MINUTES

Combined Meeting of the Mayor and Council
Wednesday, October 14, 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. Go to government tab, then to meeting livestreams.

Mayor McGuire called the meeting to order at 7:00 PM in the Council Chambers at 116 Paris Avenue, Northvale, New Jersey 07647.

Mayor McGuire read the Open Public Meetings Act Notice 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 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
Mayor McGuire asked everyone to stand and join him in a salute to the flag. Mayor McGuire asked everyone to remain standing for a moment of silence to remember Mrs. Mosier who had been the School Nurse at Northvale School for decades. Our condolences to her family and keep her in our prayers.

Mayor McGuire asked for roll call of the Council:

Mayor McGuire	Present	Councilman Mattessich	Present
Councilman Bakalian	Present	Council President McMorrow	Absent **
Councilwoman Fernandez	Present	Councilman Menafra	Present
		Councilman Sokoloski	Absent

**Council President McMorrow arrived at 7:20 pm.

Other Officials Present:
Kenneth Ralph, Borough Attorney
Scott Loverich, Borough Engineer
Frances Weston, Municipal Clerk

APPROVAL OF MINUTES
Mayor McGuire asked for a motion and second to approve the Minutes of the September 9, 2026 meeting. Motion was moved by Councilman Menafra, seconded by Councilman Mattessich.

Mayor McGuire asked for a roll call vote of the Council:

Councilman Bakalian	Yes	Council President McMorrow	Absent
Councilwoman Fernandez	Yes	Councilman Menafra	Yes
Councilman Mattessich	Yes	Councilman Sokoloski	Absent

MONTHLY CORRESPONDENCE
Mayor McGuire stated that 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

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".

Mayor McGuire asked for a motion and second to approve Consent Agenda Resolutions #2026-159 through 2026-165. Motion was moved by Councilman Mattessich, seconded by Councilwoman Fernandez.

RESOLUTION #2026-159

TITLE: REGIONAL DEER MANAGEMENT REQUEST TO THE COUNTY OF BERGEN

WHEREAS residents of the Borough of Northvale have expressed growing concern regarding the impact of increasing deer populations on public safety, property damage, vegetation, and natural resources; and

WHEREAS, the Mayor and Council of the Borough of Northvale have reviewed available deer management options, including hunting, fencing, professional sharpshooting, relocation, culling, and sterilization, and have considered community feedback and regional best practices; and

WHEREAS the Mayor and Council recognize that the increasing deer population is a regional issue that extends beyond the borders of any individual municipality and that a deer management program implemented solely within the Borough of Northvale would have limited effectiveness in addressing the broader overpopulation problem; and

WHEREAS effective management of the regional deer population requires coordination among municipalities and appropriate county and regional authorities in order to address deer movement and population levels across municipal boundaries; and

WHEREAS management methods such as deer relocation, culling, and sterilization may involve significant financial and administrative costs that can be difficult for a small municipality to undertake independently; and

WHEREAS, increasing deer populations may contribute to public health and safety concerns, including the accumulation of deer droppings in public areas and fields used by children, the potential spread of disease, and other environmental and sanitary concerns; and

WHEREAS, increasing deer populations have contributed to an increased risk of motor vehicle accidents involving deer, thereby presenting a concern for motorists, pedestrians, and the general public; and

WHEREAS the increasing deer population has resulted in substantial damage to natural vegetation, landscaping, gardens, and homeowner plantings throughout the Borough of Northvale; and

WHEREAS, the Mayor and Council believe that a coordinated regional approach, supported by population monitoring, data collection, and cooperation among municipalities and Bergen County, is necessary to effectively address the ongoing deer overpopulation issue.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Northvale, Bergen County, New Jersey, that the Borough hereby respectfully requests that Bergen County monitor deer populations and their impact on public safety, vegetation, natural resources, and property throughout Bergen County; and

BE IT FURTHER RESOLVED, that the Mayor and Council respectfully request that Bergen County coordinate with municipalities throughout the County to evaluate the scope of the regional deer population and develop appropriate, effective, and financially responsible regional deer management strategies; and

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the appropriate representatives of Bergen County, including the Bergen County Executive and Bergen County Board of Commissioners.

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RESOLUTION #2026-160

TITLE: RESOLUTION URGING THE STATE OF NEW JERSEY TO PROVIDE FINANCIAL RELIEF TO MUNICIPALITIES FOR THE COSTS ASSOCIATED WITH THE 100% DISABLED VETERAN PROPERTY TAX EXEMPTION

WHEREAS, the State of New Jersey provides a full exemption from property taxation for honorably discharged Veterans who have been declared by the United States Department of Veterans Affair to have a service-connected disability rated as 100% permanent and total pursuant to N.J.S.A. 54:4-3.30 et seq.; and

WHEREAS, the Mayor and Council of the Borough of Northvale recognize and strongly support the sacrifices made by disabled Veterans and their families in service to the United States of America; and

WHEREAS, the increasing number of qualifying disabled Veteran property tax exemptions results in a reduction of the Borough's ratable tax base, thereby placing additional financial pressure upon municipalities and non-exempt taxpayers; and

WHEREAS, municipalities are responsible for maintaining essential public services, including police, fire protection, emergency medical services, sanitation, road maintenance, recreation, and other critical operations, all of which rely heavily upon local property tax revenues; and

WHEREAS, exempt properties remain a part of the funding calculations of local school districts and municipalities remain responsible for funding local school district obligations absent the corresponding revenue from exempt properties; and

WHEREAS, the State of New Jersey mandates the exemption but does not currently provide municipalities with sufficient reimbursement or aid to offset the resulting loss of ratable property tax revenue; and

WHEREAS, the Mayor and Council of the Borough of Northvale believe that the State should share in the financial responsibility for this important Veterans' benefit in order to ensure that municipalities remain fiscally stable while continuing to honor disabled Veterans; and

WHEREAS, the Mayor and Council of the Borough of Northvale urge State policymakers to pass legislation, including Assembly BillA273 and Senate Bill S1568, or any successor legislation, requiring the State to reimburse municipalities for the cost of disabled Veterans' total property tax exemptions.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Northvale, County of Bergen, State of New Jersey, that the State Legislature and Governor of New Jersey are respectfully urged to establish a program of direct reimbursement, dedicated State aid, or other financial relief measures to compensate municipalities for local revenue losses associated with the 100% Disabled Veteran Property Tax Exemption; and

BE IT FURTHER RESOLVED, that such relief be structured in a fair and equitable manner based upon the assessed valuation of exempt Veteran properties within each municipality; and

BE IT FURTHER RESOLVED, that the Borough of Northvale respectfully urges State policymakers to enact legislation requiring the State to reimburse municipalities for the cost of disabled Veterans' total property tax exemptions; and

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to Governor Mikie Sherrill, Office of the Lieutenant Governor, State Treasurer Aaron Binder, Commissioner of the Department of Community Affairs Jacquelyn A. Suarez, Senate President Nicholas Scutari, Speaker of the Assembly Craig Coughlin, Senator Holly Schepisi, Assemblyman Robert Auth, Assemblyman John V. Azzariti, the New Jersey State League of Municipalities, and all municipalities within Bergen County.

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RESOLUTION #2026-161

TITLE: RESOLUTION AUTHORIZING AND APPROVING THE PURCHASE OF TWO VEHICLES FOR THE POLICE DEPARTMENT

WHEREAS, the Borough of Northvale Police Department is in need of two vehicles for use within the department; and

WHEREAS, appropriate vehicles were found at Winner Ford namely a 2026 Ford Explorer, Vin 1FM5K8AB4TGC19159 and a 2026 Ford Explorer, Vin 1FM5K8AB6TGC19163, for the sum of $61,0967 each; and

WHEREAS, the Chief obtained three quotes for the said vehicles and was approved by the Borough's Qualified Purchasing Agent; and

WHEREAS, the Chief Financial Officer has certified the availability of funds under Line Item T-10-500-001 DEA Funds.

NOW, THEREFORE BE IT RESOLVED, by the Borough of Northvale, in the County of Bergen, in the State of New Jersey, that the purchase of the aforesaid vehicles are hereby approved.

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RESOLUTION #2026-162

TITLE: RESOLUTION APPOINTING ALTERNATE SCHOOL CROSSING GUARDS

BE IT RESOLVED, by the Mayor and Council of the Borough of Northvale that Phyllis Bernstein of 401 D'Ercole Court, Norwood and James Gilroy of 75 Mills Avenue, Norwood are appointed as Alternate School Crossing Guards.

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RESOLUTION #2026-163

TITLE: RESOLUTON APPOINTING COLLEEN AND ROBERT SUROVICH AS CO-RECREATION DIRECTOR

WHEREAS, there is a vacancy in the position of Recreation Director as of October 1, 2026; and

WHEREAS, the Governing Body has considered the qualifications of Colleen and Robert Surovich to fill this position on a part-time basis; and

WHEREAS, the compensation for this position is $5,000.00 per year; and

WHEREAS, the Borough's CFO has certified the availability of funds under Budget Line Item 6-01-28-375-101.

NOW, THEREFORE BE IT RESOLVED, that the Governing Body of the Borough of Northvale hereby appoints Colleen and Robert Surovich as Co-Recreation Director at an annual salary of $5,000 effective retroactive to October 1, 2026.

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RESOLUTION #2026-164

TITLE: RESOLUTION TO AUTHORIZE THE ISSUANCE OF A DUPLICATE TAX SALE CERTIFICATE PURSUANT TO N.J.S.A. 54:5-52.1

WHEREAS, the Tax Collector of the Borough of Northvale has previously issued tax sale certificate to CHRISTIANA T C/F CE1/FIRST TRS which certificate is dated December 22, 2025 for Block 209 Lot 17.02 and bear the Certificate number 25-00001; and

WHEREAS, the owner or party entitled to redeem the aforesaid tax sale certificate has indicated to the Tax Collector that they have lost or otherwise misplaced the original tax sale certificate.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Northvale that the Tax collector be and is hereby authorized to issue an appropriate duplicate tax sale certificate to the said owner or party entitled to redeem covering the certificate lost as previously described all in accordance with the requirements of Chapter 99 of Public Laws of 1997.

BE IT FURTHER RESOLVED, that a copy of this Resolution be attached to the duplicate certificate to be issued to said owner or party entitled to redeem and that said duplicate certificate shall be stamped or otherwise have imprinted upon it the word "Duplicate" as required by law.

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RESOLUTION #2026-165

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)	$412,941.63
General Capital Fund	43,993.55
Grant Fund	
Animal Trust	
Police DEA Trust	136,941.96
Escrow Trust	5,673.25
Affordable Housing Trust	
Recreation Trust Donation Trust Account Unemployment Trust	3,353.15 318.41
Summer Recreation Trust	778.80
SUBTOTAL Current Fund Off Cycle Check Payroll 9/11/26 Payroll 9/25/26	604,000.75 2,181.65 204,638.86 210,542.60
Subtotal	**$1,021,363.86**

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	9/17/26	689.407.60
Health Benefits	9/1/26 NJ Solutions 9/30/26 NJ Solutions	82,359.13 82,359.13
ADS Payroll Services	9/8/26 9/18/26	285.48 211.73
County Taxes		
Employee Pension Payment-PERS/PFRS		
Northvale Board of Education	9/17/26	1,066,563.00
Northvale Public Library Capital – Inter-fund		
DTC- Bond Principal DTC- Bond Interest	BAN Principal Payment BAN Interest	6,141,109.00 238,837.96
TOTAL		9,322,526.89

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Northvale that the claims totaling **$9,322,526.89** are ratified respectively.

ON THE QUESTION – Councilman Bakalian had a question on Resolution 2026-163. Is that per individual or the total.

Mayor McGuire opened the meeting to the public for questions or comments pertaining to Consent Resolutions only. There being no questions or comments, Mayor McGuire closed the meeting to the public.

Mayor McGuire asked for a roll call vote of the Council:

Councilman Bakalian	Yes	Council President McMorrow	Absent
Councilwoman Fernandez	Yes	Councilman Menafra	Yes
Councilman Mattessich	Yes	Councilman Sokoloski	Absent

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ORDINANCE-2nd READING

Mayor McGuire asked for a motion and second for the adoption of Ordinance #26-12. Motion was moved by Councilman Menafra, seconded by Councilman Bakalian.

ORDINANCE #26-12

CAPITAL ORDINANCE OF THE BOROUGH OF NORTHVALE, IN THE COUNTY OF BERGEN, NEW JERSEY, APPROPRIATING THE SUM OF $65,000 FOR THE ACQUISITION OF FIRE FIGHTING EQUIPMENT FOR THE FIRE DEPARTMENT AND PUBLIC SAFETY EQUIPMENT FOR THE VOLUNTEER AMBULANCE CORPS., INCLUDING ALL WORK, EQUIPMENT, AND MATERIALS NECESSARY THEREFOR OR INCIDENTAL THERETO, AND PROVIDING THAT SUCH SUM SO APPROPRIATED, BE RAISED FROM CAPITAL FUND BALANCE OF THE BOROUGH

BE IT ORDAINED, BY THE MAYOR AND COUNCIL OF THE BOROUGH OF NORTHVALE, IN THE COUNTY OF BERGEN, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), AS FOLLOWS:

Section 1. The several improvements or purposes described in Section 2 of this ordinance are hereby authorized to be undertaken by the BOROUGH OF NORTHVALE (the "Borough"), in the County of Bergen New Jersey (the "County"). For the improvement or purpose described in Section 2 hereof, there is hereby appropriated the sum of $65,000 from Capital Fund Balance of the Borough.

Section 2. (a) The improvements hereby authorized are the acquisition of (i) Fire Fighting Equipment for the Fire Department including Extrications Struts, Portable Generator, Light Tower, Hoods, Masks, EV Shut-off plugs and Federal Siren and (ii) Public Safety Equipment, including Lucas Device and Automated External Portable Defibrillator for the Volunteer Ambulance Corps, including all work, equipment and materials necessary therefore or incidental thereto. The purpose stated in this Section 2 is a lawful capital improvement

(b) The estimated cost of the several improvements or purposes is equal to the amount of the appropriation herein made therefor.

Section 3. The capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. In the event of any such inconsistency and amendment, the resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director of the Division of Local Government Services is on file with the Clerk and is available there for public inspection.

Section 4. The following additional matters are hereby determined, declared, recited and stated:

(a) The several improvements or purposes described in Section 2 of this ordinance are not current expenses. They are improvements or purposes the Borough may lawfully undertake as general improvements, and no part of the costs thereof have been or shall be specially assessed on property specially benefited thereby.

(b) The period of usefulness of the several improvements or purposes, within the limitations of the Local Bond Law, computed on the basis of the respective amounts or obligations authorized for each improvement or purpose and the reasonable life thereof within

the limitations of the Local Bond Law, is at least 5 years.

Section 5. To the extent that any previous ordinance or resolution is inconsistent herewith or contradictory hereto, said ordinance or resolution is hereby repealed or amended to the extent necessary to make it consistent herewith.

Section 6. If any part(s) of this ordinance shall be deemed invalid, such part(s) shall be severed and the invalidity thereby shall not affect the remaining parts of this ordinance.

Section 7. In accordance with N.J.S.A. 40:49-9 this ordinance shall take effect 10 days after the first publication thereof after final adoption.

ON THE QUESTION – Councilman Bakalian asked what are the funds being used for.

Mayor McGuire opened the meeting to the public for questions or comments pertaining to Ordinance #26-12. There being no questions or comments, Mayor McGuire closed the meeting to the public.

Mayor McGuire asked for a roll call vote of the Council:

Councilman Bakalian	Yes	Council President McMorrow	Absent
Councilwoman Fernandez	Yes	Councilman Menafra	Yes
Councilman Mattessich	Yes	Councilman Sokoloski	Absent

OLD BUSINESS
There was no old business to discuss at this time.

NEW BUSINESS
There was no new business to discuss at this time.

MAYOR & COUNCIL REPORTS
Councilman Bakalian – Planning Board held one meeting in September. An application was heard for a subdivision on Franklin Avenue to subdivide an oversized lot. Decision will be made at the October meeting.
Building Department issued 27 permits and updated 2 permits. Fees collected for September 2026 were $11,573 as compared to September 2025 which were $16,808. The year-to-date fees collected are $272,266 which is $32,541 less than last year.

Councilman Menafra – Fire Department statistics for September were 26 emergency calls totaling 59 staff hours which include 6 hazardous situations, 15 false alarms, and 5 rescues. There were 12 non-emergency calls totaling 204 staff hours which include 1 company drill and 4 training worknights.
Fire Prevention - for the month of September there were 26 inspections and 12 reinspections.
Northvale Board of Education - held a regular meeting on September 17th at 6:30 pm in the All Purpose Room.
Superintendent's Report – School year opened smoothly, thanks to students, parents, and staff members. Back to school night for PreK-3rd grade was held on September 16th. Back to school night for grades 4-8 was held on September 23rd. Aimsweb literacy and math assessments were administered and completed during the month of September. Spring NJSLA testing results were expected back during the month of September, the administrative presentation of those results will be made at the November Board of Education meeting. Thanks to the Northvale PTO for the purchase and installation of 4 new water filling and fountain stations. The fun run was a success. The girls' volleyball and soccer teams remain undefeated so far in their respective seasons. This is the first time Northvale school has fielded a girls soccer team. The next regular meeting will be held on Thursday, October 22nd at 6:30 pm in the All Purpose Room.
Northern Valley Board of Education – regular meetings were held on September 14th at 7:30 pm and October 12th at 7:30 pm.

Superintendent's Report – New cell phone policy has resulted in higher student engagement and greater socialization among students during lunch and free periods. Back to school night took place for all 3 campuses during the month of September. NVOT art and STEM room renovations are complete. Fourth Annual AI Literacy Summit is scheduled for December 7th. NVOT and NVD were recognized as Apple Distinguished Schools for highly effective use of technology to promote student learning and engagement. Niche.com rated NVRHS#1 school district in the state. District insurance broker assisted with the transition to the NJ Solutions Joint Health Insurance Fund which will realize a reduced increase in insurance premiums for the upcoming school year. The district was facing a $5 million increase with the current health insurance fund. Spring 2026 State Assessment results were presented. I'm awaiting a copy of these results and will report more specific details at our next meeting.
NVOT Student Report – Coach Dunn achieved his 200th football win with the opening game against Ramapo. September 11th reflection was held on the 25th anniversary of the attacks. September 17th the club fair took place during the school lunch period. The boys Cross Country team won a league title. The girls Cross Country team finished 2nd in a shore invitational competition.
NVOT Student Safety Data Presentation – January-June 2026 reporting period – the number of confirmed HIBs as well as possession of vape paraphernalia dropped compared to the previous reporting period.
A number of students and parents raised concerns about the standards of the NVOT theater program and bringing it back to the level of excellence achieved in prior years. The Superintendent commented that he and the board fully support the program and is willing to work with the students and parents to improve things but also cited that enrollment in theater related activities and courses has dwindled in recent years.
The next regular meeting is scheduled for Monday, November16th at 7:30 pm at the NVOT Media Center.

Councilman Mattessich – shout out to the DPW who did a great job last month prepping for the 911 memorial at Hogan Park. The landscape was absolutely beautiful, and the speakers did a very nice job which kind of reminded us to never forget 911. The DPW removed a hazardous tree at the old Deluxe Dry-Cleaning property on Livingston Avenue near the Norwood border. DPW continued painting fields for soccer and fall baseball and softball. They repaired two catch basins, removed the playground equipment near the entrance to the picnic area at Hogan Park. The department continues its routine maintenance operations which include chipping, lawn maintenance, and leaf pick up.
Senior Center – On October 1st the seniors had the flu shot vaccine clinic available to them. Any senior would receive a flu shot if they had their ID and insurance card. The senior center was closed this past Monday for Columbus Day. The monthly breakfast is next week on October 20th. On October 29th the seniors will be hearing from two High School students regarding Artificial Intelligence.
Golden Age Club – Their next trip is to the Culinary Institute of America in Hyde Park, New York on October 15th. The trip includes lunch and a tour of the FDR Library and Museum. Their next trip is to Hunterdon Hills on November 10th. This trip includes a Christmas show which received very positive reviews. Reservations for their Christmas Party are being taken. The Mayor and I will be attending again. The party will be at The Seasons in Washington Township on Tuesday, December 8th.
Recreation – Congratulations to Colleen and Robert as our new Co-Recreation Directors. It is a lot of work and I know Colleen and Rob can handle it. There was a meeting in September which I attended and it was a very busy meeting. The summer basketball season went well as we hosted the championship games. Soccer is thriving. There is a fall baseball and softball team playing with a mix of players from other towns. Basketball and indoor soccer signups have begun. The committee welcomed a couple of new commissioners for baseball and softball.

Councilwoman Fernandez – Preschool school year is off to a great start. Students enjoyed a visit from the Fire Department for fire safety. They had their Carousel cake fundraiser. Their annual Halloween party then trick or treating in the Borough Hall will be on Friday, October 30th.
Library - next board meeting is October 28th at 6:30 pm. Their family Halloween party is Thursday the 29th at 4:30 pm in the children's room. You can sign up on their website.
Beautification – the garden will be closing on Saturday, November 14th.

Council President McMorrow – NVAC statistics for September had a total of 28 calls: Northvale 19, Norwood 4, Harrington Park 4, Other 1. There are signs posted around town, noting the desperate need for EMTs. Please consider joining NVAC to help out your community. Email: nvac226@gmail.com
Police Department – for the month of September had 637 total events – 69 selective enforcement traffic details, 103 motor vehicle stops, 98 property checks with marked increase due to the extra checks at Veterans Park, 34 school safety checks, 17 motor vehicle crashes, 26 suspicious incidents, 19 burglar alarms. There was one DWI arrest of a 63 year old male from Northvale.

Mayor McGuire - Our annual Town Day has been moved to Saturday, October 24th from 12PM – 4PM. It is combined with our 2nd annual Pumpkins for Pink breast cancer awareness fundraiser. Just about all of the items we had planned for our original date will still be there – inflatable rides, live band, beer garden, food, and free hot dogs plus the Northvale employee pumpkin decorating contest and a trunk or treat in the parking lot. So, a lot going on that day. Let's hope for good weather.
Be on the lookout for our annual Battle of the Bulbs competition. Residents can sign up and enter their home into a contest to see who has the best decorated home for the holiday season. More details to come in November and a signup form.
Thank you to our DPW for turning our Borough Hall and park into a festive autumn scene. Our 911 Memorial looked fantastic. Residents definitely take notice and we have received many compliments on the work.
One item both the police and Borough have publicized on social media is for parents. Please make sure that in addition to the 911 setting on your child's phone you have programmed in the number for the Northvale police – 201-768-5900. Also show them and practice with them how to access those numbers quickly if they need them. The police encourage all children that if they ever feel unsafe walking or biking throughout the Borough they should call the police. You are not bothering them. That's what they're there for. They are more than happy to help.

BOROUGH ATTORNEY REPORT
Mr. Ralph – no new litigation or any updates.

BOROUGH ENGINEER REPORT
Mr. Loverich – the bid opening for White Avenue has been moved to November 5th at 10 am. Reason being, we were hoping to have some DOT comments which we didn't get so we had to extend the bid opening. White Avenue outfall improvements - the survey should be completed by end of the month. Phase II Watershed Assessment Report – we will send a draft at the end of this month for review and set up one meeting with the Borough and DPW to go over the findings. After that we will work to finalize the report. Same thing with the Stormwater Pollution Prevention Plan and Municipal Stormwater Management Plan. We will send drafts at the end of this month. Should be completed by Thanksgiving to keep pace with DEP deadlines.

Mayor McGuire opened the meeting to the public.
Maria Pippi-Layne, **159 Livingston Street** – family has lived in Northvale over 100 years. Lived on Livingston Street the whole time. When Livingston Street was paved, they didn't mill enough which caused water problems going to the garage. It is a county road and the county had put in two catchbasins which are not tied into anything. If there is a lot of rain, there is flooding and mud. Main concern is the water doesn't go to the garage door. The Engineer was there to assess. The county did put the catchbasins in but they said the maintenance is the town's responsibility. The change of the pitch has to be changed and the water will go north.
Mr. Loverich recommends the Borough solicit 3 quotes to do this work. The quotes will be well under the bid threshold.

Marcello Choi, 159 Veterans Drive – apologized for sending a lot of emails in reference to the Fieldhouse. Same problem is still happening. Six days out of the week they are there after 1 am. There are 4 instances of people urinating outside. All of the cars are from New York. They say there are cameras, but he hasn't seen them. This has been going on more than a year. The alarm had been going off for 2 months. He invited Albertis to talk and they blew him off. He is losing patience. There is no official time that they have to close down. There are cars racing at night. He is meeting with counsel on the 22nd. He is looking to pursue separate action. He will keep promise not to make this political.

Jodi Belfiore, 173 Veterans Drive – lives 5 houses north of Marcello. Hears the alarm, speeding cars, throwing water bottles out of windows. The barriers are dirty. The inflatables should be put away out of sight.
Mayor McGuire stated that the Zoning Officer was there and gave them a deadline to clean up the inflatables. He issued summons to them. The camera system is not installed yet. Spoke with the Chief and he advised to communicate with the Police. The Chief wants everything on record. We need to build our case so continue to email us.

ADJOURNMENT
Mayor McGuire asked for a motion and second to adjourn the meeting at 7:49 pm. Motion was moved by Councilman Bakalian, seconded by Councilman Menafra.

Mayor McGuire asked for a roll call vote of the Council:

Councilman Bakalian	Yes	Council President McMorrow	Yes
Councilwoman Fernandez	Yes	Councilman Menafra	Yes
Councilman Mattessich	Yes	Councilman Sokoloski	Absent

Joseph E. McGuire
Mayor

ATTEST:
Frances M. Weston
Frances M. Weston
Municipal Clerk

Approved: November 10, 2026