

MINUTES
Combined Meeting of the Mayor and Council
Wednesday, May 10, 2023
7:00 PM

STUDENT GOVERNMENT DAY

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 official Newspaper of the Borough, filed with the Municipal Clerk and posted on the bulletin board in the Municipal Building. All notice requirements of the Open Public Meetings Act for this meeting have been fulfilled. Please note the fire exits as required by law at public meetings.”

SALUTE TO FLAG AND MOMENT OF SILENCE

Mayor McGuire asked everyone to stand and join him in a salute to the flag led by the student representatives who were in attendance. He also asked everyone to remain standing for a moment of silence remembering long time resident Jean Marie Saro who passed away suddenly at the age of 57. She was a County employee and will be missed by a lot of folks.

ROLL CALL

		Student Representative
Mayor McGuire	Present	Santi Franco De La Matta
Councilman Argiro	Absent	Nver Bakalian
Councilman Hogan	Present	Angelina Simpadian
Council President McMorro	Present	Reilly McNamara
Councilman Mattessich	Present	Abigail Alam
Councilman Menafr	Present	Maddie Villiard
Councilman Sokoloski	Absent	Abram Rodriguez

Mayor McGuire read the names of all of the student officials present. He thanked the school, Ms. Errico, and Mrs. Galvao for arranging this Student Government Day.

Borough Attorney Ferraro	Joshua Passmoor
Borough Engineer Loverich	Sharon Kim
Municipal Clerk Weston	Vivienne Leong

STUDENT OFFICIALS

Hannah Yun	Sean Park	Cory Canlas
Ryan Mathew	Isabel Mantiega	Liam Quilal-Lan
Matthew Viteri	Guilana Rivera	Nate Choi
Brooke Astudillo	Hayden Rubino	
Leon Melnikov	Ray Bodnar	

Mayor McGuire suspended the order of business to entertain the Public Hearing on the Borough’s Open Space Application for Field Improvements at Hogan Park.

OPEN PUBLIC HEARING
FIELD IMPROVEMENTS AT JOHN L. HOGAN MEMORIAL PARK
NEW YORK AVENUE

Mayor McGuire opened the meeting to the public for questions or comments on the Open Space application for field improvements at John L. Hogan Memorial Park. The Borough will be applying for a matching grant of approximately \$80,000 for improvements to the baseball and softball fields. The improvements would be to replace fencing, replace two backstops, and put up safety netting. There being no questions or comments from the public, Mayor McGuire closed the meeting to the public.

AWARDS & PROCLAMATIONS

Mayor McGuire and Council President presented the Ambulance Corps. members with Certificates of Appreciation. Mayor McGuire thanked the members for coming through with flying colors and serving the public during COVID-19. Council President McMorrow also thanked the members, telling them she is proud to recognize them. She thanked them for their dedication.

Mayor McGuire informed the Council that Andrew Durfee has requested to have a Block Party on June 24, 2023, with a rain date of June 25, 2023. He has also requested to have Walnut Street closed between Philadelphia and Legrand. The Police would like from Philadelphia to Sanial to be closed. The Council were all in agreement.

APPROVAL OF MINUTES

Mayor McGuire asked for a motion and second to approve the Minutes of the Combined Meeting of April 12, 2023. Motion was made by Councilman Mattessich, seconded by Council President McMorrow.

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

Councilman Argiro	Absent	Councilman Mattessich	Yes
Councilman Hogan	Yes	Councilman Menafra	Abstain
Council President McMorrow	Yes	Councilman Sokoloski	Absent

MONTHLY CORRESPONDENCE

Mayor McGuire states 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. Neglia Group, Letter dated April 10, 2023
2023 Riverside Coop Road Program
(Resolution #2023-98)
2. Andrew Durfee Request dated May 1, 2023
Block Party June 24, rain date 6/25

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 #2023-97 through 2023-106. Motion made by Councilman Menafra, seconded by Councilman Mattessich.

RESOLUTION #2023-97

TITLE: RESOLUTION AUTHORIZING SUBMISSION OF A 2023 BERGEN COUNTY OPEN SPACE TRUST FUND MUNICIPAL PARK IMPROVEMENT GRANT PROGRAM

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

WHEREAS, the Borough of Northvale desires to further the public interest by obtaining a matching grant of approximately \$80,000.00 from the County Trust Fund to fund the improvement of the baseball and softball fields at Hogan Park; and,

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

WHEREAS, as part of the application process, the Mayor and Council of the Borough of Northvale held the required Public Hearing to receive public comments on the proposed park improvements in the application on May 10, 2023; and,

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

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

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

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

RESOLUTION #2023-98

TITLE: RESOLUTION AUTHORIZING PAYMENT FOR THE 2023 RIVERSIDE COOPERATIVE ROAD IMPROVEMENT PROJECT

WHEREAS, Northvale, acting as lead agency, administered the bid process for the 2023 Riverside Cooperative Road Improvement Project (the “Project”) on behalf of the Boroughs of

Demarest, Dumont, Englewood Cliffs, Harrington Park, Hillsdale, New Milford, Northvale, and Tenafly, all municipalities located within the County of Bergen; and

WHEREAS, on April 4, 2023 sealed bids for the Project were received, opened and read aloud and the Project was subsequently awarded to D & L Paving Contractors, Inc. in the amount of \$4,590,263.81; and

WHEREAS, the Borough of Northvale's portion of the Project is \$600,501.00; and

WHEREAS, it is in the best interest of the Borough to pay its portion of the Project.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council hereby approve the payment of \$600,501.00 for the Project.

RESOLUTION #2023-99

TITLE: RESOLUTION AUTHORIZING SOLICITATION OF BIDS FOR RIVERSIDE COOPERATIVE TREE REMOVAL, TRIMMING AND STUMP GRINDING SERVICES AND FENCING MATERIALS AND INSTALLATION

WHEREAS, N.J.S.A. 40A:11-1 ET. SEQ. and N.J.A.C. 5:34-7 et seq., permits the creation of a cooperative pricing system whereby two or more contracting units join together to form a joint purchasing and cooperating pricing system; and

WHEREAS, the Riverside Cooperative was duly formed and created and has designated the Borough of Northvale as the Lead Agency; and

WHEREAS, the Riverside Cooperative intends to solicit bids for the 2023 Tree Removal, Trimming and Stump Grinding Services AND Fencing Materials and Installation Services; and

WHEREAS, the aggregate of said goods and services is anticipated to exceed the current bid threshold and is therefore required to be bid under a formal process pursuant to Local Public Contracts Law, N.J.S.A. 40A:11-3 et. seq; and

WHEREAS, as the Lead Agency, the Borough of Northvale is responsible for advertising for the receipt of bis for the 2023 Tree Removal, Trimming and Stump Grinding Services and Fencing Materials and Installation Services.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Northvale, County of Bergen and State of New Jersey, that the Borough of Northvale does hereby authorize the Municipal Clerk to advertise for the receipt of bids for the 2023 Tree Removal, Trimming and Stump Grinding Services and Fencing Materials and Installation Services.

RESOLUTION #2023-100

TITLE: RESOLUTION TO APPROVE AMENDING THE DATE OF RAFFLE LICENSE #236 FOR NORTHVALE FIRE ASSOCIATION

WHEREAS, the Northvale Fire Association applied and was approved for Raffle License #236 to be held on July 10, 2023; and

WHEREAS, Raffle License #236 is a raffle to win a leather helmet; and

WHEREAS, the Northvale Fire Association has submitted an application to amend the date of drawing to August 14, 2023.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Northvale, County of Bergen and State of New Jersey that the raffle license drawing date has been approved to be changed from July 10, 2023 to August 14, 2023.

RESOLUTION #2023-101

TITLE: RESOLUTION AUTHORIZING THE TAX COLLECTOR TO CANCEL OPEN BALANCES ON THE MOTHER LOT OF A SUBDIVISION

WHEREAS, Block 911, Lot 8 was purchased by Eastern Allied Construction Corporation in early 2022 and subdivided into Lots 8.01 and 8.02 and new homes were constructed; and

WHEREAS, the Mother Lot no longer exist in the Tax Duplicate for Tax Year 2023; and

WHEREAS, Lots 8.01 and 8.02 were sold in November and December of 2022 and the Builder has paid all the taxes at the end of 2022 and the owners of the subdivided lots are paying Preliminary Tax on their new lots.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Northvale that the Tax Collector shall Cancel the Preliminary Tax Amounts on the Mother Lot Block 911 Lot 8 as listed below.

Block/Lot	Name/Address	Amount
911/8	Eastern Allied Construction 180 Railroad Avenue	5,153.96

RESOLUTION #2023-102

TITLE: RESOLUTION AUTHORIZING PROFESSIONAL SERVICES FOR NEGLIA GROUP – 2023 RIVERSIDE COOP ROAD PROGRAM – PROJECT NO. NOVLMUN23.012

WHEREAS, Neglia Group has prepared a scope of services for the 2023 Riverside Cooperative Road Program as per their letter dated April 10, 2023 as follows:

Construction Management Services (Phase I)	\$50,028.00
Material Basis (Phase II)	\$ 1,000.00

WHEREAS, the Chief Financial Officer certifies that the funds will be available not to exceed \$51,028.00.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council hereby approve the Proposal for Construction Management Services and Material Basis for Neglia Group.

RESOLUTION #2023-103

TITLE: RESOLUTION AUTHORIZING THE CHIEF FINANCIAL OFFICER TO RETURN ESCROW FOR JOANN VOSSLER, 153A SCHARER AVENUE, BLOCK 1001, LOT 10

WHEREAS, JoAnn Vossler was the owner of 153A Scharer Avenue, Block 1001, Lot 10; and

WHEREAS, the governing body approved Resolution #2022-100 from June 8, 2022 to purchase 153A Scharer Avenue, Block 1001, Lot 10 in the amount of \$80,000; and

WHEREAS, JoAnn Vossler had a balance of \$2,326.50 in her 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 JoAnn Vossler, 4684 Hurst Road, Altamont, New York 12009 for property located at 153A Scharer Avenue, Northvale, New Jersey 07647 in the amount of \$2,327.50 from escrow account number 17001.

RESOLUTION #2023-104

TITLE: RESOLUTION TO SHOW SUPPORT OF S3739/A5402 DELAYING THE IMPLEMENTATION OF THE FOURTH ROUND OF AFFORDABLE HOUSING OBLIGATIONS

WHEREAS, S3739/A5402 would delay the implementation of the fourth round of affordable housing obligations, including present and prospective need and related litigation, until July 1, 2028; and

WHEREAS, extending the obligation to 2028 will present a clearer picture of how each of the towns fared in meeting their goals, and give all parties additional time to assess the efficacy and local impacts of the 3rd round agreements; and

WHEREAS, New Jersey’s Municipalities are still sorting out the ripple effects of COVID lockdowns on their tax bases and land use plans; and

WHEREAS, post COVID record inflation has driven construction, debt financing and service costs to levels that incentivize builders to overreach, demanding more residential units than the infrastructure of fully developed communities can safely and responsibly absorb; and

WHEREAS, working through the 3rd round obligations requires more time than had been allotted given the cascading effects of COVID; and

WHEREAS, municipalities should be allowed to work towards appropriately meeting the 3rd round commitments before adding yet another layer that public health safety & welfare, limited infrastructure, hyper-local environmental and infrastructure challenges and fiscal realities may show to be unrealistic; and

WHEREAS, an extension would also give the legislature and the Governor time to reestablish their proper roles in balancing the needs of all stakeholders in this process.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Northvale hereby support S3739/A5402; and

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to Governor Murphy, to the members of the New Jersey Senate and Assembly and to the League of Municipalities.

RESOLUTION #2023-105

TITLE: RESOLUTION AUTHORIZING THE BOROUGH OF NORTHVALE TAX COLLECTOR TO PREPARE AND MAIL ESTIMATED TAX BILLS DUE AUGUST 1, 2023 IN ACCORDANCE WITH P.L. 1994, C. 72

WHEREAS, the Borough of Northvale’s 2023 Municipal Budget has not been adopted and the County of Bergen is unable to certify the Borough’s current 2023 tax rate; and

WHEREAS, the Tax Collector will be unable to mail the Borough's 2023 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 2023 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 10th day of May, 2023 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 2023 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 2022 is hereby calculated at \$27,418,624.66. The maximum amount that the Borough may utilize in the preparation of the 2023 estimated tax bills is 105% of the 2022 calendar year tax levy or \$27,604,602.78
3. In accordance with New Jersey Statutes, the third installment of 2023 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.

RESOLUTION #2023-106

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 (2023)	\$159,730.01
Current Fund Appropriations (2022)	\$5,634.23
General Capital Fund	\$39,867.00
Grant Fund	\$1,701.33
Animal Trust	
Police DEA Trust	\$10,984.00
Escrow Trust	\$9,501.84
Affordable Housing Trust	
Recreation Trust	\$8,992.35
Summer Recreation Trust	
TOTAL	\$236,410.76

WHEREAS, above claims have been listed and summarized in the attached Bills List Report, and the corresponding vouchers have been reviewed and approved by the department head, council liaison, 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 attached hereto, 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:

Payroll – Salaries & Wages		
Payroll – Salaries & Wages	4-13-2023	\$145,360.03
Payroll- Salaries & Wages	4-26-2023	\$161,493.23
Health Benefits		
	4-13-2023	\$60,166.90
County Taxes		
Employee Pension Payment- PERS/PFRS		
Northvale Board OF Education		
Northern Valley Regional High School District		
Northvale Public Library		
Trust - Interfund		\$15,000
Capital Fund- Interfund		\$135,000
DTC- Bond Interest		\$46,118.76
TOTAL		\$799,549.68

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Northvale that the claims totaling **\$799,549.68** and ratified respectively.

ON THE QUESTION – Councilman Hogan asked if Genevieve Court has been removed from the list of roads being paved on Resolution #2023-98. Mayor McGuire replied Genevieve Court has been removed and those resources will be used for Wildwood Road West.

OPEN MEETING TO THE PUBLIC ON CONSENT AGENDA ITEMS ONLY

Mayor McGuire opened the meeting to the public for questions or comments on 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 Argiro	Absent	Councilman Mattessich	Yes
Councilman Hogan	Yes	Councilman Menafr	Yes
Council President McMorrow	Yes	Councilman Sokoloski	Absent

ORDINANCE – 2nd READING

Mayor McGuire asked for a motion and second for the second reading of Ordinance #1063-2023. Motion was made by Councilman Hogan, seconded by Council President McMorrow.

ORDINANCE #1063-2023

BOND ORDINANCE TO AUTHORIZE THE RESURFACING OF VETERANS DRIVE (PHASE II) AND LEGRAND AVENUE (FROM VETERANS DRIVE TO THE DEAD END) IN, BY AND FOR THE BOROUGH OF NORTHVALE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$567,000 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 Veterans Drive (Phase II) and Legrand Avenue (from Veterans Drive to the dead end) 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 roads being improved are 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 \$567,000 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 \$567,000, and (4) \$225,680 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 \$341,320, and (6) the cost of said purpose, as hereinbefore stated, includes the aggregate amount of \$81,000, 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 \$225,680 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 \$341,320 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 \$341,320 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 \$341,320 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.

Mayor McGuire opened the meeting to the public for questions or comments on Ordinance #1063-2023. 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 Argiro	Absent	Councilman Mattessich	Yes
Councilman Hogan	Yes	Councilman Menafra	Yes
Council President McMorro	Yes	Councilman Sokoloski	Absent

Mayor McGuire announced that Ordinance #1064-2023 has been tabled from the Agenda. The title of Ordinance #1064-2023 is:

BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND THE ACQUISITION OF A NEW AUTOMOTIVE VEHICLE, INCLUDING ORIGINAL APPARATUS AND EQUIPMENT, IN, BY AND FOR THE BOROUGH OF NORTHVALE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$910,000 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.

Mayor McGuire asked for a motion and second for the second reading of Ordinance #1065-2023. Motion was made by Councilman Mattessich, seconded by Councilman Hogan.

ORDINANCE #1065-2023

AN ORDINANCE ADOPTING THE OFFICIAL SEAL OF THE BOROUGH OF NORTHVALE

WHEREAS, the Governing Body of the Borough of Northvale wishes to establish an official Borough Seal to represent the pride and history of the Borough.

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

SECTION 1 The Borough Seal.

The Borough hereby adopts the following Borough seal which shall constitute the Borough's official seal. The image of the Borough seals shall be as set forth below:



SECTION II

All Ordinances or parts thereof inconsistent with the provisions of this Ordinance be and the same are hereby repealed to the extent of such inconsistencies.

SECTION III

This Ordinance shall take effect upon its passage and publication according to law.

Mayor McGuire opened the meeting to the public for questions or comments on Ordinance #1065-2023. 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 Argiro	Absent	Councilman Mattessich	Yes
Councilman Hogan	Yes	Councilman Menafra	Yes
Council President McMorrow	Yes	Councilman Sokoloski	Absent

Mayor McGuire asked for a motion and second for the second reading of Ordinance #1066-2023. Motion was made by Councilman Mattessich, seconded by Council President McMorrow.

ORDINANCE #1066-2023

AN ORDINANCE TO FIX THE SALARIES, WAGES, AND COMPENSATION OF CERTAIN EMPLOYEES OF THE BOROUGH OF NORTHVALE, COUNTY OF BERGEN AND STATE OF NEW JERSEY

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

Section 1. The employees herein designated shall be paid up to the annual salaries as follows:

POSITION/TITLE	2023 SALARY
Mayor	6,203.00
Council Members	4,376.50
Borough Clerk, Bd. of Health Secretary, Registrar, DPW Secretary, Election and Safety Officer	87,050
Chief Financial Officer	41,000.00
Accounting Assistant	48,809.00
Qualified Purchasing Agent	6,000.00
Tax Collector/Payroll Clerk	76,035.00
Tax Assessor	23,063.00
Planning Zoning Secretary	5,000.00
Construction Code Official &UCC Bld. Subcode Official	23,063.00
Fire Sub-code Official	9,298.00
Electrical Sub-code Official	13,056.00
Plumbing & Mechanical Sub-code Official	11,762.00
Construction Code Technical Assistant	46,085.00
Code Compliance Officer	26,650.00
Code Compliance Secretary	2,012.00
Fire Prevention Officer	16,810.00
Fire Prevention Inspector	15,285.00
Fire Prevention Secretary	2,859
Magistrate	28,627.00
Acting Judge	250.00 per session
Court Administrator	32,070.00
Deputy Court Clerk / Violations Clerk	Up to 25.00 per hour
Recording Clerk	Up to 25.00 per hour
Municipal Court Attendant	75.00 per session
Municipal Prosecutor	\$13,307.00
Public Defender	5,569.00

Alternate Public Defender	150.00 per case
DPW Superintendent	134,100
Assistant DPW Superintendent	129,100
DPW Part-time / Seasonal Worker	13.00 – 15.00 per hour
Deputy Registrar	3,987.00
Pest Control Officer	4,271.00
Public / Special Events Coordinator	5,000.00
Recreation Director	5,000.00
Senior Center Director	45,651.00
Senior Center Assistant to the Director	Up to 18.00 per hour
Senior Center Bookkeeper	Up to 15.00 per hour
Senior Center Assistants	Up to 14.00 per hour
Senior Van Driver	Up to 20.50 per hour
Fire Department Engineer	1,700.00
Library Director	75,000.00
Youth Services Librarian (NJ Certified)	43,000.00
Senior Library Assistant	20.00 – 25.00 per hour
Library Assistant	14.00 – 19.00 per hour
Library Monitor / Page	Up to 13.00 per hour
Library Custodian	Up to 15.00 per hour

Section 2. The compensation of Special Police and School Crossing Guards shall be as follows:

School Crossing Guards - per hour \$ 23.85

Section 3. Time in excess of forty (40) hours per week for all full time employees is to be paid at the rate of time and one-half excluding all statutory appointments.

Section 4. All full time Borough employees and School Crossing Guards shall be paid bi-weekly, or as determined by resolution of the Mayor and Council.

Section 5. Sick leave policies for all employees other than D.P.W. Contract and Police Contract employees are in accordance with Administrative Rules, Regulations and Practices.

Section 6. All ordinances or parts of ordinances inconsistent herewith are repealed.

Section 7. Salaries, wages and compensation herein set forth shall be retroactive to January 1, 2023.

Section 8. This ordinance shall take effect immediately after passage and publication according to law.

Mayor McGuire opened the meeting to the public for questions or comments on Ordinance #1066-2023. 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 Argiro	Absent	Councilman Mattessich	Yes
Councilman Hogan	Yes	Councilman Menafra	Yes
Council President McMorrow	Yes	Councilman Sokoloski	Absent

Mayor McGuire asked for a motion and second for the second reading of Ordinance #1067-2023. Motion was made by Council President McMorrow, seconded by Councilman Menafra.

ORDINANCE #1067-2023

AN ORDINANCE TO FIX THE SALARIES, WAGES AND COMPENSATION OF DPW CONTRACT EMPLOYEES OF THE BOROUGH OF NORTHVALE, COUNTY OF BERGEN AND STATE OF NEW JERSEY (Year 2 of 5-Year Contract – 2.50%)

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF NORTHVALE, COUNTY OF BERGEN, STATE OF NEW JERSEY, as follows:

Section 1. The Department of Public Works Contract Employees shall consist of One Superintendent, and in the discretion of the Governing Body, there may be an Assistant Superintendent, Foremen and suc other Department of Public Works employees as determined by the Governing Body.

**DEPARTMENT OF PUBLIC WORKS SALARY SCHEDULE
EMPLOYEES HIRED BEFORE JANUARY 1, 1995**

2023	2023
Less than 1 year of service	\$45,252.17
Beginning 2nd year of service	\$70,832.78
Beginning 3rd year of service	\$79,163.00
Beginning 4th year of service and thereafter	\$87,493.22
Working Foreman	\$9,668.36
C-2 License	\$735.44

**DEPARTMENT OF PUBLIC WORKS SALARY SCHEDULE
EMPLOYEES HIRED AFTER JANUARY 1, 1995**

2023	2023
Less than 1 year of service	\$49,973.85
Beginning 2nd year of service	\$58,665.93
Beginning 3rd year of service	\$70,832.58
Beginning 4th year of service	\$79,163.01
Beginning 5th year of service	\$87,493.22
Working Foreman	\$9,668.36
C-2 License	\$735.44

All Employees, regardless of date of hire, in this bargaining unit shall receive a CDL stipend payable by separate check, before June 1 of the year in which it is due as follows:

Effective 1/1/23	\$2,300.00
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Section 2. In addition to the compensation set forth in Section 1, each full time employee of the Borough of Northvale shall receive longevity pay as follows:

EMPLOYEES HIRED BEFORE JANUARY 1, 1995

- 2% of the base annual pay after 5 years of service
- 4% of the base annual pay after 9 years of service
- 6% of the base annual pay after 13 years of service
- 8% of the base annual pay after 17 years of service
- 10% of the base annual pay after 21 years of service

Longevity shall be paid in two installments with the 1st pay check in July and the 1st pay check in December of each year and it is not to exceed \$7,500.00 in any one year.

EMPLOYEES HIRED AFTER JANUARY 1, 1995

Effective January 1, 1995, longevity pay will no longer be granted to any employees hired after January 1, 1995.

Section 3. The Superintendent of Public Works will designate a member of the Department each week to be available on a Saturday, Sunday or Holiday. Such time will be classified as “Stand By” time and shall be paid at the rate of \$215.00 per day.

Section 4. Each new and existing employee of the Department of Public Works shall receive \$2,000.00, effective January 1, 2022, for clothing allowance. Clothing allowance shall be paid by separate check in 2 (two) equal installments. The 1st (first) payment shall be in the 1st (first) pay period of each year and the 2nd (second) payment shall be during the 1st (first) pay period in July of each year.

Section 5. Time in excess of forty (40) hours per week for all full time employees is to be paid at the rate of time and one-half.

Section 6. All full time employees of the Department of Public Works shall be paid bi-weekly.

Section 7. All ordinances and parts of ordinances inconsistent herewith are repealed.

Section 8. This Ordinance shall take effect immediately after passage and publication according to law.

Mayor McGuire opened the meeting to the public for questions or comments on Ordinance #1067-2023. 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 Argiro	Absent	Councilman Mattessich	Yes
Councilman Hogan	Yes	Councilman Menafr	Yes
Council President McMorrow	Yes	Councilman Sokoloski	Absent

Mayor McGuire thanks the students and school for attending. Mayor McGuire adjourns the Student Government day portion of the Agenda.

After the students depart, the regular meeting of the Mayor & Council continues.

ORDINANCES – 1st READING

Mayor McGuire asked for a motion and second for the first reading of Ordinance #1069-2023. Motion was made by Council President McMorrow, seconded by Councilman Menafr.

Mayor McGuire explains that this Ordinance includes the suggestions from the Planning Board.

ORDINANCE #1069-2023

AN ORDINANCE TO AMEND AND REVISE CHAPTER 200 “ZONING” OF THE BOROUGH CODE OF THE BOROUGH OF NORTHVALE

WHEREAS, the Governing Body of the Borough of Northvale believes it is in the best interest of the Borough to amend and revise Chapter 200 of the Borough Code entitled “ZONING” as set forth herein.

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

Section 1: The Borough Code of the Borough of Northvale is hereby amended and revised create Article XI Cannabis Establishments:

Section 200-50 Definitions:

As used in this article, the following terms shall have the meanings indicated:

CANNABIS

All parts of the plant *Cannabis sativa* L., whether growing or not, the seeds thereof, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its seeds, except those containing resin extracted from the plant, which are cultivated and, when applicable, manufactured in accordance with P.L. 2016, c. 16, for use in cannabis products as set forth in this Act, but shall not include the weight of any other ingredient combined with cannabis to prepare topical or oral administrations, food, drink, or other product. "Cannabis" does not include: medical cannabis dispensed to registered qualifying patients pursuant to the Jake Honig Compassionate Use Medical Cannabis Act, P.L. 2009, c. 307 (N.J.S.A. 24:6I-1 et seq.) and P.L. 2015, c. 158 (N.J.S.A. 18A:40-12.22 et seq.); marijuana as defined in N.J.S.A. 2C:35-2 and applied to any offense set forth in Chapters 35, 35A, and 36 of Title 2C of the New Jersey Statutes, or P.L. 2001, c. 114 (N.J.S.A. 2C:35B-1 et seq.); or marijuana as defined in Section 2 of P.L. 1970, c. 226 (N.J.S.A. 24:21-2) and applied to any offense set forth in the New Jersey Controlled Dangerous Substances Act, P.L. 1970, c. 226 (N.J.S.A. 24:21-1 et seq.); or hemp or a hemp product cultivated, handled, processed, transported, or sold pursuant to the New Jersey Hemp Farming Act, P.L. 2019, c. 238 (N.J.S.A. 4:28-6 et seq.).

CANNABIS CULTIVATOR

Any licensed person or entity that grows, cultivates, or produces cannabis in this state, and sells, and may transport, this cannabis to other cannabis cultivators, or usable cannabis manufacturers, cannabis wholesalers, or cannabis retailers, but not to consumers.

CANNABIS DISTRIBUTOR

Any licensed person or entity that transports cannabis in bulk intrastate from one licensed cannabis cultivator to another licensed cannabis cultivator, or transports cannabis items in bulk intrastate from any one class of licensed cannabis establishment to another class of licensed cannabis establishment, and may engage in the temporary storage of cannabis or cannabis items as necessary to carry out transportation activities.

CANNABIS ESTABLISHMENT

A cannabis cultivator, a cannabis manufacturer, a cannabis wholesaler, or a cannabis retailer.

CANNABIS ITEM

Any usable cannabis, cannabis product, cannabis extract, and any other cannabis resin. "Cannabis item" does not include: any form of medical cannabis dispensed to registered qualifying patients pursuant to the Jake Honig Compassionate Use Medical Cannabis Act, P.L. 2009, c. 307 (N.J.S.A. 24:6I-1 et seq.) and P.L. 2015, c. 158 (N.J.S.A. 18A:40-12.22 et seq.); or hemp or hemp product cultivated, handled processed, transported, or sold pursuant to the New Jersey Hemp Farming Act, P.L. 2019, c. 238 (N.J.S.A. 4:28-6 et seq.).

CANNABIS LEAF

The leaf of the plant *Cannabis sativa* L. within the plant family Cannabaceae.

CANNABIS MANUFACTURER

Any licensed person or entity that processes cannabis items in this state by purchasing or otherwise obtaining usable cannabis, manufacturing, preparing, and packaging cannabis items, and selling, and optionally transporting, these items to other cannabis manufacturers, cannabis wholesalers, or cannabis retailers, but not to consumers.

CANNABIS MANUFACTURING

The drying, processing, compounding, or conversion of usable cannabis into cannabis products or cannabis resins. "Manufacture" with respect to cannabis does not include packaging or labeling.

CANNABIS WHOLESALER

Any licensed person or entity that purchases or otherwise obtains, stores, sells or otherwise transfers, and may transport, cannabis items for the purpose of resale or other transfer to either another cannabis wholesaler or to a cannabis retailer, but not to consumers.

COMMISSION

The CPCC established pursuant to section 31 of P.L.2019, c.153 (C.24:6I-24).

CONSUMPTION

The act of ingesting, inhaling, or otherwise introducing cannabis items into the human body.

§ 200- 51 Permitted and prohibited licenses.

- A. Permitted licenses: Those businesses possessing either a Class 1, Class 2, Class 3, or Class 4, license pursuant to Section 31b of the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (P.L. 2021, c. 16) may operate within the Borough of Northvale subject to all of the provisions of this article and all applicable state standards and regulations.
- B. Prohibited licenses: Class 5 and Class 6 licenses are prohibited in the Borough of Northvale, except for the purpose of delivering cannabis items and related supplies from a Class 6 license holder located outside of the Borough of Northvale.

§ 200-52 Zoning

- : A. A cannabis establishment seeking to operate within the Borough of Northvale may operate within the LI (Light Industrial) Zone as a conditional use.
 - (1) No cannabis establishment may be located in the portion of the LI zone where the R75 overlay is located.
- B. Only two cannabis establishments of each permitted class of licenses permitted herein. shall be licensed and located within the Borough.
- C. Prior to the operation of any cannabis establishment, a permit or license must be obtained from the state and from the Borough of Northvale for the applicable type of cannabis establishment. No cannabis establishment shall be permitted to operate without state and municipal permits or licenses.
- D. All cannabis establishments operating in the Borough of Northvale shall be permitted as a conditional use, subject to the following conditions:
 - (1) Present proof of the appropriate state license;
 - (2) Under no circumstances is a cannabis establishment to be located:
 - (a) In a Residential Zone or Residential Overlay Zone;
 - (b) Within **300** feet from any public or private school, library, municipal complex or property, house of worship, or uses intended for children.
 - (c) Within 300 feet from any residential zone.
 - (3) No cannabis product shall be smoked, eaten, or otherwise consumed or ingested on the premises of any cannabis establishment;
 - (4) A cannabis establishment shall not be located in a home, apartment, townhouse, condominium or mixed-use building;
 - (5) A cannabis establishment shall not be located in a multitenant commercial building which includes retail or office use as other commercial tenants. This restriction does not apply to an office that is an accessory use to other commercial uses.

- (6) The applicant shall implement an odor mitigation infrastructure so that odors emanating from the facility are not detectable by a person on adjacent properties, rights-of-way, or other units with a building on the same lot. **The Applicant shall provide details regarding odor mitigation with annual license renewal information;**
- (7) All activities associated with the production of cannabis, including cultivation, manufacturing, and processing, shall occur within an enclosed building;
- (8) The applicant shall provide appropriate landscape buffers at least six feet high at the time of installation, or other equivalent method of buffering, to be installed adjacent on any property line shared with a residential property;
- (9) The parking requirements shall be one parking space for each employee;
- (10) All bulk standards established for the underlying LI zone, shall apply;
- (11) The applicant shall comply with the signage standards of the underlying zoning district, including the following additional limitations:
 - (a) No sign shall be placed on the roof of a building nor placed on its walls so as to exceed in height the roof of a building.
 - (b) No illuminated signs shall be permitted.
 - (c) No freestanding signs shall be permitted.
 - (d) There shall only be one sign.
 - (e) The content of signage shall be restricted to text on a solid background. The logo of the business may be included, provided the logo does not include a cannabis plant leaf or image of other cannabis paraphernalia or products.
- (12) The applicant shall provide an on premises security person at all times.
- (13) The applicant shall provide a contact person for any inspections the Borough requires.

§ 200-53 Creation and imposition of municipal tax.

- A. There is hereby created a municipal tax upon the gross sales of all licensed business as follows:
 - (1) A 2% tax applied to businesses operating with a Class 1, Class 2, or Class 4.
 - (2) A 1% tax applied to businesses operating under a Class 3 license.
- B. Taxes to be paid to the Borough shall be paid quarterly.
- C. The Borough shall have the right to audit the financial records of the licensee.

§ 200-54 Violations and penalties; enforcement.

- A. Violations of any provisions of this article shall be punishable by fines of **\$1,500** for the first offense and **\$2,000** for each and every offense thereafter. This article shall be enforced by either the Northvale Police, the Northvale Building Department, or the Northvale Health Department.
- B. Upon a third conviction for violation of this ordinance, the Borough may revoke the applicant's license.

§ 200-55 Limitations on number of licenses.

There shall only be two of each type of Class 1, 2, 3, or 4 license permitted within the Borough of Northvale.

§ 200-56 Annual Licensing Fees.

- A. The annual license fee for all cannabis establishments shall be \$15,000. In the initial year of licensing; however, the fee for any license issued on or after July 1 of that year shall be \$7,500.
- B. All licenses issued pursuant to this Chapter shall be effective for the calendar year, expiring on the 31st day of December of the year of issue, and may be renewable for succeeding calendar years thereafter. The fee for license renewals shall be paid in full to the Municipal Clerk before any license is renewed.

SECTION 2. All ordinances of the Borough of Northvale, which are inconsistent with the provisions of this ordinance, are hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, subsection, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid by any court or competent jurisdiction, such decision shall not affect the remaining portion of this ordinance.

SECTION 4. All other provisions of Chapter 200 of the Code of the Borough of Northvale are not further amended and remain in full force and effect.

The ordinance shall take effect immediately upon final passage.

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

Councilman Argiro	Absent	Councilman Mattessich	Yes
Councilman Hogan	Abstain	Councilman Menafra	Yes
Council President McMorrow	Yes	Councilman Sokoloski	Absent

OPEN MEETING TO THE PUBLIC

Residents that spoke were questioning the cannabis ordinance:

Peter Briscoe, 506 Crest Drive – he feels the cannabis ordinance is a terrible thing. If we get money and we create a fixed expense, then this will go away. The town has had a reputation since he was young as being a ghetto. Now we will be known as pot smokers. He also says that we would be better with a casino. You can smell Takasago and English Leather from years ago up at his house on the hill.

Christie Rivera, 433 West Avenue – she had questions on security and asked if other options have been explored.

Mayor McGuire answers the state mandates any facility has to have surveillance inside. In this ordinance, we have added physical security must be at the facility. It is just a manufacturing facility with nothing for anyone to steal. As for the odor, the facility has to have filtration systems. If they do not, they get fined and can lose their license. The video surveillance will be piped into the Police Department. He spoke with the Police who looked at it and studied it and they do not feel there is any real criminal threat. He spoke with former Chief of Detectives of Bergen County who is providing security for these facilities. He informed us that there is no threat at any facility he has worked at. He spoke with the Mayor of Lakewood and there has not been any crime issue at the facility there. Mayor McGuire feels good about this ordinance. Micro businesses have been eliminated in the ordinance. Mayor McGuire further stated that we only want large companies that come in and make a large investment.

Ms. Rivera asked what will the town do with any revenue they would receive.

Mayor McGuire answered there are infrastructure issues, DPW needs a garage building to house their equipment instead of sitting outside, Borough Hall building needs upgrades, parks, streetscape beautified. He would love to have a community center. He would discuss with the Council as to what they would like to do.

Linda Laporta, Paris Square – majority of Paris Square residents are concerned about this. She asked if the building would be on Industrial Avenue. She wanted to know is this worth it for Northvale. She also asked where the product will go after it is manufactured. She would like it if this business goes to another town. She asked if employees will be vetted. She expressed concern that illegals would be coming here to work.

Mayor McGuire explained the cannabis will be cultivated, loaded in a box truck and will be delivered to wholesalers that will sell it.

Councilman Mattessich understands everyone's concerns. He was very concerned when this subject came up. This is a big decision. This will not be a retail shop, no cars will be coming in to make a purchase. It will be in an industrial building with a truck coming in to load it and off it goes to its destination.

Councilman Hogan said in years past there has been a noise problem with The Rockleigh. We never hired an officer for this problem. We have no odor control person. Nothing in ordinance states anything about odor control.

Resident of Paris Square – is very disappointed. She would never have moved to Northvale if she knew a cannabis manufacturer was coming here. If you have to make sure there are surveillance cameras and Police have to be drawn in, then what does that tell you? She asked if there was any research done in other towns that have this facility. She also asked if it has been determined how much money would be brought in.

Domenic Montalba, Paris Square – has lived here 13 years. He feels that the cartel will come in to rob the cannabis facility. He does not agree with this. Real estate will go down in value.

Hovannes Bakalian, 164 Livingston Street – has 3 young girls in school. He moved here since Northvale is a safe town. He understands concerns and has done research. People do not investigate individual tenants in the industrial parks when deciding to move into town. He doesn't care about smell but it should be considered. Industrial Avenue is not one of the areas designated for this business. Just because the town is passing this ordinance to allow these tenants, does not mean a landlord that owns the building wants this tenant. The towns that have these facilities are receiving an obscene amount of money. He would love to see a reduction in property taxes. He also thanked the Mayor & Council for opening time to the students tonight. His daughter was very excited about this.

Mayor McGuire stated this would be allowed in the light industrial zone, 300 feet away from residents. The facility cannot be by Paris Square or the park.

Chris Bombino, 123 Rockland Avenue – there has been good comments and a lot to be considered. Councilman Hogan had a good point about the odor. He does not want us to sell ourselves out, there are other ways to get ratables. He said to table this ordinance. He asked if there is a special meeting this Tuesday. Additionally he said there was a campaign promise to live stream meetings to the public. Mayor McGuire replied that this is the goal by the second part of the year.

Dennis Pothos – he left Fort Lee because of crime. He has been in law enforcement for 15 years. This ordinance is flawed, needs specific details such as addressing odor. He is asking the Council to table this ordinance. If there are budget problems, make cuts. We are wasting money. This is not right for our town. We all know where this facility is going.

Mayor McGuire explained that this has been researched for close to one year. He understands the fears. There has been multiple public sessions to discuss and they have been publicized. We have significant increases with state health care costs, garbage increase and increase to pension funds. The increases are over \$500,000. What can we cut, there are people's salaries, obligations from contracts. The amount of the expendable budget is very small. We cannot cut the budget to get out of a financial mess. This will help us. Other towns are raising taxes through the roof. In areas where cannabis has been legalized, property values have gone up.

Councilman Hogan thinks we are jumping into this and we do not know what we are getting into.

Matthew Horning, 452 Wildwood Road – asked if the revenue is earmarked. He feels there are other ways to bring revenue into town. He found out about this on the Parents of Northvale facebook.

Councilman Menafra told the residents that he works for Creston Electronics in Rockleigh. He tells the residents that there are 5-6 figures worth of electronic pick ups out of that facility every week and there have been no incidents or robbery. He asked Mr. Pothos if he knew he is in walking distance of a registered sex offender. There is a registry that anyone can find this on the New Jersey state police website. If you are looking at reasons why the town has bad perception or property values lowered, that is more relevant than a marijuana manufacturing facility, which he just googled and there are no listings in New Jersey. He lives a quarter mile from the CSX commercial

railway. Google a commercial railway accident and see what it does to a surrounding town, it wipes it off the face of the map. There are deadly chemicals coming through that railway multiple times a day. Councilman Menafra concluded that to him these things are more of a safety concern than this marijuana facility.

Mayor McGuire informed the residents that their concerns have been heard and will be discussed and taken under consideration.

Bob Brondi, 165 Scharer Avenue – asked if the Mayor went with experts from Northvale to see a cannabis facility. He also asked if the Police Chief went. He suggested hiring an expert. He has volunteered for 52 years. Volunteers cannot afford to live in this town. Fixed income people get nothing. He said volunteers should receive 10% off of their taxes.

MAYOR & COUNCIL REPORTS

Council President McMorro – the Police Department total number of calls for the month of April were 524. The Police teamed with the Municipal Alliance to have 2 education programs for the Northvale Schools. Thank you to Municipal Alliance Coordinator Iris and the school. The Preschool will have a large turnout to march in the Memorial Day Parade. Their graduation is scheduled for June 13th. The Ambulance Corps. had 19 calls for the month of April. They participated in the town recreation opening day and will be marching in the Memorial Day Parade. Thank you to the first responders that were here tonight and those that could not attend. We are always looking forward to new members. Rig 226 may need new tires soon. Next meeting will be May 16th.

Councilman Menafra – the Fire Department had 34 calls for the month of April. Fire Inspection had 20 inspections and 9 re-inspections. Northvale Board of Education meeting was held on April 20th. The ceiling is completed in the middle school. Modularity has broken ground. The 6th grade camping trip was a success. A Coach was hired since 50 students signed up for the track team. There was a Special Budget meeting on May 1st. The board is behind a 2% increase whereas the financial consultant advises a higher increase. If they go with the consultant's recommendation, the increase on a home assessed at \$392,00 would be \$43.00/month.

The Northern Valley Board of Education is facing increases in healthcare, transportation, and special education. Good news for Northvale is that we will only receive a \$5.00 increase per year on the average household.

Councilman Mattessich – reported on the trips the Golden Age Club have been going on. At the Senior Center, Michelle has an abundance of activities every month. He spoke with Leigh from the Beautification Committee. The gardens at Hogan and Veterans parks have been much improved. The Beautification Committee has meetings coming up. The DPW had the streetsweeper out around town, worked on a severely clogged sewer line at Veterans Park, maintenance and clean up of Hogan Park for baseball/softball games, chipping, appliance pick ups, potholes.

Councilman Hogan – Building Department issued 12 permits for the month of April and collected \$12,425 in fees. The year to date is \$47,558 which is behind schedule. Planning/Zoning Board had a meeting on April 19th for one application for PDF Investco, 35 Industrial Parkway for a 2nd floor addition and other variances. The Vice Chairman pointed out that the applicant checked off on the application that they have not been before the Planning/Zoning Board before when in fact they have. The application has to be amended. The May 3rd meeting has been cancelled due to lack of applications ready to be heard. The next meeting is scheduled for May 17th.

Mayor McGuire – thanked the Council members who attended the baseball/softball opening day on April 22nd. He also thanked the recreation department and DPW. Adult softball had their opening day this past weekend. There are 100 people in the league with 8 teams. The Borough has been awarded the local recreation grant of \$70,000 which is a matching grant. This will be used for basketball court improvements at Veterans Park in 2024. There has been a vandalism issue at Veterans Park. The pipes were cracked open with multiple rocks and tennis balls found in them. The DPW had to dig up the entire length of the parking lot. DPW had to call in a special company. Our new IT Consultant has discovered numerous phone lines that are not used and has started having them disconnected. This should save the Borough over \$1,000 per month. Mayor

met with Interstate Waste Services, and they have agreed to knock off \$10,000 per month which will save us \$80,000 this year. New contract for approval will be at the next meeting. Memorial Day Parade will be May 29th at 11:00 am starting at the school and ending at the Legion for a ceremony and refreshments. We have 2 concerts scheduled, June 29th and July 20th. Movie night will be August 25th.

Mayor McGuire spoke about the Borough being awarded a grant for a dog park at the southeastern corner of Veterans Park at the southeastern corner. However, the location is so far back and maybe it can be located somewhere else in Veterans Park or get special permission from the County to move it to Hogan Park. Council President McMorrow thinks Hogan Park has spots behind the park that are empty by the willow tree behind field 4. Councilman Hogan said it is a dead area in Veterans. What else could be put at Veterans where the dog park was intended. The intention was to spruce up Veterans. It would be an advantage to have it so far back so it will not interfere with games. Mayor McGuire stated that we have until 2024 to get this done.

BOROUGH ATTORNEY REPORT

Mr. Ferraro – should have the garbage contract finalized next meeting.

BOROUGH ENGINEER REPORT

Mr. Loverich – The contractor should be completing the outstanding issues at the Paris/Livingston Streetscape next week. The Riverside Coop Road Paving precon meeting is scheduled for May 18th at 10:00 am at Borough Hall. Veterans Drive Phase II and Livingston Street Streetscape, down by Yogybee to Rockland Avenue, survey should be done by the end of the month.

ADJOURNMENT

Mayor McGuire asked for a motion and second to adjourn the meeting at 9:35 PM. Motion made by Councilman Hogan, seconded by Council President McMorrow. All were in favor to adjourn.

Joseph E. McGuire
Mayor

ATTEST:

Frances M. Weston

Frances M. Weston
Municipal Clerk

Approved: June 14, 2023