

MINUTES
Mayor and Council Regular Meeting
September 4, 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 at the River Edge Public Library located at 685 Elm Avenue, River Edge, NJ 07661 and virtually via Zoom on September 4, 2025. 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 children who were injured in the school shooting in Minnesota as well as all students who started school this week and their families who may be anxious. Councilwoman Malellari 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 on August 20, 2025, via Resolution 25-228, of this location, date and time to the Town News and the Record and by posting of same on the municipal bulletin board and Borough Web Site 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: Councilwoman Kinsella

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

PRESENTATIONS –

Verizon Wireless

Kevin Jones, attorney for Verizon Wireless, Alexander Madjeska, Senior Lead Construction Manager of Network Building & Consulting, Samantha Erickson, Verizon Wireless Radio Frequency Engineer, and Nate Slack, Project Manager for Scherer Design Group, LLC, were present for this discussion. Mr. Jones explained that they are looking place within the Borough right-of-way on Willow Avenue close to 921 Willow a new, 38 ½ ft pole that will carry both 4G and 5G. He noted that doing so is permitted under the FCC 5G order. He further noted that the Borough will benefit from this pole as it utilizes the OneTalk feature which allows first responders to operate in emergencies where real-time communication is paramount. He added that they are looking to obtain municipal consent by way of a resolution.

Mr. Slack provided further details on the placement of the pole as well what will be placed on the pole.

Ms. Erickson explained the reason that this location has been chosen as well as why there is a need for this additional pole, noting that the purpose is to add capacity for users in the high school and middle school.

It was questioned whether the recently adopted policy to prevent cell phone usage in schools would eliminate the need to add capacity, whether the pole will be placed in such a way as to not impact any trees in the right-of-way and whether the Police Department has been consulted for a traffic assessment. It was suggested that this pole be placed in a more industrial or commercial area or that a discussion be had with the River Dell Board of Education to see if there is a location on school property where this pole can be placed. It was also suggested that the pole be placed in the right-of-way in front of Grace Lutheran Church or a lease agreement be entered into to place the pole on church property.

Mr. Madjeska responded that they have attempted to get in touch with representatives from the middle and high school but did not hear back. It was recommended that they attempt again in a few weeks since the school year has just started.

Verizon Wireless is to come back to the governing body with the requested information and after they have investigated the sites that were suggested.

PUBLIC COMMENTS ON ANY ITEM ON THIS AGENDA –

As there was no members of the public present, no motion was made to open the meeting for public comment on agenda items.

MONTHLY REPORTS –

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

Land Use Board - August 13, 2025

RESOLUTIONS - By Consent

Council President Montisano-Koen asked for an explanation of Resolution #25-240.

Borough Administrator Aportela advised that Sweetspot River Edge, LLC submitted the full 2025 license fee in November 2024 in anticipation that they would receive their State license in January. She explained that the State license was not approved until July which prevented the municipal license from being issued, and as per the Borough Code, the license fee is to be prorated if the license is issued after June 1st. As such, this resolution authorizes a refund for the balance after the fee has been prorated.

- a. **#25-235** Resolution Permitting the Possession and Consumption of Alcoholic Beverages at a Block Party on Madison Avenue
- b. **#25-236** 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
- c. **#25-237** Authorize Execution of Indemnity Agreement with Veolia Water New Jersey, Inc.
- d. **#25-238** Authorize Tax Collector to Refund 2025 3rd Quarter Tax Overpayment

- e. **#25-239** Approval of Veteran 100% Tax Exemption
- f. **#25-240** Authorize Refund – Sweetspot River Edge, LLC
- g. **#25-241** Form of Resolution Requesting Approval of Items of Revenue and Appropriation NJS 40A:4-87
- h. **#25-242** Authorize Tax Collector to Adjust 2025 Final Tax Bills Due to County Board Judgments

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

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

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

#25-243 Payment of Bills

Councilwoman Malellari read resolution #25-243 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 September 4, 2025.

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

CURRENT FUND	\$	522,989.59
GENERAL CAPITAL FUND	\$	100,385.75
GRANT FUND	\$	72,118.33
TRUST OTHER	\$	7,061.67
DEVELOPER'S ESCROW	\$	4,460.00
RECREATION TRUST	\$	10,807.45

Motion by Council President Montisano-Koen, second by Councilman Benson, to approve Resolution #25-243.

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

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

*Councilwoman Dhariwal recused from checks #66910, #66920, #66921, #66934, #66938, #66944, #66945, and #6113 through #6119.

NEW BUSINESS –

There was no New Business.

OLD BUSINESS –

There was no Old Business.

PUBLIC COMMENTS –

As there were no members of the public present, there was no motion to open the meeting for public comment.

COUNCIL COMMENTS –

Councilwoman Malellari advised that the Library Board met this past Tuesday and the placement of the Buster Box containing Narcan was approved. Councilman Benson added that, in speaking with his son who attends Rutgers University, he learned that these boxes are on campus and there is no abuse of the fact that this medication is readily available. Councilwoman Malellari advised that one of the board members commented that when students go to First Aid, they are trained on use of this product.

Mayor Papaleo announced that the September 25th meeting will be held in Borough Hall.

Borough Administrator Aportela confirmed that the Borough Engineer previously advised that he will be working with the Construction Official by mid-September to obtain a Temporary Certificate of Occupancy.

Mayor Papaleo reported that River Edge Day will take place on October 5th. The September 11th Ceremony will be held at the memorial site adjacent to the Library at 6 p.m. at which time the River Edge Farmer's Market will stop playing music and encourage participants to attend the ceremony. He thanked Lt. Zemaite and the Police Department for organizing this event in conjunction with the River Edge Fire Department and River Edge Ambulance Service.

ADJOURNMENT –

There being no further business to come before the Mayor and Council, on a motion by Councilman Benson, second by Council President Montisano-Koen, and unanimously carried, to adjourn this meeting. The meeting was adjourned at 7:44 p.m.

Respectfully submitted,

Anne Dodd, RMC
Borough Clerk

BOROUGH OF RIVER EDGE
RESOLUTION #25-235

**Resolution Permitting the Possession and Consumption of Alcoholic Beverages at a Block Party
on Madison Avenue**

WHEREAS, on or about September 4, 2025, the Borough of River Edge granted permission to Kate Jerome, 109 Madison Avenue, River Edge, New Jersey, to hold a block party on Madison Avenue between Bogert Road and Kinderkamack Road on Saturday, September 13th from 1:00 to 5:00 p.m. in accordance with Borough Ordinance #1678; and

WHEREAS, Kate Jerome has requested that the possession and consumption of alcoholic beverages be permitted in connection with said block party; and

WHEREAS, Borough Code Section 114-15 allows the Governing Body to permit the possession and consumption of alcoholic beverages in or on a public street or sidewalk in connection with an authorized block party.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of River Edge that persons age 21 and over be and hereby are permitted to possess and consume alcoholic beverages at the block party described above, on the date and time specified herein.

September 4, 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 4th day of September, 2025.



Anne Dodd, Borough Clerk

BOROUGH OF RIVER EDGE

RESOLUTION #25-236

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

WHEREAS, the Borough of River Edge has heretofore adopted Ordinance #24- 04 entitled "AN ORDINANCE TO AMEND PART II, GENERAL LEGISLATION, CHAPTER 416 ZONING, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF RIVER EDGE TO ESTABLISH THE CANNABIS OVERLAY ZONE (COZ)" on February 26, 2024; and

WHEREAS, said ordinance permits one (1) Cannabis Retail Establishment at a designated Cannabis Overlay Zone which shall have frontage on Route 4 East; and

WHEREAS, Sweetspot River Edge, LLC, has proposed a cannabis retail facility at 75 Route 4 East, River Edge, New Jersey, being Lot 1.01 in Block 1415 as shown on the Tax Map of the Borough of River Edge; and

WHEREAS, pursuant to Resolution #24-199 adopted June 10, 2024, the Mayor and Council of the Borough of River Edge found and determined the suitability of the cannabis retail facility at the location proposed by Sweetspot River Edge, LLC, in accordance with the provisions of Ordinance #24-04 and provided a certified copy of the said resolution as proof of local support to Sweetspot River Edge, LLC, for submission to the New Jersey Cannabis Regulatory Commission in accordance with N.J.A.C. 17:30-5. 1(g)1; and

WHEREAS, the Land Use Board of the Borough of River Edge, by resolution adopted on October 9, 2024, memorialized the granting of site plan approval with (d)(3) variance relief pursuant to N.J.S.A. 40:55-70(d)(3) for the proposed additional freestanding wayfinding signs on the Property, as described in the plans and renderings submitted in the application, revised on the record, and as set forth in said Resolution, and subject to the terms and conditions set forth therein; and

WHEREAS, the New Jersey Cannabis Regulatory Commission, by Resolution 2025-07-15-03, adopted on July 15, 2025, determined to approve the application for an annual Class 5 license to Sweetspot River Edge LLC pursuant to N.J.S.A. 24:6I-35(a)(1) and N.J.A.C. 17:30-6 through 7; and

WHEREAS, on July 30, 2025, Sweetspot River Edge LLC submitted a completed application for the issuance of an annual license by the Borough of River Edge to operate a Cannabis Retail Facility (Class 5 License), together with the annual licensing fee therefor;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of River Edge, Bergen County, New Jersey, pursuant to § 268-28 of Article III of Chapter 268 of the Code of the Borough of River Edge, as amended by Ordinance No. 24-5, that the license application of Sweetspot River Edge LLC to operate a Cannabis Retail Facility (Class 5 License) at 75 Route 4 East, River Edge, New Jersey, being Lot 1.01 in Block 1415 as shown on the Tax Map of the Borough of River Edge, is hereby approved, subject to all the terms and conditions set forth in the Land Use Board's resolution of approval, the provisions of the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (P.L. 2021, c. 16) (N.J.S.A. 24:6I-31 et seq.) and the rules and regulations adopted by the New Jersey Cannabis Regulatory Commission; and

BE IT FURTHER RESOLVED that the Borough Clerk is hereby authorized and directed to issue said license, effective upon the issuance thereof and expiring December 31, 2025; and

BE IT FURTHER RESOLVED that the Borough Clerk is hereby authorized and directed to prorate the annual license fee as of the date of this approval and to refund any excess payment to Sweetspot River Edge LLC.

September 4, 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 2 page(s), was adopted at a meeting of the Mayor and Council of the Borough of River Edge, held on 4th day of September, 2025.



Anne Dodd, Borough Clerk

BOROUGH OF RIVER EDGE
RESOLUTION #25-237

Authorize Execution of Indemnity Agreement with Veolia Water New Jersey, Inc.

WHEREAS, the Borough of River Edge and the River Edge Volunteer Fire Department have requested permission to enter the Oradell Reservoir, which is owned by Veolia Water New Jersey, Inc. for the purpose of its Fire Department conducting periodic water rescue drills and training (excluding ice rescue) throughout the year, beginning on May 1, 2025, and ending on December 31, 2025; and

WHEREAS, Veolia Water New Jersey requires the execution of the attached indemnity agreement.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of River Edge, County of Bergen, that Mayor Thomas Papaleo and Fire Chief Robert Schlossberg are hereby authorized to execute the attached indemnity agreement with Veolia Water New Jersey, Inc.

September 4, 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 4th day of September, 2025.



Anne Dodd, Borough Clerk

BOROUGH OF RIVER EDGE
RESOLUTION #25-238

Authorize Tax Collector to Refund 2025 3rd Quarter Tax Overpayment(s)

WHEREAS, the tax office has received duplicate and/or tax overpayments for the 3rd Quarter 2025 taxes on the following property(s); and

WHEREAS, a written request was received from their mortgage company to refund the overpaid amount directly to the mortgage company.

NOW, THEREFORE, BE IT RESOLVED that the Account Supervisor is hereby authorized to issue a refund check in the following amount and the Tax Collector to adjust her records accordingly.

<u>BLOCK/LOT</u>	<u>HOMEOWNER/ADDRESS</u>	<u>TYPE</u>	<u>AMOUNT</u>
114/8	MARTICANAJ, FLAMUR & BLERINE 863 BOGERT RD	DUPLICATE	4,092.00
615/34	OUIDA, HERBERT & ANDREA 591 CLARENDON CT	DUPLICATE	4,013.54
TOTAL:			\$8,105.54

Make check payable to: CORE LOGIC TAX SERVICES
P.O. Box 9202
Coppell, TX 75019-9978
Attn: Centralized Refunds

September 4, 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 4th day of September, 2025.



Anne Dodd, Borough Clerk

BOROUGH OF RIVER EDGE
RESOLUTION #25-239

Approval of Veteran 100% Tax Exemption

WHEREAS, the Tax Assessor has been notified by the Department of Veterans Affairs that John Formoso, residing at 725 Elm Avenue, also known as Block 305, Lot 31, in the Borough of River Edge, has been declared 100% totally disabled and has been approved for 100% tax exemption on his dwelling effective August 1, 2025, in accordance with N.J.S.A. 54:4-3.30 et seq. as amended by P.L.2019, c.413; N.J.A.C. 18:28-1.1 et seq.;

BE IT RESOLVED, copies of this resolution shall be provided to the Borough Tax Assessor, Borough Tax Collector and Mr. Formoso.

September 4, 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 4th day of September, 2025.



Anne Dodd, Borough Clerk

BOROUGH OF RIVER EDGE
RESOLUTION #25-240

Authorize Refund – Sweetspot River Edge, LLC

WHEREAS, Sweetspot River Edge, LLC submitted \$15,000.00 on November 26, 2024 in connection with an application for the issuance of an annual license by the Borough of River Edge to operate a Cannabis Retail Facility (Class 5 License); and

WHEREAS, Sweetspot River Edge, LLC did not receive approval of its annual Class 5 license from the New Jersey Cannabis Regulatory Commission until July 15, 2025, a copy of which is required as part of the application to the Borough of River Edge; and

WHEREAS, as per § 268-28 A(3) of Article III of Chapter 268 of the Code of the Borough of River Edge, the annual license fee shall be prorated for first-time applicants that submit after June 1 of the initial year of operation.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of River Edge, County of Bergen, that a refund in the amount of \$10,000.00 to Sweetspot River Edge, LLC, 75 Route 4 East, River Edge, NJ 07661 is hereby approved; and

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the Finance Department.

September 4, 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 4th day of September, 2025.



Anne Dodd, Borough Clerk

BOROUGH OF RIVER EDGE
RESOLUTION #25-241

**FORM OF RESOLUTION REQUESTING APPROVAL OF
ITEMS OF REVENUE AND APPROPRIATION
NJS 40A:4-87**

WHEREAS, NJS 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount,

NOW, THEREFORE, BE IT RESOLVED, that the Borough of River Edge in the County of Bergen, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 in the sum of \$5,397.00, which is now available from "Bulletproof Vest Partnership Grant" in the amount of \$5,397.00.

BE IT FURTHER RESOLVED, that the like sum of \$5,397.00 is hereby appropriated under the caption "Bulletproof Vest Partnership Grant"; and

BE IT FURTHER RESOLVED that the above is the result of funds from the US Department of Justice, in the amount of \$5,397.00

September 4, 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 4th day of September, 2025.



Anne Dodd, Borough Clerk

BOROUGH OF RIVER EDGE
RESOLUTION #25-242

Authorize Tax Collector to Adjust 2025 Final Tax Bills Due to County Board Judgments

WHEREAS, County Board Judgments were entered on 4/17/25, 6/11/25, 6/26/25, 7/15/25 and 8/8/25 and received by the tax office for the year 2025 reducing the Assessed Value on the following properties; and

WHEREAS, the reductions were not reflected in the 2025 Extended Tax Duplicate.

NOW, THEREFORE, BE IT RESOLVED the Tax Collector apply the tax credits to the 4th Quarter 2025 and the Preliminary 2026 taxes and adjust her records accordingly.

Block/Lot	Name/Address	Old Value	New Value	2025 Tax Adjustment	2026 Tax Adjustment
103/1.01	Wang, Zhishun & Qiong Liu 938 Magnolia Avenue	1,071,000	975,000	2,323.20	1,161.60
104/7	Koo, Young Kiu & Eun Kyung 915 Willow Avenue	861,400	800,000	1,485.88	742.94
111/14	Deleon-Visconti, Catherine 88 Surrey Lane	475,800	435,600	972.84	486.42
203/9.02	Estrin, Demitry & Elmira 912 Summit Avenue	1,107,100	1,000,000	2,591.82	1,295.91
207/8.02	Arya, Ved Parveen & Sherry Fai 20 Richard Court	792,000	771,700	491.26	245.63
207/21	Oh (Etal), Seung Cheol 88 Gates Avenue	616,800	589,300	665.50	332.75
207/23	Bethel Property LLC 954 Kinderkamack Road	1,086,700	950,000	3,308.14	1,654.07
210/2	DA888 LLC 888 Kinderkamack Road	909,100	825,000	2,035.22	1,017.61
211/7	Walsh, Heather & McHale, Terence 53 Christie Avenue	604,000	576,100	675.18	337.59
213/6	F & A Park Assoc., LLC 864 Park Avenue	849,200	750,000	2,400.64	1,200.32

303/6	Property Owner 799 Fifth Avenue	810,000	775,000	847.00	423.50
304/1.01	Moran, Daniel & Maureen 808 Fifth Avenue	964,900	915,000	1,207.58	603.79
304/15	Doss, Michael & Caroline 268 Webb Avenue	1,842,400	1,200,000	15,546.08	7,773.04
305/55	Schuffenhauer Kenneth H & Nora 780 Millbrook Road	743,800	690,000	1,301.96	650.98
306/16	Farelli, John & Annette 188 Webb Avenue	719,800	695,000	600.16	300.08
401/5	Fan (Etal), Dongfeng 795 Bogert Road	1,287,400	1,211,500	1,836.78	918.39
401/10	Heim, Douglas H. & Joann M. 771 Bogert Road	609,600	595,300	346.06	173.03
402/7	Doris, Ian C 759 Summit Avenue	939,000	868,000	1,718.20	859.10
409/7	Howes, Jeffrey H & Pflieger, Amy 757 Center Avenue	1,228,200	1,000,000	5,522.44	2,761.22
411/2.01	Daibes, Assad & Kathryn Ilardi 749 Williams Avenue	1,014,100	850,000	3,971.22	1,985.61
412/3	Ronald Palmerick 3 Elm Place	164,600	150,000	353.32	176.66
501/28	Fan, Hanchang Etal 683 Westview Court	686,000	650,000	871.20	435.60
502/4	Metting, Richard Etals 261 Continental Avenue	756,100	666,400	2,170.74	1,085.37
503/10	Calderon, Cindy 224 Adams Avenue	1,473,400	1,375,000	2,381.28	1,190.64
601/10	Calo, Matthew Ryan Etal 687 Bogert Road	694,400	681,500	312.18	156.09

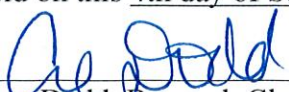
611/6	Tubridy, Thomas & Kathleen 141 Concord Drive	808,300	781,500	648.56	324.28
617/17	MCG Realty LLC 620 Kinderkamack Road	2,936,000	2,800,000	3,291.20	1,645.60
706/25	Jeong, Un K (Kyung) & Bae, Youn 248 Voorhis Avenue	628,400	593,600	842.16	421.08
707/20	Qi, Wang & Zhu, Rui 210 Kensington Road	746,300	685,000	1,483.46	741.73
808/12	Giallorenzo, Peter & Colleen 365 Windsor Road	1,032,000	933,100	2,393.38	1,196.69
809/39	Murphy, Rory M. & Hyland, Marti 378 Windsor Road	656,100	610,500	1,103.52	551.76
815/20	Gildea (Etal), Christopher 486 Windsor Road	788,100	710,000	1,890.02	945.01
905/6	Katwala, Sharvil Pinakin Etal 367 Fifth Avenue	1,294,500	1,278,500	387.20	193.60
905/15	Chung, Choong Hwa & Myeong Hyi 331 Fifth Avenue	564,400	510,000	880.88	440.44
906/20	Marchetti, Jay V & Megan A 210 Wayne Avenue	713,700	614,900	2,390.96	1,195.48
907/6	O'Mara, Thomas M. & Margaret 215 Beech Drive N	605,500	571,800	815.54	407.77
911/14	Delarosa, Benjamin & Ela J 272 Howland Avenue	865,900	860,800	123.42	61.71
911/15	Bhandari, Vivek & Namrata 278 Howland Avenue	976,100	910,000	1,599.62	799.81
1004/23.01	Cubero, Angelo 335 Kinderkamack Road	745,000	483,800	6,321.04	3,160.52
1101/17	Minogue, Kristopher & Dolak 175 Valley Road	1,052,300	950,000	2,475.66	1,237.83
1103/24	Queler, Seth & Linda 243 Valley Road	1,176,300	1,050,000	3,056.46	1,528.23

1104/36	Maloney, Thomas & Marianne 224 Valley Road	849,500	806,900	1,030.92	515.46
1107/33	Cappolla, Albert & Jean 320 Van Saun Court	921,300	850,000	1,725.46	862.73
1207/2	Hudson, Robbin Gilligan- 42 Lakeview Street	553,500	497,100	1,364.88	682.44
1210/7	Noel, Bruce & Eleanor 181 Lozier Terrace	1,049,300	933,000	2,814.46	1,407.23
1302/16	Balgahoom, Fuad A 150 Kinderkamack Road	582,200	570,500	283.14	141.57
1405/3	Slipknot LLC 335 Johnson Avenue	1,124,900	1,050,000	1,812.58	906.29
1407/1	Riverside Medical Arts Assoc. 130 Kinderkamack Road	5,490,900	5,000,000	11,879.78	5,939.89
1413/2.01	Shake Down Street, L.L.C. 24-50 Ackerson Street	995,600	900,000	2,313.52	1,156.76
1413/5	55 Kinderkamack Rd LLC 55 Kinderkamack Road	708,000	650,000	1,403.60	701.80
1415/1.01	Milpau LLC C/O James Spencer N 75-85-91 Route 4 East	9,269,100	8,000,000	30,712.22	15,356.11
Total Tax Credits:				\$140,979.52	\$70,489.76

September 4, 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 4 page(s), was adopted at a meeting of the Mayor and Council of the Borough of River Edge, held on this 4th day of September, 2025.


 Anne Dodd, Borough Clerk