



MINUTES
Combined Meeting of the Mayor and Council
Wednesday, August 12, 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 MOMEN 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 for our first responders and troops around the world defending our freedom.

Mayor McGuire asked for roll call of the Council:

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

Other Officials Present:

Kenneth Ralph, Borough Attorney
Yasseen Saad, Borough Engineer
Frances Weston, Municipal Clerk

AWARDS

Mayor McGuire stated that for the 250 anniversary, local organizations were asked to collect 250 items for the food pantries. The organizations that participated were the Knights of Columbus, Woman's Club, Scouts, and Golden Age Club. The Golden Age Club collected 251 items. The food items will be distributed to the St. Anthony's and WholeSum food pantries. Thank you very much and really appreciate your efforts.

Mayor McGuire and Councilman Mattessich presented the members of the Golden Age Club with a certificate of recognition.

APPOINTMENTS

Mayor McGuire asked for a motion and second to approve the appointments of Jungann Park of 408 Crest Drive to the Northvale Volunteer Fire Department and Luke Banzaca of 352 Bradley Avenue to the Northvale Junior Fire Department. Motion was moved by Councilman Menafr, seconded by Council President McMorrow.

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

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



APPROVAL OF MINUTES

Mayor McGuire asked for a motion and second to approve the Minutes of the July 8, 2026 meeting. Motion was moved by Councilman Bakalian, seconded by Councilwoman Fernandez.

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	Abstain	Councilman Sokoloski	Absent

Mayor McGuire asked for a motion and second to approve the Minutes of the July 16, 2026 meeting. Motion was moved by Council President McMorrow, seconded by Councilman Mattessich.

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

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

CORRESPONDENCE

1. I-M Cleaning, Inc. Cleaning Contract (Resolution #2026-136)
2. Interlocal Agreement with Westwood (Resolution #2026-139)
3. Resignation of Sarah Kirch, Recreation Director (Resolution #2026-141)

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 #2026-131 through 2026-142. Motion was moved by Councilman Bakalian, seconded by Councilwoman Fernandez.



RESOLUTION #2026-131

TITLE: RESOLUTION TO APPROVE THE LOSAP QUALIFIERS FOR THE YEAR 2025 FOR THE FIRE DEPARTMENT AND AMBULANCE CORPS.

WHEREAS, the Volunteer Fire Department and Ambulance Corps have notified the Municipal Clerk of the LOSAP Qualifiers for the year 2025 in writing; and

WHEREAS, the Plan Administrator/Municipal Clerk is satisfied that the substantiated information has been provided.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council hereby approve the qualifiers for LOSAP for the year 2025;

BE FURTHER RESOLVED, that the Plan Administrator/Municipal Clerk prepare the necessary paperwork and voucher in the amount of **\$48,097.98**.

FIRE DEPARTMENT

	NAME	AMOUNT
1.	Jason Banzaca	1,145.19
2.	Briant Bodrato	1,145.19
3.	Christopher Bodrato	1,145.19
4.	Matthew Bond	1,145.19
5.	Karl Braun	1,145.19
6.	Peter Briscoe	1,145.19
7.	Robert Brondi	1,145.19
8.	Vincent Carney	1,145.19
9.	Stephen Cooke	1,145.19
10.	Nicholas Criscuolo	1,145.19
11.	Wayne Degen	1,145.19
12.	Edmund Devlin	1,145.19
13.	Troy Essmann	1,145.19
14.	Michael Gaggin	1,145.19
15.	Thomas Gannon	1,145.19
16.	Thomas Gaspari	1,145.19
17.	Edward Giannotti	1,145.19
18.	Gerard Marsh	1,145.19
19.	William McLoughlin	1,145.19
20.	Brian Park	1,145.19
21.	Corey Patullo	1,145.19
22.	Michael Pizzi	1,145.19
23.	Dylan Plescia	1,145.19
24.	Edward Rejmaniak	1,145.19
25.	Richard Remy Jr.	1,145.19
26.	Jack Renke	1,145.19
27.	Christian Renner	1,145.19
28.	Jonathan Rotolo	1,145.19
29.	Nicholas Rotolo	1,145.19
30.	William Sillery	1,145.19
31.	Gerard Smithson	1,145.19
32.	Anthony Ubl	1,145.19
33.	Brian Ward	1,145.19
34.	Edward Witkowski Jr.	1,145.19

AMBULANCE CORPS.

	NAME	AMOUNT
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35.	Daryl Cerbasi	1,145.19
36.	Abbey Fallon	1,145.19
37.	Derek Liang	1,145.19
38.	Kara McMorro	1,145.19
39.	Presly Saunier	1,145.19
40.	Vincent St. Angelo	1,145.19
41.	Kevin Trainor	1,145.19
42.	Joseph Visconi	1,145.19
	TOTAL	\$48,097.98

RESOLUTION #2026-132

TITLE: RESOLUTION APPROVING RAFFLE LICENSE #285 FOR K OF C IMMACULATE CONCEPTION COUNCIL 9021-50/50 RAFFLE-SEPTEMBER 19, 2026

NAME: K of C Immaculate Conception Council 9021

ADDRESS: 211 Summit Street, Norwood, NJ

LOCATION OF RAFFLE: 199 Walnut Street, Northvale, NJ

HOURS: 5:00-10:00 PM

DATE OF RAFFLE: September 19, 2026

ID #: 355-6-42364

RAFFLE LICENSE #: RL #285

RESOLUTION #2026-133

TITLE: RESOLUTION APPROVING RAFFLE LICENSE #286 FOR K OF C IMMACULATE CONCEPTION COUNCIL 9021-50/50 RAFFLE-DECEMBER 11, 2026

NAME: K of C Immaculate Conception Council 9021

ADDRESS: 211 Summit Street, Norwood, NJ

LOCATION OF RAFFLE: 199 Walnut Street, Northvale, NJ

HOURS: 8:00 PM

DATE OF RAFFLE: December 11, 2026

ID #: 355-6-42364

RAFFLE LICENSE #: RL #286



RESOLUTION #2026-134

TITLE: RESOLUTION APPOINTING EDWARD REJMANIAK AS DEPUTY OFFICE OF EMERGENCY MANAGEMENT COORDINATOR

WHEREAS, the Mayor and Council of the Borough of Northvale desire to appoint a Deputy Office of Emergency Management Coordinator; and

WHEREAS, Edward Rejmaniak has been recommended for appointment to serve in that position.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Northvale, County of Bergen, State of New Jersey, that Edward Rejmaniak is hereby appointed as Deputy Office of Emergency Management Coordinator, effective August 12, 2026 with said appointment to expire on August 12, 2027.

BE IT FURTHER RESOLVED, that Resolution #2026-69, adopted on March 11, 2026, appointing Edward Rejmaniak as Deputy Office of Emergency Management Coordinator, is hereby rescinded and superseded by this Resolution.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution shall be forwarded to the Bergen County Office of Emergency Management.

RESOLUTION #2026-135

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:

2013 Police Ford Explorer
VIN: 1FM5K8AR0DGB40800

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

WHEREAS, the online auction will begin on August 27, 2026 at 8:00 am and end on September 3, 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:
<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.

RESOLUTION #2026-136

TITLE: RESOLUTION AUTHORIZING A CONTRACT WITH I-M CLEANING, INC. FOR CLEANING SERVICES

WHEREAS, the Borough of Northvale wishes to renew the contract with I-M Cleaning, Inc. for cleaning services three days per week in accordance with their proposal effective September 1, 2026; and

WHEREAS, the proposal has been approved by the Borough’s Qualified Purchasing Agent.

NOW, THEREFORE BE IT RESOLVED, that the Mayor is hereby authorized to enter into a contract with I-M Cleaning, Inc. in accordance with their proposal.

RESOLUTION #2026-137

TITLE: RESOLUTION APPOINTING TIMOTHY VAN SADERS AS PART TIME FIRE INSPECTOR

WHEREAS, the Borough of Northvale has determined that the appointment of an additional Part-Time Fire Inspector is in the best interests of the Borough to assist in carrying out fire inspection duties; and

WHEREAS, the Mayor and Council desire to appoint Timothy Van Saders to serve as an additional Part-Time Fire Inspector.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Northvale that Timoty Van Saders is hereby appointed as an Additional Part-Time Fire Inspector effective September 1, 2026 at an annual salary of \$8,230.14.

BE IT FURTHER RESOLVED, that the existing Part-Time Fire Inspector shall continue to serve in that position, and the fire inspection responsibilities shall be divided between the two inspectors as directed by the Fire Official.



RESOLUTION #2026-138

TITLE: RESOLUTION AUTHORIZING AMENDMENT TO EMPLOYEE HANDBOOK TO SPECIFICALLY BAN SMOKING AND VAPING OF ANY KIND IN BOROUGH OWNED BUILDINGS AND BOROUGH OWNED VEHICLES

WHEREAS, the Borough of Northvale desires to amend its Employee Handbook to clearly state the Borough's policy regarding smoking and vaping in Borough owned buildings and Borough owned vehicles.

NOW, THEREFORE BE IT RESOLVED, by the Borough of Northvale, in the County of Bergen, in the State of New Jersey, that the Employee Handbook shall be amended as follows, effective immediately:

Smoking of cigarettes, cigar products, e-cigarettes or cigars, and vaping of any kind, is strictly prohibited in Borough owned buildings and Borough owned vehicles.

RESOLUTION #2026-139

TITLE: RESOLUTION AUTHORIZING AN INTERLOCAL AGREEMENT WITH THE BOROUGH OF WESTWOOD FOR THE DEPOSIT AND STAGING OF MUNICIPAL LEAVES AND RELATED DEBRIS

WHEREAS, the Borough of Northvale believes it is in the best interest of the Borough to enter into an interlocal agreement with the Borough of Westwood regarding the staging of leaves and other debris; and

WHEREAS, the Borough wishes to continue the Agreement through December 31, 2029; and

WHEREAS, the Superintendent of Public Works has reviewed the pricing for the deposit and staging which will be managed by the Borough of Northvale, and finds it to be fair, and adequately compensates the Borough of Northvale for its services.

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Northvale that the Governing Body hereby authorizes the Mayor to execute a three-year interlocal agreement with the Borough of Westwood for said service.

RESOLUTION #2026-140

TITLE: RESOLUTION TO APPROVE THE REDEMPTION OF TAX SALE CERTIFICATES #25-00001 FOR BLOCK 209, LOT 17.02

BE IT RESOLVED, by the Mayor and Council of the Borough of Northvale that the Tax Collector shall conduct the Redemption of Tax Sale Certificate #25-00001 by Comerica, mortgage company for Harry and Helen Zouvelos, property owners from Christiana T C/F CE1/First TRS, the lienholder according to N.J.S.A. 54:5-54. The breakdown is as follows: Block 209 Lot 17.02 – Harry & Helen Zouvelos – 308 Pitcher Court

Tax Sale Certificate #25-00001	\$ 16,189.48
6% Redemption Penalty	\$ 971.37
0% Interest on Certificate	\$ 0.00
Subsequent Tax 2025– 2026	\$ 39,624.17
Interest on Subsequent Taxes	\$ 3,824.16



6% Year End Penalty	\$ 1,811.25
Recording Fee	\$ 12.00
Total Due to Redeem Cert.	<u>\$62,477.43</u>

Return of Premium	\$71,000.00
Total due to Lienholder	\$133,477.43

The Chief Financial Officer shall issue a check in the amount of \$133,477.43 to:

C & E Tax Lien Fund I, LLC
P.O. Box 5021
Philadelphia, PA 19111-502

RESOLUTION #2026-141

TITLE: RESOLUTION ACCEPTING THE RESIGNATION OF RECREATION DIRECTOR SARAH KIRCH

WHEREAS, Sarah Kirch currently serves as the Recreation Director for the Borough of Northvale; and

WHEREAS, Sarah Kirch has submitted her resignation from the position of Recreation Director, effective October 1, 2026; and

WHEREAS, the Mayor and Council wish to formally accept said resignation.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Northvale, County of Bergen, State of New Jersey, that the resignation of Sarah Kirch as Recreation Director is hereby accepted, effective October 1, 2026.

RESOLUTION #2026-142

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)	\$354,681.81
General Capital Fund	7,187.82
Grant Fund	10,185.42
Animal Trust	1.20
Police DEA Trust	15,135.00
Escrow Trust	4,264.64
Affordable Housing Trust	891.93
Recreation Trust	16,546.06
Donation Trust Account	
Unemployment Trust	
Summer Recreation Trust	12,067.72



SUBTOTAL	420,961.60
Current Fund Off Cycle Check	
Payroll 14 7/2/2026	199,367.31
Payroll 15 7/17/2026	200,257.14
Payroll 16 7/31/26	217,026.08
	\$1,037,632.13

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		
Health Benefits		
Health Benefits	7/29/26	\$16,516.17
	7/30/26	\$16,516.17
County Taxes		
Employee Pension Payment-PERS/PFRS		
Northvale Board OF Education	7/9/26	995,517.00
Northvale Public Library		
Capital – Inter-fund		
DTC- Bond Principal & Inter		
DTC- Bond Interest		
TOTAL		\$2,066,181.47

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Northvale that the claims totaling **\$2,066,181.47** and ratified respectively.

Mayor McGuire opened the meeting to the public for questions or comments pertaining to Consent Agenda 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 McMorro	**Yes
Councilwoman Fernandez	Yes	Councilman Mena	Yes
Councilman Mattessich	Yes	Councilman Sokoloski	Absent

****Council President McMorro abstained from Resolution #2026-131.**



ORDINANCES – 1st Reading
Public Hearing – September 9, 2026

Mayor McGuire asked for a motion and second to introduce for first reading Ordinance #26-10. Motion was moved by Council President McMorrow, seconded by Councilman Mattessich.

ORDINANCE #26-10

BOND ORDINANCE TO AUTHORIZE THE RESURFACING OF WHITE AVENUE (FROM LIVINGSTON STREET TO TAPPAN ROAD) IN, BY AND FOR THE BOROUGH OF NORTHVALE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$270,000 TO PAY THE COST THEREOF, TO APPROPRIATE A STATE GRANT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

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

Section 1. The Borough of Northvale, in the County of Bergen, New Jersey (the "Borough") is hereby authorized to resurface White Avenue (from Livingston Street to Tappan Road) in, by and for the Borough. Said improvement shall include all work, materials and appurtenances necessary and suitable therefor. It is hereby determined and stated that said road being improved is of "Class B" or equivalent construction as defined in Section 22 of the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law").

Section 2. The sum of \$270,000 is hereby appropriated to the payment of the cost of making the improvement described in Section 1 hereof. Said sum so appropriated shall be met from the proceeds of the sale of the bonds authorized and the State grant appropriated by this ordinance. No down payment is required pursuant to the provisions of N.J.S.A. 40A:2-11(c) because this ordinance involves a project to be funded by a State grant. Said improvement shall be made as a general improvement and no part of the cost thereof shall be assessed against property specially benefitted.

Section 3. It is hereby determined and stated that (1) the making of such improvement (hereinafter referred to as "purpose") is not a current expense of the Borough, and (2) it is necessary to finance said purpose by the issuance of obligations of the Borough pursuant to the Local Bond Law, and (3) the estimated cost of said purpose is \$270,000, and (4) \$171,045 of said sum is to be provided by the State grant hereinafter appropriated to finance said purpose, and (5) the estimated maximum amount of bonds or notes necessary to be issued for said purpose is \$98,955, and (6) the cost of said purpose, as hereinbefore stated, includes the aggregate amount of \$42,000, which is estimated to be necessary to finance the cost of said purpose, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law.

Section 4. It is hereby determined and stated that the sum of \$171,045 received or to be received as a grant from the State of New Jersey Department of Transportation is hereby appropriated to the payment of the cost of such purpose.

Section 5. To finance said purpose, bonds of the Borough of an aggregate principal amount not exceeding \$98,955 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations



prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 6. To finance said purpose, bond anticipation notes of the Borough of an aggregate principal amount not exceeding \$98,955 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 7. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance, shall be payable not more than one year from its date, shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law, and may be renewed from time to time pursuant to and within limitations prescribed by the Local Bond Law. Each of said notes shall be signed by the Mayor and by a financial officer and shall be under the seal of the Borough and attested by the Borough Clerk or Deputy Borough Clerk. Said officers are hereby authorized to execute said notes and to issue said notes in such form as they may adopt in conformity with law. The power to determine any matters with respect to said notes not determined by this ordinance, and also the power to sell said notes, is hereby delegated to the Chief Financial Officer who is hereby authorized to sell said notes either at one time or from time to time in the manner provided by law.

Section 8. It is hereby determined and declared that the period of usefulness of said purpose, according to its reasonable life, is a period of ten years computed from the date of said bonds.

Section 9. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Borough Clerk of the Borough, and that such statement so filed shows that the gross debt of the Borough, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$98,955 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by the Local Bond Law.

Section 10. Any funds received from private parties, the County of Bergen, the State of New Jersey or any of their agencies or any funds received from the United States of America or any of its agencies in aid of said purpose (other than the State grant hereinbefore appropriated, which shall be applied to the cost of said purpose but shall not be applied to the payment of outstanding bond anticipation notes and the reduction of the amount of bonds authorized), shall be applied to the payment of the cost of said purpose, or, if bond anticipation notes have been issued, to the payment of the bond anticipation notes, and the amount of bonds authorized for said purpose shall be reduced accordingly.

Section 11. The Borough intends to issue bonds or notes to finance the cost of the improvement described in Section 1 of this bond ordinance. If the Borough incurs such costs prior to the issuance of such bonds or notes, the Borough hereby states its reasonable expectation to reimburse itself for such expenditures with the proceeds of such bonds or notes in the maximum principal amount of bonds or notes authorized by this bond ordinance.

Section 12. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and interest on the obligations authorized by this ordinance. Said obligations shall be direct, unlimited and general obligations of the Borough, and the Borough shall levy ad valorem taxes upon all the taxable real property within the Borough for the payment of the principal of and interest on such bonds and notes, without limitation as to rate or amount.

Section 13. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the



Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Borough Clerk and is available for public inspection.

Section 14. This ordinance shall take effect twenty days after the first publication thereof after final passage.

ON THE QUESTION – Councilman Bakalian asked when will this work begin.

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

Mayor McGuire asked for a motion and second to introduce for first reading Ordinance #26-11. Motion was moved by Councilman Bakalian, seconded by Council President McMorrow.

ORDINANCE #26-11

BOND ORDINANCE TO AUTHORIZE THE UNDERTAKING OF VARIOUS INFRASTRUCTURE IMPROVEMENTS IN, BY AND FOR THE BOROUGH OF NORTHVALE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$195,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

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

Section 1. The Borough of Northvale, in the County of Bergen, State of New Jersey (the "Borough") is hereby authorized to undertake various infrastructure improvements in, by and for the Borough consisting of: (A) engineering planning and report preparation phases for stormwater and watershed quality improvement projects; (B) stormwater outlet improvements at White Avenue; and (C) engineering design phase for drainage improvements at Willow Avenue and Firenze Street. Said improvements shall include all work, materials and appurtenances necessary and suitable therefor.

Section 2. The sum of \$195,000 is hereby appropriated to the payment of the cost of making the improvements described in Section 1 hereof (hereinafter referred to as "purpose"). Said appropriation shall be met from the proceeds of the sale of the bonds authorized and the down payment appropriated by this ordinance. Said improvements shall be made as general improvements and no part of the cost thereof shall be assessed against property specially benefited.

Section 3. It is hereby determined and stated that (1) said purpose is not a current expense of said Borough, and (2) it is necessary to finance said purpose by the issuance of obligations of said Borough pursuant to the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law"), and (3) the total estimated cost of said purpose is \$195,000, and (4) \$10,000 of said sum is to be provided by the down payment hereinafter appropriated to finance said purpose, and (5) the estimated maximum amount of bonds or notes necessary to be issued for said purpose is \$185,000, and (6) the cost of such purpose, as hereinbefore stated, includes the aggregate amount of \$132,600 which is estimated to be necessary to finance the cost of such purpose, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law.



Section 4. It is hereby determined and stated that moneys exceeding \$10,000, appropriated for down payments on capital improvements or for the capital improvement fund in budgets heretofore adopted for said Borough, are now available to finance said purpose. The sum of \$10,000 is hereby appropriated from such moneys to the payment of the cost of said purpose.

Section 5. To finance said purpose, bonds of said Borough of an aggregate principal amount not exceeding \$185,000 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 6. To finance said purpose, bond anticipation notes of said Borough of an aggregate principal amount not exceeding \$185,000 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 7. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance and shall be payable not more than one year from its date, shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law and may be renewed from time to time pursuant to and within limitations prescribed by the Local Bond Law. Each of said bond anticipation notes shall be signed by the Mayor and by a financial officer and shall be under the seal of said Borough and attested by the Borough Clerk or Deputy Borough Clerk. Said officers are hereby authorized to execute said notes in such form as they may adopt in conformity with law. The power to determine any matters with respect to said notes not determined by this ordinance and also the power to sell said notes, is hereby delegated to the Chief Financial Officer who is hereby authorized to sell said notes either at one time or from time to time in the manner provided by law.

Section 8. It is hereby determined and declared that the period of usefulness of said purpose, according to its reasonable life, is a period of fifteen years computed from the date of said bonds.

Section 9. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Borough Clerk of said Borough, and that such statement so filed shows that the gross debt of said Borough, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$185,000 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 10. Any funds received from private parties, the County of Bergen, the State of New Jersey or any of their agencies or any funds received from the United States of America or any of its agencies in aid of such purpose, shall be applied to the payment of the cost of such purpose, or, if bond anticipation notes have been issued, to the payment of the bond anticipation notes, and the amount of bonds authorized for such purpose shall be reduced accordingly.

Section 11. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Borough Clerk and is available for public inspection.



Section 12. The Borough intends to issue the bonds or notes to finance the cost of the improvements described in Section 1 of this bond ordinance. If the Borough incurs such costs prior to the issuance of the bonds or notes, the Borough hereby states its reasonable expectation to reimburse itself for such expenditures with the proceeds of such bonds or notes in the maximum principal amount of bonds or notes authorized by this bond ordinance.

Section 13. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this ordinance. Said obligations shall be direct, unlimited and general obligations of the Borough, and the Borough shall levy ad valorem taxes upon all the taxable real property within the Borough for the payment of the principal of and interest on such bonds and notes, without limitation as to rate or amount.

Section 14. This ordinance shall take effect twenty days after the first publication thereof after final passage.

ON THE QUESTION – Councilman Bakalian asked if this ties into the study for the catchbasins. Mr. Saad replied that was Phase I which was done last year. This is now Phase II where now we can assess where the failures are. We can also recommend where future drainage projects should be focused. This is part of the state mandate.

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	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

Council President McMorrow – Police activity for the month of July – 655 total events which consist of 130 traffic stops, 99 selective enforcement traffic details, 33 civilian assist calls, 22 suspicious incidents, 31 burglary/hold up alarms, 11 motor vehicle crashes. There were 3 arrests: 43 year old male driving while intoxicated, 56 year old male terroristic threats, 26 year old female simple assault.

NVAC total calls for the month of June were 30. There were 17 Northvale, 1 Rockleigh Residential, 2 Rockleigh Jewish Home, 2 Norwood, 1 Harrington Park, 1 Closter, 1 Demarest, 2 Alpine, 3 Other.

NVAC total calls for the month of July were 25. There were 16 Northvale, 1 Norwood, 2 Harrington Park, 5 Closter, 1 Demarest. We are in desperate need of new members.

I also wanted to take a moment to remember EMT Theodora McDaniell, who unexpectedly passed away last month. Her funeral took place this Monday where NVAC was part of the procession. Thea was a 20+ year life member, who served Northvale as EMT, EMT board Secretary, and most recently Treasurer, only ending her tenure less than 2 years ago. As her former partner on Tuesday nights, it was an honor to have served alongside her. Her medical knowledge was unmatched; she was a brilliant human being. I’m fairly certain she had a perfect score on the EMS exam but would be too humble to brag, so I will on her behalf. Thea was an incredibly selfless person, full of laughter, kindness, and love for all who were lucky enough to know her. We thank you Thea for your many years of service to our community. You will be missed.

Councilman Bakalian – Planning Board held one meeting in July. Building Department issued a total of 33 permits and 57 permits were updated. Fees collected for July were \$51,571 as compared to July of last year which was \$44,336. The year-to-date fees collected are \$157,683 which is \$57,857 less than last year.



Councilman Menafrá – Fire Department statistics for the month of July – 36 emergency calls totaling 130 staff hours which include 1 outdoor fire, 1 structural fire, 6 hazardous situations, 1 public assistance, 1 damage assessment, and 24 false alarms. There were 6 non-emergency calls totaling 155.5 staff hours which include 1 company drill, 4 training work nights, and 1 fire association meeting.

Fire Prevention – there were 37 inspections and 13 reinspections in the month of July.

Northvale Board of Education – the last regular meeting was held on July 16th at 6:30 pm. From the Superintendent's report – the administrative team is working diligently to build the school schedule for the upcoming school year which should be available to parents within the next couple of weeks. Results of the spring NJSLA are anticipated to arrive soon and those results will be presented at the October board meeting. Mr. Pinajian is confident that the test results will meet or exceed those from the spring of 2025. The next regular meeting is Thursday, August 20th at 6:30 pm in the all purpose room.

Northern Valley Board of Education – the last regular meeting was held on July 20th at 7:30 pm in the NVOT Media Center. Superintendent's Report: Mr. Santana extended his thanks to the board members that participated in the yearly administrative retreat. The extended school year (summer school) is underway. The district participated in the Apple Distinguished Schools Conference, showcasing work done on Artificial Intelligence. State of New Jersey released the 2027 fiscal year forecast (starting January 2027) which indicates a healthcare increase of 34%. Mr. Santana believes the district is in a good financial position to deal with this increase.

Curriculum center and committee are busy making updates for the upcoming school year. There were 543 students that achieved AP scholar status, which indicates a score of 3 or better on AP tests taken. NVOT art room renovation is underway.

The next regular meeting will be held on August 24th at 7:30 pm in the NVD Media Center.

Councilwoman Fernandez – The Preschool first summer camp program in July was a big success. School will start on September 3rd and is at full capacity.

Beautification -the garden party was rescheduled for Monday, August 24th. All are welcome to attend.

Councilman Mattessich – DPW continues lawn maintenance at Hogan Park, Veterans Park, Borough Hall, American Legion, and various easements. The staff are currently working on the playgrounds at Veterans Park and repaired the concession stand door from rotted wood. Various trees were also trimmed and tree branches on the ground were removed. The tree trimming campaign around town is being done and the leaf units are being serviced for the upcoming fall season. They also repaired a concrete wall by patching it up in front of the Preschool. The department continues its routine maintenance operations, including pothole repairs, brush chipping, and appliance pickups.

Senior Center - will host its monthly breakfast on August 18th. On August 20th the seniors will be holding a Zumba class, which is a low impact modified dance class. On August 27th the Shoprite's Dietician Caitlin Krawitz will be discussing the Mediterranean diet which is designed to improve brain function. She will be making a summer salad with seasonal ingredients for the seniors. I'm sure the seniors will enjoy it.

Golden Age Club – held its monthly meeting on August 5th. In August the group will travel to the Surflight Theatre to see Pretty Woman. Tickets are sold out. September's trip is set for the Resorts Casino in Newburgh, New York. Congratulations to the Golden Age Club for contributing to the food pantry and reaching their goal.

Recreation Department – no meetings are held during the summer months and the next scheduled meeting will take place in September. As you know, Sarah Kirch handed in her resignation as the Commissioner. Her final date is October 1st. I was lucky enough to meet her when I was an umpire and her young daughter was playing. She did a nice job encouraging kids and building them up. She has done a great job at recreation meetings. She occasionally would receive tough emails but handled herself so well. I give props to her.

Mayor McGuire – Our next event is the 9/11 Remembrance. This will be held on Thursday evening, September 10th, at 5:30 pm at the 9/11 memorial in the park.



Town Day has moved weekends this year. We typically have it the weekend after Labor Day, however, this year that Saturday is the first day of Rosh Hashannah. Town Day will be held on Saturday, September 26th, from 12 pm – 4 pm, with a rain date of the 27th. If you are interested in reserving a vendor table, please reach out to Council President McMorrow. If you wish to donate, you can contact me and I will get you in touch with our events coordinator, Iris Fallon. We have been providing fire services for Rockleigh for approximately 2 months now and I’m happy to report that things are going well. Our fire department has been answering a lot of calls in general and has been very active over the last few months. They have been able to service Rockleigh well Everyone is happy.

We started the senior van service by combining with Norwood. There have been increased trips to Shoprite, stores, doctor appointments, and to and from the senior center. Todd is our new driver.

BOROUGH ATTORNEY REPORT

Mr. Ralph – reported all is well.

BOROUGH ENGINEER REPORT

Mr. Saad – the 2026 Riverside Coop Paving is complete. We have a final punch list of items. There are a few catchbasins that have to be reset. The contractor will be coming back.

Mayor McGuire opened the meeting to the public.

Marcello Choi, 159 Veterans Drive – has the same issue with the Fieldhouse. He contacts the Police. When the Police come, the people get in their cars and leave. When the Police aren’t called, they hang out there. He has seen them smoking and urinating in the corner. There are usually about 30 cars. The cars are so loud. Now there is a fire alarm that activates every day.

ADJOURNMENT

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

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: September 9, 2026