



## AGENDA

Combined Meeting of the Mayor and Council  
Wednesday, June 10, 2026  
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, notice has been posted on the Borough website 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

### AWARDS

250<sup>th</sup> Anniversary Mural Artists

### APPROVAL OF MINUTES

Combined Meeting of May 13, 2026

### 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. Shared Services Agreement  
Rockleigh Fire Department Services  
(Resolution #2026-114)

### 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 #2026-104

**TITLE: RESOLUTION TO APPROVE CHANGE ORDER NO. 1 AND FINAL FOR VETERANS MEMORIAL PARK BASKETBALL COURT PROJECT**

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Northvale, Bergen County, New Jersey, upon the recommendation of the Borough Engineer that the Change Order for the Contract listed below be and is hereby approved.



TITLE OF JOB: Veterans Memorial Park Basketball Court Project  
 CONTRACTOR: D&L Paving Contractors, Inc.  
675 Franklin Avenue, Nutley, NJ 07110  
 CHANGE ORDER N°: 1 and Final  
 ORIGINAL CONTRACT: \$189,330.00

AMOUNT OF CHANGE THIS RESOLUTION: \$10,476.90 (5.53% decrease) for an updated contract amount of \$178,853.10

REASON FOR CHANGE:  
 NEGLIA FILE NO: NOVLMUN24.010

This Resolution to take effect upon certification by the Borough Treasurer that sufficient funds are available.

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**RESOLUTION #2026-105**

**TITLE: RESOLUTION TO CLOSEOUT THE CONTRACT FOR VETERANS MEMORIAL PARK BASKETBALL COURT**

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Northvale, Bergen County, New Jersey that the contract for the Veterans Memorial Park Basketball Court project has been completed by D&L Paving Contractors Inc., 675 Franklin Avenue, Nutley, NJ 07110 in accordance with the Plans and Specifications and any approved change orders, as directed by the Borough Engineer. The above reference construction is hereby accepted and final payment in the amount of twenty-nine thousand, nine hundred eighty-eight dollars and six cents (\$29,988.06) is hereby approved.

This Resolution to take effect immediately.

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**RESOLUTION #2026-106**

**TITLE: RESOLUTION AUTHORIZING THE APPOINTMENT OF MUNICIPAL REPRESENTATIVES TO THE BERGEN COUNTY COMMUNITY DEVELOPMENT REGIONAL COMMITTEE**

**WHEREAS**, the Municipality of Northvale has entered into a three-year Cooperative Agreement with the County of Bergen as provided under the Interlocal Services Act N.J.S.A. 40A:65-1 et seq. and Title 1 of the Housing and Community Development Act of 1974; and

**WHEREAS**, said Agreement requires that the Municipal Council appoint a representative and alternate and that the Mayor appoint a representative and alternate for the PY 2026-2027 term starting July 1, 2026, and ending on June 30, 2027.

**NOW, THEREFORE BE IT RESOLVED**, that the Municipal Council hereby appoints Mayor Joseph McGuire as its representative and Councilwoman Kara McMorro as its alternate and that Mayor McGuire hereby appoints Councilman Marty Mattessich as his representative and Councilwoman Laura Fernandez as his alternate to serve on the Community Development Regional Committee for PY2026-2027.

**BE IT FURTHER RESOLVED**, that an original, certified copy of this resolution be immediately emailed to Robert G. Esposito, Director, Bergen County Division of Community Development, One Bergen County Plaza, Fourth Floor, Hackensack, New Jersey 07601/ resposito@co.bergen.nj.us as soon as possible and no later than Friday, July 17, 2026.

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**RESOLUTION #2026-107**

**TITLE: RESOLUTION APPROVING LIQUOR LICENSES FOR THE TERM JULY 1, 2026 THROUGH JUNE 30, 2027**

**WHEREAS**, the following liquor license holders have paid the required fee to the Borough of Northvale for renewal of their licenses for July 1, 2026 through June 30, 2027 term.

**NOW, THEREFORE BE IT RESOLVED**, that the Municipal Clerk be and is hereby authorized to issue liquor licenses as follows:

**CLUB LICENSES**

<b><u>NUMBER</u></b>	<b><u>LICENSEE NAME</u></b>	<b><u>LICENSED PREMISES</u></b>
0240-31-012-001	Joseph A. Silva Post #366 American Legion	190 Paris Avenue
0240-31-013-001	Northvale Fire Association	204 Washington Street

**PLENARY RETAIL DISTRIBUTION LICENSE**

<b><u>NUMBER</u></b>	<b><u>LICENSEE NAME</u></b>	<b><u>LICENSED PREMISES</u></b>
0240-44-001-006	BNP Management	206 Pegasus Avenue
0240-44-006-006	Shop Rite Liquors of Hillsdale Inc.	254F Livingston Street
0240-44-008-008	Northvale Liquors Inc.	224 Livingston Street

**PLENARY RETAIL CONSUMPTION LICENSE**

<b><u>NUMBER</u></b>	<b><u>LICENSEE NAME</u></b>	<b><u>LICENSED PREMISES</u></b>
0240-33-002-004	Mykos Restaurant LLC	416 Tappan Road
0240-33-005-004	Cavan Cork Ltd	201 Livingston Street
0240-33-010-006	Northvale Diner Inc	247 Livingston Street
0240-33-007-014	3D Hospitality LLC	493 Tappan Road
0240-33-009-004	Maxim Enterprises LLC	273 Livingston Street

**BE IT FURTHER RESOLVED**, that all licenses be effective July 1, 2026 through June 30, 2027 and that the Municipal Clerk be, and she is hereby authorized to, forward copies of this resolution to the Division of Alcoholic Beverage Control and the Beverage Tax Division of the State of New Jersey.

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**RESOLUTION #2026-108**

**TITLE: RESOLUTION APPROVING CONDITIONAL RESOLUTION FOR LIQUOR LICENSE FOR NOELEEN LLC, 191 PARIS AVENUE, FOR THE TERM JULY 1, 2026 THROUGH JUNE 30, 2027**

**WHEREAS**, Noeleen LLC, 191 Paris Avenue, in the Borough of Northvale, has applied for renewal of its Plenary Retail Consumption License; and

**WHEREAS**, in January of 1988, a condition was placed upon said license with the consent of the license holder to the extent that the emergency fire door on the west side of the building was to be kept closed at all times and not opened except in case of an emergency and an alarm placed on said door, and that a letter be submitted yearly citing no objection to the liquor license from St. Anthony's Church.

**NOW, THEREFORE BE IT RESOLVED**, that the Plenary Retail Consumption License of Noeleen LLC, License No. 0240-33-011-008, is hereby renewed for the time period effective July 1, 2026 through June 30, 2027.



**BE IT FURTHER RESOLVED**, that the Municipal Clerk be and is hereby authorized to forward this resolution to the Division of Alcoholic Beverage Control.

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**RESOLUTION #2026-109**

**TITLE: RESOLUTION TO CANCEL AN ACCOUNT RECEIVABLE OF THE RIVERSIDE COOPERATIVE PRICING SYSTEM**

**WHEREAS**, N.J.S.A. 40A:11-11(5), specifically authorizes two or more contracting units to enter into a Cooperative Pricing Agreement for the purchase of work, materials, and supplies; and

**WHEREAS**, the Borough of Northvale is conducting a voluntary Cooperative Pricing System with municipalities located in the County of Bergen, utilizing administrative purchasing services and facilities of the Borough of Northvale acting as the Lead Agency of the Riverside Cooperative (35RC); and

**WHEREAS**, the Borough of Haworth has approved a resolution to terminate their membership in the Riverside Cooperative; and

**WHEREAS**, N.J.A.C. 5:34-7.6 allows for the withdrawal of a registered member.

**NOW, THEREFORE BE IT RESOLVED**, that the account receivable of the Borough of Haworth for their \$500.00 share of 2026 costs be cancelled.

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**RESOLUTION #2026-110**

**TITLE: RESOLUTION TO AWARD BID FOR TREE REMOVAL, TRIMMING, STUMP GRINDING SERVICES, AND CRANE RENTAL FOR OCTOBER 1, 2026 THROUGH SEPTEMBER 30, 2028 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”); and

**WHEREAS**, the Borough of Northvale received one (1) bid for the 2027 Riverside Cooperative tree removal, trimming and stump removal requirements on behalf of the member municipalities of Alpine, Bergenfield, Closter, Cresskill Demarest, Dumont, Englewood Cliffs, Harrington Park, Hanover, Hillsdale, Little Ferry, Montvale, New Milford, Northvale, Paramus, River Edge and Tenafly; and

**WHEREAS**, the bid opening was performed at the Borough of Northvale Borough Hall at 116 Paris Avenue in Northvale at which time one bid was read aloud; and

**WHEREAS**, one bid was received from Downes Tree Service Co. Inc. (“Downes”), 65 Royal Avenue, Hawthorne, New Jersey, which was determined to be a qualified bidder; and

**WHEREAS**, Downes was determined to be the lowest qualified bidder for Category A (tree removal), Category B (tree trimming), Category C (stump removal) and Category D (crane rental); and

**WHEREAS**, the bid is on file in the office of the Municipal Clerk.



**NOW, THEREFORE BE IT RESOLVED**, that a contract be awarded to Downes Tree Service Co., Inc. for Categories A, B, C, & D based on the prices quoted in its bid; and

**BE IT FURTHER 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 October 1, 2026, through September 30, 2028, acting as the Lead Agency on behalf of the Riverside Cooperative; and

**BE IT FURTHER RESOLVED**, that member municipalities shall be responsible for entering into individual contracts with the above-named firm covering the scope of work required by each member community or entity.

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**RESOLUTION #2026-111**

**TITLE: RESOLUTION TO EXTEND RIVERSIDE COOPERATIVE BID PRICES**

**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 Pricing System 35RC (“the Coop”) for the year 2026, and

**WHEREAS**, the Borough of Northvale via resolution No. 2026-78 dated April 8, 2026 awarded a contract to DLS Contracting Inc, for the Coop’s 2026 Road Improvement Program, and

**WHEREAS**, Hanover Township became a registered member of the Coop on May 18, 2026, and

**WHEREAS**, Hanover Township desires to participate in Coop’s 2026 Road Improvement Program, and

**WHEREAS**, the request by Hanover Township was presented at a meeting of the Coop on May 21, 2026, and

**WHEREAS**, N.J.A.C. 5:34-7.10(b) allows for the “Master Contract to state that the bid prices may be extended to registered members who have not submitted estimates prior to the advertisement for bids with the written approval of the lead agency and the contractor.”, and

**WHEREAS**, DLS Contracting Inc. on 5/22/2026 has agreed in writing to extend the 2026 Road Improvement Program prices to the Township of Hanover as per Article VIII of the Master Contract RC-35-26-01.

**NOW, THEREFORE BE IT RESOLVED**, that the Northvale Mayor and Council do approve the extension of the Coop’s 2026 Road Improvement Program bid prices to the Township of Hanover.

**BE IT FURTHER RESOLVED**, that the Municipal Clerk is authorized and directed to forward a copy of this resolution to DLS Contracting Inc and the Township of Hanover.

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**RESOLUTION #2026-112**

**TITLE: RESOLUTION AUTHORIZING THE CFO TO REFUND THE 2025 AND PRELIMINARY 2026 TAXES DUE TO TOTALLY DISABLED VETERAN STATUS**

**WHEREAS**, Fred G Russenberger III is the owner of property in the Borough commonly known as 602 Woodland Avenue, and designated as Block 406, Lot 5 on the Borough Tax Map; and



**WHEREAS**, Mr. Russenberger served honorably in the United States Armed Forces and suffered a permanent disability; and

**WHEREAS**, Mr. Russenberger was declared totally disabled by the United States Veterans Administration on November 3, 2020; and

**WHEREAS**, Mr. Russenberger made application for tax exempt status to the Northvale Tax Assessor and was granted the cancelation of 2025 4<sup>th</sup> quarter and 2026 Preliminary Taxes on the May 2026 Resolution.

Assessed To	Property Location	Bl/Lt	Tax
Fred G Russenberger III	602 Woodland Avenue	406/5	\$3,031.50-2025
			\$5,699.00-2026

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Northvale that the CFO is hereby authorized to refund the 2025 4<sup>th</sup> quarter and Preliminary 2026 taxes on Block 406, Lot 5 in the amount of \$8,730.50.

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**RESOLUTION #2026-113**

**TITLE: RESOLUTION AUTHORIZING THE CHIEF FINANCIAL OFFICER TO RETURN ESCROW FOR KENNETH BARBER’S PROPERTIES LOCATED AT 401 PAULDING AVENUE, BLOCK 201, LOT 1 AND 497 TAPPAN ROAD, BLOCK 201, LOT 4**

**WHEREAS**, Kenneth Barber is the owner of 401 Paulding Avenue, Block 204, Lot 1 and 497 Tappan Road, Block 201, Lot 4; and

**WHEREAS**, Kenneth Barber has a balance of \$1,207.53 in his 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 Kenneth Barber, 165 Ruckman Avenue, Hillsdale, New Jersey 07642 in the amount of \$1,207.53 from escrow account number 22016.

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**RESOLUTION #2026-114**

**TITLE: RESOLUTION AUTHORIZING THE EXECUTION OF A SHARED SERVICES AGREEMENT WITH THE BOROUGH OF ROCKLEIGH TO PROVIDE FIRE DEPARTMENT SERVICES**

**WHEREAS**, municipalities are authorized pursuant to the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 et seq., to enter into agreements for the provision of municipal services; and

**WHEREAS**, Northvale operates a volunteer fire department capable of providing fire protection services; and

**WHEREAS**, Rockleigh currently maintains a volunteer fire department but desires to designate Northvale as the primary provider of the fire protection services within its jurisdiction; and

**WHEREAS**, the parties seek to ensure the efficient, cost-effective, and coordinated delivery of fire protection services.



**NOW, THEREFORE BE IT RESOLVED**, by the Governing Body of the Borough of Northvale that the Mayor and Municipal Clerk are hereby authorized to execute Shared Service Agreement with the Borough of Rockleigh substantially in the form and content.

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**RESOLUTION #2026-115**

**TITLE: RESOLUTION AUTHORIZING THE SALE OF SURPLUS PROPERTY THROUGH AN ONLINE AUCTION**

**WHEREAS**, the Borough of Northvale, the County of Bergen, is the owner of certain surplus property that is no longer needed for public use; and

**WHEREAS**, N.J.S.A. 40A:11-36 authorizes municipalities to sell surplus personal property at public sale through an online auction process; and

**WHEREAS**, the Borough of Northvale desires to utilize the online auction services provided by GovDeals through the Sourcwell cooperative purchasing contract; and

**WHEREAS**, the property to be sold is described as follows:

2018 Ford Police Interceptor Utility  
VIN: 1FM5K8AT4JGB47806  
Asset No. Police Car 205

**WHEREAS**, the property shall be sold in an “as is” condition without express or implied warranties; and

**WHEREAS**, the online auction will begin on June 19, 2026 at 8:00 am and end on June 29, 2026 at 4:00 pm.

**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 above described surplus property through the online auction website operated by GovDeals, in. <https://www.govdeals.com/northvalepd>
2. The auction shall be conducted in accordance with N.J.S.A. 40A:11-36 and all applicable regulations governing online public auctions.
3. The property shall be sold in its present condition, “as is”, without express or implied warranties.
4. The Mayor and Municipal Clerk are hereby authorized to execute any documents necessary to effectuate the sale through GovDeals, Inc.
5. The Borough reserves the right to accept or reject any and all bids when it is determined to be in the best interest of the Borough.
6. The Municipal Clerk shall make this Resolution available for public inspection in accordance with law.

**BE IT FURTHER RESOLVED**, that this notice of the sale shall be published and conducted in accordance with all applicable statutory requirements.

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**RESOLUTION #2026-116**

**TITLE: RESOLUTION AUTHORIZING THE CFO TO REFUND THE 2026 1<sup>ST</sup> QUARTER ADDED ASSESSMENT DUE TO AN OVERPAYMENT BY THE MORTGAGE COMPANY**

**WHEREAS**, Michael Kaplan is the owner of the property in the Borough commonly known as 534 Hughes Street, and designated as Block 703 Lot 2.01 on the Borough Tax Map; and

**WHEREAS**, Mr. Kaplan sent payments for the Added Assessments and the Mortgage Company also sent payments for the quarterly taxes and the Added Assessments; and

**WHEREAS**, Mr. Kaplan has requested the overpaid taxes be refunded to him rather than applied to the 3<sup>rd</sup> quarter tax.

Assessed to	Property Location	Bl/Lt	Tax
Michael Kaplan	534 Hughes Street	703/2.01	\$113.99

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Northvale that the CFO is hereby authorized to refund the overpaid taxes on the 2026 2<sup>nd</sup> Quarter to Michael Kaplan in the amount of \$113.99.

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**RESOLUTION #2026-117**

**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 (2025)	
Current Fund Appropriations (2026)	\$282,004.88
General Capital Fund	33,958.20
Grant Fund	1,396.00
Animal Trust	5.40
Police DEA Trust	77,908.27
Escrow Trust	5,232.53
Affordable Housing Trust	690.00
Recreation Trust	7,552.29
Donation Trust Account	
Unemployment Trust	
Summer Recreation Trust	1,800.00
<b>SUBTOTAL</b>	<b>410,570.57</b>
Current Fund Off Cycle Check	170.49
Payroll 10 5/8/2026	190,185.30
Payroll 11 5//21/2026	239,958.41
	<b>\$840,884.77</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	5/28/26	774,964.00
Health Benefits		
Health Benefits		
County Taxes	5/15/26	732,881.00
	“ ”	32,814.00
Employee Pension Payment-PERS/PFRS		
Northvale Board OF Education	5/27/26	995,518.00
	5/27/26	995,518.00
Northvale Public Library		
Capital – Inter-fund		
DTC- Bond Principal & Inter	5/4/26	31,118.78
DTC- Bond Interest		
<b>TOTAL</b>		<b>\$4,403,698.55</b>

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Northvale that the claims totaling **\$4,403,698.55** are ratified respectively.

**ROLL CALL**

**ORDINANCE – 2<sup>nd</sup> Reading – Public Hearing**

**ORDINANCE #26-08**

**AN ORDINANCE TO AMEND CHAPTER 147 OF THE BOROUGH CODE ENTITLED “PROPERTY MAINTENANCE”**

**WHEREAS**, the Governing Body of the Borough of Northvale believes it is in the best interest of the Borough to amend and revise Chapter 147 of the Borough Code entitled “Property Maintenance” as set forth herein, by amending Section 147-18 entitled “General sanitation and safety” in order to regulate the location and use of garbage containers..

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

§ 147-18 **General sanitation and safety.**

**A.**

No person shall throw or deposit litter on any open or vacant property within the borough, whether owned by such a person or not.

**B.**

Storage bins, rooms and areas shall not be used for the storage of accumulated garbage and rubbish unless:

**(1)**

Such garbage is stored in appropriate receptacles of metal or other materials approved by the Code Official.

**(2)**



Such storage bins, rooms and areas are of smooth, easily cleanable construction and are kept in a sanitary condition.

**(3)**

Such areas, if located outside a building and visible from any public walk, street or public parking area, are shielded by a method approved by the Code Official and constructed in compliance with the applicable provisions of the standard building code of New Jersey or of any building code subsequently adopted by the Borough of Northvale.

**C.**

**(1) Trash cans or barrels shall not be placed on the curb or street sooner than 6:00 p.m. on the evening prior to a trash pick up.**

**(2) Rubbish and garbage shall be placed or kept on the property within the building located thereon or at a distance greater than from the front face of the building on the property from the property line or from the building setback line to the property line, whichever distance is greater, not nearer to the street in line than the building line or nearer to the street line than the face of the building, whichever distance from the street line is greater, except during any cleanup week proclaimed by the Borough Council or as set forth in § 147-18C(1) above. All household trash cans or barrels shall be removed from the street and/or the sidewalk area by 9:00 p.m. of the evening of trash pickup.**

Section 2. This ordinance will take effect immediately upon passage.

Section 3. All prior ordinances that are inconsistent with this ordinance are repealed.

**OPEN TO THE PUBLIC**

**ROLL CALL**

**OLD BUSINESS**

**NEW BUSINESS**

**MAYOR & COUNCIL REPORTS**

**BOROUGH ATTORNEY REPORT**

**BOROUGH ENGINEER REPORT**

**ADJOURNMENT**