

M I N U T E S
Mayor and Council Regular Meeting
November 24, 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 November 24, 2025. The meeting was called to order at 7:00 p.m. by Mayor Thomas Papaleo.

SILENT PRAYER – FLAG SALUTE

Councilman Benson asked for a moment of silent reflection regarding the upcoming week with the Thanksgiving holiday and for those people for whom each person is grateful. Council President Montisano-Koen 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 Sunshine Notice 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, and Mayor Papaleo.

ABSENT: Councilwoman Dhariwal

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

APPROVAL OF MINUTES –

On a motion by Councilman Benson, seconded by Council President Montisano-Koen, with Councilwoman Kinsella abstaining from the November 13th Closed Session and all other members present voting in favor, that the Minutes of the Mayor and Council Regular Meeting and Closed Session of November 13, 2025 are hereby approved.

ADMINISTRATOR'S REPORT –

Borough Administrator Aportela reported on the following projects:

Borough Entrance Project

The project is approximately **90% complete**. The remaining items to be completed are as follows:

1. Installation of the reinforced concrete pad located next to the generator on the northeast side of the property.
2. Striping of the entire parking lot.

3. Cleaning of the front building area, placement of topsoil, and installation of plantings (Monday and Tuesday next week).
4. Completion of any punch list items identified during the final inspection.
5. The final inspection is anticipated to be conducted within the next two weeks, after which punch list work will be issued.

KBG Fields Project

The project remains on schedule. Key progress updates include:

- The fields have been properly graded, and the underdrains have been installed throughout the site.
- The turf installer is scheduled to mobilize in approximately six weeks, weather dependent.
- Sodding is expected to begin in two weeks, contingent on favorable weather conditions.
- All major construction milestones for both the baseball and softball fields have been completed on time.
- **Pickleball Courts**
 - Due to weather limitations, the final surface coating will be applied in early April or once there are 3 consecutive days with temperature above 55 degrees. The coating process will take approximately two-three days.
 - Once sodding, irrigation, and turf installation are completed, we will provide updated aerial photographs of the site.
 - Opening of the fields is still anticipated to take place mid-April 2026.

Res. 25-291 Approve the Appointment of a Volunteer Firefighter – Matthew Polandick

Motion by Council President Montisano-Koen, second by Councilman Benson, that Resolution #25-291 be approved.

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:	absent

Mayor Papaleo expressed appreciation to Firefighter Polandick for giving his time and energy. He then administered the Oath of Office.

Robert Schlossberg, Fire Chief, advised that the department is doing very well and expressed that they are grateful for the support of the River Edge Police Department.

PROCLAMATIONS & AWARDS –

JS Taekwondo Center Certificates

Master Yun commented on the work that the athletes put in to achieve certain levels at the State, Regionals, and US Nationals which he noted is quite the accomplishment.

Mayor Papaleo presented certificates to the following athletes in recognition of their achievements as outlined below:

Bora Ozkan

- 2024 Blue Belt – Sparring, **Gold Medal**, AAU Taekwondo National Championship
- 2025 Red Belt – Sparring, **Gold Medal**, U.S. National Taekwondo Championship

Favian Gallo

- 2025 Blue Belt – Sparring, **Gold Medal**, U.S. National Taekwondo Championship

Chiyo Sia

- 2024 Yellow Belt – Sparring, **Gold Medal**, AAU Taekwondo National Championship
- 2025 Blue Belt – Sparring, **Gold Medal**, U.S. National Taekwondo Championship

Shreyan Saha

- 2024 Green Belt – Sparring, Quarterfinalist
- 2025 Blue Belt – Sparring, **Bronze Medal**; Board Breaking, **Gold Medal**, U.S. National Taekwondo Championship

Jeffrey Hong

- 2024 Green Belt – Sparring, Quarterfinalist
- 2025 Blue Belt – Sparring, Quarterfinalist; Board Breaking – **7th Place**, U.S. National Taekwondo Championship

Caitlin Lee

- 2025 Green Belt – Sparring, **Gold Medal**, U.S. National Taekwondo Championship

Noah Hong

- 2025 Blue Belt – Sparring, **Silver Medal**; Poomsae (Forms) – **8th of 20**, U.S. National Taekwondo Championship

Elias Robayo

- 2025 Yellow Belt – Sparring, **Silver Medal**, U.S. National Taekwondo Championship

Matthew An

- 2025 Blue Belt – Sparring, Quarterfinalist, U.S. National Taekwondo Championship

Benjamin An

- 2024 Red Belt – Sparring, **Gold Medal**, AAU Taekwondo National Championship
- 2025 Black Belt World Class – Quarterfinalist, U.S. National Taekwondo Championship

PRESENTATIONS –**HPC 2026 Budget Requests**

Eric Model and Jim Hoogstrate, Historic Preservation Commission members, advised that quotes were obtained for the banners on River Edge Road and Main Street as well as history storytelling recording equipment.

Mr. Hoogstrate noted that this recording equipment can be utilized by other Borough organizations as well.

It was agreed that these requests will be referred to the Budget Committee for consideration.

PUBLIC COMMENTS ON ANY ITEM ON THIS AGENDA –

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

Matt Pelterski, Patrol Officer and PBA Local 201 President, requested that the governing body reconsider its decision to eliminate and/or not fill the Captain position. He questioned whether it is budgetary or a personal issue between the governing body and the Police Department. He noted that there is a discrepancy between their

figures and the governing body's figures to fill this position. He provided a history of the Captain's position as well as the reasons that a Sergeant or civilian is unable to fulfill this role. He requested that the governing body delay the introduction of this ordinance.

Joseph Zemaites, River Edge Police Lieutenant and River Edge resident, expressed disappointment in the need to advocate for Captain position. He noted that members of the governing body who were serving in 2021 agreed that this position was needed and the same arguments that were made then are being made now. He commented that no additional hiring is necessary and advised that having this position in the table of organization provides a clear line of succession which mitigates risk. He explained that accreditation will be a savings in the future and what will be entailed to be attained reaccreditation.

Joseph Starost, 247 Manning Ave, advised that he was with the River Edge Police Department for 27 1/2 years and retired as a Lieutenant. He commented that the Borough did a nice job with the Borough Hall, and just as the governing body most likely consulted professionals when they undertook this project, he expressed hope that they would also reach out to consultants before making such a big decision.

Michael Walker, Police Chief, explained that, with respect to promotions, money will be saved on testing as there were funds in the 2024 budget to test for Lieutenant, there is a list for Sergeant and there is already a patrolman in place. As such, he expressed his belief that it would be approximately \$30,000 to fill the Captain position. He noted that he can reduce his budget by approximately \$70,000 and asked that this ordinance be delayed so it can be discussed with the Labor Attorney and Borough Attorney. He finished by detailing the various ways that he has made improvements to the department.

Kenny Lehmann, 190 Tenney Avenue, commented that the Police Officers have a vested interest in remaining in this Borough as there is a career path with a succession plan. He detailed the issues that may be posed if this position is eliminated and expressed his opinion that the financial savings do not outweigh the risks.

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

Mayor Papaleo advised that, due to the 36.5% increase in the cost for health benefits, they are starting the year with 2 tax points. He noted that there had been no Captain for 20 years and by filling this position, it creates a tax burden of approximately \$300,000. He noted that the Police Chief placed a Lieutenant in the acting role despite being told both verbally and in writing that this position would not be funded. He explained that, last year, surplus was utilized in place of furloughs and layoffs which is not a sustainable practice. He expressed his opinion that the Borough has the best Police Department in Bergen County and commented that the governing body has always been supportive. He noted that this decision is not personal as the Borough is simply unable to afford to fill this position. He announced that this ordinance will be listed for a public hearing and adoption on December 11th.

Council President Montisano-Koen stated that this decision has not been capricious and is based on money and the need to avoid dipping into surplus.

Mayor Papaleo added that the other positions in the table of organization are not being reduced.

FIRST READING – ORDINANCES –

Ordinance #25-21 – #25-23

Motion by Councilwoman Kinsella, second by Councilwoman Malellari, that the following ordinances be introduced and passed on first reading and setting December 11, 2025, at 7:00 p.m. or as soon thereafter as the matter can be heard as the date and time and the Council Chambers as the Place and Zoom as the virtual platform for the hearing on said ordinance.

Mayor Papaleo read the title of the ordinances into the record:

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

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

Borough Administrator Aportela explained that Ordinance #25-21 establishes a fee of the actual cost to the Borough for copies of Borough Code supplements, Ordinance #25-22 implements regulations for short-term rentals, and Ordinance #25-23 addresses the Police Department table of organization.

Councilman Glass advised that he has some minor revisions to Ordinance #25-22 which he will forward to Borough Attorney Shahdanian and Borough Administrator Aportela. With respect to Ordinance #25-23, he thanked Mayor Papaleo for the explanation, and although he believes the budget is extremely important, he expressed his opinion that this decision should be based on safety. He expressed his desire to continue this conversation and advised that he will work hard to understand all issues associated with this ordinance.

On a roll call, vote was recorded as follows:

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

RESOLUTIONS - By Consent

- a. **#25-291** ~~Approve the Appointment of a Volunteer Firefighter - Matthew Polandiek Adopted Earlier in the Meeting~~
- b. **#25-292** Authorize Redemption and Disbursement of Tax Sale Certificate
- c. **#25-293** Cancel Outstanding Checks
- d. **#25-294** A Resolution of the Mayor and Council of the Borough of River Edge, County of Bergen, State of New Jersey, Authorizing Execution of a Sidebar Agreement with the International Brotherhood of Teamsters, Local 125 Blue Collar Unit to Advance Leave Time to Member Daniel Dekker

Motion by Councilman Benson, second by Councilwoman Malellari, that the Consent Agenda be approved as amended.

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:	absent

#25-295 Payment of Bills

Councilwoman Kinsella read resolution #25-295 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 November 24, 2025.

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

CURRENT FUND	\$	1,921,235.03
GENERAL CAPITAL FUND	\$	80,054.88
GRANT FUND	\$	2,012.25
TRUST OTHER	\$	4,326.10
RECREATION TRUST	\$	9,411.60

Motion by Councilman Benson, second by Councilwoman Malellari, to approve Resolution #25-295.

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

Council President Montisano-Koen:
Councilwoman Kinsella:
Councilwoman Malellari:

Councilman Benson:
Councilman Glass:
Councilwoman Dhariwal:

NEW BUSINESS –

Library Holiday Party Request

Borough Administrator Aportela explained that this request for permission to consume alcohol at their holiday party is made annually by the Library. As the Library is a public building, she noted that this request requires Mayor and Council approval.

Borough Attorney Shahdanian advised that the Library will need to apply for a permit through the Alcoholic Beverage Control. He noted that the fee would be waived but the permit will be kept on file and provided to the insurance carrier.

It was the consensus of the governing body to grant this request provided that the Library obtains the necessary permit through ABC.

2026 Meeting Schedule

Borough Administrator Aportela reviewed the 2026 proposed meeting schedule, advising that meetings have been scheduled for the second and fourth Thursday or the preceding Monday if a holiday falls on a Thursday.

It was agreed to move forward with the meeting schedule as proposed. With respect to the Budget Meetings, it was decided to hold them on the first two Saturdays in March.

OLD BUSINESS –

There was no Old Business.

PUBLIC COMMENTS –

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

Patrick Diamond, Police Officer, advised that he is an elected official in his town and he experienced a budget crisis three years ago. He commented that the numbers cited do not make sense and expressed his opinion that this decision is reckless. He noted that officers will be working out of title, and when there was not a Captain in previous years, the Borough faced a number of lawsuits.

Joseph Zemaites, Borough resident and Lieutenant, commented that the number being presented does not work and expressed his opinion that the CFO should be present to ensure that the numbers make sense. He noted that there has always been someone in this role, and if this position is eliminated, it will be leaving supervision in jeopardy.

Mike Walker, Police Chief, clarified that he did not place anyone in the acting position. He explained that the workload needs to be covered, and as per the contract, officers are required to be paid for performing duties outside of their title. He expressed his opinion that the CFO should be present to explain the discrepancy in the numbers.

Motion by Councilwoman Kinsella, second by Council President Montisano-Koen, and all members present voting in favor, to close public comment.

Councilwoman Kinsella confirmed that, according to the CFO, the Captain position was approximately \$302,000 in the budget.

COUNCIL COMMENTS –

Councilwoman Kinsella reminded the public that submissions for the Ornament Contest are due by midnight on December 2nd. She announced that the Holiday Lighting Ceremony will take place between 4 pm and 6 pm on December 6th at Borough Hall.

With respect to Ordinance #25-23, Councilman Benson advised that he will also take the time to learn all the facts surrounding this issue.

CLOSED SESSION –

On a motion from Councilwoman Malellari, seconded by Councilwoman Kinsella, and all present voting in favor, the meeting was adjourned to the Closed Executive Session via Resolution #25-296 at 8:24 p.m.

#24-296 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 November 24, 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. Snowplowing Agreement
 3. Borough Hall Construction
 4. 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 Councilman Benson, second by Councilwoman Kinsella, and unanimously carried, to adjourn this meeting. The meeting was adjourned at 8:25 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:

ADOPTED:

Thomas Papaleo, Mayor

ATTEST:

Anne Dodd, RMC,
Borough Clerk/Assistant Administrator

**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, in eluding 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: _____

ADOPTED: _____

Thomas Papaleo, Mayor

ATTEST:

Anne Dodd, RMC
Borough Clerk/Assistant Borough Administrator

**BOROUGH OF RIVER EDGE
STATE OF NEW JERSEY
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**

BE IT ORDAINED by the Mayor and Council of the Borough of River Edge, that Chapter 71 Section 1 Subsection B. 1. entitled "Police Department" of the Ordinances of the Borough of River Edge, is hereby amended and that those portions of the aforesaid set forth below are hereby amended as follows and that those portions of the Ordinance not set forth below shall remain unchanged:

71-1 Establishment; composition; Table of Organization

B. Table of Organization.

(1) Table.

Rank/Position	Number
Police Chief	1
Police Lieutenants	2
Police Sergeants	5
Police Officers	17
Special Law Enforcement Officers Class I	No limitation
Special Law Enforcement Officers Class II	4
Special Law Enforcement Officers Class III	3

(2) The establishment of this Table of Organization for the River Edge Police Department does not require that all of these positions be filled but that the number of police officers in the various positions shall not exceed those set forth in this Table unless the Table is amended by the Borough Council.

(3) *§ 71-9, entitled "Elimination of positions" is hereby incorporated into this Chapter by reference.*

REPEALER

All Ordinances or parts of Ordinances inconsistent herewith are repealed as to such inconsistencies.

SEVERABILITY

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

EFFECTIVE DATE

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

INTRODUCED:

ADOPTED:

Thomas Papaleo, Mayor

Anne Dodd, RMC
Borough Clerk

BOROUGH OF RIVER EDGE
RESOLUTION #25-291

Approve the Appointment of a Volunteer Firefighter –Matthew Polandick

BE IT RESOLVED by the Governing Body of the Borough of River Edge that Matthew Polandick is hereby appointed as a Firefighter in the River Edge Volunteer Fire Department effective November 24, 2025.

November 24, 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 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 24th day of November, 2025.


Anne Dodd, Borough Clerk

BOROUGH OF RIVER EDGE
RESOLUTION #25-292

Authorize Redemption and Disbursement of Tax Sale Certificate

WHEREAS, at the Municipal Tax Sale held on December 10, 2024, Tax Sale Certificate No. 24-00001 was sold to ATCF II NEW JERSEY, LLC, on the property known as 29 Jordan Drive, River Edge, NJ 07661, Block 409, Lot 35, Qualifier C0029, assessed to Park, Sung Gun; and

WHEREAS, ATCF II NEW JERSEY, LLC, had also paid a premium in the amount of \$44,900.00, which was held in escrow by the Borough of River Edge; and

WHEREAS, the property was sold to Dennis Ralkov, 26-31 Warren Road, #B, Fair Lawn, NJ 07410 at a Bergen County Sheriff's Sale on October 16, 2025 and recorded in a Sheriff's Deed, Instrument# 2025072626, Book 5629, Page 1791, dated October 24, 2025; and

WHEREAS, Dennis Ralkov, has effected redemption of Tax Sale Certificate No. 24-00001 in the amount of \$37,490.96.

NOW, THEREFORE, BE IT RESOLVED, that the Account Supervisor is hereby authorized to issue two checks, one check in the amount of \$37,490.96 for the redemption of the lien and one check in the amount of \$44,900.00 for the premium, which was held in escrow, both payable to ATCF II NEW JERSEY, LLC, PO Box 69239, Baltimore, MD 21264-9239 for the redemption of Tax Sale Certificate No. 24-00001 and for the premium.

November 24, 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 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 24th day of November, 2025.


Anne Dodd, Borough Clerk

BOROUGH OF RIVER EDGE
RESOLUTION #25-293

Cancel Outstanding Checks

WHEREAS, the Borough of River Edge has had on its records outstanding check(s) for a lengthy period of time; and

WHEREAS, the bank upon which these check(s) are drawn considers the check(s) stale-dated after six months; and

WHEREAS, it is in the best interest of the Borough to keep its records current.

NOW, THEREFORE, BE IT RESOLVED that the following outstanding check(s) be cancelled and that the Chief Financial Officer shall adjust his records accordingly.

CURRENT FUND

CHECK	DATE	AMOUNT	NAME
58911	11/22/2021	18.00	JASON DECARLO
61549	3/27/2023	18.00	SCOTT ADER
61570	3/27/2023	18.00	DANIEL DEKKER
61577	3/27/2023	18.00	FRANCIS GALLAGHER
61589	3/27/2023	18.00	MATTHEW POLANDICK
63262	1/22/2024	18.00	DANIEL DEKKER
63287	1/22/2024	18.00	MATTHEW POLANDICK
63311	1/22/2024	18.00	ERIC PHILLIPS
63428	2/15/2024	9.00	MATTHEW POLANDICK
63540	2/26/2024	9.00	DANIEL DEKKER
63565	2/26/2024	9.00	MATTHEW POLANDICK
64982	10/28/2024	53.53	TYLER ARONOFF
65663	2/13/2025	36.00	MATTHEW POLANDICK
65798	2/27/2025	18.00	MATTHEW POLANDICK
65912	3/13/2025	13.43	PALMER ACE HARDWARE

TRUST OTHER DEVELOPER

CHECK	DATE	AMOUNT	NAME
2285	12/14/2022	\$ 345.00	CHOONGMAN CHICKEN
2339	06/27/2023	\$2,262.50	KAHN MOE'S SOUTH WEST GRILL
2527	10/21/2024	\$ 40.00	7-ELEVEN

TRUST OTHER

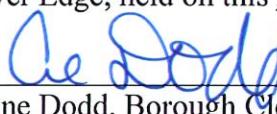
CHECK	DATE	AMOUNT	NAME
2775	11/02/22	\$143.82	JOY'S FARM AND GARDEN CENTER

RECREATION TRUST

CHECK	DATE	AMOUNT	NAME
5470	2/10/20	\$75.00	USATF-NJ
5757	10/03/22	\$30.00	MARY A. POWERS
5764	10/03/22	\$30.00	SANDY PIH
5833	08/14/23	\$64.60	JACKIE KULICK
5857	01/25/24	\$40.00	SHARON BASIL
5903	06/04/24	\$115.00	YEOUNKYUNG PARK

	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 that this resolution, consisting of 2 page(s), was adopted at a meeting of the Mayor and Council of the Borough of River Edge, held on this 24th day of November, 2025.


Anne Dodd, Borough Clerk

BOROUGH OF RIVER EDGE
RESOLUTION #25-294

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF RIVER EDGE, COUNTY OF BERGEN, STATE OF NEW JERSEY, AUTHORIZING EXECUTION OF A SIDEBAR AGREEMENT WITH THE INTERNATIONAL BROTHERHOOD OF TEAMSTERS, LOCAL 125 BLUE COLLAR UNIT TO ADVANCE LEAVE TIME TO MEMBER DANIEL DEKKER

WHEREAS, the BOROUGH OF RIVER EDGE (the "Borough") and INTERNATIONAL BROTHERHOOD OF TEAMSTERS, LOCAL 125 BLUE COLLAR UNIT (the "Union") are parties to a collective bargaining agreement (the "Agreement") for the term of July 1, 2022 through December 31, 2027; and

WHEREAS, the Union represents all full-time and part-time blue collar employees working in the Borough of River Edge Department of Public works; and

WHEREAS, the parties have negotiated a Side Bar Agreement permitting the advance of member Daniel Dekker's 2026 leave time to be used in calendar year 2025 under certain circumstances and as set forth in the Side Bar Agreement annexed hereto; and

WHEREAS, the Side Bar Agreement is non-precedent setting and shall be considered a one-time advance, and shall not be referred to in any other matter or between any other employee of the Borough; and

WHEREAS, it is in the best interest of the Borough to authorize the execution of the Side Bar Agreement.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of River Edge, the County of Bergen, and the State of New Jersey that the Borough is hereby authorized to execute the Side Bar Agreement in the form as attached hereto.

	Motion	Second	Yes	No	Abstain	Absent
Montisano-Koen			X			
Kinsella			X			
Malelari		X	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 24th day of November, 2025.


Anne Dodd, Borough Clerk

BOROUGH OF RIVER EDGE
RESOLUTION #25-295

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 November 24, 2025.

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

CURRENT FUND	\$ 1,921,235.03
GENERAL CAPITAL FUND	\$ 80,054.88
GRANT FUND	\$ 2,012.25
TRUST OTHER	\$ 4,326.10
RECREATION TRUST	\$ 9,411.60

November 24, 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 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 24th day of November 2025.


Anne Dodd, Borough Clerk

BOROUGH OF RIVER EDGE
RESOLUTION #25-296

Resolution to Enter Into Closed Session

WHEREAS, the Open Public Meetings Act, NJS 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 November 24, 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. Snowplowing Agreement
 3. Borough Hall Construction
 4. 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.

November 24, 2025

	Motion	Second	Yes	No	Abstain	Absent
Montisano-Koen						
Kinsella						
Malellari						
Benson						
Glass						
Dhariwal						
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 24th day of November, 2025.


Anne Dodd, Borough Clerk