

MINUTES
Mayor and Council Regular Meeting
December 11, 2025
7:00 P.M.

CALL TO ORDER –

A Regular Meeting of the Mayor and Council of the Borough of River Edge was held in person in Council Chambers of the River Edge Municipal Building located at 705 Kinderkamack Road, River Edge, NJ 07661 and virtually via Zoom on December 11, 2025. The meeting was called to order at 6:30 p.m. by Mayor Thomas Papaleo.

SILENT PRAYER – FLAG SALUTE

Mayor Papaleo asked for a moment of silence for soldiers, especially those involved in foreign combat. Councilman Benson then led those present in a salute to the flag.

STATEMENT OF COMPLIANCE -

Mayor Papaleo read the Statement of Compliance into the record as follows:

Statement of Compliance with Open Public Meeting Act: This meeting complies with the Open Public Meeting Act by notification via the October 7, 2025 and December 11, 2025 Sunshine Notices containing the location, date, time and access information to the Town News and the Record and by posting of same on the municipal bulletin board and Borough Website and filing a notice of the same with the Municipal Clerk.

ROLL CALL

PRESENT: Council President Montisano-Koen, Councilwoman Kinsella, Councilwoman Malellari, Councilman Benson, Councilman Glass, Councilwoman Dhariwal and Mayor Papaleo.

ABSENT: None

ALSO PRESENT: Borough Administrator Lissette Aportela
Borough Attorney John Shahdanian, Esq.

CLOSED SESSION –

On a motion from Council President Montisano-Koen, seconded by Councilwoman Kinsella, and all present voting in favor, the meeting was adjourned to the Closed Executive Session via Resolution #25-297 at 6:32 pm.

#25-297 Resolution to Go Into Closed Session and Exclude Public

WHEREAS, the Open Public Meetings Act, NJSA 10:4-12 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of River Edge, County of Bergen, State of New Jersey, as follows:

1. That the public shall be excluded from the December 11, 2025 regular meeting and discussion of the hereinafter specified subject matter:

A. Personnel – N.J.S.A. 10:4-12(b)(8)

1. Potential Sidebar Agreement
2. Formal action may/may not be taken.
3. Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.

The meeting reopened at 7:02 p.m.

NON-CONSENT RESOLUTIONS

#25-298 Authorize the Borough of River Edge to Execute & Ratify a Sidebar Agreement with the River Edge Superior Officers' Association, Local 201 & the River Edge Police Benevolent Association, Local 201

Motion by Councilman Glass, second by Councilman Benson, that Resolution #25-298 be approved.

On a roll call, the vote was recorded as follows:

Council President Montisano-Koen:	aye	Councilman Benson:	aye
Councilwoman Kinsella:	aye	Councilman Glass:	aye
Councilwoman Malellari:	aye	Councilwoman Dhariwal:	aye

Mayor Papaleo announced that, without objection, Ordinance #25-23 will be moved forward on the agenda. He then explained the various actions that can be taken with respect to this ordinance and read the title into the record:

ORDINANCE 25-23 - AN ORDINANCE AMENDING SECTION 71-1 OF ARTICLE I OF CHAPTER 71 OF THE CODE OF THE BOROUGH OF RIVER EDGE RESPECTING THE ELIMINATION OF THE POSITION OF CAPTAIN FROM THE TABLE OF ORGANIZATION OF THE POLICE DEPARTMENT OF THE BOROUGH OF RIVER EDGE

After asking for a motion to open the floor to the public three times, no motion was made. As such, Mayor Papaleo declared Ordinance #25-23 dead and advised that he has signed Sidebar Agreement.

APPROVAL OF MINUTES –

On a motion by Councilwoman Dhariwal, seconded by Councilman Benson, and all members present voting in favor, that the Minutes of the Mayor and Council Regular Meeting and Closed Session of October 23, 2025 and Mayor and Council Regular Meeting of November 24, 2025 are hereby approved.

ADMINISTRATOR'S REPORT –

Borough Administrator Aportela reported on the following items:

PSE&G

- Xylem Tree Experts will be working with PSE&G to clear vegetation from substation lines

county-wide and have requested assistance with parking their vehicles. The DPW Superintendent has arranged for them to park in the River Edge Swim Club parking lot beginning later this month until May 1st. A Certificate of Insurance indemnifying the Borough has been provided.

- PSE&G has contracted with W.B.E. Line Services to trim trees/vegetation within the PSE&G right-of-way both on public and private property in 2026. They have notified the Police Department and DPW and will obtain the necessary permits through the DPW. They will also provide ample notification to the residents regarding this work.

KBG Field Improvements

- Gallen Construction is onsite working on the DPW fencing, lighting issues and the high curb/retaining wall.

Borough Hall Exterior

- The punch list was sent to the contractor which included signs by Tenney Avenue as well as the railings on left side entrance stairs and back parking area. The signs are currently being fabricated and the railings will be completed tomorrow.

PUBLIC COMMENTS ON ANY ITEM ON THIS AGENDA –

On motion by Council President Montisano-Koen, seconded by Councilwoman Malellari, and all present voting in favor, to open for public comments on any item on the agenda.

No one came forward.

On a motion by Councilman Benson, seconded by Councilwoman Dhariwal, and all present voting in favor, to close public comments on any item on the agenda.

MONTHLY REPORTS –

Mayor Papaleo advised that the following reports are on file in the Office of the Borough Clerk and available for review:

Board of Health	-	December 2, 2025
Library Board of Trustees	-	December 2, 2025
Tax Collector	-	November 30, 2025

SECOND READING & HEARING ON ORDINANCES

Ordinance #25-21 - #25-22

Mayor Papaleo read into the record:

The following ordinances published herewith were first read by title only on November 24, 2025 and posted on a bulletin board outside of the Clerk's office.

ORDINANCE 25-21 - AN ORDINANCE TO AMEND SUBSECTION, EE ENTITLED "MISCELLANEOUS FEES, OF CHAPTER 206 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF RIVER EDGE, ENTITLED "FEES".

ORDINANCE 25-22 - AN ORDINANCE AMENDING CHAPTER 337, RENTAL PROPERTY, OF THE CODE OF THE BOROUGH OF RIVER EDGE TO ADD ARTICLE II RESPECTING THE REGULATION OF THE USE OF SHORT-TERM RENTALS

Borough Administrator Aportela explained that Ordinance #25-21 adds a fee of the actual cost to the Borough to obtain a hard copy of Borough Code Supplements and Ordinance #25-22 implements regulations for short-term rentals.

Public Comments on Ordinances #25-21 and #25-22

Motion by Council President Montisano-Koen, second by Councilman Benson, and all members voting in favor, to open the floor to the public on Ordinance #25-21 and #25-22.

No one came forward.

Motion by Councilman Benson, second by Councilwoman Kinsella, to close the floor to the public on Ordinance #25-21 and #25-22.

Motion by Councilman Benson, second by Councilwoman Malellari, that Ordinance #25-21 be passed on second and final reading and is hereby adopted and notice of same shall be published according to law.

On a roll call, the vote was recorded as follows:

Council President Montisano-Koen:	aye	Councilman Benson:	aye
Councilwoman Kinsella:	aye	Councilman Glass:	aye
Councilwoman Malellari:	aye	Councilwoman Dhariwal:	aye

Motion by Councilman Glass, second by Council President Montisano-Koen, that Ordinance #25-22 be passed on second and final reading and is hereby adopted and notice of same shall be published according to law.

On a roll call, the vote was recorded as follows:

Council President Montisano-Koen:	aye	Councilman Benson:	aye
Councilwoman Kinsella:	aye	Councilman Glass:	aye
Councilwoman Malellari:	aye	Councilwoman Dhariwal:	aye

RESOLUTIONS - By Consent

- a. **#25-299** Amend Professional Services Contract – Information Technology Services
- b. **#25-300** Approve the Hire of SLEO III
- c. **#25-301** Schedule 2025 Sine Die and 2026 Reorganization Meeting
- d. **#25-302** Authorize Execution of Grant Agreement Between the Borough of River Edge and State of New Jersey By and For the Department of Environmental Protection – Grant Identifier: GC2024-00050-PI
- e. **#25-303** Resolution Authorizing Budget Transfers for Calendar Year 2025
- f. **#25-304** Request Scope of Work Change for PY 2025-2026 Community Development Block Grant Award
- g. **#25-305** Confirm Endorsement of Community Development Project FY26
- h. **#25-306** Authorize Execution of Rental Agreement with First Congregational Church of River Edge

Motion by Councilman Benson, second by Council President Montisano-Koen, that the Consent Agenda be approved.

Council President Montisano-Koen asked for an explanation of Resolution #25-306.

Borough Administrator Aportela advised that the Borough leases space annually for SCORE and Kol Dorot was looking to increase the rent by 3%. She reported that an arrangement was reached with First Congregational Church of River Edge which resulted in cost savings. She noted that the church may also be utilized for Recreation programs.

On a roll call, the vote was recorded as follows:

Council President Montisano-Koen:	aye	Councilman Benson:	aye
Councilwoman Kinsella:	aye	Councilman Glass:	aye
Councilwoman Malellari:	aye	Councilwoman Dhariwal:	aye

#25-307 Payment of Bills

Councilwoman Kinsella read resolution #25-307 into the record:

At a Regular Meeting of the Mayor and Council of the Borough of River Edge, County of Bergen, State of New Jersey, held on December 11, 2025.

BE IT RESOLVED, that the Mayor and Council of the Borough of River Edge approve the following expenditures.

CURRENT FUND	\$	684,832.61
GENERAL CAPITAL FUND	\$	305,507.61
GRANT FUND	\$	1,570.00
ANIMAL CONTROL	\$	104,630.46
TRUST OTHER	\$	4,326.10
PAYROLL	\$	23,750.32
DEVELOPER’S ESCROW	\$	1,685.00
SELF INSURANCE TRUST	\$	2,066.08
RECREATION TRUST	\$	263.49

Motion by Councilman Benson, second by Council President Montisano-Koen, that Resolution #25-307 be approved.

On a roll call, the vote was recorded as follows:

Council President Montisano-Koen:	aye	Councilman Benson:	aye
Councilwoman Kinsella:	aye	Councilman Glass:	aye
Councilwoman Malellari:	aye	Councilwoman Dhariwal:	aye*

*Councilwoman Dhariwal recused from check #67604, #67605, #67609, #67638, #67639,

#67663, #67666, #67678, #67681, #67682, #6169, and #6170.

NEW BUSINESS –

Fire Department Alcohol Policy

Borough Administrator Aportela explained that Chief Schlossberg met with incoming Chief Sanders and former Chief Cariddi regarding the Fire Department Alcohol Policy. They are requesting that the policy be modified to have the Fire Chief make all requests to host social and special events where alcoholic beverages will be served which will ensure proper coverage.

It was the consensus of the governing body to move forward with the modified policy. The modified policy is to be listed for approval at the Reorganization Meeting.

OLD BUSINESS –

Councilwoman Dhariwal reported that the 250th Anniversary Committee met and are looking additional volunteers.

PUBLIC COMMENTS –

Motion Councilwoman Kinsella, second by Councilman Benson, and all members present voting in favor, to open public comments.

Matthew Pitserski, River Edge PBA 201, thanked the Mayor and Council for meeting with Chief Walker. He detailed the terms of the Sidebar Agreement which he noted will help the governing body realize savings. He thanked the residents for their support and expressed his opinion that they were able to arrive at an agreement that allows both sides to move forward.

Motion by Councilman Benson, second by Councilwoman Malellari and all members present voting in favor, to close public comment.

COUNCIL COMMENTS –

Councilwoman Dhariwal thanked Councilman Benson for his amazing service to River Edge.

Councilman Benson expressed that he is happy with the outcome of this meeting. He stated that it has been a pleasure to serve this community, noting that being a governing body member has been an incredible learning experience. He commented that everything that this governing body does is transparent.

Council President Montisano-Koen read the following statement into the record:

“Good Evening

As we meet tonight, it is critical to acknowledge the fiscal realities before us. Municipalities across New Jersey are confronting extraordinary pressures in 2026, including a 36.5% increase in state health benefits and reductions in aid from both state and federal legislatures. Financial pressures on the municipality won’t end in 2026. Our responsibility is to maintain a fiscally responsible budget that balances the needs of all departments while ensuring taxpayer dollars are allocated prudently.

Nevertheless, public safety is and remains our highest priority and it saddens me that some in our community have suggested otherwise and that we do not support our Police Department. No patrol officers are being reduced, and no services are being compromised. Suggestions to the contrary misrepresent the intent of this governing body and overlook the significant investments made in the Police Department over the past five years, including new patrol cars, upgraded equipment, the ability to perform outside duty out of town, and a modernized communications and dispatch desk.

After extensive discussions with Chief Walker and others, the Police Department identified cost savings for 2026 that allow this ordinance to die. This ensures our budget deliberations continue with clarity, while keeping the captain's position separate from the broader fiscal challenges we face beyond 2026. As new information emerges, whether related to fiscal impacts, departmental needs, or regulatory obligations, we will continue a comprehensive review of every department to ensure taxpayer dollars are used responsibly.

Thank You.”

Councilwoman Kinsella read the following statement into the record:

“Year over year the Finance Committee, with the Council at large, and the Citizens Budget Committee work tirelessly to keep the town running on 25% of the overall taxes collected. This is no small feat especially in recent times.

It has been implied that the Mayor and Council do not support our Police Department. That is blatantly false. The record shows (if anyone cares to look at it) how much respect, admiration and backing we afford the REPD.

We make the best efforts to ensure our decisions are the best for the town. To be fiscally responsible, is to look at the budget in totality, not in a vacuum. Overall, one department's want should not supersede another department's need.

As of December 2025, 1.1 million American workers have been laid off with more to come in 2026. There is economic uncertainty, trade policies, inflation and a possible recession upcoming. These factors affect states and especially local municipalities. As a governing body, it would be “reckless” not to take into consideration what is happening around us.”

Mayor Papaleo thanked the governing body, Police Chief, PBA, Borough Attorney, Labor Attorney and Borough Administrator for assisting in reaching a positive resolution. He commented that the River Edge Police Department is the best in Bergen County and Chief Walker has done a phenomenal job. Although he thanked the public for their participation, he noted that some comments on social media were uncalled for and inappropriate. He advised that the governing body has a tough year ahead in trying to keep the tax increase reasonable. He finished by thanking Councilman Benson for his years of service.

CLOSED SESSION –

On a motion from Council President Montisano-Koen, seconded by Councilwoman Malellari, and all present voting in favor, the meeting was adjourned to the Closed Executive Session via Resolution #25-308 at 7:35 p.m.

#25-308 Resolution to Go Into Closed Session and Exclude Public

WHEREAS, the Open Public Meetings Act, NJSA 10:4-12 permits the exclusion of the public from a

meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of River Edge, County of Bergen, State of New Jersey, as follows:

1. That the public shall be excluded from the December 11, 2025 regular meeting and discussion of the hereinafter specified subject matter:
 - A. Attorney-Client Privilege – N.J.S.A. 10:4-12(b)(7)
 1. Affordable Housing 4th Round
 2. Potential Litigation – Street Opening
2. Formal action may/may not be taken.
3. Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.

ADJOURNMENT –

There being no further business to come before the Mayor and Council, on a motion by Councilwoman Malellari, second by Councilman Benson, and unanimously carried, to adjourn this meeting. The meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Anne Dodd, RMC
Borough Clerk

BOROUGH OF RIVER EDGE
ORDINANCE #25-21

AN ORDINANCE TO AMEND SUBSECTION, EE ENTITLED "MISCELLANEOUS FEES, OF CHAPTER 206 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF RIVER EDGE, ENTITLED "FEES".

BE IT ORDAINED by the Mayor and Council of the Borough of River Edge that the following amendments to Section 206-2 entitled "Schedule of Fees" are hereby approved:

Section 1. Subsection EE, entitled "Miscellaneous Fees" shall have the following addition:

Add:

<u>Item</u>	<u>Fee</u>
Borough Code Supplements	Actual Cost of Supplement Charged to the Borough

Section 2. Any and all other ordinances or parts thereof in conflict or inconsistent with any of the terms hereof are hereby repealed to such extent as they are so in conflict or inconsistent.

Section 3. In case any article, section or provision of this ordinance shall be held invalid in any court of competent jurisdiction, the same shall not affect any other article, section or provision of this ordinance except insofar as the article, section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.


Section 5. This Ordinance shall take effect immediately upon final passage and publication as required by law.

INTRODUCED: November 24, 2025

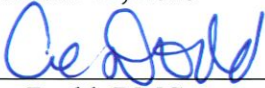
ADOPTED: December 11, 2025

	Motion	Second	Yes	No	Abstain	Absent
Montisano-Koen						X
Kinsella			X			
Malellari		X	X			
Benson	X		X			
Glass						X
Dhariwal			X			
Mayor Papaleo						

I hereby certify the above to
be a true copy of an Ordinance
adopted by the Governing Body


Thomas Papaleo, Mayor

of the Borough of River Edge on
December 11, 2025



Anne Dodd, RMC
Borough Clerk

**BOROUGH OF RIVER EDGE
ORDINANCE NO. 25-22**

**AN ORDINANCE AMENDING CHAPTER 337, RENTAL PROPERTY, OF THE CODE
OF THE BOROUGH OF RIVER EDGE TO ADD ARTICLE II RESPECTING THE
REGULATION OF THE USE OF SHORT-TERM RENTALS**

WHEREAS, the Mayor and Council of the Borough of River Edge seek to regulate the accommodation of short-term rental use of certain legally permitted dwelling units; and

WHEREAS, the short-term rental of dwellings and dwelling units can provide flexible housing that allows travelers a safe accommodation while contributing to the local economy and supporting the local business community; and

WHEREAS, the needs of long-term residents must be balanced with the allowance of short-term rentals; and

WHEREAS, the Mayor and Council recognize that unregulated short-term rentals can create disproportionate impacts relative to their size due to issues such as excessive occupancy, lack of proper facilities, and other issues; and

WHEREAS, the presence of short-term rentals of residential dwelling units in established residential neighborhoods can create negative compatibility impacts and nuisance violations, which include, but are not limited to, excessive noise, on-street parking, accumulation of trash, and diminished public safety; and

WHEREAS, it is in the public interest that short-term rental uses be regulated in order to help preserve housing for long-term tenants and to minimize any potential deleterious effects of short-term rental properties on other properties in the surrounding neighborhoods in which they are located; and

WHEREAS, the Mayor and Council find that there is a substantial interest in furthering the public health, safety and welfare by protecting the residential character of the areas designated for residential use, by establishing and enforcing minimum life safety standards, and by preserving the long-term rental housing market.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of River Edge, County of Bergen, State of New Jersey, as follows:

SECTION 1. Chapter 337, "Rental Property," of the Code of the Borough of River Edge is hereby amended to add thereto Article II entitled "Short-Term Rentals," to read in full as follows:

“Article II. Short Term Rentals

SEC. 337-5. Definitions.

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

DANGEROUS CONDITION

A condition that creates a substantial risk of injury to life and/or property.

OWNER

Any person alone or jointly or severally with others:

- A. Who has legal or equitable title to any premises, with or without accompanying actual possession thereof;
- B. Who has equitable title and is either in actual possession or collects rent therefrom;
- C. Who, as executor, executrix, trustee, guardian or receiver of an estate or as mortgagee or as vendee in possession, either by virtue of a court order or by agreement or voluntary surrender of the premises by the person holding the legal title, or as collector of rents, shall have charge, care or control of any dwelling, boardinghouse or lodging' house; or any such person thus representing the person holding the equitable or legal title, all of whom under this chapter shall be bound to comply with the provisions hereof and any rules and regulations adopted pursuant thereto to the same extent as if they were the persons holding the legal or equitable title.

OWNER-OCCUPIED

The owner of the property who resides in the short-term rental property, or in the principal residential unit with which the short-term rental property is associated on the same lot, and identifies same as his or her principal residence as that term is defined in this article. For purposes of this article, if the owner of the property is an entity other than an individual or individuals, then at least one principal or member of the owner entity must reside in the short-term rental property, or in the principal residential unit with which the short-term rental property is associated on the same lot, and identify same as his or her principal residence as that term is defined in this article.

PRINCIPAL RESIDENCE

The address:

- A. Where at least one of the property owners spends the majority of his or her non-working time;
- B. Which is most clearly the center of his or her domestic life; and

- C. Which is identified on his or her driver's license or State identification card as being his or her legal address.

All above requirements must be met in order for an address to constitute a principal residence for purposes of this article.

PROPERTY

A parcel of real property located within the boundaries of the Borough of River Edge, Bergen County, New Jersey.

RESPONSIBLE PARTY

The short-term rental property owner or a person (i.e., property manager) designated by the owner to be called upon and be responsible at all times during the period of a short-term rental and to answer for the maintenance of the property, or the conduct and acts of occupants of the short-term rental property, and, in the case of a property manager, to accept service of legal process on behalf of the owner of the short-term rental property.

SHORT-TERM RENTAL

The accessory use of a dwelling unit as defined in this article for occupancy by someone other than the unit's owner or permanent resident for a period of twenty-eight (28) or fewer consecutive days, which dwelling unit is regularly used and kept open as such for the lodging of guests, and which is advertised or held out to the public as a place regularly rented to transient occupants as defined in this section.

SHORT-TERM RENTAL PROPERTY

A residential dwelling unit as defined in this article, that is used and/or advertised for rent as a short-term rental for transient occupants as guests, as those terms are defined in this section.

SHORT-TERM RENTAL PROPERTY AGENT

Any New Jersey-licensed real estate agent or other person designated and charged by the owner of a short-term rental property, with the responsibility for making the short-term rental application to the Borough on behalf of the owner, and fulfilling all of the obligations in connection with completion of the short-term rental property permit application process on behalf of the owner. Such person shall be available for and responsive to contact on behalf of the owner at all times.

SUBSTANTIATED COMPLAINT

A civil or criminal complaint, summons, or notice of violation(s) that is supported by substantial evidence.

TRANSIENT OCCUPANT

Any person or a guest or invitee of such person, who, in exchange for compensation, occupies or is in actual or apparent control or possession of residential property, which is either

- A. Registered as a short-term rental property; or
- B. Satisfies the definition of a short-term rental property, as such term is defined in this section.

It shall be a rebuttable presumption that any person who holds themselves out as being an occupant or guest of an occupant of the short-term rental is a transient occupant.

SEC. 337-6. Regulations pertaining to short-term rentals.

- A. It shall be unlawful for any owner of any property within the geographic bounds of the Borough of River Edge, Bergen County, New Jersey, to rent, operate, or advertise a short-term rental in a manner that is contrary to the procedures and regulations established in this section or applicable state law
- B. Short-term rentals shall only be permitted to be conducted in the following classifications of property in the Borough of River Edge:
 - 1) Dwelling units located in a condominium association, homeowners association, or cooperative association, where the association's bylaws, master deed, or other relevant governing document permits short-term rentals and where the owner of the unit legally identifies an address within the association as his or her principal residence;
 - 2) Individually or collectively owner-occupied single-family residences; and
 - 3) Two dwelling units within a two-family residential dwelling, where one unit is owner-occupied as that term is defined in this article; and
 - 4) Two dwelling units in a multiple dwelling provided that:
 - a) The multiple dwelling is not located in a condominium association, homeowner association, or cooperative association;
 - b) The multiple dwelling contains three or fewer separate dwelling units; and
 - c) Another dwelling unit in the multiple dwelling is owner-occupied; and
- C. Short-term rentals shall not be permitted for any portion of a dwelling unit that is less than the full dwelling unit.

- D. Short-term rentals shall not be permitted in a multiple dwelling in which rent is set by HUD, set by a State agency, set by an agreement with the owner/developer, or governed by Chapter 336 of this Code.
- E. The following shall not be permitted to operate as short-term rentals pursuant to this section: hotel, motel, studio hotel, rooming house, dormitory, public or private club, convalescent home, rest home, home for aged people, adult family care homes, assisted living facilities, community residences for developmentally disabled persons, community shelters for victims of domestic violence, senior housing, nursing homes, foster home, halfway house, transitional housing facility, or other similar facility operated for the care, treatment, or reintegration into society of human beings; any housing owned or controlled by an educational institution and used exclusively to house students, faculty or other employees with or without their families; any housing operated or used exclusively for religious, charitable or educational purposes; or any housing owned by a governmental agency and used to house its employees or for governmental purposes.
- F. Except as provided in subsection H of this section, rentals of any dwelling unit where the owner/operator of the short-term rental property is not present shall be conducted no more than sixty (60) total nights per calendar year. Each night in excess of this limit shall be considered a separate violation.
- G. Rentals of any dwelling unit where the owner/operator of the short-term rental property is not present shall be prohibited in dwelling units located in any multiple dwellings that contain more than four separate dwelling units. It shall be a violation to rent or to advertise such properties.
- H. The person offering a dwelling unit for short-term rental use must be the owner of the dwelling unit. A tenant of a property may not apply for a short-term rental permit, nor shall the property or any portion thereof be sub-leased by the tenant on a short-term basis, or operated as a short-term rental property by the tenant except as provided below. This short-term rental property regulation shall supersede any conflicting provision in a private lease agreement permitting sub-leasing of the property, or any portion of the property. Violation of this subsection will result in enforcement action against the tenant, the short-term rental property owner, the short-term rental agent, and the responsible party, and will subject all such parties to the issuance of a summons and levying of fines and/or penalties.
- I. If, at the time of the adoption of this article, an owner is operating two properties as short-term rentals it may continue to operate one non-owner-occupied property as a short-term rental, provided that the following conditions are met:
 - 1) The short-term rental property is one of the classifications of property enumerated in subsection B of this section, notwithstanding the owner-occupied requirements;
 - 2) An individual designated by the owner resides in the short-term rental property, or in the principal residential unit with which the short-term rental property is associated on the same lot, and identifies same as his or her principal residence as

that term is defined in this section. The designated individual must be available to be called upon and be responsible at all times during the period of a short-term rental and to answer for the maintenance of the property, or the conduct and acts of occupants of the short-term rental property, and, in the case of the property manager, to accept service of legal process on behalf of the owner of the short-term rental property; and

- 3) The non-owner-occupied property is in compliance with the remainder of this chapter.
- J. If, at the time of the adoption of this article, a currently operating short-term rental that is not eligible for a short-term rental permit under this article has an existing contract with a transient occupant to use the short-term rental entered into prior to the effective date of this article, the requirements of this article shall not apply to the pre-existing contract. Such contracts shall only be valid until the end of the lease or until January 1, 2027, whichever first occurs. During the unpermitted operation of a short-term rental pursuant to this subsection, the responsible party must, upon request by the Borough Clerk, provide documentation indicating that: (1) The short-term rental was in operation before the adoption of this article; and (2) The short-term rental contract was made before the adoption of this article. If the requested documentation is not provided to the Borough Clerk within twenty (20) days of the request, it shall constitute a violation of this article.
- K. If, at the time of the adoption of this article, a short-term rental property is being operated by a tenant, the tenant may continue to do so without a permit as prescribed by this article for the duration of the lease or until January 1, 2027, whichever first occurs. During the unpermitted operation of a short-term rental pursuant to this article, the responsible party must, upon request by the Borough Clerk, provide documentation indicating that: (1) the short-term rental was in operation before the adoption of this article; and (2) that the tenant-operator's lease was not renewed after the adoption of this article. If the requested documentation is not provided to the Borough Clerk within twenty (20) days of the request it shall constitute a violation of this article.

SEC. 337-7. Short-term rental permit; permit registration fee/application.

- A. In addition to any land use requirement(s) set forth in the Borough of River Edge land use regulations, the owner/operator of a short-term rental property shall obtain a short-term rental permit from the Borough Clerk, before renting or advertising for rent any short-term rental. The application for a short-term rental permit must meet the following initial requirements to be considered:
- 1) For existing short-term rentals, the application must not have had more than one documented dangerous condition, as defined in this section, within the last year; and
 - 2) For existing short-term rentals, the applicant must have no violations of the Borough of River Edge's Noise Ordinance, located in Chapter 296 of this Code,

within the last two years. A violation of the Noise Ordinance means a documented violation by the Borough of River Edge Municipal Court; and

- 3) In the event that any code violations have been issued by the Borough relating to the short-term rental property, a short-term rental permit shall not be issued until such time as such violations have been properly abated. The short-term rental property owner must also close any open construction permits for the property prior to the issuance of a short-term rental permit; and
 - 4) The applicant must be current with all Borough taxes and sewage charges; and
 - 5) All fines or penalties issued by the River Edge Municipal Court for any past code violations relating to the short-term rental property, including penalties for failure to appear in Court, must be satisfied in full prior to issuance of a short-term rental permit.
- B. No person or entity shall operate a short-term rental property, or advertise a residential property for use as a short-term rental property, without the owner/operator of the property first having obtained a short-term rental permit issued by the Borough Clerk. The failure to obtain a valid short-term rental permit prior to using or advertising the short-term rental property in any print, digital, or internet advertisement or web-based platform, and/or in the multiple listing service or any realtor's property listing shall be a violation of this chapter. No short-term rental permit issued under this section may be transferred or assigned or used by any person or entity, other than the owner to whom it is issued, or at any property location or dwelling unit other than the property for which it is issued.
- C. An owner of property, intended to serve as a short-term rental property, or any agent acting on behalf of the owner, shall submit to the Borough Clerk a short-term rental permit application provided by the Borough, along with an initial registration fee of two hundred fifty dollars (\$250.00). Said fee shall be non-refundable, including in the event that the application is denied.
- D. The short-term rental permit, if granted, shall be valid for a period of one year from the date of issuance.
- E. A short-term rental permit shall be renewed on an annual basis, based upon the anniversary of the original permit issuance, by submitting to Borough Clerk a short-term rental permit application, and a renewal registration fee of two hundred dollars (\$200.00).
- F. The short-term rental permit shall expire automatically when the short-term rental property changes ownership, and a new initial application and registration fee will be required in the event that the new owner intends to use the property as a short-term rental property. A new application shall also be required for any short-term rental that had its short-term rental permit revoked or suspended.

SEC. 337-8. Application process for short-term rental permit and inspections.

A. Applicants for a short-term rental permit shall submit, on an annual basis, an application for a short-term rental permit to the Borough Clerk. The application shall be furnished, under oath, on a form specified by the Borough Clerk, accompanied by the non-refundable application fee as set forth in Section 337-7 above. Such application shall include:

- 1) The name, address, telephone number and email address of the owner(s) and, if applicable, designated person of record of the dwelling unit, pursuant to Subsection 337-6(H) herein, for which a permit is sought. If such owner is not a natural person, the application must include and identify the names of all partners, officers and/or directors of any such entity, and the personal contact information, including street address, email address and telephone numbers for each of them;
- 2) The address of the proposed short-term rental;
- 3) A copy of the driver's license or State identification card of the owner and, if applicable, designated person pursuant to Subsection 337-6(H) herein of the short-term rental property, confirming, as set forth in this section, that the property is the principal residence, as that term is defined in this section, of the owner making application for the short-term rental permit;
- 4) The owner's sworn acknowledgement that he/she is in compliance with the requirement that the short-term rental property constitutes the owner's or, if applicable, the principal residence of the designated person pursuant to Subsection 337-6(H) herein, as defined in this section;
- 5) The name, address, telephone number and email address of the short-term rental property agent, which shall constitute his/her seven-day a week, twenty-four-hour a day contact information;
- 6) The name, address, telephone number and email address of the short-term rental property's responsible party, which shall constitute his/her seven-day a week, twenty-four-hour a day contact information;
- 7) Copies of two utility bills from the short-term rental property that are less than thirty (30) days old;
- 8) The owner's sworn acknowledgement that he/she has received a copy of this article, has reviewed it, understands its requirements, and certifies as to the accuracy of all information provided in the permit application;
- 9) The number and location of all parking spaces available to the premises, which shall include the number of legal off-street parking spaces and on-street parking spaces directly adjacent to the premises. The owner shall certify that every effort will be made to avoid and/or mitigate issues with on-street parking in the

neighborhood in which the short-term rental is located, resulting from excessive vehicles generated by the short-term rental of the property, in order to avoid a shortage of parking for residents in the surrounding neighborhood;

- 10) The owner's agreement that all renters of the short-term rental property shall be limited to one vehicle per two occupants in the short-term rental property;
 - 11) The owner's agreement to use his or her best efforts to assure that use of the short-term rental properties by all transient occupants will not disrupt the neighborhood, and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their properties;
 - 12) If an owner is applying for a short-term rental permit for a property that is not owner-occupied, in accordance with Subsection 337-6(H), the owner must provide documentary proof that the non-owner-occupied property was in use as a short-term rental property at the time of adoption of this article; and
 - 13) Any other information that this article requires a property owner to provide to the Borough in connection with an application for a certificate of occupancy. The Borough Clerk, or his/her designee, shall have the authority to obtain additional information from the short-term rental property owner/applicant or amend the permit application to require additional information, as necessary, to achieve the objectives of this article.
- B.** Every initial application for a short-term rental permit shall require documentation indicating that the property has been inspected for compliance with the Borough's fire safety regulations and Property Maintenance Code (Chapter 330) within the past six months. Thereafter, upon renewal, the applicant must present documentation that the property has been inspected for compliance with the Borough's fire safety regulations and Property Maintenance Code (Chapter 330) within the past three years. Each application is subject to review to verify the short-term rental property's eligibility for use as a short-term rental and compliance with the regulations in this article. In addition, the Borough reserves the right to inspect a short-term rental property for compliance with fire safety regulations and the Property Maintenance Code (Chapter 330), regardless of the status of the short-term rental property's permit application, in the event that the Borough receives information that there may be a violation on the premises.
- C.** A zoning compliance certificate, which states that the premises are not being occupied or used in violation of the Borough's Land Use Regulations and Zoning Ordinances, shall be required.
- D.** A sworn statement shall be required that there have been no prior revocations or suspensions of this or a similar license, in which event a license shall not be issued, which denial may be appealed as provided hereinafter.

- E. Attached to and concurrent with submission of the permit application described in this section, the owner shall provide:
- 1) Proof of the owner's current ownership of the short-term rental unit;
 - 2) Proof of general liability insurance in a minimum amount of five hundred thousand dollars (\$500,000.00); and
 - 3) Written certifications from the short-term rental property agent and responsible party that they agree to perform all of the respective duties specified in this section.
- F. The short-term rental property owner or permit holder shall publish the short-term rental permit number issued by the Borough in every print, digital, or internet advertisement, and/or in the multiple listing service or other real estate listing of a real estate agent licensed by the New Jersey Real Estate Commission, in which the short-term rental property is advertised for rent on a short-term basis
- G. The short-term rental property owner or agent shall maintain an up-to-date log of all transient occupants who will be occupying the short-term rental property, which shall contain the occupant or occupants' names, ages, dates of commencement and expiration of each short-term rental period. This log shall be available for inspection by the Borough's Clerk and the River Edge Police Department in case of emergency. The purpose of this requirement is to ensure that the Borough shall have basic identifying information of all occupants of the short-term rental property at all times.

SEC. 337-9. Issuance of permit and appeal procedure.

- A. Once an application is submitted, complete with all required information and documentation and fees, the Borough Clerk, following any necessary investigation for compliance with this section, shall either issue the short-term rental permit or issue a written denial of the permit application, with the reasons for such denial being stated therein within thirty (30) days, provided access to the short-term rental property is provided by the owner or their agent(s).
- B. If denied, the applicant shall have ten business days to appeal the denial, in writing, to the Borough Clerk.
- C. Within thirty (30) days thereafter, the Borough Administrator or his/her designee shall hear and decide the appeal.
- D. The decision of the Borough Administrator shall be final, and any subsequent appeal shall be filed with the Bergen County Superior Court.

SEC. 337-10. Short-term rental operational requirements.

- A.** All short-term rentals must comply with all applicable rules, regulations and ordinances of the Borough of River Edge and all applicable rules, regulations and laws of the State of New Jersey, including regulations governing such lodging uses, as applicable. The short-term rental property owner shall ensure that the short-term rental is used in a manner that complies with all applicable laws, rules and regulations pertaining to the use and occupancy of a short-term rental.
- B.** A dwelling unit shall be limited to one short-term rental contract at a time.
- C.** The owner of a short-term rental property shall not install any advertising or identifying mechanisms, such as signage, including lawn signage, identifying the property for rent as a short-term rental property.
- D.** Transient occupants of the short-term rental property shall comply with all ordinances of the Borough of River Edge including, but not limited to those ordinances regulating noise and nuisance conduct. Failure of transient occupants to comply shall subject the transient occupants, the owner of the short-term rental property, the responsible party, and the short-term rental agent listed in the short-term rental permit application, to the issuance of fines and/or penalties, and the possibility of the revocation or suspension of the short-term rental property permit.
- E.** The owner of a short-term rental property shall post the following information in a prominent location within the short-term rental:

 - 1) Owner name. If the owner is an entity, the name of a principal in the entity, email address, and phone number for the principal;
 - 2) The names, email addresses, and phone numbers for the responsible party and the short-term rental agent as those terms are defined in this article;
 - 3) The phone numbers for the River Edge Police Department and the Borough Clerk.
 - 4) The maximum number of parking spaces available for short-term rental use onsite;
 - 5) Trash and recycling pick-up day, and all applicable rules and regulations regarding trash disposal and recycling;
 - 6) Notification that a guest, transient occupant, the short-term rental property agent, the responsible party or short-term rental property owner may be cited or fined by the River Edge Police Department or the Borough Clerk for violations of, and in accordance with any applicable ordinance(s) of the Borough of River Edge.

- F. If any of the information required by Subsection E above is inaccurate while displayed in the short-term rental, it shall constitute a violation of this chapter.
- G. In the event that any complaints are received by the River Edge Police Department, or the Borough Clerk regarding the short-term rental and/or the transient occupants and the owner of the short-term rental property is unreachable or unresponsive, both the responsible party and the short-term rental agent listed in the short-term rental permit application shall have the responsibility to take any action required to properly resolve such complaints, and shall be authorized by the short-term rental property owner to do so.
- H. While a short-term rental property is rented, the owner, the short-term rental agent, or the responsible party shall be available twenty-four (24) hours per day, seven days per week for the purpose of responding within two hours to complaints regarding the condition of the short-term rental property premises, maintenance of the short-term rental property premises, operation of the short-term rental property, or conduct of the guests at the short-term rental property, or nuisance complaints from the River Edge Police Department, or neighbors, arising by virtue of the short-term rental of the property.
- I. If the short-term rental property is the subject of three or more substantiated complaints, the Borough Clerk or his/her designee or the Borough Administrator or his/her designee shall revoke the short-term rental permit issued for the short-term rental property, in which case, the short-term rental property may not be the subject of a new short-term rental property permit application for one year following the date of revocation of the permit. The Borough Clerk or his/her designee or the Borough Administrator or his/her designee shall retain the discretion to revoke a short-term rental permit in the event of a single substantiated complaint if, in his/her sole discretion, the interests of the Borough and its residents justify immediate revocation. In the event that an short-term rental property is the subject of a civil and /or criminal complaint and/or code violation that involves a dangerous condition, as defined in this section, the Borough Clerk or his/her designee or the Borough Administrator or his/her designee may, at their sole discretion, suspend the short-term rental property's short-term rental permit pending substantiation.
- J. In the event that the Borough receives two substantiated complaints concerning excessive vehicles belonging to the transient occupants of a short-term rental property, the short-term rental permit for the property is subject to revocation by the Borough Clerk or his/her designee or the Borough Administrator or his/her designee.
 - 1) When the Borough Administrator and/or the Borough Clerk receives notice of a civil and/or criminal complaint and/or code violation at a short-term rental property as outlined in Subsections (H) and (I) above, the Borough Clerk or his/her designee or the Borough Administrator or his/her designee shall issue a written notice revocation or suspension, as applicable, of the short-term rental permit with the reasons for such revocation or suspension being stated therein within thirty (30) days.

- 2) The applicant shall have ten business days to appeal the revocation or suspension, in writing, to the Borough Administrator and the Borough Clerk.
- 3) Within thirty (30) days thereafter, the Borough Administrator or his/her designee shall hear and decide the appeal.
- 4) The decision of the Borough Administrator shall be final, and any subsequent appeal shall be filed in a court of competent jurisdiction.

K. Failure to make application for, and to obtain the issuance of, a short-term rental permit prior to advertising the short-term rental property in print publications or newspapers, on any internet-based booking platforms, or online, and/or in the multiple listing services, or other real estate listing of a real estate agent licensed by the New Jersey Real Estate Commission, shall be equivalent to operation of the short-term rental property without a permit, and shall constitute a violation of this Code, and will result in enforcement action and the issuance of a summons, and shall subject the short-term rental property owner, the short-term rental agent, and the responsible party to issuance of fines and/or penalties.

SEC. 337-11. Violations and penalties.

A violation of any provision of this chapter may subject the short-term rental property owner, transient occupant(s), the short-term property rental agent, and the responsible party or their agents to fines assessed by the Court up to two thousand dollars (\$2,000.00) per violation, but not less than one hundred dollars (\$100.00) per violation for each day a summons is issued while that violation exists.

SECTION 2. SEVERABILITY

If any section, sentence, clause or other portion of this ordinance or the application thereof to any person or circumstance, shall for any reason be adjudged by a court of competent jurisdiction to be invalid or unconstitutional, such judgment shall not affect, impair or repeal the remainder of this ordinance.

SECTION 3. INCONSISTENCY

All ordinances or parts thereof, inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4. EFFECTIVE DATE

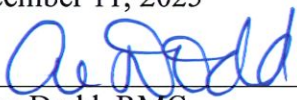
This ordinance shall take effect twenty (20) days following adoption and publication as required by law.

INTRODUCED: November 24, 2025

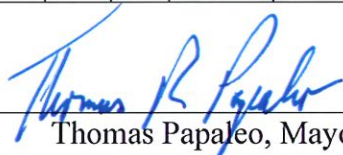
ADOPTED: December 11, 2025

	Motion	Second	Yes	No	Abstain	Absent
Montisano-Koen						X
Kinsella			X			
Malellari		X	X			
Benson	X		X			
Glass						X
Dhariwal			X			
Mayor Papaleo						

I hereby certify the above to
be a true copy of an Ordinance
adopted by the Governing Body
of the Borough of River Edge on
December 11, 2025



Anne Dodd, RMC
Borough Clerk



Thomas Papaleo, Mayor

BOROUGH OF RIVER EDGE
RESOLUTION #25-297

Resolution to Enter Into Closed Session

WHEREAS, the Open Public Meetings Act, NJSA 10:4-12 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of River Edge, County of Bergen, State of New Jersey, as follows:

1. That the public shall be excluded from the December 11, 2025 regular meeting and discussion of the hereinafter specified subject matter:

- A. Personnel – N.J.S.A. 10:4-12(b)(8)
 1. Potential Sidebar Agreement

2. Formal action may/may not be taken.
3. Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.

December 11, 2025

	Motion	Second	Yes	No	Abstain	Absent
Montisano-Koen	X		X			
Kinsella		X	X			
Malellari			X			
Benson			X			
Glass			X			
Dhariwal			X			
Mayor Papaleo						

I hereby certify that this resolution, consisting of 1 page(s), was adopted at a meeting of the Mayor and Council of the Borough of River Edge, held on this 11th day of December, 2025.



Anne Dodd, Borough Clerk

BOROUGH OF RIVER EDGE
RESOLUTION #25-298

**Authorize the Borough of River Edge to Execute & Ratify a Sidebar Agreement with
the River Edge Superior Officers' Association, Local 201 &
the River Edge Police Benevolent Association, Local 201**

BE IT RESOLVED by the Mayor and Council of the Borough of River Edge, County of Bergen and State of New Jersey, that the Sidebar Agreement attached hereto as Exhibit A is hereby approved; and

BE IT FURTHER RESOLVED that Mayor Papaleo is hereby authorized to sign said agreement.

December 11, 2025

	Motion	Second	Yes	No	Abstain	Absent
Montisano-Koen			X			
Kinsella			X			
Malellari			X			
Benson		X	X			
Glass	X		X			
Dhariwal			X			
Mayor Papaleo						

I hereby certify that this resolution, consisting of 1 page(s), was adopted at a meeting of the Mayor and Council of the Borough of River Edge, held on this 11th day of December 2025.



Anne Dodd, Borough Clerk

**SIDE BAR AGREEMENT
BETWEEN THE BOROUGH OF RIVER EDGE
AND
RIVER EDGE PBA LOCAL 201 AND RIVER EDGE SOA**

WHEREAS, the Borough of River Edge ("Borough"), the River Edge PBA Local 201 ("PBA"), and the River Edge Superior Officers Association ("SOA") have met and conferred concerning the Captain position in the current Table of Organization; and

WHEREAS, the parties have come to a mutual agreement and agree to the following terms:

1. The Mayor and Council will maintain the one (1) Captain's position in the Police Department's Table of Organization and will make promotions for one (1) Captain, one (1) Lieutenant, and one (1) Sergeant effective April 30, 2026.
2. The PBA and the SOA and their members agree that the out-of-title pay for working in a higher rank will be suspended from ratification of this Side Bar Agreement until May 1, 2026 and that all officers who work in a higher rank will not be entitled to the higher rank's rate of pay during this period. Should the Borough not make the promotions as set forth in Paragraph one above, this provision will be null and void and all officers who have performed the duties of a higher rank during the period from ratification of Side Bar Agreement through May 1, 2026 shall be retroactively entitled to the higher rank's rate of pay in accordance with the applicable collective negotiation agreement (Article 29 (1) of SOA agreement and Article 30 (2) of PBA Agreement).
3. The PBA and the SOA and their individual members further agree that the salary increases for the individuals promoted to Captain, Lieutenant and Sergeant effective April 30, 2026 will not have their salaries increased for those promotions until July 1, 2026 and prospectively thereafter.



BOROUGH OF RIVER EDGE

Dated: 12-11-2025

 President

RIVER EDGE PBA LOCAL 201

Dated: 12-11-2025

 President

RIVER EDGE SOA

BOROUGH OF RIVER EDGE
RESOLUTION #25-299

Amend Professional Services Contract – Information Technology Services

WHEREAS, the Mayor and Council awarded a one-year contract for Information Technology Services through a non-competitive process pursuant to N.J.S.A. 19:44A-20.5; and

WHEREAS, Resolution #R25-17 anticipated payments under said contract for 2025 in the total amount of \$50,000; and

WHEREAS, the Certification of Availability of Funds itemized that \$28,000 be charged to 5-01-20-101-028 for services rendered to the Borough and that \$22,000 be charged to 5-01-25-240-105 for services rendered to the River Edge Police Department.

WHEREAS, the Chief Financial Officer has determined that an amendment is required to increase the amount from \$28,000 to \$30,000 for aforesaid professional services rendered to the Borough for the remainder of 2025, which amends the total contract to \$52,000; and

WHEREAS, the Chief Financial Officer has certified that funds are available and said certification is attached to the original of this resolution.

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of River Edge hereby approve the amendment of the professional services contract with Quikteks, Inc. upon adoption of this resolution; and

BE IT FURTHER RESOLVED, that in accordance with NJSA 40A:11-5 (1)(a)(i) the Borough Clerk shall publish a notice of amendment to a professional services contract stating the nature, duration, service and amount of the contract, and that the resolution and contract are on file and available for public inspection in the Office of the Borough Clerk in the Wednesday, December 17, 2025, edition of the Record.

December 11, 2025

	Motion	Second	Yes	No	Abstain	Absent
Montisano-Koen		X	X			
Kinsella			X			
Malellari			X			
Benson	X		X			
Glass			X			
Dhariwal			X			
Mayor Papaleo						

I hereby certify that this resolution, consisting of 1 page(s), was adopted at a meeting of the Mayor and Council of the Borough of River Edge, held on this 11th day of December, 2025.



Anne Dodd, Borough Clerk

Certification of Availability of Funds
NJAC 5:30-5

Date: July 24, 2025

For Resolution #R25-299

To: Mayor and Council

I hereby certify to the availability of public funds for the following specific purpose:

Purpose: Amend professional services contract for Information Technology Services for Quikteks, Inc. from \$28,000 to \$30,000 for services rendered to the Borough for the remainder of 2025, which amends the total contract to \$52,000.

Line Item (or Ordinance) to be Charged:

5-01-20-100-028 - \$1000

5-01-20-101-028 - \$1000


Chris Battaglia, CFO

BOROUGH OF RIVER EDGE
RESOLUTION #25-300

Approve the Hire of SLEO III

BE IT RESOLVED by the Mayor and Council of the Borough of River Edge that Marc D'Amore is hereby hired as Special Law Enforcement Officer III for the Police Department an hourly rate of \$39.25, with a six (6) month probationary period, effective December 13, 2025.

December 11, 2025

	Motion	Second	Yes	No	Abstain	Absent
Montisano-Koen		X	X			
Kinsella			X			
Malellari			X			
Benson	X		X			
Glass			X			
Dhariwal			X			
Mayor Papaleo						

I hereby certify that this resolution, consisting of 1 page(s), was adopted at a meeting of the Mayor and Council of the Borough of River Edge, held on this 11th day of December, 2025.



Anne Dodd, Borough Clerk

BOROUGH OF RIVER EDGE
RESOLUTION #25-301

Schedule 2025 Sine Die and 2026 Reorganization Meeting

BE IT RESOLVED that the 2025 Sine Die Meeting of the Mayor and Council of the Borough of River Edge is hereby scheduled for Tuesday, January 6, 2026, at 7:00 pm with the 2026 Reorganization Meeting to immediately follow; and

BE IT FURTHER RESOLVED that meetings shall be held both in person in Council Chambers located on the second floor of the River Edge Municipal Building, 705, River Edge, NJ 07661 and virtually via Zoom with the access information to join the meetings virtually listed on the Borough website (www.riveredgenj.org); and

BE IT FINALLY RESOLVED that a copy of this resolution be forwarded to the Record and the Town News, as well as be posted on the Borough website and bulletin board.

December 11, 2025

	Motion	Second	Yes	No	Abstain	Absent
Montisano-Koen		X	X			
Kinsella			X			
Malellari			X			
Benson	X		X			
Glass			X			
Dhariwal			X			
Mayor Papaleo						

I hereby certify that this resolution, consisting of 1 page(s), was adopted at a meeting of the Mayor and Council of the Borough of River Edge, held on this 11th day of December, 2025.



Anne Dodd, Borough Clerk

BOROUGH OF RIVER EDGE
RESOLUTION #25-302

**Authorize Execution of Grant Agreement Between the Borough of River Edge and
State of New Jersey By and For the Department of Environmental Protection –
Grant Identifier: GC2024-00050-PI**

The governing body of Borough of River Edge desires to further the public interest by obtaining a grant from the State of New Jersey in the amount of approximately \$20,000.00 to fund the following project:

Green Communities Inventory and CFMP Development

Therefore, the governing body resolves that Lissette Aportela or the successor of the office of Borough Administrator is authorized (a) to make application for such a grant, (b) if awarded, to execute a grant agreement with the state for a grant in an amount not less than \$20,000 and not more than \$20,000 and (c) to execute any amendments thereto which do not increase the Grantee's obligations.

The Grantee agrees to comply with all applicable Federal, State, and municipal laws, rules, and regulations in its performance pursuant to the agreement.

December 11, 2025

	Motion	Second	Yes	No	Abstain	Absent
Montisano-Koen		X	X			
Kinsella			X			
Malellari			X			
Benson	X		X			
Glass			X			
Dhariwal			X			
Mayor Papaleo						

I hereby certify that this resolution, consisting of 1 page(s), was adopted at a meeting of the Mayor and Council of the Borough of River Edge, held on 11th day of December, 2025.



Anne Dodd, Borough Clerk

BOROUGH OF RIVER EDGE
RESOLUTION #25-303

Resolution Authorizing Budget Transfers for Calendar Year 2025

WHEREAS, certain appropriations were required and provided for during the calendar year 2025 and will require additional sums for expenditures to the end of 2025; and

WHEREAS, other appropriations reflect that balances do exist as of the end of the year 2025;
and

WHEREAS, it is provided per N.J.S.A. 40A:4-58 that municipalities may make transfers from appropriations having excesses to those requiring additional sums.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of River Edge that the list of transfers herein and below be and they are authorized to be made upon records of appropriations in the keeping of the CFO as per the amounts listed herein, provided this resolution is adopted by not less than 2/3 vote of the full membership of the Governing Body as required by Statute.

IN:

5-01-20-150-028 – Tax Assessor O/E - \$50,000.00

5-01-25-255-101 – Fire O/E - \$4,000.00

5-01-36-478-100 – Defined Contribution Retirement Program - \$5,000.00

Total \$59,000.00

OUT:

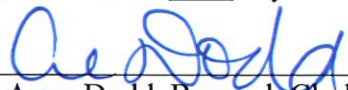
5-01-26-303-100 – Garbage & Trash Removal- Contractual - \$59,000.00

Total \$59,000.00

December 11, 2025

	Motion	Second	Yes	No	Abstain	Absent
Montisano-Koen		X	X			
Kinsella			X			
Malellari			X			
Benson	X		X			
Glass			X			
Dhariwal			X			
Mayor Papaleo						

I hereby certify that this resolution, consisting of 1 page(s), was adopted at a meeting of the Mayor and Council of the Borough of River Edge, held on this 11th day of December 2025.



Anne Dodd, Borough Clerk

BOROUGH OF RIVER EDGE
RESOLUTION #25-304

Request Scope of Work Change for PY 2025-2026
Community Development Block Grant Award

WHEREAS, on November 25, 2024, the Mayor and Council of the Borough of River Edge authorized the submission of a grant application for Sewer Replacement Phase II on Kinderkamack Road via Resolution #24-342; and

WHEREAS, on October 30, 2025, the Borough was notified that the aforesaid grant application was awarded \$138,790; and

WHEREAS, upon review with the Borough Engineer, the sewer replacement project was completed during Phase I and there are no other projects in the Borough's census tract eligible for the Community Development Block Grant program; and

WHEREAS, after meeting with officials from the Bergen County Division of Community Development, it was determined that the funds can be reallocated via a scope of work change for the River Edge Library Bathroom ADA Rehabilitation/Upgrade.

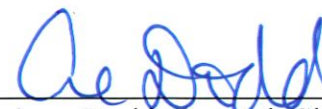
NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of River Edge that it hereby requests the Bergen County Division of Community Development to approve the scope of work change from the Kinderkamack Road Sewer Improvements in the amount of \$138,790 awarded on October 30, 2025 to the River Edge Library Bathroom ADA Rehabilitation/Upgrade; and

BE IT FURTHER RESOLVED that a copy of this resolution shall be sent to the Director of the Bergen County Community Development, Robert G. Esposito, One Bergen County Plaza, 4th Floor, Hackensack, New Jersey 07601 so that implementation of the aforesaid project may be expedited.

December 11, 2025

	Motion	Second	Yes	No	Abstain	Absent
Montisano-Koen		X	X			
Kinsella			X			
Malellari			X			
Benson	X		X			
Glass			X			
Dhariwal			X			
Mayor Papaleo						

I hereby certify that this resolution, consisting of 1 page(s), was adopted at a meeting of the Mayor and Council of the Borough of River Edge, held on 11th day of December, 2025.



Anne Dodd, Borough Clerk

BOROUGH OF RIVER EDGE
RESOLUTION #25-305

Confirm Endorsement of Community Development Project
FY26 CDBG Library ADA Ramps and Doors Improvement

WHEREAS, a Bergen County Community Development Grant totaling \$138,765.00 has been proposed by the Borough of River Edge for FY26 CDBG Library ADA Ramps and Doors Improvement in the municipality of River Edge; and

WHEREAS, pursuant to the State Interlocal Services Act, Community Development funds may not be spent in a municipality without authorization by the Governing Body; and

WHEREAS, the aforesaid project is in the best interest of the people of River Edge; and

WHEREAS, this resolution does not obligate the financial resources of the municipality and is intended solely to expedite expenditure of the aforesaid Community Development application.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of River Edge hereby confirms endorsement of the aforesaid project.

BE IT FURTHER RESOLVED that a copy of this resolution shall be sent to the Director of the Bergen County Community Development, Robert G. Esposito, One Bergen County Plaza, 4th Floor, Hackensack, New Jersey 07601 so that implementation of the aforesaid project may be expedited.

December 11, 2025

	Motion	Second	Yes	No	Abstain	Absent
Montisano-Koen		X	X			
Kinsella			X			
Malellari			X			
Benson	X		X			
Glass			X			
Dhariwal			X			
Mayor Papaleo						

I hereby certify that this resolution, consisting of 1 page(s), was adopted at a meeting of the Mayor and Council of the Borough of River Edge, held on 11th day of December, 2025.



Anne Dodd, Borough Clerk

BOROUGH OF RIVER EDGE
RESOLUTION #25-306

Authorize Execution of Rental Agreement with
First Congregational Church of River Edge

WHEREAS, the Mayor and Council of the Borough of River Edge acknowledges that there is a need in River Edge for adequate facilities to conduct a meaningful and ongoing program as it relates to the recreational needs of the senior citizens of River Edge (SCORE); and

WHEREAS, First Congregational Church of River Edge, located at 109 Continental Avenue, River Edge, New Jersey has agreed to make available to the SCORE such facilities that are deemed necessary to carry out a senior citizens recreational program; and

WHEREAS, the Local Lands and Buildings Law, N.J.S.A. 40A:12-15(i), as well as N.J.S.A. 40A:48-9.4, permit the leasing and funding of facilities for this purpose; and

WHEREAS, Chief Financial Officer Chris Battaglia has certified funds are available for this rental agreement.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of River Edge that the Mayor and Borough Clerk are hereby authorized to execute the attached rental lease agreement.

December 11, 2025

	Motion	Second	Yes	No	Abstain	Absent
Montisano-Koen		X	X			
Kinsella			X			
Malellari			X			
Benson	X		X			
Glass			X			
Dhariwal			X			
Mayor Papaleo						

I hereby certify that this resolution, consisting of 1 page(s), was adopted at a meeting of the Mayor and Council of the Borough of River Edge, held on 11th day of December, 2025.



Anne Dodd, Borough Clerk

Certification of Availability of Funds
NJAC 5:30-5

Date: December 11, 2025

For Resolution #R25-306

To: Mayor and Council

I hereby certify to the availability of public funds for the following specific purpose:

Purpose: Lease Agreement with First Congregational Church of River Edge for
SCORE for 2026

Line Item (or Ordinance) to be Charged:

6-01-27-360-100 - \$13,000 - Contingent upon approval of the 2026 Budget


Chris Battaglia, CFO

BOROUGH OF RIVER EDGE
RESOLUTION #25-307

Payment of Bills

At a Regular Meeting of the Mayor and Council of the Borough of River Edge, County of Bergen, State of New Jersey, held on December 11, 2025.

BE IT RESOLVED, that the Mayor and Council of the Borough of River Edge approve the following expenditures.

CURRENT FUND	\$	684,832.61
GENERAL CAPITAL FUND	\$	305,507.61
GRANT FUND	\$	1,570.00
ANIMAL CONTROL	\$	104,630.46
TRUST OTHER	\$	4,326.10
PAYROLL	\$	23,750.32
DEVELOPER'S ESCROW	\$	1,685.00
SELF INSURANCE TRUST	\$	2,066.08
RECREATION TRUST	\$	263.49

December 11, 2025

	Motion	Second	Yes	No	Abstain	Absent
Montisano-Koen		X	X			
Kinsella			X			
Malellari			X			
Benson	X		X			
Glass			X			
Dhariwal			X			
Mayor Papaleo						

I hereby certify that this resolution, consisting of 1 page(s), was adopted at a meeting of the Mayor and Council of the Borough of River Edge, held on this 11th day of December 2025.



Anne Dodd, Borough Clerk

BOROUGH OF RIVER EDGE
RESOLUTION #25-308

Resolution to Enter Into Closed Session

WHEREAS, the Open Public Meetings Act, NJSA 10:4-12 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of River Edge, County of Bergen, State of New Jersey, as follows:

1. That the public shall be excluded from the December 11, 2025 regular meeting and discussion of the hereinafter specified subject matter:

A. Attorney – Client Privilege – N.J.S.A. 10:4-12(b)(7)

1. Affordable Housing 4th Round
2. Potential Litigation – Street Opening

2. Formal action may/may not be taken.

3. Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.

December 11, 2025

	Motion	Second	Yes	No	Abstain	Absent
Montisano-Koen	X		X			
Kinsella			X			
Malrellari		X	X			
Benson			X			
Glass			X			
Dhariwal			X			
Mayor Papaleo						

I hereby certify that this resolution, consisting of 1 page(s), was adopted at a meeting of the Mayor and Council of the Borough of River Edge, held on this 11th day of December, 2025.



Anne Dodd, Borough Clerk