

AGENDA
Combined Meeting of the Mayor and Council
Wednesday August 10, 2016
7:30 PM

CALL THE MEETING TO ORDER –

STATEMENT –

“This is a Combined Meeting of the Mayor and Council of the Borough of Northvale. The date, time and location of this meeting has been advertised in the official Newspapers of the Borough, filed with the Borough 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 – SILENT PRAYER –

ROLL CALL –

Name	Present	Absent
Mayor Piehler	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Macchio	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Marana	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Shepard	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Small	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Sokoloski	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Sotiropoulos	<input type="checkbox"/>	<input type="checkbox"/>

APPROVAL OF MINUTES –

Combined Meeting of [July 13, 2016](#)

Motion	Second	Name
<input type="checkbox"/>	<input type="checkbox"/>	Councilwoman Macchio
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Marana
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Shepard
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Small
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sokoloski
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sotiropoulos

Name	Yes	No	Absent	Abstain
Councilwoman Macchio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Marana	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Shepard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Small	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Sokoloski	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Sotiropoulos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PRESENTATIONS, PLAQUES & PROCLAMATIONS –

APPOINTMENTS & PERSONNEL CHANGES –

Motion	Second	Name
<input type="checkbox"/>	<input type="checkbox"/>	Councilwoman Macchio
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Marana
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Shepard
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Small
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sokoloski
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sotiropoulos

Name	Yes	No	Absent	Abstain
Councilwoman Macchio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Marana	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Shepard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Small	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Sokoloski	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Sotiropoulos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MONTHLY CORRESPONDENCE – The following correspondence is on file in the Borough Clerk’s office and it can be viewed by the public between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.

Police Department – Northvale/Rockleigh
 Tax Collector
 Fire Prevention
 Building Department
 Municipal Court
 Recreation Committee

CORRESPONDENCE –

1. Letter – [County Executive](#)
 Re: FY 2016/2017 CDBG Grant Operation of Senior Center - \$38,000
2. E-mail – [Jeanne Clayton](#)
 Re: Request for Ordinance to Ban the Sale of Dogs and Cats in Inhumane Conditions – [Sample Ordinance](#)
3. [Synopsis of 2015 Audit](#) – to be advertise in the Record Wednesday, August 20, 2016

RESOLUTIONS –

RESOLUTION #2016-102

TITLE: RESOLUTION FOR RENEWAL OF MEMBERSHIP IN THE JOINT INSURANCE FUND

Motion	Second	Name
<input type="checkbox"/>	<input type="checkbox"/>	Councilwoman Macchio
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Marana
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Shepard
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Small
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sokoloski
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sotiropoulos

WHEREAS, the Borough of Northvale is a member of the Bergen County Municipal Joint Insurance Fund; and

WHEREAS, said renewed membership terminates as of December 31, 2016 unless earlier renewed by agreement between the Municipality and the Fund; and

WHEREAS, the Borough of Northvale desires to renew said membership;

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. The Borough of Northvale agrees to renew its membership in the Bergen County Joint Insurance Fund and to be subject to the Bylaws, Rules and Regulations, coverages and operating procedures thereof as presently existing or as modified from time to time by lawful act of the Fund.

2. The Mayor and Clerk shall be and hereby are authorized to execute the agreement to renew membership annexed hereto and made a part hereof and to deliver same to the Bergen County Municipal Joint Insurance Fund evidencing the Municipality’s intention to renew its membership.

[JIF Agreement 2016 - 2020.doc](#)

Name	Yes	No	Absent	Abstain
Councilwoman Macchio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Marana	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Shepard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Small	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Sokoloski	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Sotiropoulos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RESOLUTION #2016-103

TITLE: AUTHORIZE THE CHIEF FINANCIAL OFFICER TO ISSUE A REFUND DUE TO THE OVERPAYMENT OF TAXES – BLOCL 1101 LOT 5 – 140 LEGRAND AVENUE

Motion	Second	Name
<input type="checkbox"/>	<input type="checkbox"/>	Councilwoman Macchio
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Marana
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Shepard
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Small
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sokoloski
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sotiropoulos

BE IT RESOLVED by the Mayor and Council of the Borough of Northvale that a warrant be drawn as indicated below in the designated amount representing a duplicate tax payment as follows:

Block/Lot	Name/Address	Date Paid	Amount
1101/5	140 LeGrand Avenue	2/2/2016	\$36,153.07

BE IT FURTHER RESOLVED that the property owner has advised that they want the refund sent to the below as Lakeland Bank is now the new Mortgage Holder and has been making payments on their behalf.

Payment to be refunded to:

The Hampshire Companies, LLC
 c/o Sutherland Global Services
 PO Box 470207
 Tulsa OK 74147-0207

BE IT FURTHER RESOLVED that the tax collector is hereby authorized and directed to send a corrected tax bill reflecting the deduction of the overpayment for the above mentioned Block/Lot.

Name	Yes	No	Absent	Abstain
Councilwoman Macchio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Marana	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Shepard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Small	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Sokoloski	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Sotiropoulos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RESOLUTION #2016-104

TITLE: RESOLUTION OF THE BOROUGH OF NORTHVALE COUNTY OF BERGEN, STATE OF NEW JERSEY ADOPTING, RATIFYING AND AUTHORIZING EXECUTION OF DEVELOPER’S AGREEMENT WITH CHO DAE CHURCH (THE DEVELOPER')

Motion	Second	Name
<input type="checkbox"/>	<input type="checkbox"/>	Councilwoman Macchio
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Marana
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Shepard
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Small
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sokoloski
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sotiropoulos

WHEREAS, the Developer is the owner of property as shown on the Tax Map of the Borough of Northvale and commonly known as Block 1007 Lot 1, 119 Rockland Avenue and Block 1007, Lot 2, 150 Railroad Avenue, Northvale, New Jersey (the "Property"); and

WHEREAS, the Developer is desirous of constructing a church building on the premises (the project as shown on a set of drawings approved by the Planning Board and more thoroughly described in paragraph 2; and

WHEREAS, in conformity with the Zoning Ordinance, Building Code, and Health Code of the Borough as well as other applicable statutes, ordinances, laws, rules, regulations, the Board Resolutions 2014-06, adopted August 20th, 2014 as amended by Resolution 2015-07, adopted on August 19, 2015 granting an extension of one year to commence construction and 2016-04, adopted on January 20, 2016, granting certain amended site plan approvals, the Developer is desirous of entering into a Developer's Agreement with the Borough and the Board with respect to the development of the Property in furtherance of the provisions of the Borough's Ordinances which among other things, requires that prior to the granting of a building permit, the Developer shall have installed or shall have furnished performance guarantee for the ultimate installation of the several improvements therein mentioned, and that no Certificate of Occupancy shall be issued by the Construction Code Official until the completion of all such required improvements has been certified by the Board by the Borough Engineer unless satisfactory performance guarantee to cover the cost of all such improvements or the incomplete portion thereof and deposits for the Borough professional costs are filed by the Developer; and

WHEREAS, it is mutually desired by the parties hereto that the Project shown on the aforementioned Site Plan shall be improved and developed in such a manner as will insure protection to the surrounding and neighboring properties, as well as the public roads in and about said area to the end that said development shall result in a desirable development within the Borough of Northvale; and

WHEREAS, the Borough now seeks to adopt, ratify and authorize execution of the Developer's Agreement referenced herein, and in the Planning Board approval resolution.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Northvale, County of Bergen, State of New Jersey that the Developer's Agreement negotiated and prepared between counsel for the Borough and Cho Dae Church be and is hereby adopted and ratified, subject to inclusion of the attachments and exhibits referenced therein and ratification and execution by the Planning Board and Developer; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk be and are hereby authorized to execute the Developer's Agreement as submitted for consideration on the date hereof; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk be and are hereby authorized to deliver to the Developer the executed Developer's Agreement in the form and content as set forth above; and

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to provide a copy of this resolution to the Developer's Attorney, John J. VanHorne, Esq., of Reeve & VanHorne, 65 North Dean Street, Englewood, New Jersey 07631, Maser Consulting and the Borough of Northvale Planning Board Secretary at their usual places of business within seven days of the adoption hereof.

[ChoDae Developer's Agreement final1.pdf](#)

[160608 Hubschman Cost Est.pdf](#)

[160621 Maser Bond Estimate -Cho Dea.pdf](#)

Name	Yes	No	Absent	Abstain
Councilwoman Macchio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Marana	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Shepard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Small	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Sokoloski	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Sotiropoulos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RESOLUTION #2016-

TITLE: PAYMENT OF BILLS

Motion	Second	Name
<input type="checkbox"/>	<input type="checkbox"/>	Councilwoman Macchio
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Marana
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Shepard
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Small
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sokoloski
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sotiropoulos

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Councilman Shepard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Small	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Sokoloski	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Sotiropoulos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ORDINANCES –2nd reading –

ORDINANCES – 1st reading –

DISCUSSION –

MAYOR & COUNCIL REPORT –

BOROUGH ENGINEER REPORT –

BOROUGH ATTORNEY REPORT –

HEARING OF THE PUBLIC –

CLOSED SESSION – TIME: _____

Motion	Second	Name
<input type="checkbox"/>	<input type="checkbox"/>	Councilwoman Macchio
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Marana
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Shepard
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Small
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sokoloski
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sotiropoulos

Name	Yes	No	Absent	Abstain
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Councilman Shepard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Small	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Sokoloski	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Sotiropoulos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RETURN TO OPEN SESSION – TIME: _____

Motion	Second	Name
<input type="checkbox"/>	<input type="checkbox"/>	Councilwoman Macchio
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Marana
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Shepard
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Small
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sokoloski
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sotiropoulos

Name	Yes	No	Absent	Abstain
Councilwoman Macchio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Marana	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Shepard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Small	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Sokoloski	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Sotiropoulos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADJOURNMENT – TIME: _____

Motion	Second	Name
<input type="checkbox"/>	<input type="checkbox"/>	Councilwoman Macchio
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Marana
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Shepard
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Small
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sokoloski
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sotiropoulos

Name	Yes	No	Absent	Abstain
Councilwoman Macchio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Marana	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Shepard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Small	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Sokoloski	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Sotiropoulos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DRAFT - SUBJECT TO CHANGE