

**MINUTES**  
**Special Meeting of the Mayor and Council**  
**Thursday, June 30, 2022**  
**7:00 PM**

**CALL THE MEETING TO ORDER**

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

**OPEN PUBLIC MEETINGS ACT NOTICE**

Mayor Marana read the Open Public Meetings Act Notice into the record as follows:

*“This is a Special Meeting of the Mayor and Council of the Borough of Northvale. The date, time and location of this meeting have been advertised in the 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 THE FLAG & MOMENT OF SILENCE**

Mayor Marana asked everyone to stand and join him in a salute to the flag led by Acting Fire Chief Gerry Smithson. Mayor Marana asked everyone to remain standing for a moment of silence remembering Allison Lazarus, a longtime resident and former Building Department employee who passed away recently at the age of 66.

**Mayor Marana asks for a roll call of the Council:**

Mayor Marana	Present	Councilman Hogan	Present
Councilman Argiro	Absent	Councilman McGuire	Present
Councilman DeLisio	Present	Councilwoman McMorro	Absent
Councilman Devlin	Present		

**Other Officials Present:**

Shuaib Firozvi, CFO  
Steve Wielkocz, Borough Auditor  
Frances Weston, Municipal Clerk

**Mayor Marana suspends the regular order of business to introduce the 2022 Municipal Budget.**

Mayor Marana asks Mr. Wielkocz to discuss the budget. Mr. Wielkocz starts out with, after discussions with Pat, Shuaib, and governing body emails, since the town received \$257,000 in 2021 from the American Rescue Plan, which has not been utilized, and we will be receiving the same amount any day now, this was the right time to give taxpayers a little relief and break. Everybody is very cognizant of what happened a few years ago. Since we are a smaller town with a small budget, the dollar really means something as opposed to the county or larger city budgets where there is a lot of room. Here we do not have a lot of room. The conclusion reached for \$500,000+ free money there is not enough to do anything big with. The money has to be used by 12/31/24 or go back to the federal government. It will be used this year, next year, and 2024 to help smooth over other increases in the budget. The town is getting hit just as much as the average citizen in terms of gas prices, materials going up, etc. We had a good year last year and we are using only \$200,000 of the surplus in the 2022 budget which should not be hard to regenerate. We have a half million dollars left in the Sale of Property Reserve. We used \$165,000 in this year’s budget. That money is around for a few more years. We are using \$197,000 of American Rescue Plan money and will still have \$318,000 to use over the next two years and within the \$197,000 that we are using, there is, in the whole picture, \$67,000 we put in to deal with equipment and needs of EMS people. So, that \$197,000 is really \$130,000. Overall, we will have reserves for next year and the year after. Hopefully everything will come to a head and things get better. This is the best budget you can bring forth with no municipal tax increase and no county levy increase. The only increase will be from the two schools. Council President DeLisio and Councilman McGuire both tell the Council that the Northvale portion of the high

school budget will go down. Mr. Wielkotz feels comfortable that this is a good spot for us and this is the year to do it. This fix will last a couple of years giving the town time to add ratables and do things to help budgetarily. Mr. Wielkotz reminds the Council of a number of years ago the referendum passed and the Library reopened. The tax increase was hundreds of thousands of dollars just for the Library.. The leaders of the governing body at that time only wanted the residents to have no tax increase despite the expense of \$300,000 for the reopening of the Library. The only way that could happen was to use all of the surplus. Mr. Wielkotz went on record that this was not a good idea. Surplus was depleted to just about zero. Councilman McGuire thought the American Rescue Plan money could not be used for tax relief. Mr. Wielkotz answered that we are not using it for tax relief, we are using it for revenue loss which is allowable. If you received less than \$10MM, you can use for revenue loss. The State position is you cannot reduce tax levy from last year but if you are using it to keep it the same then it is okay. Councilman McGuire asked if there were any restrictions on what we can spend it on. The State recommended the money could be used for public safety. The budget has separate appropriation for police salaries for the \$197,000. Police salary and wages are broken into two accounts. When you report, it was used for revenue loss and assigned for police salaries. There should be no problem at all.

Mayor Marana asked if Mr. Firozvi would like to add anything. Mr. Firozvi stated that everything was covered by Mr. Wielkotz. The remaining surplus is over \$1MM and if we use it wisely it can last the next 3 or 4 years.

Mayor Marana had some late breaking fire and ambulance capital requests. He asked if we can use ARP funds or bond since some of the fire equipment is emergency. Gerry Smithson our Acting Fire Chief was present. Mr. Firozvi recommends passing an emergency temporary appropriation resolution and bond ordinance at the next meeting. Mr. Wielkotz answered we are technically not using ARP money for the equipment but theoretically we have used more of that in order to get where we wanted to get and get an additional \$67,000 into the budget. Mr. Wielkotz further explained that Shuaib had a good idea to take the \$67,000 and increase capital improvement fund by that instead of showing separate line in capital section and fund these purchases in a bond ordinance. The best way to get it done tonight is to pass a temporary emergency resolution which adds money to basically cut Purchase Orders tomorrow because it puts it in the temporary budget. That temporary emergency will be funded from the bond ordinance at the next regular meeting. That money, other than the 5% down of the total ordinance, will be all that comes out of this year's budget. This will give additional money in capital improvement fund for the next couple of years. Mayor Marana added that another bond ordinance is coming.

**Mayor Marana asks for a motion and second to approve Resolution #2022-101. Motion made by Councilman Hogan, seconded by Council President DeLisio.**

### **RESOLUTION #2022-101**

**TITLE: INTRODUCTION OF THE 2022 MUNICIPAL BUDGET**

**BE IT RESOLVED**, that the following statement of revenue and appropriation attached hereto constitute the local budget of the Borough of Northvale, County of Bergen, New Jersey for the year 2022.

**BE IT FURTHER RESOLVED**, that said budget is to be published in the Record in the issue of July 11, 2022, and that a hearing on the Budget will be held at the Municipal Complex on July 28, 2022 at 7:00 PM or as soon thereafter as the matter may be reached.

**Revenue and Appropriation Summaries - Anticipated**

<b>Summary of Revenues</b>	<b>2022</b>	<b>2021</b>
1. Surplus	200,000.00	109,000.00
2. Total Miscellaneous Revenues	1,736,805.00	1,633,598.77
3. Receipts from Delinquent Taxes	241,000.00	241,000.00
4. a) Local Tax for Municipal Purposes	7,300,000.00	7,300,000.00
b) Addition to Local District School Tax		
c) Minimum Library Tax	344,195.00	325,938.00
Total Amount to be Raised by Taxes for Municipal	7,644,195.00	7,625,938.00
<b>Total General Revenues</b>	<b>9,822,000.00</b>	<b>9,609,536.77</b>
<b>Summary of Appropriations</b>		
1. Operating Expenses: Salaries & Wages	3,442,100.00	3,493,500.00
Other Expenses	3,823,445.00	3,711,109.00
2. Statutory Expenses & Other Appropriations	1,366,195.00	1,379,489.77
3. Capital Improvements	107,000.00	40,000.00
4. Debt Service	673,344.00	656,438.00
5. Deferred Charges	71,916.00	24,000.00
6. Reserve for Uncollected Taxes	338,000.00	305,000.00
<b>Total General Appropriations</b>	<b>9,822,000.00</b>	<b>9,609,536.77</b>

**Mayor Marana asks for a roll call vote of the Council:**

Councilman Argiro	Absent	Councilman Hogan	Yes
Councilman DeLisio	Yes	Councilman McGuire	Yes
Councilman Devlin	Yes	Councilwoman McMorro	Absent

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**Mayor Marana asks for a motion and second to approve Resolution #2022-102. Motion made by Council President DeLisio, seconded by Councilman McGuire.**

**RESOLUTION #2022-102**

**TITLE: RESOLUTION AUTHORIZING EMERGENCY TEMPORARY APPROPRIATIONS IN THE AMOUNT OF \$67,000 FOR THE FIRE DEPARTMENT EQUIPMENT PURCHASE IN CALENDAR YEAR 2022 MUNICIPAL BUDGET**

**WHEREAS**, N.J.S.A. 40A:4-20 provides that where any contract, commitment or payments are to be made prior to the final adoption of the 2022 budget, emergency temporary appropriations should be made for the purpose and amounts required in the manner and time therein provided; and

**WHEREAS**, the provision is made for the appropriation authorized hereby by virtue of a Bond Ordinance anticipated to be finally adopted on August 10, 2022. Accordingly, upon the effective date of such Bond Ordinance, the appropriation authorized herein shall be cancelled and not be included in the 2022 municipal budget.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Northvale, in the County of Bergen, State of New Jersey, that the emergency temporary appropriations, in the amount of \$67,000.00 for Current Fund be made and a certified copy of this resolution be transmitted to the Chief Financial Officer for his records:

**Mayor Marana asks for a roll call vote of the Council:**

Councilman Argiro	Absent	Councilman Hogan	Yes
Councilman DeLisio	Yes	Councilman McGuire	Yes
Councilman Devlin	Yes	Councilwoman McMorrow	Absent

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Mayor Marana asked Mr. Wielkocz to explain Ordinance #1054-2022. Mr. Wielkocz stated that every municipality and county pass this Ordinance every year. The State sets the cap rate at a maximum of 3-1/2%. The index this year is 2-1/2%. In order to get the extra percent, we have to pass this ordinance. Anything you do not appropriate up to the cap gets banked for future years.

**Mayor Marana asks for a motion and second to approve first reading of Ordinance #1054-2022. Motion made by Council President DeLisio, seconded by Councilman McGuire.**

**ORDINANCE #1054-2022 – 1<sup>ST</sup> Reading**

**ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK FOR CY 2022 (N.J.S.A. 40A:4-45.14)**

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

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

**WHEREAS**, the Mayor and Council of the Borough of Northvale in the County of Bergen finds it advisable and necessary to increase its CY 2022 budget by up to 3.5% over the previous year’s final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

**WHEREAS**, the Mayor and Council of the Borough of Northvale hereby determines that a 1.00 % increase in the budget for said year, amounting to \$72,046.09 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

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

**NOW, THEREFORE BE IT ORDAINED**, by the Mayor and Council of the Borough of Northvale, in the County of Bergen, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2022 budget year, the final appropriations of the Borough of Northvale shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 1.00%, amounting to \$72,046.09, and that the CY 2022 municipal budget for the Borough of Northvale be approved and adopted in accordance with this ordinance; and,

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

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

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

**Mayor Marana asks for a roll call vote of the Council:**

Councilman Argiro	Absent	Councilman Hogan	Yes
Councilman DeLisio	Yes	Councilman McGuire	Yes
Councilman Devlin	Yes	Councilwoman McMorrow	Absent

**Mayor Marana resumes the regular order of business at this time.**

**APPOINTMENTS & PERSONNEL CHANGES**

Mayor Marana asks for a motion and second to approve the resignation of Tracy Jeffery as Zoning Officer, Property Maintenance and Code Enforcement Officer effective June 28, 2022. Motion made by Councilman Devlin, seconded by Councilman Hogan.

**Mayor Marana asks for a roll call vote of the Council:**

Councilman Argiro	Absent	Councilman Hogan	Yes
Councilman DeLisio	Yes	Councilman McGuire	Yes
Councilman Devlin	Yes	Councilwoman McMorrow	Absent

**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”*

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**Mayor Marana asks for a motion and second to approve Consent Agenda Resolutions #2022-103 to #2022-107. Motion made by Councilman Hogan, seconded by Councilman McGuire.**

**RESOLUTION #2022-103**

**TITLE: RESOLUTION AUTHORIZING THE CHIEF FINANCIAL OFFICER TO REFUND TAXES OVERPAID DUE TO STATE TAX COURT JUDGMENT**

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Northvale, that the Chief Financial Officer is hereby authorized to refund the following overpayment of taxes due to State Tax Board Judgment:

<u>Block</u>	<u>Lot</u>	<u>Name</u>	<u>Amount</u>	<u>Year</u>
910	2	Waters, McPherson, McNeill PC	\$4,548.00	2020
		Attorney for Avalino Realty, LLC	\$4,539.00	2021
		300 Lighting Way		
		P.O. Box 1560		
		Secaucus, N.J. 07096		
		Property – 160 Paris Avenue		

**BE IT FURTHER RESOLVED**, by the Mayor and Council of the Borough of Northvale that the Chief Financial Officer shall issue one check in the amount of \$9,087.00 to Waters, McPherson, McNeill PC for benefit of Avalino Realty, LLC and forward it to Waters, McPherson, McNeill PC.

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**RESOLUTION #2022-104**

**TITLE: RESOLUTION AUTHORIZING THE CHIEF FINANCIAL OFFICER TO REFUND ZONING PERMIT FEE TO EUNJU KIM – 206 WALNUT STREET**

**WHEREAS**, the above mentioned applicant paid fees for a zoning permit at the above mentioned premises for installation of a Pergola ; and

**WHEREAS**, there is no zoning permit required as this is not a permanent structure.

**NOW, THEREFORE BE IT RESOLVED**, that the Chief Financial Officer is hereby authorized to refund the permit fee in the amount of \$75.00 to:

Eunju Kim  
206 Walnut Street  
Northvale, New Jersey 07647

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**RESOLUTION #2022-105**

**TITLE: RESOLUTION APPOINTING LIZ STASS AS TECHNICAL ASSISTANT DURING JULIA MARTINO’S MEDICAL LEAVE OF ABSENCE**

**WHEREAS**, Julia Martino will be on medical leave as of July 19, 2022 for an indeterminate period of time; and

**WHEREAS**, Liz Stass has the requisite skills and experience to assume the responsibilities of Technical Assistant in her absence; and

**WHEREAS**, it is in the best interest of the Borough of Northvale to appoint Liz Stass as the Technical Assistant during Julia Martino’s medical leave of absence.

**NOW, THEREFORE BE IT RESOLVED**, that the Governing Body of the Borough of Northvale hereby appoint Liz Stass to the position of Technical Assistant in the absence of Julia Martino at a salary of \$18/hour for a total of 25 hours per week effective July 15, 2022.

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**RESOLUTION #2022-106**

**TITLE: RESOLUTION ENDORSING COMMUNITY DEVELOPMENT PROJECT FOR THE HOUSING AUTHORITY OF BERGEN COUNTY**

**WHEREAS**, a Bergen County Community Development grant of \$35,000 was proposed by the HOUSING AUTHORITY OF BERGEN COUNTY for replacement and upgrade of the HVAC system for all common areas at 188 Franklin Street (Franklin Villa) in the municipality of Northvale, New Jersey; and

**WHEREAS**, the Governing Body of the Borough of Northvale confirmed endorsement of the aforesaid project through Resolution #2022-73 on April 13, 2022; and

**WHEREAS**, the Housing Authority of Bergen County would like to change the grant amount from \$35,000 to \$74,010 due to increase in the cost of the HVAC system; and

**WHEREAS**, this resolution does not obligate the financial resources of the municipality and is intended solely to expedite expenditure of the aforesaid CD funds.

**NOW, THEREFORE BE IT RESOLVED**, that the Governing Body of the Borough of Northvale, hereby confirms endorsement of the aforesaid project; and

**BE IT FURTHER RESOLVED**, that a copy of this resolution shall be sent to the Director of the Bergen County Community Development Program so that implementation of the aforesaid project may be expedited.

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**RESOLUTION #2022-107**

**TITLE: RESOLUTION AUTHORIZING MAYOR TO SIGN FIRST AMENDMENT TO MEMORANDUM OF UNDERSTANDING BETWEEN THE BOROUGH OF NORTHVALE, NORTHVALE GREENS LLC, PARIS SQUARE HOME OWNERS ASSOCIATION, INC. AND CONNECTONE BANK**

**WHEREAS**, the Borough of Northvale (the “Borough”), Northvale Greens LLC (“Northvale Greens”), Paris Square Home Owners Association, Inc. (the “HOA”) and 100 Mile Fund LLC (“100 Mile”) entered into an agreement entitled Memorandum of Understanding effective as of April 28, 2022 (the “MOU”) regarding the completion of the Amended Required Improvements (as that term is defined in the MOU); and

**WHEREAS**, the MOU provided for the delivery of the Net Performance Guaranty Funds (as that term is defined in the MOU) to 100 Mile, an affiliate of the construction lender to Northvale Greens, to hold and disburse in accordance with the terms of the MOU; and

**WHEREAS**, CNOB is acquiring the construction loan initially made by 100 Mile REIT, Inc. to Northvale Greens; and

**WHEREAS**, the Parties are desirous of amending the MOU to provide for CNOB, as the successor lender under the construction loan, to hold and disburse the Net Performance Guaranty Funds in lieu of 100 Mile; and

**WHEREAS**, the Borough has been presented with a First Amendment to Memorandum of Understanding (annexed hereto) which provides that Paragraph 3 of the MOU is modified and amended to provide that CNOB shall hold and disburse the Net Performance Guaranty Funds in accordance with the conditions of the MOU; and

**WHEREAS**, the First Amendment to Memorandum further provides that upon the delivery of the Net Performance Guaranty Funds to CNOB, 100 Mile is released from all obligations under the MOU; and

**WHEREAS**, in all other respects the MOU shall remain in full force and effect without change of modification.

**WHEREAS**, it is in the best interest of the Borough to authorize the Mayor to execute the First Amendment to Memorandum.

**NOW, THEREFORE BE IT RESOLVED**, that the Mayor is hereby authorized to execute the First Amendment to Memorandum.

**Mayor Marana asks for a roll call vote of the Council:**

Councilman Argiro	Absent	Councilman Hogan	Yes
Councilman DeLisio	Yes	Councilman McGuire	Yes
Councilman Devlin	Yes	Councilwoman McMorro	Absent

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**ORDINANCES – 1<sup>ST</sup> Reading**

**Mayor Marana asks for a motion and second to approve first reading of Ordinance #1055-2022. Motion made by Council President DeLisio, seconded by Councilman Hogan.**

**ORDINANCE #1055-2022**

**BOND ORDINANCE TO AUTHORIZE THE RESURFACING OF VETERANS DRIVE (PHASE 1) IN, BY AND FOR THE BOROUGH OF NORTHVALE, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$300,000 TO PAY THE COST THEREOF, TO APPROPRIATE A STATE GRANT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BOND**

**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 1) 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 \$300,000 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 \$300,000, and (4) \$216,000 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 \$84,000, and (6) the cost of said purpose, as hereinbefore stated, includes the aggregate amount of \$55,000, 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 \$216,000 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 \$84,000 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 the Borough of an aggregate principal amount not exceeding \$84,000 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, 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 \$84,000 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 Marana asks for a roll call vote of the Council:**

Councilman Argiro	Absent	Councilman Hogan	Yes
Councilman DeLisio	Yes	Councilman McGuire	Yes
Councilman Devlin	Yes	Councilwoman McMorrow	Absent

**OPEN MEETING TO THE PUBLIC**

**Deb Pawlowski, 111 Paris Avenue** – loves the sidewalks and asked if garbage cans can be put along Paris Avenue and Livingston Street.

**John Massar, 465 Tappan Road** – trailers delivering to the florist drive over his property all the time. He has put in new pavers and also called the Police who suggested having boulders placed on the grass strip. Last week a UPS trailer road over the sidewalk and hit the boulders. There is a sign by the florist saying tractor trailers should not back in but they still do. He spoke with the florist who suggested he contact the truckers. He got in touch with the supplier and was told it was not their issue. His neighbor has cameras and shows him when the tractor trailers go on his property.

**CLOSED SESSION – Mayor Marana asks for a motion and second to adjourn into Closed Session. Action will definitely be taken when we are back in open. Motion was made by Councilman McGuire and seconded by Councilman Hogan.**

*Action may  not  be taken upon return to open session.*

**RESOLUTION #2022-107**

**TITLE: TO PROVIDE FOR A MEETING NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETINGS ACT N.J.S.A 10:4-12**

**WHEREAS**, the Council of the Borough of Northvale is subject to certain requirements of the Open Public Meetings Act, NJSA 10:4-6, et seq; and

**WHEREAS**, the Open Public Meetings Act, NJSA 10:4-12, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by resolution; and

**WHEREAS**, it is necessary for the Council of the Borough of Northvale to discuss in session not open to the public certain matter relating to an item or items authorized by NJSA 10:4-12b, as listed below:

- 1. Matters required by law to be confidential
- 2. Matters where the release of information would impair the right to receive funds.
- 3. Matters involving individual privacy
- 4. Matters relating to collective bargaining
- 5. Matters relating to the purchase, lease or acquisition of real property or the investment of public funds.
- 6. Matters relating to public safety and property.
- 7. Matters relating to litigation, negotiations and attorney client privilege.
- 8. Matters relating to the employment relationship – Personnel
- 9. Matters relating to the potential imposition of a penalty.

**NOW, THEREFORE BE IT RESOLVED**, by the Council of the Borough of Northvale that immediately after the adoption of this resolution the Council shall enter into closed session.

**Mayor Marana asks for a roll call vote of the Council:**

Councilman Argiro	Absent	Councilman Hogan	Yes
Councilman DeLisio	Yes	Councilman McGuire	Yes
Councilman Devlin	Yes	Councilwoman McMorrow	Absent

**CLOSED SESSION – The Council went into Closed Session at 7:35 PM.**

**RETURN TO OPEN SESSION – The Council returned to Open Session at 8:38 PM.**

**Mayor Marana asks for a motion and second to approve Resolution #2022-109, accepting the resignation of Shuaib Firozvi effective August 31, 2022. Motion was made by Council President DeLisio, seconded by Councilman Devlin.**

**RESOLUTION #2022-109**

**TITLE: RESOLUTION ACCEPTING THE RESIGNATION OF SHUAIB FIROZVI AS CHIEF FINANCIAL OFFICER, QUALIFIED PURCHASING AGENT, AND NETWORK ADMINISTRATOR**

**WHEREAS**, Shuaib Firozvi has served as the Borough of Northvale’s Chief Financial Officer, Qualified Purchasing Agent and Network Administrator; and

**WHEREAS**, by resignation letter dated June 15, 2022, Firozvi submitted his letter of resignation effective August 31, 2022; and

**WHEREAS**, it is in the best interest of the Borough to accept Shuaib Firozvi’s letter of resignation effective August 31, 2022.

**NOW, THEREFORE BE IT RESOLVED**, that the Borough of Northvale hereby accepts the resignation of Shuaib Firozvi of the positions Chief Financial Officer, Qualified Purchasing Agent and Network Administrator effective August 31, 2022.

**Mayor Marana asks for a roll call vote of the Council:**

Councilman Argiro	Absent	Councilman Hogan	Yes
Councilman DeLisio	Yes	Councilman McGuire	Yes
Councilman Devlin	Yes	Councilwoman McMorrow	Absent

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**Mayor Marana asks for a motion and second to approve Resolution #2022-110 to appoint Nicola Lepore as Interim Zoning Officer, Property Maintenance, and Code Compliance Officer. Motion was made by Councilman Devlin, seconded by Councilman Hogan.**

**RESOLUTION #2022-110**

**TITLE: RESOLUTION APPOINTING NICOLA LEPORE AS INTERIM ZONING OFFICER, PROPERTY MAINTENANCE AND CODE COMPLIANCE OFFICER UNTIL POSITION IS PERMANENTLY FILLED**

**WHEREAS**, Tracy Jeffery has resigned effective June 28<sup>th</sup> as Zoning Officer, Property Maintenance and Code Compliance Officer; and

**WHEREAS**, Nicola Lepore has the requisite skills and experience to assume the responsibilities of Interim Zoning Officer, Property Maintenance and Code Compliance Officer until the position is permanently filled; and

**WHEREAS**, it is in the best interest of the Borough of Northvale to appoint Nicola Lepore as Interim Zoning Officer, Property Maintenance and Code Compliance Officer.

**NOW, THEREFORE BE IT RESOLVED**, that the Governing Body of the Borough of Northvale hereby appoint Nicola Lepore to the position of Interim Zoning Officer, Property Maintenance and Code Compliance Officer until the position is permanently filled at a salary of \$500/week for a total of 12 hours per week effective July 18, 2022.

**Mayor Marana asks for a roll call vote of the Council:**

Councilman Argiro	Absent	Councilman Hogan	Yes
Councilman DeLisio	Yes	Councilman McGuire	Yes
Councilman Devlin	Yes	Councilwoman McMorrow	Absent

**ADJOURNMENT**

Motion was made by Council President DeLisio, seconded by Councilman Hogan to adjourn the meeting at 7:54 PM. All were in favor to adjourn.

*Patrick J. Marana*

Mayor

**ATTEST:**

*Frances M. Weston*

Frances M. Weston  
Municipal Clerk

Approved: July 28, 2022

