



**A G E N D A**  
**Sine Die Meeting of the Mayor and Council**  
**Monday, December 29, 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](http://www.northvalenj.org). Go to government tab, then to meeting livestreams.

**CALL THE MEETING TO ORDER**

**OPEN PUBLIC MEETINGS ACT NOTICE**

This is the Sine Die 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 FLAG AND MOMENT OF SILENCE**

**ROLL CALL**

**AWARDS & PROCLAMATIONS**

3rd Annual Battle of the Bulbs contest winners:

Best Overall – The Sherick Family

Honorable Mention – The Smithson Family

Winter Wonderland – The Jacobsen Family

Holiday Movie Magic – The Porta Family

Santa's Workshop – The Aiello Family

Classic Christmas Charm – Taylor Cooke

Neighborhood Spirit – Birchtree Lane for the 2<sup>nd</sup> year

**APPOINTMENTS**

**APPROVAL OF MINUTES**

**Combined Meeting of December 10, 2025**

**CORRESPONDENCE**

**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 #2025-168**

**TITLE: RESOLUTION AUTHORIZING THE CHIEF FINANCIAL OFFICER TO ISSUE REFUNDS DUE TO THE OVERPAYMENT OF TAXES**

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Northvale that warrants be drawn as indicated below in the designated amounts representing duplicate tax payments as follows:



Block/Lot	Name /Address	Date Paid	Amount
209/26	CoreLogic Tax Service Refunds Department P.O. Box 9202 Coppell, Texas 75019 Property – 476 Tappan Road	11/10/2025	\$3,727.25
403/1	CoreLogic Tax Service Refunds Department P.O. Box 9202 Coppell, Texas 75019 Property – 626 Wildwood Road West	11/10/2025	\$3,865.73
403/3	CoreLogic Tax Service Refunds Department P.O. Box 9202 Coppell, Texas 75019 Property – 602 Gladys Court	11/10/2025	\$3,973.57
403/8	CoreLogic Tax Service Refunds Department P.O. Box 9202 Coppell, Texas 75019 Property – 607 Oakwood Drive	11/10/2025	\$4,263.52
1006/1	CoreLogic Tax Service Refunds Department P.O. Box 9202 Coppell, Texas 750119 Property- 146 Livingston Street	11/10/2025	\$5,078.57

**BE IT FURTHER RESOLVED**, that the 4<sup>th</sup> Quarter Taxes were paid by Balance Title Agency, First American Title Insurance Co., Provident Bank, and Hudson United Title indicating that three properties have been sold recently, one is Tax Exempt and one changed banks and the taxes paid by CoreLogic must be refunded.

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#### **RESOLUTION #2025-169**

**TITLE: RESOLUTION AUTHORIZING THE TAX COLLECTOR TO CANCEL 2026 PRELIMINARY 1<sup>ST</sup> AND 2<sup>ND</sup> QUARTER TAX CHARGED TO A TOTALLY DISABLED VETERAN**

**WHEREAS**, Block 403 Lot 3, 602 Gladys Court, Northvale, was sold to Raymond Nelson by Lois Madera in November 2024; and

**WHEREAS**, Raymond Nelson is a Totally Disabled Veteran and on November 4, 2024 has been granted Tax Exempt Status according to New Jersey Statute 54:4-3.30et seq.; and

**WHEREAS**, since the property was purchased and granted tax exempt status after the Tax Assessor's book was closed the taxes will have to be canceled as they come up until the 2026 Final taxes are struck.

<u>Assessed To</u>	<u>Property Location</u>	<u>Block/Lot</u>	<u>Year</u>	<u>Tax</u>
Raymond Nelson	602 Gladys Court	403/3	2026	\$7,479.68



**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Northvale, that the Tax Collector is hereby authorized to cancel 2026 Preliminary 1<sup>st</sup> and 2<sup>nd</sup> Quarter taxes in the amount of \$7,479.68 for Raymond Nelson a Tax Exempt Veteran.

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**RESOLUTION #2025-170**

**TITLE: RESOLUTION APPROVING RAFFLE LICENSE #281 FOR NORTHVALE PTO-50/50 RAFFLE-FEBRUARY 10, 2026**

NAME: Northvale PTO

ADDRESS: 441 Tappan Road, Northvale, NJ

LOCATION OF RAFFLE: 441 Tappan Road, Northvale, NJ

HOURS: 2:30 PM

DATE OF RAFFLE: February 10, 2026

ID #: 353-5-37377

RAFFLE LICENSE #: RL #281

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**RESOLUTION #2025-171**

**TITLE: A RESOLUTION TO AFFIRM THE BOROUGH OF NORTHVALE’S CIVIL RIGHTS POLICY WITH RESPECT TO ALL OFFICIALS, APPOINTEES, EMPLOYEES, PROSPECTIVE EMPLOYEES, VOLUNTEERS, INDEPENDENT CONTRACTORS, AND MEMBERS OF THE PUBLIC THAT COME INTO CONTACT WITH MUNICIPAL EMPLOYEES, OFFICIALS, AND VOLUNTEERS**

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

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

**NOW, THEREFORE BE IT ADOPTED**, by the Borough of Northvale that:

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

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



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

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

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

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

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

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

**Section 9: Complaint Procedure:** The Borough adopts the following complaint procedure:

Any individual who observes alleged wrongdoing on the part of officials, employees, or volunteers associated with the Borough of Northvale may report such action using this procedure. This includes any action the individual believes to constitute harassment, sexual harassment, or any other wrongdoing. Employees of the Borough of Northvale shall follow the Employee Complaint Procedure. All other individuals including volunteers and members of the public may report the alleged wrongdoing to the head of the applicable department or volunteer organization, or, if they prefer, or do not think that the matter can be discussed with the head of the applicable department or organization, they should contact the Mayor, the Municipal Clerk or the Borough Attorney.

Reporting of such incidents is encouraged both when an individual feels that he or she is subject to such incidents or observes such incidents in reference to other individuals. The report or complaint should be in writing, but individuals may make a verbal complaint at their discretion. If an individual has any questions about what constitutes harassment, sexual harassment, or any other workplace wrongdoing, they may ask their supervisor or one of the individuals listed above. All reports of harassment, sexual harassment, or other wrongdoing will be promptly investigated by a person who is not alleged to be involved in the alleged harassment or wrongdoing.

No individual will be penalized in any way for reporting a complaint. There will be no discrimination or retaliation against any individual who files a good-faith harassment complaint, even if the investigation produces insufficient evidence to support the complaint, and even if the charges cannot be proven. There will be no discrimination or retaliation against any other individual who participates in the investigation of a complaint.

If the investigation substantiates the complaint, appropriate corrective and/or disciplinary action will be swiftly pursued. Disciplinary action up to and including discharge will also be taken against individuals who make false or frivolous accusations, such as those made maliciously or recklessly. Actions taken internally to investigate and resolve harassment complaints will be conducted confidentially to the extent practicable and appropriate in order to protect the privacy of persons involved. Any investigation may include interviews with the parties involved in the incident, and if necessary, with individuals who may have observed the incident or conduct or who



have other relevant knowledge. The complaining individual will be notified of a decision at the conclusion of the investigation within a reasonable time from the date of the report of the incident.

**Section 10:** This resolution shall take effect immediately.

**Section 11:** A copy of this resolution shall be published in the official newspaper of the Borough of Northvale in order for the public to be made aware of this policy and the Borough of Northvale’s commitment to the implementation and enforcement of this policy.

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**RESOLUTION #2025-172**

**TITLE: RESOLUTION TO APPROVE THE REDEMPTION OF TAX SALE CERTIFICATES #24-00002 FOR BLOCK 510, LOT 7**

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Northvale that the Tax Collector shall conduct the Redemption of Tax Sale Certificate #24-00002 by James Luethke, property owner from Global Investment Strategies, LLC, the lienholder according to N.J.S.A. 54:5-54. The breakdown is as follows:

Block 510 Lot 7 – James Luethke – 223 Livingston Street

Tax Sale Certificate #24-00002	\$ 8,426.62
4% Redemption Penalty	\$ 337.06
0% Interest on Certificate	\$ 0.00
Subsequent Tax 2024 – 2025	\$ 20,174.53
Interest on Subsequent Taxes	\$ 2,677.04
Total Due to Lienholder	<u>\$31,615.25</u>
Return of Premium	\$14,000.00
Total due to Lienholder	\$45,615.25

The Chief Financial Officer shall issue a check in the amount of \$45,615.25 to:

Global Investment Strategies  
P.O. Box 154  
Closter, NJ 07648

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**RESOLUTION #2025-173**

**TITLE: PAYMENT OF BILLS**

**ROLL CALL**

**ADJOURNMENT**