official action of the Mayor and Council, by resolution adopted at a regular public meeting, when, from a consideration of the application and from such other information as may be obtained, the Mayor and Council find that all of the following circumstances exist:
 - 1. The applicant has not knowingly and with intent to deceive made any false, misleading or fraudulent statements of material fact in the application or in any other document required pursuant to this chapter.
 - 2. The applicant has met the standards in this chapter and has furnished the required hold harmless agreement and certificate(s) of insurance.
 - 3. The application has been reviewed and the Chief of Police or his designee has submitted a favorable report.
 - 4. Neither the applicant nor the applicant's personnel have been convicted of a criminal charge or have had their driver's license suspended within the past year.
- G. The Chief of Police or his designee shall conduct his or her review and render a report to the Mayor and Council recommending either the approval or denial of the application within 28 days of receipt of the application from the Borough Clerk. The Mayor and Council shall take action with regard to the report of the Chief of Police within 30 days or at the next public meeting of the Mayor and Council, whichever is later. The applicant or

its representative shall be given notice of the date on which the Mayor and Council will consider the application and shall be permitted to appear and be heard at that time.

- H. Written notice of the approval or denial of the application shall be provided to the applicant within seven days of the decision of the Mayor and Council.

§365-5 Issuance of license.

- A. Upon approval of the application as herein provided, the Borough Clerk shall issue for the applicant an official tower's license for each tow vehicle or flatbed vehicle to be utilized in providing services pursuant to this chapter by submitting such to the Chief of Police or designee for issuance to the official tower(s).
- B. Said licenses and identifying decal, which shall be in a form so approved by the Mayor and Council, shall be affixed and displayed on the tow vehicle or flatbed vehicle at all times.
- C. The licenses shall be valid for a maximum three-year period as set forth in this chapter and expire December 31, no later than three years after issuance of the license. For example, if a license is issued on April 30, 2026, a license would be valid through December 31, 2028.
- D. The license shall be nontransferable, and shall be subject to revocation by the Borough for any of the following reasons:
 - 1. If it is subsequently determined that the applicant knowingly and with intent to deceive made false, misleading or fraudulent statements of material fact in the application or in any other documents required pursuant to this chapter.
 - 2. Committing a violation of any federal or state law or municipal ordinance or any regulation relating to the operation of a motor vehicle or the provision of towing services.
 - 3. Committing any violation of any rule or regulation promulgated by the New Jersey Department of Insurance.
 - 4. Committing any violation of any of the provisions of the New Jersey Predatory Towing Prevention Act, Chapter 39, P.L. 2009, or N.J.A.C. 13:45A-31 (Private property and Non-consensual towing rules).
 - 5. Unsatisfactory service provided pursuant to this chapter.
 - 6. Failure to annually certify compliance with the requirements of this chapter.
- E. Upon the expiration of an official tower's license, the applicant, prior to performing any service thereafter, shall re-file completely for such official tower's license, setting forth all the information required in the form provided by the Borough Clerk and complying with the provisions of this chapter.

§365-6 Municipal standards of performance.

To qualify for inclusion on the list of official towers, applicants must meet the following minimum standards:

A. Minimum vehicle requirements.

1. Every official tower shall maintain and have available under its exclusive control to render services required by this chapter at least the following vehicles and equipment:
 - a. Two (2) heavy duty wreckers (minimum 40,000 GVWR)
 - b. One (1) Landoll or Lowboy (min 40') with Tractor transport
 - c. One (1) Medium Duty Wrecker (minimum 25,000 GVWR)
 - d. Three (3) Flatbed Carriers
 - e. One (1) Light Duty Wrecker
 - f. One (1) Rotator
2. Registration documents shall be shown to the Borough certifying registration is the same or better than the gross vehicle weight (GVWR) of the vehicle, as plated on the vehicle.
3. Vehicle classes.
 - a. Heavy-duty tow vehicles of 40,000 pounds gross vehicle weight or more must be equipped with a boom or winch assembly mounted on the chassis, a tow sling or tow bar and a wheel lift assembly or underreach. The winch assembly must have 100 feet of at least five-eighths-inch steel cable attached to a motor-driven winch.
 - b. Flatbed vehicles must be equipped with a winch or hydraulically operated bed which slides or tilts to accommodate the transporting of vehicles.

B. Each applicant shall submit, along with its application, proof of ownership or lease of the vehicles, which will be utilized to provide services pursuant to this chapter. The provisions of subsection 4A(6) of this chapter shall apply.

C. Minimum equipment and reporting requirements.

1. Every tow vehicle or flatbed vehicle shall have two-way radio or cellular phone capability with a dispatching center on a twenty-four-hour basis.
2. Every tow vehicle or flatbed vehicle shall be equipped with the following:

- a. At least one amber rotating beacon or strobe light mounted on the highest practical location on the vehicles, visible from 360° when in use and visible at a minimum distance of 500 feet during daylight hours. An amber light permit, as required by the state, must be filed in the office of the Chief of Police and Borough Clerk.
 - b. Safety tow lights or magnetic tow lights for towing vehicles at night, amber or red colored.
 - c. Extra chains and cable for pulling or securing a towed vehicle.
 - d. At least one heavy-duty broom, a shovel, a crowbar or prybar, a set of jumper cables, a flashlight, one two-pound or larger fire extinguisher of dry chemical type, one dozen flares or similar warning devices for placement at the scene of an accident or behind a disabled vehicle, at least 40 pounds of dry sand or a drying compound for gasoline and oil spilled on the roadway and containers for removal thereof and a sufficient quantity and types of tools to enable the tow vehicle operator to perform proper and adequate emergency repair services for the tow.
 3. Every tow vehicle or flatbed vehicle shall comply with any and all state, federal and local laws, regulations and ordinances pertaining to safety, lighting and towing equipment requirements and shall be subject to inspection by the Chief of Police or his designee at any time. Where applicable, all permits required by other agencies than the Borough shall be provided to the Borough upon request of the Borough.
 4. Every tow vehicle or flatbed vehicle shall display the official tower's decal and shall have the name of the official tower, by a permanently affixed or painted sign, prominently displayed on the vehicle in such manner so as to conform to the provisions of N.J.S.A. 39:4-46. Such demarcations shall be placed on the outside door panels of the vehicle. The sign shall be at least three inches in height and diameter, be visible to the naked eye and the names must be the same on both panels.
 5. Within five calendar days of the expiration of each rotation period, the official tower shall submit to the Borough Clerk a copy of all of the invoices for services rendered to any owner or operator of a damaged or disabled vehicle on a form of invoice provided by the Borough. In the absence of a Borough form, the official tower will submit the bills which state: the name and address of the person towed; the make and model of the vehicle towed; plate number; and the in date of the tow and the out date of the tow. Only fees applicable in this chapter shall appear on said invoice, and there shall be only one invoice per vehicle towed.
- D. Minimum personnel requirements. Official towers shall have available, at all times, a minimum of two drivers to provide the services required by this chapter. All drivers employed by official towers to provide the services required by this chapter shall meet the following requirements and be subject to the following regulations. They shall:
1. Be competent and able to provide minimum road services for disabled vehicles.

2. All drivers operating a vehicle that requires a CDL must have a commercial driver's license (CDL) by the State of New Jersey and/or federal regulations are required to furnish such license for the purpose of this chapter.
3. Obey all traffic laws and regulations.
4. Not have been convicted of a crime within the past year.

E. Minimum storage requirements.

1. Every official tower shall maintain an inside building and/or outside secured storage area meeting the following requirements:
 - a. All official towers must have sufficient storage area on their own premises, or premises that they have the legal right to use for such storage area, to store towed vehicles at the licensed site. This area must be over and above the requirement that is in effect for requirement of parking for that site. No vertical stacking of vehicles is permitted. Each tow vehicle must be stored at the official tower's licensed site(s). A driver must be on call at the licensed site(s) to respond to a call for towing during the tower's rotation. Official towers located within the Borough cannot store vehicles on the thoroughfares of the Borough, whether under the auspices of the Borough, County of Bergen or State of New Jersey without Borough approval. Storage of vehicles on the thoroughfares of other municipalities wherein Borough towers are located is subject to the requirements of those municipalities.
 - b. The location of the storage area(s) shall be located within the State of New Jersey and within five miles driving distance from the border of the Borough of Montvale in accordance with the official map on file with the Borough Clerk. Licensed towers can utilize any of their sites within the five miles driving distance from the border of Montvale.
 - c. All outdoor storage areas shall be fenced with an acceptable screened material six feet in height. The fenced area shall be no less than 5,000 square feet in area. The storage area shall have a suitable gate and be installed with a locking device or a similar on-site security measure. The facility is to be lighted at night. Vehicles may also be stored indoors at licensed sites at no additional charge.
 - d. A certificate of occupancy must be furnished with the application showing that the licensed site(s) are legally zoned for such use or are subject to land use approvals permitting such use.
 - e. The storage facility shall be available from at least 8:00 a.m. until 6:00 p.m. Monday through Friday and from at least 8:00 a.m. to 1:00 p.m. on Saturday. The applicant shall prominently display the hours during which the facility will be open on weekends. On the application for a towing license, the applicant shall list all business hours required pursuant to the subsection for the calendar year of the license in question, which shall not be changed during the calendar year.

- f. The official tower may charge any additional fee or other charge for releasing vehicles to their owners after normal business hours or on weekends or for moving a vehicle from one location to another in the storage area. After-hours release by appointment when tower is available.
 - g. The applicant shall, with its application, submit proof of ownership or lease of the storage area.
 - h. The official tower shall be responsible for ensuring the proper and safe storage of all vehicles towed pursuant to this chapter. The official tower shall be liable for any damage incurred by such vehicles while in transit to, or while stored in, the storage areas.
 - 2. To ensure the timely release of a vehicle, the tower shall release a vehicle to the owner/occupier of the vehicle no later than one hour from the vehicle's arrival at the tower's facility or within one hour of being contacted by the owner/occupier of the vehicle that he/she wishes to take possession of said vehicle during regular business hours.
 - 3. Every official tower shall maintain a yard or garage from which the tower's vehicles will be dispatched located within five miles driving distance from the border of the Borough of Montvale in accordance with the official map on file with the Borough Clerk.
- F. Credit cards. All official towers must have the ability to receive credit card payment and will accept same for payment of all towing and storage services included specifically, or by reference, in this chapter. The towers can charge a credit card convenience fee of up to 4% but no more than they are charged.

§365-7 Official towers list.

- A. Official towers shall be placed on the list in the order in which their application is approved and license issued. Once the initial list has been established, new official towers, when their applications have been approved, will be added to the list. The Police Chief may establish a non-discriminatory rotational basis for calls, which may be on a per-call, daily, weekly, monthly, or other reasonable basis that the Chief may determine in his/her sole discretion is in the best interests of the Borough.
- B. The Borough shall request wrecking, towing and storage services from each official tower in rotation. When called, the tower shall advise the dispatcher if a vehicle is available and the estimated time of arrival. If no tower vehicle is available or if the response time will exceed 20 minutes, the next official tower on the list shall be called. If none of the official towers are available or able to provide such services as are requested by the Borough, the Borough may request such services from any other available source. All requests shall be made by the Chief of Police or his designee.
- C. The Borough shall request service only from official towers; provided, however, that if no emergency or road hazard exists, the Chief of Police or his designee shall request such

service from such other person as the owner of the motor vehicle in need of such services may request, provided that the request is responded to within 30 minutes.

- D. During adverse weather conditions, heavy traffic conditions or emergency conditions, official towers shall give priority to requests from the Borough over any other requests which may be received by the official towers.

§365-8 Removal of abandoned vehicles.

- A. An "abandoned vehicle" means any vehicle so designated by an authorized representative of the Police Department. Removal is to be performed under the direction and supervision of the Police Department 24 hours a day, seven days a week, anywhere within the Borough limits.
- B. All abandoned vehicles must be removed within one half hour after receiving notification from the Police Department. The licensee may be penalized up to \$100 per incident for each abandoned vehicle not removed within one half hour of being notified. Penalties provided for in this chapter may be assessed by the Police Department in each documented situation in which the licensee failed to respond for the requested tow within one half hour.
- C. The Borough of Montvale shall retain the right to tow abandoned vehicles to its own land to retain any moneys realized from the sale of such vehicles.

§365-9 Hold harmless agreement.

Applicants shall agree, in writing, to assume the defense of and indemnify and hold harmless the Borough, its elected officials, boards, commissions, officers, employees and agents from all suits, actions, damages or claims to which the Borough may be subjected of any kind and nature whatsoever resulting from, caused by, arising out of or as a consequence of the provision of towing, wrecking, storage and/or emergency services provided at the request of this Borough pursuant to this chapter. Official towers shall enter into a hold harmless agreement in a form to be prepared by the Attorney for the Borough prior to being included in the official towers list.

§365-10 Insurance.

- A. No person shall be included on the official towers list unless and until such person has provided to the Borough a certificate(s) of insurance evidencing that there is in effect the following insurance coverage.
 - 1. General property damages and liability insurance in an amount not less than \$1,000,000 per occurrence and \$2,000,000 per aggregated general liability, including additional garagekeepers coverage, shall be primary as respects vehicles of others and shall include collision coverage.
 - 2. Garagekeeper's liability insurance in an amount not less than \$500,000 per location shall be required. No deductible amounts are permitted. The words "no deductible" shall be included on the policy and/or certificate of insurance.

3. Workers' compensation as required by law shall be required.
- B. Policies of insurance shall be written by insurance companies authorized to do business in the State of New Jersey.
- C. The Borough of Montvale shall be named as an additional insured on all policies of insurance provided pursuant to this chapter. All certificates of insurance shall provide that the policies may not be canceled or terminated or coverage decreased without 30 days' written notice to the Borough. Such insurance shall be primary.
- D. Policies of insurance required by this chapter shall be maintained in full force and effect at all times. In the event that any coverage is canceled or terminated or coverage decreased in amount, the tower shall be removed immediately from the official towers list until such time as the required coverage is reinstated or replaced.

§365-11 Towing and storage fee schedule.

- A. All charges for nonconsensual towing services shall be limited to those set forth in this chapter. This chapter does not apply to charges for consensual towing services.
- B. Fees for towing and storage of light-duty vehicles damaged in an accident or recovered after being stolen may not exceed the fees established by the New Jersey Department of Consumer Affairs under N.J.S.A. 56:13-14a. Those towing and storage fees which are set forth in N.J.A.C. 13:45A-31.4, as amended and supplemented, are incorporated herein by reference. Pursuant to law, the fee schedules shall be reviewed by the New Jersey State Commissioner of Consumer Affairs on an annual basis and may be revised if necessary. In the event that the schedules are revised by the New Jersey State Commissioner of Consumer Affairs, the revised fees shall be the maximum fees that may be charged by official towers, and this chapter shall be amended accordingly.
 1. The following is the fee schedule for towing services not covered by N.J.S.A. 56:13-14a and N.J.A.C. 13:45A-31.4:

- a. The following is the fee schedule for basic towing service:

Type	Fee
Light-duty vehicle	\$155
Medium-duty vehicle	\$300/hour inc. mileage
Heavy-duty vehicle	\$500/hour, inc. mileage
Decoupling fee (if tow is not performed after hookup)	1/2 of basic rate
Each mile outside of Montvale Borough (one way)	\$7/mile
Police impound (towing of car to police impound facilities)	\$150

- b. The following is the fee schedule for storage within the Borough of Montvale (first day is 24 hours thereafter per calendar day). Inside rate is two times the outside rate.

Type	Fee
Light-duty vehicle	\$50/day
Medium-duty vehicle	\$125/day
Heavy-duty vehicle	\$125/day
Buses	\$150/day
Roll-off	\$125/day for each
Cargo/accident debris/load storage/vehicle components	\$50/day per space
Rental of any tow company-supplied trailer post-incident	\$500/day

- c. The following is the fee schedule for road service calls (starting dead batteries, fuel or flat tires, etc.):

Type	Fee
Light-duty vehicle	\$150/hour, plus parts
Medium/Heavy-duty vehicle	\$200/hour, plus parts

- d. Recovery and winching, minimum one hour (in addition to towing, per truck, including driver):

Type	Fee
Light-duty vehicle	\$200/man-hour, charged in ½ hour increments
Medium-duty vehicle	\$350/man-hour, charged in ½ hour increments
Heavy-duty vehicle	\$650/man-hour, charged in ½ hour increments

- e. The following is the fee schedule for labor (all labor, minimum of one hour):

Type	Fee
Accident major cleanup and disposal of debris	\$75/hour
Recovery supervisor and/or Level III recovery specialist	\$250/hour
Certified towing operator	\$150/day per person
Manual laborers	\$125/hour per person

- f. The following is the fee schedule for specialized recovery equipment. Special recovery services of all vehicles shall be charged at the respective rates set below. These charges shall only be used in situations deemed necessary, and a notation of fact shall be noted on the official tow's bill. Said charges shall not apply to winching a vehicle on a flat-bed vehicle when the vehicle rolls freely.

Type	Fee
Rotator/crane recovery unit	\$1,200 per hour
Tractor with Landoll trailer or detach trailer	\$500 per hour
Tractor/transport hauler only	\$350 per hour
Refrigerated trailer with tractor	\$550 per hour
Box trailer with tractor	\$500 per hour
Air cushion unit	\$1,000 per hour
Light tower	\$250 per hour
Pallet jack	\$200 Flat Rate
Rollers	\$200 Flat Rate
Any other specialized equipment	\$300 per hour
Loader/backhoe/telescopic handler/bulldozer/Bobcat	\$400 per hour for each used
Forklift	\$400 per hour
Dump truck/Dump trailer with tractor	\$400 per hour
Roll-off with container	\$400 per hour, plus disposal
Scene safety equipment, communication equipment, traffic management equipment, etc.	\$250 per hour for each type used
Recovery support vehicle/trailer additional recovery equipment	\$350 per hour

g. The following is the fee schedule for additional services:

Type	Fee
Fuel/HazMat/cargo spills cleanup and disposal	Time and material
HazMat and trash recovery	Surcharged 10%
Subcontractor mark-up	20%
Administration charge (only after third visit to vehicle)	Light-duty only - \$50
Administration charges (only after first visit)	Medium-/heavy-duty - \$200
After-hours release	\$85

h. Fuel surcharge chart (tow and mileage cost only):

Fuel Cost	Fuel Surcharge Percentage
\$2.50	0%
\$3	1%
\$3.50	2%
\$4	3%
\$4.50	4%
\$5	5%
\$5.50	6%
\$6	7%
\$6.50	8%
\$7	9%
\$7.50	10%
\$8	11%

- i. After the first hour, all hourly billable rates will be charges in half-hour increments.

C. Calculation of rates and fees.

1. The towing mileage rates, where applicable, shall be calculated based on the total distance traveled from the site of pickup of the vehicle in question to the drop-off point, by way of the shortest available route. Fractions shall be rounded up to the nearest whole. The first seven miles shall not be subject to the mileage charge.
 2. Tow vehicles transporting multiple passenger cars at one time shall receive the applicable fees for each vehicle transported.
- D. No storage of any disabled or damaged vehicle shall be located on any public street or sidewalk in the Borough.
- E. The fees set forth on the schedules set forth in this section contained for storage fees are the maximum storage charges per twenty-four-hour period that shall apply to all vehicles stored by an official tower.
- F. Motorcycles and all other on-/off-road vehicles shall be considered private passenger vehicles for purposes of determining fees which are allowed under this section. Any other objects not covered herein which are towed by an official tower at the request of the Borough shall be subject to fees as determined by the Mayor and Council.
- G. The use of Speedy-Dri shall be charged the rate of \$25 per fifty-pound bag after the first bag.
- H. Fees for towing and storage of private passenger vehicles damaged in an accident or recovered after being stolen may not exceed the fees established by the New Jersey Department of Insurance pursuant to N.J.S.A. 56:13-7 et seq. Those towing and storage fees, which are set forth in N.J.A.C. 11:3-38.1, are incorporated herein by reference.
- I. The fees set forth in Subsections B and C of this section do not apply to vehicles owned and/or operated by the Borough of Montvale or any of its agencies. Under no circumstances do the towing and storage fees apply to such vehicles. As a condition of any license, the tower agrees to this provision and to tow and store such vehicles without charge.
- J. Responsibility to clean up accident scene. Any tow company removing a vehicle from the scene of an accident in the Borough of Montvale shall be responsible for collecting and disposing of all loose glass, liquid, metal and other vehicle debris on the roadway in and about the scene of the accident. The tow company shall further be responsible for sweeping the roadway before towing away the vehicle from the scene. No charge is allowed for minor accident cleaning. Where major accident cleaning is required, a fee of \$25 may be collected by the tow company if there is a liquid spill from the motor vehicles and more than one bag of absorbent material is used to clear the scene. The absorbent material will be provided by the tow company and cleared away by the tow company. Proper notification to emergency personnel should be made in the event that the liquid spill requires hazardous material response.

- K. The tow company must respond within one-half hour from the time they are called. Billable time begins from the time they show up on the scene and report to police.
- L. No decoupling fee may be charged other than those as may be set forth in this chapter.
- M. The on-call tow company will tow the vehicles to the customer's desired location within Bergen County.
- N. The tow companies will provide a monthly tow report with receipts to the Borough. They must include any notations of fact for any additional charges on the official tower's bill.
- O. The tow companies shall tow all vehicles, including electric vehicles.

§365-12 Miscellaneous provisions.

- A. Copies of this chapter and the schedule of fees that may be charged by official towers shall be made available to the public during normal business hours at Borough Hall. Copies shall also be made available to the public at each official tower's place of business.
- B. All official towers shall post, in a prominent place at each storage area clearly visible to the public, a schedule of fees that may be charged for all services, provided that the same is pursuant to this chapter.
- C. The Borough reserves the right to make periodic unannounced inspections of the personnel, vehicles, equipment and storage areas of all official towers.
- D. The relationship between an official tower and the Borough is one of an independent contractor. Neither party shall be construed in any manner whatsoever to be an employee of the other, nor shall any employee or agent furnished by any party be construed to be an employee or agent of the other party. Inclusion on the official towers list shall not be construed or considered as a joint venture, partnership, association, contract of employment or profit-sharing agreement.
- E. The Borough shall not be liable or responsible for compensating the official towers for any of the services performed under this chapter unless those services are performed for Borough vehicles. Compensation shall be the responsibility of the owner of the towed motor vehicle and the official tower shall proceed directly against the owner.
- F. The official tower shall, at all times, be solely responsible for the conduct of its employees.
- G. Each official tower shall keep and maintain adequate and complete records showing all vehicles towed, stored and released, all services rendered and all fees charged and collected. All records shall be available for inspection by the Borough at any time during normal business hours. Records shall be kept and maintained by the official tower at one central location and shall be retained for a period of seven years. Records may be written, printed or computerized as long as the requirements of this subsection are met.

§365-13 Enforcement agency; suspension or revocation of license.

- A. The Montvale Police Department, the Borough Administrator, or the Mayor and Council shall have the authority to hear complaints against any official tower whether brought by Borough representatives, the public, and/or other official towers. The Montvale Police Department shall review all complaints and issues in consultation with the Borough Administrator.
- B. The hearing officer, whoever it may be, shall have the power to issue subpoenas to compel attendance at the hearing.
- C. In the event that a complaint (of a noncriminal nature) is received by the Borough or issued by the Borough involving the improper or unsatisfactory performance of services by an official tower, excessive charges or damage to a motor vehicle while in the custody of the tower, written notice of said complaint, by certified mail, return receipt shall be given to the official tower against whom the complaint is made. The official tower shall make a written response to such complaint within five calendar days from receipt of the written notice and may request an in-person hearing.
- D. The Police Department after hearing the matter shall have the authority to suspend the official tower's license until the next rotation. The matter shall be referred to the Borough Administrator for any further action. The Borough Administrator may take further action, including a longer suspension or termination of the license for up to one (1) year, after notice and an opportunity to be heard. The Borough Administrator may also refer the matter to the Mayor and Council. Any contestation of suspension or further action shall be made by way of appeal to the Mayor and Council within 14 calendar days of the notice of said suspension or further action. The Mayor and Council shall then conduct a hearing, or delegate the hearing to the Borough Administrator, regarding the appeal of the suspension or further action within 30 calendar days of the tower's notice of appeal, whenever practicable.
- E. In the event that two or more complaints are pending for over 30 days in Municipal Court, then the Borough Administrator may suspend the official tower's license, after a hearing and decision.
- F. If, after considering the matter and the findings by the Police Department or the Borough Administrator, the Mayor and Council shall determine that there is good and sufficient cause for revocation of the official tower's license, or any lesser penalty, the tower shall surrender said license to the Borough Clerk within one calendar day.
- G. Failure to surrender the license upon revocation shall constitute a violation of this chapter, subject to all legal action available to the Borough, including permanent removal from the official towers list.
- H. Nothing contained herein shall prevent or limit the right of any person to commence or maintain an action for damages or any other relief directly against an official tower in a court of competent jurisdiction.

§365-14 Violations and penalties.

- A. In addition to any suspension or revocation of license, a person who shall violate any of the provisions of this chapter shall be subject to the following:
1. Punishable by a fine not exceeding \$2,000 or imprisonment for a term not exceeding 90 days or for a period of community service not exceeding 90 days, or any combination of them, at the discretion of the Municipal Court. The minimum fine for violation of any provision of this chapter shall be a fine of \$1,000;
 2. Each violation of any of the provisions of this chapter and each day the same is violated shall be deemed and taken to be a separate and distinct offense; and
 3. The imposition of a fine or imprisonment, or both, for a violation of this chapter of the Code shall not be deemed to be in lieu of any other provision therein providing for revocation or suspension of any license or permit issued thereunder.
- B. In addition to the fine provided above, a violation of any of the provisions of this chapter shall be cause for revocation of the official tower's license.

Section 2. Repeal of Inconsistent Ordinances.

All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 3. Savings Clause.

Nothing in this Ordinance shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed pursuant to this Ordinance, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 4. Severability.

The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

Section 5. Effective Date.

This Ordinance shall become effective upon adoption and publication as required by law.

MICHAEL GHASSALI, Mayor

ATTEST:
FRANCES SCORDO, Municipal Clerk

INTRODUCTION: 5-14-26

Councilmember	Yes	No	Absent	Abstain
Arendacs			✓	
Cudequest	✓			
Koelling	✓			
Lane	✓			
Roche	✓			
Russo-Vogelsang	✓			

ADOPTED: 5-26-26

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

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO. 2026-1593**

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on May 14, 2026 and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the Mayor and Council to be held on June 11, 2026 at 7:30pm or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same.

Frances Scordo, Municipal Clerk
Borough of Montvale

**AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING
OVERNIGHT STREET PARKING REGULATIONS**

BE IT ORDAINED by the Mayor and Council of the Borough of Montvale as follows:

Section 1. Chapter 385, Section 4 of the Borough Code is hereby amended and supplemented by adding the underlined text, as follows:

§ 385-4 Parking prohibited during certain hours on certain streets.

- A. No person shall park a vehicle between the hours specified in Schedule II on any day upon any of the streets or parts of streets described in said Schedule II, attached to and made a part of this chapter.
- B. In addition, it shall be unlawful for any person to park or permit the parking of any vehicle on any street or municipal parking lot within the Borough of Montvale between the hours of 2:00 a.m. and 5:00 a.m.
- C. The Chief of Police for the Borough of Montvale, or his or her designee, shall have the authority to waive overnight parking prohibitions upon receipt of a request by a resident. All requests for waivers for up to five nights will be granted, unless the Chief determines that granting such waiver would be detrimental to public health or safety. All requests for waivers in excess of five nights will be reviewed on an individual basis, but in no event shall a waiver be granted for longer than four weeks. All requests shall be submitted by calling the Police Department non-emergency line. Waivers may be granted for non-commercial vehicles only.

Section 2. Repeal of Inconsistent Ordinances.

All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 3. Savings Clause.

Nothing in this Ordinance shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed pursuant to this Ordinance, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 4. Severability.

The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

Section 5. Effective Date.

This Ordinance shall become effective upon adoption and publication as required by law.

MICHAEL GHASSALI, Mayor

ATTEST:
FRANCES SCORDO, Municipal Clerk

INTRODUCTION: 5-14-26

Councilmember	Yes	No	Absent	Abstain
Arendacs			✓	
Cudequest	✓			
Koelling	✓			
Lane	✓			
Roche	✓			
Russo-Vogelsang	✓			

ADOPTED: 6-11-26

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

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO. 2026-1594**

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on May 14, 2026 and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the Mayor and Council to be held on June 11, 2026 at 7:30pm or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same.

Frances Scordo, Municipal Clerk
Borough of Montvale

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 170 OF THE BOROUGH CODE TO CLARIFY THE SENIOR FEE WAIVER

BE IT ORDAINED by the Mayor and Council of the Borough of Montvale as follows:

Section 1. Chapter 170 of the Borough Code, Article VI, "Building Department Fees Waiver for Senior Citizens," Section 19, "Waiver," is hereby amended and supplemented by adding the underlined text, as follows:

§ 170-19 Waiver.

- A.** Fees collected for the issuance of building permits for improvements to the applicant's personal residence by the Building Department of the Borough of Montvale, which are specified in Montvale Code §170-10A through E and which include, respectively, building subcode fees, plumbing subcode fees, electrical subcode fees, fire subcode fees, and elevator fees, shall be waived for any citizen who meets the eligibility requirements contained in this article.
- B.** All county, state and federal fees, and all other local fees other than construction permit fees as defined herein, shall remain the sole responsibility of the applicant, and no applicant will be exempt from any such fees, including, without limitation, the New Jersey permit surcharge fee and all development fees mandated by the New Jersey Council on Affordable Housing.
- C.** The maximum value of the fee waiver shall be \$1,000 per application. Any local fees above and beyond the \$1,000 waiver shall remain the responsibility of the applicant.

Section 2. Repeal of Inconsistent Ordinances.

All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 3. Savings Clause.

Nothing in this Ordinance shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed pursuant to this Ordinance, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 4. Severability.

The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

Section 5. Effective Date.

This Ordinance shall become effective upon adoption and publication as required by law.

MICHAEL GHASSALI, Mayor

ATTEST:
FRANCES SCORDO, Municipal Clerk

INTRODUCTION: 5-14-26

Councilmember	Yes	No	Absent	Abstain
Arendacs			✓	
Cudequest	✓			
Koelling	✓			
Lane	✓			
Roche	✓			
Russo-Vogelsang	✓			

ADOPTED: 6-11-26

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

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO. 2026-1595**

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on the first reading at the regular meeting of the Mayor and Council on June 11, 2026 and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the Mayor and Council to be held on June 30, 2026 at 7:30pm or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same.

Frances Scordo, Municipal Clerk
Borough of Montvale

CAPITAL ORDINANCE APPROPRIATING \$87,000 FROM THE GENERAL CAPITAL FUND - FUND BALANCE ACCOUNT OF THE BOROUGH OF MONTVALE FOR RECORDS PRESERVATION AND ARCHIVAL SERVICES FOR BOROUGH MINUTE BOOKS AND OFFICIAL RECORDS, A HITCH-MOUNTED VARIABLE MESSAGE SIGN BOARD FOR THE FIRE DEPARTMENT, AND LICENSE PLATE READER CAMERAS FOR THE POLICE DEPARTMENT.

BE IT ORDAINED by the Mayor and Borough Council of the Borough of Montvale, in the County of Bergen, State of New Jersey, as follows:

SECTION 1. The improvements and acquisitions described in SECTION 2 of this ordinance are hereby authorized as general capital improvements to be made or acquired by the Borough of Montvale, in the County of Bergen, State of New Jersey. For the said improvements and acquisitions or purposes stated in said SECTION 2, there is hereby appropriated the aggregate sum of \$87,000 from the Borough's General Capital Fund-Fund Balance Account.

SECTION 2. The improvements and acquisitions hereby authorized and the purposes for which said appropriation is made as provided in SECTION 1 of this ordinance are as follows:

(a) Records preservation and archival services for Borough minute books and official records, including imaging, digitization, indexing, restoration, binding, preservation systems and all related work and associated expenses therefor, in, by and for the Borough, at an estimated cost of \$26,000.

(b) Acquisition of a hitch-mounted Variable Message Sign (VMS) board for use by the Fire Department, including all related equipment, accessories and associated expenses therefor, in, by and for the Borough, at an estimated cost of \$22,000.

(c) Acquisition and installation of License Plate Reader cameras and related equipment and technology for use by the Police Department, including all accessories, software, installation and associated expenses therefor, in, by and for the Borough, at an estimated cost of \$39,000.

Total Appropriation: \$87,000.

SECTION 3. The capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, are on file with the Borough Clerk and are available for public inspection.

SECTION 4. This ordinance shall take effect after final adoption and publication as provided by law.

MICHAEL GHASSALI, Mayor

ATTEST:
FRANCES SCORDO, Municipal Clerk

INTRODUCTION: 6-11-26

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

ADOPTED: 6-26-26

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

PUBLIC MEETING
MINUTES

The Public Meeting of the Mayor and Council was held in Council Chambers and called to order at 7:31PM. 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; Borough Engineer, Nick Chelius; Borough Administrator, Joe Voytus; and Deputy Municipal Clerk, Carol Manhart

ROLL CALL:

Councilmember Arendacs - absent
Council President Cudequest
Councilmember Koelling

Councilmember Lane
Councilmember Roche
Councilmember Russo-Vogelsang

2026 BUDGET PRESENTATION: Councilmember Lane and Councilmember Roche

Resolution No. 94-2026 Permitting the 2026 Municipal Budget to be Read by Title Only

WHEREAS, N.J.S. 40A:4-8 provides that the budget be read by title only at the time of the public hearing if a resolution is passed by not less than a majority of the full governing body, providing that at least one week prior to the date of hearing a complete copy of the approved budget as advertised has been posted in Borough Hall and copies have been made available by the Borough Clerk to person requiring them; and

WHEREAS, these two conditions have been met;

NOW, THEREFORE, BE IT RESOLVED that the budget shall be read by title only.

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

PUBLIC HEARING 2026 MUNICIPAL BUDGET:**MEETING OPEN TO PUBLIC:**

Municipal Budget Only

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 PUBLIC:

Municipal Budget Only

Resolution No. 95-2026 Self-Examination of 2026 Budget

WHEREAS, N.J.S.A. 40A:4-78b has authorized the Local Finance Board to adopt rules that permit municipalities in sound fiscal condition to assume the responsibility, normally granted to the Director of the Division of Local Government Services, of conducting the annual budget examination, and

WHEREAS, N.J.A.C. 5:30-7 was adopted by the Local Finance Board on February 11, 1997, and

WHEREAS, pursuant to N.J.A.C. 5:30-7.2 thru 7.5 the Borough of Montvale has been declared eligible to participate in the program by the Division of Local Government Services, and the Chief Financial Officer has determined that the Borough meets the necessary conditions to participate in the program for the 2026 budget year.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Montvale that the 2026 annual budget be examined in accordance with N.J.A.C. 5:30-7.6a & b and based upon the Chief Financial Officer's certification. The governing body has found the budget has met the following requirements:

1. That with reference to the following items, if applicable, the amounts have been calculated pursuant to law and appropriated as such in the budget.
 - a. Payment of interest and debt redemption charges
 - b. Deferred charges and statutory expenditures
 - c. Cash deficit of preceding year
 - d. Reserve for uncollected taxes
 - e. Other reserves and non-disbursement items
 - f. Any inclusions of amounts required for school purposes.
2. That the provisions relating to limitation on increases of appropriations pursuant to N.J.S.A. 40A:4-45.2 and appropriations for exceptions to limits on appropriations found at 40A:4-45.3 et seq. are fully met. (Complies with the "CAP" law).
3. That the budget is in such form, arrangement, and content as required by the Local Budget Law and N.J.A.C. 5:30-4 and 5:30-5.
4. That pursuant to the Local Budget Law:
 - a. All estimates of revenue are reasonable, accurate, and correctly stated;
 - b. Items of appropriations are properly set forth
 - c. In itemization, form, arrangement, and content the budget will permit the exercise of the comptroller function within the municipality.
5. The budget and associated amendments have been introduced, publicly advertised, and adopted in accordance with the relevant provisions of the Local Budget Law, except that failure to meet the deadlines of N.J.S.A. 40A:4-5 shall not prevent such certification.
6. That all other applicable statutory requirements have been fulfilled.

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the Director of the Division of Local Government Services.

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

ADOPTION 2026 MUNICIPAL BUDGET:

Resolution No. 96-2026 Adoption of 2026 Municipal Budget

Resolution included with original minutes

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

ORDINANCES:

PUBLIC HEARING OF ORDINANCE NO. 2026-1589 ORDINANCE OF THE BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, NEW JERSEY, APPROPRIATING \$90,000 FROM CAPITAL FUND BALANCE FOR THE KINDERKAMACK ROAD / MAGNOLIA AVENUE INTERSECTION IMPROVEMENTS PROJECT, OF WHICH NOT TO EXCEED \$55,000 SHALL BE THE NET COST OF THE BOROUGH AND NOT TO EXCEED \$35,000 SHALL BE SUBJECT TO REIMBURSEMENT BY THE COUNTY OF BERGEN PURSUANT TO A SHARED SERVICES AGREEMENT

BE IT ORDAINED by the Mayor and Council of the Borough of Montvale, in the County of Bergen, State of New Jersey, as follows:

Section 1.

The Borough of Montvale is hereby authorized to undertake the Kinderkamack Road / Magnolia Avenue Intersection Improvements Project, including all work, materials, equipment, site improvements, engineering, inspection, testing, traffic control, and all costs incidental and related thereto, in accordance with the Shared Services Agreement entered into between the County of Bergen and the Borough of Montvale for said project.

Section 2.

There is hereby appropriated the sum of \$90,000 from Capital Fund Balance for the purpose stated in Section 1 hereof.

Section 3.

Of the total appropriation of \$90,000:

- a. An amount not to exceed \$55,000 shall constitute the Borough's share of the project costs; and
- b. An amount not to exceed \$35,000 shall constitute the County of Bergen's share of the project costs, which amount is expected to be reimbursed to the Borough upon completion of the project and submission of the required voucher documentation in accordance with the Shared Services Agreement.

Section 4.

The Chief Financial Officer is hereby authorized and directed to establish and maintain within the Borough's Capital Fund the appropriate accounting entries, including a receivable due from the County of Bergen in an amount not to exceed \$35,000, together with any reserve or other related accounts as may be required to properly reflect the anticipated reimbursement and the funding of the project.

Section 5.

The capital budget of the Borough of Montvale is hereby amended, as necessary, to conform with the provisions of this ordinance, and the Chief Financial Officer is authorized to take all necessary actions to effectuate the purposes hereof.

Section 6.

This ordinance shall take effect after final adoption and publication according to law.

Motion to Introduced for second reading Ordinance No. 2026-1589 by Council President Cudequest; seconded by Councilmember Lane; Clerk read by title only.

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

No public comment

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

Motion to adopt on Second and Final Reading on the Borough of Montvale's website <http://www.montvale.org/publicnotices> by Councilmember Lane; seconded by Council President Cudequest - All ayes on a roll call vote

PUBLIC HEARING OF BOND ORDINANCE NO. 2026-1590 BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE BOROUGH OF MONTVALE, IN THE COUNTY OF BERGEN, NEW JERSEY, APPROPRIATING \$2,113,250 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,517,087 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF.

The bond ordinance, the summary terms of which are included herein, was introduced and passed upon first reading at a meeting of the governing body of the Borough of Montvale, in the County of Bergen, State of New Jersey, on April 28, 2026. It will be further considered for final passage, after public hearing thereon, at a meeting of the governing body to be held at the Municipal complex, in the Borough on May 14, 2026 at 7:30pm. During the week prior to and up to and including the date of such meeting, copies of the full bond ordinance will be available at no cost and during regular business hours at the Clerk's office for the members of the general public who shall request the same. The summary of the terms of such bond ordinance follows:

Purposes:

<u>Purpose</u>	<u>Appropriation & Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds & Notes</u>	<u>Period of Usefulness</u>
a) <u>Administration:</u>			
Acquisition and installation of new gasoline storage tanks and related fuel system improvements for use by Tri-Boro Fuel, together with all appurtenances, equipment, accessories, testing, and permitting, including all related costs and expenditures incidental thereto and further including all work and materials necessary therefor and incidental thereto.	\$130,000	\$123,500	15 years

BOROUGH OF MONTVALE

MAY 14, 2026

<u>Purpose</u>	<u>Appropriation & Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds & Notes</u>	<u>Period of Usefulness</u>
b) <u>Fire Department:</u>			
(i) Acquisition of radios and related communications equipment, including all related costs and expenditures incidental thereto.	\$90,000	\$85,500	10 years
(ii) Acquisition of self-contained breathing apparatus cylinders, and the replacement of existing SCBA air pack cylinders, including all related costs and expenditures incidental thereto.	\$66,000	\$62,700	15 years
c) <u>Police Department:</u>			
(i) Acquisition of new police vehicles, together with all related equipment and upfitting, including all related costs and expenditures incidental thereto and further including all work and materials necessary therefor and incidental thereto.	\$165,000	\$156,750	5 years
(ii) Acquisition of radios and related communications equipment, including all related costs and expenditures incidental thereto.	\$100,000	\$95,000	5 years
d) <u>Engineering:</u>			
(i) Annual Road Improvement Program, all as set forth in a list on file in the Office of the Clerk, including all work and materials necessary therefor or incidental thereto.	\$400,000	\$380,000	10 years

BOROUGH OF MONTVALE

MAY 14, 2026

<u>Purpose</u>	<u>Appropriation & Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds & Notes</u>	<u>Period of Usefulness</u>
(ii) Improvements to Memorial Drive, including all work and materials necessary therefor or incidental thereto.	\$950,000 (includes \$538,000 New Jersey Department of Transportation grant)	\$412,000	10 years
g) <u>Department of Public Works:</u>			
Acquisition of Rolling Stock, and other related equipment, including all related costs and expenditures incidental thereto.	<u>\$212,250</u>	<u>\$201,637</u>	5 years
Totals:	<u>\$2,113,250</u>	<u>\$1,517,087</u>	

Motion to Introduced for second reading Ordinance No. 2026-1590 by Council President Cudequest; seconded by Councilmember Lane; Clerk read by title only.

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

No public comment

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

Motion to adopt on Second and Final Reading on the Borough of Montvale's website <http://www.montvale.org/publicnotices> by Councilmember Lane; seconded by Council President Cudequest - All ayes on a roll call vote

PUBLIC HEARING OF ORDINANCE NO. 2026-1591 AN ORDINANCE TO AMEND SALARY ORDINANCE NO. 2025-1563 TO PROVIDE FOR AND DETERMINE THE RATE, AMOUNT AND METHOD OF PAYMENT OF COMPENSATION TO PERSONS HOLDING CERTAIN OFFICES AND POSITIONS OF EMPLOYMENT IN THE BOROUGH OF MONTVALE FOR THE YEAR 2026

BE IT ORDAINED BY the Mayor and Council of the Borough of Montvale as follows:

SECTION 1. Each of the offices and positions of employment hereinafter named that are not established or created by virtue of any statutes or of any ordinance, resolution, or other lawful authority heretofore exercised by the Borough of Montvale, is hereby established, created, ratified and confirmed.

SECTION 2. The rate of compensation of the persons holding any of the hereinafter named offices and positions of employment whose compensation shall be on an annual basis and shall be payable semi-monthly is hereby fixed and determined to be as set opposite the title of each of the hereinafter named offices and positions of employment. **Where one employee's duties and responsibilities include multiple positions, the salary range shall be deemed to include the sum total of the salary range of all such positions.**

Title/ Duties and Responsibilities		2026 Salary Range	
1	Borough Administrator	\$110,000	- \$160,000
2	Safety Coordinator	\$5,000	- \$8,000
3	Chief Financial Officer	\$21,000	- \$35,000
4	Municipal Clerk	\$65,000	- \$110,000
5	Deputy Municipal Clerk	\$20,000	- \$55,000
6	Admin. Assistant to Administrator	\$40,000	- \$75,000
7	Tax Collector	\$62,000	- \$120,000
8	Tax Assessor	\$37,000	- \$50,000
9	Treasurer/Purchasing Agent	\$78,000	- \$110,000
10	Deputy Treasurer	\$55,000	- \$75,000
11	Finance Clerk	\$42,000	- \$65,000
12	Planning and Construction Coordinator	\$83,000	- \$110,000
13	Board Secretary, Regular Meetings	Greater of:	\$150 or OT Rate
14	Board Secretary, Committee Meetings		OT Rate
15	Office Manager	\$4,000	- \$10,000
16	Board of Health Secretary	\$7,000	- \$10,000
17	Registrar Vital Statistics	\$1,000	- \$6,000
18	Deputy Registrar Vital Statistics	\$500	- \$2,500
19	Construction Official	\$72,000	- \$100,000
20	Building Subcode Official and Inspector	\$30,000	- \$45,000
21	Subcode Inspector	\$6,000	- \$20,000
22	Zoning Officer	\$5,000	- \$12,000
23	Building Subcode and Special Inspections	\$50	- \$80/hour
24	Administrative Assistant – Planning Board Assistant/ Confidential Secretary/ Board Secretary/ Departmental Coordinator/ Floater	\$40,000	- \$70,000
25	Facilities Manager, Buildings & Grounds and Property Inspector	\$20,000	- \$30,000
26	Property Maintenance Officer	\$20,000	- \$30,000
27	Construction Dept. Technical Assistant	\$50,000	- \$70,000
28	Plumbing Subcode Official and Inspector	\$30,000	- \$45,000
29	Plumbing Subcode and Special Inspections	\$50	- \$80/hour
30	Fire Subcode Official and Inspector	\$30,000	- \$45,000

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31	Fire Subcode and Special Inspections	\$50	- \$80/hour
32	Electrical Subcode Official and Inspector	\$30,000	- \$60,000
33	Electrical Subcode and Special Inspections	\$50	- \$80/hour
34	Fire Prevention Official	\$65,000	- \$115,000
35	Fire Inspector/ Senior Deputy Fire Official	\$7,600	- \$30,000
36	Fire Prevention Secretary	\$1,000	- \$3,000
37	Municipal Court Administrator	\$75,000	- \$110,000
38	Deputy Municipal Court Administrator	\$55,000	- \$75,000
39	Court Security	\$20	- \$27/hour
40	Violations Clerk	\$40,000	- \$65,000
41	Police Secretary	\$42,000	- \$60,000
42	Administrative Assistant for Police Chief	\$50,000	- \$65,000
43	Emergency Mgmt. Coordinator	\$5,000	- \$15,000
44	Deputy Emergency Mgmt. Coordinator	\$3,000	- \$6,000
45	Library Director	\$80,000	- \$115,000
46	Library – Library Adult Services	\$55,000	- \$80,000
47	Library	Minimum Wage	- \$55/hour
48	Library (PT) meetings	\$120	- \$225/mtg.
49	Construction Dept. Clerk	\$20,000	\$60,000
50	Director of Recreation	\$52,000	- \$75,000
51	Recreation Assistant	\$20,000	- \$55,000
52	Recreation Summer Camp Stipend	\$2,000	- \$6,000
53	Summer Camp Counsellors	\$500	- \$2,000
54	Park Monitor	\$20	- \$28/hour
55	Van Drivers	\$20	- \$28/hour
56	Station Technicians	\$15	- \$20/hour
57	Booker Cable Access TV	\$3,000	- \$6,000
58	Archivist Records Manager/D.A.R.M.	\$25	- \$28/hour
59	Clerical/Recording Special Meetings	\$20	- \$40/hour
60	Deputy Construction Official	\$75,000	- \$85,000
61	Wellness Coordinator (PT)	\$500	- \$1,000
62	Wellness Incentive Participants	\$300	- \$500
63	Executive Assistant to Police Chief	\$60,000	- \$85,000
64	Coordinator, Off-Duty Details	\$10,000	- \$15,000
65	Municipal Housing Liaison	\$6,000	- \$12,000
66	Deputy Municipal Housing Liaison	\$3,000	- \$5,000

SECTION 3. The rate of compensation of the persons holding any of the hereinafter named offices, whose compensation shall be on an annual basis and payable semi-monthly, is hereby fixed and determined as follows:

Title		2026 Salary Range
A.	Municipal Judge	\$40,000 - \$51,250
B.	Mayor	\$9,500 - \$13,350
C.	Councilpersons (each)	\$7,500 - \$10,000

SECTION 4: The rate of compensation of persons holding any of the hereinafter named offices in the Police Department, whose compensation shall be on an annual basis, and payable semi-monthly, is hereby fixed and determined as follows:

Title		2026 Salary Range
A.	Chief	\$220,000 - \$256,800
B.	Captain	\$200,000 - \$229,472
C.	Lieutenant (Base Wage)	\$181,741 - \$186,921
D.	Sergeants (Base Wage)	\$169,121 - \$173,941
E.	Detective – Additional per year	\$5,500 - \$5,500
F.	Juvenile Officer – Addt'l per year	\$400 - \$400
G.	Asst. Juvenile Officer – Addt'l per year	\$350 - \$350
H.	Special Police Officer Class III (SLEO)	\$50,000 - \$64,000
I.	Special/Auxiliary Police	\$22/hour - \$28/hour
J.	School Cross Guard/Police Matrons	\$22/hour - \$28/hour

SECTION 4A: The rate of compensation of persons holding any of the hereinafter named offices in the Police Department whose compensation shall be on an annual basis, and payable semi-monthly, is fixed and determined as follows:

Police Officers Schedule (Base Wage Each)		
Academy	\$51,471	- \$52,938
PTC Cert. - 1 year	\$55,704	- \$57,292

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1 – 2 years	\$62,388	-	\$64,167
2 – 3 years	\$72,415	-	\$74,479
3 – 4 years	\$96,439	-	\$99,188
4 – 5 years	\$111,409	-	\$114,584
5 – 6 years	\$126,379	-	\$129,981
6 – 7 years	\$141,351	-	\$145,380
7 – 8 years	\$156,321	-	\$160,777

SECTION 4B: In addition to the compensation stated above, Full Time Employees in Section 4 and Section 4A (excepting the Chief, Captain, and any other employee whose contract specifically excludes longevity), shall be paid an annual longevity increment pursuant to the following schedule:

Years of Service	Officers Hired BEFORE January 1, 2006	Officers Hired AFTER January 1, 2006
Beginning five (5) years	1%	-
Beginning seven (7) years	2%	-
Beginning nine (9) years	3%	1%
Beginning eleven (11) years	4%	2%
Beginning thirteen (13) years	5%	3%
Beginning fifteen (15) years	6%	4%
Beginning seventeen (17) years	7%	5%
Beginning nineteen (19) years	8%	6%
Beginning twenty-one (21) years	-	7%
Beginning twenty-two (22) years	-	8%
Beginning twenty-four (24) years	9%	9%

SECTION 5. The Borough Treasurer shall present semi-monthly or as established by Resolution to the Governing Body for approval warrants drawn to the order of the Borough of Montvale Payroll Account and the Borough of Montvale Salary Account.

At the first meeting of the Governing Body in January of each year, there shall be approved accounts to be designated "The Borough of Montvale Payroll Account" and "The Borough of Montvale Salary Account" and from time to time the Borough Treasurer upon receipt of a warrant for the amount due each Payroll, shall deposit the same to the credit of these accounts, charging the appropriate budgetary accounts therewith. The Borough Treasurer shall thereafter draw checks on said accounts to the employees entitled to payment therefrom.

Any employee hired under the terms of a Special Library Grants; salary will be determined by the Authority making such grant.

The Mayor and Borough Council may by adoption of a resolution and by approved payroll advice, increase compensation (base wage adjustment or one-time merit/bonus increase) of any salaried employee in the above schedule, who has reached their maximum, up to 10% above the pay range maximum.

At each regular meeting of the Governing Body of the Borough of Montvale, the Treasurer shall submit for the approval or ratification as the case may be, the necessary payroll amounts due to the several officers and employees for compensation.

Such officers as may be determined by the Governing Body, as established by resolution, shall be authorized to sign warrants drawn in favor of the Payroll Account, upon due notice that the payrolls have been approved by the proper certifying authorities.

SECTION 6. This ordinance shall be operative as of the date of its adoption and publication as required by law, and salaries paid shall be adjusted in accordance with the terms of this ordinance.

SECTION 7. All other ordinances and parts of ordinances inconsistent herewith are hereby appealed.

SECTION 8. This ordinance shall take effect immediately upon publication in the manner provided by Law.

Motion to Introduced for second reading Ordinance No. 2026-1591 by Council President Cudequest; seconded by Councilmember Lane; Clerk read by title only.

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

No public comment

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

Motion to adopt on Second and Final Reading on the Borough of Montvale's website <http://www.montvale.org/publicnotices> by Councilmember Lane; seconded by Council President Cudequest - All ayes on a roll call vote

INTRODUCTION OF ORDINANCE NO. 2026-1592 AN ORDINANCE OF THE BOROUGH OF MONTVALE CREATING A NEW CHAPTER 365 OF THE BOROUGH CODE ENTITLED, "TOWING AND STORAGE"

(public hearing June 11, 2026)

A motion to Introduce Ordinance 2026-1592 for first reading was made by Council President Cudequest; seconded by Councilmember Roche; Clerk read by title only; Councilmember Lane made a motion that this ordinance be passed on first reading and posted on the Borough's website <http://www.montvale.org/publicnotices>; seconded by Councilmember Roche - a roll call was taken – all ayes

INTRODUCTION OF ORDINANCE NO. 2026-1593 AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING OVERNIGHT STREET PARKING REGULATIONS
(public hearing June 11, 2026)

A motion to Introduce Ordinance 2026-1593 for first reading was made by Council President Cudequest; seconded by Councilmember Lane; Clerk read by title only; Councilmember Lane made a motion that this ordinance be passed on first reading and posted on the Borough's website <http://www.montvale.org/publicnotices>; seconded by Councilmember Roche - a roll call was taken – all ayes

INTRODUCTION OF ORDINANCE NO. 2026-1594 AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 170 OF THE BOROUGH CODE TO CLARIFY THE SENIOR FEE WAIVER
(public hearing June 11, 2026)

A motion to Introduce Ordinance 2026-1594 for first reading was made by Council President Cudequest; seconded by Councilmember Lane; Clerk read by title only; Councilmember Lane made a motion that this ordinance be passed on first reading and posted on the Borough's website <http://www.montvale.org/publicnotices>; seconded by Councilmember Roche - a roll call was taken – all ayes

MEETING OPEN TO PUBLIC:

Agenda Items Only

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 PUBLIC:

Agenda Items Only

MINUTES:

April 28, 2026

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

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.

97-2026 Requesting Approval Of Items Of Revenue And Appropriation N.J.S.A. 40a:4-87 – 2026 Distracted Driving Crackdown. U Drive. U Text. U Pay

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law, and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for an equal amount.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Montvale, in the County of Bergen, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the CY 2026 Municipal Budget in the sum of \$ 7,000.00, which is now available as revenue from:

Miscellaneous Revenues – Section F:

Special Items of Revenue Anticipated with Prior Consent of the Director of Local Government Services – Public and Private Revenues Offset with Appropriations:

Distracted Driving Grant (FCOA 10-508).

BE IT FURTHER RESOLVED that the like sum of \$ 7,000.00 is hereby appropriated under the caption:

General Appropriations:

(A) Operations – Excluded from "CAPS"

Public and Private Revenues Offset by Revenues

Distracted Driving Grant (FCOA 41-508).

BE IT FURTHER RESOLVED that a copy of this Resolution shall be electronically filed with the Director for approval as required by law.

98-2026 Requesting Approval Of Items Of Revenue And Appropriation N.J.S.A. 40a:4-87 – State Body Armor Replacement Fund (BARF)

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law, and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for an equal amount.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Montvale, in the County of Bergen, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the CY 2026 Municipal Budget in the sum of \$ 2,736.57, which is now available as revenue from:

Miscellaneous Revenues – Section F:

Special Items of Revenue Anticipated with Prior Consent of the Director of Local Government Services – Public and Private Revenues Offset with Appropriations:

Body Armor Grant – State Share (FCOA 10-505).

BE IT FURTHER RESOLVED that the like sum of \$ 2,736.57 is hereby appropriated under the caption:
General Appropriations:
(A) Operations – Excluded from “CAPS”
Public and Private Revenues Offset by Revenues
Body Armor Grant – State Share (FCOA 41-505).

BE IT FURTHER RESOLVED that a copy of this Resolution shall be electronically filed with the Director for approval as required by law.

99-2026 Award Professional Service Contract to Colliers Engineering & Design - for Construction Observation & Administration Services for 2026 Riverside Cooperative Paving Program

WHEREAS, the Borough of Montvale has deemed it necessary to engage the professional services of an Engineer for Construction Observation & Administration Services for 2026 Riverside Cooperative Paving Program; and

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

WHEREAS, Colliers Engineering & Design, 400 Valley Road, Suite 304, Mt. Arlington, NJ 07856 has submitted a proposal dated April 16, 2026 to provide engineering services which are detailed and attached to the original of this resolution, and

WHEREAS, the Certified Municipal Finance Officer has certified funds are available certification hereto attached to the original of this resolution.

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

- 1) That the following be provided: Construction Observation & Administration Services
- 2) The cost not to exceed shall be \$51,500.00. The Engineer shall be required to submit itemized bills and payment shall be made based upon services rendered. The rates for this work are in accordance with the hourly contractual agreement with the Borough of Montvale.

BE IT FURTHER RESOLVED, that a copy of this resolution will be posted on the Borough's website <http://www.montvale.org/publicnotices> and be on file, available for public inspection, in the office of the Municipal Clerk, Municipal Complex, 12 DePiero Drive, Montvale, NJ 07645.

100-2026 Amending Resolution 87-2026 - A Resolution of the Borough of Montvale Authorizing the Execution of an Agreement with the Pascack Valley Regional High School District Board of Education Concerning the Hiring and Placement of Special Police Officer IIIs at Pascack Hills High School For the 2026-2027 School Year

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the agreement entitled "AGREEMENT CONCERNING THE HIRING AND PLACEMENT OF SPECIAL POLICE OFFICER IIIS IN PASCACK HILLS HIGH SCHOOL BY AND BETWEEN THE BOROUGH OF MONTVALE AND PASCACK VALLEY REGIONAL SCHOOL DISTRICT" FOR THE YEAR 2026-2027 is hereby approved, and the Mayor and Borough Clerk are hereby authorized to execute same in substantially the form negotiated, subject to approval as to form by the Borough Attorney; and
BE IT FURTHER RESOLVED that the Mayor, Borough Clerk, and all other appropriate officials are hereby authorized and empowered to take all steps necessary and appropriate to effectuate the purposes of this Resolution.

101-2026 Refund Tax Overpayment - Block 2503, Lot 22 – 28 Cottage Ave

WHEREAS, a resolution authorizing the Tax Collector to refund an overpayment of taxes for the property located at 28 Cottage Ave, also known as Block 2503, Lot 22;

WHEREAS, a duplicate payment was made by the homeowner; and

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, County of Bergen, New Jersey, that the Tax Collector be and is hereby authorized to refund \$5,560.00 to Timothy McWilliams, 28 Cottage Ave, Montvale, NJ 07645

102-2026 A Resolution Authorizing The Borough Of Montvale To Accept The Bid Of Persistent Construction For Kinderkamack Road And Magnolia Avenue Improvements

WHEREAS, the Borough of Montvale ("Borough") and the County of Bergen ("County") have entered into a certain Shared Service Agreement ("SSA") pursuant to N.J.S.A. 40A:65-1 et seq. dated March 4, 2026, regarding certain roadway improvements at the intersection of Kinderkamack Road, a County road, and Magnolia Avenue, a Borough road, within the Borough of Montvale;

WHEREAS, the SSA provides that the Borough shall solicit bids for the project through the Bergen County Cooperative Purchasing System, of which the Borough is a member;

WHEREAS, on or about March 9, 2026, the Borough did receive bids for the above referenced project; and

WHEREAS, the proposal by Persistent Construction Company, 58 Industrial Avenue, Fairview, New Jersey 07022, in the sum of \$77,262.00 was the lowest amount received by the Borough; and

WHEREAS, Persistent Construction has been found to be the lowest responsible bidder for this Contract; and

WHEREAS, the Borough wishes to award this contract to Persistent Construction Company as the lowest responsible bidder;

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 Borough of Montvale does hereby award a Contract for Kinderkamack Road and Magnolia Avenue Road Improvements to Persistent Construction Company in the sum of \$77,262.00; and

BE IT FURTHER RESOLVED, that the Mayor, Clerk and Administrator are authorized to execute the Contract and related documents in connection with this project.

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

BILLS: Administrator read the Bill Report

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

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

COMMITTEE REPORTS:**COUNCIL PRESIDENT CUDEQUEST:****Board of Health**

Reporting for March and April school audits for 2025 and 26 school year for public schools have been completed and are in compliance. Preschool audits are still in progress. There was one foodborne illness in March. Symptoms started and the complainant went to the emergency room; the establishment was closed until the situation was cleared. There was also one foodborne illness reported in April, a different establishment. The patient ate chicken that wasn't prepared properly and developed campylobacteria. An inspector went out to the establishment and found several risk factors that could have contributed to the illness. In March, there were two reported animal bites. 1 was an Opossum to a dog and the other was a bat to a person. In both cases, they tested negative for rabies. There were no bites reported in April. In March there were 15 food establishments inspected, three were conditional and 1 was unsatisfactory and closed because of a hot water issue. All were fine on reinspection. There was an event that was inspected for the Ramadan dinner on March 1st and everything was satisfactory and Wegmans will be coming to one of our future meetings to discuss their service animal policy.

Library

There was a total of 18 applicants for the new library scholarship; there is a new cozy cup drink station where patrons can purchase a cup of coffee or hot chocolate for a dollar. They've also installed a new water bottle filling station; In addition to puzzles that can be checked out, they also now have board games available; The new book drop has been installed in a permanent location. It is easy to use and there have been no leaks. Lastly, Library Week was a very busy week. There were multiple programs going on every day. Friends of the Library provided lunch for the library staff with a donation from Wegmans for Library Staff Appreciation Day. The Library Director read books to students at Ever Brook Daycare on Library Outreach Day, and the Friends of the Library ended the week with a jewelry sale.

TV Access

Guest included Tracy Zur, Bergen County Commissioner, Steven Kallish, West Point Administrations Officer, Sergeant Brian Lemendola for the Junior Police Academy, Ashley Schwartz from Pascack Hills High School, and our own Mayor Mike. You can check these out on the website home page

Seniors

End of the year luncheon is scheduled for June 18th at Seasons

COUNCILMEMBER ROCHE:**Chamber of Commerce**

Looking forward to the Street Fair scheduled on Paragon Drive on June 14th; Held a Happy hour networking event on May 7th at Hearth

Recreation

Fishing with a First Responder will be held at Huff Pond on May 30th

REMINDER: from June 29th to July 24th, while summer camp is in session, the parks, facilities and courts on Memorial Drive will be closed from 7:00 AM to 3:00 PM.

Environmental Commission

Cleanup day was held on Saturday, April 25th, although it was a bit chilly, there was a decent turnout. The community garden is under way, hoping for an early June opening, to inquire about plots and volunteering, please reach out to mcg@montvaleboro.org

COUNCILMEMBER LANE:

Fire Dept

32 fires; 3 drills; 6 work details and 1 meeting;

COUNCILMEMBER KOELLING:

Police

Monthly report included in original minutes;

COUNCILMEMBER RUSSO-VOGELSANG:

Local School

Both schools held their Spring concerts; the Middle school perform the Wizard of Oz; What makes the production so truly special is that our theater students from Pascack Hills High School direct and lead the middle school play. They work collaboratively with students on all aspects of the performance from acting, blocking to staging and production. Last week we celebrated Teacher Appreciation Week and the PPO put together themed weeks for both schools. The PTO did a phenomenal job showing their appreciation for our teaching and support staff with the variety of lunches, breakfast items, and treats throughout the week. In Montvale, we are fortunate to have hard working, dedicated, and nurturing teachers. We are grateful for their immense role that they play in fostering the growth and maximizing the potential of each and every student. the school completed the NJ SLA, which is the New Jersey Student Learning Assessments for grades 3 to 8. We appreciate the students focus and effort throughout the testing period, as well as the support of our families in ensuring that students come prepared and well rested each day. Looking ahead to summer, they want to let everyone know that there is a new STEAM lab that's going to be built at Memorial Schools and also a complete renovation of the 4th grade classrooms. The school district appreciates all the support from the Montvale community.

MAYOR'S REPORT:

No Report

ENGINEER'S REPORT: Nick Chelius

We are currently working on the design for Memorial Drive. We have a fairly aggressive schedule for that. We are trying to move that along as quickly as we can to get that submitted to NJDOT. There are some design problems with the Huff Park pavilion with some bad soil in the area, we are working on a solution. Kinderkamack and Magnolia project is moving forward.

ATTORNEY'S REPORT: Dave Lafferty

No Report

ADMINISTRATOR'S REPORT: Joe Voytus

Mentioned Resolution 103 that council adopted earlier naming rights and grant agreement from Oritani Foundation, it was a generous donation to help support the community garden. Wanted to thanked them and look forward to working with them.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

- Planning Board Appointments and Resignation

Chris Gruber, our Construction official will be resigning from his position on the Planning Board, he is remaining as our Code Official;

Appointments as follows: Joe Puglisi, Class II;

Anita Bagdat, Alternate #1;

Dianne Didio, Alternate #2;

Daniel Alger, Alternate #3

Anastasia Kartsev, Alternate #4

- Camp Counsellors and Staff

The BA asked for councilmembers to approve the list of camp counsellors for this year's Camp and Adventure Camp; They have been interviewed by the Recreation department; a lot of people are returning counsellors; Councilmember Lane made a motion; seconded by Councilmember Koelling – all ayes

COMMUNICATION CORRESPONDENCE:

- 2025 Safety Award – Platinum - \$1,750.00 – Deputy Clerk and Safety Coordinator, Carol Manhart

I'm happy and proud that this has been the 5th consecutive year we won the Bergen County JIF Safety Platinum Award. I would like to thank and acknowledge Fire Chief, Geoff Gibbons, Police Captain, Alicia Foley, Fire Official, John Kurz, Assistant Recreation Director, Cassidy Strauss and for all those who played a key role on achieving this honorable award, Thank You.

MEETING OPEN TO THE PUBLIC:

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

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

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

Multiple people from local surrounding towns and from further away like Philadelphia all stating the same opposition of data centers and the impact it will have on water and electricity; to consider affordable housing.

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

MEETING CLOSED TO THE PUBLIC:

ADJOURNMENT:

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

Meeting was adjourned at 9:06pm

Regular Workshop Meeting of the Mayor & Council to be held at 7:30pm on May 26, 2026

Respectfully submitted, Frances Scordo, Municipal Clerk

DRAFT

**WORK SESSION
MINUTES**

The Work Session Meeting of the Mayor and Council was in the Council Chambers and called to order at 7:31pm. 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
Council President Cudequest
Councilmember Koelling

Councilmember Lane
Councilmember Roche
Councilmember Russo-Vogelsang

Also Present: Mayor Mike Ghassali; Borough Administrator, Joe Voytus; Borough Attorney, Dave Lafferty; and Municipal Clerk, Fran Scordo

ORDINANCES:

None

MEETING OPEN TO PUBLIC**Agenda Items Only**

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

No public comment

MEETING CLOSED TO PUBLIC**Agenda Items Only**

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

MINUTES:

None

CLOSED/EXECUTIVE MINUTES:**May 14, 2026**

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

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.

104-2026 Requesting Approval of Items of Revenue and Appropriation N.J.S.A. 40A:4-87 – Clean Communities Grant

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law, and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for an equal amount.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Montvale, in the County of Bergen, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the CY 2026 Municipal Budget in the sum of \$22,359.09, which is now available as revenue from:

Miscellaneous Revenues – Section F:

Special Items of Revenue Anticipated with Prior Consent of the Director of Local Government Services – Public and Private Revenues Offset with Appropriations:

Clean Communities Grant (FCOA 10-602).

BE IT FURTHER RESOLVED that the like sum of \$22,359.09 is hereby appropriated under the caption:

General Appropriations:

(A) Operations – Excluded from “CAPS”

Public and Private Revenues Offset by Revenues

Clean Communities Grant (FCOA 41-602).

BE IT FURTHER RESOLVED that a copy of this Resolution shall be electronically filed with the Director for approval as required by law.

105-2026 RESOLUTION FOR MEMBER PARTICIPATION IN A COOPERATIVE PRICING SYSTEM A RESOLUTION AUTHORIZING THE BOROUGH OF MONTVALE TO ENTER INTO A COOPERATIVE PRICING AGREEMENT

WHEREAS, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

WHEREAS, the Borough of Northvale, hereinafter referred to as the “Lead Agency” has offered voluntary participation in a Cooperative Pricing System for the purchase of goods and services;

WHEREAS, on May 26, 2026 the governing body of the Borough of Montvale, County of Bergen, State of New Jersey duly considered participation in a Cooperative Pricing System for the provision and performance of goods and services;

NOW, THEREFORE BE IT RESOLVED as follows:

TITLE:

This RESOLUTION shall be known and may be cited as the Cooperative Pricing Resolution of the Borough of Montvale

AUTHORITY:

Pursuant to the provisions of N.J.S.A. 40A:11-11(5), the Borough Administrator is hereby authorized to enter into a Cooperative Pricing Agreement with the Lead Agency.

CONTRACTING UNIT:

The Lead Agency shall be responsible for complying with the provisions of the *Local Public*

Contracts Law (N.J.S.A. 40A:11-1 et seq.) and all other provisions of the revised statutes of the State of New Jersey.

EFFECTIVE DATE:

This resolution shall take effect immediately upon passage.

106-2026 Authorize Tax Court Settlement – Toll NJ 1, LLC

WHEREAS, the Mayor and Council of the Borough of Montvale have been advised of the proposed settlement of a property Tax Appeal filed by Toll NJ 1, LLC (hereinafter the "Tax Appeal"), under Docket Numbers 009882-2022 and 009886-2022, and;

WHEREAS, the aforesaid tax appeal involves 58 separate but contiguous vacant parcels of land located on Cranberry Lane, Bittersweet Terrace, Driftway Lane and Cottonwood Drive in the Borough of Montvale (hereinafter the "Subject Parcels"), and;

WHEREAS, the said Governing Body has been advised as to the merits of the subject Tax Appeal by legal counsel, the Borough Tax Assessor and the Borough Appraiser, and;

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

WHEREAS, the provisions of N.J.S.A. 54:51A-8 (the "Freeze Act") are expressly waived and shall not apply to this settlement, and;

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

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

BE IT FURTHER RESOLVED, that with respect to same, the Mayor, Borough Administrator, Borough Tax Appeal Attorney and/or any other appropriate Borough official is hereby authorized to perform any act necessary to effectuate the purposes set forth in this Resolution.

108-2026 A Resolution Endorsing a Treatment Works Approval (TWA) Permit Application for Sanitary Sewer Connection Associated with the Residential Subdivision at Magnolia Avenue Project

WHEREAS, the applicant, Metropolitan Home Development at Werimus, LLC, as part of the Residential Subdivision at Magnolia Avenue Project located at 55-61 Magnolia Avenue, identified as Block 603, Lots 34, 35 and 36, submitted plans, applications and documents in support of a Treatment Works Approval ("TWA") permit application to the New Jersey Department of Environmental Protection ("NJDEP") for sanitary sewer connection associated with the Project; and

WHEREAS, the Borough Engineer, Colliers Engineering & Design, has confirmed that they have reviewed the plans, applications and documents as it relates to the aforementioned TWA permit application; and

WHEREAS, the Borough Engineer has confirmed that the Borough may endorse the TWA permit application for purposes of municipal consent.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Montvale, County of Berge, State of New Jersey, do hereby consent to and endorse the TWA permit application submitted for the Project at the recommendation of the Borough Engineer; and

BE IT FURTHER RESOLVED that the Mayor and/or Borough Administrator are hereby directed, authorized and empowered to sign any and all documents in furtherance of the Borough endorsement of the TWA permit application.

109-2026 Appointing Permanent Montvale Police Officer, Mark Pierro

WHEREAS, Mark Pierro has successfully completed the required probationary time period; and
WHEREAS, Chief McDowell has recommended Officer Pierro for permanent Police Officer appointment; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, County of Bergen, New Jersey that Mark Pierro is hereby permanently appointed to the Montvale Police Department, effective May 26, 2026

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

107-2026 Mutual Aid And Assistance Agreement Between Borough of Montvale and Pearl River, NY Fire District

WHEREAS, it is the intention of the municipalities of Montvale and Pearl River, and their respective Fire Departments and Fire Companies, to enter into a mutual aid and assistance program pursuant to law as may be amended or modified; and

WHEREAS, this agreement is intended to supersede any earlier agreements which may have been signed by the parties hereto; and

WHEREAS, this agreement shall be by and between the named boroughs, towns, municipalities, Fire Departments and Companies and the parties agree to be bound thereby.

Borough of Montvale, NJ

Pear River Fire District, NY

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Montvale that the Mutual Aid and Assistance Agreement attached hereto has been approved; and

BE IT FURTHER RESOLVED that the Mayor, Borough Clerk, and all other appropriate officials and employees are hereby directed, authorized and empowered to execute said agreement, subject to approval as to form by the Borough Attorney.

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

Chief Gibbons gave a brief explanation, this resolution is a formality agreement between the two towns.

BILLS: Administrator read the Bill Report

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

ENGINEER'S REPORT:

No Report

ATTORNEY REPORT: Dave Lafferty

There is a case management conference tomorrow for affordable housing

ADMINISTRATOR REPORT: Joe Voytus

Veolia will be starting the water tank project, the first phase will be installing new water pipes along Summit Ave which can take up to 6 months; Magnolia and Kinderkamack guardrail project should begin in the next few weeks.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Mayor Ghassali stated he attended the Mayor's conference and he will now be on the legislative committee

COMMUNICATION CORRESPONDENCE:

None

MEETING OPEN TO THE PUBLIC:

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

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

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

No Public Comment

A motion to close meeting to the public by Councilmember Lane; seconded by Councilmember Russo-Vogelsang – all ayes

ADJOURNMENT:

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

Meeting adjourned at 7:45pm

Regular Meeting of the Mayor & Council will be held at 7:30pm on Thursday, June 11, 2026

Respectfully submitted, Frances Scordo, Municipal Clerk

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 110-2026**

RE: A RESOLUTION AUTHORIZING SETTLEMENT OF A TAX APPEAL FILED BY JOHN ROTHSCCHILD, JR. AS RECEIVER FOR 100 PHILIPS PARKWAY LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 3103, LOT 2 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF MONTVALE

WHEREAS, a property tax appeal had been filed against the Borough of Montvale (hereinafter the "Borough") by John Rothschild, Jr. as Receiver for 100 Philips Parkway LLC (hereinafter the "Tax Appeal"), under Docket No. 004855-2025; and

WHEREAS, the aforesaid Tax Appeal involves property located at 100 Philips Parkway, and is identified as Block 3103, Lot 2 on the tax assessment map of the Borough (hereinafter the "subject property"); and

WHEREAS, the said Governing Body has been advised as to the merits of the subject Tax Appeal by the Borough Tax Assessor and the Borough Appraiser; and

WHEREAS, the terms of the proposed settlement are set forth in the Stipulation of Settlement filed with the Tax Court of New Jersey attached hereto as Schedule A attached; and

WHEREAS, the Tax Assessor is of the opinion that it is in the best interest of the Borough to settle the subject Tax Appeal in accordance with the settlement terms as follows:

	Original Assessment	County Board Judgment	Requested Tax Court Judgment
Land	\$3,653,000	N/A	\$3,653,000
Improvements	\$7,891,600	Direct	\$6,891,600
Total	\$11,544,600	Appeal	\$10,544,600

It is also agreed that the 2026 total aggregate of the subject property shall be no greater than \$7,700,000 for the 2026 Tax Year.

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

BE IT FURTHER RESOLVED, that with respect to same, the Borough Assessor, Borough Attorney and/or any other appropriate Borough official are hereby authorized to perform any act necessary to effectuate the purposes set forth in this Resolution.

BE IT FURTHER RESOLVED, that the Tax Collector is hereby authorized to credit and/or refund the appropriate taxes in accordance with the terms of this Resolution.

SCHEDULE "A"

Stipulation of Settlement

Frank E. Ferruggia, Esq.
Attorney ID: 021471981
McCARTER & ENGLISH, LLP
Four Gateway Center
100 Mulberry Street
Newark, New Jersey 07102
Email: fferruggia@mccarter.com
Attorneys for Plaintiff

JOHN ROTHSCHILD, JR. AS RECEIVER
FOR 100 PHILIPS PARKWAY LLC,

Plaintiff,

vs.

BOROUGH OF MONTVALE,

Defendant.

Tax Court of New Jersey
Docket No.: 004855-2025

Civil Action
Stipulation Of Settlement

(Local Property Tax)

1. It is hereby **STIPULATED** and **AGREED** that the assessment of the following property be adjusted and a judgment be entered as follows:

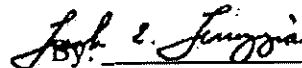
Block : 3103	Lot : 2	Qual :	
Street Address : 100 Philips Parkway			Tax Year: 2025
	Original Assessment	County Board Judgment	Requested Tax Court Judgment
LAND	\$ 3,653,000	N/A	\$ 3,653,000
IMPROVEMENTS	\$ 7,891,600	Direct	\$ 6,891,600
TOTAL	\$ 11,544,600	Appeal	\$ 10,544,600

2. The undersigned have made such examination of the value and proper assessment of the property and have obtained such appraisals, analysis and information with respect to the valuation and assessment of the property as they deem necessary and appropriate for the purpose of enabling them to enter into the stipulation. The assessor of the taxing district has been consulted by the attorney for the taxing district with respect to this settlement and has concurred.
3. Based upon the foregoing, the undersigned represent to the court that the above settlement will result in an assessment at the fair assessable value of the property consistent with assessing practices generally applicable in the taxing district as required by law.

4. Refunds resulting from the settlement, if any, set forth herein shall be paid to McCarter & English, LLP as attorneys for Plaintiff, and forwarded to Frank E. Ferruggia, McCarter & English, LLP, Four Gateway Center, 100 Mulberry Street, Post Office Box 652, Newark, New Jersey 07101-0652.
5. Statutory interest, pursuant to N.J.S.A. 54:3-27.2, having been waived by taxpayer, shall not be paid provided the tax refund is paid within sixty (60) days of the date of entry of the Tax Court Judgment.
6. Any and all motions and/or counter-claims filed with regard to the above matter are hereby withdrawn pursuant to this settlement.
7. This Paragraph shall be considered an integral part of this Agreement, the consideration for which this Agreement has, in part, been entered into by the parties. The parties agree that the 2026 total aggregate assessment of the subject property located at Block 3103, Lot 2 in the Borough of Montvale shall be no greater than \$7,700,000 for the 2026 Tax Year. The parties further agree that either party, as well as Plaintiff's successors and assigns, shall have the right to file a tax appeal for the 2026 Tax Year to obtain a judgment to implement, enforce, and/or confirm the \$7,700,000 total aggregate assessment agreed upon herein.

McCARTER & ENGLISH, LLP
Attorneys for Plaintiff

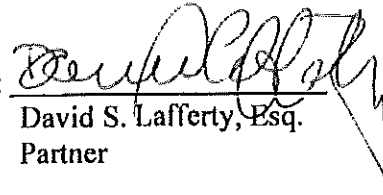
Dated: 5/7/26

By: 

Frank E. Ferruggia, Esq.
Member of the Firm

HUNTINGTON BAILEY, L.L.P.
Attorneys for Defendant

Dated: 5/8/2026

By: 
David S. Lafferty, Esq.
Partner

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

Adopted: June 11, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 111-2026**

RE: A RESOLUTION AUTHORIZING SETTLEMENT OF A TAX APPEAL FILED BY JOHN ROTHSCILD, JR. AS RECEIVER FOR 135 CHESTNUT RIDGE PARTNERS LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 1001, LOT 1 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF MONTVALE

WHEREAS, a property tax appeal had been filed against the Borough of Montvale (hereinafter the "Borough") by 135 Chestnut Ridge Partners LLC (hereinafter the "Tax Appeal"), under Docket No. 002988-2025; and

WHEREAS, the aforesaid Tax Appeal involves property located at 135 Chestnut Ridge Road, and is identified as Block 1001, Lot 1 on the tax assessment map of the Borough (hereinafter the "subject property"); and

WHEREAS, the said Governing Body has been advised as to the merits of the subject Tax Appeal by the Borough Tax Assessor and the Borough Appraiser; and

WHEREAS, the terms of the proposed settlement are set forth in the Stipulation of Settlement filed with the Tax Court of New Jersey attached hereto as Schedule A attached; and

WHEREAS, the Tax Assessor is of the opinion that it is in the best interest of the Borough to settle the subject Tax Appeal in accordance with the settlement terms as follows:

	Original Assessment	County Board Judgment	Requested Tax Court Judgment
Land	\$3,740,000	N/A	\$3,740,000
Improvements	\$4,510,000	Direct	\$3,760,000
Total	\$8,250,000	Appeal	\$7,500,000

It is also agreed that the 2026 total aggregate of the subject property shall be no greater than \$6,500,000 for the 2026 Tax Year.

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

BE IT FURTHER RESOLVED, that with respect to same, the Borough Assessor, Borough Attorney and/or any other appropriate Borough official are hereby authorized to perform any act necessary to effectuate the purposes set forth in this Resolution.

BE IT FURTHER RESOLVED, that the Tax Collector is hereby authorized to credit and/or refund the appropriate taxes in accordance with the terms of this Resolution.

SCHEDULE "A"
Stipulation of Settlement

Frank E. Ferruggia, Esq.
Attorney ID: 021471981
McCARTER & ENGLISH, LLP
Four Gateway Center
100 Mulberry Street
Newark, New Jersey 07102
Email: fferruggia@mccarter.com
Attorneys for Plaintiff

135 CHESTNUT RIDGE PARTNERS LLC,

Plaintiff,

vs.

BOROUGH OF MONTVALE,

Defendant.

Tax Court of New Jersey
Docket No.: 002988-2025

Civil Action
Stipulation Of Settlement

(Local Property Tax)

1. It is hereby **STIPULATED** and **AGREED** that the assessment of the following property be adjusted and a judgment be entered as follows:

Block : 1001	Lot : 1	Qual :	
Street Address : 135 Chestnut Ridge			Tax Year: 2025
	Original Assessment	County Board Judgment	Requested Tax Court Judgment
LAND	\$ 3,740,000	N/A	\$ 3,740,000
IMPROVEMENTS	\$ 4,510,000	Direct	\$ 3,760,000
TOTAL	\$ 8,250,000	Appeal	\$ 7,500,000

2. The undersigned have made such examination of the value and proper assessment of the property and have obtained such appraisals, analysis and information with respect to the valuation and assessment of the property as they deem necessary and appropriate for the purpose of enabling them to enter into the stipulation. The assessor of the taxing district has been consulted by the attorney for the taxing district with respect to this settlement and has concurred.
3. Based upon the foregoing, the undersigned represent to the court that the above settlement will result in an assessment at the fair assessable value of the property consistent with assessing practices generally applicable in the taxing district as required by law.

4. Refunds resulting from the settlement, if any, set forth herein shall be paid to McCarter & English, LLP as attorneys for Plaintiff, and forwarded to Frank E. Ferruggia, McCarter & English, LLP, Four Gateway Center, 100 Mulberry Street, Post Office Box 652, Newark, New Jersey 07101-0652.
5. Statutory interest, pursuant to N.J.S.A. 54:3-27.2, having been waived by taxpayer, shall not be paid provided the tax refund is paid within sixty (60) days of the date of entry of the Tax Court Judgment.
6. Any and all motions and/or counter-claims filed with regard to the above matter are hereby withdrawn pursuant to this settlement.
7. This Paragraph shall be considered an integral part of this Agreement, the consideration for which this Agreement has, in part, been entered into by the parties. The parties agree that the 2026 total aggregate assessment of the subject property located at Block 1001, Lot 1 in the Borough of Montvale shall be no greater than \$6,500,000 for the 2026 Tax Year. The parties further agree that either party, as well as Plaintiff's successors and assigns, shall have the right to file a tax appeal for the 2026 Tax Year to obtain a judgment to implement, enforce, and/or confirm the \$6,500,000 total aggregate assessment agreed upon herein.

McCARTER & ENGLISH, LLP
Attorneys for Plaintiff

Dated:

By: Frank E. Ferruggia
Frank E. Ferruggia, Esq.
Member of the Firm

HUNTINGTON BAILEY, L.L.P.
Attorneys for Defendant

Dated: 4/27/2026

By: David S. Lafferty
David S. Lafferty, Esq.
Partner

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

Adopted: June 11, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 112-2026**

RE: A RESOLUTION AUTHORIZING SETTLEMENT OF A TAX APPEAL FILED BY 155 CHESTNUT RIDGE LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 1001, LOT 2 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF MONTVALE

WHEREAS, a property tax appeal had been filed against the Borough of Montvale (hereinafter the "Borough") by 155 Chestnut Ridge LLC (hereinafter the "Tax Appeal"), under Docket No. 010076-2025; and

WHEREAS, the aforesaid Tax Appeal involves property located at 155 Chestnut Ridge Road, and is identified as Block 1001, Lot 2 on the tax assessment map of the Borough (hereinafter the "subject property"); and

WHEREAS, the said Governing Body has been advised as to the merits of the subject Tax Appeal by the Borough Tax Assessor and the Borough Appraiser; and

WHEREAS, the terms of the proposed settlement are set forth in the Stipulation of Settlement filed with the Tax Court of New Jersey attached hereto as Schedule A attached; and

WHEREAS, the Tax Assessor is of the opinion that it is in the best interest of the Borough to settle the subject Tax Appeal in accordance with the settlement terms as follows:

	Original Assessment	County Board Judgment	Requested Tax Court Judgment
Land	\$5,675,000	\$5,675,000	\$5,675,000
Improvements	\$7,732,500	\$7,732,500	\$6,825,000
Total	\$13,407,500	\$13,407,500	\$12,500,000

It is also agreed that the 2026 total aggregate of the subject property shall be no greater than \$9,500,000 for the 2026 Tax Year.

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

BE IT FURTHER RESOLVED, that with respect to same, the Borough Assessor, Borough Attorney and/or any other appropriate Borough official are hereby authorized to perform any act necessary to effectuate the purposes set forth in this Resolution.

BE IT FURTHER RESOLVED, that the Tax Collector is hereby authorized to credit and/or refund the appropriate taxes in accordance with the terms of this Resolution.

SCHEDULE "A"
Stipulation of Settlement

Frank E. Ferruggia, Esq.
Attorney ID: 021471981
McCARTER & ENGLISH, LLP
Four Gateway Center
100 Mulberry Street
Newark, New Jersey 07102
Email: fferruggia@mccarter.com
Attorneys for Plaintiff

155 CHESTNUT RIDGE LLC,

Plaintiff,

vs.

BOROUGH OF MONTVALE,

Defendant.

Tax Court of New Jersey
Docket No.: 010076-2025

Civil Action
Stipulation Of Settlement

(Local Property Tax)

1. It is hereby **STIPULATED** and **AGREED** that the assessment of the following property be adjusted and a judgment be entered as follows:

Block : 1001	Lot : 2	Qual :	
Street Address : 155 Chestnut Ridge			Tax Year: 2025
	Original Assessment	County Board Judgment	Requested Tax Court Judgment
LAND	\$ 5,675,000	\$ 5,675,000	\$ 5,675,000
IMPROVEMENTS	\$ 7,732,500	\$ 7,732,500	\$ 6,825,000
TOTAL	\$ 13,407,500	\$ 13,407,500	\$ 12,500,000

2. The undersigned have made such examination of the value and proper assessment of the property and have obtained such appraisals, analysis and information with respect to the valuation and assessment of the property as they deem necessary and appropriate for the purpose of enabling them to enter into the stipulation. The assessor of the taxing district has been consulted by the attorney for the taxing district with respect to this settlement and has concurred.
3. Based upon the foregoing, the undersigned represent to the court that the above settlement will result in an assessment at the fair assessable value of the property consistent with assessing practices generally applicable in the taxing district as required by law.

4. Refunds resulting from the settlement, if any, set forth herein shall be paid to McCarter & English, LLP as attorneys for Plaintiff, and forwarded to Frank E. Ferruggia, McCarter & English, LLP, Four Gateway Center, 100 Mulberry Street, Post Office Box 652, Newark, New Jersey 07101-0652.
5. Statutory interest, pursuant to N.J.S.A. 54:3-27.2, having been waived by taxpayer, shall not be paid provided the tax refund is paid within sixty (60) days of the date of entry of the Tax Court Judgment.
6. Any and all motions and/or counter-claims filed with regard to the above matter are hereby withdrawn pursuant to this settlement.
7. This Paragraph shall be considered an integral part of this Agreement, the consideration for which this Agreement has, in part, been entered into by the parties. The parties agree that the 2026 total aggregate assessment of the subject property located at Block 1001, Lot 2 in the Borough of Montvale shall be no greater than \$9,500,000 for the 2026 Tax Year. The parties further agree that either party, as well as Plaintiff's successors and assigns, shall have the right to file a tax appeal for the 2026 Tax Year to obtain a judgment to implement, enforce, and/or confirm the \$9,500,000 total aggregate assessment agreed upon herein.

McCARTER & ENGLISH, LLP
Attorneys for Plaintiff

Dated:

By: Frank E. Ferruggia
Frank E. Ferruggia, Esq.
Member of the Firm

HUNTINGTON BAILEY, L.L.P.
Attorneys for Defendant

Dated: 4/27/2026

By: David S. Lafferty
David S. Lafferty, Esq.
Partner

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

Adopted: June 11, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 113-2026**

RE: Amending Resolution No. 180-2025, Award Professional Service Contract to Applied Earth Solutions, Inc. for Environmental Services at 1 Memorial Drive

WHEREAS, the Borough of Montvale has deemed it necessary to engage the professional environmental services for the closure of one 500-gallon waste oil regulated Underground Storage Tank located at 1 Memorial Drive; and

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

WHEREAS, Applied Earth Solutions, Inc., with offices located at 1168 State Route 34, Aberdeen, NJ 07747 has submitted a proposal dated February 10, 2025 to provide the environmental site investigation; and

WHEREAS, the Certified Municipal Finance Officer has certified funds are available certification hereto attached to the original of this resolution; and

NOW, THEREFORE BE IT RESOLVED the scope of services shall be awarded to Applied Earth Solutions, Inc. with the cost not to exceed \$17,000.00; and

BE IT FURTHER RESOLVED, that a copy of this resolution be posted to the Borough's website <http://www.montvale.org/publicnotices> , be on file, available for public inspection, in the office of the Municipal Clerk, located at the Municipal Complex, 12 DePiero Drive, Montvale, NJ 07645.

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

Adopted: June 11, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 114-2026**

Re: A Resolution Awarding a Contract to DLS Contracting, Inc. for the 2026 Montvale Road Program Pursuant to the 2026 Riverside Cooperative Road Improvement Program Contract RC-35-26-01

WHEREAS, the Borough has a need to procure road paving services for the 2026 Montvale Road Program; and

WHEREAS, N.J.S.A. 40A:11-11(5) authorizes contracting units to enter into Cooperative Pricing Agreements; 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 Riverside Cooperative (the "Co-op") with the Borough of Northvale as the Lead Agency; and

WHEREAS, the Borough of Northvale did publicly advertise for bid paving services for the participating members of the Co-op; and

WHEREAS, the Borough of Northvale on behalf of the Co-op did award a Master Contract to DLS Contracting, Inc., a copy of which is attached hereto, which provides for individual unit pricing to be utilized by the participating members, including Montvale; and

WHEREAS, the Borough is desirous of entering into a contract through the Co-op with DLS for paving services for the 2026 Montvale Road Program on an open-ended basis at the prices and on the terms and conditions of the Master Contract; and

WHEREAS, the Borough is desirous of utilizing DLS to pave a number of roads throughout the Borough, which may include but not be limited to the following roads:

- Valley View Terrace (Their Lane to Terminus)
- Powder Hill Road (Valley View Terrace to Chestnut Ridge Road)
- Garden Lane (Stuyvesant Road to Beechwood Road)
- Beechwood Road (Stuyvesant Road to Beechwood Road)
- Hollow Wood Lane (Magnolia Ave to N. Terminus)

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 open-ended contract pursuant to Riverside Cooperative Contract RC-35-26-01, as follows:

Vendor

DLS Contracting, Inc.
36 Montesano Road
Fairfield, NJ 07004

Contract Amount

\$438,973.60

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: June 11, 2026

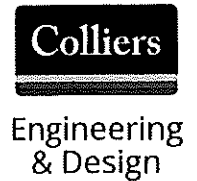
ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

400 Valley Road
Suite 304
Mt. Arlington, NJ 07856
Main: 877 627 3772



April 16, 2026

Joseph Voytus, Borough Administrator
Borough of Montvale
12 DePiero Drive
Montvale, NJ 07645

2026 Riverside Cooperative Road Improvement Program (RC-35-26-01)
Recommendation of Award- Montvale Portion
Borough of Montvale, Bergen County, NJ
Colliers Engineering & Design Project No. MVB0111P

Dear Mr. Voytus,

On Tuesday, March 24, 2026, at 10:00 A.M., sealed bids for the above referenced project were received, opened and read out loud for the 2026 Riverside Cooperative Road Improvement Project. Please note that Northvale, acting as the lead agency, administered the bid on behalf of the Boroughs of Demarest, Dumont, Englewood Cliffs, Harrington Park, Hillsdale, Montvale, Northvale, and Tenafly all in the County of Bergen, State of New Jersey.

The bid opening was attended by Frances Weston, Northvale Borough Clerk and Marie Raffay, PE of Colliers Engineering & Design. Four (4) bids were received. The low bidder was DLS Contracting Inc. with a total bid of \$2,421,883.17, approved by Northvale Resolution 2026-78. A bid tabulation displaying the breakdown for the 2026 Riverside Coop is attached.

The Project consists of the construction of roadway improvements for the municipalities in the County of Bergen, State of New Jersey participating in the Riverside Cooperative. Work includes, but is not limited to, the following items: HMA Milling, 3" or less, installation of hot mix asphalt, installation of 9" x 18" concrete vertical curb, concrete sidewalk, detectable warning surfaces, the resetting of castings, reconstruction of inlets, installation of Type "N-ECO" curb pieces and bicycle safe grates, as well as the installation of striping. All work on this contract must be completed by November 1, 2026.

In working specifically with the paving needs identified for Montvale, the Borough's portion of the contract is currently **\$438,973.60** based on the bid results.

This year's cooperative paving program includes the following roadways:

- Valley View Terrace (Their Lane to Terminus)
- Powder Hill Road (Valley View Terrace to Chestnut Ridge Road)
- Garden Lane (Stuyvesant Rd to Beechwood Rd)
- Beechwood Road (Stuyvesant Rd to High Ridge Rd)
- Hollow Wood Lane (Magnolia Ave to N Terminus)

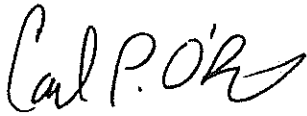
DLS Contracting Inc. has submitted the requisite Bid Bond, Consent of Surety, completed Statement of Ownership, Iran Sanctions form, and the administrative documents as required by the NJ Local Public Bidding Laws, including a NJ Business Registration and a Certified Public Works Contractor Registration.

After analyzing the bids received, our office recommends the award of Montvale's portion of the total contract in the amount of **\$438,973.60** to DLS Contracting Inc. for the construction of the Riverside Cooperative Road Improvement Program (FY 2026) project, pending review and acceptance of the bid by the Borough Attorney and Borough CFO for certification of funds.

The bid summary tabulation for the entire project and price breakdown for Montvale Portion is included for reference. If you have any additional questions or comments, do not hesitate to contact our office.

Sincerely,

Colliers Engineering & Design



Carl P. O'Brien, PE, PP, CME, CPWM
Geographic Discipline Leader



Nick Chelius, P.E.
Project Manager

Enclosure- Bid Tabulation Summary for Montvale and Total Contract

cc: Andrew Hipolit (CED)
Robert Culvert (CED)
Carl O'Brien (CED)

PROJECT: 2026 RIVERSIDE COOPERATIVE ROAD IMPROVEMENT PROGRAM
MUNICIPALITY: BOROUGH OF NORTHVALE
PREPARED BY: GD

DATE: 3/24/2026
PROJECT NO. 25013634
REVIEWED BY:MMT



Engineering
& Design

ITEM NO	2026 RIVERSIDE COOPERATIVE ROAD IMPROVEMENT PROGRAM Municipality - Montvale	APPROX.		UNIT PRICE	TOTAL
		UNIT	QTY		
1	HOT MIX ASPHALT 19M64 BASE COURSE	TON	0	\$ 0.01	\$0.00
2	HOT MIX ASPHALT 9.5M84 SURFACE COURSE	TON	3,437	\$ 90.00	\$309,330.00
3	HOT MIX ASPHALT MILLING, 3" OR LESS	SY	21,056	\$ 4.16	\$87,382.40
4	RESET MANHOLE USING EXISTING CASTING	UNIT	34	\$ 0.01	\$0.34
5	RESET MANHOLE USING NEW CASTING	UNIT	0	\$ 725.00	\$0.00
6	EXCAVATION UNCLASSIFIED	CY	0	\$ 0.01	\$0.00
7	DENSE GRADED AGGREGATE BASE COURSE, 6" THICK	SY	0	\$ 0.01	\$0.00
8	CONCRETE DRIVEWAY APRON, REINFORCED, 6" THICK	SY	0	\$ 90.00	\$0.00
9	CONCRETE SIDEWALK, 4" THICK	SY	0	\$ 89.00	\$0.00
10	DETECTABLE WARNING SURFACE	SY	0	\$ 200.00	\$0.00
11	RECONSTRUCTED INLET, USING EXISTING CASTING	UNIT	27	\$ 450.00	\$12,150.00
12	RECONSTRUCTED INLET, USING NEW CASTING	UNIT	0	\$ 1,400.00	\$0.00
13	CURB PIECE TYPE "N-ECO"	UNIT	7	\$ 300.00	\$2,100.00
14	BICYCLE SAFE GRATE	UNIT	7	\$ 300.00	\$2,100.00
15	TRAFFIC STRIPES, THERMOPLASTIC, 4" WIDE	LF	292	\$ 1.25	\$365.00
16	TRAFFIC MARKINGS, SYMBOLS, THERMOPLASTIC	SF	0	\$ 12.05	\$0.00
17	GRANITE CURB	LF	0	\$ 32.00	\$0.00
18	9"X18" CONCRETE VERTICAL CURB	LF	705	\$ 32.00	\$22,560.00
19	FUEL PRICE ADJUSTMENT	DOLLAR	1,275	\$ 1.00	\$1,274.83
20	ASPHALT PRICE ADJUSTMENT	DOLLAR	1,711	\$ 1.00	\$1,711.00
TOTAL:					\$438,973.60

BOROUGH OF NORTHVALE
BERGEN COUNTY NEW JERSEY

MASTER CONTRACT

RC-35-26-01

2026 RIVERSIDE COOPERATIVE
ROAD IMPROVEMENT PROGRAM

THIS AGREEMENT, made on the 8th day of April, 2026 by and between the BOROUGH OF NORTHVALE, a municipal corporation of the State of New Jersey, party of the first part, acting as Lead Agency of the Riverside Cooperative RC-35-26-01, hereinafter designated the "BOROUGH", and DLS Contracting Inc., 36 Montesano Road, Fairfield, NJ 07004 hereinafter designated the "CONTRACTOR".

WHEREAS, pursuant to advertising duly made and bids received on Tuesday, March 24, 2026 at 10am, the Borough of Northvale, acting as Lead Agency for the Riverside Cooperative RC-35-26-01, via Resolution No. 2026-78 adopted April 8, 2026, awarded this Master Contract; and

WHEREAS, this Master Contract shall provide for two categories of purchases:

- (A) The quantities ordered for the Lead Agency's own needs; and
- (B) The estimated aggregate quantities to be ordered by other participating contracting units by separate contracts, subject to the specifications and unit prices set forth in this Master Contract.

WHEREAS, each participating contracting unit shall certify the funds available only for its own needs ordered; execute its own contract and adopt a resolution awarding the contract; issue purchase orders in its own name directly to the Contractor against said contract; and make payments directly to the Contractor.

WITNESSETH, that the Contractor and the Borough, for the considerations hereinafter named, agree as follows:

Article I - Scope of Work

The Contractor hereby agrees to furnish and deliver all materials, and all of the equipment and labor necessary to do and perform all of the work required in accordance with the plans, specifications, and general conditions prepared by Carl P. O'Brien, P.E., of Colliers Engineering & Design, Inc. (dba Maser Consulting), on behalf of the Riverside Cooperative for the Riverside Cooperative No. RC-35-26-01, 2026 Riverside Cooperative Road Improvement Program for the contracting units of Demarest, Dumont, Englewood Cliffs, Harrington Park, Hillsdale, Montvale, Tenaflay and Northvale, the Lead Agency.

Base Bid

This is an open-ended contract. Major items of construction are as follows:

- 1,325 TON – Hot Mix Asphalt 19M64 Base Course
- 16,732 TON – Hot Mix Asphalt 9.5M64 Surface Course
- 125,524 S.Y. – HMA Milling, 3" or less
- 97 UNIT – Reset Manhole Using Existing Casting
- 18 UNIT – Reset Manhole Using New Casting
- 1,480 C.Y. – Excavation, Unclassified
- 4,535 S.Y. – Dense Graded Aggregate Base Course, 6" Thick
- 260 S.Y. - Concrete Driveway Apron, Reinforced, 6" Thick
- 490 S.Y. - Concrete Sidewalk, 4" Thick
- 36 S.Y. – Detectable Warning Surface
- 48 UNIT – Reconstructed Inlet, Using Existing Casting
- 19 UNIT – Reconstructed Inlet, Using New Casting
- 104 UNIT – Curb Piece, Type "N-ECO"
- 108 UNIT – Bicycle Safe Grate
- 6,963 L.F. – Traffic Stripes, Thermoplastic, 4" Wide
- 1,049 S.F. – Traffic Marking Symbols, Thermoplastic
- 810 L.F. – Granite Curb
- 4,090 L.F. – 9" x 18" Concrete Vertical Curb

The estimate of quantities covering the work to be done and the material to be furnished is approximate and given as a basis upon which the award of this Master Contract was made. The Engineer of each participating contracting unit reserves the right, with the consent of the Governing Bodies of the involved participating contracting units, to increase or diminish any or all of the quantities, or to omit any if it should be deemed necessary to do so.

Article II - Time of Completion

The work to be performed under this Master Contract shall be completed by November 1, 2026, unless otherwise contractually arranged with the individual participating contracting units.

Article III – Asphalt & Fuel Price Adjustments

Price adjustments for asphalt and fuel shall be determined as set forth in the Asphalt Price Adjustment and Fuel Price Adjustment provisions of the Bid Specifications.

Article IV - Compensation

The Contractor shall be paid for the work performed for each participating contracting unit in accordance with the Unit Prices contained in the Bid Proposal, a copy of which is attached hereto.

Monthly payments will be made to the contractor for the work performed by each of the participating contracting units less retainage. Upon receipt of an invoice from the Contractor with supporting documentation as required, the contracting unit's Engineer, or his authorized agent, shall prepare an approved monthly estimate for partial payment to the contractor.

The contractor shall provide to each contracting unit a performance bond in the amount of one hundred percent (100%) of the final estimate, for the work to be performed for each member municipality, for the faithful performance of this contract for all municipalities identified in this Master Contract. The contractor shall coordinate with each contracting unit on the final estimate of work to be utilized to calculate the bond amount.

The Borough and each participating contracting unit shall retain ten percent (10 %) of the amount of each partial payment for contracts up to \$ 100,000 and two percent (2 %) for contracts in excess of \$ 100,000, until the final acceptance of the project by the municipality.

In lieu of retainage, the Contractor may furnish a Surety Bond to each Governing Body in a sum equal to fifteen (15%) of the final estimate and such Bond shall remain in full force and effect for a period of one year from the date of acceptance of the work. The Bond shall provide that the Contractor guarantees to replace, during the one-year period, any defective material or damage of the work to the satisfaction of the contracting unit's Engineer without cost to the Governing Body.

Upon acceptance of the work by each member Municipality, the contractor shall submit a separate maintenance bond (N.J.S.A. 40A:11-16.3), to each contracting unit, in an amount not to exceed 15% of the project costs for the work performed in each municipality, guaranteeing against defective quality of work or materials for the period of 2 years.

Each contracting unit reserves the right to withhold two percent (2 %) of the final estimate, for a period of one year, pertaining to their municipality in lieu of the Maintenance Bond.

Article V - Laws and Ordinances

The Contractor further agrees to obey the ordinances of the Borough and each of the participating contracting units and the laws of the State of New Jersey, and all other governmental agencies, Federal and State, in the doing of the work herein provided for and also agrees to insure against liability for injury or death by accident to its employees employed upon the work herein provided for as required by the laws of the State of New Jersey.

Article VI - Insurance

The Contractor shall maintain during the life of the contract, insurance policies of the type and with the minimum limits indicated in the Specifications and in a form satisfactory to the Borough. The Contractor shall provide a certificate of insurance to the Borough prior to the commencement of work.

Article VII - Claims

The Contractor agrees to make payment of all proper charges for labor and materials required in the performance of the work and indemnify and save harmless the Borough, its officers, agents and servants and each and every one of them, against and from all suits and costs of every name and description, and from all damages to which the Borough or any of its officers, agents or servants may be put by reason of injury to the person or property of others, resulting through the performance of said work, or through the negligence of the Contractor, or through any improper or defective machinery, implements or appliances used by the Contractor in the aforesaid work, or through any act or omission on the part of the Borough or its agent or agents.

Article VIII- Extension of Unit Prices of Bid Proposal

The bid prices may be extended to the registered members of the Riverside Cooperative who have not submitted estimates prior to the advertisement for bids with the written approval of the lead agency and the contractor.

IN WITNESS WHEREOF, the Borough has caused these presents to be signed by its Mayor and the corporate seal of the Borough to be hereto affixed and attested by its Borough Clerk, and the Contractor has hereunto sets its seal and caused these presents to be signed by its proper corporate officers, the day and year first written above.

BOROUGH OF NORTHVALE

By: _____

Joseph McGuire
Joseph McGuire, Mayor

ATTEST:

Frances Weston
Frances Weston, Borough Clerk

CONTRACTOR: DLS CONTRACTING INC.

By: _____

(Signature)

Donato Salvatoriello

(Printed Name)

President

(Title)

ATTEST:

Dragana Cupara



**Resolution of the Northvale Governing Body
Resolution No. 2026-78
April 8, 2026**

Council Member	Motion	Second	Yes	No	Abstain	Absent
BAKALIAN						X
FERNANDEZ			X			
MATTESSICH			X			
MCMORROW		X	X			
MENAFRA			X			
SOKOLOSKI	X		X			

**TITLE: RESOLUTION AWARDDING BID FOR THE 2026 ROAD
IMPROVEMENT PROGRAM ON BEHALF OF THE RIVERSIDE
COOPERATIVE**

WHEREAS, NJSA 40A:11-10(1) authorizes contracting units to enter into cooperative pricing agreements; and

WHEREAS, the Borough of Northvale has volunteered to act as "Lead Agency" for the purchase of work, materials, and supplies for the Riverside Cooperative ("the Coop") for the year 2026; and

WHEREAS, the Borough of Northvale received four (4) bids for the 2026 Riverside Cooperative Road Improvement Program; and

WHEREAS, on March 24, 2026, the bid opening was performed at the Borough of Northvale Borough Hall at 116 Paris Avenue in Northvale at which time 4 bids were read aloud; and

WHEREAS, bids were received as set forth on the Bid Tabulation Sheet and made a part hereof; and

WHEREAS, DLS Contracting Inc, 36 Montesano Road, Fairfield, NJ 07004 was determined to be the lowest qualified bidder with a bid of \$2,421,883.17; and

WHEREAS, the four bids are on file in the office of the Municipal Clerk

NOW, THEREFORE BE IT RESOLVED, that the Northvale Mayor and Municipal Clerk be and are hereby authorized and directed to execute a Master Contract with the above named firm for the contract period as set forth in the request for bids, acting as Lead Agency on behalf of the Riverside Cooperative.



CERTIFICATION

I, Frances Weston, Municipal Clerk of the Borough of Northvale in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of April 8, 2026.

FRANCES WESTON
MUNICIPAL CLERK

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 115-2026**

RE: Award Professional Service Contract to Colliers Engineering & Design - for Construction Observation & Administration Services for 2026 Riverside Cooperative Paving Program

WHEREAS, the Borough of Montvale has deemed it necessary to engage the professional services of an Engineer for Construction Observation & Administration Services for 2026 Riverside Cooperative Paving Program; and

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

WHEREAS, Colliers Engineering & Design, 400 Valley Road, Suite 304, Mt. Arlington, NJ 07856 has submitted a proposal dated April 16, 2026 to provide engineering services which are detailed and attached to the original of this resolution, and

WHEREAS, the Certified Municipal Finance Officer has certified funds are available certification hereto attached to the original of this resolution.

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

- 1) That the following be provided: Construction Observation & Administration Services
- 2) The cost not to exceed shall be \$51,500.00. The Engineer shall be required to submit itemized bills and payment shall be made based upon services rendered. The rates for this work are in accordance with the hourly contractual agreement with the Borough of Montvale.

BE IT FURTHER RESOLVED, that a copy of this resolution be posted to the Borough's website <http://www.montvale.org/publicnotices>, be on file, available for public inspection, in the office of the Municipal Clerk, located at the Municipal Complex, 12 DePiero Drive, Montvale, NJ 07645.

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

Adopted: June 11, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

April 16, 2026

Joseph Voytus, Borough Administrator
Borough of Montvale
12 DePiero Drive
Montvale, NJ 07645

2026 Riverside Cooperative Paving Program - Montvale Portion
Professional Engineering Construction Administration Services
Borough of Montvale, Bergen County, NJ
Colliers Engineering & Design Project No. MVB0111P

Dear Mayor and Council,

Colliers Engineering & Design is pleased to present the following agreement for construction observation and administration services related to the 2026 Riverside Cooperative Paving Program. Funding will be provided through current bond ordinance(s) and the anticipated capital bond ordinance for capital improvements.

Colliers Engineering & Design has been authorized by the Lead Agency (Northvale) to perform the preparation of specifications for receipt of bids (Riverside Cooperative) on this project. Bids were received on March 24, 2026, and the apparent low bidder is DLS Contracting, Inc. In working specifically with the paving needs identified for Montvale, the Borough's portion of the contract is currently \$438,973.60 based on the bid results.

This year's cooperative paving program includes the following roadways:

- Valley View Terrace (Their Lane to Terminus)
- Powder Hill Road (Valley View Terrace to Chestnut Ridge Road)
- Garden Lane (Stuyvesant Road to Beechwood Road)
- Beechwood Road (Stuyvesant Road to High Ridge Road)
- Hollow Wood Lane (Magnolia Ave to N Terminus)

Section I – Scope of Services

Based on our conversations and information noted above, we propose to complete the following:

TASK I. CONSTRUCTION OBSERVATION AND ADMINISTRATION SERVICES:

Upon award of a contract under the Riverside Cooperative Bid, Colliers Engineering & Design will coordinate a Pre-Construction meeting with the contractor, Borough Officials, and the Department of Public Works (DPW). During construction, Colliers Engineering & Design will monitor the contractor's performance and enforce the adherence to the contract documents and project schedule.

Colliers Engineering & Design will provide the Borough with part-time on-site construction administration services during the concrete work and milling/paving operations. This task should last approximately six

(6) weeks. In addition, Colliers Engineering & Design anticipates that there will be two (2) weeks of part-time construction administration services for the contractor to complete the punch list items. Colliers Engineering & Design will utilize the same construction administrator on the site for the entirety of the project in order to provide consistency for the project.

Observation reports will be retained by Colliers Engineering & Design regarding the project. Colliers Engineering & Design will review and prepare contractor's payments as well as change orders (if necessary). If unacceptable work or material is supplied by the contractor, immediate corrective action will be taken by Colliers Engineering & Design on behalf of the Borough. Colliers Engineering & Design will review the submittals for the projects including shop drawings and as-built drawings provided by the contractor. Prior to completion, a final punch list will be created by the construction administrator and completion deadlines will be scheduled for all open items. Upon completion of the punch list items, a final site visit will be scheduled with the contractor and the Borough to close out the project. Colliers Engineering & Design will prepare the paperwork for final payment for the contractor.

Projected Schedule:

The following is the estimated schedules for the project:

<u>Task</u>	<u>Anticipated Schedule</u>
Construction Contract Award	April 2026
Pre-Construction Meeting	May 2026
Construction Administration Services	Spring/Summer 2026
Project Closeout	Summer/Fall 2026

The goal is to construct the entirety of the project during the 2026 construction season. Please note that this project is weather dependent. Should inclement weather occur, the construction schedule may be altered.

Schedule of Fees

For your convenience, we have broken down the total estimated cost of the project into the categories identified within the scope of services.

Task Name	Fee
Construction Administration Services and Inspection	\$51,500.00
Total Fee	\$51,500.00

The above services will be provided on an hourly basis not to exceed the listed amount. This Contract and Fee Schedule is based upon the Borough Engineering Contract authorized by Borough of Montvale (25-2026).

Project Deliverables:

During the contractor payment preparation process, Colliers Engineering & Design will provide the Borough of Montvale with documentation for their review and execution for contractor payment. Certification by the Chief Financial Officer will be required for all closeout documents.

Reimbursable Expenses:

Reimbursable expenses including delivery, printing, copying, postage and other reproducible costs for the above-mentioned deliverables are included within this agreement and are included in the project cost.

Exclusions:

If any item listed herein, or otherwise not specifically mentioned within this agreement or the Borough Engineering Agreement is deemed necessary, then Colliers Engineering & Design may prepare an addendum to this agreement for your review, outlining the scope of additional services and associated professional fees with regard to the extra services. Unanticipated additional services will be in accordance with the Schedule of Hourly Rates for the number of hours of effort required. No extra services will be performed without authorization from the Borough.

Please forward a copy of the Resolution of Approval and/or approved Purchase Order to this office. This will constitute approval of the proposed engineering agreement. We thank you very much for the opportunity to offer our services and look forward to working with you on this and future projects. In the meantime, should you have any questions regarding this agreement, please feel free to contact me.

Sincerely,

Colliers Engineering & Design



Nick Chelius, P.E.
Borough Engineer

CC: Fran Scordo, Borough Clerk
Carl O'Brien, PE (CED)
Robert Culvert (CED)

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 116-2026**

**RE: Requesting Approval of Items of Revenue and Appropriation N.J.S.A. 40A:4-87 –
Oritani Charitable Foundation Grant**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law, and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for an equal amount.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Montvale, in the County of Bergen, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the CY 2026 Municipal Budget in the sum of \$200,000.00, which is now available as revenue from:

Miscellaneous Revenues – Section F:
Special Items of Revenue Anticipated with Prior Consent of the Director of Local
Government Services – Public and Private Revenues Offset with Appropriations:
Oritani Charitable Foundation Grant (FCOA 12-851).

BE IT FURTHER RESOLVED that the like sum of \$200,000.00 is hereby appropriated under the caption:

General Appropriations:
(A) Operations Excluded from "CAPS"
Public and Private Revenues Offset by Revenues
Oritani Charitable Foundation Grant (FCOA 40-851).

BE IT FURTHER RESOLVED that a copy of this Resolution shall be electronically filed with the Director for approval as required by law.

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

Adopted: June 11, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 117-2026**

RE: RESOLUTION SUPPORTING COMPANION LEGISLATION, ASSEMBLY BILL NO. 1950 (1R) AND SENATE BILL NO. 2884, TO ADVANCE THE POLICY OBJECTIVE OF IMPROVING HOSPITAL SEPSIS RECOGNITION, TREATMENT, AND QUALITY IMPROVEMENT

WHEREAS, Assembly Bill No. 1950 and Senate Bill No. 2884 are companion measures pending before the New Jersey Legislature concerning sepsis recognition and treatment protocols in hospitals; and

WHEREAS, the shared policy objective of this companion legislation is to require general and special hospitals licensed in the State of New Jersey to adopt, implement, and periodically update evidence-based protocols for the early recognition and treatment of patients with sepsis, severe sepsis, and septic shock, to provide appropriate staff training, and to utilize quality measures to improve care and outcomes; and

WHEREAS, sepsis is a serious and potentially life-threatening medical condition resulting from the body's overwhelming response to infection and may lead to permanent organ damage, disability, cognitive impairment, or death if not recognized and treated promptly; and

WHEREAS, timely and evidence-based hospital protocols for the screening, early recognition, and treatment of sepsis, severe sepsis, and septic shock can improve patient outcomes, promote consistency of care, and advance the health, safety, and welfare of residents of Essex County and throughout the State of New Jersey; and

WHEREAS, the Borough of Montvale, Bergen County, finds that the policy objective embodied in Assembly Bill No. 1950 and Senate Bill No. 2884 serves an important public purpose by promoting earlier sepsis identification, prompt treatment, clinical accountability, and quality improvement in hospital care;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Montvale, Bergen County, hereby endorses and strongly supports the policy objective embodied in companion legislation, Assembly Bill No. 1950 and Senate Bill No. 2884; and

BE IT FURTHER RESOLVED, that the Borough of Montvale respectfully urges the New Jersey Legislature to enact this legislation advancing these objectives to improve hospital sepsis recognition, treatment, and quality improvement practices; and

BE IT FURTHER RESOLVED, that upon final passage by the Legislature, the Board respectfully urges the Governor of the State of New Jersey to sign such legislation into law; and

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be transmitted to the Governor of the State of New Jersey, the President of the New Jersey Senate, the Speaker of the New Jersey General Assembly, the New Jersey Commissioner of Health, and such other officials as may be appropriate.

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

Adopted: June 11, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 118-2026**

**RE: REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION
N.J.S.A. 40A:4-87 – Hekemian Foundation Community Garden Contribution**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law, and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for an equal amount.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Montvale, in the County of Bergen, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the CY 2026 Municipal Budget in the sum of \$35,000.00, which is now available as revenue from:

Miscellaneous Revenues – Section F:
Special Items of Revenue Anticipated with Prior Consent of the Director of Local Government Services – Public and Private Revenues Offset with Appropriations:
Hekemian Foundation Community Garden Contribution (FCOA 12-881).

BE IT FURTHER RESOLVED that the like sum of \$35,000.00 is hereby appropriated under the caption:

General Appropriations:
(A) Operations Excluded from "CAPS"
Public and Private Revenues Offset by Revenues
Hekemian Foundation Community Garden Contribution (FCOA 40-881).

BE IT FURTHER RESOLVED that a copy of this Resolution shall be electronically filed with the Director of the Division of Local Government Services for approval as required by law.

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

Adopted: June 11, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 119-2026**

RE: Amending Resolution No. 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 \$40,500 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 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 posted to the Borough's website

<http://www.montvale.org/publicnotices>, be on file, available for public inspection, in the office of the Municipal Clerk, located at the Municipal Complex, 12 DePiero Drive, Montvale, NJ 07645.

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

Adopted: June 11, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 120-2026**

RE: A Resolution Awarding a Contract to Nielsen of Morristown Pursuant to State Contract #23-FLEET-34933 for the Purchase of a 2026 Dodge Durango (WDEE75) Pursuit AWD

WHEREAS, the Borough of Montvale has a need to acquire a 2026 Dodge Durango (WDEE75) Pursuit AWD for use by the Montvale Police Department; and

WHEREAS, the Borough did adopt a bond ordinance funding the purchase of this Dodge Durango; and

WHEREAS, the Borough has determined that the most convenient and cost-effective way to procure said vehicle is by State Contract pursuant to N.J.S.A. 40A:11-12a, and 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 the Treasury; and

WHEREAS, the Borough did solicit a quote from Nielsen of Morristown pursuant to State Contract #23-FLEET-34933 for said vehicle and the selected options in the total amount of \$74,712.50; and

WHEREAS, the Borough is desirous of awarding this contract and purchasing said vehicle from Nielson of Morristown pursuant to the April 29, 2026 Proposal, a copy of which is attached hereto; and

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

NOW, THEREFORE, BE IT RESOLVED that the Borough of Montvale hereby accepts April 29, 2026 Proposal from Nielsen of Morristown, 200 Ridgedale Avenue, Morristown, New Jersey 07960, for the aforementioned vehicle and directs, authorizes and empowers all appropriate officials to execute an agreement and/or purchase order for this contract, subject to all the conditions applicable to State Contract #23-FLEET-34933 and subject to approval by the Borough Attorney.

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

Adopted: June 11, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 121-2026**

RE: A Resolution Awarding a Contract to Pellegrino Chevrolet Pursuant to Bergen County Co-Op Contract #24-43 for the Purchase of a 2026 Chevy Silverado 1500 4WD Crew Cab For Use By The Montvale Police Department

WHEREAS, the Borough of Montvale has a need to acquire a 2026 Chevy Silverado 1500 4WD Crew Cab for use by the Montvale Police Department; and

WHEREAS, the Borough did adopt a bond ordinance funding the purchase of this vehicle; and

WHEREAS, pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 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, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

WHEREAS, the Borough of Montvale is a member of the Bergen County Co-Op; and

WHEREAS, the Borough did solicit a quote from Pellegrino Chevrolet, 1000 Gateway Blvd, Westville, New Jersey, 08093, pursuant to Bergen County Co-Op Contract #24-43 for said vehicle in the total amount of \$54,642.46; and

WHEREAS, the Borough is desirous of awarding this contract and purchasing said vehicle from Pellegrino Chevrolet pursuant to the April 27, 2026 Proposal, a copy of which is attached hereto; and

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

NOW, THEREFORE, BE IT RESOLVED that the Borough of Montvale hereby accepts the April 27, 2026 Proposal from Pellegrino Chevrolet for the aforementioned vehicle and directs, authorizes and empowers all appropriate officials to execute an agreement and/or purchase order for this contract, subject to all the conditions applicable to Bergen County Co-Op Contract #24-43 and subject to approval by the Borough Attorney.

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

Adopted: June 11, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 122-2026**

RE: A Resolution Awarding a Contract to East Coast Emergency Lighting, Inc. Pursuant to State Contract #17-FLEET-00761 for the Purchase and Installation of Various Equipment for the Department's New 2026 Chevy Silverado

WHEREAS, the Borough of Montvale has authorized a contract to acquire a 2026 Chevy Silverado for use by the Montvale Police Department; and

WHEREAS, the Borough has a need to procure certain equipment and installation of said equipment for this vehicle; and

WHEREAS, the Borough has determined that the most convenient and cost-effective way to procure said vehicle is by State Contract pursuant to N.J.S.A. 40A:11-12a, and 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 the Treasury; and

WHEREAS, the Borough did solicit a quote from East Coast Emergency Lighting, Inc. pursuant to State Contract #17-FLEET-00761 for the purchase and installation of said equipment in the total amount of \$4,760.25; and

WHEREAS, the Borough is desirous of awarding this contract and purchasing said equipment from East Coast pursuant to the October 30, 2025 Quote, a copy of which is attached hereto; 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 hereby accepts the October 30, 2025 Quote from East Coast Emergency Lighting, Inc., 200 Mecco Drive, Millstone Twp., New Jersey 08535, for the aforementioned equipment and installation.
2. The Mayor, Borough Clerk and/or Borough Administrator are hereby directed, authorized and empowered to execute an agreement with East Coast Emergency Lighting consistent with this resolution and all the conditions applicable to State Contract #17-FLEET-00761 and subject to approval by the Borough Attorney.
3. This resolution shall take effect immediately.

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

Adopted: June 11, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 123-2026**

RE: Authorize Change Order #1 to Liberty Parks & Playgrounds for a Steelworx Gable Pavilion for Huff Park Pursuant to ESCNJ Contract 24/25-01

WHEREAS, the Borough of Montvale awarded a contract on January 27, 2026 to Liberty Parks & Playgrounds, P.O. Box 52, Stratford, NJ 08084 for the Huff Park Pavilion; and

WHEREAS, contract amount was awarded in the amount of \$142,735.09 via Resolution No. 52-2026; and

WHEREAS, the Borough Engineer in an email attached to the original of this resolution recommends Change Order #1 in the amount of \$5,500.00 as an increase to the contract for additional footing material; and

WHEREAS, Change Order #1 is hereby authorized to be issued to Liberty Parks & Playgrounds in the amount of \$5,500.00; and

WHEREAS, the Borough's Chief Financial Officer has certified that funds have been appropriated and are attached to the original of this resolution; and

Original Contract Amount	\$142,735.09
Change Order #1	<u>5,500.00</u>
Adjusted Contract Amount	\$148,235.09

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

Adopted: June 11, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 124-2026**

RE: Resolution Approving Liquor License Renewals - July 1, 2026 Through June 30, 2027

WHEREAS, the following liquor license holder has submitted their renewal application through the POSSE ABC portal and paid the required fee as directed by the Division of Alcoholic Beverage Control; and

WHEREAS, the following liquor license holder has paid the municipal fee and a Tax Clearance Certificate has been received; and

WHEREAS, the applicant is qualified to be licensed per the standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, and pertinent Borough Ordinances; and

NOW THEREFORE BE IT RESOLVED that the Mayor & Council of the Borough of Montvale hereby authorizes the renewal of the following liquor licenses for the period of July 1, 2026 through June 30, 2027; and

BE IT FURTHER REOLVED that the Municipal Clerk is hereby authorized to issue a liquor license as follows:

0236-36-012-003 – South City Prime Montvale, LLC, for the premises at 100 Chestnut Ridge Road, Montvale, NJ

0236-33-006-003 - Montvale Recreation, Inc., t/a Montvale Recreation Inc. for premises at 14 West Grand Avenue, Montvale, NJ

0236-31-009-001 - Montvale Engine Co. #1, Inc., t/a Montvale Fire Department, for premises at 35 West Grand Avenue, Montvale, NJ

0236-44-002-011 - BPO Wine Corporation, t/a Wegmans, 110 Farm View, Montvale, NJ

0236-44-001-007 - WINE 2021, Inc. for the premises at 14 S Kinderkamack Road, Units 4 and 5, Montvale, NJ

0236-33-004-009 – OSI/FLEMINGS, for premises at 210 Market Street, Montvale, NJ

0236-33-007-004 - TPC, Inc., t/a Davey's Locker, for premises at 5 Park Street, Montvale, NJ

0236-33-005-008 – The Waterfall, Inc., DBA The Porterhouse, for premises at 125 N. Kinderkamack Road, Montvale, NJ

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

Adopted: June 11, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 125-2026**

RE: A Resolution Awarding a Contract to Motorola Solutions, Inc. for Police APX8500 Mobile Radio and Related Supplies Pursuant to NJ State Contract 25-TELE-132995

WHEREAS, the Borough has a need to procure an APX8500 Mobile Radio and Related Supplies for use by the Police Department; 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 Motorola Solutions, Inc. for this equipment under State Contract 25-TELE-132995; and

WHEREAS, Motorola submitted a proposal to the Borough, a copy of which is attached hereto, in the total amount of \$8,250.14; and

WHEREAS, the Borough's Police Chief has recommended that the Borough award this contract pursuant to the Motorola Proposal; 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 Motorola Solutions, Inc. for the APX8500 Mobile Radio and Related Supplies pursuant to State Contract 25-TELE-132995.
2. The Mayor, Borough Clerk and/or Borough Administrator are hereby directed, authorized and empowered to execute an agreement with Motorola Solutions, Inc., consistent with this resolution.
3. This resolution shall take effect immediately.

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

Adopted: June 11, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 126-2026**

RE: A Resolution Awarding a Contract to New Jersey Fire Equipment Co. for Sixty-Five (65) Air Cylinders and Related Equipment Pursuant to Bergen County Co-Op Contract BC-BID-24-30 For Use By The Montvale Fire Department

WHEREAS, the Borough has a need to procure sixty-five (65) air cylinders and related equipment for use by the Fire Department; and

WHEREAS, pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 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, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

WHEREAS, the Borough of Montvale is a member of the Bergen County Co-Op; and

WHEREAS, the Borough did solicit a quote from New Jersey Fire Equipment Co., 119-131 Route 22 East, Green Brook, New Jersey 08812, for these air cylinders and related equipment and services under Bergen County Co-Op Contract BC-BID-24-30; and

WHEREAS, New Jersey Fire Equipment Co. submitted a Quote to the Borough dated June 2, 2026, in the total amount of \$128,490.11; and

WHEREAS, the Borough did previously bond for this purchase; and

WHEREAS, the Borough's Fire Chief has recommended that the Borough award this contract pursuant to the New Jersey Fire Equipment Co. Proposal; 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 New Jersey Fire Equipment Co., 119-131 Route 22 East, Green Brook, New Jersey 08812, for sixty-five (65) air cylinders and related equipment for use by the Fire Department in the total amount of \$128,490.11.
2. The Mayor, Borough Clerk and/or Borough Administrator are hereby directed, authorized and empowered to execute an agreement and/or purchase order with New Jersey Fire Equipment Co. consistent with this resolution.
3. This resolution shall take effect immediately.

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

Adopted: June 11, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 127-2026**

RE: A Resolution Awarding a Contract to GTBM for One (1) Laptop Computer and Related Equipment Pursuant to Bergen County Co-Op Contract BC-BID-23-17 For Use By The Montvale Police Department

WHEREAS, the Borough has a need to procure one (1) laptop computer and related equipment for use by the Police Department; and

WHEREAS, pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 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, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

WHEREAS, the Borough of Montvale is a member of the Bergen County Co-Op; and

WHEREAS, the Borough did solicit a quote from Gold Type Business Machines, Inc., 351 Paterson Avenue, East Rutherford, New Jersey 07073, for this laptop computer and related equipment and services under Bergen County Co-Op Contract BC-BID-23-17; and

WHEREAS, GTBM submitted a Quote to the Borough dated June 4, 2026, in the total amount of \$5,996.73; and

WHEREAS, the Borough's Police Chief has recommended that the Borough award this contract pursuant to the GTBM Proposal; 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 Gold Type Business Machines, Inc., 351 Paterson Avenue, East Rutherford, New Jersey 07073, for one (1) laptop computer and related equipment in the total amount of \$5,996.73.
2. The Mayor, Borough Clerk and/or Borough Administrator are hereby directed, authorized and empowered to execute an agreement and/or purchase order with GTBM consistent with this resolution.
3. This resolution shall take effect immediately.

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

Adopted: June 11, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 128-2026**

RE: A Resolution Awarding a Contract to Cliffside Body Corporation for One (1) Stainless Steel Dump Body, Snow Plow and Hydraulic VBox Salt Spreader Pursuant to ESCNJ Contract 23/24-04

WHEREAS, the Borough of Montvale has a need to acquire one (1) Stainless Steel Dump Body, Snow Plow and Hydraulic VBox Salt Spreader and related equipment for use by the Pascack Valley Department of Public Works, consistent with the Shared Services Agreement between Montvale and River Vale; and

WHEREAS, the Borough did solicit a proposal from Cliffside Body Corporation pursuant to ESCNJ Contract 23/24-04; and

WHEREAS, Cliffside did submit a proposal dated December 5, 2025, in the total amount of \$112,919.00; 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 Cliffside for this equipment as set forth in the December 5, 2025 proposal 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 Contract 23/24-04, as follows:

Vendor
Cliffside Body Corporation
130 Broad Avenue
Fairview, New Jersey 07022

Contract Amount
\$112,919.00

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

Adopted: June 11, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 129-2026**

RE: A Resolution Awarding a Contract to All American Ford of Paramus 2027 F-750 Diesel SuperCab Base (X7D) and Related Equipment Pursuant to Bergen County Co-Op Contract BC-BID-24-43

WHEREAS, the Borough of Montvale has a need to acquire one 2027 F-750 Diesel SuperCab Base and related equipment for use by the Pascack Valley Department of Public Works, consistent with the Shared Services Agreement between Montvale and River Vale; and

WHEREAS, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

WHEREAS, the Borough of Montvale is a member of the Bergen County Co-Op; and

WHEREAS, the Borough did solicit a proposal from All American Ford of Paramus pursuant to Bergen County Co-Op Contract BC-BID-24-43; and

WHEREAS, All American did submit a proposal dated June 2, 2026, in the total amount of \$86,367.62; and

WHEREAS, the Borough is desirous of entering into a contract through the Bergen County Co-Op with All American for this vehicle and equipment as set forth in the June 2, 2026 proposal 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 Bergen County Co-Op Contract BC-BID-24-43, as follows:

Vendor	Contract Amount
All American Ford of Paramus	\$86,367.62
375 Route 17	
Paramus, New Jersey 07652	

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

Adopted: June 11, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 130-2026**

RE: Approval To Submit A Grant Application And Execute A Grant Contract With The New Jersey Department Of Transportation For The Akers Avenue Roadway Improvements - 00049

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Montvale formally approve the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Council and Clerk are hereby authorized to submit an electronic grant application identified as **MA-2027- Akers Avenue Roadway Improvements - 00049** to the New Jersey Department of Transportation on behalf of the Borough of Montvale.

BE IT FURTHER RESOLVED that the Mayor and Council and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Montvale and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement,

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

Adopted: June 11, 2026

ATTEST:

APPROVED:

Frances Scordo
Municipal Clerk

Michael Ghassali
Mayor

RESOLUTION

BE IT RESOLVED by the Mayor and Council of the Borough of Montvale, that the following bills have been referred to the Borough Council and found correct and are hereby authorized to be paid:

<u>FUND</u>	<u>AMOUNT</u>	<u>NOTES</u>
Current	\$3,665,822.34	Bill List Wire 6/11/2026
	<u>331,564.19</u>	Wires/Manual Checks
Current TOTAL	3,997,386.53	
Capital	19,783.58	Bill List Wire 6/11/2026
Escrow	342.50	Bill List Wire 6/11/2026
Housing Trust	15,230.76	Bill List Wire 6/11/2026
General Trust	1,614.15	Bill List Wire 6/11/2026
Recreation Trust	191.90	Bill List Wire 6/11/2026

TOTAL \$4,034,549.42

*This resolution was adopted by the Mayor and Council of Montvale
at a meeting held on 6/11/26*

Introduced by: _____

Approved: 6/11/26

Seconded by: _____

Michael Ghassali, Mayor

ATTEST:

Frances Scordo, Municipal Clerk

MANUAL/VOID CHECKS - WIRES
June 11, 2026

<u>Check #</u>	<u>PO #</u>	<u>Date</u>	<u>Vendor/Transaction</u>	<u>Amount</u>
WIRE		5/12/26	Payroll Account	\$212,039.69
WIRE		5/12/26	Salary Deduction Account	\$119,444.50
WIRE		5/12/26	FSA Account	\$80.00
Total				<u><u>\$331,564.19</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
Rcvd: Y
Bid: Y
Paid: N
Held: Y
State: Y
Void: N
Aprv: N
Other: Y
Exempt: Y

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00003	TILCON NEW YORK, INC.								
		26-00584	05/13/26	COMMUNITY GARDEN CRUSHED STONE	Open	1,282.87	0.00		
00016	AZCONA AND ASSOCIATES, LLC								
		26-00407	03/31/26	2026 CO PUBLIC DEFENDER	Open	1,875.00	0.00		B
00022	BERGEN CTY MUNICIPAL JIF								
		26-00003	01/05/26	2026 LIABILITY & WORK COMP INS	Open	144,081.00	0.00		B
00064	MUNNOS ITALIAN DELI								
		26-00657	06/02/26	LUNCH FOR POLL WORKERS	Open	309.55	0.00		
00065	GENERAL CODE PUBLISHERS, LLC								
		26-00536	04/30/26	ECODE 360 ANNUAL MAINTENANCE	Open	1,195.00	0.00		
00083	ADP, Inc								
		26-00162	02/03/26	PAYROLL SERVICES	Open	1,760.86	0.00		B
00095	HANRAHAN, ROBERT								
		26-00589	05/14/26	FUEL FOR MCG EQUIPMENT	Open	10.98	0.00		
		26-00595	05/18/26	SUPPLIES FOR COMMUNITY GARDEN	Open	161.83	0.00		
		26-00631	05/26/26	Volunteers Lunch	Open	37.42	0.00		
						210.23			
00097	CABLEVISION								
		26-00650	05/28/26	07873-199375-01-1 OPTIMUM	Open	704.71	0.00		
00104	MONTVALE BOARD OF EDUCATION								
		26-00008	01/05/26	2026 LOCAL SCHOOL TAXES	Open	1,670,315.00	0.00		B
00108	MONTVALE HARDWARE & SUPPLY								
		26-00551	05/05/26	SUPPLIES	Open	216.37	0.00		
00125	NORTHWEST BERGEN REGIONAL								
		26-00012	01/05/26	2026 HEALTH SERVICES	Open	7,114.00	0.00		B
00137	PASCACK VALLEY REGIONAL HS DST								
		26-00009	01/05/26	2026 REGIONAL SCHOOL TAXES	Open	1,326,574.59	0.00		B
00151	LAMENDOLA, BRIAN								
		26-00627	05/26/26	REIMB CLOTHING ALLOWANCE	Open	380.62	0.00		
00160	Mead, Colette								
		26-00591	05/14/26	Permit Refund-Senior Freeze	Open	575.00	0.00		
00164	STATELINE FIRE & SAFETY, INC.								
		26-00101	01/20/26	ANNUAL FIRE EXTINGUISHER INSP	Open	1,018.60	0.00		

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Vendor #	Name		Status	Amount	Void Amount	Contract	PO Type
PO #	PO Date	Description					
00164	STATELINE FIRE & SAFETY, INC.	Continued					
26-00191	02/12/26	ADDITIONAL FIRE EXTIGUISHERS	Open	65.00	0.00		
				<u>1,083.60</u>			
00215	TOWNSHIP OF RIVER VALE						
26-00019	01/06/26	2026 PASCACK VALLEY DPW	Open	192,178.80	0.00		B
00258	ROCKLAND ELECTRIC COMPANY						
26-00675	06/09/26	ROCKLAND ELECTRIC MAY 2026	Open	34,018.77	0.00		
00318	TREASURER, STATE OF NJ - ENVIR						
26-00668	06/02/26	STORMWATER DISCHARGE FEE 2026	Open	2,000.00	0.00		
00339	GATES FLAG AND BANNER CO., INC.						
26-00516	04/28/26	HOMETOWN HERO BANNERS&BRACKETS	Open	2,475.00	0.00		
00487	LEIGHTRONIX						
26-00636	05/27/26	VIEBIT ANNUAL SERVICES	Open	3,576.00	0.00		
00503	NJ SERVICE, TESTING &						
26-00393	03/26/26	Service of Sprinkler System	Open	1,787.86	0.00		
00554	BERGEN MUNI.EMPL.BENEFITS FUND						
26-00079	01/15/26	2026 HEALTH BENEFITS	Open	105,438.00	0.00		B
00556	LOMBARDY DOOR SALES & SERVICE						
25-01615	12/10/25	FIREHOUSE GARAGE DOORS	Open	1,871.00	0.00		
00559	DUTRA EXCAVATING & SEWER INC.						
26-00588	05/14/26	EMERGENCY SEWER REPAIR SR CNTR	Open	10,175.00	0.00		
00730	BOGGIA,BOGGIA,BETESH						
26-00271	03/04/26	2026 LEGAL FEES	Open	1,844.50	0.00		B
00731	COLLIER'S ENGINEERING & DESIGN						
24-01464	10/18/24	NJDOT FY2024 - WOODLAND ROAD	Open	380.00	0.00		B
25-00324	02/27/25	NJDOT FY2025 - PARAGON DRIVE	Open	312.33	0.00		B
25-01353	10/20/25	Tax Map Maint. & Revisions	Open	1,647.50	0.00		B
26-00248	02/26/26	2026 General Engineering	Open	8,185.00	0.00		B
26-00253	02/26/26	2026 Borough Planner	Open	300.00	0.00		B
26-00312	03/16/26	2025 MS4 Annual Reporting	Open	3,060.00	0.00		B
26-00473	04/16/26	Cont. 4th Round Afford Housing	Open	590.00	0.00		B
26-00522	04/29/26	Stormwater Watershed Impr Plan	Open	5,267.50	0.00		B
26-00647	05/28/26	Huff Park Shade Structure	Open	<u>1,036.25</u>	0.00		
				20,778.58			
00767	SCORDO, FRAN						
26-00638	05/27/26	REIMBURSEMENT FOR REGISTRAR'S	Open	75.66	0.00		
00769	URBAN AUTO SPA						
26-00570	05/07/26	CAR WASH SERVICES	Open	34.00	0.00		

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
00801	WESTPHAL WASTE SERVICES, INC.								
	26-00139	01/29/26	2026	GARBAGE COLLECTION	Open	84,333.33	0.00		B
00812	NJ STATE ASSOCIATION OF								
	26-00532	04/30/26	PD	ACCREDITATION PROGRAM FEE	Open	1,334.00	0.00		
00832	CREATIVE PRODUCT SOURCING INC.								
	26-00582	05/12/26	PD	2026 DARE T-SHIRTS	Open	1,086.50	0.00		
00891	RIDGEMONT PIZZA & RESTAURANT								
	26-00623	05/19/26		food reimbursement	Open	90.00	0.00		
00968	HARRIS UNIFORM								
	26-00613	05/19/26		CLTHG ALLOW MORAN	Open	120.00	0.00		
00999	AMAZON.COM SERVICES, INC.								
	26-00618	05/19/26		COMMUNITY GARDEN SUPPLIES	Open	121.05	0.00		
	26-00622	05/19/26		HPink,plates,Tzetape,batteries	Open	105.25	0.00		
						<u>226.30</u>			
01102	POWER DMS, INC.								
	26-00530	04/30/26	PD	POWER POLICY	Open	6,426.08	0.00		
	26-00531	04/30/26	PD	POWER TIME SUBSCRIPTION	Open	2,848.92	0.00		
						<u>9,275.00</u>			
01227	PIAZZA & ASSOCIATES, INC.								
	26-00150	02/02/26	2026	AFFORDABLE HOUSING SVCS	Open	438.32	0.00		B
01278	MCNERNEY & ASSOCIATES, INC								
	26-00541	05/04/26		PROFESSIONAL SERVICES RENDERED	Open	250.00	0.00		
01330	GHASSALI, MICHAEL								
	26-00237	02/25/26		MAILCHIMP REIMBURSEMENT	Open	75.00	0.00		B
	26-00614	05/19/26		Clerk week Lunch	Open	133.76	0.00		
						<u>208.76</u>			
01464	SURENIAN, EDWARDS, BUZAK & NOLAN								
	26-00377	03/26/26	2026	SPECIAL COUNSEL	Open	1,065.90	0.00		B
	26-00598	05/18/26		TRUST RESERVE FOR HOUSING	Open	13,054.94	0.00		
						<u>14,120.84</u>			
01515	LAWSOFT INC.								
	26-00612	05/19/26	PD	LAWSOFT ANNUAL RENEWAL	Open	8,275.00	0.00		
01535	ROCKLAND BOULDERS								
	26-00527	04/30/26	PD	DARE BASEBALL GAME	Open	1,274.00	0.00		
01542	WICKERSHEIM & SONS								
	26-00489	04/21/26		COMMUNITY CENTER FAUCETS	Open	3,533.00	0.00		
	26-00600	05/18/26		COMMUNITY CENTER SEWER BACKUP	Open	8,350.00	0.00		
						<u>11,883.00</u>			

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
01552	WISS LAW PC								
		26-00550	05/05/26	PROFESSIONAL SERVICES RENDERED	Open	1,265.50	0.00		
01624	CMRS-FP								
		26-00189	02/09/26	REFILL POSTAGE METER 2026	Open	800.00	0.00		B
01643	LORANGER, LISA								
		26-00634	05/27/26	MAILCHIMP REIMBURSEMENT	Open	110.00	0.00		
		26-00652	05/29/26	DICKS REIMBURSEMENT	Open	231.41	0.00		
		26-00654	05/29/26	COSTCO REIMBURSEMENT	Open	<u>191.90</u>	0.00		
						533.31			
01680	WEGMANS BUSINESS								
		26-00571	05/07/26	OFFICE SUPPLIES	Open	34.90	0.00		
01697	FIREFIGHTER ONE LLC								
		26-00337	03/19/26	FIRE EQUIPMENT	Open	5,274.58	0.00		
01748	WERBA, JOSEPH								
		26-00606	05/19/26	REIMB CLTHG & MEAL ALLOWANCE	Open	160.58	0.00		
01760	UNITED PARCEL SERVICE								
		26-00633	05/27/26	F047X UPS MARCH-MAY 2026	Open	2,262.94	0.00		
01767	VERIZON								
		26-00626	05/21/26	156-951-896-0001-85 VERIZON	Open	79.00	0.00		
01780	BERGEN COUNTY ASSESSORS ASSOC								
		26-00548	05/05/26	2026 MUNICIPAL ASSESSORS DUES	Open	180.00	0.00		
01807	LIGHTHOUSE COMPUTERS, INC.								
		26-00674	06/09/26	ANNUAL RENEWAL	Open	3,300.00	0.00		
01828	CGP&H, LLC								
		26-00240	02/25/26	PROFESSIONAL HOUSING REHAB SVC	Open	450.00	0.00		B
01833	MCGEE, HEATHER (PETTY CASH)								
		26-00639	05/27/26	REIMB PETTY CASH	Open	283.55	0.00		
01882	PRESTIGE BUSINESS PRODUCTS, INC								
		26-00592	05/18/26	PD FUSER UNIT FOR RECORDS	Open	290.00	0.00		
01993	GREG TANZER SPRINKLERS								
		26-00136	01/29/26	2026 FIELD SPRINKLER CONT.	Open	550.00	0.00		B
		26-00539	05/01/26	SPRINKLER REPAIRS	Open	<u>960.00</u>	0.00		
						1,510.00			
02011	HUNTINGTON BAILEY, L.L.P.								
		26-00356	03/24/26	2026 LEGAL FEES	Open	2,700.03	0.00		B
		26-00608	05/19/26	PROFESSIONAL SERVICES RENDERED	Open	<u>697.50</u>	0.00		
						3,397.53			

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
02045	HYECRAFT LLC	26-00555	05/06/26	Engineering Services - 3201/4	Open	342.50	0.00		
02080	NATIONAL ASSOC BUNCO INVESTIGA	26-00603	05/19/26	PD ANNUAL MEMBERSHIP	Open	75.00	0.00		
02227	COPS	26-00605	05/19/26	PD TRAINING CLASS MORAN	Open	289.00	0.00		
02314	NJMMA	26-00609	05/19/26		Open	20.00	0.00		
02325	APPLIED EARTH SOLUTIONS INC.	26-00477	04/17/26	ADDITIONAL WORK REMOVAL UST	Open	7,880.00	0.00		
02401	PYE-BARKER FIRE & SAFETY	26-00435	04/08/26	CLOUD ACCESS	Open	500.00	0.00		
02406	BRANDED BILLS LLC	26-00291	03/09/26	PD BASEBALL STYLE CAPS	Open	1,658.43	0.00		
02409	LEW ENVIRONMENTAL SERVICES LLC	26-00524	04/29/26	Mailers to Landlords Lead Law	Open	333.20	0.00		
02412	ACCURATE SECURITY CO.OF RAMSEY	26-00447	04/13/26	PD MASTER KEYS	Open	279.96	0.00		
02415	ESRI	26-00547	05/04/26	ARCGIS ANNUAL SUBSCRIPTION	Open	700.00	0.00		
02757	TYCO ANIMAL CONTROL SERVICES	26-00185	02/09/26	2026 GEESE CONTROL SERVICES	Open	400.00	0.00		B
		26-00186	02/09/26	2026 ANIMAL CONTROL SERVICES	Open	<u>945.00</u>	0.00		B
						1,345.00			
02987	DATA NETWORK SOLUTIONS	26-00080	01/15/26	2026 BORO PHONE LINES	Open	1,105.29	0.00		B
03089	DUFFY, CORINNE	26-00632	05/26/26	MEMORIAL DAY PHOTOGRAPHER	Open	400.00	0.00		
03215	UNUM LIFE INSURANCE	26-00078	01/15/26	2026 LIFE INSURANCE	Open	232.65	0.00		B
03682	CRUISE, E. K.	26-00594	05/18/26	REIMB CLTHG & FIREARMS	Open	118.85	0.00		
		26-00602	05/19/26	REIMB CLTHG ALLOWANCE	Open	153.25	0.00		
		26-00629	05/26/26	REIMB CLTHG SUNGLASSES	Open	<u>225.28</u>	0.00		
						497.38			
03727	STAPLES INC	26-00557	05/06/26	PD OFFICE SUPPLIES	Open	79.44	0.00		

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Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
03890		BUSINESS INFORMATION SYSTEMS					
26-00635	05/27/26	LIBERTY DCR DIGITAL RECORDING	Open	503.87	0.00		
03991		MALESZEWSKI, KRYSTIAN					
26-00643	05/27/26	REIMB MEAL ALLOWANCE	Open	75.00	0.00		
Total Purchase Orders:		98	Total P.O. Line Items:	0	Total List Amount:	3,702,985.23	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 2025	5-01	3,968.21	0.00	3,968.21	0.00	0.00	3,968.21
CURRENT FUND 2026	6-01	3,661,854.13	0.00	3,661,854.13	0.00	0.00	3,661,854.13
CAPITAL FUND	C-04	19,783.58	0.00	19,783.58	0.00	0.00	19,783.58
BOA ESCROW ACCOUNT	E-08	342.50	0.00	342.50	0.00	0.00	342.50
OTHER TRUST ACCOUNT	T-03	16,844.91	0.00	16,844.91	0.00	0.00	16,844.91
RECREATION TRUST	T-19	191.90	0.00	191.90	0.00	0.00	191.90
Year Total:		17,036.81	0.00	17,036.81	0.00	0.00	17,036.81
Total of All Funds:		3,702,985.23	0.00	3,702,985.23	0.00	0.00	3,702,985.23