

**MINUTES**  
**Combined Meeting of the Mayor and Council**  
**Wednesday, September 11, 2019**  
**7:00 PM**

**CALL THE MEETING TO ORDER –**

Mayor Marana called the meeting to order at 7:00 PM in the Council Chambers of the Municipal Building located at 116 Paris Avenue, Northvale, New Jersey 07647.

**STATEMENT –**

Mayor Marana read the “Sunshine Statement” into the record, as follows:

*“This is a Combined Meeting of the Mayor and Council of the Borough of Northvale. The date, time and location of this meeting has been advertised in the official Newspapers of the Borough, filed with the Borough Clerk and posted on the bulletin board in the Municipal Building. All notice requirements of the Open Public Meetings Act for this meeting have been fulfilled. Please note the fire exits as required by law at public meetings.”*

**SALUTE TO THE FLAG & SILENT PRAYER –**

Mayor Marana asked all in attendance to rise and join him in a Salute to the Flag and then called for a moment of Silent Prayer in remembrance of all those who lost their lives on September 11, 2001.

**ROLL CALL –**

Name	Present	Absent
Mayor Marana	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman Argiro	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman DeLisio	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Councilman McGuire	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman Shepard	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman Small	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Councilman Sotiropoulos	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**OTHER OFFICIALS IN ATTENDANCE –**

Ms. Deena Rosendahl, Borough Attorney; Mr. Carl O’Brien, Borough Engineer and Wanda A. Worner, Borough Clerk.

**APPROVAL OF MINUTES –**

Regular Meeting– August 14, 2019  
 Closed Session – August 14, 2019

Motion	Second	Name
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Councilman Argiro
<input type="checkbox"/>	<input type="checkbox"/>	Councilman DeLisio
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Councilman McGuire
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Shepard
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Small
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sotiropoulos

Name	Yes	No	Absent	Abstain
Councilman Argiro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman DeLisio	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman McGuire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Shepard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Small	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman Sotiropoulos	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Special Meeting – August 27, 2019  
 Closed Session – August 27, 2019

Motion	Second	Name
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Councilman Argiro
<input type="checkbox"/>	<input type="checkbox"/>	Councilman DeLisio
<input type="checkbox"/>	<input type="checkbox"/>	Councilman McGuire
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Councilman Shepard
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Small
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sotiropoulos

Name	Yes	No	Absent	Abstain
Councilman Argiro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman DeLisio	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman McGuire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Shepard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Small	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman Sotiropoulos	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**APPOINTMENTS & PERSONNEL CHANGES –**

Approve the appointment of Mark Pesce of 180 Livingston Street, Northvale, NJ as a member of the Northvale Volunteer Fire Department, effective immediately (Transfer from Closter FD)

Motion	Second	Name
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Argiro
<input type="checkbox"/>	<input type="checkbox"/>	Councilman DeLisio
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Councilman McGuire
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Councilman Shepard
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Small
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sotiropoulos

Name	Yes	No	Absent	Abstain
Councilman Argiro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman DeLisio	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman McGuire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Shepard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Small	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman Sotiropoulos	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Approve the appointment of Gavin Connolly of 322 Scharer Avenue, Northvale, NJ as a member of the Northvale Volunteer Fire Department, effective immediately (Junior Fire Department member to full member)

Motion	Second	Name
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Argiro
<input type="checkbox"/>	<input type="checkbox"/>	Councilman DeLisio
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Councilman McGuire
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Councilman Shepard
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Small
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sotiropoulos

Name	Yes	No	Absent	Abstain
Councilman Argiro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman DeLisio	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman McGuire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Shepard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Small	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman Sotiropoulos	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**AWARDS & PROCLAMATIONS –**

Cho Dae Church Presentation –  
Northvale Ambulance Corps  
Northvale Fire Department

Certificate of Appreciation –  
Hogan Park Cleanup

Certificate of Achievement –  
3<sup>rd</sup> and 4<sup>th</sup> Grade Girls Summer Basketball Champions – Councilman Argiro and Mayor Marana called up Coach Giordano and the girls for their certificates.

7<sup>th</sup> and 8<sup>th</sup> Grade Girls Summer Basketball Champions – Councilman Argiro and Mayor Marana called up Coach Giordano and the girls for their certificates.

**MONTHLY CORRESPONDENCE –**

The following reports are on file in the Borough Clerk’s office and can be viewed by the public between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.

- Building Department
- Fire Department
- Fire Prevention
- Tax Collector
- Grantswriter
- Police Department

**CORRESPONDENCE –**

Update of Code Book – Tracy Jeffery – Zoning Officer  
 re: Changes to Chapter 174 – Streets & Sidewalks

Bergen County – Grant Award – Senior Center Pavillion - \$35,650

**RESOLUTIONS – Consent Agenda**

*“All items are considered to be non-controversial by the Council and will be approved by one motion. There may be further discussion prior to the vote upon request of a member of the public or a Council member. Any item may be removed for further discussion or for a roll call vote in which case the item will be removed and considered in its normal sequence as part of the general order of business”*

Motion	Second	Name
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Argiro
<input type="checkbox"/>	<input type="checkbox"/>	Councilman DeLisio
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Councilman McGuire
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Councilman Shepard
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Small
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sotiropoulos

**RESOLUTION #2019-146**

**TITLE: APPROVE RAFFLE LICENSE #RL 202 – WOMAN’S CLUB OF NORWOOD/NORTHVALE – ON PREMISE DRAW**

BE IT HEREBY RESOLVED, that the following license to conduct an On Premise Draw be issued to:

- NAME: Woman’s Club of Norwood/Northvale
- ADDRESS: 195 Veterans Drive
- LOCATION OF RAFFLE: 199 Walnut Street
- DATE OF RAFFLE: November 22, 2019
- I.D.#: 355-8-21812
- RAFFLE LICENSE #: RL 202

BE IT FURTHER RESOLVED, that said license shall be issued subject to all rules and regulations of the Legalized Games of Chance Control Commission of the State of New Jersey.



**RESOLUTION #2019-147**

**TITLE: APPROVE RAFFLE LICENSE #RL 203 – WOMAN’S CLUB OF NORWOOD/NORTHVALE – 50/50 ON PREMISE DRAW**

BE IT HEREBY RESOLVED, that the following license to conduct a 50/50 On Premise Draw be issued to:

NAME: Woman's Club of Norwood/Northvale  
 ADDRESS: 195 Veterans Drive  
 LOCATION OF RAFFLE: 199 Walnut Street  
 DATE OF RAFFLE: November 22, 2019  
 I.D.#: 355-8-21812  
 RAFFLE LICENSE #: RL 203

BE IT FURTHER RESOLVED, that said license shall be issued subject to all rules and regulations of the Legalized Games of Chance Control Commission of the State of New Jersey.



**RESOLUTION #2019-148**

**TITLE: STIPULATION OF SETTLEMENT ARCHLAND PROPERTY 1 LLC C/O DAMIANO V BOROUGH OF NORTHVALE TAX APPEAL – 240 LIVINGSTON STREET, BLOCK 303, LOT 11**

**WHEREAS,** ARCHLAND PROPERTY I LLC C/O DAMIANO, is the record owner of property situated at Block 303, Lot 11, with a street address of 240 Livingston Street located in the Borough of Northvale, New Jersey, and

**WHEREAS,** ARCHLAND PROPERTY I LLC C/O DAMIANO, is the Plaintiff in legal actions against the Borough of Northvale in the Tax Court of New Jersey, specifically Docket Nos.: 008063-2013, 007637-2014, 003211-2015, 002552-2016, 006282-2017, and 003382-2018, challenging the actions of the Borough and the Bergen County Board of Taxation with respect to the assessment of its property, and

**WHEREAS,** the parties now wish to amicably resolve the outstanding issues regarding the assessment of the property and settle the lawsuits between them pending in the Tax Court of New Jersey.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Northvale, County of Bergen, State of New Jersey, that Florio Kenny Raval, L.L.P., Tax Appeal Counsel for the Borough of Northvale, is hereby authorized to execute on behalf of the Borough of Northvale, a Stipulation of Settlement resolving the Complaints filed by:

- 1) ARCHLAND PROPERTY I LLC C/O DAMIANO, for property situated at Block 303, Lot 11; 240 Livingston Street, Northvale, New Jersey 07647;
- 2) For tax years 2013, 2014, 2015, 2016, 2017, and 2018.

**Block: 303**  
**Lot: 11**  
**Street Address: 240 Livingston Street**

**Assessment Affirmed:**

YEAR 2013	Original Assessment	County Board Judgment	Requested Tax Court Judgment
Land	400,500	n/a	400,500

Improvements	1,061,000	n/a	1,061,000
Total	1,461,500	n/a	1,461,500

YEAR 2014	Original Assessment	County Board Judgment	Requested Tax Court Judgment
Land	400,500	n/a	400,500
Improvements	1,061,000	n/a	999,500
Total	1,461,500	n/a	1,400,000

YEARS 2015 THROUGH 2018	Original Assessment	County Board Judgment	Requested Tax Court Judgment
Land	400,500	n/a	400,500
Improvements	1,061,000	n/a	929,500
Total	1,461,500	n/a	1,330,000

Interest on any refund due is waived; provided the refund is made within 60 days of the date judgment is issued by the Court.



**RESOLUTION #2019-149**

**TITLE: RESOLUTION ADOPTING THE ‘SALES AND OPERATING MANUAL’ FOR THE BOROUGH OF NORTHVALE**

*WHEREAS, in accordance with the New Jersey Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26-1, et seq., the Borough of Northvale is required to adopt all program operating manuals, which set for the procedures for administering the program(s) and their associated affordability controls for affordable housing units created with the Borough of Northvale.*

**NOW, THEREFORE, BE IT RESOLVED,** by the Borough Council of the Borough of Northvale, that the Borough of Northvale does hereby adopt the following attached operating manual:

1. Sales and Rental Operating Manual



**RESOLUTION #2019-150**

**TITLE: RESOLUTION TO ADOPT BOROUGH OF NORTHVALE AFFORDABLE HOUSING MARKETING PLAN**

**WHEREAS,** in accordance with the New Jersey Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26-1, et seq., the Borough of Northvale is required to adopt an Affirmative Marketing Plan to ensure that all affordable housing units created within the Borough of Northvale, are affirmatively marketed to low and moderate income households, particularly those living and/or working within Housing Region 1, the COAH Housing Region encompassing the Borough of Northvale.

**NOW, THEREFORE, BE IT RESOLVED,** by the Borough Council of the Borough of Northvale, in a meeting assembled as follows:

**Affirmative Marketing Plan**

- A. All affordable housing units in the Borough of Northvale shall be marketed in accordance with the provisions herein.
- B. The Borough of Northvale has a Prior Round Obligation and a Third Round Obligation covering the years from 1999-2025. This Affirmative Marketing Plan shall apply to all developments that contain or will contain low and moderate income units, including those that are part of the Borough’s Prior Round Fair Share Plan and

its current Fair Share Plan and those that may be constructed in future developments not yet anticipated by the Fair Share Plan.

- C. The Affirmative Marketing Plan shall be implemented by one or more Administrative Agent(s) designated by and/or under contract to the Borough of Northvale. All of the costs of advertising and affirmatively marketing affordable housing units shall be borne by the developers/sellers/owners of affordable unit(s), and all such advertising and affirmative marketing shall be subject to approval and oversight by the designated Administrative Agent.
- D. In implementing the Affirmative Marketing Plan, the Administrative Agent, acting on behalf of the Borough of Northvale, shall undertake, at the minimum, publication of an advertisement in one or more newspapers of general circulation within the housing region.
- E. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to housing units which are being marketed by a developer or sponsor of affordable housing. The Affirmative Marketing Plan is also intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward the COAH Housing Region in which the municipality is located and covers the entire period of the deed restriction for each restricted housing unit. The Borough of Northvale is located in COAH Housing Region 1, consisting of Bergen, Hudson, Passaic and Sussex Counties.
- F. The Affirmative Marketing Plan is a continuing program intended to be followed throughout the entire period of restrictions and shall meet the following requirements:
  - 1. All newspaper articles, announcements and requests for applications for very-low, low and moderate income units shall appear in the Star-Ledger.
  - 2. The primary marketing shall take the form of at least one press release and a paid display advertisement in the above newspaper once a week for 2 consecutive weeks. Additional advertising and publicity shall be on an "as needed" basis. The developer/owner shall disseminate all public service announcements and pay for display advertisements. The developer/owner shall provide proof of all publications to the Administrative Agent. All press releases and advertisements shall be approved in advance by the Administrative Agent.
  - 3. The advertisement shall include a description of the:
    - a. Address of the units;
    - b. Range of prices for the units;
    - c. Size, as measured in bedrooms, of units;
    - d. Maximum income permitted to qualify for the units;
    - e. Location of applications;
    - f. Business hours when interested households may obtain an application; and
    - g. Application fees.
- G. Applications, brochure(s), sign(s) and/or poster(s) used as part of the affirmative marketing program shall be available/posted in the following locations:
  - 1. Northvale Borough Hall

2. Northvale Municipal Library
3. Developer's Sales/Rental Offices
4. Sussex County Main Library
5. Hudson County Administration Building
6. Passaic County Administration Building
7. Bergen County Administration Building

Applications shall be mailed by the Administrative Agent and Municipal Housing Liaison to prospective applicants upon request. Also, applications shall be available at the developer's sales/rental office.

H. The Administrative Agent shall develop, maintain and update a list of community contact person(s) and/or organizations(s) in Bergen, Hudson, Passaic and Sussex Counties that will aid in the affirmative marketing program with particular emphasis on contacts that will reach out to groups that are least likely to apply for housing within the region, including major regional employers identified in Attachment A, Part III, Marketing, Section 3d of COAH's **Affirmative Fair Housing Marketing Plan for Affordable Housing in Region 1** (attached to and hereby made part of this Resolution) as well as the following entities: Fair Share Housing Center, the New Jersey State Conference of the NAACP, the Latino Action Network, Bergen County NAACP, Urban League of Bergen County and the Supportive Housing Association.

1. Annual informational circulars and applications shall be sent to the administrators of each of the following agencies within the counties of Bergen, Hudson, Passaic and Sussex:

Welfare or Social Service Board (via the Director)  
Office on Aging

2. A flyer and preliminary application shall be sent to the chief personnel administrators of all of the major employers within the region once at the start of the marketing process, as listed on Attachment A, Part III, Marketing, Section 3e.

I. A random selection method to select occupants of very-low, low and moderate income housing will be used by the Administrative Agent, in conformance with N.J.A.C. 5:80-26.16 (l). The Affirmative Marketing Plan shall provide a regional preference for very-low, low and moderate income households that live and/or work in COAH Housing Region 1, comprised of Bergen, Hudson, Passaic and Sussex Counties. Pursuant to the New Jersey Fair Housing Act (C.52:27D-311), a preference for very-low, low and moderate income veterans duly qualified under N.J.A.C. 54:4-8.10 may also be exercised, provided an agreement to this effect has been executed between the developer or landlord and the Borough prior to the affirmative marketing of the units.

J. The Administrative Agent shall administer the Affirmative Marketing Plan. The Administrative Agent has the responsibility to income qualify very-low, low and moderate income households; to place income eligible households in very-low, low and moderate income units upon initial occupancy; to provide for the initial occupancy of very-low, low and moderate income units with income qualified households; to continue to qualify households for re-occupancy of units as they become vacant during the period of affordability controls; to assist with outreach to very-low, low and moderate income households; and to enforce the terms of the deed restriction and mortgage loan as per N.J.A.C 5:80-26-1, et seq.

- K. The Administrative Agent shall provide or direct qualified very-low, low and moderate income applicants to counseling services on subjects such as budgeting, credit issues, mortgage qualifications, rental lease requirements and landlord/tenant law and shall develop, maintain and update a list of entities and lenders willing and able to perform such services.
- L. All developers/owners of very-low, low and moderate income housing units shall be required to undertake and pay the costs of the marketing of the affordable units in their respective developments, subject to the direction and supervision of the Administrative Agent.
- M. The implementation of the Affirmative Marketing Plan for a development that includes affordable housing shall commence at least 120 days before the issuance of either a temporary or permanent certificate of occupancy. The implementation of the Affirmative Marketing Plan shall continue until all very-low, low and moderate income housing units are initially occupied and for as long as the affordable units remain deed restricted such that qualifying new tenants and/or purchasers continues to be necessary.
- N. The Administrative Agent shall provide the Affordable Housing Liaison with the information required to comply with monitoring and reporting requirements pursuant to N.J.A.C.5:80-26-1, et seq.



**RESOLUTION #2019-151**

**TITLE: RESOLUTION OF THE BOROUGH OF NORTHVALE ENDORSING THE HOUSING ELEMENT AND FAIR SHARE PLAN**

**WHEREAS**, the Planning Board of Borough of Northvale, Bergen County, State of New Jersey, adopted its current Master Plan by way of re-examination pursuant to N.J.S.A. 40:55D-28 on July 1, 2009; and

**WHEREAS**, the Master Plan includes a Housing Element pursuant to N.J.S.A. 40:55D-28b(3); and

**WHEREAS**, N.J.A.C. 5:94-2.2(a) requires the adoption of the Housing Element by the Planning Board and endorsement by the Governing Body; and

**WHEREAS**, N.J.A.C. 5:94-4.1(a) requires the preparation of a Fair Share Plan in accordance with the Housing Element of the Master Plan; and

**WHEREAS**, N.J.A.C. 5:94-4.1(b) requires the adoption of the Fair Share Plan by the Planning Board and endorsement by the Governing Body; and

**WHEREAS**, pursuant to the New Jersey Supreme Court's Order in Aid of Litigant's Rights dated March 10, 2015 in the matter In re Adoption of N.J.A.C. 5:96 & 5:97 by N.J. Council on Affordable Housing, the Borough of Northvale filed a declaratory judgment action ( the 'Litigation') on July 6, 2015; and

**WHEREAS**, the Litigation resulted in a settlement with Fair Share Housing Center, the execution of which was approved by the Borough Council on February 14, 2018 by Resolution 2018-40, and was deemed fair and equitable by the Honorable Menelaos Toskos, J.S.C. after a Fairness Hearing on April 12, 2018, as subsequently approved by Order of the Honorable Christine A. Farrington, J.S.C. dated August 1, 2019 ; and

**WHEREAS**, on August 27, 2019, the Mayor and Council of Borough of Northvale reviewed the Housing Element and Fair Share Plan; and

**WHEREAS**, the Mayor and Council agree with the Planning Board that the Housing Element and Fair Share Plan are consistent with the goals and objectives of the Borough of Northvale's July 12, 2009 Master Plan, as amended from time to time, and that adoption and implementation of the Housing Element and Fair Share Plan are in the public interest and protect public health and safety and promote the general welfare.

**NOW THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Northvale, Bergen County, State of New Jersey, that the Mayor and Council endorses the July 22, 2019 Housing Element and Fair Share Plan.

**HEARING OF THE PUBLIC** – Consent Agenda Resolutions only at this time.

There were no questions or comments from the public; therefore, Mayor Marana closed hearing of the public on the Consent Agenda items and asked for a roll call vote.

Name	Yes	No	Absent	Abstain
Councilman Argiro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman DeLisio	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman McGuire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Shepard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Small	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman Sotiropoulos	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



**RESOLUTION #2019-152**

**TITLE: PAYMENT OF BILLS**

Motion	Second	Name
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Councilman Argiro
<input type="checkbox"/>	<input type="checkbox"/>	Councilman DeLisio
<input type="checkbox"/>	<input type="checkbox"/>	Councilman McGuire
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Shepard
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Small
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Councilman Sotiropoulos

**WHEREAS**, claims have been submitted to the Borough of Northvale in the following amounts under various funds of the borough:

Current Appropriations (2019)	\$788,363.99
General Capital Fund	\$256,365.39
Grant Fund	\$583.40
Police DEA Trust	\$1,925.35
Animal Trust	\$4.80
Food Trust	\$1,200.00
Escrow Trust	\$18,861.15
Recreation Trust	\$3,471.79
Summer Recreation Trust	\$3,757.74
<b>TOTAL</b>	<b>\$1,074,533.61</b>

**WHEREAS**, above claims have been listed and summarized in the attached Bills List Report, and the corresponding vouchers have been reviewed and approved by the department head, council liaison, finance committee, and the chief financial officer; and

**WHEREAS**, the Chief Financial Officer has determined that the funds have been properly appropriated for such purposes and are available in the Borough of Northvale, and that the claims specified on the schedule attached hereto, following examination and approval by the finance committee, be paid and checks issued accordingly; and

**WHEREAS**, claims have already been paid in the following amounts for the purpose specified below during the course of the year:

Payroll – Salaries & Wages	08-09-2019	\$147,685.40
Payroll – Salaries & Wages	08-23-2019	\$145,126.36
Health Benefits	August 2019	\$47,255.11
Debt Service – Bond Interest	August 2019	\$8,137.50
Debt Service – Emergency Note	August 2019	\$242,236.00
<b>TOTAL</b>		<b>\$590,440.37</b>

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Northvale that the claims totaling **\$1,664,973.98** and ratified respectively.

The bill list is as follows:

Check #	Vendor Name	Description	Amount
181540	ARF RENTAL SERVICE INC.	TOWN DAY PORTABLE TOILET/SINK	413.76
181541	COTTON CANDY TIME	COTTON CANDY SERVICES	475.00
181542	HORIZON ENTERTAINMENT	BALANCE TOWN DAY ENTERTAINMENT	4,217.00
181543	KEVIN M. TRAINOR	TOWN DAY CHANGE	300.00
181544	MINUTEMAN PRESS	TOWN DAY THANK YOU BANNER	102.50
181545	PAUL MINDICH	WALK AROUND MAGIC	400.00
181546	AC DAUGHTRY SECURITY SYSTEMS	INSTALL WIRELESS FIRE MONITOR	599.13
181547	ADVANCE AUTO PARTS	MIRROR FOR GATOR	40.97
181548	AGL WELDING SUPPLY CO., INC.	2019 DPW CYLINDER RENTALS	76.96
181549	BERGEN COUNTY CLERK	2019 PRIMARY ELECTION EXPENSES	3,575.50
181550	BLUE TARP CREDIT SERVICES	WINCH	309.98
181551	BOROUGH OF NORWOOD	REPAIRS TO F550	667.38
181552	BOROUGH OF PARAMUS	2019 GRASS COLLECTION DISPOSAL	7,830.90
181552	BOROUGH OF PARAMUS	263 Annual Maintenance/Repairs	7,140.73
181553	CARLISLE, ROBERT	2019 SENIOR CTR ASSIST SHOPPER	126.00
181554	CERTIFIED SPEEDOMETER SERVICE	SPEEDOMETER CALIBRATION 1,4,5,	160.00
181555	CLIFTON ELEVATOR SERVICE CO.	2019 ELEVATOR MAINTENANCE	172.52
181556	COUNTY OF BERGEN - TREASURER	2019 COUNTY & OPEN SPACE TAXES	626,494.67
181557	DEARBORN LIFE INSURANCE CO	2019 EMPLOYEE LIFE INSURANCE	78.50
181558	DE LAGE LANDEN FINANCIAL SVCS	2019 POLICE COPIER LEASE	720.00
181559	DELTA DENTAL OF NJ, INC.	2019 EMPLOYEE DENTAL INSURANCE	8,066.78
181560	D'ERCOLE FARMS	STREETSCAPE	240.00
181561	D & E UNIFORM	UNIFORM ITEMS	1,382.90
181561	D & E UNIFORM	CROSSING GUARD RAINCOAT RB	59.95
181562	DIANE FROHLICH	ASST WITH COURT SESSION	75.00
181563	DRAGER, INC.	ALCOTEST SOLUTION AND MOUTHPI	248.50
181564	DURIE LAWN MOWER	TEC ROUND AIR FILTER FOR SAW	17.95
181564	DURIE LAWN MOWER	DPW EQUIPMENT REPAIRS	1,007.00
181565	ELIZABETH KRAUS	2019 MUNICIPAL COURT DEPUTY	75.00
181566	ELLEN SPRINGSTEEN	2019 COURT RECORDING OPERATOR	30.00
181567	FARRELL, MARIE	2019 SENIOR CTR RECEPTIONIST	327.36
181568	FELICI, MAUREEN	2019 SENIOR CTR GENERAL OFFICE	1,295.25
181569	FILE BANK INC.	2019 RECORDS STORAGE & OPRA	4,784.80
181570	FLORIO KENNY RAVAL, LLP	2019 LEGAL SERVICES TAX APPEAL	2,737.50
181571	FREMGEN'S POWER EQUIPMENT, INC	CHIPPER BLADES 1 SET	304.00
181571	FREMGEN'S POWER EQUIPMENT, INC	CHAINSAWS	1,007.43
181572	GIFTS FOR SPORTS FANS	PLAQUE FOR JUNIOR POLICE ACAD	446.30
181573	HILLSDALE BOARD OF HEALTH	CHILD HEALTH CONFERENCE JUNE	35.00
181574	INTERBOROUGH RADIO	2019 INTERBOROUGH RADIO	16,239.50
181575	INTERSTATE WASTE SERVICES NJ	2019 WASTE COLLECTION DISPOSAL	39,470.30
181576	JET VAC EQUIPMENT	SEWER JET PARTS	2,222.99
181576	JET VAC EQUIPMENT	PART FOR SEWER JET	142.00
181576	JET VAC EQUIPMENT	SEWER JET SUPPLIES	405.00
181577	KAUFMAN SEMERARO & LEIBMAN LLP	2019 LEGAL SERVICES	5,958.69
181578	KAY PRINTING & ENVELOPE	FILE FOLDERS/PLUMBING STICKERS	225.85
181579	L. ROSS DISTRIBUTORS, INC.	2019 BOROUGH HALL CLEANING	2,284.00
181580	MARIA DOERR	REIMBURSEMENT: CONFERENCE	293.37
181580	MARIA DOERR	DWI SPECIAL SESSION 06/11/19	200.00
181581	MARIA MINANDO	AUG MUNICIPAL COURT SERVICE	410.00
181581	MARIA MINANDO	MUNC COURT SERVICES/VIOL CLERK	245.00
181582	MASER CONSULTING P.A.	2019 ENGINEERING SERVICES	9,145.89

181583	MGL PRINTING SOLUTIONS	CLOSED SESSION MINUTE BOOK	285.00
181584	MILLENIUM STRATEGIES	2019 GRANTS WRITER	1,250.00
181585	MINUTEMAN PRESS	2019 SENIOR CENTER PRINTING	74.00
181585	MINUTEMAN PRESS	BUSINESS CARDS: FROHLICH/HESS	85.00
181585	MINUTEMAN PRESS	LABELS FOR MUN ALLIANCE	124.50
181586	MUNICIPAL RECORD SERVICE	190442: TRAFFIC TICKETS	411.00
181587	MUNICIPAL CLERK'S ASSOCIATION	2019-20 CLERKS MEMBERSHIP	175.00
181588	NJ DIV OF ALCOHOLIC BEVERAGE	2019/2020 LIQUOR LICENSES	33.00
181589	NORTH JERSEY MEDIA GROUP	2019 LEGAL ADVERTISING	489.50
181590	NORTH EAST FIRE & SAFETY	FIRE EXTINGUISHER SERVICE	31.05
181590	NORTH EAST FIRE & SAFETY	REPLACED EMERGENCY LIGHTS	418.00
181591	NORWOOD CAR CARE	2019 SENIOR CTR VEHICLE MAINT.	295.00
181591	NORWOOD CAR CARE	06 FORD SERVICED	51.45
181591	NORWOOD CAR CARE	FLEET MAINTENANCE	1,225.68
181592	OFFICE BUSINESS SYSTEMS	INV7375: SOUND RECORDING	1,543.00
181593	OPTIMUM	2019 INTERNET & TV SERVICE	297.83
181594	PESH-E-ELECTRIC	REPLACED BALLAST SR CENTER	196.00
181594	PESH-E-ELECTRIC	REPAIRS AT PARKS	1,251.50
181594	PESH-E-ELECTRIC	REPLACE BALLAST,LIGHTS SR CTR	180.00
181595	PHILADELPHIA INSURANCE COMPANI	RECREATION INSURANCE POLICY	4,436.00
181596	PITNEY BOWES PURCHASE POWER	2019 POSTAGE REPLENISHMENT	2,000.00
181597	REDICARE LLCE	SHOP SAFETY SUPPLIES	51.70
181598	ROCKLAND ELECTRIC COMPANY	2019 ELECTRICITY	5,279.52
181599	ROCKLAND ELECTRIC CO.	2019 STREET LIGHTING	4,660.18
181600	ROGUT MCCARTHY LLC	2019 BOND COUNSEL SERVICES	1,426.76
181601	RR DONNELLY INC.	SAFETY PAPER	105.00
181602	RUDY'S RISTORANTE	2019 GOLDEN AGE PIZZA BINGO	204.00
181603	SCHWAAB, INC.	STAMP - CLOSED SESSION	72.75
181604	SINISI, STEPHEN	2019 SENIOR CTR STRENGTH TRAIN	120.00
181605	STATE LINE FIRE & SAFETY, INC.	SMOKE MACHINE FLUID	82.20
181606	STORR TRACTOR COMPANY	HYTRAN ULTRA FOR CASE TRACTOR	180.88
181607	SUEZ WATER NEW JERSEY	2019 FIRE HYDRANTS SERVICE	6,680.19
181608	SYNC/AMAZON	MISC SUPPLIES	496.23
181608	SYNC/AMAZON	BIKE LIGHTS FOR CAMP PROGRAM	258.90
181609	THE COLLINS GROUP, INC.	STREET FLAG POLES & FLAGS	588.00
181610	TRAFFIC SAFETY & EQUIPMENT	STOP SIGNS	506.28
181610	TRAFFIC SAFETY & EQUIPMENT	STREET SIGNS	322.67
181611	TYCO ANIMAL CONTROL SERVICES	2019 ANIMAL CONTROL SERVICES	550.00
181612	US STANDARD PRODUCTS	LOOSEY GOOSEY OIL	416.90
181613	V.E. RALPH & SON, INC.	AED ITEMS	2,415.00
181613	V.E. RALPH & SON, INC.	BATTERY DEFIB SR CENTER	106.88
181614	VERIZON	2019 LOCAL TELEPHONE SERVICE	121.63
181615	VERIZON WIRELESS	2019 POLICE CELL PHONE SERVICE	614.71
181616	VERIZON - XO COMMUNICATIONS	2019 POLICE PHONE SERVICE	623.45
181617	WANDA A. WORNER	REIMB DOTEASY DOMAIN REG	109.50
181618	WELLS FARGO VENDOR FIN SERVICE	2019 ADMIN COPIER LEASE	485.00
181619	WHITTAKER, NANCY	2019 SENIOR CTR MOVING W/MUSIC	240.00
44	CLIFFSIDE BODY CORP.	DPW REMOVE/INSTALL BODY HOIST	66,000.00
45	D & L PAVING CONTRACTORS, INC.	ROAD PAVING PROGRAM RIVERSIDE	183,501.19
46	MASER CONSULTING P.A.	2019 ENGINEERING CAPITAL	4,021.31
47	PUBLIC SAFETY STORE, LLC	FIRE HELMETS	2,842.89
44	MOBILE MINI INC.	2019 POLICE STORAGE CONTAINERS	759.00
45	STEELE'S CUSTOM CYCLE	MOTORCYCLE MAINT & OIL CHANGE	270.55
46	SUPER SEER CORPORATION	MOTOR SAFETY HELMETS	895.80
16	NJ DEPARTMENT OF HEALTH	2019 ANIMAL LICENSE FEES NJ	4.80
18	PETRILLO'S DELI	2019 SENIOR CENTER MEALS	1,200.00

45	GREGG F. PASTER & ASSOCIATES	2019 LEGAL ESCROW	7,087.50
47	MASER CONSULTING P.A.	2018 ENGINEERING ESCROW	11,722.50
48	NORTH JERSEY MEDIA GROUP	2019 LEGAL ADVERTISING ESCROW	51.15
90	ALL STAR TEAM APPAREL	SOCCER UNIFORMS	2,232.00
90	ALL STAR TEAM APPAREL	REC SOCCER EQUIPMENT	538.00
91	CROWN TROPHY / PEARL RIVER	R43999: BASEBALL TROPHIES	141.79
92	KATE ARGIRO	REFUND SOCCER	60.00
93	TYLER GAVIN	REC SUMMER BASKETBALL COACH	250.00
94	ZACHARY WEINBERG	REC SUMMER BASKETBALL COACH	250.00
79	ROOTS CAFE, A PLACE TO EAT, LL	FOOD TRUCK SMOOTHIE SAMPLES	500.00
80	S & S WORLDWIDE	CRAFTS FOR CAMP	2,330.22
81	SYNC/AMAZON	CAMP SUPPLIES	577.52
82	THE GAGASPHERE	GAGA ON THE GO BALANCE	350.00

**1,080,441.87**

Name	Yes	No	Absent	Abstain
Councilman Argiro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman DeLisio	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman McGuire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Shepard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Small	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman Sotiropoulos	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



**ORDINANCES – 2<sup>nd</sup> reading –**

**ORDINANCE #1009-2019 - BOND ORDINANCE TO AUTHORIZE THE ACQUISITION OF A MASON DUMP TRUCK FOR THE USE OF THE DEPARTMENT OF PUBLIC WORKS IN, BY AND FOR THE BOROUGH OF NORTHVALE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$65,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS**

Motion	Second	Name
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Argiro
<input type="checkbox"/>	<input type="checkbox"/>	Councilman DeLisio
<input type="checkbox"/>	<input type="checkbox"/>	Councilman McGuire
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Councilman Shepard
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Small
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Councilman Sotiropoulos

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

Section 1. The Borough of Northvale, in the County of Bergen, State of New Jersey (the "Borough") is hereby authorized to acquire a new automotive vehicle, including original apparatus and equipment, consisting of a mason dump truck for the use of the Department of Public Works in, by and for the Borough. Said improvement shall include all work, materials and appurtenances necessary and suitable therefor.

Section 2. The sum of \$65,000 is hereby appropriated to the payment of the cost of making the improvement described in Section 1 hereof (hereinafter referred to as "purpose"). Said appropriation shall be met from the proceeds of the sale of the bonds authorized and the down payment appropriated by this ordinance. Said improvement shall be made as a general improvement and no part of the cost thereof shall be assessed against property specially benefited.

Section 3. It is hereby determined and stated that (1) said purpose is not a current expense of said Borough, and (2) it is necessary to finance said purpose by the issuance of obligations of said Borough pursuant to the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law"), and (3) the

total estimated cost of said purpose is \$65,000, and (4) \$3,100 of said sum is to be provided by the down payment hereinafter appropriated to finance said purpose, and (5) the estimated maximum amount of bonds or notes necessary to be issued for said purpose is \$61,900, and (6) the cost of such purpose, as hereinbefore stated, includes the aggregate amount of \$3,000 which is estimated to be necessary to finance the cost of such purpose, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law.

Section 4. It is hereby determined and stated that moneys exceeding \$3,100, appropriated for down payments on capital improvements or for the capital improvement fund in budgets heretofore adopted for said Borough, are now available to finance said purpose. The sum of \$3,100 is hereby appropriated from such moneys to the payment of the cost of said purpose.

Section 5. To finance said purpose, bonds of said Borough of an aggregate principal amount not exceeding \$61,900 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 6. To finance said purpose, bond anticipation notes of said Borough of an aggregate principal amount not exceeding \$61,900 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 7. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance and shall be payable not more than one year from its date, shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law and may be renewed from time to time pursuant to and within limitations prescribed by the Local Bond Law. Each of said bond anticipation notes shall be signed by the Mayor and by a financial officer and shall be under the seal of said Borough and attested by the Borough Clerk or Deputy Borough Clerk. Said officers are hereby authorized to execute said notes in such form as they may adopt in conformity with law. The power to determine any matters with respect to said notes not determined by this ordinance and also the power to sell said notes, is hereby delegated to the Chief Financial Officer who is hereby authorized to sell said notes either at one time or from time to time in the manner provided by law.

Section 8. It is hereby determined and declared that the period of usefulness of said purpose, according to its reasonable life, is a period of five years computed from the date of said bonds.

Section 9. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Borough Clerk of said Borough, and that such statement so filed shows that the gross debt of said Borough, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$61,900 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 10. Any funds received from private parties, the County of Bergen, the State of New Jersey or any of their agencies or any funds received from the United States of America or any of its agencies in aid of such purpose, shall be applied to the payment of the cost of such purpose, or, if bond anticipation notes have been issued, to the

payment of the bond anticipation notes, and the amount of bonds authorized for such purpose shall be reduced accordingly.

Section 11. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith 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, is on file with the Borough Clerk and is available for public inspection.

Section 12. The Borough intends to issue the bonds or notes to finance the cost of the improvement described in Section 1 of this bond ordinance. If the Borough incurs such costs prior to the issuance of the bonds or notes, the Borough hereby states its reasonable expectation to reimburse itself for such expenditures with the proceeds of such bonds or notes in the maximum principal amount of bonds or notes authorized by this bond ordinance.

Section 13. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this ordinance. Said obligations shall be direct, unlimited and general obligations of the Borough, and the Borough shall levy ad valorem taxes upon all the taxable real property within the Borough for the payment of the principal of and interest on such bonds and notes, without limitation as to rate or amount.

Section 14. This ordinance shall take effect twenty days after the first publication thereof after final passage.

**OPEN PUBLIC HEARING –**

There were no questions or comments from the public on Ordinance #1009-2019; therefore Mayor Marana closed the public hearing and asked for any council questions or comments; there being none; Mayor Marana asked for a roll call vote.

**ROLL CALL VOTE –**

Name	Yes	No	Absent	Abstain
Councilman Argiro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman DeLisio	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman McGuire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Shepard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Small	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman Sotiropoulos	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**ORDINANCES – 1<sup>st</sup> reading – Consent Agenda**

*“All items are considered to be non-controversial by the Council and will be approved by one motion. There may be further discussion prior to the vote upon request of a member of the public or a Council member. Any item may be removed for further discussion or for a roll call vote in which case the item will be removed and considered in its normal sequence as part of the general order of business”*

**ORDINANCE #1010-2019 - AN ORDINANCE AMENDING CHAPTER 200 OF THE CODE OF THE BOROUGH OF NORTHVALE ENTITLED “ZONING” – ADOPTION OF ZONING MAP**

Motion	Second	Name
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Argiro
<input type="checkbox"/>	<input type="checkbox"/>	Councilman DeLisio
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Councilman McGuire
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Councilman Shepard
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Small
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sotiropoulos

**Section 1. Purpose & Authority.** The purpose of this ordinance is to amend Chapter 200-5(A)(1) of the Northvale Code, “Zoning”, pursuant to N.J.S.A. 40:48-1, 40:49-2, and 40:55D-65.

**Section 2. Amendments.** Chapter 200-5(A)(1) of the Northvale Code is hereby amended to provide, as follows [deletions noted in red strikethrough and additions are highlighted]:

Section 200-5 Enumeration of districts, boundaries; map

A. Classification and use.

(1) For the purpose as set forth in § 200-2 of this chapter; for the purpose of promoting the health, safety, morals and general welfare of the community; for the purpose of lessening congestion in the streets; for the purpose of securing safety from fire, panic and other dangers; for the purpose of preventing the overcrowding of land and avoiding undue concentration of population; for the purpose of facilitating adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; for the purpose of conserving the value of buildings and encouraging the most appropriate use of land throughout the Borough; for the purpose of providing for public health, comfort and general welfare in living and working conditions; for the purpose of regulating and restricting the location of trades and industries and the location of buildings designed for specified uses; for the purpose of regulating and limiting the height and bulk of buildings hereafter erected; and for the purpose of regulating and determining the area of yards, courts and other open spaces hereafter erected, the Borough of Northvale is hereby divided into the following classes of zones as shown on the Building Zone Map prepared by Maser Consulting dated August 2019 adopted with such amendments as may be made by ordinance from time to time, is made part of this chapter.

R 12.5	Residential Single-Family
R 7.5	Residential Single-Family
RM	Multi-Family Residential
AH-2	Affordable Senior Housing
AHZ	Adult Housing
C	Commercial
C-1	Commercial
C-2	Commercial
C-3/LI	Commercial/ Light Industrial
LI	Light Industrial
LI-1	Light Industrial
PO	Professional Office
WRPZ	Walnut Street Redevelopment Plan Zone
R 7.5	Overlay
LI	Overlay
PAI	Paris Avenue Inclusionary Overlay
RMI	Residential Multi-family Inclusionary Overlay

[1] Editor’s Note: The Building Zone Map is on file in the office of the Borough Clerk.

**Section 3. Repealer.** All prior ordinances that are inconsistent with this ordinance are repealed. All ordinances are hereby amended to be consistent with this ordinance and all ordinances, including this one, shall be construed consistent with the express purpose of this ordinance.

**Section 4. Savings and Construction.** This ordinance shall be construed consistent with the purpose stated in Section 1 hereof. Any ambiguities in this ordinance shall be construed in accordance with the purpose of this ordinance. If any part of this ordinance is invalidated by a court of competent jurisdiction, the remainder of this ordinance shall be saved to the full extent possible. This ordinance repeals provisions of the Northvale Code only where stated herein; otherwise this ordinance is amendatory and supplementary to existing provision of the Northvale Code.

**Section 5. Codification.** This ordinance shall be codified as amendments to the chapters set forth herein.

**Section 6. Effective Date.** This ordinance shall take effect immediately upon approval and publication of notice of adoption as provided by law.



**ORDINANCE #1011-2019 - AN ORDINANCE TO FIX THE SALARIES, WAGES AND COMPENSATION OF DPW CONTRACT EMPLOYEES OF THE BOROUGH OF NORTHVALE, COUNTY OF BERGEN AND STATE OF NEW JERSEY (year 3 of 5 year contract – 1.75%)**

**BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF NORTHVALE, COUNTY OF BERGEN, STATE OF NEW JERSEY, as follows:**

**Section 1.** The Department of Public Works Contract Employees shall consist of two (2) Working Foreman/DPW Worker and as many DPW workers as may be deemed necessary, and the following annual salaries shall be paid retroactive to January 1, 2019.

**DEPARTMENT OF PUBLIC WORKS SALARY SCHEDULE  
EMPLOYEES HIRED BEFORE JANUARY 1, 1995**

<b>2019</b>	<b>2019</b>
Less than 1 year of service	\$41,602.83
Beginning 2nd year of service	\$65,120.50
Beginning 3rd year of service	\$72,778.94
Beginning 4th year of service and thereafter	\$80,437.37
Working Foreman	\$8,202.48
C-2 License	\$700.00

**DEPARTMENT OF PUBLIC WORKS SALARY SCHEDULE  
EMPLOYEES HIRED AFTER JANUARY 1, 1995**

<b>2018</b>	<b>2018</b>
Less than 1 year of service	\$45,943.73
Beginning 2nd year of service	\$53,934.86
Beginning 3rd year of service	\$65,120.31
Beginning 4th year of service	\$72,778.94
Beginning 5th year of service	\$80,437.37
Working Foreman	\$8,202.48
C-2 License	\$700.00

All Employees, regardless of date of hire, in this bargaining unit shall receive a CDL stipend payable by separate check, before June 1 of the year in which it is due as follows:

Effective 1/1/19	\$2,200.00
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**Section 2.** In addition to the compensation set forth in Section 1, each full time employee of the Borough of Northvale shall receive longevity pay as follows:

**EMPLOYEES HIRED BEFORE JANUARY 1, 1995**

- 2% of the base annual pay after 5 years of service
- 4% of the base annual pay after 9 years of service
- 6% of the base annual pay after 13 years of service
- 8% of the base annual pay after 17 years of service
- 10% of the base annual pay after 21 years of service

**EMPLOYEES HIRED AFTER JANUARY 1, 1995**

Effective January 1, 1995, longevity pay will no longer be granted to any employees hired after January 1, 1995.

This shall be paid in two installments with first pay check in July and first pay check in December of each year, and is not to exceed \$7,500.00 in any one year.

**Section 3.** The Superintendent of Public Works will designate a member of the Department each week to be available on a Saturday, Sunday or Holiday. Such time will be classified as “Stand By” time and shall be paid at the rate of \$200.00 per day.

**Section 4.** Each new and existing employee of the Department of Public Works shall receive \$1,800.00, effective January 1, 2019 for clothing allowance. Clothing allowance shall be paid by separate check in 2 (two) equal installments. The 1<sup>st</sup> (first) payment shall be in the 1<sup>st</sup> (first) pay period of each year and the 2<sup>nd</sup> (second) payment shall be during the 1<sup>st</sup> (first) pay period in July of each year.

**Section 5.** Time in excess of forty (40) hours per week for all full time employees is to be paid at the rate of time and one-half.

**Section 6.** All full time employees of the Department of Public Works shall be paid bi-weekly.

**Section 7.** All ordinances and parts of ordinances inconsistent herewith are repealed.

**Section 8.** This Ordinance shall take effect immediately after passage and publication according to law.

Name	Yes	No	Absent	Abstain
Councilman Argiro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman DeLisio	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman McGuire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Shepard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Small	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman Sotiropoulos	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**HEARING OF THE PUBLIC –**

**MAYOR AND COUNCIL REPORTS –**

**Councilman Sotiropoulos** – Reported on the Ambulance Corps monthly activities. He stated that they desperately need new members, therefore they will be starting a membership drive in the near future. He reported that the DPW spent a lot of time down at Hogan Park getting ready for Town Day and he thanked them for their hard work. He reported that the sewer jet is in service and that the DPW has been working on marking the crosswalks for school opening day. He further reported that the Mobile DMV will be at the Borough Hall tomorrow between the hours of 10 a.m. and 2 p.m. to perform many functions for the residents.

**Councilman Shepard** – Stated that Fire Prevention did 37 inspections in the month of July and 71 inspections in the month of August. He stated that total revenue for the month of August for the building department was \$11,432.00 in fees.

**Councilman McGuire** – Reported that Camp Northvale gave the school a donation for the use of the school for the summer program. He reported that school opened on September 4<sup>th</sup> and all went well. He stated that the school board attorney is reviewing the Shared Service Agreement and we should know by their regular meeting if it has been approved.

**Councilman Argiro** – Reported that there will be a recreation meeting on September 17<sup>th</sup>. He reported that soccer is underway. He further reported that the Library is doing their thing and that there are many programs for everyone. He stated that the Library will be doing some improvements in the near future to enhance the flow

of the facility and make better use of the building. He stated that there will be a concert for the seniors on September 21<sup>st</sup> sponsored by the Library. He further reported that the final touches are being put on the new basketball court at Hogan Park and that the park looked great for town day.

**Mayor Marana** – Reported that Northvale Day was this past Saturday and that it was very well attended. He stated that you could not have asked for a better day as the weather was beautiful and he has heard nothing but positive comments about the day. He stated that the town showed its community spirit in coming together to celebrate the day. He thanked everyone who had a hand in making the day such a success.

**BOROUGH ENGINEER REPORTS –**

Mr. O’Brien reported that the contractor is working on the final colors for the basketball court. He stated that if the town were to go ahead with the logo in center court that the additional cost would be 2 – 4 thousand dollars depending on the design. He felt that it was best to go with the court without the logo. It was determined that the design of the court will be without the center court logo, therefore, Mr. O’Brien stated that he will finalize the project design for the Mayor and the Clerk to sign to get the project going.

He further reported that the Streetscape project on Livingston Street has begun. He anticipates 60 days for the completion of the project.

**BOROUGH ATTORNEY REPORTS –**

Ms. Rosendahl had no report at this time only closed session matters.

**HEARING OF THE PUBLIC –**

Mayor Marana opened the meeting to the public for any questions or comments on any matter; there being none; Mayor Marana closed the meeting to the public.

**CLOSED SESSION – TIME: 7:40 PM**

*Action may  or not  be taken upon return to open session.*

**RESOLUTION #2019-153**

**TITLE: TO PROVIDE FOR A MEETING NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETINGS ACT N.J.S.A 10:4-12**

Motion	Second	Name
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Councilman Argiro
<input type="checkbox"/>	<input type="checkbox"/>	Councilman DeLisio
<input type="checkbox"/>	<input type="checkbox"/>	Councilman McGuire
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Councilman Shepard
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Small
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sotiropoulos

WHEREAS, the Council of the Borough of Northvale is subject to certain requirements of the Open Public Meetings Act, NJSA 10:4-6, et seq; and

WHEREAS, the Open Public Meetings Act, NJSA 10:4-12, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by resolution; and

WHEREAS, it is necessary for the Council of the Borough of Northvale to discuss in session not open to the public certain matter relating to an item or items authorized by NJSA 10:4-12b, as listed below:

- 1. Matters required by law to be confidential
- 2. Matters where the release of information would impair the right to receive funds.
- 3. Matters involving individual privacy
- 4. Matters relating to collective bargaining

- 5. Matters relating to the purchase, lease or acquisition of real property or the investment of public funds.
- 6. Matters relating to public safety and property.
- 7. Matters relating to litigation, negotiations and attorney client privilege.
- 8. Matters relating to the employment relationship – Personnel
- 9. Matters relating to the potential imposition of a penalty.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Borough of Northvale that immediately after the adoption of this resolution the Council shall enter into closed session.

Name	Yes	No	Absent	Abstain
Councilman Argiro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman DeLisio	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman McGuire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Shepard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Small	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman Sotiropoulos	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**RETURN TO OPEN SESSION – TIME: 8:01 PM**

Motion	Second	Name
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Argiro
<input type="checkbox"/>	<input type="checkbox"/>	Councilman DeLisio
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Councilman McGuire
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Shepard
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Small
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Councilman Sotiropoulos

Name	Yes	No	Absent	Abstain
Councilman Argiro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman DeLisio	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman McGuire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Shepard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Small	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman Sotiropoulos	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**RESOLUTIONS –**

Motion	Second	Name
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Argiro
<input type="checkbox"/>	<input type="checkbox"/>	Councilman DeLisio
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Councilman McGuire
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Councilman Shepard
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Small
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sotiropoulos

**RESOLUTION #2019-155**

**TITLE: RESOLUTION AUTHORIZING SALARY OF CAPTAIN ROBERT PIZZI**

**WHEREAS**, Northvale Police Department employee Robert Pizzi (“Captain Pizzi”) was promoted to the position of Captain; and

**WHEREAS**, Captain Pizzi and the Governing Body have exchanged proposals setting forth the annual base salary, plus longevity payment to be made to Captain Pizzi; and

**WHEREAS**, the personnel committee has recommended Captain Pizzi be paid an annual salary of \$166,582.95 plus longevity payment of \$13,326.64; and

**WHEREAS**, it is in the best interest of the Borough to approve the salary and longevity payment to Captain Pizzi.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Northvale, County of Bergen and State of New Jersey, that Captain Robert Pizzi shall be paid a salary of \$166,582.95 plus longevity payment of \$13,326.64 effective September 1, 2019.

Name	Yes	No	Absent	Abstain
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Councilman Argiro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman DeLisio	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman McGuire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Shepard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Small	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman Sotiropoulos	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**ADJOURNMENT – TIME: 8:02PM**

Motion	Second	Name
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Argiro
<input type="checkbox"/>	<input type="checkbox"/>	Councilman DeLisio
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Councilman McGuire
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Councilman Shepard
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Small
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sotiropoulos

Name	Yes	No	Absent	Abstain
Councilman Argiro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman DeLisio	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman McGuire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Shepard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Small	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman Sotiropoulos	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Patrick J. Marana*

Mayor

ATTEST:

*Wanda A. Worner*

Wanda A. Worner  
Borough Clerk

Approved:     October 9, 2019