

MINUTES

Mayor and Council Regular Meeting

February 26, 2026

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 February 26, 2026. The meeting was called to order at 7:00 p.m. by Mayor Thomas Papaleo.

SILENT PRAYER – FLAG SALUTE

Mayor Papaleo asked for a moment of silence for the Firefighters, DPW Workers, Police Officers, EMS, PSE&G Workers, State and Local Police as well as OEM, who put themselves on the line during the recent blizzard. He urged residents to cherish the work that they do and respect the effort that they make. Councilman Feffer 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 February 11, 2026 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: Councilwoman Montisano-Koen, Council President Kinsella, Councilwoman Malellari, Councilman Glass, Councilman Feffer and Mayor Papaleo.

ABSENT: Councilwoman Dhariwal

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

APPROVAL OF MINUTES –

On a motion by Councilwoman Malellari, seconded by Councilwoman Montisano-Koen, and all members present voting in favor, that the Minutes of the Mayor and Council Regular Meeting and Closed Session of February 9, 2026 are hereby approved.

PROCLAMATIONS & AWARDS –

Plaque for Alan Silverman & William Drew

The Mayor presented the plaque for 40 years of service to both Alan Silverman and William Drew. Mayor Papaleo expressed his appreciation for their service and commitment to the community. He stated that both Alan Silverman, who is the Fire Marshall, and William Drew, who is the Fire Inspector, have been working together for 40 years. The Mayor emphasized that they are not

retiring. The Borough will honor staff who have worked for the Borough for 25 years and beyond. Mr. Drew and Mr. Silverman provided a brief background of their years working in River Edge. Mr. Silverman stated that he started his career in River Edge in 1986. Mr. Drew stated that he received a call from Mr. Silverman when he was first hired in River Edge. He added that 40 years later, he is still working here. Mayor Papaleo informed that they are also both Firefighters within the Borough of River Edge. Mr. Silverman advised that he became a firefighter in 1962. Mr. Drew became a firefighter in 1967. Mayor Papaleo presented them both with a plaque in recognition of their 40th year working in River Edge.

The Mayor asked that Consent Agenda items #26-88 and #26-89 be moved.

- a. **#26-88** Approve the Appointment of a Volunteer Firefighter
- b. **#26-89** Approve the Appointment of a Volunteer Firefighter

Motion by Councilwoman Kinsella, second by Councilwoman Malellari, and all present voting in favor that Resolution #26-88 and #26-89 be approved.

The Mayor administered the oaths to appoint volunteer firefighter Jason Romano and Christopher Porco.

The Oath of Office was also administered to Lauren Hughes for the Farmer's Market Committee.

Michelle Kaufman, Director of the Farmer's Market, thanked Ms. Hughes for joining the committee. She also thanked Theresa Esposito for her commitment to the committee for the last four years. Ms. Kaufman added that she is excited to start the fifth season of the farmer's market.

Fire Chief Sanders welcomed Mr. Romano and Mr. Porco to the fire department and to the growing River Edge Fire Department family.

PUBLIC COMMENTS –

On motion by Councilwoman Kinsella, seconded by Councilman Feffer, and all present voting in favor, to open for public comments.

No one came forward.

On a motion by Councilwoman Kinsella, seconded by Councilman Feffer, and all present voting in favor, to close public comments.

APPOINTMENTS & PERSONNEL CHANGES –

On motion by Councilman Glass, seconded by Councilwoman Montisano-Koen, and all members present voting in favor, to approve the following appointments and personnel changes:

- a. Approve the resignation of Anthony Viso, Part-time Police Dispatcher effective February 11, 2026.
- b. Approve the appointment of student members Avish Dhariwal, Caitlyn Meehan, Natalie Vadakkan, Olivia Mathew to the River Edge USA 250 Committee, effective February 26, 2026.
- c. Approve the resignation of Theresa Esposito to the Farmer's Market Committee, effective February 26, 2026.
- d. Approve the appointment of Lauren Hughes to the Farmer's Market Committee, effective February 26, 2026.

FIRST READING – ORDINANCES –

Ordinance #26-03 - #26-05

Motion by Councilman Glass that the following ordinance be introduced and passed on first reading and setting March 12, 2026 at 7:00 p.m. or as soon thereafter as the as the matter can be heard as the date and time and both Council Chambers as the place and Zoom as the virtual platform for the hearing on said ordinance. Second by Councilman Feffer.

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

ORDINANCE #26-03 – AN ORDINANCE TO AMEND CHAPTER 206 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF RIVER EDGE, ENTITLED FEES.

ORDINANCE #26-04 – AN ORDINANCE OF THE BOROUGH OF RIVER EDGE, BERGEN COUNTY, NEW JERSEY AMENDING CHAPTER 416, ZONING, OF THE BOROUGH CODE TO ADDRESS THE BOROUGH’S AFFORDABLE HOUSING OBLIGATION BY CREATING NEW OVERLAY ZONES FOR BLOCK 1418 LOTS 1, 2, 3, 3.01 AND 4 AND BLOCK 203 LOTS 2, 2.01, 3 AND 4 TO PERMIT INCLUSIONARY MULTIFAMILY DEVELOPMENT AND AMEND THE EXISTING AH-1 OVERLAY ZONE, MULTIFAMILY AND SENIOR CITIZEN HOUSING CONDITIONAL USE DISTRICT AND NEW BRIDGE LANDING STATION REDEVELOPMENT PLAN IN ACCORDANCE WITH THE BOROUGH’S HOUSING ELEMENT AND FAIR SHARE PLAN.

ORDINANCE #26-05 – AN ORDINANCE OF THE BOROUGH OF RIVER EDGE, BERGEN COUNTY, NEW JERSEY REPEALING AND REPLACING IN ITS ENTIRETY CHAPTER 50, AFFORDABLE HOUSING, OF THE BOROUGH CODE CONSISTENT WITH THE STATE’S AMENDED AFFORDABLE HOUSING REGULATIONS.

The Administrator explained that Ordinance #26-03 codifies fees for pickleball and provides a \$10.00 discount when registering for both annual tennis and pickleball memberships at the same time.

Ms. Aportela informed that Ordinance #26-04 adds two new overlay zones.

The Administrator noted that Ordinance #26-05 replaces Chapter 50 of the Affordable Housing of the Borough Code to comply with the States amended affordable housing regulations.

Mayor Papaleo explained that the Borough is obligated to move forward with the adoption of the ordinances by March 15th. If the ordinances are not adopted by March 15th, the Borough would lose its immunity. Ms. Aportela stated that if the Borough does not comply, a developer would be able to build any type of structure. The Mayor emphasized that the Borough is obligated by State law to create the opportunity to build with modified zoning rules, which he added is the best protection for the residents of River Edge.

On a roll call, the vote on Ordinance #26-03 was recorded as follows:

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

On a roll call, the vote on Ordinance #26-04 was recorded as follows:

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

On a roll call, the vote on Ordinance #26-05 was recorded as follows:

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

SECOND READING & HEARING ON ORDINANCES

Ordinance #26-02

Mayor Papaleo read into the record:

The following ordinance published herewith was first read by title only on February 9, 2026 and posted on a bulletin board outside of the Clerk's office.

ORDINANCE #26-02 – AN ORDINANCE AMENDING CHAPTER 33, FIRE DEPARTMENT, OF THE REVISED GENERAL ORDINANCES 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 #26-02 dead.

RESOLUTIONS - By Consent

- a. #26-82 Approve the Hire of SLEO III
- b. #26-83 Amend Professional Services Contract – Affordable Housing Attorney
- c. #26-84 Amend Professional Services Contract – Borough Attorney
- d. #26-85 Authorize Agreement – Purchase and Disposal of Compost
- e. #26-86 Waiver of Recreation Contribution Fees Due to Construction of Kenneth B. George Park
- f. #26-87 Approve the Hire of a Police Dispatcher
- g. #26-90 A Resolution Approving the Issuance of an Annual License to Sweetspot River Edge LLC to Operate a Cannabis Retail Facility in the Borough of River Edge
- h. #26-91 A Resolution of the Borough of River Edge Adopting the Bergen County Multi-Jurisdictional Hazard Mitigation Plan
- i. #26-92 Recovering Funds from Non-Vested Former LOSAP Members

Councilwoman Kinsella questioned what happens with the LOSAP funds once the funds are turned over to the Borough. The Administrator advised that the funds are placed back into the general fund.

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

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

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

Councilwoman Malellari: aye

Councilman Feffer: aye

#26-94 Payment of Bills

Councilwoman Kinsella read resolution #26-94 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 February 26, 2026.

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

CURRENT FUND	\$	10,420,927.72
GENERAL CAPITAL FUND	\$	28,047.00
GRANT FUND	\$	19,217.47
ANIMAL CONTROL	\$	145.20
TRUST OTHER	\$	26,942.93
PAYROLL	\$	23,978.08
DEVELOPER’S ESCROW	\$	1,697.50
SELF INSURANCE TRUST	\$	6, 670.36
RECREATION TRUST	\$	330.00

Motion by Councilwoman Kinsella, second by Councilwoman Malellari, that Resolution #26-94 be approved.

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

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

Councilman Glass: aye
Councilwoman Dhariwal: absent
Councilman Feffer: aye

NEW BUSINESS –

There was no New Business.

OLD BUSINESS –

There was no Old Business.

COUNCIL COMMENTS –

Councilman Feffer stated that he toured the Rosenbaum Yeshiva. He informed that they allow their facility to be used to hold training exercises for the Police Department and Fire Department.

Councilman Feffer advised that the Rabbi invited the Governing Body to tour the Rosenbaum Yeshiva. The Mayor stated that they have been good neighbors and the training courses have been very informative.

Councilman Glass praised and thanked the DPW for their efficient cleanup during the snowstorm. Mayor Papaleo also thanked the DPW, Fire Department, Police Department and OEM. He stated that they all did a great job.

ADJOURNMENT –

There being no further business to come before the Mayor and Council, on a motion by Councilwoman Montisano-Koen, second by Councilwoman Malellari, and unanimously carried, to adjourn this meeting. The meeting was adjourned at 7:37 p.m.

Respectfully submitted,

Annmarie Schryver
Deputy Borough Clerk