



Township of Montclair - 205 Claremont Avenue Montclair, New Jersey 07042
Telephone: 973-744-1400 - Website: www.montclairnjusa.org

TOWNSHIP COUNCIL CONFERENCE MEETING

November 13, 2023

7:00 PM

COUNCIL CHAMBERS

Announcement: *This is a conference meeting of the Council of the Township of Montclair*

Sunshine Statement:

This meeting is called pursuant to the provisions of the Open Public Meetings Act. This meeting was included in the annual notice of the meeting schedule as set forth in Resolution R-22-245 adopted by the Township Council at its Regular Meeting of December 20, 2022; advertised in the official newspaper on December 29, 2022 and January 5, 2023, posted on the bulletin boards outside of the Municipal Building, and has remained continuously posted. In addition, a copy of the annual notice is and has been available to the public and is on file in the Office of the Township Clerk

OPEN SESSION

Pledge of Allegiance

Roll Call

PUBLIC COMMENT

All speakers must complete the sign-in sheet next to the podium before addressing the Council. The amount of time allotted for public comment is set at the start of each meeting. Before speaking, please clearly state your name for the record. If you wish to comment on a pending ordinance listed on this evening's agenda, please make your comment during the public hearing for that ordinance.

RECEIVE

Montclair Girl Scout Troop 20028

APPROVAL OF MINUTES

There have been presented to us the minutes of October 18, 2023, October 24, 2023, and amended minutes of December 20, 2022. Are there any corrections or additions? MOTION TO ADOPT.

PROCLAMATION(S)

Proclamation in memoriam James Eason

PENDING ORDINANCE(S)/SECOND READING

Pending Ordinance O-23-16: Ordinance to Amend the Code of the Township of Montclair, New Jersey to add Chapter 290 "Small Wireless Facilities in the Right-of-Way" to regulate small cell wireless facilities within the Township Rights-of-Way

Pending Ordinance O-23-24: Ordinance adopting an amendment to the Montclair Center Gateway Phase 1 Redevelopment Plan

[OPEN HEARING] I am going to open the public hearing without objection. Is there anyone in present who wishes to be heard in relation to the proposed Ordinance? [CLOSE HEARING] Without objection I am closing the hearing.

NEW BUSINESS ORDINANCE(S)

Ordinance O-23-37: Ordinance to amend Chapter 327 of the Code of the Township of Montclair to establish School Zone speed limits around schools on Essex County roadways

NEW BUSINESS RESOLUTION(S)

- A. **Resolution R-23-223:** Resolution approving and authorizing execution of Certificates of Completion for the East Project and West Project of the redevelopment of Seymour Street Redevelopment Area pursuant to the terms and provision of the Redevelopment Agreement between the Township of Montclair and BSREP II Wellmont Development JV LLC
- B. **Resolution R- 23-252:** Resolution approving submission of the Best Practices Checklist Inventory to the Director of the Division of Local Government Services on behalf of the Township of Montclair
- C. **Resolution R- 23-253:** Resolution regarding the suspension of meter collection on Saturday, November 25, 2023 for Small Business Saturday and during the year 2023 holiday shopping period
- D. **Resolution R-23-254:** Resolution amending the agreement with Montclair Emergency Services for Hope (MESH) for overnight shelter services to the homeless for the remainder of calendar year 2023
- E. **Resolution R-23-255:** Resolution authorizing an agreement between the Township of Montclair and the Montclair Emergency Services for Hope (MESH) for emergency overnight shelter services to the homeless for calendar year 2024
- F. **Resolution R-23-256:** Resolution authorizing the Township of Montclair to participate within and accept grant funding through the Emergency Management Grant Program administered by the State of New Jersey, Department of Law and Public Safety
- G. **Resolution R- 23-257:** Resolution authorizing transfer of funds pursuant N.J.S.A. 40A:4-58
- H. **Resolution R-23-258:** Resolution authorizing a memorandum of agreement between the Township of Montclair and Essex County Division of Community Action for providing temporary emergency shelter to persons experiencing homelessness in the Township through the Code Blue Initiatives
- I. **Resolution R-23-259:** Bill List Resolution

DISCUSSION/NOVEMBER 21 AGENDA ITEMS

- 1. Resolution authorizing the use of competitive contracting for ATM machine services for Township of Montclair Parking Utility
- 2. Resolution authorizing emergency purchase pursuant to N.J.S.A. 40A:11-6 to repair roadway due to water main break on Bloomfield Avenue
- 3. Resolution authorizing emergency purchase pursuant to N.J.S.A. 40A:11-6 for repair of collapse catch basin in the vicinity of 1 Pine Street
- 4. Resolution authorizing emergency purchase pursuant to N.J.S.A. 40A:11-6 for repair of collapse manhole in the vicinity of 50 Upper Mountain Avenue
- 5. Resolution authorizing the use of competitive contracting to procure police off-duty detail management system services
- 6. Resolution authorizing emergency purchase pursuant to N.J.S.A. 40A:11-6 to repair compressor at Clary Anderson Arena
- 7. Resolution requesting approval of items of revenue and appropriation pursuant to N.J.S.A. 40A:4-

87 (Sustainable Jersey-PSE&G Partnership Program Grant)

8. Resolution authorizing the award of non-fair and open contract to Agra Environmental Service, Inc. for the provision of laboratory testing services
9. Resolution awarding contract for the purchase and delivery of fire hydrants, fire hydrant extensions, break-away kits and MEGALUG® retainer gland kits for the Montclair Department of Utilities
10. Resolution to adopt the Council Meeting Schedule for year 2024
11. Resolution awarding contract for RFP 23-P09 architectural design services for improvements to roof and boiler at Cornerstone House
12. Resolution amending the fair and open contract to Neglia Engineering Associates for CY 2023 municipal engineering services
13. Resolution to amend the contract amount for the Motorola Vesta 911 Call Taking System
14. Ordinance to establish a new section of the Township Code entitled Chapter 134, Article II Privately-Owned Salt Storages

EXECUTIVE SESSION

Resolution R-23-260: Resolution R-23 Resolution authorizing executive session without the public being permitted to attend in accordance with N.J.S.A. 10:4-12(b) [Pending Litigation and Personnel]

ADJOURNMENT

Township of Montclair, New Jersey

Proclamation

In Memoriam James Eason

WHEREAS, James Eason, a lifelong Montclair resident who attended Montclair Public Schools graduating from Montclair High School in 1961, passed away on October 29, 2023; and

WHEREAS, known as “Jimmy” to his friends, Mr. Eason was an unofficial Mayor of Montclair. He was drafted in the U.S. Army and served nine months in Germany and 11 months in Southeast Asia. A proud Veteran, he moved back to Montclair after serving his country and worked for IBM and Quinn Data for 30 years; and

WHEREAS, Mr. Eason was a community organizer who dedicated his time and energy to the youth of Montclair. Mr. Eason coached CYO track and field, little league football and served on the board of the Essex County Touch Football Board for 23 years and league commissioner for 12 years. He was an original member of the African American Heritage Foundation and in 2009 was honored as a Grand Marshall for the African American Parade and Festival. Mr. Eason was active with Montclair’s older residents in organizations including Montclair Gateway to Aging in Place, Do Drop in and the Senior Citizen Advisory Committee; and

WHEREAS, throughout his life, James Eason had a dedication and passion to conserving the history of Montclair through a camera lens and recorder capturing the oral stories of residents. Mr. Eason always advocated for a positive change within the community and will be remembered for his tremendous contributions.

NOW THEREFORE, the Mayor and Council of the Township of Montclair, hereby recognize the remarkable service James Eason, a true pillar of the community and an active member in many Montclair organizations and extend sympathy to his family members and friends who will cherish his memory.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: November 13, 2023

SUBMITTED BY: Department of Planning, Zoning, and Community Development

ITEM TYPE: Resolution

AGENDA SECTION: **PENDING ORDINANCE(S)/SECOND READING**

SUBJECT: **Pending Ordinance O-23-16:** Ordinance to Amend the Code of the Township of Montclair, New Jersey to add Chapter 290 “Small Wireless Facilities in the Right-of-Way” to regulate small cell wireless facilities within the Township Rights-of-Way

ATTACHMENTS:

[Full Item 0 O-23-16 Tabled Pending Small Cell Ordinance_Montclair July 18.pdf](#)

At the hearing on June 13, 2023, the motion to adopt this Ordinance was tabled by Mayor Spiller without objection nor abstentions to July 18, 2023. On July 18, 2023, the motion to adopt this Ordinance was tabled again by Mayor Spiller without objection nor abstentions to August 15, 2023. Mayor Spiller stated that motions to table the adoption of this ordinance would continue until further information was provided to the Governing Body. (ABN 8/4/23)

**TABLED PENDING ORDINANCE O-23-16
TOWNSHIP OF MONTCLAIR**

ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF MONTCLAIR, NEW JERSEY TO ADD CHAPTER 290 “SMALL WIRELESS FACILITIES IN THE RIGHT-OF-WAY” TO REGULATE SMALL CELL WIRELESS FACILITIES WITHIN THE TOWNSHIP RIGHTS-OF-WAY

May 16, 2023 (date of introduction)

June 13, 2023 (date of public hearing)

WHEREAS, the Township of Montclair is aware that certain technological developments have made access to its public rights-of-way by certain telecommunications companies for the placement of small wireless facilities, including but not limited to, the installation of antennas, small cells and other communication devices and associated equipment (collectively called the “Small Cells”); and

WHEREAS, the Township has determined that its public rights-of-way constitute a valuable resource to its citizens, finite in nature, and which exists as a common right of the public to pass and repass freely over and across such lands without unreasonable obstruction or interference, and which therefore must be managed carefully; and

WHEREAS, the Federal Telecommunications Act preserves local governments’ ability to manage the public rights-of-way on a competitively neutral and non-discriminatory basis pursuant to 47 U.S.C. § 332(c)(7)(A); and

WHEREAS, New Jersey municipalities must give consent before a Small Cell, i.e., a small antenna, can be placed on an existing pole pursuant to N.J.S.A. 48:3-19 and N.J.S.A. 27:16-6 and for the installation of a new pole within the public right-of-way pursuant to N.J.S.A. 48:17-10; and

WHEREAS, the Federal Communications Commission (“FCC”) has adopted an order entitled “Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Investment,” WT Docket No. 17-79; WC Docket 17-84; which places a “shot clock” on municipal approval for the placement of Small Cells on existing poles and the placement of new poles in the public right-of-way; and

WHEREAS, the erection of new poles and ground level cabinets in public rights-of-way raise significant aesthetic and safety concerns; and

WHEREAS, the FCC, in its order, provides that municipalities can impose aesthetic and location requirements on Small Cells where said requirements are (1) reasonable; (2) no more burdensome than those applied to other types of infrastructure deployment; and, (3) are published in advance; and

WHEREAS, the Township has determined that it is necessary to set forth clear standards in relation to the siting of poles, cabinets, and antennas for the benefit of its citizens and any utilities which use or will seek to make use of said public rights-of-way.

**TOWNSHIP OF MONTCLAIR
PENDING ORDINANCE O-23-16**

NOW, THEREFORE BE IT ORDAINED by the Council of the Township of Montclair, in the County of Essex, State of New Jersey that it hereby amends the Montclair Code as follows:

Chapter 290 Small Wireless Facilities in the Public Right of Way

§ 290 -1 Definitions.

Unless indicated otherwise in this chapter, the meanings of terms used herein shall be as follows:

ADMINISTRATIVE REVIEW

Ministerial review of an application by the Director of Planning and Community Development and the Township Engineer to determine whether the issuance of a permit is in conformity with the applicable provisions of this chapter.

ANTENNA

Communications equipment that transmits and/or receives electromagnetic radio frequency signals used in the provision of wireless services. This definition does not apply to broadcast antennas, antennas designed for amateur radio use, or satellite dishes for residential or household purposes.

APPLICABLE CODES

Uniform building, fire, safety, electrical, plumbing, or mechanical codes adopted by a recognized national code organization to the extent the Township has adopted such codes, including any amendments adopted by the Township, or otherwise are applicable in the jurisdiction.

APPLICANT

Any person or entity who submits an application under this chapter.

APPLICATION

A written request on a form provided by the Township.

CO-LOCATE or CO-LOCATION

To install or mount a small wireless facility in the public right-of-way on an existing support structure, an existing tower, or on an existing pole to which a small wireless facility is attached at the time of the application.

COMMUNICATIONS FACILITY

Collectively, the equipment at a fixed location or locations within the public right-of-way that enables communications services, including; i) radio transceivers, antennas, coaxial, fiber-optic, or other cabling, power supply (including backup battery), and comparable equipment, regardless of technological configuration; and ii) all other equipment associated with any of the foregoing. A communications facility does not include the pole, tower, or support structure to which the equipment is attached.

COMMUNICATIONS SERVICE

Cable service, as defined in 47 U.S.C. § 522(6); information service, as defined in 47 U.S.C. § 153(24); or telecommunications service, as defined in 47 U.S.C. § 153(53).

COMMUNICATIONS SERVICE PROVIDER

**TOWNSHIP OF MONTCLAIR
PENDING ORDINANCE O-23-16**

A provider of communications services and includes a cable operator as defined in 47 U.S.C. § 522(5).

DECORATIVE POLE

A pole that is specially designed and placed for aesthetic purposes.

ELIGIBLE FACILITIES REQUEST

An eligible facilities request as set forth in 47 CFR 1.6100, as that section may be amended from time to time.

FCC

The Federal Communications Commission of the United States.

LAWS

Collectively, all federal, state, or local law, statute, common law, code, rule, regulation, order, or ordinance.

ORDINARY MAINTENANCE AND REPAIR

Inspections, testing and/or repair that maintain functional capacity, aesthetic, and structural integrity of a communications facility and/or the associated support structure, pole, or tower, which does not require blocking, damaging, or disturbing any portion of the public right-of-way.

PERMIT or ROW PERMIT

A written authorization to install, at a specified location(s) in the public right-of-way, a communications facility, tower, or a pole to support a communications facility.

PERMITTEE

An applicant that has received a permit under this chapter.

PERSON

An individual, corporation, limited liability company, partnership, association, trust or other entity or organization, including a governmental entity.

POLE

A legally constructed pole, such as a utility, lighting or similar pole made of wood, concrete, metal, or other material, located or to be located within the public right-of-way. A pole does not include a tower or support structure and does not include a pole or structure that supports electric transmission lines.

PROVIDER

A communications service provider or a wireless services provider and includes any person that owns and/or operates within the public right-of-way any communications facilities, wireless facilities, poles built for the sole or primary purpose of supporting communications facilities or towers.

PUBLIC RIGHT-OF-WAY

The area on, below, or above property that has been designated for use as or is used for a public roadway, highway, street, sidewalk, or similar purpose. The term does not include a federal interstate highway, state highway, county right-of-way or other areas that are not within the legal jurisdiction, ownership, or control of the Township.

REPLACE or REPLACEMENT

In connection with an existing pole, support structure or tower, to replace (or the replacement of) same with a new structure, substantially similar in design, size, and scale to the existing structure and in conformance with this chapter and any other applicable regulations to address limitations of the existing structure to structurally support co-location of a communications facility.

SMALL WIRELESS FACILITY

A wireless facility that meets the following qualifications: i) each antenna could fit within an enclosure of not more than three cubic feet in volume; ii) all other wireless equipment associated with the antenna, including the preexisting equipment, is cumulatively no more than 28 cubic feet in volume; and iii) the maximum height of the small wireless facility is 50 feet.

SMART POLE

A decorative utility pole that conceals, disguises or camouflages one or more small wireless facility installation(s) and may include other features such as street lighting, 911 call service access, public access wi-fi, public electronic signs, and surveillance cameras. A smart pole must allow for multiple occupants and allow space for municipal use for other services and/or equipment. Smart poles shall not have external latches, external hinges, or external cabling. The pole shall be made of an inherently rust-resistant material.

STATE

The State of New Jersey.

SUPPORT STRUCTURE

A structure in the public right-of-way other than a pole or a tower to which a wireless facility is attached at the time of the application.

SURROUNDING STREETSCAPE

The visual elements of a street, including the road, adjoining buildings, street furniture, trees, and open spaces, etc., combine to form the street's character.

TOWER

Any structure in the public right-of-way built for the sole or primary purpose of supporting a wireless facility. A tower does not include a pole or a support structure.

WIRELESS FACILITY

The equipment at a fixed location or locations in the public right-of-way that enables wireless services. The term does not include: i) the support structure, tower, or pole on, under, or within which the equipment is located or co-located; or ii) coaxial, fiber-optic, or other cabling that is between communications facilities or poles or that is otherwise not immediately adjacent to or directly associated with a particular antenna. A small wireless facility is one type of wireless facility.

WIRELESS SERVICES

Any wireless services using licensed or unlicensed spectrum, whether at a fixed location or mobile, provided to the public.

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PENDING ORDINANCE O-23-16**

§ 290-2 Access to public right-of-way.

Prior to installing in the public right-of-way any communications facility or any pole built for the sole or primary purpose of supporting a communications facility, or any tower, a person shall enter into a right-of-way use agreement with the Township of Montclair expressly authorizing use of the public right-of-way for the communications facility, pole or tower proposed to be installed.

- A. The term of the right-of-way use agreement shall not exceed 30 years.
- B. The right-of-way use agreement authorizes the provider's nonexclusive use of the public right-of-way for the sole purpose of installing, maintaining and operating communications facilities, including any pole built for the sole or primary purpose of supporting the communications facilities and to provide the services expressly authorized in the agreement subject to applicable codes and applicable laws, this chapter and the terms and conditions of the agreement. The agreement authorizes use only of the public right-of-way in which the Township has an actual interest. It is not a warranty of title or interest in any public right-of-way, and it does not confer on the provider any interest in any location within the public right-of-way. No other right or authority is granted except as expressly set forth in the agreement. Nothing herein shall authorize the use of the Township's poles, towers, support structures, or other structures in the public right-of-way. All use of the Township's poles, towers, support structures and other structures in the public right-of-way shall require a separate agreement and the payment of separate fees for such use.
- C. The provider shall, at its sole cost and expense, keep and maintain its communications facilities, poles, support structures and towers in the public right-of-way in a safe condition, and in good order and repair.
- D. The provider shall provide insurance and indemnification of the Township as described in the right-of-way use agreement. The provider shall provide proof of the following coverages:
 - (1) Workers' compensation and employer's liability insurance in compliance with the state's Workers' Compensation Law, with a minimum limit of liability of \$500,000.
 - (2) Comprehensive general liability insurance with minimum limit of liability of \$2,000,000 per occurrence.
 - (3) Automobile liability insurance covering claims for bodily injury and property damage arising from all owned, hired, and non-owned vehicles with minimum limit of liability of \$1,000,000 combined single limit.

§ 290-3 Right-of-way permit.

- A. No person may construct, maintain, or perform any other work in the public right-of-way related to communications facilities, poles built for the sole or primary purpose of supporting communications facilities, or towers without first receiving a permit to the extent required under this chapter, and any subsequent permits or authorizations required by applicable laws or the Township.
- B. The Township shall not issue a permit unless the applicant, or a provider on whose behalf the

**TOWNSHIP OF MONTCLAIR
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applicant is constructing communications facilities, poles or towers, has applied for and received the right-of-way use agreement required by § 290-2 of this chapter, or otherwise has a current and valid franchise with the Township expressly authorizing use of the public right-of-way for the communications facilities, poles or towers proposed in the application, and all applicable fees have been paid.

- C. The provider shall not locate or maintain its communications facilities, wireless facilities, support structure, poles, and towers to unreasonably interfere with the use of the public right-of-way by the Township, by the public or by other persons authorized to use or be present in or upon the public right-of-way.

§ 290-4 Location and siting.

A. Height.

(1) In a nonresidential zone district, the maximum height of the pole shall be 50 feet, including the antennas, or 110% of the height of poles in the surrounding streetscape, whichever is greater.

(2) In a residential zone district, the maximum height of the pole shall be 35 feet, including the antennas, or 110% of the height of poles in the surrounding streetscape, whichever is greater.

- B. Distance from curb line. All poles shall be at least 18 inches and no more than five feet from the curb line.

C. Location, safety, and aesthetics.

(1) No pole shall be erected in the public right-of-way unless it:

- (a) Is replacing an existing pole; or
- (b) Is approved by the Township; and
- (c) Is at least 200 linear feet from any other existing pole or proposed pole which is used to support a small wireless facility; and
- (d) Is not located in an area with underground utilities except as specified in Subsection **H** below; and
- (e) Does not inhibit any existing sight triangles; and
- (f) Allows a continuous unobstructed area at least four feet in width for the public to pass and repass across the public right-of-way.

(2) All poles located in the C-1 or C-3 Central Business zone districts shall be smart poles.

(3) All poles located in the N-C or C-2 zone districts or in a locally designated historic district shall be decorative poles to preserve the existing character and streetscape and

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minimize impact on surrounding properties.

- D. Pole-mounted antennas are permitted on new and existing poles, provided that each pole-mounted antenna:
 - (1) Does not exceed three cubic feet in volume; and
 - (2) Is finished and/or painted and otherwise camouflaged, in conformance with best available stealth technology methods, to blend in compatibly with its background and to minimize its visual impact on surrounding properties; and
 - (3) Does not inhibit sight triangles; and
 - (4) Allows adequate room for the public to pass and repass across the public right-of-way.
- E. Pole-mounted cabinets are permitted on new and existing poles, provided that each pole-mounted cabinet:
 - (1) Does not exceed 16 cubic feet; and
 - (2) Is finished and/or painted and otherwise camouflaged in conformance with best available stealth technology methods to blend in compatibly with its background and to minimize its visual impact on surrounding properties; and
 - (3) Does not inhibit sight triangles; and
 - (4) Allows adequate room for the public to pass and repass across the public right-of-way.
- F. The Township may also require that an applicant provide a certification from a licensed engineer attesting to the structural integrity of any pole-mounted antenna or pole-mounted cabinet.
- G. Ground-mounted equipment may be used only to house equipment and other supplies in support of the small wireless facility.
- H. Underground utilities. Unless otherwise agreed to in writing by the Township or otherwise required by applicable laws, whenever any existing electric utilities or communications facilities are located underground within a public right-of-way, the provider with permission to occupy the same portion of the public right-of-way shall locate its communications facilities underground at its own expense. The Township may, in its sole discretion, approve aboveground placement of equipment cabinets, pedestals and similar equipment. For facilities or equipment such as wireless facilities that cannot, by their nature, operate unless located aboveground, the provider and Township shall work to find a suitable location for such facilities or equipment, and which may be outside the public right-of-way, only if the Township owns or otherwise manages said locations and has the authority to make them available to the applicant for its communications facilities under similar terms and conditions as locations are made available in the public right-of-way. The applicant shall not be compelled to locate its aboveground wireless facilities on private property that is not owned,

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controlled, or otherwise managed by the Township.

- I. All wireless equipment associated with the pole or tower, including the wireless equipment associated with the antenna and any preexisting associated equipment, shall not be more than 28 cubic feet in volume.
- J. The provider shall, upon completion of construction, provide the Township with as-built drawings and a map showing the location of the facility and equipment.
- K. Fewest possible new poles. The applicant shall use existing poles, when possible, for the placement of its small wireless facilities and shall minimize the number of new proposed poles in the public right-of-way to the fewest possible to meet the coverage and capacity requirements.
- L. Fewest possible small wireless facilities. The applicant shall minimize the number of new proposed small wireless facilities in the right-of-way to the fewest possible to meet its coverage and capacity requirements.
- M. Co-location. To the maximum extent practical, the applicant shall make its poles available to subsequent and additional applicants who desire to utilize the right-of-way to provide wireless services. Applicants shall co-locate on existing poles when possible.
- N. Advertising and signage. Small wireless facilities and supporting poles shall not contain any advertising or signage, other than that which is required by the FCC and New Jersey Board of Public Utilities, as well as other applicable state, local and federal laws, and regulations.
- O. Noise. Small wireless facilities shall not cause noise that will result in a disturbance to nearby properties or interfere with the right of quiet enjoyment to same and shall not violate the provisions of any applicable noise ordinance, including local state and federal standards. Small wireless facilities shall adhere to noise standards for stationary commercial and industrial sources promulgated by the New Jersey Department of Environmental Protection (NJDEP) via its statutory authority under the 1971 Noise Control Act and specified in detail in the Model Local Noise Control Ordinance. This includes the standard that sound levels emitted from small wireless facilities may not exceed 65 decibels between 7:00 a.m. and 10:00 p.m. and may not exceed 50 decibels between 10:00 p.m. and 7:00 a.m., as well as any such and related standards which are revised by the NJDEP from time to time.

§ 290-5 Restoration requirements.

- A. The provider, or its agent or contractor, shall restore, repair and/or replace any portion of the public right-of-way that is damaged or disturbed by the provider's communications facilities, poles, towers, or work in or adjacent to the public right-of-way. Said restoration, repair and replacement shall be done to the satisfaction of the Township Engineer, who will determine good workmanship as well as compliance with applicable standards and ordinances regarding road openings and pavement and sidewalk repair. The provider, or its agent or contractor, shall regularly maintain the provider's communications facilities, poles, towers, or work in or adjacent to the public right-of-way in good working condition and appearance, and shall keep said equipment free of dirt, graffiti or any other unsightly conditions.

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- B. If the provider fails to timely restore, repair, or replace the public right-of-way as required in this section, the Township or its contractor may do so, and the provider shall pay the Township's costs and expenses in completing the restoration, repair, or replacement.

§ 290-6 Removal, relocation, and abandonment.

- A. Within 30 days following written notice from the Township, the provider shall, at its own expense, protect, support, temporarily or permanently disconnect, remove, relocate, change or alter the position of any of its communications facilities, poles, support structures or towers within the public right-of-way, including relocation of aboveground communications facilities underground (consistent with the provisions of this chapter), whenever the Township has determined, in its sole discretion, that such removal, relocation, change or alteration is necessary for the construction, repair, maintenance or installation of any Township improvement, the operations of the Township in, under or upon the public right-of-way, or otherwise is in the public interest. The provider shall be responsible to the Township for any damages or penalties it may incur because of the provider's failure to remove or relocate communications facilities, poles, support structures or towers as required in this section.
- B. The Township retains the right and privilege to cut or move any communications facility, pole, support structure or tower located within the public right-of-way of the Township, as the Township may determine, in its sole discretion, to be necessary, appropriate, or useful in response to any public emergency. If circumstances permit, the Township shall notify the provider and give the provider an opportunity to move its own facilities prior to cutting or removing the communications facility, pole, support structure or tower. In all cases, the Township shall notify the provider after cutting or removing the communications facility, pole, support structure or tower as promptly as reasonably possible.
- C. A provider shall notify the Township of abandonment of any communications facility, pole, support structure or tower at the time the decision to abandon is made; however, in no case shall such notification be made later than 30 days prior to abandonment. Following receipt of such notice, the provider shall remove its communications facility, pole, support structure or tower at the provider's own expense, unless the Township determines, in its sole discretion, that the communications facility, pole, support structure or tower may be abandoned in place. The provider shall remain solely responsible and liable for all its communications facilities, poles, support structures and towers until they are removed from the public right-of-way unless the Township agrees in writing to take ownership of the abandoned communications facilities, poles, support structures or towers.
- D. If the provider fails to timely protect, support, temporarily or permanently disconnect, remove, relocate, change or alter any of its communications facilities, poles, support structures or towers or remove any of its abandoned communications facilities, poles, support structures or towers as required in this section, the Township or its contractor may do so, and the provider shall pay all costs and expenses related to such work, including any delay damages or other damages the Township incurs arising from the delay.

TOWNSHIP OF MONTCLAIR
PENDING ORDINANCE O-23-16

§ 290-7 Fees and charges.

- A. Application Fee. All applications for approval and issuance of a small wireless facility siting permit pursuant to this chapter shall be accompanied by a fee as follows:
- (1) For applications that do not include the installation of any new structures within the right-of-way, the application fee shall be \$500 for up to five small wireless facilities with an additional \$100 for each small wireless facility beyond five.
 - (2) For applications that include the installation of a new structure within a right-of-way, the application fee shall be \$1,000 for up to five small wireless facilities with an additional \$100 for each small wireless facility beyond five.
- B. Escrow Fee. An escrow fee of \$1,000 per new small wireless facility, including any new pole or support structure, as applicable, and \$500 per alteration, expansion, modification to an existing small wireless facility or pole or support structure, shall be submitted along with each application for a permit and held in escrow to be billed against actual incurred costs. Any expenses above the escrow shall be invoiced to the applicant directly and shall be paid by the applicant prior to the issuance of any permit.
- C. Application fees apply to all work. Application fees and escrow fees apply to the initial installation of facilities as well as to any subsequent upgrade, replacement, expansion, modification, or alteration of same, with each instance of an upgrade, expansion, alteration, modification, or repair being a separate project subject to a permit application, application fee and escrow fee. Ordinary maintenance and repair do not trigger any fees.
- D. The annual right-of-way occupancy rate shall be \$270 per annum and shall be paid within 30 days of the issuance of the applicable permit and annually thereafter, with payment being due on the anniversary of the first payment date for the balance of the term. However, under no circumstances shall the rate be remitted later than 90 days after the full execution of the applicable right-of-way use agreement between the Township and the applicant.
- E. All fees and rates will be applied in a nondiscriminatory manner to all communications service providers.
- F. Other fees. The applicant or provider shall be subject to any other generally applicable fees of the Township or other government body, such as those required for electrical permits, building permits, or street-opening permits, which the applicant or provider shall pay as required in the applicable laws, as well as attachment fees for the use of the Township-owned poles, towers, support structures, ducts, conduits or other structures in the public right-of-way, as set forth in attachment agreements authorizing such use.
- G. No refund. Except as otherwise provided in the right-of-way use agreement, franchise agreement or license, the provider may remove its communications facilities, poles, or towers from the public right-of-way at any time, upon not less than 30 days' prior written notice to the Township and may cease paying the Township any applicable recurring fees for such use, as of the date of actual removal of the facilities and complete restoration of the public right-of-way. In no event shall a provider be entitled to a refund of any fees paid prior to removal

of its communications facilities, poles, or towers.

§ 290-8 Permit applications.

- A. Permit required. Unless expressly authorized in this chapter or in writing by the Township, no person may construct, install, modify, expand, alter or maintain in the public right-of-way any communications facilities, poles built for the sole or primary purpose of supporting communications facilities or towers, including the installation or collocation of communications facilities on existing poles, towers, support structures or other structures within the public right-of-way without first receiving a permit. Notwithstanding the foregoing, in the event of an emergency, a provider or its duly authorized representative may work in the public right-of-way prior to obtaining a permit, provided that the provider shall attempt to contact the Township prior to commencing the work and shall apply for a permit as soon as reasonably possible, but not later than 24 hours after commencing the emergency work. For purposes of this subsection, an "emergency" means a circumstance in which immediate repair to damaged or malfunctioning facilities is necessary to restore lost service or prevent immediate harm to persons or property.
- B. Permit application requirements. The application shall be made by the provider or its duly authorized representative. Five copies of the application and associated documents shall be submitted to the Township Engineer and shall contain the following:
- (1) The applicant's name, address, telephone number, and email address, including emergency contact information for the applicant.
 - (2) The names, addresses, telephone numbers and email addresses of all consultants, if any, acting on behalf of the applicant with respect to the filing of the application.
 - (3) A description of the proposed work and the purposes and intent of the proposed communications facility, pole, tower, support structure or wireless facility (as applicable) sufficient to demonstrate compliance with the provisions of this chapter.
 - (4) If applicable, a copy of the authorization for use of the property from the pole, tower, or support structure owner on or in which the communications facility will be placed or attached.
 - (5) Detailed construction drawings regarding the proposed communications facility, pole, tower, support structure or wireless facility (as applicable). Construction drawings shall include, at minimum, a clear delineation of the right-of-way, distance of the proposed communications facility, pole, or support structure from certain existing public right-of-way features such as curb ramps for handicap accessibility pursuant to the Americans With Disabilities Act, sidewalk width and other details standard for these types of telecommunications installations in the public right-of-way.
 - (6) To the extent the proposed facility involves co-location on a pole, tower or support structure, a structural report performed by a duly licensed engineer evidencing that the pole, tower, or support structure will structurally support the co-location (or that the pole, tower, or support structure will be modified to meet structural requirements) in

**TOWNSHIP OF MONTCLAIR
PENDING ORDINANCE O-23-16**

accordance with applicable codes.

- (7) For any new aboveground facilities, accurate visual depictions, or representations, if not included in the construction drawings.
- (8) The following additional permits, approvals, and authorization, as each is reasonably applicable to the proposed application:
 - (a) Street-opening permit in accordance with Township ordinances.
 - (b) Construction permit in accordance with Township ordinances or state codes, as applicable.
 - (c) County approval, for sites located in the county right-of-way.
- C. Proprietary or confidential information in application. Applications are public records that may be made publicly available pursuant to the New Jersey Open Public Records Act. Notwithstanding the foregoing, the applicant may designate portions of its application materials that it reasonably believes contain proprietary or confidential information as "proprietary" or "confidential" by clearly marking each portion of such materials accordingly, and the Township shall treat the information as proprietary and confidential, subject to the New Jersey Open Public Records Act and the Township's determination that the applicant's request for confidential or proprietary treatment of application materials is reasonable. The Township shall not be required to incur any costs to protect the application materials from disclosure, other than the Township's routine procedures for complying with the New Jersey Open Public Records Act.
- D. Ordinary maintenance and repair. A permit shall not be required for ordinary maintenance and repair. The provider or other person performing the ordinary maintenance and repair shall obtain any other permits required by applicable laws and shall notify the Township in writing at least 48 hours before performing the ordinary maintenance and repair. Notwithstanding the foregoing, the Township reserves the right to inspect the applicant's small wireless facilities at any time to determine if the existing configuration matches the configuration contained in the most recently issued permit, and the applicable right-of-way use agreement. The applicant shall bear no costs for said inspections. However, if it is determined that an existing small wireless facility is found to be larger than the dimensions specified in the most recently issued applicable permit, then the applicant shall be in violation of this chapter. The applicant shall receive notice from the Township and, upon receipt of such notice, be required to restore the site within 10 days to the configuration of the most recently approved permit or retroactively apply for administrative approval for the unapproved modifications. In such instances, the applicant will be responsible for costs and fees incurred by the Township to perform inspections and review.
- E. Material changes. Unless otherwise agreed to in writing by the Township, any material changes to an application, as determined by the Township in its sole discretion, shall be considered a new application for purposes of the time limits set forth in chapter, unless otherwise provided by applicable laws.

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- F. Application fees. Unless otherwise provided by applicable laws, all applications pursuant to this chapter shall be accompanied by the required fees.
- G. Effect of permit. A permit from the Township authorizes an applicant to undertake only the activities in the public right-of-way specified in the application and permit, and in accordance with this chapter and any general conditions included in the permit. A permit does not authorize attachment to or use of existing poles, towers, support structures or other structures in the public right-of-way; a permittee or provider must obtain all necessary approvals from the owner of any pole, tower, support structure or other structure prior to any attachment or use. A permit does not create a property right or grant authority to the applicant to interfere with other existing uses of the public right-of-way.
- H. Duration. Any permit for construction issued under this chapter shall be valid for a period of 365 days after issuance, provided that the period may be extended for up to an additional 180 days upon written request by the applicant (made prior to the end of the initial 365-day period) if the failure to complete construction is because of circumstances beyond the reasonable control of the applicant.
- I. Batch permit. An applicant may simultaneously submit no more than 25 applications for communications facilities, or may file a single, consolidated application covering such communications facilities, provided that the proposed communications facilities are to be deployed on the same type of structure using similar equipment and within an adjacent, related geographic area of the Township. If the applicant files a consolidated application, the applicant shall pay the application fee calculated as though each communications facility were a separate application.

§ 290-9 Application review.

- A. Pre-application meeting. Prior to making a formal application with the Township for use of the public right-of-way, all applicants are advised to meet voluntarily with the Township Engineer and Director of Planning and Community Development to review the scope of the applicant's proposal.
- B. All applications made under this chapter shall be expedited to comply with the shot clocks set forth in the FCC Order entitled "Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Investment; Accelerating Wireline Broadband Deployment by the Removal of Barrier to Infrastructure Investment," WT Docket No. 17-79; WC Docket No. 170-84.
- C. The Director of Planning and Community Development and Township Engineer shall review all applications for the placement of new poles and equipment within the public right-of-way and the placement of pole-mounted antennas and pole-mounted cabinets within the public right-of-way and advise the Township whether the application is complete and whether it meets the requirements of this chapter.
- D. Except as otherwise provided by applicable laws, the Township shall, within 30 days of receiving an application, notify the applicant if the application is incomplete and identify the missing information. The applicant may resubmit the completed application within 10 days

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without additional charge, in which case the Township shall have 30 days from receipt of the resubmitted application to verify the application is complete, notify the applicant that the application remains incomplete or, in the Township's sole discretion, deny the application.

- E. The Township shall review the application and, if the application conforms with applicable provisions of this chapter, the Township shall issue the permit, subject to the standard permit requirements published by the Township.
- F. The Township shall make its final decision to approve or deny the application within 60 days for a co-location of a small wireless facility to an existing structure, and 90 days to deploy a small wireless facility on a new structure, after the application is complete (or deemed complete in the event the Township does not notify the applicant that the application or resubmitted application is incomplete). Review of an application to deploy a facility other than a small wireless facility using a new structure shall be decided within 150 days.
- G. Waiver. The Township, via its Council, Manager or any person designated as having the right to do so, may waive any siting standard set forth in this chapter where the applicant demonstrates that strict enforcement of said standard:
 - (1) Will prohibit or have the effect of prohibiting any interstate or intrastate telecommunications service pursuant to 47 U.S.C. § 253(a); or
 - (2) Will prohibit or have the effect of prohibiting personal wireless service pursuant to 47 U.S.C. 332(c)(7)(B)(i)(II); or
 - (3) Will violate any requirement set forth by the FCC Order entitled "Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Investment; Accelerating Wireline Broadband Deployment by the Removal of Barrier to Infrastructure Investment," WT Docket No. 17-79; WC Docket No. 170-84.
- H. The Township shall advise the applicant in writing of its final decision.

§ 290-10 Permitted use.

Notwithstanding anything else in the Code of the Township of Montclair, the installation of antennas, small cells and other communication devices and associated equipment in the public right-of-way either on existing or new poles is permitted and considered a permitted use if a right-of-way use agreement and right-of-way permits are obtained pursuant to this chapter.

§ 290-11 Governance of deployments outside of public right-of-way.

This chapter is intended to govern the installation, placement, maintenance, modification, upgrade, and repair of communications facilities, including small wireless facilities, in the public right-of-way. The placement of telecommunications equipment outside of the public right-of-way shall be governed by the applicable codes and ordinances of the Township, including the provisions of Chapter 347, Zoning, Article II, Telecommunications.

§ 290-12 Preexisting sites and municipal agreements.

- A. Any communications facilities in the public right-of-way existing at the time of the adoption

**TOWNSHIP OF MONTCLAIR
PENDING ORDINANCE O-23-16**

of the provisions of this chapter, whether a right-of-way use agreement exists or is in force and effect with regard to same, shall be required to comply with the provisions of this chapter.

- B. Any right-of-way use agreements entered into between the Township and any provider regarding communications facilities in the public right-of-way shall be required to conform to the provisions and standards of this chapter. To the extent the provisions of any existing such agreement conflict with this chapter, said provisions, at the discretion of the Township, shall be replaced and superseded by the applicable terms of this chapter.

§ 290-13 New Jersey One Call.

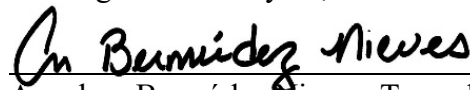
In addition to compliance with the applicable provisions of this chapter, prior to the start of any installation of poles, support structures, small wireless facilities or other communications facilities that require excavation, the applicant shall contact New Jersey One Call at 811 at least three full business days prior to the commencement of work.

§ 290-14 Violations and penalties.

Violation of any of the provisions of this chapter shall be punishable with a civil penalty of \$500 for each violation which continues more than 10 days after written notice of such violation is provided to the person or applicant. Each day, after such notice, that a violation occurs or is permitted to exist by the person or applicant constitutes a separate offense.

RECORD OF COUNCIL VOTE ON INTRODUCTION						
COUNCIL MEMBER	MOVANT	SECOND	YES	NO	ABSTAIN	ABSENT
Councilor Cummings				✓		
Deputy Mayor Hurlock			✓			
Councilor Price Abrams			✓			
Councilor Russo				✓		
Councilor Schlager			✓			
Councilor Yacobellis		✓	✓			
Mayor Spiller	✓		✓			

I HEREBY CERTIFY the foregoing to be a true copy of Ordinance O-23-16 introduced and approved by the Mayor and Council of the Township of Montclair, in the County of Essex, at its meeting held on May 16, 2023.


Angelese Bermúdez Nieves, Township Clerk



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: November 13, 2023

SUBMITTED BY: Department of Planning, Zoning, and Community Development

ITEM TYPE: Ordinance

AGENDA SECTION: **PENDING ORDINANCE(S)/SECOND READING**

SUBJECT: **Pending Ordinance O-23-24:** Ordinance adopting an amendment to the Montclair Center Gateway Phase 1 Redevelopment Plan

ATTACHMENTS:

[Full Item 0 O-23-24 Tabled Pending Ordinance to Amend MC Gateway Phase 1 Redevelopment Plan_2023.pdf](#)

**PENDING ORDINANCE O-23-24
TOWNSHIP OF MONTCLAIR**

**ORDINANCE ADOPTING AN AMENDMENT TO THE MONTCLAIR CENTER
GATEWAY PHASE 1 REDEVELOPMENT PLAN**

July 18, 2023 (date of introduction)

October 10, 2023 (date of public hearing)

WHEREAS, on September 25, 2001, after a public hearing and recommendation by the Planning Board, the Township Council designated Block 1404, Lot 18 (referred to as the Orange Road Redevelopment Area) as an area in need of redevelopment pursuant to the New Jersey Local Redevelopment and Housing Law; and

WHEREAS, on August 18, 2009, after a public hearing and recommendation by the Planning Board, the Township Council designated the following properties as an area in need of rehabilitation pursuant to the New Jersey Local Redevelopment and Housing Law: Block 1404, Lots 1.01, 6, 7, 8, 11, 12.01, 13, 17, 18, 19, 20 and 21; and

WHEREAS, on October 12, 2010, after a public hearing and recommendation by the Planning Board, the Township Council designated the following properties as an area in need of redevelopment pursuant to the New Jersey Local Redevelopment and Housing Law: Block 1404, Lots 1.01, 11, 12.01 and 13; and

WHEREAS, the Planning Board, at the request of the Township Council, retained the firm of Phillips Price Grygiel to prepare a redevelopment plan entitled Montclair Center Gateway Redevelopment Plan – Phase 1 including Lots 1.01, 6, 7, 8, 11, 12.01, 13, 18, 19, 20 and 21 in Block 1404; and;

WHEREAS, the Montclair Center Gateway Redevelopment Plan – Phase 1 (the “Plan”) was adopted by the Township Council on September 6, 2011 and amended on October 16, 2012; April 9, 2013; July 16, 2013; March 4, 2014; December 19, 2017; September 21, 2018; and August 16, 2022; and

WHEREAS, the Township Council has received a request to amend the plan to permit the Short-Term Rental Units as a permitted use on Block 1404, Lot 20, provided that this use does not affect any low- and moderate-income dwelling units required and that all Short-Term Rental Units will be charged an additional Hotel Occupancy Tax by the Township; and

WHEREAS, the Plan as amended is consistent with the Township’s Master Plan objectives to encourage mixed-use, sustainable development in Montclair Center.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Montclair that the Montclair Center Gateway Phase 1 Redevelopment Plan be amended as indicated on the attached pages; and

TOWNSHIP OF MONTCLAIR
PENDING ORDINANCE O-23-24

BE IT FURTHER ORDAINED that in accordance with N.J.S.A. 40A:12A-7, this ordinance shall be referred to the Planning Board.

RECORD OF COUNCIL VOTE ON INTRODUCTION						
COUNCIL MEMBER	MOVANT	SECOND	YES	NO	ABSTAIN	ABSENT
Councilor Cummings				✓		
Deputy Mayor Hurlock			✓			
Councilor Price Abrams				✓		
Councilor Russo					✓	
Councilor Schlager			✓			
Councilor Yacobellis		✓	✓			
Mayor Spiller	✓		✓			

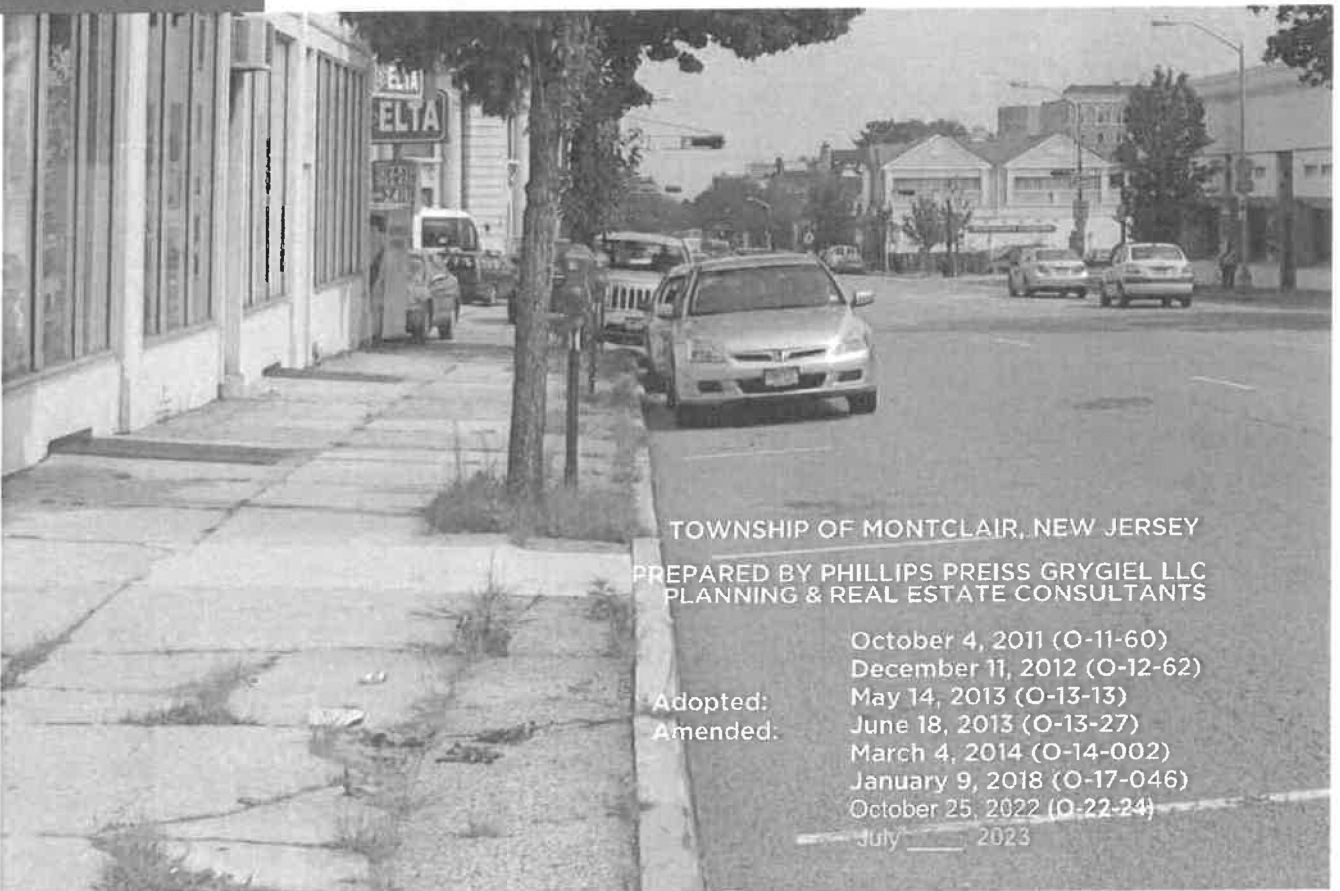
I HEREBY CERTIFY the foregoing to be a true copy of Ordinance O-23-24 introduced and approved by the Mayor and Council of the Township of Montclair, in the County of Essex, at its meeting held on July 18, 2023.



Bridget M. Barney, Deputy Township Clerk



MONTCLAIR CENTER GATEWAY PHASE 1 REDEVELOPMENT PLAN



TOWNSHIP OF MONTCLAIR, NEW JERSEY

PREPARED BY PHILLIPS PREISS GRYGIEL LLC
PLANNING & REAL ESTATE CONSULTANTS

Adopted:
Amended:

October 4, 2011 (O-11-60)
December 11, 2012 (O-12-62)
May 14, 2013 (O-13-13)
June 18, 2013 (O-13-27)
March 4, 2014 (O-14-002)
January 9, 2018 (O-17-046)
October 25, 2022 (O-22-24)
July _____, 2023

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Land Uses

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3.1 Purpose and Intent

A variety of land uses is permitted within the Plan Area in order to complement the mixed-use nature of downtown Montclair. This Redevelopment Plan gives special attention to the type and design of first-floor uses with a view toward continuing the pattern of pedestrian activity and visual interest typical of Bloomfield Avenue within Montclair Center. Accordingly, the allowable land uses are defined based on a building's street frontage location and a distinction between first-level and upper levels. The Plan also encourages the development of a hotel use and requires a minimum amount of office space.

The remainder of this section sets forth the use regulations for the Plan Area.

3.2 Allowable Uses

1. Multifamily dwellings
2. Senior citizen housing, including congregate apartment housing as defined by the New Jersey Department of Health and Human Services
3. Offices, including general or business offices, drop-in centers, professional offices, government offices and medical offices
4. Hotels, **including Short-Term Rental Units**
5. Retail, including convenience and specialty retail and personal service establishments
6. Restaurants and other eating and drinking establishments, with the exception of drive-through restaurants

FIGURE 6: Allowable Uses by Building Level & Frontage Location

	Valley Road				Bloomfield Avenue		Orange Road (Block 14Q4, Lot 101)				Orange Road (Block 1401, Lots 19, 20 & 21)	
	More than 150 feet from Bloomfield Avenue		Within 150 feet from Bloomfield Avenue				More than 100 feet from Bloomfield Avenue		Within 100 feet from Bloomfield Avenue			
	First Story	Upper Stories	First Story	Upper Stories	First Story	Upper Stories	First Story	Upper Stories	First Story	Upper Stories	First Story	Upper Stories
Two-family dwellings	N	N	N	N	N	N	N	N	N	N	Y	Y
Townhouses	N	N	N	N	N	N	N	N	N	N	Y	Y
Multifamily dwellings, including senior citizen housing	Y	Y	N	Y	N	Y	Y	Y	Y	Y	Y	Y
Offices, including medical offices	Y	Y	N	Y	N	Y	N	Y	Y	Y	Y	Y
Veterinary offices	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y
Hotels and related hotel amenities ¹	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Retail & personal service establishments	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Business drop-in centers	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N
Educational play centers	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Restaurants, eating and drinking establishments	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Banks and other financial institutions	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Educational establishments, including tutoring centers, martial arts studios and dance studios	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Health or fitness clubs, including personal training studios, yoga studios & pilates studios	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N
Art studio and galleries	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Public open space	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Note: Y denotes allowed uses and N denotes uses that are not allowed.

¹Short-Term Rental Units shall only be permitted on Block 1401, Lot 20).

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Bulk and Design Standards

4.1 Building Bulk

4.1.1 Purpose and Intent

This section describes required yield, allowable heights, and required setbacks for buildings in the Plan Area, which relate to the different uses permitted in the redevelopment area pursuant to Figure 6. Heights for buildings along Valley Road and Bloomfield Avenue are limited to six stories, however, based on the desire for a modern hotel in downtown Montclair, additional height (to eight stories total) is permitted for a hotel use. Heights for new buildings along Orange Road are limited to four stories.

Minimum required setbacks will serve to widen sidewalks and enhance the pedestrian realm. Maximum permitted setbacks will help ensure that development preserves the “streetwall” environment appropriate to a downtown. The amount of development is also affected by stepbacks, required public open space, and the need to accommodate the required parking supply on site. These standards are intended to create a compact, urban building form that reinforces the character of downtown Montclair.

4.1.2 Minimum Development Area

The minimum parcel size for development, other than two-family dwellings, is 0.5 acres.

4.1.3 Minimum Required Yield

4.1.3.1 Office

A minimum of 38,000 total gross square feet of office uses is required. Such office use may be provided within the upper stories of the building mass within any of the following locations: along Bloomfield Avenue; within 150 feet of Bloomfield Avenue along Valley Road; or within 100 feet of Bloomfield Avenue along Orange Road.

4.1.3.2 Hotel and Short-Term Rental Units

A hotel is an optional use and Short-Term Rental Units are included within the definition of hotel. There is no minimum size; however, the mass of the hotel, excluding Short-Term Rental Units, may extend no more than 245 linear feet along Orange Road as measured from the property corner at Bloomfield Avenue and Orange Road. As described in Section 4.3.2.1, its primary entry, excluding Short-Term Rental Units, shall be located along Bloomfield Avenue or within 50 feet from the Bloomfield Avenue curbline along Orange Road.

Short-Term Rental Units are a permitted hotel use and are defined as multi-family dwelling units that that may be offered for rental to the public with or without meals for a term of less than 28 days. Accessory services and amenities offered for the use of occupants of Short-Term Rental Units may include, but not be limited to: (a) indoor facilities and services consisting of a leasing center, front desk with package delivery storage, lobby/lounge/gallery, maintenance facilities, business center (including, but not limited to, a business lounge, computer center, and/or telecommunication facilities), and fitness centers; and (b) outdoor amenities consisting of a courtyard, meeting areas with outdoor furniture, and barbecue facilities, all of which shall be for the exclusive use of all occupants and residents in the building and their guests. Other permissible amenities may include a restaurant and/or cafe, spa and/or retail sales, and indoor storage facilities. Short-Term Rental Units shall be subject to a municipal hotel occupancy tax and are only permitted on Block 1404, Lots 19, 20 and 21. Short-Term Rental Units shall be subject to the same parking ratios as multifamily dwellings in 4.7.2.

4.1.3.3. Residential Development

There is no minimum level of residential development or senior housing development.

4.1.3.4 Affordable Housing

Notwithstanding any inconsistency or contrary to any local ordinance or regulation, at least ten percent (10%) of the total residential units in the Plan area shall be affordable to low- and moderate-income households, and shall be administered in accordance with the Township's Inclusionary Zoning Ordinance. For the purposes of this Section, Short-Term Rental Units shall be treated as residential units as opposed to non-residential use such that ten percent (10%) of the total residential units approved in a building that contains Short-Term Rental Units shall be deed-restricted to be affordable to low- and moderate-income households and shall be administered in accordance with the Township's affordable housing ordinances. No Short-Term Rental Units shall be designated as an affordable unit. Any accessory services and amenities (described in Section 4.1.3.2.1) that are offered by the hotel for the use of occupants and guests of Short-Term Rental Units in a building that contains deed-restricted affordable units shall be offered for use by the residents, occupants and guests of the deed-restricted units.

Alternatively, in order to promote the housing objectives of the Township and subject to approval by resolution, the Township Council may approve an alternative plan to meet this affordable housing obligation. The Township has absolute discretion to approve or disapprove an alternative plan. This alternative plan may be in and/or outside the Plan area, and must be administered in accordance with the Township's Inclusionary Zoning Ordinance and Affordable Housing Ordinance except as expressly modified by this Plan.

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4.1.4 Maximum Height

4.1.4.1 Height for Non-Hotel Uses and Short-Term Rental Units

- a. Two-family dwellings: two and one-half stories (2-1/2 stories) and 35 feet.
- b. Townhouses: three (3) stories and 35 feet.
- c. Multi-family, commercial and mixed use buildings including Short-Term Rental Units:
 - i. Along Valley Road: Six (6) stories and 75 feet
 - ii. Along Bloomfield Avenue: Six (6) stories and 75 feet
 - iii. Along Orange Road: Four (4) stories and 55 feet
- d. Parking decks: Five stories.

4.1.4.2 Additional Height for Hotel Use, excluding Short-Term Rental Units

For the optional hotel use at Bloomfield Avenue and Orange Road only, an additional two (2) stories and forty (40) feet, for a total height of eight (8) occupied stories and one rooftop bar amenity space, with 115 feet, are permitted.

4.1.4.3 Measurement of Height

Building height shall mean the vertical distance from the pre-construction grade surrounding the building

to the highest point of a flat roof or the highest point of a sloped roof.

4.1.4.4 Projections Above Maximum Height

Rooftop Equipment

Maximum allowable building height excludes building rooftop mechanical equipment and walls or other devices that are used to screen such equipment, provided the equipment and screening devices are both set back at least 10 feet from all sides of the building. If they are located within 10 feet of a building edge, they shall count towards the height limit. All such equipment shall be screened from view from the public realm.

Corner Features

Where a corner feature or architectural focal point is permitted (see Section 4.2.6), appropriate rooftop features such as spires, belfries, turrets, and cupolas are permitted to extend up to 20 additional feet, as measured at their highest point, above any non-hotel use. Such corner features shall not each exceed 25 feet in either width or length, and shall not include any usable or habitable space. Thus, over a non-hotel use built to the full permitted height of 75 feet, the maximum total height at the top of the corner feature is 95 feet; while over a hotel use (excluding Short-Term Rental Units) built to the full permitted height of 100 feet, the maximum total height at the top of the corner feature is 120 feet.

4.1.5 Ground Floor Slab Changes on Sloping Frontages

The Plan Area includes changes in topography. For example, the stretch of Bloomfield Avenue slopes approximately eight (8) feet from one end of the Plan Area to the other. Along Bloomfield Avenue and if applicable, along Valley and Orange Roads, the finished floor of the first level is encouraged to step down in elevation along each street frontage with a series of slab grade changes that keep first-level windows at generally the same relative elevation above the sidewalk. Specifically, each first-level slab should be placed such that the slab's grade shall not vary more than two feet above or below (+/- 2 feet) the sidewalk grade at each point along its street frontage. It is anticipated that this may be achieved along Bloomfield Avenue with the use of three first-level slabs located at three different elevations.

These slab grade changes may be necessary to prevent the finished floor elevation from being too far above the sidewalk level in some locations, resulting in a blank wall at much of the pedestrian level. The slab grade changes also make it easier for the first level space to contain several different occupants (such as different retail businesses), each with its own street-facing door at the sidewalk.

4.1.6 Setbacks

4.1.6.1 Street-facing Setbacks

Minimum Required Setbacks

The following setback standards are designed to provide a wider, more comfortable sidewalk pedestrian environment on Bloomfield Avenue, Valley Road, and Orange Road, and to maintain sunlight on Bloomfield Avenue. The following minimum building setbacks from street-facing property lines are required, for all street-facing building facades at all levels (additional stepbacks at upper levels apply in some locations, as discussed later in Section 4.2.4):

- Along Bloomfield Avenue: Minimum two (2) foot setback at all points.
- Along the Valley Road: Minimum four (4) foot setback at all points.

- Along Orange Road: No setback required for the hotel (excluding Short-Term Rental Units). A 15 foot setback is required for all other uses, including Short-Term Rental Units.

Maximum Permitted Setbacks

Maximum street-facing setbacks along all public streets are twelve (12) feet. However, deeper setbacks are acceptable if they are part of a required courtyard or other public open space (see Section 4.5.2).

Uses within Street-facing Setbacks

Temporary, moveable seating and tables for adjacent restaurants or cafes are permitted within street-facing setback areas. However, such seating and tables shall not encroach onto the public right-of-way (the public sidewalk).

4.1.6.2 Internal Setbacks

The following minimum building setbacks apply along internal site boundaries:

- The minimum building setback to the adjacent side lot line of Block 1404, Lot 17 (the Board of Education property) at all levels is fifteen (15) feet. The existing vehicular driveway and sidewalks are permitted within this setback area.
- The minimum building setback at all levels from the required mid-block driveway and sidewalk in Block 1404, Lot 18 (as defined in Section 4.4.2) is zero (0) feet. However, as described in Section 4.2.7, enclosed “bridges” of building mass may extend over this driveway in order to connect buildings and the parking garage.
- The minimum building setback at all levels from all other internal vehicular driveways is zero (0) feet. In addition, building mass is permitted to extend over any and all internal circulation routes except for the above-mentioned required mid-block driveway and sidewalk in Block 1404, Lot 18.
- The minimum building setback to adjacent side and rear lot lines of commercial and mixed-use buildings containing commercial and residential uses within the Plan Area is zero (0) feet.

4.1.7 Bulk Requirements for Residential Uses

4.1.7.1 Two-family Dwellings

The minimum lot requirements shall be as follows, except that existing lots under separate ownership with lesser dimensions at the time this ordinance is adopted are permitted.

- Minimum lot area: 4,000 square feet.
- Minimum lot frontage: 40 feet.
- Minimum lot depth: 100 feet.
- Minimum side yard setback for principal building:
 - One yard: 4 feet.
 - Other yard: 10 feet
- Minimum rear yard setback for principal building: 25 feet.
- Maximum building coverage: 25 percent.
- Maximum height for accessory structures: 15 feet
- Minimum side yard for accessory structures: 4 feet.
- Minimum rear yard for accessory structures: 6 feet.
- No accessory structure or off-street parking area, whether not within a garage, shall be located between the main building and the curb of the street on which the building fronts; provided, how-

4.2.3 Horizontal Massing

4.2.3.1 Base

The bases of buildings shall be highlighted architecturally and differentiated from upper floors in order to visually ground the building. This should include varied fenestration, varied materials, taller floor heights on the lowest level, horizontal banding, detailing, and varied textures or patterns. On buildings up to six stories in height, the base may simply be the lower portion of the first level; while on taller buildings (i.e., a hotel, if applicable, but excluding Short-Term Rental Units) the base may be the lowest one or two floors.

The pattern of window openings within a building's base should relate to the building's vertical bay pattern. Retail storefronts and lobbies leading to upper-story uses should have large clear glass windows. For more on transparency, see Section 4.3.2.

Overhangs, light shelves, canopies, and straight awnings are encouraged along retail storefronts and over major building entrances. Retail signage and building-mounted lighting are also recommended to help highlight the base where appropriate.

4.2.3.2 Middle

The middle levels of the building shall be distinguished from the base and top by horizontal belt courses or cornices; or by changes in material, façade detailing, or fenestration pattern and proportion.

4.2.3.3 Top

On buildings up to six stories in height, either the entire top floor or the roofline should be differentiated from the lower levels by means of fenestration size and pattern, contrasting materials, differing floor heights, and/or provision of a parapet wall, balustrade, or deep cornice.

For any taller hotel mass (excluding Short-Term Rental Units) (over six stories), the upper floors shall be designed to appear visually lighter than the lower floors, such as through a lighter color or material; a larger proportion of glazing; or corner windows, corner stepbacks or corner height reductions.

4.2.4 Upper-Story Stepbacks

Stepbacks are an architectural device that creates an "expression line" or "datum line" at upper floors and allows a building to relate to the prevailing lower scale of adjacent buildings, and provides more sunlight onto the street. The following stepbacks are required within the Plan Area:

- For the hotel (excluding Short-Term Rental Units), all street-facing facades above six stories (which are only permitted to include hotel uses as discussed in Section 4.1.4.1) shall together be stepped back at least 8 feet with respect to the facades of the lowest six stories of the same building.
- For all buildings other than the hotel (including Short-Term Rental Units), any fifth and sixth stories shall together be stepped back at least eight (8) feet with respect to the facades of the lowest four stories of the same building.

Stepbacks may be highlighted with linear architectural detailing such as cornices, changes in materials from floor to floor, and/or other features. Stepback areas should be designed to serve as terraces or balconies for adjacent residential or hotel uses. Facilities to allow for landscaping and drip irrigation are highly recommended in the stepback areas.

idential uses on the first floor. This section also describes how building materials should be applied to create high-quality facades. Notably, this section does not require any particular architectural style; any number of styles from historic to contemporary may be successfully accommodated within these guidelines.

4.3.2 Transparency

4.3.2.1 Entries

Pedestrian building entries should be clearly visible and highlighted within the front facade through projections, recessions, material changes, canopies, overhangs, and/or lighting. The distinguishing features of such entries should be carried vertically through the building mass.

Each retail business along Bloomfield Avenue shall have direct, individual access to the street. Shared, internal, mall-style entries are prohibited.

The primary entry to the residential portion of a building shall be located along and open onto a public street, rather than along an interior courtyard, walkway, or side alley.

For any hotel use (excluding Short-Term Rental Units), the primary entry shall be located along Bloomfield Avenue or within 50 feet of Bloomfield Avenue along Valley Road or Orange Road.

4.3.2.2 Windows

The following transparency requirements apply to windows in different locations and at different building levels:

- First-level, street-facing facades of any uses that face onto Bloomfield Avenue (in any Lot) or onto Valley Road (in Lots 1.01 and 11 only) shall have glazing occupying at least 70 percent of the façade width within the band that is between 3 and 8 feet above the sidewalk. (Additional glazing above or below this band is permitted as well.)
- First-level, street-facing facades of any uses that face onto Valley Road or onto Orange Road shall have glazing occupying at least 25 percent of the total ground floor façade area. Where first-level residential is permitted, the façade of any first-level residential uses in these locations shall meet the requirements listed under “First Level Residential Guidelines,” below.
- First-level facades that are located adjacent to the required driveway in Lot 18 that extends from Orange Road to Valley Road (see Section 4.4.2) shall have glazing occupying at least 25 percent of the total ground floor façade area.
- Upper-story street-facing facades of any uses shall have glazing occupying at least 25 percent of the façade area of each floor. Windows shall be vertically-proportioned so as to harmonize with the historic character of downtown Montclair. Individual, vertically-proportioned windows may be grouped in pairs, triples, or quads in order to create wider, horizontally-proportioned expanses of windows. Except in all-glazed curtain wall construction, all upper-story windows shall be recessed with respect to the surrounding façade plane by a minimum three (3) inches depth, or shall be surrounded by sills, headers, and vertical framing elements each of at least three (3) inches depth and three (3) inches width, in order to create shadow lines and a sense of depth on the windows.
- Overall, windowless areas of street-facing building facades shall not exceed fifteen (15) feet in width at any and all levels. Refer also to Section 4.3.4.3 for additional, specific requirements on transparency of glazing.

Except in all-glass curtain wall construction, windows should be recessed within the façade plane to create shadows on the façade that help create a more visually-interesting composition.

4.3.3 First Level Design Guidelines

4.3.3.1 Residential Uses and Short-Term Rental Units

Where a first-level residential use or Short-Term Rental Unit is permitted, the following standards are encouraged to ensure a transition in privacy from the public sidewalk to the private residential interior.

- The first level of living space should have a finished floor that is three (3) to six (6) feet above the sidewalk grade, on average. This raised finished floor will help enhance privacy by allowing the bottom of windows to be higher than the average eye height of a pedestrian on the sidewalk.
- The façade of the building located below the finished floor of the first level of living space (or below the bottom of the first floor windows) should be clad in materials that complement the overall architecture and emphasize the base of the building. Unadorned, featureless walls in this lower base area are prohibited.
- Units on the first level should have individual stoops and entries leading to the sidewalk, or should share a prominent common entry onto the public sidewalk that is highlighted within the façade through architectural features and massing.
- Windows for first-level residential or Short-Term Rental Unit space should have mullions and muntins to create a series of true divided lites, to diffuse views into the interior for improved privacy of units located near side-walks and other walkways. Alternately, high clerestory windows may be used to provide greater privacy.
- Landscape plantings are recommended within any setback areas that are deeper than the minimum required setbacks (see Section 4.1.6).

The Appendix includes photographs of projects which illustrate attractive ground floor detailing.

4.3.3.2 Non-Residential uses (excluding Short-Term Rental Units)

Where first-level uses include retail, offices, hotel (excluding Short-Term Rental Units), or cultural, community, or arts-related uses, the following standards are encouraged or, in some cases, required to create the greatest level of public-private transparency from street to building.

- Street-facing facades of the first level of buildings along Bloomfield Avenue and Valley Road shall have a retail-style design that reinforces the public character and visibility of the first level. Windows shall be storefront-style, plate glass windows that maximize views into the interior.
- Street-facing windows should not be obscured by blinds or drapes. Where shade and/or weather protection is desired, metal canopies or fabric awnings with flat, not fluted, shapes and open ends may be used.
- Any signage shall fit into the overall character of downtown Montclair and shall comply with Montclair Township's sign regulations (see Sections 347-105-111) and the Design Guidelines for the Montclair Town Center Historic District. In addition, the following standards apply:
 - Building design should provide a logical space within the first level, above any retail or commercial storefronts, doors, or windows, for retail signage. Signage should be placed so as not to obscure the distinctive architectural features of the building.
 - Building mounted signs should only display information about the businesses located on the property.
 - Internally illuminated signs should not have a white or light-colored background or signboard.

- on) or extensive (landscaping that can be walked and played on).
- Roof decks for resident or hotel guest access are encouraged to include seating areas, landscaping, and shade structures.

4.7 Parking and Loading

4.7.1 Purpose and Intent

Given the downtown location, compact development style, and relative proximity to transit, the use of cars in the Plan Area is strictly regulated. Shared parking and car-sharing programs are encouraged and efficient use of the Orange Road Deck parking spaces is required before new parking structures are built. As described in Section 4.7.6, at least 78 existing public parking spaces must be preserved within the Orange Road garage for use by the Board of Education and the general public. Detailed regulations are given to screen new surface parking lots from visibility of public streets, and to place new structured parking structures behind pedestrian-friendly uses such as retail or housing. Finally, if new parking spaces are located in different structures within the Plan Area than the primary use they serve, sidewalks are required to connect the two locations.

4.7.2 Parking Ratios

The minimum number of parking spaces that are to be provided and maintained for each use shall be determined based on the following parking ratios:

USE	REQUIREMENT
Two-family dwellings	As required in the NJAC 5:21 New Jersey Residential Site Improvement Standards
Townhouses	As required in the NJAC 5:21 New Jersey Residential Site Improvement Standards
Multifamily dwellings and Short-Term Rental Units	As required in the NJAC 5:21 New Jersey Residential Site Improvement Standards as applicable to multifamily dwelling units
Senior citizen housing	1.1 spaces per unit
General or business offices Professional offices Medical offices	4.0 spaces per 1,000 sq. ft. of gross floor area
Convenience and specialty retail Personal service establishments: Art studio and galleries Health or fitness clubs Educational establishments Restaurants Eating and drinking establishments	4.0 spaces per 1,000 sq. ft. of gross floor area
Hotels, excluding Short-Term Rental Units	1.0 space per room

For purposes of this Section, Short-Term Rental Units shall be treated as multifamily dwelling units.

A determination of minimum parking requirements shall be based upon the aggregate total of parking requirements for individual uses. In recognition of the mixed-use nature of the redevelopment, the re-developer is encouraged to submit a shared parking analysis as part of the site plan application. If acceptable, the Planning Board may relax the aggregate total of required spaces to account for the shared use of the provided spaces. The following provisions also apply.

undue hardship upon, the redeveloper. The Montclair Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the Redevelopment Plan. An application for a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A. 40:55D-12a and b.

Notwithstanding the above, no deviations should be granted that would permit any of the following: a use or principal structure that is not otherwise permitted by this Redevelopment Plan; or an increase in the maximum permitted height of a principal structure by more than 10 feet or 10%, whichever is less.

No deviation from the requirements herein shall be cognizable by the Township of Montclair Zoning Board of Adjustment.

7.4 Site Plan and Subdivision Review

Site plans for the construction of improvements within the Plan Area shall be prepared in accordance with the requirements of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and shall be submitted by the redeveloper for review and approval by the Township of Montclair Planning Board as per the Site Plan Review Ordinance (Section 281). The site plan shall also be submitted to the Township of Montclair Historic Preservation Commission for review in an advisory capacity to the Planning Board. Site Plan approval is not required for a change in use from multifamily dwellings to Short-Term Rental Units provided that modifications to an approved structure for a change in use from multifamily dwelling to Short-Term Rental Units is limited to the installation of hotel locks on Short-Term Rental Units and the installation of related fire/life/safety equipment.

The site plan shall be consistent with the provisions of this Plan and should, at a minimum, include the following elements:

- Overall development plan for the district specifying land uses, building heights, square foot areas and numbers of residential units.
- Streetscape elevations of proposed buildings and buildings immediately adjacent to proposed buildings, indicating the materials to be used, the location of all trees and other plantings and the location and design of any street furniture to be installed.
- Architectural renderings and floor plans indicating compliance with the design standards contained herein.
- Traffic and circulation analysis and plans which shall include consideration of mass transit routes. This analysis shall include the cumulative effect of the ingress and egress requirements of the proposed development and the effects on adjacent and affected roadways created by the overall floor area proposed.
- Parking, loading and vehicular access plan.
- Landscape plan.
- Utility plan.
- Stormwater management plan as per the requirements of Section 295 of the Township Ordinance.
- Plans for any off-tract improvements.
- Phasing plan (if applicable).

No certificate of occupancy of any type shall be issued for construction of improvements within the Plan Area until the Montclair Planning Board has granted final site plan approval for such improvements.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: November 13, 2023

SUBMITTED BY: Department of Community Services

ITEM TYPE: Ordinance

AGENDA SECTION: **NEW BUSINESS ORDINANCE(S)**

SUBJECT: **Ordinance O-23-37:** Ordinance to amend Chapter 327 of the Code of the Township of Montclair to establish School Zone speed limits around schools on Essex County roadways

ATTACHMENTS:

[Item 0 O-23-37 Ordinance - Chapter 327-11.1 Speed Limits - School Zones \(00413113xD43F8\).pdf](#)

O-23-37

TOWNSHIP OF MONTCLAIR

AN ORDINANCE TO AMEND CHAPTER 327 OF THE CODE OF THE TOWNSHIP OF MONTCLAIR TO ESTABLISH SCHOOL ZONE SPEED LIMITS AROUND SCHOOLS ON ESSEX COUNTY ROADWAYS

November 13, 2023 (date of introduction)

WHEREAS, Chapter 327 of the Montclair Township Code establishes regulations for vehicles and traffic on Montclair public streets; and,

WHEREAS, Chapter 327-11 establishes speed limits on public streets; and,

WHEREAS, the Township desires to improve pedestrian safety by establishing school zones and set speed limits in accordance with N.J.S.A. 39:4-8(a) on certain Essex County roadways; and,

NOW, THEREFORE, BE IT ORDAINED, by the Council of the Township of Montclair in the County of Essex that it hereby amends Chapter 327 of the Montclair Code to include the following section:

SECTION ONE: AMENDMENTS TO CHAPTER 327 (additions noted in underline)

§327-11.1 Speed Limits – School Zones

In accordance with the provisions of N.J.S.A. 39:4-8(a), school speed limits are hereby established upon the described streets or parts thereof while flashing school speed limit signs are operating, during recess, when the presence of children is clearly visible from the roadway, or while children are going to or leaving school during opening or closing hours.

<u>Name of Street</u>	<u>Limits</u>	<u>Direction of Traffic</u>	<u>Speed Limits</u>
<u>Elm Street</u>	<u>From a point 140 feet south of Bloomfield Avenue to a point 95 feet south of Fulton Street</u>	<u>Northbound and Southbound</u>	<u>20 mph</u>
<u>Grove Street</u>	<u>Buckingham Road to Fairview Place</u>	<u>Northbound and Southbound</u>	<u>25 mph</u>
<u>Valley Road</u>	<u>Macopin Avenue to Brainard Street</u>	<u>Northbound and Southbound</u>	<u>25 mph</u>
<u>Valley Road</u>	<u>Bellaire Drive to Brunswick Road</u>	<u>Northbound and Southbound</u>	<u>25 mph</u>

- A. Roadways under the jurisdiction of Essex County are subject to Essex County concurrence.
- B. New speed limits shall not take effect until corresponding signs are posted.

SECTION TWO: REPEAL OF INCONSISTENT PROVISIONS

All ordinances or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only to the extent of such conflict or inconsistency, it being the legislative intent that all such ordinances or part of ordinances now existing or in effect unless the same are in conflict or inconsistent with any provision of this Ordinance shall remain in effect.

SECTION THREE: SEVERABILITY

The provisions of this Ordinance are declared to be severable and if any section, subsection, sentence, clause or phrase thereof for any reason be held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect 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 FOUR: EFFECTIVE DATE

This Ordinance shall take effect immediately upon passage and publication as provided by law.

SECTION FIVE: CODIFICATION

This ordinance shall be a part of the Code of the Township of Montclair as though codified and fully set forth therein. The Township Clerk shall have this ordinance codified and incorporated in the official copies of the Code.

The Township Clerk and the Township Attorney are authorized and directed to change any Chapter, Article and/or Section number of the Code of the Township of Montclair 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 repeals of existing provisions not intended to be repealed.

[New Language Underlined]



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: November 13, 2023

SUBMITTED BY: Law Department

ITEM TYPE: Resolution

AGENDA SECTION: NEW BUSINESS RESOLUTION(S)

SUBJECT: **Resolution R-23-223:** Resolution approving and authorizing execution of Certificates of Completion for the East Project and West Project of the redevelopment of Seymour Street Redevelopment Area pursuant to the terms and provision of the Redevelopment Agreement between the Township of Montclair and BSREP II Wellmont Development JV LLC

ATTACHMENTS:

[Item 0A R-23-223 Authorizing Execution of Certificate of Completion for Seymour St Redevelopment Area.pdf](#)

On October 10, 2023, this resolution was tabled to November 13, 2023 at the request of Mayor Sean Spiller without objection.

R-23-223

TOWNSHIP OF MONTCLAIR

RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF CERTIFICATES OF COMPLETION FOR THE EAST PROJECT AND WEST PROJECT OF THE REDEVELOPMENT OF SEYMOUR STREET REDEVELOPMENT AREA PURSUANT TO THE TERMS AND PROVISION OF THE REDEVELOPMENT AGREEMENT BETWEEN THE TOWNSHIP OF MONTCLAIR AND BSREP II WELLMONT DEVELOPMENT JV LLC

September 26, 2023

WHEREAS, on March 10, 2015, by Resolution R- 15- 116, in accordance with the criteria set forth in the Local Redevelopment and Housing Law, the Township Council of the Township of Montclair (the " Township Council") established an area in need of redevelopment within the Township, including Block 3106, Lot 17, Block 3105, Lots 1, 2 and 9, and Block 3205, Lots 26 and 27 on the Township' s official tax map (the “Redevelopment Area”), which also includes additional parcels; and

WHEREAS, by Resolution R-15-185, dated October 4, 2016, the Township Council of the Township of Montclair designated BSREP II WELLMONT DELEVOLPMENT JV LLC to implement the redevelopment plan for the Seymour Street Redevelopment Area; and

WHEREAS, by Resolution R-18-007, dated January 9, 2018, the Township Council of the Township of Montclair approved the First Amendment to the Redevelopment Agreement between the Township of Montclair and BSREP II Wellmont Development JV LLC to implement the Redevelopment Plan for the Seymour Street Redevelopment Area; and

WHEREAS, by Resolution R-20-096, dated June 9, 2020, the Township Council of the Township of Montclair approved the Second Amendment to the Redevelopment Agreement between the Township of Montclair and BSREP II Wellmont Development JV LLC to implement the Redevelopment Plan for the Seymour Street Redevelopment Area; and

WHEREAS, on February 7, 2017, by Resolution of R-17-020, the Township of Montclair, authorized and approved a redevelopment agreement with BSREP II Wellmont Development JV LLC, to implement the redevelopment plan for the Seymour Street Redevelopment area; and

WHEREAS, pursuant to Section 4.08(b) of said Redevelopment Agreement by and between the Township of Montclair and BSREP II Wellmont Development JV LLC, dated February 21, 2017, “Upon the issuance of a Certificate of Occupancy for the Core and Shell Building Construction of the building compromising the East Project, the Township, upon application of the redeveloper, shall issue a Certificate of Completion for the East Project, in proper form for recording, which shall acknowledge that the Redeveloper has performed all of its duties and obligations under this Agreement and has completed construction of the East Project in accordance with the requirements of this Agreement; and

**TOWNSHIP OF MONTCLAIR
RESOLUTION R-23-223**

WHEREAS, pursuant to Section 4.08(c) of said Redevelopment Agreement by and between the Township of Montclair and BSREP II Wellmont Development JV LLC, dated February 21, 2017, “Upon the issuance of a Certificate of Occupancy for the Core and Shell Building Construction of the building comprising the West Project, the Township, upon application of the redeveloper, shall issue a Certificate of Completion for the West Project, in proper form for recording, which shall acknowledge that the Redeveloper has performed all of its duties and obligations under this Agreement and has completed construction of the West Project in accordance with the requirements of this Agreement; and

WHEREAS, the Township of Montclair has determined that the Redeveloper has completed the Redevelopment of the East Project and West Project of the Seymour Street Redevelopment Area in accordance with the terms and conditions of the Redevelopment Agreement, and the amendments thereto.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and the Council of the Township of Montclair that the Certificate of Completion for the East Project and the Certificate of Completion for the West Project are hereby approved in substantially the form attached hereto; and

BE IT FURTHER RESOLVED, that the Mayor and Township Clerk are authorized to execute and attest to the same.

SCHEDULE A

Legal Description of the East Project Premises



BMA #16-B028-023
DECEMBER 7, 2017

METES & BOUNDS DESCRIPTION

LOT 1, BLOCK 3105
LANDS NOW OR FORMERLY
SOMERSET TIRE SERVICE, INC.;
LOT 2, BLOCK 3105
LANDS NOW OR FORMERLY
TOWN OF MONTCLAIR &
LOT 9, BLOCK 3105
LANDS NOW OR FORMERLY BSREP II WELLMONT GSA, LLC
TOWNSHIP OF MONTCLAIR, ESSEX COUNTY
STATE OF NEW JERSEY

BEGINNING AT A POINT OF INTERSECTION CONNECTING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF S. WILLOW STREET (VARIABLE WIDTH R.O.W.) WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BLOOMFIELD AVENUE (A.K.A. ESSEX COUNTY ROUTE 506, 80' WIDE R.O.W.) AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF S. WILLOW STREET:

1. SOUTH 32 DEGREES 08 MINUTES 05 SECONDS WEST, A DISTANCE OF 76.04 FEET TO A POINT, THENCE;
2. SOUTH 10 DEGREES 53 MINUTES 05 SECONDS WEST, A DISTANCE OF 211.55 FEET TO A POINT, THENCE;
3. ALONG THE COMMON DIVIDING LINE BETWEEN LOT 2, BLOCK 3105, LANDS NOW OR FORMERLY TOWN OF MONTCLAIR; LOT 3, BLOCK 3105, LANDS NOW OR FORMERLY COVENANT HOUSE NEW JERSEY AND LOT 6, BLOCK 3105, LANDS NOW OR FORMERLY CORNELL & CHAPMAN, NORTH 80 DEGREES 28 MINUTES 55 SECONDS WEST, A DISTANCE OF 125.01 FEET TO A POINT, THENCE;

BLUE MARSH ASSOCIATES, INC.

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Warrington, PA 18976-2370
215-278-4053 (Main) Ext. 201
215-278-4058 (Direct) - 215-343-0218 (Fax)

1541 Route 37 East, Suite B
Toms River, NJ 08753
215-278-4053 (Main) Ext. 250
215-278-4056 (Direct) - 732-929-8915 (Fax)

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BLUE MARSH ASSOCIATES, INC.
LAND SURVEYORS AND PLANNERS

4. ALONG THE COMMON DIVIDING LINE BETWEEN LOT 2, BLOCK 3105; LOT 7, BLOCK 3105, LANDS NOW OR FORMERLY CLBL REALTY, LLC AND LOT 8, BLOCK 3105, LANDS NOW OR FORMERLY P AND D ZIMMERMAN FAMILY, LP, NORTH 10 DEGREES 53 MINUTES 05 SECONDS EAST, A DISTANCE OF 132.28 FEET TO A POINT, THENCE;

THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE DIVIDING LINE BETWEEN LOT 2, BLOCK 3105 AND LOT 8, BLOCK 3105:

5. NORTH 27 DEGREES 11 MINUTES 55 SECONDS WEST, A DISTANCE OF 32.16 FEET TO A POINT, THENCE;
6. NORTH 58 DEGREES 09 MINUTES 55 SECONDS WEST, A DISTANCE OF 127.96 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SEYMOUR STREET (50' WIDE R.O.W.), THENCE;

THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SEYMOUR STREET:

7. ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 240.35 FEET AND AN ARC LENGTH OF 85.10 FEET TO A POINT OF TANGENCY, THENCE;
8. NORTH 45 DEGREES 30 MINUTES 05 SECONDS EAST, A DISTANCE OF 150.00 FEET TO A POINT OF INTERSECTION CONNECTING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SEYMOUR STREET WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BLOOMFIELD AVENUE, THENCE;
9. ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BLOOMFIELD AVENUE, SOUTH 44 DEGREES 29 MINUTES 55 SECONDS EAST, A DISTANCE OF 208.50 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 65,469 SQUARE FEET OR 1.503 ACRES.

BLUE MARSH ASSOCIATES, INC.

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Warrington, PA 18976-2370
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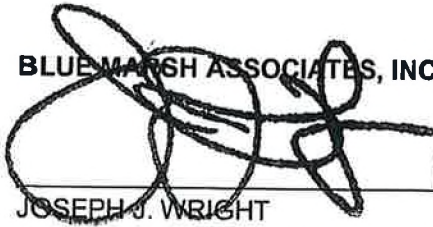
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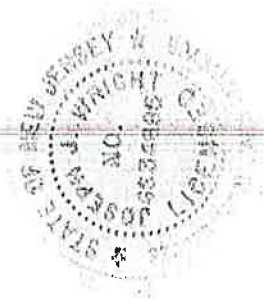
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THIS PROPERTY IS SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.

THIS DESCRIPTION WAS WRITTEN BASED UPON A MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, BSREP II WELLMONT GSA, LLC, BLOOMFIELD AVENUE, SEYMOUR STREET & S. FULLERTON AVENUE, LOTS 1, 2 & 9, BLOCK 3105 & LOT 17 & PART OF LOT 16, BLOCK 3106, TOWNSHIP OF MONTCLAIR, ESSEX COUNTY, STATE OF NEW JERSEY," PREPARED BY BLUE MARSH ASSOCIATES, INC., PROJECT NO. BMA # 16-B028-023, DATED 2/26/2016.

BLUE MARSH ASSOCIATES, INC.

JOSEPH J. WRIGHT
12/7/17
NEW JERSEY PROFESSIONAL LAND SURVEYOR #GS-3488500
CERTIFICATE OF AUTHORIZATION #24GS03488500



BLUE MARSH ASSOCIATES, INC.
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SCHEDULE B

Legal Description for Public Plaza



BMA #16-B028-023
JANUARY 31, 2017

METES & BOUNDS DESCRIPTION
EASEMENT AREA
PORTION OF SEYMOUR STREET
TOWNSHIP OF MONTCLAIR, ESSEX COUNTY
STATE OF NEW JERSEY

BEGINNING AT A POINT OF INTERSECTION CONNECTING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BLOOMFIELD AVENUE (A.K.A. ESSEX COUNTY ROUTE 506, 80 FOOT WIDE R.O.W.) AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SEYMOUR STREET (50 WIDE R.O.W.) AND FROM SAID POINT OF BEGINNING, RUNNING THENCE;

1. ALONG LINE RUNNING THROUGH BED OF SEYMOUR STREET, SOUTH 44 DEGREES 29 MINUTES 55 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT OF INTERSECTION CONNECTING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BLOOMFIELD AVENUE AND SOUTHEASTERLY RIGHT-OF-WAY LINE OF SEYMOUR STREET, THENCE;

THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SEYMOUR STREET:

2. SOUTH 45 DEGREES 30 MINUTES 05 SECONDS WEST, A DISTANCE OF 150.00 FEET TO A POINT OF CURVATURE, THENCE;
3. ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 240.35 FEET, AN ARC LENGTH OF 70.38 FEET, A CENTRAL ANGLE OF 16 DEGREES 46 MINUTES 35 SECONDS, A CHORD BEARING SOUTH 37 DEGREES 06 MINUTES 48 SECONDS WEST, AND A CHORD DISTANCE 70.12 FEET TO A POINT OF NON-TANGENCY, THENCE;

4. ALONG LINE RUNNING THROUGH BED OF SEYMOUR STREET, NORTH 61 DEGREES 16 MINUTES 30 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SEYMOUR STREET, THENCE;

THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SEYMOUR STREET:

BLUE MARSH ASSOCIATES, INC.

Page 1 of 2

P.O. Box 563 - Tabatha Drive
Warrington, PA 18976-2370
215-278-4053 (Main) Ext. 201
215-278-4058 (Direct) - 215-343-0218 (Fax)

www.BlueMarshAssociates.com

1541 Route 37 East, Suite B
Toms River, NJ 08753
215-278-4053 (Main) Ext. 250
215-278-4056 (Direct) - 732-929-8915 (Fax)



BLUE MARSH ASSOCIATES, INC.
LAND SURVEYORS AND PLANNERS

5. ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 290.35 FEET, AN ARC LENGTH OF 85.02 FEET, A CENTRAL ANGLE OF 16 DEGREES 46 MINUTES 35 SECONDS, A CHORD BEARING NORTH 37 DEGREES 06 MINUTES 48 SECONDS EAST, AND A CHORD DISTANCE 84.71 FEET TO A POINT OF TANGENCY, THENCE;
6. NORTH 45 DEGREES 30 MINUTES 05 SECONDS EAST, A DISTANCE OF 150.00 FEET TO THE POINT AND PLACE OF BEGINNING.

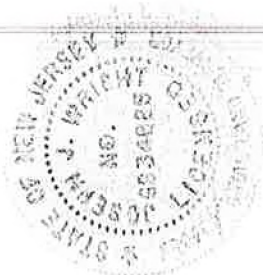
CONTAINING 11,385 SQUARE FEET OR 0.261 ACRES.

THIS DESCRIPTION WAS WRITTEN BASED UPON A MAP ENTITLED "EASEMENT EXHIBIT, BSREP II WELLMONT DEVELOPMENT JV LLC, SEYMOUR STREET, TOWNSHIP OF MONTCLAIR, ESSEX COUNTY, STATE OF NEW JERSEY," PREPARED BY BLUE MARSH ASSOCIATES, INC., PROJECT NO. BMA # 16-B028-023, DATED: 1/30/2017.


BLUE MARSH ASSOCIATES, INC.

JOSEPH J. WRIGHT

NEW JERSEY PROFESSIONAL LAND SURVEYOR #GS-3488500
CERTIFICATE OF AUTHORIZATION #24GS03488500



BLUE MARSH ASSOCIATES, INC.

Page 2 of 2

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SCHEDULE C

Certificate of Occupancy for East Project



Building Department
205 Claremont Avenue 2nd Floor
Montclair, NJ 07042
(973) 509-4951

CERTIFICATE

Date Issued 5/24/23
Permit # 19-0937
Control# 19-0229
Certificate # 19-0937

IDENTIFICATION

Block 3105 Lot 1
Work Site Location 2 So. Willow Street **EAST BUILDING**
Montclair, NJ 07042
Owner in Fee/Occupant: BSREP II Wellmont East Urban Renewal LLC.
Address 50 Washington Street
Hoboken, NJ 07030
Tele. (201)963-5200 Fax _____
Contractor APPLIED CONSTRUCTION COMPANY INC.
Address 50 Washington Street
Hoboken, NJ 07030
Tele. (201) 963-5200 Fax _____
Lic. No. or Bldrs. Reg. No. _____
Federal Emp. No. 22313185

CERTIFICATE OF OCCUPANCY

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

☐ CERTIFICATE OF APPROVAL

This serves notice that the work completed has been constructed or installed in accordance with the Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

☐ TEMPORARY CERTIFICATE OF OCCUPANCY/COMPLIANCE

If this is a temporary Certificate of Occupancy or Compliance, the following must be met no later than 20 or the owner will be subject to fine or order to vacate:

Home Warranty No. _____

Type of Warranty Plan: ☐ State ☐ Private

Use Group R2

Maximum Live Load _____

Construction Classification _____

Maximum Occupancy Load _____

Description of Work/Use:

New Parking Structure, Retail & Residential—New Ground up
Construction of 6 story building with Retail and Garage.

☐ CERTIFICATE OF CLEARANCE -- LEAD ABATEMENT 5:17

This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17, to the following extent:

☐ Total removal of lead-based paint hazards in scope of work

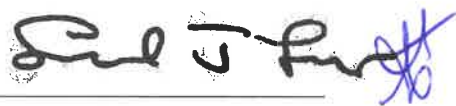
☐ Partial or limited time period (____ years); see file.

☐ CERTIFICATE OF CONTINUED OCCUPANCY

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards, and the building is approved for continued occupancy.

☐ CERTIFICATE OF COMPLIANCE

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until _____.



Construction Official

U.C.C. F260 equiv.

Fee \$ _____

Paid ☐ Check No. _____

Collected By: _____

SCHEDULE D

Certificate of Occupancy for Midtown Parking Garage.



Montclair Township
Building Department
205 Claremont Avenue 2nd floor
Montclair, NJ 07042

Date Issued 11/8/2022
Control Number C-19-3237
Permit Number 20-0001
Permit Issue Date 1/2/2020
Certificate Number 20-0001

Certificate

Construction Code Division
(Certificate of Occupancy)

Identification

Work Site Location: 202 GLENRIDGE AVE (PARKING GARAGE) Block: 3205 Lot: 26 & 27 Qual: _____
Montclair Township, NJ 07042
Owner In Fee: TOWNSHIP OF MONTCLAIR
Owner Address: 205 CLAREMONT AVE MONTCLAIR NJ 07042
Telephone: _____
Contractor: K L MASTERS CONSTRUCTION CO, LLC
Address: 1558 MAIN STREET RAHWAY NJ 07065
Telephone: (908) 483-2639 Fax: _____ Federal Emp. Number: _____
License Number or Builders Registration Number: _____

Home Warranty Number: _____ Type of Warranty Plan: ☐ State ☐ Private

Use Group: S-2 Construction Classification: Type IIA

Maximum Live Load: 0 Maximum Occupancy Load: 0

Description of Work/Use: COMMERCIAL BUILDING/IBC - PARKING GARAGE. FLOORS 1-5 PRECAST PARKING GARAGE STRUCTURE. 325 PARKING SPOTS

Certificate Comments:

☒ Certificate of Occupancy

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

☐ Certificate of Approval

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

☐ Certificate of Continued Occupancy

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

☐ Temporary Certificate of Compliance

The following conditions must be met no later than _____ or the owner will be subject to fine or order to vacate:
This certificate has an expiration date of: _____
Conditions to be met:

☐ Certificate of Clearance - Lead Abatement 5:17

This serves notice that based on written certification, lead abatement was performed as per NJAC5:17 to the following extent.

- ☐ Total removal of lead-based paint hazards in scope of work
☐ Partial or limited time period (_____ years); see file

☐ Certificate of Clearance - Asbestos Abatement

This serves notice that based on written certification, asbestos abatement was performed to the following extent.

- ☐ Total removal of asbestos hazards in scope of work
☐ Partial or limited time period (_____ years); see file

☐ Certificate of Compliance

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until _____

☐ Temporary Certificate of Occupancy

The following conditions must be met no later than _____ or the owner will be subject to fine or order to vacate:
This certificate has an expiration date of: _____
Conditions to be met:

Construction Official

Date Printed: 11/8/2022

U.C.C. F260 (rev. 08/05)

Fee: \$0.00
Check Number: _____
Collected By: _____

Page 1



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: November 13, 2023

SUBMITTED BY: Finance Department

ITEM TYPE: Resolution

AGENDA SECTION: NEW BUSINESS RESOLUTION(S)

SUBJECT: **Resolution R- 23-252:** Resolution approving submission of the Best Practices Checklist Inventory to the Director of the Division of Local Government Services on behalf of the Township of Montclair

ATTACHMENTS:

[Item 0B R-23-252 Year 2023 best practices Reso.pdf](#)

R-23-252
TOWNSHIP OF MONTCLAIR

**RESOLUTION APPROVING SUBMISSION OF THE BEST PRACTICES CHECKLIST
INVENTORY TO THE DIRECTOR OF THE DIVISION OF LOCAL GOVERNMENT
SERVICES ON BEHALF OF THE TOWNSHIP OF MONTCLAIR**

November 13, 2023

WHEREAS, Local Finance Notice 2023-17 requires the municipality to submit by November 3, 2023 to the Director of the Division of Local Government Services a report describing the municipality's compliance with the "Best Practices Inventory" established by the Director of the Division of Local Government Services, and

WHEREAS, the report is required to be certified by the Chief Financial Officer, Chief Administrative Officer and Municipal Clerk; and

WHEREAS, the members of the Governing Body have reviewed the Best Practices Inventory questions and the answers being submitted; and

WHEREAS, the Township of Montclair has achieved a score of 33.5, which would entitle the Township of Montclair to 100% of the State Aid to which it is entitled.

NOW THEREFORE BE IT RESOLVED by the Council of the Township of Montclair that the Local Government Best Practices Checklist, as completed by the Chief Financial Officer and Chief Administrative Officer, is hereby approved for submission to the Director of Local Government Services.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: November 13, 2023

SUBMITTED BY: Department of Utilities

ITEM TYPE: Resolution

AGENDA SECTION: NEW BUSINESS RESOLUTION(S)

SUBJECT: **Resolution R- 23-253:** Resolution regarding the suspension of meter collection on Saturday, November 25, 2023 for Small Business Saturday and during the year 2023 holiday shopping period

ATTACHMENTS:

[Item 0C R-23-253 Resolution to Suspend Meter Collection 2023 Holiday Season \(003\).pdf](#)

R-23-253
TOWNSHIP OF MONTCLAIR

**RESOLUTION REGARDING THE SUSPENSION OF METER COLLECTION ON
SATURDAY, NOVEMBER 25, 2023 FOR SMALL BUSINESS SATURDAY AND DURING
THE 2023 HOLIDAY SHOPPING PERIOD**

November 13, 2023

WHEREAS, the Small Business Saturday movement began in 2010 to encourage consumers to shop locally to support businesses in their communities and was officially recognized by the United States Senate in 2011; and

WHEREAS, the event is traditionally held on the Saturday of Thanksgiving weekend; and

WHEREAS, the Mayor and Council wish to assist the promotion of Small Business Saturday and encourage shoppers to support the local merchants; and

WHEREAS, the Mayor and Council will encourage retail activity and foster goodwill during the holiday shopping season and encourage holiday shopping in all Montclair areas.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of Montclair, in the County of Essex, that the Township Manager is instructed to implement a suspension of the meter collection program that will allow for two hours of free parking at metered spaces throughout the Township of Montclair on Small Business Saturday to be implemented on November 25th, 2023 and during the 2023 holiday shopping period from and including Sunday November 26th, 2023 through and including Sunday January 7th, 2024. The public should be aware that parking beyond this two-hour period will subject the vehicle to a violation notice as maximum parking time limits will still be strictly enforced.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: November 13, 2023

SUBMITTED BY: Health Department

ITEM TYPE: Resolution

AGENDA SECTION: NEW BUSINESS RESOLUTION(S)

SUBJECT: **Resolution R-23-254:** Resolution amending the agreement with Montclair Emergency Services for Hope (MESH) for overnight shelter services to the homeless for the remainder of calendar year 2023

ATTACHMENTS:

[Item 0D R-23-254 Resolution - Amending 2023 MESH Contract.pdf](#)
[Item 0D1 Signed COF Amending 2023 MESH Agreement.pdf](#)

R-23-254**TOWNSHIP OF MONTCLAIR****RESOLUTION AMENDING THE AGREEMENT WITH MONTCLAIR EMERGENCY SERVICES FOR HOPE (MESH) FOR OVERNIGHT SHELTER SERVICES**

November 13, 2023

WHEREAS, on January 17, 2023, the Township Council approved resolution R-23-007 to contribute funds to Montclair Emergency Services for Hope (MESH) to provide emergency overnight shelter services to homeless population in Montclair; and

WHEREAS, the Township has a continued need to provided assistance for the homeless population and MESH now requires an additional funds in the increased amount of not to exceed \$17,500.00 for a new total amount of not to exceed \$35,000.00; and

WHEREAS, the Administration recommends providing additional funds to MESH to provide emergency overnight shelter to homeless population in an amount of not to exceed \$17,500.00 for a new total annual assistance of not to exceed \$35,000.00; and

WHEREAS, the Chief Financial Officer has certified that funds for this amendment are available in account 01-201-27-331-154 in the amount of \$17,500.00; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Township of Montclair, in the County of Essex as follows:

- 1) The monetary assistance to provide emergency overnight shelter services to homeless population in the Township provided to Montclair Emergency Services for Hope (MESH) shall be increased in the amount of \$17,500.00 for a new annual total in the amount of \$35,000.00.
- 2) Aside from the change in contract amount, the remainder of the terms shall be in accordance with the original agreement and all attachments thereto.
- 3) This resolution shall take effect immediately.



Township of Montclair

205 Claremont Avenue

Montclair, NJ 07042

tel: 973-509-4964

fax: 973-509-0370



Chief Financial Officer
Director of Finance

CERTIFICATION OF FUNDS

I HEREBY CERTIFY THAT THE TOWNSHIP OF MONTCLAIR HAS UNENCUMBERED FUNDS ON HAND FOR THE PAYMENT OF SERVICES, GOODS, AND/OR MERCHANDISE AS STATED IN THE FOLLOWING CONTRACT:

PURPOSE OF CONTRACT

To increase 2023 MESH contract for

services in October through December

**TOTAL AMOUNT OF CONTRACT
SUBJECT TO APPROPRIATIONS IN
BUDGET**

\$ 17,500.00

ACCOUNT NUMBER (S)

01-201-27-331-154

NAME AND ADDRESS OF COMPANY

MESH

P.O. Box 1919

Montclair, NJ 07042

Padmaja Rao

**Padmaja Rao, CPA, RMA, CMFO
Chief Financial Officer
Director of Finance**

Date: 11/02/2023



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: November 13, 2023

SUBMITTED BY: Health Department

ITEM TYPE: Resolution

AGENDA SECTION: NEW BUSINESS RESOLUTION(S)

SUBJECT: **Resolution R-23-255:** Resolution authorizing an agreement between the Township of Montclair and the Montclair Emergency Services for Hope (MESH) for emergency overnight shelter services to the homeless for calendar year 2024

ATTACHMENTS:

[Item 0E R-23-255 MESH Resolution for 2024 Contract.pdf](#)

[Item 0E1 Signed COF 2024 MESH.pdf](#)

[Item 0E2 MESH - Agreement - Overnight Respite 2024.pdf](#)

**R-23-255
TOWNSHIP OF MONTCLAIR**

**RESOLUTION AUTHORIZING AN AGREEMENT BETWEEN THE TOWNSHIP OF
MONTCLAIR AND THE MONTCLAIR EMERGENCY SERVICES FOR HOPE (MESH)
FOR EMERGENCY OVERNIGHT SHELTER SERVICES TO THE HOMELESS**

November 13, 2023

WHEREAS, the Township wishes to contribute funds towards providing emergency overnight shelter services to the Township's homeless population during extreme weather conditions; and

WHEREAS, the homeless shelter operated by the Montclair Emergency Services for Hope (MESH), which provides such emergency services, has requested financial assistance from the Township; and

NOW, THEREFORE, BE IT RESOLVED, that the Township will provide to the Montclair Emergency Services for Hope, the sum of \$35,000 for emergency overnight respite services to the homeless; and

BE IT FURTHER RESOLVED, by the Township Council of the Township of Montclair, in the County of Essex, that the Township Manager be, and hereby is, authorized to execute an agreement with the Montclair Emergency Services for Hope, in accordance with the terms and conditions and in substantially the form attached hereto; and

BE IT FUTHER RESOLVED, that the Township Clerk shall undertake any actions required by law in connection with this award.



Township of Montclair

205 Claremont Avenue

Montclair, NJ 07042

tel: 973-509-4964

fax: 973-509-0370



Chief Financial Officer
Director of Finance

CERTIFICATION OF FUNDS

I HEREBY CERTIFY THAT SUBJECT TO APPROPRIATION OF SUFFICIENT FUNDS IN THE ADOPTED BUDGET, THE TOWNSHIP OF MONTCLAIR WILL ENCUMBER THE FUNDS FOR THE PAYMENT OF SERVICES, GOODS, AND/OR MERCHANDISE AS STATED IN THE FOLLOWING CONTRACT:

PURPOSE OF CONTRACT

Overnight Respite Services for the

Homeless

TOTAL AMOUNT OF CONTRACT
SUBJECT TO APPROPRIATIONS IN
BUDGET

\$ 35,000.00

ACCOUNT NUMBER (S)

01-201-27-331-154

NAME AND ADDRESS OF COMPANY

MESH

P.O. Box 1919

Montclair, NJ 07042

Padmaja Rao

Padmaja Rao, CPA, RMA, CMFO
Chief Financial Officer
Director of Finance

Date: 11/03/2023

CONTRACT FOR HOMELESS SERVICES

THIS AGREEMENT made this ___ day of _____, 2023 by and between Montclair Emergency Services for Hope ("MESH"), located at P.O. Box 1919, Montclair, NJ 07042, and the Township of Montclair, herein referred to as the "Township" located at 205 Claremont Avenue, Montclair, New Jersey.

In consideration of the mutual promises, terms and conditions set forth herein, the parties agree as follows:

1. **Agreement.** The Township agrees to partially underwrite the efforts of MESH to the provide emergency shelter services to homeless individuals residing in the Township.
2. **Term.** The term of this agreement is for one year, beginning January 1, 2024 and ending December 31, 2024.
3. **Scope of Services.**
 - a) MESH will provide overnight emergency respite services for the chronically homeless on nights when the outdoor temperature is expected to drop below 32 degrees F. or if extreme weather conditions could endanger homeless individuals sleeping outdoors.
 - b) MESH services shall include obtaining and preparing a space for the operation of an emergency shelter, professional security, cots, and blankets and 12-hour staff coverage.
4. **Payment.** The Township shall pay \$35,000.00 for services provided in budget year 2024 pursuant to this Agreement, on a mutually agreed schedule. The Township's role and responsibilities in the implementation of this agreement shall be strictly limited to payment as set forth above.
5. **Termination.** This contract can be terminated by either party with 30 days' notice with cause.
6. **No Discrimination.** This Agreement shall be subject to and performed in compliance with the anti-discrimination rider attached hereto and made a part hereof.
7. **Hold Harmless.** MESH agrees to save and hold the Township harmless from any and all claims arising from activities performed pursuant to this Agreement not caused by the Township's negligence or intentional act.

8. **Independent Contractor**. The relationship created by this Agreement is that of an independent contractor. Nothing in this Agreement shall be construed so as to create partnership or employee/employer relationship between parties. This agreement shall not create, nor be construed to create a fiduciary relationship between the parties, nor be construed to give the Township any supervisory authority or operational role in administering the services to be provided by MESH.

AGREED:

**MONTCLAIR EMERGENCY
SERVICES FOR HOPE**

Date: _____

Albie Monterossa
Executive Director of MESH

WITNESS:

Name

TOWNSHIP OF MONTCLAIR

Date: _____

Michael Lapolla
Interim Township Manager

ATTEST:



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: November 13, 2023

SUBMITTED BY: Fire Department

ITEM TYPE: Resolution

AGENDA SECTION: NEW BUSINESS RESOLUTION(S)

SUBJECT: **Resolution R-23-256:** Resolution authorizing the Township of Montclair to participate within and accept grant funding through the Emergency Management Grant Program administered by the State of New Jersey, Department of Law and Public Safety

ATTACHMENTS:

[Item 0F R-256 FY23 EMPG EMAA Resolution Draft.pdf](#)

R-23-256

TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING THE TOWNSHIP OF MONTCLAIR TO PARTICIPATE WITHIN AND ACCEPT GRANT FUNDING THROUGH THE EMERGENCY MANAGEMENT GRANT PROGRAM ADMINISTERED BY THE STATE OF NEW JERSEY, DEPARTMENT OF LAW AND PUBLIC SAFETY

November 13, 2023

WHEREAS, the Township of Montclair Office of Emergency Management (“OEM”) submitted an application to the State of New Jersey, Department of Law and Public Safety, to receive federal funding from the FY2023 Emergency Management Performance Grant; and

WHEREAS, the purpose of this grant program is to enhance the Township of Montclair’s ability to prevent, protect against, respond to and recover from acts of terrorism, natural disasters and other catastrophic events and emergencies; and

WHEREAS, the Township of Montclair will use these funds to enhance our Emergency Management Program and the funds will be used for Emergency Management Purposes; and

WHEREAS, the Township of Montclair Office of Emergency Management has been awarded Emergency Management Agency Assistance (“EMAA”) subgrant #FY23-EMPG-EMAA-0713 in the amount of \$10,000.00, with no match required, for the performance period of July 1, 2023 through June 30, 2024; and

WHEREAS, the subgrant award incorporates all conditions and representations contained or made in application and notice of award.

NOW THEREFORE BE IT RESOLVED, that Township of Montclair accepts the award of the FY2023 Emergency Management Performance Grant, Emergency Management Agency Assistance subgrant #FY23-EMPG-EMAA-0713 in the amount of \$10,000.00 for the purposes of enhancing our emergency management capabilities.



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: November 13, 2023

SUBMITTED BY: Finance Department

ITEM TYPE: Resolution

AGENDA SECTION: NEW BUSINESS RESOLUTION(S)

SUBJECT: **Resolution R- 23-257:** Resolution authorizing transfer of funds pursuant N.J.S.A. 40A:4-58

ATTACHMENTS:

[Item 0G R-23-257 Budget Transfer Resolution 2023.pdf](#)
[Item 0G1 2023 Schedule A 11-13-23.pdf](#)

R-23-257
TOWNSHIP OF MONTCLAIR

RESOLUTION AUTHORIZING TRANSFER OF FUNDS PURSUANT N.J.S.A. 40A:4-58

November 13, 2023

WHEREAS, the Municipal Chief Financial Officer has recommended certain transfer of funds from appropriations made in the budget to cover anticipated expenditures in accordance with the provisions of N.J.S.A. 40A:4-58; and

WHEREAS, N.J.S.A. 40A:4-58 provides for transfers in the last two months of the fiscal year from appropriations with an excess over and above the amount necessary to fulfill the purpose for such appropriations, to those appropriations deemed to be insufficient; and

WHEREAS, the Governing Body has determined that there is an excess in appropriations over and above the amount necessary to fulfill certain appropriations in attached **Schedule A**.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Township of Montclair (not less than two-thirds of the full membership voting affirmative), that transfers be made between 2023 budget appropriations set forth opposite its designation:

SCHEDULE A

Township of Montclair
Funds Transferred November 13, 2023

CURRENT FUND

From:

Refuse Collection S&W	250,000.00
Storm Sewer S&W	50,000.00
Township Manager S&W	100,000.00
	400,000.00

To:

Central Garage OE	60,000.00
Park Services OE	40,000.00
Snow Removal OE	50,000.00
Recycle OE	250,000.00
	400,000.00

WATER UTILITY

From:

Water Utility Operating OE	400,000.00
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To:

Water Utility Capital Improvement Fund	400,000.00
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Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: November 13, 2023

SUBMITTED BY: Law Department

ITEM TYPE: Resolution

AGENDA SECTION: NEW BUSINESS RESOLUTION(S)

SUBJECT: **Resolution R-23-258:** Resolution authorizing a memorandum of agreement between the Township of Montclair and Essex County Division of Community Action for providing temporary emergency shelter to persons experiencing homelessness in the Township through the Code Blue Initiatives

ATTACHMENTS:

[Item 0H R-23-258 Resolution for Code Blue 11.13.23 \(002\).pdf](#)

[Item 0H1 Code Blue MONTCLAIR MOA.pdf](#)

R-23-258
TOWNSHIP OF MONTCLAIR

**RESOLUTION AUTHORIZING A MEMORANDUM OF AGREEMENT BETWEEN
THE TOWNSHIP OF MONTCLAIR AND ESSEX COUNTY DIVISION OF
COMMUNITY ACTION FOR PROVIDING TEMPORARY EMERGENCY SHELTER
TO PERSONS EXPERIENCING HOMELESSNESS IN THE TOWNSHIP THROUGH
THE CODE BLUE INITIATIVES**

November 13, 2023

WHEREAS, Essex County is required to establish and administer a Code Blue program that will ensure shelter & safety for homeless individuals and families during Code Blue designated days/night & times throughout the winter/ spring months when weather temperatures reach 32 degrees Fahrenheit or lower; or the National Weather Service declares a wind chill temperature below zero; and

WHEREAS, Essex County and its partners are responsible for providing housing and homeless supportive services in the community are collaborating on Code Blue initiatives for persons experiencing homelessness; and

WHEREAS, through the Code Blue initiatives, Essex County and its partners provide necessary emergency shelter and funding for persons and families experiencing homelessness when weather temperatures reach 32 degree Fahrenheit or lower; and

WHEREAS, Essex County Division of Community Action provides funding up to \$40,000.00 to its partners for providing temporary emergency sheltering that has amenities including bathroom facilities, case management services, sleeping quarters, food and water, and housing resource for a term of three (3) months beginning December 1, 2023 through March 31, 2024 and shall be extended based on unforeseen State of New Jersey Code Blue Legislative weather conditions, and

WHEREAS, the Township of Montclair has and is continues to contribute funds towards providing emergency overnight shelter services in the Township for the unhoused/homeless population during extreme weather conditions; and

WHEREAS, Essex County Division of Community Action and the Township of Montclair wish to enter into a Memorandum of Understanding to provide emergency shelter to persons experiencing homelessness through the Code Blue initiatives.

NOW, THEREFORE, BE IT RESOLVED, the Mayor and Council of the Township of Montclair authorize Township to enter into the Memorandum of Agreement with the Essex County Division of Community Action; and

BE IT FURTHER RESOLVED, by the Township Council of the Township of Montclair, in the County of Essex, that the Mayor or the Deputy Manager be, and hereby is, authorized to

execute Memorandum of Agreement with Essex County Division of Community Action, in accordance with the terms and conditions and in substantially the form attached hereto; and

BE IT FUTHER RESOLVED, that the Township Clerk shall undertake any actions required by law in connection with this award.

MEMORANDUM OF AGREEMENT

Essex County and its partners are responsible for providing housing and homeless supportive services in the community and are collaborating on Code Blue initiatives for persons experiencing homelessness. This Memorandum of Agreement shall stand as evidence that the **Township of Montclair**, hereinafter referred to as the AGENCY, agrees to work with the **Essex County Division of Community Action**, which serves as the lead agency for the NJ 504-Newark/Essex Continuum of Care (CoC). To this end, each entity, agency and/or organization agrees to participate in an exchange providing emergency sheltering and supportive services. This is defined as:

Providing temporary emergency sheltering that has amenities including bathroom facilities, case management services, sleeping quarters, food and water, and housing resources. These are the minimum requirements for the Essex County CoC's CODE BLUE Warming Center facility.

RESPONSIBILITIES

Essex County is required to establish and administer a Code Blue program that will ensure shelter & safety for homeless individuals and families during Code Blue designated days/night & times throughout the winter/spring months when weather temperatures reach 32 degrees Fahrenheit or lower; or the National Weather Service declares a wind chill temperature below zero.

The Essex County Division of Community Action will be the primary Code Blue responsible agency which entails:

- Determining when a Code Blue will be called and the duration of that Code Blue Declaration
- Facilitating the placement of individuals at Code Blue sites through partners such as: street outreach organizations and NJ211 as the primary referral source
- Providing system management, monitoring and oversight.
- Maintaining a thorough, accurate, and updated resource database (NJHMIS)
- Collecting and disseminating community needs data, and
- Communicating and collaborating with partner agencies
- The receipt of invoices and the remittance of funds as they are available, and not to exceed any agreed upon and understood funding amounts.
- The ability to accept, request for changes to, deny, or request the reimbursement for any funds requested or utilized by the Township of Montclair. The County at any time reserves the right to terminate this MOA upon its discretion, through written notice to the Township of Montclair

As the Lead Agency, the Essex County Division of Community Action will respond to the Township of Montclair concerns, advocate for system improvement, and ensure the Code Blue program for Essex County remains efficient and effective, distributing updates and communication to the Township of Montclair in a timely fashion or when the need arises. Community Action will oversee and lead efforts for Code Blue, sharing revisions with the Township of Montclair, Essex County Continuum of Care Executive Board/Full Body, State and Federal Partners, as needed.

In compliance with all applicable Code Blue NJ Laws, HEARTH Act, and all other applicable Federal, State and Local law, the objectives of the Essex County CoC, by signing this MOA, The Township of Montclair agrees to participate in the Essex County Code Blue program. Participation, includes, but not limited to:

- Emergency Sheltering during official designated Code Blue Declaration alerts at a cost of \$400 per night/day (24-hour instance)
- Demonstrating “good faith” efforts to improve cross-system collaboration and sustain inter-agency cooperation.

- Actively engaging in “good faith” efforts to resolve all program implementation challenges.
- Utilizing all capacity available within the facilities to house the maximum number of individuals in need of shelter during Code Blue in Essex County
- Referring individuals/families who are eligible for Essex County Division of Family Assistance & Benefits (formerly known as Welfare) and/or Community Action’s, Coordinated Entry for Supportive Housing (Sheltering, Transitional Housing, Permanent Housing) assessment screenings; as such, the Township of Montclair or it’s designees will assess the need of the individual/family for housing or homeless supportive services and refer as needed.
- Providing Community Action with updated and accurate information about the Township of Montclair capacity & service delivery and programmatic changes; as well as keeping up to date HMIS logs, intakes, and data on all program participants.
- Understanding that participation is required by the Continuum of Care with funding sources backing up the requirement in their funding/program evaluation criteria, and
- The Township of Montclair must provide the Essex County Division of Community Action with the names of the warming centers and location that will be participating with the Code Blue program in order to ensure it is provided to NJ211 for referral purposes.

TERMS & CONDITIONS

The MOA is an agreement which shall not exceed \$45,000 and be for a term of four months beginning December 1, 2023, through March 31, 2024, and shall be extended based on unforeseen State of New Jersey Code Blue Legislative weather conditions.

This Memorandum of Agreement “MOA” will be provided to the agency in full executed force upon the required signatures.

AUTHORIZED SIGNATURES

Township of Montclair:

(Print) Name: _____

Title: _____

Signature: _____ Date: _____

Essex County Division of Community Action:

(Print) Name: _____

Title: _____

Signature: _____ Date: _____



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: November 13, 2023

SUBMITTED BY: Finance Department

ITEM TYPE: Resolution

AGENDA SECTION: NEW BUSINESS RESOLUTION(S)

SUBJECT: **Resolution R-23-259:** Bill List Resolution

ATTACHMENTS:

[Full Item 01 R-23-259 Bill List 11.13.2023.pdf](#)



BILL LIST RESOLUTION R-23-259

WHEREAS, INVOICES AGAINST THE TOWNSHIP OF MONTCLAIR, IN FAVOR OF THE FOLLOWING PERSONS FOR THE AMOUNTS SET OPPOSITE THEIR RESPECTIVE NAMES, HAVE BEEN RECEIVED; DULY AUDITED AND FOUND CORRECT.

NOW, THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE TOWNSHIP OF MONTCLAIR, IN THE COUNTY OF ESSEX, THAT SAID INVOICES BE AND THEY ARE HEREBY ORDERED PAID, AND THAT CHECKS BE DRAWN BY THE FINANCE DEPARTMENT TO THE ORDER OF SUCH PERSONS FOR THE AMOUNTS RESPECTIVELY AND HEREINAFTER STATED ON THE SCHEDULE ATTACHED HERETO AND MADE A PART HEREOF:

Council Meeting Date: 11/13/2023

Total Amount: \$ 8,753,232.37



TOWNSHIP OF MONTCLAIR
OFFICE OF THE CHIEF FINANCIAL OFFICER
INTEROFFICE MEMORANDUM

DATE: November 9, 2023
TO: Mayor and Township Council
FROM: Padmaja Rao, CFO
SUBJECT: November 13, 2023 Bill List

PR

Following is a preliminary version of the Bill List, aggregating \$ 8,753,232.37 to be presented for approval at the November 13, 2023 Council Meeting. Should any changes be required, a listing of adjustments will accompany a revised Bill List that will be submitted on the day of the Council Meeting for your review.

TOWNSHIP OF MONTCLAIR
SUMMARY OF BILL LISTS
MEETING OF 11/13/2023
CHECKS DATED 11/13/2023

<u>FUND</u>	<u>AMOUNT</u>
CURRENT FUND	\$ 7,079,907.01
WATER OPERATING FUND	\$ 163,194.03
WATER CAPITAL	\$ 31,544.00
SEWER OPERATING FUND	\$ 1,196,202.20
SEWER CAPITAL FUND	\$ 23,852.50
PARKING UTILITY OPERATING FUND	\$ 18,971.15
SECTION 8 FUND	\$ 734.79
GENERAL CAPITAL FUND	\$ 204,244.44
GENERAL TRUST FUND	\$ 34,582.25
ANIMAL CONTROL TRUST FUND	\$ 0.00
POLICE FORFEITURE TRUST FUND	\$ 0.00
PARKING CAPITAL FUND	\$ 0.00
STATE UNEMPLOYMENT TRUST FUND	\$ 0.00
TOTAL	\$ 8,753,232.37

IT IS HEREBY CERTIFIED
that the vouchers covering the above funds
are available in the respective accounts to
be charged.

Padmaja Rao

Padmaja Rao, CFO

List of Bills - (All Funds)

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Paid to	Description	Payment	Check Total
CURRENT FUND			
9388 - 4IMPRINT, INC. 101 COMMERCE STREET OSHKOSH WI 54901	PO 2301897 LEAD GRANT	4,379.72	
			4,379.72**
8117 - ABBEY GLEN PET MEMORIAL PARK 187 ROUTE 95 LAFAYETTE NJ 07848	PO 2301357 ANIMAL SHELTER WASTE BLANKET REST OF YEA	46.50	
			46.50**
99689 - Advanced Enterprises Recycling, Inc. dba DART 300 Frank W. Burr Blvd., Ste 39 Teaneck NJ 07666	PO 2300092 TYPE 13 NON-PROCESSIBLE WASTE - (BLANKE	4,927.25	
			4,927.25**
2997 - AIR & GAS TECHNOLOGIES, INC. 42 INDUSTRIAL DRIVE CLIFFWOOD BEACH NJ 07735	PO 2301763 FD Air compressor preventive maintenance	1,025.00	
			1,025.00**
100181 - Akmal, Nada c/o Township of Montclair 205 Claremont Avenue Montclair NJ 07042	PO 2302102 2023 GFOA FALL CONFERENCE REIMBURSEMENT	216.62	
			216.62**
8811 - ALL LACROSSE 147 VALLEY ROAD MONTCLAIR NJ 07042	PO 2301777 2023 Recreation Programs Uniforms and Eq	1,869.00	
			1,869.00**
9508 - AMANJ C/O Lee Ann Russ 33 MECHANIC STREET CAPE MAY NJ 08210	PO 2302036 ASSOCIATION OF MUNICIPAL ASSESSOR'S OF N00	35.00	
			35.00**
76 - AMERICAN ROYAL HARDWARE	PO 2300153 VARIOUS HARDWARE & SUPPLIES FOR SHADE TR	948.00	

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Paid to	Description	Payment	Check Total
251 Park Street Montclair NJ 07043-0010			948.00**
76 - AMERICAN ROYAL HARDWARE 251 Park Street Montclair NJ 07043-0010	PO 2300357 BLANKET: BUILDING MAINTENANCE/MISCELLANE	5.37	5.37**
76 - AMERICAN ROYAL HARDWARE 251 Park Street Montclair NJ 07043-0010	PO 2300411 Blanket PO - FD Hardware purchases	108.98	108.98**
76 - AMERICAN ROYAL HARDWARE 251 Park Street Montclair NJ 07043-0010	PO 2300442 2023 Rec, Pools and Edgemont Supplies BL	18.43	18.43**
2501 - ANGELS LANDSCAPE & SUBURBAN SIDEWALKS 1 RIVER DRIVE GARFIELD NJ 07026	PO 2301943 CONTRACT EXTENTION - On-Demand Property	2,550.60	2,550.60**
2544 - ASSOCIATED FIRE PROTECTION 100 JACKSON STREET ATTN: GAIL PATERSON NJ 07501	PO 2302033 3-YEAR FLOW TRIP TEST FOR 219 N. FULLERT PO 2302034 SEMI-ANNUAL WET CHEMICAL KITCHEN SYSTEM	810.00 400.00	1,210.00**
99716 - ATLANTIC SCALE COMPANY 136 WASHINGTON AVE. NUTLEY NJ 07110	PO 2301799 RECALIBRATION OF SCALES NURSING	362.00	362.00**
12365 - ATLANTIC UNIFORM CO., INC. 468 WASHINGTON AVENUE BELLEVILLE NJ 07109	PO 2301952 BLANKET: NEW HIRE OFFICER UNIFORMS	100.00	100.00**

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Paid to	Description	Payment	Check Total
9273 - AUTOMOTIVE BRAKE 314 RAILROAD AVENUE HACKENSACK NJ 07601	PO 2300170 VARIOUS PARTS AND REPAIRS - (BLANKET)	2,458.22	
			2,458.22**
9414 - BAHADOOR, DEVANAND C/O DEPT OF COMMUNITY SERVICES 219 N. FULLERTON AVENUE MONTCLAIR NJ 07042	PO 2302037 REIMBURSEMENT FOR NJ TRANSIT BRIDGE BANN	30.00	
			30.00**
738 - BEATTIE PADOVANO, LLC ARTHUR M. NEISS, ESQ. 200 Market St,. Suite 401 Montvale NJ 07645	PO 2300325 2023 Q1 Blanket Attorney for Planning Bo	2,950.00	
			2,950.00**
99751 - BENEFIT ANALYSIS INC 80 E. PASSAIC AVE. NUTLEY NJ 07110	PO 2301059 BLANKET - PROF SVCS	146.70	
			146.70**
823 - BERGEN COUNTY POLICE ACADEMY 281 CAMPGAW ROAD MAHWAY NJ 07430	PO 2301623 BLANKET: TRG. PATROL SGT ESSEN. PATROL	298.00	
			298.00**
9037 - BIG BELLY SOLAR, INC. 150 A STREET, SUITE 103 NEEDHAM MA 02494	PO 2300609 Solar Powered Sidewalk Waste Receptables PO 2302070 (3) MOUNTING PLATES FOR THE BIGBELLYS	6,572.12 237.20	
			6,809.32**
99572 - Boruogh of North Arlington 214 Ridge Road North Arlington NJ 07031	PO 2302015 BLANKET: 2023 RANGE FEES (MARCH, AUGUST,	500.00	
			500.00**
1996 - BPAS, LLC 6 RHOADS DRIVE SUITE 7 UTICA NY 13502	PO 2300677 2023 HFSA/DFSA Plan	209.00	
			209.00**

List of Bills - (All Funds)

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Paid to	Description	Payment	Check Total
1648 - BRODOWSKI, MARGARET C/O MONTCLAIR HEALTH DEPT. 205 CLAREMONT AVENUE MONTCLAIR NJ 07042	PO 2302062 TRAVEL REIMBURSEMENT	34.84	34.84**
99965 - Bruno, Vincent 289 Old Road Sewaren NJ 07077	PO 2301916 MILL FALL CLASSES 2023	675.00	675.00**
100422 - Budget Print Center 332 Broad Street Bloomfield NJ 07003	PO 2302013 NEW VENDOR PAPERWORK ATTACHED	1,978.03	1,978.03**
5422 - CDW GOVERNMENT, INC. 75 REMITTANCE DRIVE SUITE 1515 CHICAGO IL 60675-1515	PO 2301878 2024 ELC Grant - Adobe Acrobat	3,059.34	3,059.34**
100133 - City of Clifton Attn: Arts Center Outreach Project 900 Clifton Avenue Clifton NJ 07013	PO 2301863 MILL FALL CLASSES 2023	300.00	300.00**
8509 - CIVIL SOLUTIONS PO BOX 579 HAMMONTON NJ 08037	PO 2301671 UPDATING OF TAX MAPS	200.00	200.00**
99765 - CLEARY GIACOBIE ALFIERI JACOBS, LLC 169 RAMAPO VALLEY RD UPPER LEVEL 105 OAKLAND NJ 07436	PO 2300292 2023 Labor Counsel	7,994.30	7,994.30**
3409 - CONCENTRA MEDICAL CENTERS OCCUPATIONAL HLTH CNTRS, NJ PA PO BOX 8750	PO 2301235 2023 Medical Professionals	980.50	

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Meeting Date: 11/13/2023 For bills from 10/24/2023 to 11/09/2023

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Paid to	Description	Payment	Check Total
ELKRIDGE MD 21075-8750			980.50**
7693 - CONTINENTAL FIRE & SAFETY, INC 2740 KUSER ROAD ATTN: TRISH ZIVE HAMILTON NJ 08691	PO 2300359 FD Blanket PO - Fire equipment sales/ser	170.00	170.00**
100140 - Copy Center, Inc. t/a Shore Business Solutions 1720 Route 34, Suite 9 Wall NJ 07727	PO 2302065 ANIMAL SHELTER COPIER	31.13	31.13**
1701 - CUSTOM BANDAG INC. 401 E. LINDEN AVENUE LINDEN NJ 07036-2411	PO 2300123 VARIOUS TIRES AND REPAIRS - (BLANKET)	2,005.38	2,005.38**
1034 - CUSTOM CARE SERVICE 2817 WILLIAMSBURG DRIVE WALL NJ 07719	PO 2300959 LAWN CUTTINGS AT VARIOUS PARKS - BLANKET	6,130.00	6,130.00**
8191 - DIAMOND ROCK SPRING WATER PO BOX 672 RIDGEFIELD PARK NJ 07660	PO 2300903 COFFEE SUPPLIES EDGEMONT	469.00	469.00**
100276 - Dick Martin Sports, Inc. 495 Industrial Road Carlstadt NJ 07072	PO 2300795 2023 Recreation Supplies & Uniforms	185.60	185.60**
6425 - DYNAMIC TESTING SERVICES, INC. 230 MAIN STREET SUITE C TOMS RIVER NJ 08753	PO 2300497 2023 Testing Fees	190.00	190.00**
1905 - E-Z PASS P.O. BOX 52002	PO 2300287 E-Z PASS PRE-PAYMENT - (BLANKET)	10,000.00	

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Paid to	Description	Payment	Check Total
ATTN: BUSINESS DEPARTMENT NEWARK NJ 07101			10,000.00**
4968 - EAST COAST EMREGENCY LIGHTING 200 MECO DRVE MILLSTONE TOWNSHIP NJ 08535	PO 2301684 BLANKET: UPFITTING FOR CAR #2	5,226.10	5,226.10**
2162 - ECUA RRF ESCROW ACCOUNT TD BANK 6000 Atrium Way Mt. Laurel NJ 08054	PO 2300090 2023 TIPPING FEES - (BLANKET)	71,586.64	71,586.64**
9968 - EGAN, KERRI C/O MONTCLAIR HEALTH DEPT. 205 CLAREMONT AVENUE MONTCLAIR NJ 07042	PO 2302061 TRAVEL REIMBURSEMENT	40.33	40.33**
1578 - ELEVATOR MAINTENANCE CORP. 580 ELM STREET KEARNY NJ 07032	PO 2300368 2023 Elevator Maintenance at 205 Claremo	160.00	160.00**
100418 - ElevatorKeys.com 300 West Washington Avenue Pearl River NY 10965-2154	PO 2301993 FD Elevator Keys	42.64	42.64**
4379 - FAN, TONY Y. C/O TOWNSHIP OF MONTCLAIR 205 CLAREMONT AVENUE MONTCLAIR NJ 07042	PO 2302038 Reimbursement - Isreal Flags	109.41	109.41**
475 - FIRE & SAFETY SERV LTD 200 RYAN STREET SOUTH PLAINFIELD NJ 07080	PO 2302022 FD Blanket PO - Repair & Maintenance of	22,769.37	22,769.37**
372 - FLAGSHIP DENTAL PLANS	PO 2300229 2023 Dental Premiums	690.06	

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Paid to	Description	Payment	Check Total
PO BOX 24011 NEWARK NJ 07101-0406			690.06**
99217 - Frankie's Finish Line Car Wash 305 Broad Street Bloomfield NJ 07003	PO 2300529 BLANKET (2023) FLEET CAR WASHES	80.00	80.00**
8094 - FRIED, WILLIAM R. JR. 11 PARK PLACE VERONA NJ 07044	PO 2301068 Blanket PO for 2023 Alernate Public Defe	250.00	250.00**
5242 - GARDEN STATE MUNICIPAL JIF C/O NIP GROUP, INC. 900 RT 9 N,SUITE 503 WOODBIDGE NJ 07095	PO 2300906 INSURANCE Excess Workmens comp claims	66,097.15	66,097.15**
2577 - GARDEN STATE VINYL DESIGNS 6 COMMERCE STREET, UNIT 3 SOMERVILLE NJ 08876	PO 2300860 LETTER & STRIPING FOR FORD INTERCEPTORS	3,725.00	3,725.00**
8372 - GEESE CHASERS NORTH JERSEY PO BOX 282 GREAT MEADOW NJ 07838	PO 2300437 HAZING OF GEESE @ YANTACAW PARK & EDGEMO	1,944.22	1,944.22**
520 - GENERAL CODE P.O. BOX 772512 DETROIT MI 48277-2512	PO 2301964 2023 General Code Publishing & Codificat	1,890.00	1,890.00**
99284 - GenServe, LLC 100 Newtown Road Plainview NJ 11803	PO 2301194 FD- Blanket PO - Generator Maintenance PO 2301690 FD - Blanket PO -Quarterly Maintenance f PO 2301783 REPLACE BATTERY IN GENERATOR AT 205 CLAR PO 2301784 REPLACE BATTERY IN GENERATOR (RADIO TOWE PO 2301948 FD - Blanket PO Generator Maintenance,	225.00 337.50 1,909.98 930.00 2,265.00	5,667.48**

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1738 - GLOCK PROFESSIONAL, INC. TRAINING COURSES PO BOX 1254 SMYRNA GA 30081	PO 2301242 TRAINING: GLOCK ARMORER'S COURSE B. CA	500.00	500.00**
8362 - GOPAUL, MERCIR C/O DEPT. COMMUNITY SERVICES 219 NORTH FULLERTON AVENUE MONTCLAIR NJ 07042	PO 2302006 2023 WORK BOOTS REIMBURSEMENT	129.99	129.99**
12454 - GOPAUL, RAMCHARAN C/O MONTCLAIR COMMUNITY SERVS. 219 NORTH FULLERTON AVE MONTCLAIR NJ 07042	PO 2302005 2023 WORK BOOTS REIMBURSEMENT	140.00	140.00**
1494 - GRAINGER, INC. DEPT. 876710096 PALATINE IL 60038-0001	PO 2300391 FD Blanket PO - Equipment & Supplies - S	28.64	28.64**
1494 - GRAINGER, INC. DEPT. 876710096 PALATINE IL 60038-0001	PO 2300393 FD Blanket PO - Equipment & Supplies - B	493.45	493.45**
1494 - GRAINGER, INC. DEPT. 876710096 PALATINE IL 60038-0001	PO 2302055 Blanket PO - Equipment & Supplies - Fle	537.46	537.46**
9667 - Griffith-Allied Trucking LLC PO Box 392 Manville nj 08835	PO 2300094 GASOLINE DELIVERY - (BLANKET)	14,966.24	14,966.24**
100299 - Hammer Too LLC t/a Cartridge World West Orange 623 Eagle Rock Ave, Suite 377	PO 2302063 INK CARTRIDGES FOR THE ASSESSOR'S OFFICE	1,861.84	

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West Orange NJ 07052			1,861.84**
7596 - HILL'S PET NUTRITION , INC. C/O HILLS SCIENCE DIET PO BOX 842257 DALLAS TX 75284-2257	PO 2301608 Animal Shelter Dog and Cat food	441.75	441.75**
8962 - HINDS, COURTNEY C/O COMMUNITY SERVICES DEPT. 219 N. FULLERTON AVENUE MONTCLAIR NJ 07042	PO 2301965 REIMBURSEMENT FOR NJ TRANSIT BRIDGE BANN	30.00	30.00**
9264 - HIRERIGHT, LLC PO Box 847891 Dallas TX 75284-7891	PO 2300444 2023 BCKGRND CHK SVCS	291.00	291.00**
4263 - HUDSON COUNTY MOTORS, INC. 290 SECAUCUS ROAD PO BOX 2611 SECAUCUS NJ 07094	PO 2300131 VARIOUS PARTS AND REPAIRS - (BLANKET)	7,459.14	7,459.14**
1341 - INT'L HEALTHCARE SERVICE - DMC LOCKBOX 9102 PO BOX 70280 PHILADELPHIA PA 19176-0280	PO 2300231 2023 Dental Premiums, Grps GJ2168 & GJ21	297.22	297.22**
2675 - INTERNATIONAL HEALTHCARE SERVS LOCKBOX 9102 PO BOX 70280 PHILADELPHIA PA 19176-0280	PO 2300235 2023 Dental Premiums, Grp GJ1080	203.77	203.77**
100208 - James M. Darby, Esq., Arbitrator & Media 1060 N. Charlotte Street Suite 122 Lancaster PA 17603	PO 2301822 Arbitration	1,162.59	1,162.59**
2368 - JD INFORMATION SYSTEMS CONSULTING, LLC	PO 2300932 2023 - JD Information Systems Consultant	8,002.51	

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22 BEECHWOOD LANE EAST HANOVER NJ 07936			8,002.51**
100403 - Jimenez, Luis F. 22 Linden Avenue Montclair NJ 07042	PO 2301871 2023 TAX REFUND FOR 4002-25, 22 LINDEN A	2,773.43	
			2,773.43**
100444 - JUDY HURLEY 19 GRAY STREET MONTCLAIR NJ 07042	PO 2302146 SENIOR SERVICES DIRECTOR - REIMBURSEMENT	42.99	
			42.99**
100398 - Kitson, Sandra 20 Oak Place Montclair NJ 07042	PO 2301825 Reimbursement of 2022 Landlord Registrat	30.00	
			30.00**
7812 - KONICA MINOLTA BUSINESS SOLTNS DEPT. AT 952823 ATLANTA GA 31192-2823	PO 2300528 BLANKET: COPIER/PRINTER MAINTENANCE PO 2300923 2023 Konica Minolta (New Copiers Mainte	80.17 1,079.53	
			1,159.70**
7692 - Language Line Services PO Box 202564 Dallas TX 75320-2564	PO 2301978 Blanket Translation Services	219.83	
			219.83**
9411 - LAW OFFICES OF PETER D. RUSSO 395 FRANKLIN STREET BLOOMFIELD NJ 07003	PO 2301067 Blanket PO for 2023 Municipal Public Def	750.00	
			750.00**
3337 - LAWREN SUPPLY COMPANY MUNC EMER SERVS INC - LAWREN PO BOX 856892 MINNEAPOLIS MN 55485-6892	PO 2301997 REMAINING PROMOTIONAL ITEM SGT. C. BRI	136.00	
			136.00**
100351 - Lexipol, LLC	PO 2302048 ACCREDITATION MAINTENANCE RENEWAL	11,096.00	

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Paid to	Description	Payment	Check Total
2611 InternetBlvd. Suite 100 Frisco TX 75034-9085			11,096.00**
13714 - LEXIS NEXIS RELX INC. DBA LEXISNEXIS PO BOX 9584 NEW YORK NY 10087-4584	PO 2300589 BLANKET PO FOR ACCESS TO LEGAL RESEARCH	353.00	353.00**
8328 - LIBRIZZI, GEORGE F. C/O TOWNSHIP OF MONTCLAIR 205 CLAREMONT AVENUE MONTCLAIR NJ 07042	PO 2302098 REIMBURSEMENT TO THE MUNICIPAL ASSESSOR,0	630.00	630.00**
13680 - LOMBARDY DOORS SALES & SERVICE CORP. 734 BELLEVILLE AVENUE BELLEVILLE NJ 07109	PO 2300291 VARIOUS DOOR REPAIRS AT 219 N.FULLERTON	323.00	323.00**
8109 - M & D AUTOMOTIVE DBA P&A AUTO PARTS 1278 BROAD STREET BLOOMFIELD NJ 07003	PO 2301502 VARIOUS AUTO PARTS AND SUPPLIES (BLANKET	2,877.52	2,877.52**
9646 - MAJOR HARDWARE SUPPLY LLC 589 POMPTON AVENUE CEDAR GROVE NJ 07009	PO 2300138 VARIOUS HARDWARE AND OTHER SUPPLIES - (	459.65	459.65**
99743 - McGrath Rentcorp dba Mobile Modular Management Corp PO BOX 45043 San Francisco CA 94145	PO 2301329 FD Container Lease	196.00	196.00**
853 - MGL PRINTING SOLUTIONS 154 SOUTH STREET NEW PROVIDENCE NJ 07974	PO 2301399 Tax bill envelopes	609.00	609.00**

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7782 - MONTCLAIR MOTORWERKS INC. 40 CLAREMONT AVENUE MONTCLAIR NJ 07042	PO 2302116 BLANKET: FLEET REPAIR MAINTENANCE	7,048.66	7,048.66**
6609 - MONTCLAIR SHIPPING PLUS 551 VALLEY ROAD UPPER MONTCLAIR NJ 07043	PO 2301621 FD Blanket PO - Mailing Services	22.75	22.75**
10042 - MR. JOHN PO BOX 130 KEASBY NJ 08832	PO 2300109 PORTABLE TOILET FACILITIES AT VARIOUS LO	1,468.85	1,468.85**
9879 - MRA INTERNATIONAL, INC. 295 MORRIS AVE, SUITE 101 LONG BRANCH NJ 07740	PO 2301876 2024 ELC Grant - Desktops	10,422.00	10,422.00**
996 - NAT'L FUEL OIL CO 175 ORANGE ST NEWARK NJ 07103-0001	PO 2300093 DIESEL DELIVLRY - (BLANKET)	13,143.91	13,143.91**
99592 - NATIONAL SPORTSWARE 368 CORTLANDT STREET BELLEVILLE NJ 07109	PO 2300789 2023 Equipment and Supplies for Our Prog	872.00	872.00**
8672 - NATURE'S CHOICE CORP. 1106 Millstone River Road Hillsborough NJ 08844	PO 2300102 DISPOSAL OF WOOD CHIPS - (BLANKET)	200.00	200.00**
2063 - NEW JERSEY FIRE EQUIPMENT 119-131 ROUTE 22 EAST DUNELLEN NJ 08812	PO 2300698 FD Blanket PO - Fire equipment sales/ser	276.97	276.97**

List of Bills - (All Funds)

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Meeting Date: 11/13/2023 For bills from 10/24/2023 to 11/09/2023

Paid to	Description	Payment	Check Total
9050 - NEXTWAVE WEB, LLC 229 MARSHALL STREET PATERSON NJ 07503	PO 2301580 2023 Township Council Business Cards	69.99	69.99**
2177 - NJ ADVANCE MEDIA, LLC DEPT 77571 PO BOX 77000 DETROIT MI 48277-0571	PO 2300552 Blanket PO 2023 Q1 for notices published	15.48	15.48**
2177 - NJ ADVANCE MEDIA, LLC DEPT 77571 PO BOX 77000 DETROIT MI 48277-0571	PO 2302088 Tax Sale Ad	170.88	170.88**
2466 - NJPO, Inc. PO BOX 7113 WATCHUNG NJ 07069	PO 2302059 Membership Renewal - 2024 - Municipal Th	440.00	440.00**
2776 - NJRPA 1 WHEELER WAY PRINCETON NJ 08540-5915	PO 2302100 Seminar and Membership Expenses - NJRPA	250.00	250.00**
5444 - NORTHEAST EQUIPMENT 1190 ROUTE 23 SOUTH CEDAR GROVE NJ 07009-0001	PO 2300128 VARIOUS PARTS & SUPPLIES FOR LAWN & GROU	34.39	34.39**
1091 - NORTHEASTERN ARBORIST SUPPLIES 50 NOTCH ROAD WOODLAND PARK NJ 07424-1960	PO 2300265 VARIOUS PARTS, ACCESSORIES, REPAIRS & EQ	1,530.09	1,530.09**
6192 - OUTSTANDING SERVICE CO 167 HILLCREST AVENUE CRANFORD NJ 07016-0001	PO 2300164 FUEL TANK INSPECTIONS & TREATMENT - (BL	293.90	

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Meeting Date: 11/13/2023 For bills from 10/24/2023 to 11/09/2023

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Paid to	Description	Payment	Check Total
			293.90**
8214 - PM AM CORPORATION 5430 LBJ FRWY STE 370 DALLAS TX 75240	PO 2300517 BLANKET: 2023 ALARM REGIST., FALSE ALARM	4,508.00	4,508.00**
5016 - PMA INSURANCE GROUP ALTERNATIVE MARKETS PO BOX 824857 PHILADELPHIA PA 19182-4857	PO 2300905 Payments to Insurance Providers	3,080.00	3,080.00**
2392 - PRINTING TECHNIQUES 48 FRANKLIN AVE NUTLEY NJ 07110	PO 2301937 #10 WINDOW ENVELOPE CATS AND DOGS	630.00	630.00**
7990 - PROSTOCK AUTO PARTS MONTCLAIR AUTO PARTS 330 NORTH MIDLAND AVENUE SADDLEBROOK NJ 07663	PO 2300632 FD Blanket PO - Auto Parts PO 2300632 FD Blanket PO - Auto Parts	6.99 1.58	8.57**
8517 - PUBLIC SERVICE ELECTRIC & GAS PO BOX 14444 NEW BRUNSWICK NJ 08906-4444	PO 2301278 BLANKET PSE&G UTILITY SERVICES TOWNWID	11,464.36	11,464.36**
8859 - R.O.K. INDUSTRIES, INC. 306 HARLINGEN ROAD BELLE MEAD NJ 08502	PO 2302066 2023 Tax Sale	3,780.00	3,780.00**
5197 - RAO, PADMAJA C/O TOWNSHIP OF MONTCLAIR 205 CLAREMONT AVE MONTCLAIR NJ 07042	PO 2302101 2023 GFOA FALL CONFERENCE REIMBURSEMENT	186.20	186.20**
7295 - RECREATION SUPPLY COMPANY PO BOX 2757	PO 2300913 2023 Pool Supplies and Equipment - Rec S	61.57	

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Meeting Date: 11/13/2023 For bills from 10/24/2023 to 11/09/2023

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Paid to	Description	Payment	Check Total
BISMARK ND 58502-2757			61.57**
2045 - RESORT CONTRACT FURNISHINGS 270 FRANKLIN AVE WYCKOFF NJ 07481	PO 2301885 2023-2024 Recreation Pool Facilities Equ	6,459.00	6,459.00**
100415 - Restaurant Supply, LLC 13031 US Highway 19 N Clearwater FL 33764	PO 2301991 FD Reach in Refrigerator & Delivery	4,746.42	4,746.42**
46038 - RICHVIEW CONSULTING 4 MAUDE LANE HACKETTSTOWN NJ 07840	PO 2301473 2023-2025 Professional Arborist Consulti	3,430.00	3,430.00**
9033 - RIKER, DANZIG, SCHERE, HYLAND & PERRETTI LLP-ATTN:D.FREIJOIMIL ONE SPEEDWELL AVENUE MORRISTOWN NJ 07962	PO 2300856 Blanket PO for 2023 CY Conflict/Special	25,220.92	25,220.92**
1567 - Robert's and Son, Inc. P O BOX 110 GARFIELD NJ 07029	PO 2300163 VARIOUS PARTS AND REPAIRS - (BLANKET)	365.83	365.83**
1366 - SANITATION EQUIPMENT CORP. 80 FURLER STREET TOTOWA NJ 07512	PO 2301685 VARIOUS PARTS & REPAIRS FOR PACKER TRUCK	1,439.54	1,439.54**
4181 - SANTARCANGELO LAW, LLC 80 PARK STREET SUITE 2A MONTCLAIR NJ 07042	PO 2300734 Blanket PO 2023 Vacant & Abandoned Prope	2,299.00	2,299.00**
8815 - SEXTON, PATRICK	PO 2302075 2023 WORK BOOTS REIMBURSEMENT	128.00	

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Meeting Date: 11/13/2023 For bills from 10/24/2023 to 11/09/2023

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Paid to	Description	Payment	Check Total
C/O DEPT. OF COMMUNITY SERVICE 219 N. FULLERTON AVENUE MONTCLAIR NJ 07042-0001			128.00**
7330 - SHERWIN-WILLIAMS 324 BLOOMFIELD AVENUE BLOOMFIELD NJ 07003-0001	PO 2300172 PAINT AND VARIOUS SUPPLIES TRAFFIC - (B	124.50	124.50**
5798 - SHI INTERNATIONAL CORP. 290 DAVIDSON AVE SOMERSET NJ 08873	PO 2301729 2023 NextRequest Project - OPRA Automati	8,302.18	8,302.18**
99043 - Solarwinds Worldwide, LLC PO Box 730720 Dallas TX 75373	PO 2302135 2023 - Kiwi CATTools and Syslog Server L	391.00	391.00**
8760 - SPACE FARMS ZOO & MUSEUM 218 ROUTE 519 BEEMERVILLE NJ 07461	PO 2301476 BLANKET FOR REST OF YEAR	132.00	132.00**
5724 - SPELLMAN, FRANK c/o MONTCLAIR COMMUNITY SRVCS 219 N. FULLERTON AVENUE MONTCLAIR NJ 07042	PO 2302072 2023 WORK BOOTS REIMBURSEMENT	150.00	150.00**
7506 - STAPLES PO Box 70242 Philadelphia PA 19176-0242	PO 2300274 2023 Q1 Blanket - Office Supplies for Pl PO 2300389 FD Blanket PO - Office Supplies PO 2300840 2023 Tax, Water, Sewer office supplies C PO 2301857 Amazon & Staples - Sourcewell #012320-SC PO 2301899 RECEIPT BOOKS AND POST-IT NOTES PO 2301947 2023 Staples Blanket: Office Supplies PO 2301989 Various Office Supplies PO 2302035 Amazon & Staples - Sourcewell #012320-SC PO 2302045 OFFICE SUPPLIES FOR THE ASSESSOR'S OFFIC PO 2302138 FD Blanket PO - Office Supplies	115.54 526.78 23.36 729.38 228.47 173.28 242.07 630.55 325.95 46.99	3,042.37**

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Meeting Date: 11/13/2023 For bills from 10/24/2023 to 11/09/2023

Paid to	Description	Payment	Check Total
2225 - STOPSIGNSANDMORE.COM 2101 LAS PALMAS DR. SUITE A CARLSBAD CA 92011	PO 2301751 BLANKET: CROSSING GUARD SIGNS	1,259.00	
			1,259.00**
7630 - STUDIO 042 OF MONTCLAIR 423 BLOOMFIELD AVENUE MONTCLAIR NJ 07042	PO 2301968 MAPS FOR SALTING AND PLOWING	501.14	
			501.14**
6133 - SUBURBAN JR. WRESTLING LEAGUE ATTN: JIM WEBER, DIRECTOR 14 HILLVIEW ROAD FREDON NJ 07860	PO 2302050 2023 League Fee	700.00	
			700.00**
3121 - SUPER SEER CORPORATION PO BOX 700 EVERGREEN CO 80437-0700	PO 2302003 HELMET & HELT ACCESSORIES: OFC. K. LUMPK	762.80	
			762.80**
2767 - SUPERIOR DISTRIBUTORS 4 MIDLAND AVE ELMWOOD PARK NJ 07407-0001	PO 2300129 VARIOUS PARTS & REPAIRS - (BLANKET)	435.65	
			435.65**
100400 - SV Sports, Inc. 38 Green Street Souderton PA 18964	PO 2302136 2023 Recreation Programs Uniforms and Eq	1,601.22	
			1,601.22**
100244 - Szaferman, Lakind, Blumstein & Blader, P.C. 101 Grovers Mill Rd., Suite 200 Lawrenceville NJ 08648	PO 2300484 2023 Q1 Blanket - HPC Attorney - GENERAL	30.00	
			30.00**
99650 - The Olympic Glove & Safety Co. Inc. 75 Main Avenue Elmwood Park NJ 07407	PO 2300127 SAFETY VESTS, GLOVES & GLASSES - (BLANKE	2,786.00	

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Meeting Date: 11/13/2023 For bills from 10/24/2023 to 11/09/2023

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Paid to	Description	Payment	Check Total
			2,786.00**
99969 - Topology NJ , LLC 60 Union Street #1N Newark NJ 07105	PO 2302131 Professional Services through December 3	350.00	350.00**
1959 - TOWNSHIP OF MONTCLAIR PETTY CASH - CLERK'S OFFICE 205 CLAREMONT AVENUE MONTCLAIR NJ 07042	PO 2301980 2023 Petty Cash Replenish	200.00	200.00**
1570 - TOWNSHIP OF MONTCLAIR PETTY CASH ACCOUNT 205 CLAREMONT AVENUE MONTCLAIR NJ 07042	PO 2302090 Costco: KS Chocolates Bag, Classic Bule,	93.63	93.63**
6428 - TURN OUT FIRE & SAFETY 3468 KENNEDY BLVD JERSEY CITY NJ 07307-0001	PO 2300635 FD Blanket PO Clothing & Uniforms	1,349.75	1,349.75**
6738 - TURN OUT UNIFORMS, INC. 195 PATERSON AVENUE LITTLE FALLS NJ 07424	PO 2301927 BLANKET: UNIFORM JACKETS FOR NEW RECRUIT	519.96	519.96**
8779 - VERIZON PO BOX 15124 ALBANY NY 12212-5124	PO 2300530 BLANKET --- ACCT #: 955-272-967-0001-42	124.99	124.99**
8550 - VERIZON RBCC PO BOX 15124 ALBANY NY 12212-5124	PO 2301511 EDGEMONT VERIZON BLANKET 2023 2ND HALF	377.79	377.79**
5601 - W.B. MASON CO., INC. PO BOX 981101	PO 2300489 Blanket for WB Mason Water Cooler Code E	0.95	

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Paid to	Description	Payment	Check Total
BOSTON MA 02298-1101			0.95**
9362 - W.B. MASON COMPANY INC. PO BOX 981101 BOSTON MA 02298-1101	PO 2300085 2023 Blanket - Finance Department Water PO 2300104 2023 W.B. Mason January - June Water Co PO 2300266 FD Blanket PO - 2023 Hot & Cold Water Co PO 2300692 2023 Blanket Water Cooler Service PO 2302060 ANIMAL SHELTER SUPPLIES	14.36 1.90 0.95 17.88 181.93	217.02**
99904 - William H. Yeomans Inc. 143 Roseland Avenue Caldwell NJ 07006	PO 2301907 FD Mold Remediation in the Training Room	3,875.00	3,875.00**
4926 - WITMER PUBLIC SAFETY GROUP 104 INDEPENDENCE WAY COATSVILLE PA 19320	PO 2300633 FD Blanket PO - Firefighter Protective C	597.00	597.00**
DEDICATED TRUST			
100405 - Alshohatee, Nyisha 2 South Willow Street Apt. 346 Montclair NJ 07042	PO 2302087 Rental Assistance thru COAH Trust Reserv	2,559.93	2,559.93**
7631 - Competitive Signs & Graphics LLC 27 Cherry Street Clifton NJ 07014	PO 2300816 2023 Signage - Competitive Signs BLANKET	295.00	295.00**
3253 - DIVISION OF FIRE SAFETY OFFICE OF TRAINING & CERT PO BOX 809 TRENTON NJ 08625-0809	PO 2302093 Mallika Johnson Renewable Cert for Fire	91.00	91.00**
100035 - LeeZar Sporting Goods 410 Bloomfield Avenue Caldwell NJ 07006	PO 2300809 2023 Equipment and Supplies for Our Prog	784.00	

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Meeting Date: 11/13/2023 For bills from 10/24/2023 to 11/09/2023

Paid to	Description	Payment	Check Total
			784.00**
100440 - Mesce, Thomas J. 17 Bellevue Avenue Bloomfield NJ 07003	PO 2302147 Residential Rental Assistance	1,182.00	
			1,182.00**
8672 - NATURE'S CHOICE CORP. 1106 Millstone River Road Hillsborough NJ 08844	PO 2300102 DISPOSAL OF WOOD CHIPS - (BLANKET) PO 2301081 CURSIDE COLLECTION AND DISPOSAL OF GRASS PO 2301942 DISPOSAL OF WOOD CHIPS - BLANKET	1,300.00 22,950.34 300.00	
			24,550.34**
100018 - Pitney Bowes PO Box 981039 Boston MA 02298-1039	PO 2300175 FD Blanket PO - 2023 Operational Costs &	159.98	
			159.98**
100244 - Szaferman, Lakind, Blumstein & Blader, P.C. 101 Grovers Mill Rd., Suite 200 Lawrenceville NJ 08648	PO 2300485 2023 Q1 HPC Attorney - ESCROW	4,400.00	
			4,400.00**
6738 - TURN OUT UNIFORMS, INC. 195 PATERSON AVENUE LITTLE FALLS NJ 07424	PO 2301332 FD Blanket PO for Fire Inspector Uniform	54.00	
			54.00**
99295 - Tyrex Resources, LLC 628 Hebron Avenue Suite 210 Glastonbury CT 06033	PO 2301843 RECYCLING OF TIRES	506.00	
			506.00**
	CAPITAL		
9864 - COLONNELLI BROTHERS, INC. 409 SOUTH RIVER STREET HACKENSACK NJ 07601	PO 2301998 EMERGENCY STORM SEWER REPAIRS (CATCH BAS	9,540.00	
			9,540.00**

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100386 - KENVIL POWER EQUIPMENT INC. 926 US HIGHWAY 46 KENVIL NJ 07847	PO 2302076 (3) 60V COMMERCIAL BACKPACK BLOWERS, BAT	11,231.88	
			11,231.88**
7965 - Neglia Engineering Associates PO Box 426 Lyndhurst NJ 07071	PO 2302117 CY 2023 Municipal Engineering Services	70,376.28	
			70,376.28**
1366 - SANITATION EQUIPMENT CORP. 80 FURLER STREET TOTOWA NJ 07512	PO 2301967 ESTIMATE TO REPAIR LOWER EJECTOR BLADE &	6,727.68	
			6,727.68**
5798 - SHI INTERNATIONAL CORP. 290 DAVIDSON AVE SOMERSET NJ 08873	PO 1805211 PO # 18-05211 - Cisco VoIP System Instal	28,619.89	
			28,619.89**
	Water Operating		
30 - AGL Welding Supply Co. PO Box 1707 Clifton NJ 07015-1707	PO 2300186 W-2 -- BLANKET for Monthly Cylinder Rent	53.28	
			53.28**
6902 - AGRA ENVIRONMENTAL & LAB SERV 90 1/2 WEST BLACKWELL STREET DOVER NJ 07801	PO 2301305 Lab Analysis: Compliance Water Sampling	5,957.00	
			5,957.00**
76 - AMERICAN ROYAL HARDWARE 251 Park Street Montclair NJ 07043-0010	PO 2300203 W-4 -- BLANKET for Hardware Items (WAT	7.19	
			7.19**
8723 - CARROCCIA COMPANY 336 ROUTE 22 WEST	PO 2301929 P-23 -- Emergency Road Repair-- Water Ma	34,200.00	

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Paid to	Description	Payment	Check Total
GREEN BROOK NJ 08812			34,200.00**
700 - CINTAS FIRE PROTECTION LOC B61 PO BOX 636525 CINCINNATI OH 45263-6525	PO 2301687 W-106 -- BLANKET -Annual Inspection and	1,243.93	1,243.93**
9368 - CORE & MAIN LP PO BOX 28330 ST. LOUIS MO 63146	PO 2301946 W-114 - Initial Blanket 2023 Purchase &	64,282.50	64,282.50**
1701 - CUSTOM BANDAG INC. 401 E. LINDEN AVENUE LINDEN NJ 07036-2411	PO 2300208 W-9 -- BLANKET for Tires and Related Ser PO 2301807 Tires and Related Services & Supplies fo	520.20 4,180.44	4,700.64**
100125 - Frank Semeraro Construction Co. Inc. dba FSC Leak Detection 805 Preakness Avenue Wayne NJ 07470-5403	PO 2301931 W-130 -- Emergency Service Work-- Water	9,350.00	9,350.00**
99284 - GenServe, LLC 100 Newtown Road Plainview NJ 11803	PO 2301420 Blanket for Preventative Maintenance for	450.00	450.00**
100373 - Government Strategy Group 1933 State Route 35 Suite 303 Wall NJ 07719	PO 2301869 Professional Services - Management and O	5,000.00	5,000.00**
3282 - GRAINGER, INC. DEPT 858312218 PALATINE IL 60038-0001	PO 2301098 W-56 -- Second Blanket for Materials and	145.40	145.40**
100263 - Jani-King of New Jersey Inc.	PO 2301324 Second Blanket for Cleaning Offices (7 m	552.25	

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Paid to	Description	Payment	Check Total
PO Box 415294 Boston MA 02241-5294			552.25**
8609 - MR. MIKE'S AUTO COACH 59 WALNUT ST MONTCLAIR NJ 07042	PO 2301975 W-133 -- Front Door Repair on WB-3	507.08	507.08**
4642 - NORTHERN SAFETY CO INC PO BOX 4250 UTICA NY 13504-4250	PO 2301414 W-63 -- Blanket for Safety related suppl	2,257.12	2,257.12**
11822 - OBSZARNY, GARY C/O MONTCLAIR WATER BUREAU 54 WATCHUNG AVENUE MONTCLAIR NJ 07043	PO 2302094 W-141 -- Reimbursement for Food for Over	60.75	60.75**
6192 - OUTSTANDING SERVICE CO 167 HILLCREST AVENUE CRANFORD NJ 07016-0001	PO 2301710 W-112 -- Fuel Preventative Maintenance P	1,500.00	1,500.00**
8489 - P & A AUTO & TRUCK PARTS 1278 BROAD STREET BLOOMFIELD NJ 07003	PO 2301492 W-80 -- Second Blanket for Vehicle Parts	1,198.00	1,198.00**
99074 - Primavera, Michael c/o Montclair Water Bureau 54 Watchung Avenue Montclair NJ 07042	PO 2302092 W-142 -- Reimbursement for purchase of W	129.99	129.99**
1567 - Robert's and Son, Inc. P O BOX 110 GARFIELD NJ 07029	PO 2301493 W-82 -- Blanket for Vehicle Parts & Supp	174.07	174.07**

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Meeting Date: 11/13/2023 For bills from 10/24/2023 to 11/09/2023

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5729 - SEA BREEZE AUTO & TIRE CLINIC 342 BROAD STREET BLOOMFIELD NJ 07003	P0 2301441 Parts and Labor for Installation of Engi P0 2302123 W-145 -- Additional Parts and Labor for	7,862.55 1,210.92	9,073.47**
1761 - SHANNON CHEMICAL CORPORATION PO BOX 376 MALVERN PA 19355	P0 2302042 W-137 -- 8 Drums of SLI-5225 Polyphospha	6,498.80	6,498.80**
99218 - Shark Transportation 172 Passaic Avenue Belleville NJ 07109	P0 2301767 W-121 -- Soil Sampling and Analysis at 5	2,600.00	2,600.00**
7506 - STAPLES PO Box 70242 Philadelphia PA 19176-0242	P0 2301861 W-127 -- Blanket for Office Supplies fro	1,103.33	1,103.33**
5165 - SUBURBAN CONSULTING ENGINEERS 96 US HIGHWAY 206 SUITE 101 (UTL) FLANDERS NJ 07836-9225	P0 2302009 P-25-- Utility Engineering Services for	10,570.32	10,570.32**
13901 - TROPICANA CASINO & RESORT S. BRIGHTON AVE & BOARDWALK ATLANTIC CITY NJ 08401	P0 2301756 W-117 -- NJLM Conference Hotel Room	256.00	256.00**
13322 - USA Blue Book PO Box 9004 Gurnee IL 60031-9004	P0 2301325 Second BLANKET for materials from USA Bl	1,172.91	1,172.91**
1846 - VERNON, KERNE C/O MTC DEPT OF UTILITIES 54 WATCHUNG AVENUE MONTCLAIR NJ 07043	P0 2302043 W-138 -- Reimbursement for 2023 Work Sho	150.00	150.00**

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Paid to	Description	Payment	Check Total
Water Capital			
9368 - CORE & MAIN LP PO BOX 28330 ST. LOUIS MO 63146	PO 2201111 P-22 -- Second Encumbrance-Purchase & De	570.00	
			570.00**
100026 - DFFLM, LLC 215 Route 202/31 Flemington NJ 08822	PO 2201024 P-18 - Purchase of One New 2022 Ford F-1	30,974.00	
			30,974.00**
PARKING UTILITY			
76 - AMERICAN ROYAL HARDWARE 251 Park Street Montclair NJ 07043-0010	PO 2300148 2023 Supplies and hardware	73.76	
			73.76**
2544 - ASSOCIATED FIRE PROTECTION 100 JACKSON STREET ATTN: GAIL PATERSON NJ 07501	PO 2301827 2023 Fire Sprinkler System Repair	4,497.11	
			4,497.11**
9470 - EDGE BUSINESS ALLIANZ, LLC 2 BROAD STREET, SUITE 401 BLOOMFIELD NJ 07003	PO 2301122 2023- Professional Services	5,988.75	
			5,988.75**
1494 - GRAINGER, INC. DEPT. 876710096 PALATINE IL 60038-0001	PO 2300406 2023 Supplies and Hardware-Crescent Deck	5.52	
			5.52**
3327 - MONTCLAIR SUPPLY CORP. 97-99 MAPLE AVENUE MONTCLAIR NJ 07042	PO 2301670 2023 WHOLESALE PLUMBING, HEATING & HYDRO	75.44	
			75.44**

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14257 - PSE&G PO BOX 14444 REF:# 500317196 NEW BRUNSWICK NJ 08906-4103	PO 2300419 Bellevue Ave Electric Charges 2023 PO 2301578 PSE&G Utility Services Townwide - Electr	5.05 1,546.18	1,551.23**
914 - PUBLIC SERVICE ELECTRIC & GAS PO BOX 14444 NEW BRUNSWICK NJ 08906-4444	PO 2301027 Electricity Bill 2023	2,977.18	2,977.18**
99143 - Treasurer, State of New Jersey 3 Rutgers Plaza 3rd Floor New Brunswick NJ 08901	PO 2301537 Continuation of CPWM Certification Train	3,078.00	3,078.00**
8872 - VERIZON PO BOX 408 NEWARK NJ 07101-0408	PO 2300434 Upper Montclair Pay station Broadband Se	78.10	78.10**
955 - VERIZON BUSINESS PO Box 16801 Newark NJ 07101-6801	PO 2300433 2023 Landline/Wireless Monthly Service F	646.06	646.06**
Section 8			
100275 - Billy, Joseph M., Jr. 1149 Bloomfield Avenue Suite F Clifton NJ 07012	PO 2301330 BLANKET FOR YEAR 2023	600.00	600.00**
7812 - KONICA MINOLTA BUSINESS SOLTNS DEPT. AT 952823 ATLANTA GA 31192-2823	PO 2301168 2023 Blanket	37.84	37.84**
9270 - NTN - PHILADELPHIA	PO 2300719 BLANKET FOR YEAR 2023	96.00	

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Paid to	Description	Payment	Check Total
PO BOX 1023 TURNERSVILLE NJ 08012			96.00**
5601 - W.B. MASON CO., INC. PO BOX 981101 BOSTON MA 02298-1101	PO 2300720 BLANKET FOR YEAR 2023	0.95	0.95**
SEWER OPERATING			
1724 - JACK DOHENY COMPANIES, INC. L-3846 COLUMBUS OH 43260-3846	PO 2301697 R-18 -- Second Blanket for Repair Work a	1,351.71	1,351.71**
7643 - ONE CALL CONCEPTS, INC. 7223 PARKWAY DRIVE SUITE 210 HANOVER MD 21076	PO 2301049 0-17 -- Second Blanket for One Call Mess	790.79	790.79**
8489 - P & A AUTO & TRUCK PARTS 1278 BROAD STREET BLOOMFIELD NJ 07003	PO 2301643 R-17 -- Third Blanket for Vehicle Parts	1,529.14	1,529.14**
7506 - STAPLES PO Box 70242 Philadelphia PA 19176-0242	PO 2300840 2023 Tax, Water, Sewer office supplies C PO 2301850 R-22 -- Blanket--Purchase of Office Furn	395.51 719.96	1,115.47**
SEWER CAPITAL			
5165 - SUBURBAN CONSULTING ENGINEERS 96 US HIGHWAY 206 SUITE 101 (UTL) FLANDERS NJ 07836-9225	PO 2302009 P-25-- Utility Engineering Services for	23,852.50	23,852.50**

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Paid to

Description

Payment

Check Total

TOTAL

840,239.74

** = Payment(s) need to be approved before check can be printed.

Total to be paid from Fund 01 CURRENT FUND	436,078.18
Total to be paid from Fund 03 DEDICATED TRUST	34,582.25
Total to be paid from Fund 04 CAPITAL	126,495.73
Total to be paid from Fund 06 Water Operating	163,194.03
Total to be paid from Fund 07 Water Capital	31,544.00
Total to be paid from Fund 09 PARKING UTILITY	18,971.15
Total to be paid from Fund 16 Section 8	734.79
Total to be paid from Fund 22 SEWER OPERATING	4,787.11
Total to be paid from Fund 23 SEWER CAPITAL	23,852.50
	=====
	840,239.74

Checks Previously Disbursed

19023	NJLM	PO# 2300228	2023 advertising fees	1,525.00	10/26/2023
19024	MONTCLAIR CENTER BID	PO# 2302118	VISION ZERO TASKFORCE, PHASE I	15,000.00	10/31/2023
19025	DGMB CASINO, LLC	Multiple:		545.00	11/01/2023
19026	NJLM	PO# 2301945	2023 NJLM 108th Conference -Town	115.00	11/01/2023
10192301	Montclair Public Library	PO# 2300872	Payments to the Montclair Public	948,248.75	10/19/2023
10252301	MONTCLAIR BOARD OF EDUCATION		BOE Capital Request - Almi Builder	77,748.71	10/25/2023
10272023	MONTCLAIR BOARD OF EDUCATION		10/27/23 BOE Levy	5,600,000.00	10/27/2023
11012301	PASSAIC VALLEY SEWERAGE	PO# 2300873	Passaic Valley Sewerage Blanket	1,191,415.09	11/01/2023
11032301	PUBLIC SERVICE ELECTRIC & GAS	PO# 2300847	PSE&G - Recreation Master A/C 13	16,592.41	11/03/2023
11032302	PUBLIC SERVICE ELECTRIC & GAS	PO# 2300848	PSE&G Utility Services Townwide	54,029.77	11/03/2023
11072301	State of NJ - DEP		1989 NJ Green Trust - Project Yout	7,772.90	11/07/2023

				7,912,992.63	

Totals by fund	Previous Checks/Voids	Current Payments	Total

Fund 01 CURRENT FUND	6,643,828.83	436,078.18	7,079,907.01

List of Bills - (All Funds)

Meeting Date: 11/13/2023 For bills from 10/24/2023 to 11/09/2023

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Paid to		Description	Payment	Check Total
Fund 03 DEDICATED TRUST		34,582.25	34,582.25	
Fund 04 CAPITAL	77,748.71	126,495.73	204,244.44	
Fund 06 Water Operating		163,194.03	163,194.03	
Fund 07 Water Capital		31,544.00	31,544.00	
Fund 09 PARKING UTILITY		18,971.15	18,971.15	
Fund 16 Section 8		734.79	734.79	
Fund 22 SEWER OPERATING	1,191,415.09	4,787.11	1,196,202.20	
Fund 23 SEWER CAPITAL		23,852.50	23,852.50	

BILLS LIST TOTALS	7,912,992.63	840,239.74	8,753,232.37	=====



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: November 13, 2023

SUBMITTED BY: Purchasing Office

ITEM TYPE: Resolution

AGENDA SECTION: DISCUSSION/NOVEMBER 21 AGENDA ITEMS

SUBJECT: Resolution authorizing emergency purchase pursuant to N.J.S.A.
40A:11-6 to repair roadway due to water main break on Bloomfield
Avenue

ATTACHMENTS:



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: November 13, 2023

SUBMITTED BY: Purchasing Office

ITEM TYPE: Resolution

AGENDA SECTION: DISCUSSION/NOVEMBER 21 AGENDA ITEMS

SUBJECT: Resolution authorizing emergency purchase pursuant to N.J.S.A.
40A:11-6 for repair of collapse catch basin in the vicinity of 1 Pine
Street

ATTACHMENTS:



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: November 13, 2023

SUBMITTED BY: Purchasing Office

ITEM TYPE: Resolution

AGENDA SECTION: DISCUSSION/NOVEMBER 21 AGENDA ITEMS

SUBJECT: Resolution authorizing emergency purchase pursuant to N.J.S.A.
40A:11-6 for repair of collapse manhole in the vicinity of 50 Upper
Mountain Avenue

ATTACHMENTS:



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: November 13, 2023

SUBMITTED BY: Purchasing Office

ITEM TYPE: Resolution

AGENDA SECTION: DISCUSSION/NOVEMBER 21 AGENDA ITEMS

SUBJECT: Resolution authorizing the use of competitive contracting to procure police off-duty detail management system services

ATTACHMENTS:



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: November 13, 2023

SUBMITTED BY: Purchasing Office

ITEM TYPE: Resolution

AGENDA SECTION: DISCUSSION/NOVEMBER 21 AGENDA ITEMS

SUBJECT: Resolution authorizing emergency purchase pursuant to **N.J.S.A.**
40A:11-6 to repair compressor at Clary Anderson Arena

ATTACHMENTS:



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: November 13, 2023

SUBMITTED BY: Finance Department

ITEM TYPE: Resolution

AGENDA SECTION: DISCUSSION/NOVEMBER 21 AGENDA ITEMS

SUBJECT: Resolution requesting approval of items of revenue and appropriation pursuant to N.J.S.A. 40A:4-87 (Sustainable Jersey-PSE&G Partnership Program Grant)

ATTACHMENTS:



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: November 13, 2023

SUBMITTED BY: Department of Utilities

ITEM TYPE: Resolution

AGENDA SECTION: DISCUSSION/NOVEMBER 21 AGENDA ITEMS

SUBJECT: Resolution authorizing the award of non-fair and open contract to Agra Environmental Service, Inc. for the provision of laboratory testing services

ATTACHMENTS:



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: November 13, 2023

SUBMITTED BY: Department of Utilities

ITEM TYPE: Resolution

AGENDA SECTION: DISCUSSION/NOVEMBER 21 AGENDA ITEMS

SUBJECT: Resolution awarding contract for the purchase and delivery of fire hydrants, fire hydrant extensions, break-away kits and MEGALUG® retainer gland kits for the Montclair Department of Utilities

ATTACHMENTS:



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: November 13, 2023

SUBMITTED BY: Office of the Municipal Clerk

ITEM TYPE: Resolution

AGENDA SECTION: DISCUSSION/NOVEMBER 21 AGENDA ITEMS

SUBJECT: Resolution to adopt the Council Meeting Schedule for year 2024

ATTACHMENTS:



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: November 13, 2023

SUBMITTED BY: Department of Planning, Zoning, and Community Development

ITEM TYPE: Resolution

AGENDA SECTION: DISCUSSION/NOVEMBER 21 AGENDA ITEMS

SUBJECT: Resolution awarding contract for RFP 23-P09 architectural design services for improvements to roof and boiler at Cornerstone House

ATTACHMENTS:



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: November 13, 2023

SUBMITTED BY: Department of Community Services

ITEM TYPE: Resolution

AGENDA SECTION: DISCUSSION/NOVEMBER 21 AGENDA ITEMS

SUBJECT: Resolution amending the fair and open contract to Neglia Engineering Associates for CY 2023 municipal engineering services

ATTACHMENTS:



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: November 13, 2023

SUBMITTED BY: Police Department

ITEM TYPE: Resolution

AGENDA SECTION: DISCUSSION/NOVEMBER 21 AGENDA ITEMS

SUBJECT: Resolution to amend the contract amount for the Motorola Vesta 911 Call Taking System

ATTACHMENTS:



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: November 13, 2023

SUBMITTED BY: Department of Community Services

ITEM TYPE: Ordinance

AGENDA SECTION: DISCUSSION/NOVEMBER 21 AGENDA ITEMS

SUBJECT: Ordinance to establish a new section of the Township Code entitled Chapter 134, Article II Privately-Owned Salt Storages

ATTACHMENTS:



Item Cover Page

TOWNSHIP COUNCIL AGENDA ITEM REPORT

DATE: November 13, 2023

SUBMITTED BY: Law Department

ITEM TYPE: Resolution

AGENDA SECTION: EXECUTIVE SESSION

SUBJECT: **Resolution R-23-260:** Resolution R-23 Resolution authorizing executive session without the public being permitted to attend in accordance with N.J.S.A. 10:4-12(b) [Pending Litigation and Personnel]

ATTACHMENTS:

[Resolution R-23-260 Executive Session Resolution for Personnel Matter.11.13.23.pdf](#)

R-23-260
TOWNSHIP OF MONTCLAIR

**RESOLUTION AUTHORIZING EXECUTIVE SESSION WITHOUT THE PUBLIC
BEING PERMITTED TO ATTEND IN ACCORDANCE WITH N.J.S.A 10:4-12(b)**

Date: November 13, 2023

WHEREAS, while the Sen. Byron M. Baer Open Public Meetings Act (N.J.S.A. 10:4-6 et seq.) requires all meetings of the Montclair Township Council to be held in public, N.J.S.A. 10:4-12(b) sets forth nine (9) types of matters that may lawfully be discussed in "Executive Session," i.e., without the public being permitted to attend, and

WHEREAS, the Council of the Township of Montclair has determined that issues permitted by N.J.S.A. 10:4-12(b) to be discussed without the public in attendance shall be discussed during an Executive Session to be held on **November 13, 2023** at **7:00** P.M, and

WHEREAS, the nine (9) exceptions to public meetings set forth in N.J.S.A. 10:4-12(b) are listed below, and next to each exception is a box within which **the number** of issues to be privately discussed that fall within that exception shall be written, and after each exception is a space where additional information that will disclose as much information about the discussion as possible without undermining the purpose of the exception shall be written.

[] **“(1) Any matter which, by express provision of Federal law, State statute or rule of court shall be rendered confidential or excluded from public discussion.”** The legal citation to the provision(s) at issue is: _____ and the nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____
_____;

[] **“(2) Any matter in which the release of information would impair a right to receive funds from the federal government.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____
_____;

[] **“(3) Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____
_____;

[] **“(4) Any collective bargaining agreement, or the terms and conditions of which are proposed for inclusion in any collective bargaining agreement, including the negotiation of terms and conditions with employees or representatives of employees of the public body”** The collective bargaining contract(s) discussed are between the Township and _____
_____;

[] **“(5) Any matter involving the purchase lease or acquisition of real property with public funds, the setting of bank rates or investment of public funds where it could adversely affect the public interest if discussion of such matters were disclosed.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____
_____;

[] **“(6) Any tactics and techniques utilized in protecting the safety and property of the public provided that their disclosure could impair such protection. Any investigations of violations or possible violations of the law.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____
_____;

[2] **“(7) Any pending or anticipated litigation or contract negotiation in which the public body is a party or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer.”** The parties to and docket numbers of each item of litigation and/or the parties to each contract discussed are AFFF/PFAS Litigation, Mills Memorial Social Services Building, Inc. v. United Way of Northern New Jersey et al., Docket No. ESX-C-17-23; Lackawanna Redevelopment Plan and nature of the discussion, described as specifically as possible without undermining the need for confidentiality is attorney/client briefing by Township Attorney on pending and anticipated litigation;

[1] **“(8) Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance, promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting.”** Subject to the balancing of the public's interest and the employee's privacy rights under South Jersey Publishing Co. v. New Jersey Expressway Authority, 124 N.J. 478, the employee(s) and nature of the discussion, described as specifically as possible without undermining the need for confidentiality are Personnel – appointments of attorneys, prosecutors and public defenders;

[] **“(9) Any deliberation of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party as a result of an act of omission for which the responding party bears responsibility.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

WHEREAS, the length of the Executive Session is estimated to be **30** minutes after which the public meeting of the Township Council shall:

- ☐ reconvene and immediately adjourn; or
- ☐ reconvene and proceed with business.

NOW THEREFORE BE IT RESOLVED, that the Council of the Township of Montclair, in the County of Essex, will go into Executive Session for **only** the above stated reasons; and

BE IT FURTHER RESOLVED that the Township Council hereby declares that its discussion of the aforementioned subject(s) will be made public at a time when the public's interest in disclosure is greater than any privacy or governmental interest being protected from disclosure. For each of the above items, the estimated date by which such disclosure can be made and/or the occurrence that needs to take place before disclosure can be made are listed below:

Unknown for all.