

**A G E N D A**  
**Combined Meeting of the Mayor and Council**  
**Wednesday, June 9, 2021**  
**6:30 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 have been advertised in the official Newspapers of the Borough, filed with the Acting 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 & MOMENT OF SILENCE**

**ROLL CALL**

Name	Present	Absent
Mayor Marana	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Argiro	<input type="checkbox"/>	<input type="checkbox"/>
Councilman DeLisio	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Devlin	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Hogan	<input type="checkbox"/>	<input type="checkbox"/>
Councilman McGuire	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Sotiropoulos	<input type="checkbox"/>	<input type="checkbox"/>

**APPROVAL OF MINUTES**

**Combined Meeting of May 12, 2021**

Motion	Second	Name
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Argiro
<input type="checkbox"/>	<input type="checkbox"/>	Councilman DeLisio
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Devlin
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Hogan
<input type="checkbox"/>	<input type="checkbox"/>	Councilman McGuire
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sotiropoulos

Name	Yes	No	Absent	Abstain
Councilman Argiro	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman DeLisio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Devlin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Hogan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman McGuire	<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"/>

**Closed Session Meeting of May 12, 2021**

Motion	Second	Name
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Argiro
<input type="checkbox"/>	<input type="checkbox"/>	Councilman DeLisio
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Devlin
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Hogan
<input type="checkbox"/>	<input type="checkbox"/>	Councilman McGuire
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sotiropoulos

Name	Yes	No	Absent	Abstain
Councilman Argiro	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman DeLisio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Devlin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Hogan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman McGuire	<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"/>

**Special Meeting of May 25, 2021**

Motion	Second	Name
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Argiro
<input type="checkbox"/>	<input type="checkbox"/>	Councilman DeLisio
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Devlin
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Hogan
<input type="checkbox"/>	<input type="checkbox"/>	Councilman McGuire
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sotiropoulos

Name	Yes	No	Absent	Abstain
Councilman Argiro	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman DeLisio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Devlin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Hogan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman McGuire	<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"/>

**APPOINTMENTS & PERSONNEL CHANGES**

**MONTHLY REPORTS**

The following reports are on file in the Borough 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 - May
- Colliers Engineering
- Fire Department
- Fire Prevention - May
- Millenium Strategies - May
- Recreation Minutes
- Tax Collector

**CORRESPONDENCE**

1. File Bank – Estimate For Closing Account

**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”*

Motion	Second	Name
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Argiro
<input type="checkbox"/>	<input type="checkbox"/>	Councilman DeLisio
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Devlin
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Hogan
<input type="checkbox"/>	<input type="checkbox"/>	Councilman McGuire
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sotiropoulos

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**RESOLUTION #2021-101**

**TITLE: APPROVE THE PERSON-TO-PERSON LIQUOR LICENSE TRANSFER FROM MARYLENA, INC – LICENSE #0240-33-007-013 TO 3D HOSPITALITY**

**WHEREAS**, an application has been filed for a Person-to-Person Transfer of Plenary Retail Consumption License #0240-33-007-013, heretofore issued to Marylena, Inc., for premises located at 493 Tappan Road, Northvale, New Jersey 07647; and

**WHEREAS**, the submitted application form is complete in all respects, the transfer fees have been paid, and the license has been properly renewed for the current license term; and

**WHEREAS**, the applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33; and

**WHEREAS**, the applicant has disclosed, and the issuing authority reviewed, the source of all funds used in the purchase of the license and the licensed business and all additional financing obtained in connection with the business.

**NOW THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Northvale do hereby approve, effective June 9, 2021, the transfer of the aforesaid Plenary Retail Consumption License to 3D Hospitality LLC and does hereby direct the Acting Borough Clerk to endorse the license certificate to the new ownership as follows:

“This license, subject to all its terms and conditions, is hereby transferred to 3D Hospitality LLC effective June 9, 2021.

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**RESOLUTION #2021-102**

**TITLE: APPROVE LIQUOR LICENSES FOR THE TERM JULY 1, 2021 THROUGH JUNE 30, 2022**

**WHEREAS**, the following liquor license holders have paid the required fee to the Borough of Northvale for renewal of their licenses for the July 1, 2021 through June 30, 2022 term;

**NOW THEREFORE BE IT RESOLVED** that the Acting Borough Clerk be and is hereby authorized to issue liquor licenses as follows:

**CLUB LICENSES**

LIC #/NAME	ADDRESS	FEE	TAX CC	PAID
0240-31-012-001 Joseph A. Silva Post #366 American Legion	190 Paris Avenue	\$150.00	Yes	Yes
0240-31-013-001 Northvale Fire Association	204 Washington Avenue	\$150.00	Yes	Yes

**PLENARY RETAIL DISTRIBUTION LICENSE**

NAME	ADDRESS	FEE	TAX CC	PAID
0240-44-001-005 Sun Ae Kim	176 Livingston Street	\$938.75	Yes	Yes
0240-44-006-006 Shop Rite Liquors of Hillsdale t/a Shop Rite Liquors of Northvale	246 Livingston Street	\$938.75	Yes	Yes
0240-44-008-008 Northvale Liquors	224 Livingston Street	\$938.75	Yes	Yes

**PLENARY RETAIL CONSUMPTION LICENSE**

<b>NAME</b>	<b>ADDRESS</b>	<b>FEE</b>	<b>TAX CC</b>	<b>PAID</b>
0240-33-002-003 Madeleine's Petit Paris	416 Tappan Road	\$2,000.00	Yes	Yes
0240-33-005-004 Cavan Cork Ltd. t/a Brady's Fox Hunt Inn	201 Livingston Street	\$2,000.00	Yes	Yes
0240-33-010-006 Northvale Diner, Inc.	247 Livingston Street	\$2,000.00	Yes	Yes
0240-33-007-013 Taste of Spain, LLC t/b 3D Hospitality	493 Tappan Road	\$2,000.00	Yes	Yes
0240-33-009-003 Apple Service of Northvale LLC t/a Maxim Realty	273 Livingston Street	\$2,000.00	Yes	Yes
0240-33-011-007 Noeleen LLC t/a Bidy O'Malley's	191 Paris Avenue	\$2,000.00	Yes	Yes

BE IT FURTHER RESOLVED that all licenses be effective July 1, 2021 through June 30, 2022 and that the Acting Borough Clerk be and she is hereby authorized to forward copies of this resolution to the Division of Alcoholic Beverage Control and the Beverage Tax Division of the State of New Jersey.

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**RESOLUTION #2021-103**

**TITLE: APPROVE CONDITIONAL RESOLUTION FOR LIQUOR LICENSE FOR NOELEEN LLC T/A BIDDY O'MALLEY'S PUB – 191 PARIS AVENUE FOR THE TERM JULY 1, 2021 THROUGH JUNE 30, 2022**

**WHEREAS**, Noeleen LLC t/a Bidy O'Malley's Pub, 191 Paris Avenue, in the Borough of Northvale, has applied for renewal of its Plenary Retail Consumption License; and

**WHEREAS**, in January of 1988, a condition was placed upon said license with the consent of the license holder to the extent that the emergency fire door on the west side of the building was to be kept closed at all times and not opened except in case of an emergency and an alarm placed on said door, and that a letter be submitted yearly citing no objection to the liquor license from St. Anthony's Church; and

**NOW THEREFORE BE IT RESOLVED**, that the Plenary Retail Consumption License of Noeleen LLC t/a Bidy O'Malley's Pub, License No. 0240-33-011-007, is hereby renewed for the time period effective July 1, 2021 through June 30, 2022.

**BE IT FURTHER RESOLVED** that the Acting Borough Clerk be and she is hereby authorized to forward this resolution to the ABC of the State of New Jersey.

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**RESOLUTION #2021-104**

**TITLE: APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF**

**TRANSPORTATION FOR THE BOROUGH OF NORTHVALE VETERANS DRIVE ROADWAY PROJECT**

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

**BE IT FURTHER RESOLVED** that the Mayor and Acting Clerk are hereby authorized to submit an electronic grant application identified as MA – 2022 – Veterans Drive Roadway Project – 00011 to the New Jersey Department of Transportation on behalf of the Borough of Northvale.

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

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**RESOLUTION #2021-105**

**TITLE: AUTHORIZE THE ISSUANCE OF A DUPLICATE TAX SALE CERTIFICATES PURSUANT TO N.J.S.A. 54:5-52.1**

**WHEREAS**, the Tax Collector of the Borough of Northvale has previously issued a tax sale certificate to Rothman Realty I, LLC which certificate is dated 12/7/2018 for Block 912 Lot 7 and bears the Certificate numbers 167;

**WHEREAS**, the owner or party entitled to redeem the aforesaid tax sale certificate has indicated to the Tax Collector that they have lost or otherwise misplaced the original tax sale certificate;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Northvale that the Tax Collector be and is hereby authorized to issue appropriate duplicate tax sale certificate to the said parties entitled to redeem covering the certificate lost or listed as open of record in the County records as previously described all in accordance with the requirements of Chapter 99 of Public Laws of 1997.

**BE IT FURTHER RESOLVED** that a copy of this Resolution be attached to the duplicate certificate to be issued to said party entitled to redeem and that said duplicate certificate shall be stamped or otherwise have imprinted upon it the word “Duplicate” as required by law.

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**RESOLUTON #2021-106**

**TITLE: RESOLUTION TO ENTER INTO GRANT AGREEMENT WITH THE COUNTY OF BERGEN FOR ADA COMPLIANT UPGRADES AT THE LIBRARY**

**BE IT RESOLVED** that the Mayor and Council of the Borough of Northvale wish to enter into a grant agreement with the County of Bergen for the purpose of using \$26,000 in 2021 Community Development Block Grant funds for ADA Compliant Upgrades at the Library located at 116 Paris Avenue, Northvale, New Jersey 07647.

**BE IT FURTHER RESOLVED** that the Council hereby authorize Patrick J. Marana, Mayor, to be a signatory for the aforesaid grant agreement; and

**BE IT FURTHER RESOLVED** that the Mayor and Council hereby authorize Shuaib Firozvi to sign all County vouchers submitted in connection with the aforesaid project; and

**BE IT FURTHER RESOLVED** that the Mayor and Council recognize that the Borough of Northvale is liable for any funds not spent in accordance with the Grant Agreement; and that liability of the Mayor and Council is in accordance with HUD requirements.

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**RESOLUTON #2021-107**

**TITLE: APPOINT NICK LEPORE AS ZONING OFFICIAL DURING TRACY JEFFERY’S MEDICAL LEAVE OF ABSENCE**

**WHEREAS**, Tracy Jeffery will be on medical leave as of June 1, 2021 for an indeterminate period of time; and

**WHEREAS**, Nick Lepore has the requisite skills and experience to assume the responsibilities of Zoning Official in her absence; and

**WHEREAS**, it is in the best interest of the Borough of Northvale to appoint Nick Lepore as the Zoning Official during Tracy Jeffery’s medical leave of absence;

**NOW THEREFORE BE IT RESOLVED** that the Governing Body of the Borough of Northvale hereby appoints Nick Lepore to the position of Zoning Official in the absence of Tracy Jeffery at a salary of \$480 per week for a total of 12 hours per week effective June 1, 2021.

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**RESOLUTION #2021-108**

**TITLE: AUTHORIZE THE CFO TO RETURN ESCROW FOR ROBERT BETTEGA – 179 FRANKLIN STREET**

**WHEREAS**, Mr. Robert Bettega is the owner of 179 Franklin Street, Block 917, Lot 4 in the Borough of Northvale and has applied before the Planning Board/Board of Adjustment for various improvements; and

**WHEREAS**, Mr. Bettega has posted escrow for the above Block and Lot and the project is deemed complete; and

**WHEREAS**, Mr. Bettega has requested the return of the balance of his escrow funds; and

**WHEREAS**, there are no objections to the return of escrow from the Planning/Zoning Attorney or Engineer and there are no outstanding bills;

**NOW THEREFORE BE IT RESOLVED** that the CFO is hereby authorized to return the remainder of escrow fees in the amount of \$160.00 to Mr. Robert Bettega.

**Account # 18021**

**TOTAL \$160.00**

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**RESOLUTION #2021-109**

**TITLE: RESOLUTION AUTHORIZING EXECUTION OF SETTLEMENT AGREEMENT WITH AMERICAN LEGION**

**WHEREAS**, the American Legion and the Borough previously entered into a lease agreement dated June 8, 2016 (the “Lease Agreement”) whereby the American Legion, as Landlord, leased certain real property located at 190 Paris Avenue (the “Property”), to the Borough as Tenant; and

**WHEREAS**, the Borough acknowledged monies are owed to the American Legion on account of the Lease Agreement; and

**WHEREAS**, the Borough and American Legion, each desirous of settling any claims American Legion has against the Borough regarding the Lease Agreement, have agreed to settle this matter in a manner that will obviate the need for litigation of this matter and which will preclude the bringing of any claim, cause, proceeding or action by either party against the other; and

**WHEREAS**, the Borough has agreed to pay, and American Legion has agreed to accept the sum of Fifty-Eight Thousand Dollars (\$58,000.00) (the “Settlement Sum”) in full and final settlement of any claims American Legion has against the Borough; and

**WHEREAS**, the Settlement Sum shall be paid over five (5) years, bi-annually in equal payments of Five Thousand Eight Hundred Dollars (\$5,800.00); and

**WHEREAS**, the parties have agreed that for the duration of the Settlement Payments, the Borough may utilize the Property at least one day/evening per month and the Borough shall further provide snow removal and lawn maintenance services to the property; and

**WHEREAS**, it is in the best interest of the Borough to execute a Settlement Agreement memorializing the terms of the Settlement Agreement as set forth herein.

**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 Mayor to execute the Settlement Agreement.

Name	Yes	No	Absent	Abstain
Councilman Argiro	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman DeLisio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Devlin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Hogan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman McGuire	<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"/>

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**RESOLUTION #2021-110**

**TITLE: PAYMENT OF BILLS**

Motion	Second	Name
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Argiro
<input type="checkbox"/>	<input type="checkbox"/>	Councilman DeLisio
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Devlin
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Hogan
<input type="checkbox"/>	<input type="checkbox"/>	Councilman McGuire
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sotiropoulos

Name	Yes	No	Absent	Abstain
Councilman Argiro	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman DeLisio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Devlin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Hogan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman McGuire	<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 – 2<sup>ND</sup> READING**

**ORDINANCE #1034-2021**

**ORDINANCE REPEALING AND REPLACING ARTICLE III REGULATIONS AND RESTRICTIONS, § 200-9, PROVISIONS APPLICABLE TO ALL ZONES OF THE NORTHVALE BOROUGH CODE**

Motion	Second	Name
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Argiro
<input type="checkbox"/>	<input type="checkbox"/>	Councilman DeLisio
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Devlin
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Hogan
<input type="checkbox"/>	<input type="checkbox"/>	Councilman McGuire
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sotiropoulos

**WHEREAS**, the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (“Act”) (P.L.2021, c.16, approved February 22, 2021), legalizes personal use cannabis for certain adults, subject to State regulation, decriminalizes small amount marijuana and hashish possession, and removes marijuana as a Schedule I drug; and

**WHEREAS**, Section 31 of the Act provides that a municipality may enact ordinances or regulations, within 180 days after the effective date of the Act, not in conflict with the provisions of P.L.2021, c.16:

1) governing the number of cannabis establishments, distributors, or delivery services, as well as the location, manner, and times of operation of establishments and distributors, but the time of operation of delivery services shall be subject only to regulation by the Cannabis Regulatory Commission established pursuant to section 31 of P.L.2019, c.153 (C.24:61-24); and

2) establishing civil penalties for violation of an ordinance or regulation governing the number of cannabis establishments, distributors, or delivery services that may operate in such municipality, or their location, manner, or the times of operations; and

**WHEREAS**, Section 31 of the Act further provides that a municipality may prohibit the operation of any one or more classes of cannabis establishment or cannabis distributors or cannabis delivery services, but not the delivery of cannabis items and related supplies by a delivery service within the jurisdiction of the municipality through the enactment of an ordinance and that only an ordinance to prohibit one or more classes of cannabis establishment or cannabis distributors or cannabis delivery services enacted pursuant to the specific authority to do so by this section shall be valid and enforceable; and

**WHEREAS**, the failure of a municipality to enact an ordinance prohibiting the operation of one or more classes of cannabis establishment or cannabis distributors or cannabis delivery services within 180 days after the effective date of the Act, shall result in any class of cannabis establishment or a cannabis distributor or cannabis delivery services that is not prohibited from operating within the municipality as being permitted for a five-year period from the date of the Act; and

**WHEREAS**, any ordinance enacted by a municipality prior to the effective date of this section addressing the issue of prohibiting one or more types of cannabis-related activities within the jurisdiction of the municipality is null and void; and

**WHEREAS**, pursuant to the Act, Ordinance No. 999-2019 amending Chapter 200 (Zoning), Article III (Regulations and Restrictions), Section 200-9 (B)(11) (Provisions applicable to all zones, Prohibited Uses), of the Code of the Borough of Northvale was enacted prior to the effective date of the Act and is now null and void; and

**WHEREAS**, the Borough’s Governing Body has determined that the sale, manufacture, and/or distribution of cannabis within the Borough limits would be detrimental to the public health, safety and welfare of the municipality; and



**WHEREAS**, pursuant to N.J.S.A. 40:48-2, the governing body of a municipality may make, amend, repeal, and enforce such other ordinances, regulations, rules and by-laws not contrary to the laws of this state or of the United States, as it may deem necessary and proper for the good of government, order and protection of person and property, and for the preservation of the public health, safety and welfare of the municipality and its inhabitants, and as may be necessary to carry into effect the powers and duties conferred and imposed by this subtitle, or by any law; and

**WHEREAS**, pursuant to N.J.S.A. 40:55D-62 and 40:55D-65, the governing body may adopt or amend a zoning ordinance related to the nature and extent of the uses of land and structures thereon and a zoning ordinance may restrict buildings and structures according to their type and the nature and extent of their use; and

**WHEREAS**, Chapter 200 (Zoning), Article III (Regulations and Restrictions), Section 200-9 (B)(11) (Provisions applicable to all zones, Prohibited Uses), should be amended and supplemented to prohibit businesses engaged in the manufacture, sale, and/or distribution of cannabis and/or paraphernalia associated with cannabis use in all of the Borough's zoning districts.

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

**SECTION 1.** Purpose & Authority. The purpose of this ordinance is to modify and amend Chapter 200 §200-9 Provisions applicable to all zones pursuant to N.J.S.A. 40:48-1, and 40:49-2.

Section 2. Amendments. (amendments are highlighted, deletions strikethrough).

Chapter 200 (Zoning), Article III (Regulations and Restrictions), Section 200-9 (Provisions applicable to all zones), of the Code of the Borough of Northvale is hereby repealed in its entirety.

**SECTION 2.** Pursuant to the specific authority vested in the Borough Council of the Borough of Northvale by Section 31 of P.L.2021, c.16, Chapter 200 (Zoning), Article III (Regulations and Restrictions), Section 200-9 (Provisions applicable to all zones) of the Code is hereby supplemented to read as follows [additions by **bold**, deletions by ~~strikethrough~~]:

§ 200-9(B). Prohibited Uses

~~(11) The cultivation, manufacture, warehousing, distribution and sale of marijuana and/or the paraphernalia that facilitates the use of such marijuana, whether for medicinal purposes or recreational use, is prohibited in all zones established in the Borough.~~  
[Added 8-14-2019 by Ord. No. 999-2019]

~~(a) As used in this subsection, the following terms shall have the meanings indicated:~~

**MARIJUANA (CANNABIS)**

~~All parts of the plant Cannabis sativa Linneaus, Cannabis indica or Cannabis ruderalis, whether growing or not; the seeds thereof, the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. Cannabis also means the separate resin, whether crude or purified, obtained from cannabis. Cannabis does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, or any other compound, manufacture salt derivative mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil or cake or the sterilized seed of the plant which is incapable of germination. For purposes of this chapter, Cannabis does not mean industrial hemp.~~

**(11) All uses not expressly permitted in this article are prohibited, including, but not limited to, the following:**

**All classes (1 through 6) of cannabis establishment or cannabis distributors or cannabis delivery services including cannabis cultivators, manufacturers, wholesalers, retailers, cannabis testing facilities, medical cannabis dispensaries, clinical registrant or cannabis retailer including any alternative treatment centers deemed to hold a medical cannabis dispensary permit pursuant to Section 7 of**

**P.L.2009, c.307 (C.24:61-7) are expressly prohibited within the Borough of Northvale.**

**SECTION 3.** As required by N.J.S.A. 40:55D-64, prior to the hearing on adoption of this ordinance, the Borough Clerk shall send a copy of this ordinance to the Northvale Planning Board for its review and comment pursuant to N.J.S.A. 40:55D-26. The Borough Clerk shall also send a copy of this ordinance upon introduction and adoption to the Bergen County Planning Board pursuant to N.J.S.A. 40:55D-16.

**SECTION 4.** All other provisions of Chapter 200, of the Code of the Borough of Northvale shall remain unchanged.

**SECTION 5: Severability.** The provisions of this Ordinance are declared to be severable and if any section, sub-section, sentence, clause, phrase, or any other part of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgment shall not affect, impair, or invalidate the validity of the remaining sections, subsections, sentences, clauses, and phrases of this Ordinance, but shall remain in effect; it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**SECTION 6: Repeal of Inconsistent Provisions.** All ordinances or parts thereof in conflict or inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency or conflict.

**SECTION 7: Codification.** This Ordinance shall be a part of the Code of the Borough of Northvale as though codified and fully set forth therein. The Borough Clerk shall have this ordinance codified and incorporated in the official copies of the Code. The Borough Clerk and the Borough Attorney are authorized and directed to change any Chapter, Article and/or Section number of the Code of the Borough of Northvale in the event that the codification of this Ordinance reveals that there is a conflict between the numbers and the existing Code, and in order to avoid confusion and possible accidental repealers of existing provisions not intended to be repealed.

**SECTION 8.** This ordinance shall take effect twenty days after final passage, adoption, and publication in the manner prescribed by law.

**OPEN MEETING TO THE PUBLIC ON ORDINANCE #1034-2021**

**CLOSE MEETING TO THE PUBLIC**

**ROLL CALL VOTE**

Name	Yes	No	Absent	Abstain
Councilman Argiro	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman DeLisio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Devlin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Hogan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman McGuire	<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"/>

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**ORDINANCE #1036-2021**

**BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND THE ACQUISITION OF NEW ADDITIONAL OR REPLACEMENT EQUIPMENT AND MACHINERY AND 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 \$670,000 TO PAY THE COST THEREOF, TO APPROPRIATE A COUNTY GRANT, 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**

Motion	Second	Name
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Argiro
<input type="checkbox"/>	<input type="checkbox"/>	Councilman DeLisio
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Devlin
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Hogan
<input type="checkbox"/>	<input type="checkbox"/>	Councilman McGuire
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sotiropoulos

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

Section 1. The Borough of Northvale, in the County of Bergen, State of New Jersey (the "Borough") is hereby authorized to make various public improvements and to acquire new additional or replacement equipment and machinery and a new automotive vehicle, including original apparatus and equipment, in, by and for said Borough, as more particularly described in Section 4 hereof. The cost of the improvements includes all work, materials and appurtenances necessary and suitable therefor.

Section 2. There is hereby appropriated to the payment of the cost of making the improvements described in Sections 1 and 4 hereof (hereinafter referred to as "purposes"), the respective amounts of money hereinafter stated as the appropriation for said respective purposes. Said appropriation shall be met from the proceeds of the sale of the bonds authorized, and the County grant and the down payment appropriated, by this ordinance. Said improvements shall be made as general improvements and no part of the cost thereof shall be assessed against property specially benefited.

Section 3. It is hereby determined and stated that the making of such improvements is not a current expense of said Borough.

Section 4. The several purposes hereby authorized for the financing of which said obligations are to be issued are set forth in the following "Schedule of Improvements, Purposes and

Amounts" which schedule also shows (1) the amount of the appropriation and the estimated cost of each such purpose, and (2) the amount of each sum which is to be provided by the County grant hereinafter appropriated, and (3) the amount of each sum which is to be provided by the down payment hereinafter appropriated to finance such purposes, and (4) the estimated maximum amount of bonds and notes to be issued for each such purpose, and (5) the period of usefulness of each such purpose, according to its reasonable life, computed from the date of said bonds:

SCHEDULE OF IMPROVEMENTS, PURPOSES AND AMOUNTS

A. Undertaking of the 2021 Road Improvement Program at various locations, as set forth on a list prepared by the Borough Engineer and placed or to be placed on file with the Borough Clerk. Depending upon the contract price and other exigent circumstances, and upon approval by the Borough Council, there may be additions to or deletions from the aforesaid list. 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").

Appropriation and Estimated Cost	\$355,000
Down Payment Appropriated	\$ 16,905
Bonds and Notes Authorized	\$338,095
Period of Usefulness	10 years

B. Acquisition of a new automotive vehicle, including original apparatus and equipment, consisting of a hooklift truck with various attachments for the use of the Department of Public Works ("DPW").

Appropriation and Estimated Cost	\$225,000
Down Payment Appropriated	\$ 11,640
Bonds and Notes Authorized	\$213,360
Period of Usefulness	5 years

C. (i) Replacement of the overhead garage doors at the DPW Building and (ii) acquisition of new additional or replacement equipment and machinery consisting of a lawn mower for the use of the DPW.

Appropriation and Estimated Cost	\$ 30,000
Down Payment Appropriated	\$ 1,430
Bonds and Notes Authorized	\$ 28,570
Period of Usefulness	15 years

D. Undertaking of a property survey of Veterans Park in connection with future park improvements.

Appropriation and Estimated Cost	\$ 15,000
Down Payment Appropriated	\$ 715
Bonds and Notes Authorized	\$ 14,285
Period of Usefulness	15 years

E. Construction of an enhanced butterfly garden at Veterans Park.

Appropriation and Estimated Cost	\$45,000
County Grant Appropriated	\$ 20,125
Down Payment Appropriated	\$ 1,185
Bonds and Notes Authorized	\$ 23,690
Period of Usefulness	15 years

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Aggregate Appropriation and Estimated Cost	\$670,000
County Grant Appropriated	\$ 20,125
Aggregate Down Payment Appropriated	\$ 31,875
Aggregate Amount of Bonds and Notes Authorized	\$618,000

Section 5. The cost of such purposes, as hereinbefore stated, includes the aggregate amount of \$55,000 which is estimated to be necessary to finance the cost of such purposes, 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 6. The sum of \$20,125 received or to be received as a grant from the County of Bergen Open Space, Recreation, Floodplain Protection, Farmland and Historic Preservation Trust Fund is hereby appropriated to the payment of the cost of the improvement of Veterans Park authorized in Section 4.E hereof.

Section 7. It is hereby determined and stated that moneys exceeding \$31,875, appropriated for down payments on capital improvements or for the capital improvement fund in budgets heretofore adopted for said Borough, are now available to finance said purposes. The sum of \$31,875 is hereby appropriated from such moneys to the payment of the cost of said purposes.

Section 8. To finance said purposes, bonds of said Borough of an aggregate principal amount not exceeding \$618,000 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 9. To finance said purposes, bond anticipation notes of said Borough of an aggregate principal amount not exceeding \$618,000 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 10. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance and shall be payable not more than one year from its date, shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law and may be renewed from time to time pursuant to and within limitations prescribed by the Local Bond Law. Each of said bond anticipation notes shall be signed by the Mayor and by a financial officer and shall be under the seal of said Borough and attested by the Borough Clerk or Deputy Borough Clerk. Said officers are hereby authorized to execute said notes in such form as they may adopt in conformity



with law. The power to determine any matters with respect to said notes not determined by this ordinance and also the power to sell said notes, is hereby delegated to the Chief Financial Officer who is hereby authorized to sell said notes either at one time or from time to time in the manner provided by law.

Section 11. It is hereby determined and declared that the average period of usefulness of said purposes, according to their reasonable lives, taking into consideration the respective amounts of bonds or notes authorized for said purposes, is a period of 8.81 years computed from the date of said bonds.

Section 12. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Borough Clerk of said Borough, and that such statement so filed shows that the gross debt of said Borough, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$618,000 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 13. Any funds received from private parties, the County of Bergen, the State of New Jersey or any of their agencies or any funds received from the United States of America or any of its agencies in aid of such purposes (other than the County grant hereinbefore appropriated which shall be applied to the cost of such purposes, 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 such purposes, or, if bond anticipation notes have been issued, to the payment of the bond anticipation notes, and the amount of bonds authorized for such purposes shall be reduced accordingly.

Section 14. The Borough intends to issue the bonds or notes to finance the cost of the improvements described in Sections

1 and 4 of this bond ordinance. If the Borough incurs such costs prior to the issuance of the bonds or notes, the Borough hereby states its reasonable expectation to reimburse itself for such expenditures with the proceeds of such bonds or notes in the maximum principal amount of bonds or notes authorized by this bond ordinance.

Section 15. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this ordinance. Said obligations shall be direct, unlimited and general obligations of the Borough, and the Borough shall levy ad valorem taxes upon all the taxable real property within the Borough for the payment of the principal of and interest on such bonds and notes, without limitation as to rate or amount.

Section 16. 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 17. This ordinance shall take effect twenty days after the first publication thereof after final passage.

**OPEN MEETING TO THE PUBLIC ON ORDINANCE #1036-2021 ONLY**

**CLOSE MEETING TO THE PUBLIC**

**ROLL CALL VOTE**

Name	Yes	No	Absent	Abstain
Councilman Argiro	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman DeLisio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Devlin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Hogan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman McGuire	<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"/>

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**ORDINANCE #1037-2021**

**ORDINANCE AUTHORIZING THE SALE OF REAL PROPERTY LOCATED IN THE BOROUGH OF NORTHVALE AS SHOWN ON THE TAX MAP AS BLOCK 1011, LOT 5.01 AND BLOCK 1011, LOT 5.02**

Motion	Second	Name
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Argiro
<input type="checkbox"/>	<input type="checkbox"/>	Councilman DeLisio
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Devlin
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Hogan
<input type="checkbox"/>	<input type="checkbox"/>	Councilman McGuire
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sotiropoulos

**WHEREAS**, the Borough of Northvale is the owner of two (2) parcels of real property, the first being commonly known as 146A Walnut Street and designated as Lot 5.01 in Block 1011 on the Tax Map of the Borough of Northvale (hereinafter, “Lot 5.01”), and the second being commonly known as 155 Veterans Drive and designated as Lot 5.02 in Block 1011 on the Tax Map of the Borough of Northvale (hereinafter, “Lot 5.02”; hereinafter, collectively with Lot 5.01, the “Parcels”);

**WHEREAS**, the Governing Body of the Borough of Northvale previously determined that the Parcels are not needed for any public use and should be sold for public benefit; and

**WHEREAS**, by Resolution 2021-80 adopted April 14, 2021, the Governing Body of the Borough of Northvale authorized the offering of the Parcels for sale to the highest bidder at public auction to be conducted pursuant to the Local Lands and Buildings Laws, N.J.S.A. 40A:12-13(a); and

**WHEREAS**, the public auctions for the sale of each of the Parcels, as authorized by Resolution 2021-80, were conducted by the Borough of Northvale on May 7, 2021 and 151 Veterans Drive, LLC was determined to be the highest and successful bidder at the auction for the sale of Lot 5.01 and at the auction for the sale of Lot 5.02; and

**WHEREAS**, the Borough of Northvale desires to complete the sale and dispose of each of the Parcels in accordance with the provisions of N.J.S.A. 40A:12-13.

**NOW THEREFORE, BE IT ORDAINED** by the Governing Body of the Borough of Northvale as follows:

**Section 1.** The aforementioned recitals are incorporated herein by reference as though fully set forth at length.

**Section 2.** In accordance with the provisions of N.J.S.A. 40A:12-1 et seq., and consistent with Resolution 2021-80 adopted April 14, 2021, the Governing Body of the Borough of Northvale shall and hereby does authorize the sale of the real property commonly known as and located at 146A Walnut Street in the Borough of Northvale and designated on the Official Tax Map of the Borough of Northvale as Block 1011, Lot 5.01 to 151 Veterans Drive, LLC for the sum of \$200,000.00, said sale price being determined at public auction conducted May 7, 2021 as authorized by Resolution 2021-80. The Governing Body shall and hereby does further authorize the Mayor and Acting Borough Clerk to execute an agreement with 151 Veterans Drive, LLC, the highest and successful bidder at the public auction for the sale of this real property, and all other documents necessary to consummate said sale of this real property, in a form satisfactory to Kaufman, Semeraro & Leibman, LLP, counsel to the Borough of Northvale, and to complete the sale of this real property pursuant to and consistent with the terms of said agreement and related documents.

**Section 3.** In accordance with the provisions of N.J.S.A. 40A:12-1 et seq., and consistent with Resolution 2021-80 adopted April 14, 2021, the Governing Body of the Borough of Northvale shall and hereby does authorize the sale of the real property commonly known as and located at 155 Veterans Drive in the Borough of Paramus and designated on the Official Tax Map of the Borough as Block 1011, Lot 5.02 to 151 Veterans Drive, LLC for the sum of \$465,000.00, said sale price being determined at public auction conducted May 7, 2021 as authorized by Resolution 2021-80. The Governing Body shall and hereby does further authorize the Mayor and Acting Borough Clerk to execute an agreement with 151 Veterans Drive, LLC, the highest and

successful bidder at the public auction for the sale of this real property, and all other documents necessary to consummate said sale of this real property, in a form satisfactory to Kaufman, Semeraro & Leibman, LLP, counsel to the Borough of Northvale, and to complete the sale of this real property pursuant to and consistent with the terms of said agreement and related documents.

**Section 4.** Kaufman, Semeraro & Leibman, LLP, counsel to the Borough of Northvale, shall be and is hereby further authorized and directed to prepare any and all documents required to consummate the sale of each of the Parcels as said sales are authorized by Resolution 2021-80 adopted April 14, 2021 by the Governing Body of the Borough of Northvale and as authorized by this ordinance, and all relevant Borough officials shall be and are hereby authorized to execute any and all documents necessary in furtherance of the intentions of the within Ordinance, so long as said documents are in a form satisfactory to counsel to the Borough of Northvale.

**Section 5.** If any part of this ordinance is invalidated by a court of competent jurisdiction, the remainder of this ordinance shall be saved to the fullest extent possible. Any ambiguities in this ordinance shall be construed in accordance with the purpose of this ordinance.

**Section 6.** All prior ordinances that are inconsistent with this ordinance are repealed. All ordinances are hereby amended to be consistent with this ordinance and all ordinances, including this one, shall be construed consistent with the express purpose of this ordinance.

**Section 7.** This ordinance shall take effect after publication and passage according to law.

**OPEN MEETING TO THE PUBLIC ON ORDINANCE #1037-2021 ONLY**

**CLOSE MEETING TO THE PUBLIC**

**ROLL CALL VOTE**

Name	Yes	No	Absent	Abstain
Councilman Argiro	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman DeLisio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Devlin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Hogan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman McGuire	<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 – 1<sup>ST</sup> READING**

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**ORDINANCE #1038-2021**

**ORDINANCE AMENDING AND MODIFYING, §200-15 FENCES AND FENCE WALLS**

Name	Yes	No	Absent	Abstain
Councilman Argiro	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman DeLisio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Devlin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Hogan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman McGuire	<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"/>

**OPEN MEETING TO THE PUBLIC**

**CLOSE MEETING TO THE PUBLIC**

**MAYOR & COUNCIL REPORTS**

**BOROUGH ENGINEER REPORT**

**BOROUGH ATTORNEY REPORT**

**CLOSED SESSION – TIME**

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

**RESOLUTION #2021-**

**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**

Motion	Second	Name
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Argiro
<input type="checkbox"/>	<input type="checkbox"/>	Councilman DeLisio
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Devlin
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Hogan
<input type="checkbox"/>	<input type="checkbox"/>	Councilman McGuire
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sotiropoulos

**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.

Name	Yes	No	Absent	Abstain
Councilman Argiro	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman DeLisio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Devlin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Hogan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman McGuire	<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:**

**ADJOURNMENT – TIME:**

Motion	Second	Name
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Argiro
<input type="checkbox"/>	<input type="checkbox"/>	Councilman DeLisio
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Devlin
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Hogan
<input type="checkbox"/>	<input type="checkbox"/>	Councilman McGuire
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Sotiropoulos

Name	Yes	No	Absent	Abstain
Councilman Argiro	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman DeLisio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Devlin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Hogan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman McGuire	<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