



MINUTES
Special Meeting of the Mayor and Council
Wednesday, June 17, 2026
6:00 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 6:00 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 Special 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

Mayor McGuire asked everyone to stand and join him in a salute to the flag.

Mayor McGuire asked for roll call of the Council:

Mayor McGuire	Present	Council President McMorrow	Present
Councilman Bakalian	Present	Councilman Mattessich	Present
Councilwoman Fernandez	Present	Councilman Menafrá	Present
		Councilman Sokoloski	Present

Other Officials Present:

Kenneth Ralph, Borough Attorney
Frances Weston, Municipal Clerk

Mayor McGuire announced that this is the introduction of the 2026 Municipal budget. The public hearing will be held on July 16, 2026. The meeting was turned over to the Chief Financial Officer Joseph Luppino to summarize the budget.

Mr. Luppino explained that the tax revaluation went up, almost doubled since 2025. Average house last year was assessed at \$405,000, after the revaluation this year, went up to \$704,000. Last year the municipal rate was 95 cents. This year went down to 54 cents. The reduction to an average house will be approximately \$51.00. The levy went up because of the revaluation. Industrial and commercial went up 5% more than local residential, which went down. The County estimated taxes will go up approximately 5%. School levies taxes are finalized. Local school increase is 5.25% and the high school is 7.5%. The local school actually went up higher, but we are on the other half of the year. The municipal budget will go up 5.96% due to inflationary costs. We have been proactive with the health insurance. We came out of the state health benefits and went into a self-insured group with other towns. We went from \$103,000 down to \$82,000 for health insurance.

The county reflects 10% of the budget, schools are 60%. We are told how much to give the Library. This year our contribution is \$58,000 to the Library. There have been more costs such as health insurance, pension, and utilities.

There are 1159 line items in residential. In 2025 residential was 70%, after the revaluation it went down to 65%. The revaluation shifted more to class IV properties which are commercial and industrial.

The surplus is down from last year. Tax collections went down almost 1%. We may have an accelerated tax sale to get more folks to pay taxes on time. We have a resolution on the agenda tonight which will allow us to average the last 3 years to 98.61%. This brought down the reserve more than \$100,000.

The surplus last year was \$700,000. This year the surplus is \$55,000 due to prepaying school taxes which was done accidental. Payment went in December 31st when it should have been January 2nd. There will be a new item of revenue called prepaid taxes.



Construction code went up. We budgeted \$175,000 in 2025, collected \$328,000. We are budgeting \$275,000 in 2026, which is more realistic.

Rates came down. Appropriations are up \$740,000. Salary/wages were not too bad. Social security is up \$30,000, pension up \$50,000. We cannot control pensions, utilities, trash, insurance, and Library. Debt service went up \$63,500. Reserve went up \$121,000. Expenses we can control we did pretty good.

Councilman Bakalian asked if the tax delinquencies are residential or commercial. He further asked if this takes into account some reduced veteran status residents.

Councilman Mattessich questioned how many quarters delinquent are residents.

Mr. Luppino will submit the budget to the state and there will be a special public hearing meeting on the budget on July 16th.

Mayor McGuire asked for a motion and second to introduce for first reading Ordinance #26-09. Motion was moved by Councilman Mattessich, seconded by Council President McMorrow.

ORDINANCE #26-09

ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK FOR CY 2026 (N.J.S.A. 40A:4-45.14)

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and

WHEREAS, the Mayor and Council of the Borough of Northvale in the County of Bergen find it advisable and necessary to increase its CY 2026 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and

WHEREAS, the Mayor and Council of the Borough of Northvale hereby determines that a **1.50 % increase** in the budget for said year, amounting to **\$127,888.76** in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and

WHEREAS, the Mayor and Council of the Borough of Northvale hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW, THEREFORE BE IT ORDAINED, by the Mayor and Council of the Borough of Northvale, in the County of Bergen, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2026 budget year, the final appropriations of the Borough of Northvale shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 1.50 %, amounting to **\$127,888.76** , and that the CY 2026 municipal budget for the Borough of Northvale be approved and adopted in accordance with this ordinance; and

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.



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	Yes

Mayor McGuire asked for a motion and second to approve Resolution #2026-118. Motion was moved by Councilman Menafra, seconded by Councilman Bakalian.

RESOLUTION #2026-118

TITLE: INTRODUCTION OF THE 2026 MUNICIPAL BUDGET RESOLUTION AUTHORIZATION OF THE USE OF THE LAST THREE YEARS’ COLLECTION RATE FOR THE CALCULATION OF THE RESERVE FOR UNCOLLECTED TAXES

WHEREAS, the Borough of Northvale collected only 98.17% of the 2025 taxes due to an increase in taxpayers being delinquent as a result of unfavorable economic conditions in the local economy for 2025; and

WHEREAS, the Borough of Northvale’s average collection rate for the last (3) years is 98.61% as calculated below, and

	<u>Collection</u> <u>Percentage</u>
2023	98.75%
2024	98.92%
2025	<u>98.17%</u>
3- Average	98.61%

WHEREAS, the lower percentage collected in 2025 has an effect on the “Reserve for Uncollected Taxes” in 2026, and

WHEREAS, the Governing Body desires to anticipate 98.61% collection for 2026, to help reduce the “Reserve for Uncollected” appropriation, with prior consent of the Director of Local Government Services.

NOW, THEREFORE BE IT FURTHER RESOLVED, by the Governing Body of the Borough of Northvale, County of Bergen, State of New Jersey, that the prior written consent of the Director of Local Government Services be requested to anticipate 98.61% collection of taxes to calculate the appropriation for Reserve for Uncollected Taxes in the 2026 Budget.

BE IT FURTHER RESOLVED, that a certified copy of this resolution be forwarded to the office of Director of Local Government Services.

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	Yes

Mayor McGuire asked for a motion and second to approve Resolution #2026-119. Motion was moved by Councilman Sokoloski, seconded by Councilwoman Fernandez.



RESOLUTION #2026-119

TITLE: INTRODUCTION OF THE 2026 MUNICIPAL BUDGET

BE IT RESOLVED, that the following statement of revenue and appropriation attached hereto constitute the local budget of the Borough of Northvale, County of Bergen, New Jersey for the year 2026.

BE IT FURTHER RESOLVED, that said budget is to be published in the Record in the issue of June 21, 2026 and on the Borough website, and that a hearing on the Budget will be held at the Municipal Complex on July 16, 2026 at 7:00 PM or as soon thereafter as the matter may be reached.

Revenue and Appropriation Summaries – Anticipated

Summary of Revenues	2026	2025
1. Surplus	\$ 55,000.00	\$ 700,000.00
2. Total Miscellaneous Revenues	2,421,414.10	1,731,740.08
3. Receipts from Delinquent Taxes	425,000.00	295,000
4. a) Local Tax for Municipal Purposes	9,016,736.94	8,509,585.67
b) Addition to Local District School Tax		
c) Minimum Library Tax	489,866.30	431,605.08
Total Amount to be Raised by Taxes for Municipal	\$9,506,603.24	\$8,941,190.75
Total General Revenues	\$12,408,017.34	11,667,930.83
Summary of Appropriations		
1. Operating Expenses: Salaries & Wages	\$3,935,900.00	\$3,873,600.00
Other Expenses	5,386,522.78	5,156,579.16
2. Statutory Expenses & Other Appropriations	1,545,777.55	1,276,797.41
3. Capital Improvements	20,000.00	60,000.00
4. Debt Service	1,080,000.00	982,500.00
6. Reserve for Uncollected Taxes	439,817.01	318,452.26
Total General Appropriations	\$12,408,017.34	\$11,667,930.83

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

Councilman Bakalian	Yes	Council President McMorrow	Yes
Councilwoman Fernandez	Yes	Councilman Menafrá	Yes
Councilman Mattessich	Yes	Councilman Sokoloski	Yes

Mayor McGuire asked for a motion and second to approve Resolution #2026-120. Motion was moved by Councilman Sokoloski, seconded by Councilman Menafrá.

RESOLUTION #2026-120

TITLE: RESOLUTION AUTHORIZING THE TAX COLLECTOR TO PREPARE AND MAIL ESTIMATED TAX BILLS DUE AUGUST 1, 2026 IN ACCORDANCE WITH P.L. 1994, C.72

WHEREAS, the Borough of Northvale's 2026 Municipal Budget has not been adopted and the County of Bergen is unable to certify the Borough's current 2026 tax rate; and

WHEREAS, the Tax Collector will be unable to mail the Borough's 2026 tax bills on a timely basis; and

WHEREAS, the Northvale Tax Collector in consultation with the Northvale Chief Financial Officer has computed an estimated tax levy in accordance with N.J.S.A. 54:4-66.3, and they have both signed a certification summarizing the tax levies for the previous year, the tax rates and the estimated tax levies for the 2026 calendar year.



NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Northvale, in the County of Bergen and State of New Jersey on this 17th day of June, 2026 as follows:

1. The Borough of Northvale Tax Collector is hereby authorized and directed to prepare and issue estimated tax bills for the Borough for the third installment of 2026 taxes. The Tax Collector shall proceed and take such actions as are permitted and required by L. 1994, c.72 (N.J.S.A. 54:4-66.2 and 54.4-66.3).
2. The estimated calendar year tax levy for 2026 is hereby calculated at \$31,643,711.24.
3. In accordance with New Jersey Statutes, the third installment of 2026 taxes shall not be subject to interest until the later of August 10th or the twenty-fifth calendar day after the date the estimated tax bills were mailed. The estimated tax bills shall contain a notice specifying the date on which interest may begin to accrue.

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	Yes

Mayor McGuire asked for a motion and second to approve Resolution #2026-121. Motion was moved by Councilman Sokoloski, seconded by Council President McMorrow.

RESOLUTION #2026-121

TITLE: RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR THE NEW JERSEY DEPARTMENT OF TRANSPORTATION’S FY27 MUNICIPAL AID PROGRAM

WHEREAS, the New Jersey Department of Transportation has funds available for road projects through its FY27 Municipal Aid Program; and

WHEREAS, this application would provide funding for improvements to Willow Avenue, Firenze Avenue, and Clinton Avenue, and Tappan Road within the Borough of Northvale; and

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Borough Council of Northvale formally approves the grant application for the above-stated project.

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk are hereby authorized to submit an electronic grant application identified as “MA-2027-Willow Ave, Firenze Ave, and Clinton-00262” to the New Jersey Department of Transportation on behalf of the Borough of Northvale.

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Northvale, and that their signature constitute acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

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	Yes

ADJOURNMENT

Mayor McGuire asked for a motion and second to adjourn the meeting at 6:44 pm. Motion was moved by Councilman Mattessich, 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	Yes

Joseph E. McGuire
Mayor

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

Approved: July 8, 2026

