



## **AGENDA**

**Combined Meeting of the Mayor and Council  
Wednesday, April 9, 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 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**

### **BLOCK PARTY**

Approval of Block Party, June 21, 2025 - 409 Eric Lane.

### **APPROVAL OF MINUTES**

**Combined Meeting of March 12, 2025**

### **MONTHLY REPORTS**

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. Riverside Cooperative Road Program  
Bid Tabulation  
(Resolution #2025-72)
2. On-Line Auction-GovDeals.com Legal Ad  
(Resolution #2025-77)

### **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 #2025-70**

**TITLE: RESOLUTION AUTHORIZING SUBMISSION OF A 2025 BERGEN COUNTY OPEN SPACE TRUST FUND MUNICIPAL PARK IMPROVEMENT GRANT APPLICATION**

**WHEREAS**, the Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund (“County Trust Fund”), provides matching grants to municipal governments and to nonprofit organizations for assistance in the development or redevelopment of outdoor municipal recreation facilities; and

**WHEREAS**, the Borough of Northvale desires to further the public interest by obtaining a matching grant of \$216,750.00 from the County Trust Fund to fund the “Veterans Memorial Park Softball Field Improvements,” including new turf and other improvements to the Veterans Park softball field; and

**WHEREAS**, the Mayor and Council of the Borough of Northvale has reviewed the County Trust Fund Program Statement and the Trust Fund Municipal Program Park Improvement application and instructions, and desires to make an application for such a matching grant and provide application information and furnish such documents as may be required; and

**WHEREAS**, as part of the application process, the Mayor and Council of the Borough of Northvale held the required Public Hearing to receive public comments on the proposed park improvements in the application on Wednesday, March 12, 2025; and

**WHEREAS**, the County of Bergen shall determine whether the application is complete and in conformance with the scope and intent of the County Trust Fund; and

**WHEREAS**, the applicant is willing to use the County Trust Fund in accordance with such rules, regulations, and applicable statutes, and is willing to enter into an agreement with the County of Bergen for the above named project and ensure its completion on or about the project contract expiration date.

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Northvale:

1. That it is hereby authorized to submit the above completed project application to the County by the deadline of April 25<sup>th</sup>, 2025, as established by the County; and
2. That, in the event of a County Trust Fund award that may be less than the grant amount requested above, the Mayor and Council has, or will secure, the balance of funding necessary to complete the project, or modify the project as necessary; and
3. That the Mayor and Council is committed to providing a dollar-for-dollar cash match for the project; and
4. That only those park improvements identified and approved in the project application, its Trust Fund contract, or other documentation will be considered eligible for reimbursement.
5. That the Mayor and Council agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and
6. That this resolution shall take effect immediately.

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**RESOLUTION #2025-71**

**TITLE: RESOLUTION FOR MUNICIPALITIES TO CONFIRM ENDORSEMENT OF COMMUNITY DEVELOPMENT PROJECTS**

**WHEREAS**, a Bergen County Community Development grant of \$15,000 has been proposed by New Concepts for Living for a HVAC replacement; and

**WHEREAS**, pursuant to the State Interlocal Services Act, Community Development funds may not be spent in a municipality without authorization by the Governing Body; and

**WHEREAS**, the aforesaid project is in the best interest of the people of Northvale and the residents at 522 Hughes Street; and

**WHEREAS**, this resolution does not obligate the financial resources of the municipality and is intended solely to expedite expenditure of the aforesaid CD funds.

**NOW, THEREFORE BE IT RESOLVED**, that the Governing Body of Northvale hereby confirms endorsement of the aforesaid project; and

**BE IT FURTHER RESOLVED**, that a copy of this resolution shall be sent to the Director of the Bergen County Community Development Program so that implementation of the aforesaid project may be expedited.

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**RESOLUTION #2025-72**

**TITLE: RESOLUTION AWARING BID FOR THE 2025 ROAD IMPROVEMENT PROGRAM ON BEHALF OF THE RIVERSIDE COOPERATIVE**

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

**WHEREAS**, the Borough of Northvale has volunteered to act as “Lead Agency” for the purchase of work, materials, and supplies for the Riverside Cooperative (“the Coop”) for the year 2025; and

**WHEREAS**, the Borough of Northvale received nine (9) bids for the 2025 Riverside Cooperative Road Improvement Program; and

**WHEREAS**, on March 25, 2025, the bid opening was performed at the Borough of Northvale Borough Hall at 116 Paris Avenue in Northvale at which time nine bids were read aloud; and

**WHEREAS**, Bids were received as set forth on the Bid Tabulation Sheets made as a part hereof; and

**WHEREAS**, DLS Contracting Inc, 36 Montesano Road, Fairfield, NJ 07004 was determined to be the lowest qualified bidder with a bid of \$2,441,422.54; and

**WHEREAS**, the nine bids are on file in the office of the Municipal Clerk.

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



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#### **RESOLUTION #2025-73**

**TITLE: RESOLUTION AUTHORIZING THE CHIEF FINANCIAL OFFICER TO RETURN ESCROW FOR EASTERN ALLIED CONSTRUCTION/CHET SIMUNOVICH FOR PROPERTY AT 180/182 RAILROAD AVENUE, BLOCK 911, LOTS 8.01 AND 8.02**

**WHEREAS**, Eastern Allied Construction/Chet Simunovich was the owner of 180 and 182 Railroad Avenue, Block 911, Lots 8.01 and 8.02; and

**WHEREAS**, Eastern Allied Construction has a balance of \$846.05 in their escrow account; and

**WHEREAS**, there are no objections to the return of escrow from the Borough Engineer and Building Department and there are no outstanding bills.

**NOW, THEREFORE BE IT RESOLVED**, that the Chief Financial Officer is hereby authorized to return the remainder of escrow fees to Eastern Allied Construction/Chet Simunovich, P. O. Box 1008, Fort Lee, New Jersey 07024 in the amount of \$846.05 from escrow account number 9338.

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#### **RESOLUTION #2025-74**

**TITLE: RESOLUTION AUTHORIZING THE SALE OF \$250,000 SPECIAL EMERGENCY NOTES OF THE BOROUGH OF NORTHVALE, IN THE COUNTY OF BERGEN, NEW JERSEY AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH**

**BE IT RESOLVED**, by the Borough Council of the Borough of Northvale, in the County of Bergen, New Jersey (the "Borough") (not less than two-thirds of all members thereof affirmatively concurring), as follows:

**Section 1.** Pursuant to the Local Budget Law and an ordinance adopted by the Borough Council of the Borough on April 9, 2025 (the "Ordinance"), the Borough appropriated \$250,000 as a special emergency appropriation pursuant to N.J.S.A. 40A:4-53 for the preparation and execution of a program of revaluation of real property. Pursuant to N.J.S.A. 40A:4-55, \$250,000 principal amount of Special Emergency Notes are hereby authorized to be issued.

**Section 2.** Such notes are hereby authorized to be issued pursuant to the Ordinance and this resolution and shall be negotiable notes payable to bearer, and shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law, and such interest shall be payable at the maturity of such notes. The notes shall be dated on or about the date of their issuance and may be renewed from time to time, but at least 1/5 of the total amount of notes hereby authorized, and the renewals thereof, shall mature and be paid in each year, so that all notes and renewals shall have matured and have been paid not later than the last day of the fifth year following the date of this resolution. The issuing officers are authorized to provide that the notes may be redeemable at the option of the Borough.

**Section 3.** The Mayor and the Chief Financial Officer are hereby authorized to execute said notes, and the Borough Clerk is hereby authorized to affix the seal of the Borough to such notes and to attest such seal and said notes, and said officers are hereby authorized to issue said notes in such form as they may adopt in conformity with law and to recite therein that all requirements and conditions of law have been complied with in the issuance of said notes, and that said notes are within every debt and other limit prescribed by the Constitution or statutes of New Jersey.



**Section 4.** The Chief Financial Officer is hereby authorized to sell said notes and any renewals thereof from time to time, at not less than par and accrued interest and to determine within the limitations prescribed by this resolution, the date, principal amount, maturity date, and denomination of said notes, and the rate of interest said notes shall bear and to deliver such notes upon receiving the purchase price to be paid therefor.

**Section 5.** The Borough Council hereby covenants on behalf of the Borough, to the extent permitted by the Constitution and the laws of the State of New Jersey, to do and perform all acts and things permitted by law and necessary to assure that interest paid on bonds, notes or other obligations of the Borough (including the Special Emergency Notes) be and remain excluded from gross income of the owners thereof for Federal income tax purposes pursuant to Section 103 of the Internal Revenue Code of 1986, as amended (the "Code").

**Section 6.** The Borough Council hereby designates the Special Emergency Notes as "qualified tax-exempt obligations" for the purpose of Section 265(b)(3) of the Code. It is hereby determined and stated that the Special Emergency Notes (1) are not "private activity bonds" as defined in the Code and (2) the Borough and its subordinate entities, if any, do not reasonably anticipate issuing in excess of \$10 million of new money tax-exempt obligations (other than private activity bonds) during the calendar year 2025. The Borough will, to the best of its ability, attempt to comply with respect to the limitations on issuance of tax-exempt obligations pursuant to Section 265(b)(3) of the Code; however, the Borough does not covenant to do so, and expressly states that a covenant is not made hereby.

**Section 7.** A certified copy of this resolution shall be filed with the Director of the Division of Local Government Services.

**Section 8.** This resolution shall take effect immediately upon its adoption.

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#### **RESOLUTION #2025-75**

**TITLE: RESOLUTION AUTHORIZING THE BOROUGH OF NORTHVALE TO ENTER INTO A SETTLEMENT WITH THE NEW JERSEY BUILDER'S ASSOCIATION REGARDING AFFORDABLE HOUSING PROSPECTIVE NEED NUMBERS**

**WHEREAS**, the NJ Department of Community Affairs ("DCA") has issued its recommendations regarding the Borough's 4<sup>th</sup> round prospective need at 112 units; and

**WHEREAS**, based on a study by the Board's Planner, Lyndsay Knight of Neglia Group, the Borough has proposed that its prospective need obligation is 99 units; and

**WHEREAS**, the New Jersey Builder's Association ("NJBA") has challenged the Borough's proposed number insisting that the proper number is 112 as determined by the DCA; and

**WHEREAS**, the Borough entered into settlement negotiations with the NJBA regarding the matter and has agreed to settle the current litigation at the number of 105 for its prospective need; and

**WHEREAS**, the settlement as proposed is in the best interest of the Borough.

**NOW, THEREFORE BE IT RESOLVED**, that the Governing Body of the Borough of Northvale hereby authorizes the Mayor to execute a settlement agreement setting forth the Borough's prospective need at 105 units.

#### **RESOLUTION #2025-76**



**TITLE: RESOLUTION AUTHORIZING THE TAX COLLECTOR TO CANCEL 2025 PRELIMINARY TAXES CHARGED TO A TOTALLY DISABLED VETERAN AND AUTHORIZE THE CHIEF FINANCIAL OFFICER TO ISSUE A REFUND FOR THE 2024 TAXES PAID AT CLOSING**

**WHEREAS**, Block 403 Lot 3, 602 Gladys Court, Northvale, was sold to Rayment 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**, 2024 Taxes were paid in full according to the tax records and Raymond Nelson paid his portion of the 2024 Tax which was \$2,287.52.

<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	2024	\$2,287.52
			2025	\$7,196.50

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Northvale, that the Tax Collector is hereby authorized to cancel taxes in the amount of \$2,287.52 for 2024 and \$7,196.50 for 2025 Preliminary Tax on Block 403 Lot 3 and the Chief Financial Officer is hereby authorized to issue a refund to Raymond Nelson for \$2,287.52 for overpaid 2024 Taxes.

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**RESOLUTION #2025-77**

**TITLE: RESOLUTION AUTHORIZING ON-LINE AUCTION OF SURPLUS PROPERTY**

**WHEREAS**, the Borough of Northvale, the County of Bergen, is the owner of certain surplus property that is no longer needed for public use, specifically identified and described in the legal ad; and

**WHEREAS**, the sales are being conducted pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-36 and guidance set forth in the Division of Local Government Services Local Finance Notice 2019-15; and

**WHEREAS**, the Borough of Northvale intends to utilize the online auction services of GovDeals; and

**WHEREAS**, all other terms and conditions of the auction of the Surplus Property and agreement with GovDeals are on the company’s website and in the office of the Municipal Clerk; and

**WHEREAS**, the surplus property as indicated in the legal ad shall be sold in an “as is” condition without express or implied warranties with the successful bidder; and

**WHEREAS**, the Borough of Northvale reserves the right to accept or reject any bid submitted.

**NOW, THEREFORE BE IT RESOLVED**, by the Governing Body of the Borough of Northvale, as follows:

1. The Borough of Northvale is hereby authorized to sell the surplus personal property as indicated on the legal ad on the online auction website entitled Sourcewell, <https://www.govdeals.com/northvalepd>



2. The Mayor and Municipal Clerk are hereby authorized and directed to execute a contract with GovDeals.
3. This resolution and contract shall be available for public inspection in the office of the Municipal Clerk.

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**RESOLUTION #2025-78**

**TITLE: 2025 EMERGENCY TEMPORARY APPROPRIATIONS**

**WHEREAS**, an emergent condition has arisen in that the Borough of Northvale is expected to enter into contracts, commitments or payments prior to the 2025 budget and no adequate provision has been made in the 2025 temporary budget for the aforesaid purposes; and

**WHEREAS**, N.J.S. 40A:4-20 provides for the creation of an emergency temporary appropriation for said purpose; and

**WHEREAS**, the total emergency temporary appropriation resolutions adopted in the year 2025CY pursuant to the provisions of Chapter 96, P.L. 1951 (N.J.S.A. 40A:4-20) including this resolution total \$816,696.00

**NOW, THEREFORE BE IT RESOLVED**, by the Governing Body of the Borough of Northvale, in the County of Bergen, State of New Jersey, (not less than two-thirds of all the members thereof affirmatively concurring) that in accordance with the provisions of N.J.S.A. 40A:4-20:

1. Emergency temporary appropriations be and the same are hereby made in the amount of **\$816,696** as follows:

**STATUTORY EXPENSES- OTHER EXPENSES**

Employee Pension PFRS	\$644,272.00
Employee Pension PERS	<u>\$172,424.00</u>
Total	\$816,696.00
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2. Said emergency temporary appropriations will be provided for in the 2025 budget.
3. That one certified copy of this resolution be filed with the Director, Division of Local Government Services

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**RESOLUTION #2025-79**

**TITLE: 2025 DEDICATION BY RIDER: DONATIONS FOR BEAUTIFICATION OF NORTHVALE**

**WHEREAS**, permission is required of the Director of the Division of Local Government Services for approval as a dedication by rider of revenues received by a municipality when the revenue is not subject to reasonably accurate estimates in advance; and

**WHEREAS**, N.J.S.A. 40A:5-29 provides for receipt of Acceptance of Bequest and Gifts by the municipality to provide for the operating costs to administer this act; and



**WHEREAS, N.J.S.A. 40A:4-39** provides the dedicated revenues anticipated from the **Northvale Donation and Beautification Trust Fund** are hereby anticipated as revenue and are hereby appropriated for the purpose to which said revenue is dedicated by statute or other legal requirement:

**NOW, THEREFORE BE IT RESOLVED**, by the Governing Body of the Borough of Northvale, County of Bergen, New Jersey as follows:

1. The Governing Body does hereby request permission of the Director of the Division of Local Government Services to pay expenditures of the **Northvale Donation and Beautification Trust Fund under the statutory authority of N.J.S.A 40A:5-29.**
2. The Municipal Clerk of the Borough of Northvale, County of Bergen, is hereby directed to forward two certified copies of this Resolution to the Director of the Division of Local Government Services

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**RESOLUTION #2025-80**

**TITLE: PAYMENT OF BILLS**

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

Current Fund Appropriations (2024)	
Current Fund Appropriations (2025)	\$270,350.63
General Capital Fund	11,536.34
Grant Fund	1,995.24
Animal Trust	6.00
Police DEA Trust	158,214.75
Escrow Trust	3,339.50
Affordable Housing Trust	4,610.00
Recreation Trust	6,915.39
Summer Recreation Trust	
<b>SUBTOTAL</b>	<b>\$456,957.85</b>
Retro Current Fund (2025)	
	<b>\$456,967.85</b>

**WHEREAS**, above claims have been listed and summarized in the Bills List Report, and the corresponding vouchers have been reviewed and approved by the department head, finance committee, and/or 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, 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 purposes specified below during the course of the year:

Northern Valley Regional High School		
Payroll – Salaries & Wages	3/16/25	\$162,307.96
Payroll- Salaries & Wages	3/28/25	177,858.95





Health Benefits	3/14/25	74,596.62
County Taxes		
Employee Pension Payment- PERS/PFRS	3/26/25 2/26/25	644,272.00 172,424.00
Northvale Board OF Education Northern Valley Regional High School District		
Northvale Public Library		
Capital – Inter-fund		
DTC- Bond Principal & Inter		
DTC- Bond Interest		
<b>TOTAL</b>		<b>\$1,688,427.00</b>

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Northvale that the claims totaling **\$1,688,427.00** are ratified respectively.

**OPEN MEETING TO PUBLIC ON CONSENT RESOLUTIONS ONLY**

**ROLL CALL**

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**ORDINANCE – SECOND READING AND PUBLIC HEARING**

**ORDINANCE #25-05**

**ORDINANCE OF THE BOROUGH OF NORTHVALE, IN THE COUNTY OF BERGEN, NEW JERSEY AUTHORIZING A SPECIAL EMERGENCY APPROPRIATION IN THE AMOUNT OF \$250,000 FOR A PROGRAM OF REVALUATION OF REAL PROPERTY IN, BY AND FOR THE BOROUGH.**

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

**Section 1.** Pursuant to N.J.S.A. 40A:4-53, the sum of \$250,000 is hereby appropriated for the preparation and execution of a program of revaluation of real property and shall be deemed a special emergency appropriation as defined and provided for in N.J.S.A. 40A:4-53 and 40A:4-55.

**Section 2.** The amount to finance the appropriation shall be provided for in succeeding annual budgets by the inclusion of at least 1/5 of the amount authorized, pursuant to N.J.S.A. 40A:4-55.

**Section 3.** A certified copy of this ordinance shall be filed with the Director of the Division of Local Government Services.

**Section 4.** This ordinance shall take effect at the time and in the manner provided by law.

**OPEN MEETING TO PUBLIC – ORDINANCE 25-05 ONLY**

**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



DRAFT-SUBJECT TO CHANGE