



AGENDA

**Combined Meeting of the Mayor and Council
Wednesday, November 12, 2025
7:00 PM**

To view the Mayor & Council meeting via livestream, please access the YouTube link which is posted on the Northvale website, www.northvalenj.org. Go to government tab, then to meeting livestreams.

CALL THE MEETING TO ORDER

OPEN PUBLIC MEETINGS ACT NOTICE

This is a Combined Meeting of the Mayor and Council of the Borough of Northvale. The date, time, and location of this meeting have been advertised in the two official newspapers of the Borough, filed with the Municipal 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 AND MOMENT OF SILENCE

ROLL CALL OF THE COUNCIL

APPROVAL OF MINUTES

Combined Meeting of October 8, 2025 AND Special Meeting of October 28, 2025

MONTHLY CORRESPONDENCE

The following reports are on file in the Municipal 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

Engineer – Neglia Group

Fire Prevention

Grantswriter - Bruno Associates

Recreation Minutes

Tax Collector

CORRESPONDENCE

1. Best Practices Inventory
(Resolution #2025-142)
2. Neglia Group Proposal
Watershed Inventory Report
(Resolution #2025-144)
3. Interstate Waste Services
Proposal for Yard Waste Collection
(Resolution #2025-151)

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”.



RESOLUTION #2025-142

TITLE: RESOLUTION TO APPROVE SUBMISSION OF THE BEST PRACTICES CHECKLIST INVENTORY TO THE DIRECTOR OF THE DIVISION OF LOCAL GOVERNMENT SERVICES ON BEHALF OF THE BOROUGH OF NORTHVALE

WHEREAS, Local Finance Notice 2025-13 mandates that the municipality shall submit by October 24, 2025 to the Director of the Division of Local Government Services a report describing the municipality's compliance with the "Best Practices Inventory"; and

WHEREAS, the Department of Community Affairs established the Best Practices Inventory on August 27, 2012; and

WHEREAS, the report is required to be signed by the Chief Financial Officer and the Municipal Clerk; and

WHEREAS, the members of the governing body have reviewed the Best Practices Inventory questions and answers being submitted.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Northvale that the Local Government Best Practices Checklist, as completed by the Chief Financial Officer is hereby approved for submission to the Director of Local Government Services.

RESOLUTION #2025-143

TITLE: RESOLUTION AUTHORIZING THE MUNICIPAL CLERK TO ADVERTISE FOR REQUEST FOR QUALIFICATIONS FOR THE YEAR 2026

WHEREAS, the Borough of Northvale, a body corporate and politic and a political subdivision of the State of New Jersey, seeks qualifications and proposals from qualified professionals to provide essential services for the Borough's operations and functions pursuant to N.J.S.A. 40:14B-1 et seq.; and

WHEREAS, the Borough of Northvale seeks to employ a 'Fair and Open Process' as defined in N.J.S.A. 19:44A-20.4, 20.5 et seq. for the purpose of soliciting qualified professionals to provide services as required by the Borough for the year 2026.

NOW, THEREFORE BE IT RESOLVED, this 12th day of November 2025, that the Municipal Clerk is hereby authorized to take, or cause to be taken, all acts necessary to publish the Legal Notice required to solicit for professional qualifications for all professional positions required by the Borough in the usual course of business pursuant to N.J.S.A. 19:44A-20.4, 20.5 et seq. in a newspaper of general circulation for the Borough of Northvale, and/or on the Borough of Northvale website, www.northvalenj.org.

RESOLUTION #2025-144

TITLE: RESOLUTION AUTHORIZING PROFESSIONAL SERVICES FOR NEGLIA GROUP – WATERSHED INVENTORY REPORT PHASE I

WHEREAS, Neglia Group has prepared a scope of services for the Watershed Inventory Report Phase I as per their letter dated August 13, 2025 as follows:

Engineering Services	\$24,670.00
Reimbursable Expenses	\$ 200.00



WHEREAS, the Chief Financial Officer certifies that the funds will be available not to exceed \$24,870.00.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council hereby approve the Proposal for Engineering Services and Reimbursable Expenses for Neglia Group.

RESOLUTION #2025-145

TITLE: RESOLUTION APPROVING RAFFLE LICENSE #274 FOR NORTHVALE PTO – 50/50 OFF PREMISE RAFFLE – DECEMBER 20, 2025

NAME: Northvale PTO
ADDRESS: 441 Tappan Road, Northvale, NJ
LOCATION OF RAFFLE: 441 Tappan Road, Northvale, NJ
HOURS: 2:00-3:00 PM
DATE OF RAFFLE: December 19, 2025
ID #: 353-5-37377
RAFFLE LICENSE #: RL #274

RESOLUTION #2025-146

TITLE: RESOLUTION APPROVING RAFFLE LICENSE #275 FOR NORTHVALE PTO – 50/50 RAFFLE – NOVEMBER 21, 2025

NAME: Northvale PTO
ADDRESS: 441 Tappan Road, Northvale, NJ
LOCATION OF RAFFLE: 190 Paris Avenue, Northvale, NJ
HOURS: 7:00-10:00 PM
DATE OF RAFFLE: November 21, 2025
ID #: 353-5-37377
RAFFLE LICENSE #: RL #275

RESOLUTION #147

TITLE: RESOLUTION APPROVING RAFFLE LICENSE #278 FOR ST. ANTHONY’S CHURCH – 50/50 ON PREMISE RAFFLE – DECEMBER 6, 2025

NAME: St. Anthony’s Church
ADDRESS: 199 Walnut Street, Northvale, NJ
LOCATION OF RAFFLE: 199 Walnut Street, Northvale, NJ



HOURS: 7:00-11:00 PM
DATE OF RAFFLE: December 6, 2025
ID #: 353-1-146
RAFFLE LICENSE #: RL #278

RESOLUTION #148

TITLE: RESOLUTION APPOINTING MARK SALERNO TEMPORARY PLUMBING INSPECTOR

WHEREAS, Plumbing Inspector Stephen Wiersma has notified the Mayor and Council of the need to take a medical leave of absence effective November 4, 2025 and extending for an undetermined period; and

WHEREAS, maintaining continuity of essential inspection services is necessary for the health, safety, and welfare of the residents of the Borough of Northvale; and

WHEREAS, Rich Hess, the Borough's Building Inspector has recommended Mark Salerno to serve as temporary Plumbing Inspector; and

WHEREAS, the temporary appointment of Mark Salerno is deemed to be in the best interest of the Governing Body of the Borough of Northvale to ensure all duties and responsibilities are carried out without interruption.

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Northvale that Mark Salerno is appointed as temporary Plumbing Inspector effective November 5, 2025 and shall continue until Mr. Wiersma is medically cleared to return to work.

RESOLUTION #2025-149

TITLE: RESOLUTION AWARDED BID FOR TRAFFIC STRIPING ON ROADWAYS

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"); and

WHEREAS, request for bids was made for Traffic Striping on Roadways for a term beginning January 1, 2026 and ending on December 31, 2027, with an option by the Coop to extend the term for an additional year; and

WHEREAS, the specification for the bid indicates that there will be one award that will be made based on the lowest aggregate total for Category A of the bid; and

WHEREAS, the Borough of Northvale received two (2) bids for this purpose as follows:

1. Dan Swayze & Son, Inc., 2351 Waldheim Avenue, Scott Plains, NJ, with a total Category A aggregate of \$26.62
2. Straight Edge Striping LLC, 201 Wilton Avenue, Middlesex, NJ, with a total Category A aggregate of \$23.68; and

WHEREAS, Straight Edge Striping LLC is the lowest qualified bidder as determined by the lead agency, and



WHEREAS, the two 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 as Lead Agency on behalf of the Riverside Cooperative with Straight Edge Striping LLC for a two year term beginning January 1, 2026 and ending on December, 2027, with an additional option by the Cooperative to extend the contract for an additional year.

RESOLUTION #2025-150

TITLE: RESOLUTION APPROVING THE 2024 AUDIT

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts, and financial transactions; and

WHEREAS, the Annual Report of Audit for the year 2024 has been filed by a Registered Municipal Accountant with the Municipal Clerk as per the requirements of N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and

WHEREAS, N.J.S.A. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall by resolution certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit containing the auditor's findings, comments, and recommendations; and

WHEREAS, the members of the governing body have personally reviewed as a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit containing the auditor's findings, comments, and recommendations, as evidenced by the group affidavit form of the governing body; and

WHEREAS, such resolution of certification shall be adopted by the governing body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and
and

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of N.J.S.A. 52:27BB-52 - to wit:

N.J.S.A. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office."

NOW, THEREFORE BE IT RESOLVED, that the governing body of the Borough of Northvale hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.



RESOLUTION #2025-151

TITLE: RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH INTERSTATE WASTE SERVICES FOR THE COLLECTION OF VEGETATIVE WASTE

WHEREAS, the Borough of Northvale has a need to dispose of vegetative waste that is collected in the Borough; and

WHEREAS, Interstate Waste Services (“Interstate”) has the ability to provide the necessary service to the Borough; and

WHEREAS, the Borough wishes to engage the service with Interstate, pursuant to the terms of the contract, which the Borough deems fair and reasonable.

NOW, THEREFORE BE IT RESOLVED, that the Borough hereby authorizes the execution of the Agreement with Interstate.

RESOLUTION #2025-152

TITLE: RESOLUTION AUTHORIZING OFFER TO RESOLVE CLAIM FOR 2024 SERVICES AND/OR REIMBURSEMENT BY PARIS SQUARE HOMEOWNERS’ ASSOCIATION

WHEREAS, on September 6, 2006, the Northvale Planning Board/Zoning Board (the “Board”) adopted Resolution 06-13, granting approval to Rio Vista Homes at Northvale, LLC (“Rio Vista” or “Developer”) to construct an 88-unit multi-family development called Rio Vista on the subject lots. Since 2006, nine (9) resolutions involving the Subject Property have been adopted, all of which are incorporated herein by reference; and

WHEREAS, dominion and control of the said housing development was transferred from the Developer, to a private homeowners association, known and referred to as the Paris Square Homeowners’ Association, Inc., (hereinafter ‘Paris Square’ or ‘Association’) or a similar name; and

WHEREAS, the Borough previously resolved, on September 28, 2022, to reimburse the Association pursuant to the New Jersey Municipal Services Act, N.J.S.A. 40:67-23.3, et seq.; and

WHEREAS, the Borough and the Association executed a settlement agreement on or about November 10, 2022 authorizing payment for services from 2014 through 2021; and

WHEREAS, the Association has requested reimbursement for the identical services for calendar 2024, and the Borough now seeks to authorize payment based upon similar cost structure, adjusted for the number of households receiving such services in 2024; and

WHEREAS, based upon available information, the Borough’s per household cost for snow removal in the relevant time period is approximately:

2024-	\$54.09	X 111 eligible =	\$6,003.99
Snow removal total			\$6,003.99; and

WHEREAS, based upon available information, the Borough’s per household cost for street lighting in the relevant time period is approximately:

2024-	Actual metering by Rockland Electric =	\$546.53
Street lighting total		\$546.53; and

WHEREAS, all other services have been previously reimbursed through a separate resolution; and

WHEREAS, the Borough now seeks to resolve the claims by the Association for 2024 for street lighting and snow removal, and to uphold and fulfill its responsibilities and obligations to



all residents by providing essential services required by statute and case law, and other good cause appearing.

NOW, THEREFORE BE IT RESOLVED, by the Council of the Borough of Northvale, County of Bergen, State of New Jersey that the Borough Attorney is authorized to offer a settlement of all claims for snow removal, for reimbursement advanced by Paris Square for calendar 2024, in an amount not to exceed Six Thousand Five Hundred Fifty and 52/100 (\$6,550.52) Dollars, consistent with the settlement agreement; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer and/or his designee, and Borough Clerk be and are hereby authorized to effectuate such payment from the general fund payable from such account or accounts as the CFO may deem appropriate, subject to certification of available funds by the Chief Financial Officer, and execution of such other voucher or purchase order as may be necessary, in the usual course of business; and

BE IT FURTHER RESOLVED, that a certified copy of this resolution shall be sent immediately upon the entry hereof to the CFO, managing agent or counsel for the Association and all departments, vendors and agencies necessary to provide the required services.

RESOLUTION #2025-153

TITLE: PAYMENT OF BILLS

OPEN MEETING TO PUBLIC ON CONSENT RESOLUTIONS ONLY

ROLL CALL

ORDINANCE – 1st Reading

PUBLIC HEARING – DECEMBER 10, 2025

ORDINANCE #25-14

AN ORDINANCE AMENDING CHAPTER 186 ARTICLE II, TRAFFIC REGULATIONS, OF THE BOROUGH CODE TO AMEND PROHIBITED PARKING ON A CERTAIN PORTION OF CHESTNUT STREET

WHEREAS, parking is currently permitted on the west side of Chestnut Street beginning 220 feet north of Rockland Avenue for a distance of 350 feet, on Sundays and Federal holidays, but only between the hours of 8 a.m. and 1 p.m.; and

WHEREAS, the Borough wishes to amend the parking regulations to prohibit parking on both sides of Chestnut Street from John Street south to the Borough of Northvale Corporate line; and

WHEREAS, the current parking situation on Chestnut Street has shown to be ineffective and creates issues with traffic on Chestnut Street.

NOW, THEREFORE BE IT ORDAINED, by the Governing Body of the Borough of Northvale, County of Bergen, State of New Jersey, that the following ordinance is hereby added:

Section 1: Chapter 186, Article II, Traffic

§ 186-17, Parking prohibited at all times on certain streets



No person shall park a vehicle at any time upon any streets or parts thereof described.

Name of Street	Sides	Location
Chestnut Street	Both	From John Street south to the Borough of Northvale Corporate line. except that parking will be permitted on the west side of Chestnut Street beginning 220 feet north of Rockland Avenue for a distance of 350 feet, on Sundays and Federal holidays but only between the hours of 8 a.m. and 1 p.m.

SECTION 2. All other parts of Section 186-17 not affected by this amendment shall remain in full force and effect

SECTION 3. This Ordinance shall take effect upon passage and publication as provided by Law.

ROLL CALL

OLD BUSINESS

NEW BUSINESS

MAYOR & COUNCIL REPORTS

BOROUGH ATTORNEY REPORT

BOROUGH ENGINEER REPORT

OPEN MEETING TO THE PUBLIC

ADJOURNMENT



DRAFT-SUBJECT TO CHANGE