



## **AGENDA**

*Regular Meeting of the Township Council*

*Monday, June 26, 2023*

*Council Chambers 7:30pm*

**Mayor Mark Bromberg**

Council President Paul Criscuolo, Council Vice President Denise Sieg,  
Councilman Ari Ben-Yishay, Councilman John Donovan, Councilman Jim Tolomeo

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### **CALL THE MEETING TO ORDER**

### **SALUTE TO FLAG**

### **SUNSHINE LAW STATEMENT**

In accordance with the provisions set forth in the Open Public Meetings Law, notification of this meeting has been sent to all officially appointed Township newspapers and notice is posted at the Municipal Office.

### **ROLL CALL**

1. Township Council
2. Municipal Officials Present

### **TOWNSHIP COMMUNICATION**

1. Mayor's Comments
2. Township Council Comments

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### **Administrator's Report**

### **Engineer's Report**

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**HEARING OF THE PUBLIC**

Each person wishing to address the Council shall give his or her name and address in an audible tone for the record. All members of the public are expected to conduct themselves in a proper manner. Any derogatory, abusive, or threatening statements will not be permitted. The Chair will immediately rule such conduct out of order and terminate any further comments.

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**RESOLUTIONS**

- #2023-161—Approve Minutes May 22, 2023, Council meeting
  - #2023-162—Approve Minutes June 12, 2023, Council meeting
  - #2023-163—Authorize Liquor License Renewals (2023-2024 Term)
  - #2023-164—Designate Depository for Money Market Accounts (M&T Bank)
  - #2023-165—Authorize Mayor to Sign Developers Agreement with  
Lake Tappan Urban Renewal, LLC (Block 701, Lot 8.02)
  - #2023-166—Authorize Mayor to Sign Disbursement Agreement with  
Lake Tappan Urban Renewal, LLC (Block 701, Lot 8.02)
  - #2023-167—Authorize Refund Farmers Market Vendor Fee (Annalise Alboum)
  - #2023-168—Award 2023 Road Improvements Program (DLS Contracting)
  - #2023-169—Payment of Bills
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**Ordinances**

There are no ordinances for 1<sup>st</sup> Reading or 2<sup>nd</sup> Reading

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**2<sup>nd</sup> HEARING OF THE PUBLIC**

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**ADJOURNMENT**



Resolution offered:	No. 2023-161
Resolution seconded by:	

**RESOLUTION APPROVING MINUTES MAY 22, 2023, COUNCIL MEETING**

**BE IT RESOLVED**, by the Township Council of the Township of River Vale that the minutes of the May 22, 2023, Council meeting of the Township Council are hereby approved.

Council Member	AYE	NAY	N.V.	A.B	Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIEG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRISCUOLO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOLOMEO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DONOVAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

X - Indicates Vote A.B. - Absent N.V - Not Voting (Abstained or Excused)

Dated: June 26, 2023

I hereby certify that this is a true copy of the Resolution passed by the Township Council at their meeting

held on: \_\_\_\_\_, 2023 Attest: \_\_\_\_\_

Karen Campanelli, Township Clerk



Resolution offered:	No. 2023-162
Resolution seconded by:	

**RESOLUTION APPROVING MINUTES June 12, 2023, COUNCIL MEETING**

**BE IT RESOLVED**, by the Township Council of the Township of River Vale that the minutes of the June 12, 2023, Council meeting of the Township Council are hereby approved.

Council Member	AYE	NAY	N.V.	A.B	Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIEG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRISCUOLO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOLOMEO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DONOVAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

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Karen Campanelli, Township Clerk



Resolution offered:	No. 2023-163
Resolution seconded by:	

**RESOLUTION APPROVING LIQUOR LICENSE RENEWALS FOR THE JULY 1, 2023 THROUGH JUNE 30, 2024 TERM**

**WHEREAS**, the following liquor license holders have submitted their renewal application through the POSSE ABC portal and paid the required fee as directed by the Division of Alcoholic Beverage Control; and

**WHEREAS**, the following liquor license holders have paid the municipal fee and a Tax Clearance Certificates have been received; and

**WHEREAS**, the applicants are qualified to be licensed per the standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, and pertinent Township Ordinances.

**NOW THEREFORE BE IT RESOLVED** that the Township Council of the Township of River Vale hereby authorizes the renewal of the following liquor licenses for the July 1, 2023, through June 30, 2024, term.

**BE IT FURTHER REOLVED** that the Township Clerk is hereby authorized to issue liquor licenses as follows:

**PLENARY RETAIL CONSUMPTION LICENSE**

#0253-33-002-007	DAYAWATI LLC (The Gathering) 123 Van Riper Lane Woodcliff Lake, NJ 07677	\$2,000.00
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**PLENARY RETAIL DISTRIBUTION LICENSE**

#0253-44-008-007	RVK NJ1 LLC (Liquorland) 209 Rivervale Road River Vale, NJ 07675	\$ 1,500.00
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<b>Council Member</b>	<b>AYE</b>	<b>NAY</b>	<b>N.V.</b>	<b>A.B</b>	<b>Council Member</b>	<b>AYE</b>	<b>NAY</b>	<b>N.V.</b>	<b>A.B</b>
<b>BEN-YISHAY</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>SIEG</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>CRISCUOLO</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>TOLOMEO</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>DONOVAN</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

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Karen Campanelli, Township Clerk



Resolution offered:	No. 2023-164
Resolution seconded by:	

**RESOLUTION DESIGNATING DEPOSITORY FOR THE TOWNSHIP  
MONEY MARKET ACCOUNTS**

**BE IT RESOLVED** by the Township Council of the Township of River Vale that the following shall be the depository for the Township Money Market Accounts.

**M & T Bank**  
632 Westwood Avenue  
River Vale, NJ 07675

**BE IT FURTHER RESOLVED** that the Treasurer shall be the Custodian and all disbursements shall be made by checks signed by the Treasurer as the single signatory with live or facsimile signature.

Council Member	AYE	NAY	N.V.	A.B	Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIEG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRISCUOLO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOLOMEO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DONOVAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

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Karen Campanelli, Township Clerk



Resolution offered:	No. 2023-165
Resolution seconded by:	

**RESOLUTION AUTHORIZING THE MAYOR TO SIGN THE DEVELOPER'S AGREEMENT WITH LAKE TAPPAN URBAN RENEWAL, LLC (BLOCK 701, LOT 8.02)**

**WHEREAS**, the Developer, Lake Tappan Urban Renewal, LLC, is the contract purchaser of property owned by the Township of River Vale and shown on the Tax Map of the Township of River Vale as Block 701, Lot 8.02; and,

**WHEREAS**, the Developer plans to construct a 100% affordable housing development in accordance with the Settlement Agreement entered into between the Township and Fair Share Housing Center under Docket No.: BER-L-677-15; and,

**WHEREAS**, the Settlement Agreement, dated September 8, 2017, proposes 24 Affordable Housing units on the property to be deed restricted in accordance with law for a minimum of thirty years; and

**WHEREAS**, the Joint Planning Board approved the proposed subdivision and site plan by Resolution on August 31, 2022.

**NOW THEREFORE BE IT RESOLVED**, by the Township Council of the Township of River Vale that the Mayor is hereby authorized to sign the Developers Agreement with Lake Tappan Urban Renewal, LLC for the construction of a 100% affordable housing development located at Block 701, Lot 8.02.

Council Member	AYE	NAY	N.V.	A.B	Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIEG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRISCUOLO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOLOMEO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DONOVAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

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Karen Campanelli, Township Clerk





Resolution offered:	No. 2023-166
Resolution seconded by:	

**RESOLUTION AUTHORIZING THE MAYOR TO SIGN THE DISBURSEMENT AGREEMENT WITH LAKE TAPPAN URBAN RENEWAL, LLC (BLOCK 701, LOT 8.02)**

**WHEREAS**, the Developer, Lake Tappan Urban Renewal, LLC, is the contract purchaser of property owned by the Township of River Vale and shown on the Tax Map of the Township of River Vale as Block 701, Lot 8.02; and

**WHEREAS**, the Developer plans to construct a 100% affordable housing development in accordance with the Settlement Agreement entered into between the Township and Fair Share Housing Center under Docket No.: BER-L-677-15; and

**WHEREAS**, the Settlement Agreement, dated September 8, 2017, proposes 24 Affordable Housing units on the property to be deed restricted in accordance with law for a minimum of thirty years; and

**WHEREAS**, the Developer applied for and the Township has granted Developer a Long-Term Tax Exemption pursuant to N.J.S.A. 40A:20-8; and

**WHEREAS**, as part of the Settlement Agreement, the Township has committed to convey title to the Property to the Developer and grant the sum of \$500,000.00 (the "Grant") toward the construction of the Project, which conveyance and Grant is material to the Developer's agreement to construct the Project; and

**WHEREAS**, this Disbursement Agreement is entered into by the Township and the Developer to govern the terms and conditions of the release and disbursement of the Grant by the Township to the Developer.

**NOW THEREFORE BE IT RESOLVED**, by the Township Council of the Township of River Vale that the Mayor is hereby authorized to sign the Disbursement Agreement with Lake Tappan Urban Renewal, LLC.

Council Member	AYE	NAY	N.V.	A.B	Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIEG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRISCUOLO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOLOMEO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DONOVAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

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Karen Campanelli, Township Clerk



Resolution offered:	No. 2023-167
Resolution seconded by:	

**REFUND**

**(Farmers Market Vendor Registration Fee)**

**WHEREAS**, the following vendor signed up as a part-time vendor and paid the registration fee for the 2023 Farmers Market; and

**WHEREAS**, the vendor is requesting a refund of their registration fee; and

**WHEREAS**, the Treasurer has certified the availability of funds in the Recreation Account.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Council of the Township of River Vale that said refund is approved and the Treasurer is hereby authorized to issue a municipal check payable as follows:

**Payable to:**  
 "Annalise Alboum"  
 63 4<sup>th</sup> Street  
 Park Ridge, NJ 07656

**Refund Amount: \$ 155.00**

Council Member	AYE	NAY	N.V.	A.B	Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIEG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRISCUOLO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOLOMEO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DONOVAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

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Resolution offered:	No. 2023-168
Resolution seconded by:	

**RESOLUTION AWARDING THE BID FOR THE  
2023 ROAD RESURFACING &  
NJDOT MUNICIPAL AID PROGRAM**

**WHEREAS**, on June 22, 2023, the Township received bids for the 2023 Road Resurfacing and NJDOT Municipal Aid Program; and

**WHEREAS**, one bid received from DLS Contracting Inc., 36 Montesano Road, Fairfield, New Jersey has been reviewed and approved and is hereby accepted as the lowest responsible bidder at the price of

**Base Bid: \$ 1,240,970.50**

**WHEREAS**, the Chief Financial Officer has certified that funds are available in an amount not to exceed \$ 1,240,970.50 in the Capital Account and Public and Private Programs Account.

**NOW THEREFORE BE IT RESOLVED** that the bid from DLS Contracting Inc. is accepted as the lowest responsible bidder. The Mayor and Township Clerk are hereby authorized and requested to execute a Contract on behalf of the Township of River Vale for the 2023 Road Resurfacing and NJDOT Municipal Aid Program as described in the Bid Specifications.

Council Member	AYE	NAY	N.V.	A.B	Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIEG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRISCUOLO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOLOMEO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Karen Campanelli, Township Clerk



Resolution offered:	No. 2023-169
Resolution seconded by:	

**PAYMENT OF BILLS**

**BE IT RESOLVED** by the Township Council of the Township of River Vale that the Business Administrator is hereby authorized to pay the following claims:

CURRENT ACCOUNT claims in the amount of:	\$	260,325.84
RESERVE CURRENT ACCOUNT claims in the amount of:	\$	5,541.47
GOLF COURSE UTILITY OPERATING ACCOUNT claims in the amount of:	\$	175,542.43
RESERVE GOLF COURSE UTILITY OPERATING ACCT claims in the amount of:		
TRUST ACCOUNT claims in the amount of:	\$	3,400.00
HOUSING TRUST ACCOUNT claims in the amount of:	\$	375.00
PAYROLL AGENCY ACCOUNT claims in the amount of:		
RECREATION TRUST ACCOUNT claims in the amount of:	\$	523.00
PRIVATE DUTY TRUST ACCOUNT claims in the amount of:	\$	98,235.96
STATE & FEDERAL GRANT claims in the amount of:		
CONSTRUCTION CODE TRUST ACCOUNT claims in the amount of:		
JUNIOR POLICE ACADEMY TRUST ACCOUNT claims in the amount of:		
GOLF COURSE UTILITY CAPITAL ACCOUNT claims in the amount of:	\$	545,026.22
OPEN SPACE TRUST ACCOUNT claims in the amount of:		
CAPITAL ACCOUNT claims in the amount of:	\$	204,856.65
PLANNING BOARD TRUST ACCOUNT claims in the amount of:	\$	135.00
SPECIAL TRUST ACCOUNT claims in the amount of:	\$	5,210.00
SNOW REMOVAL TRUST claims in the amount of	\$	2,038.50
ZONING BOARD TRUST ACCOUNT claims in the amount of:	\$	220.00
<b>TOTAL CLAIMS TO BE PAID</b>	<b>\$</b>	<b>1,301,430.07</b>

**BE IT FURTHER RESOLVED** by the Township Council of the Township of River Vale that the following claims have been paid by the Business Administrator prior to the Bill List Resolution in the following amounts:

CURRENT ACCOUNT claims in the amount of:	\$	5,028,014.18
RESERVE CURRENT ACCOUNT claims in the amount of:		
GOLF COURSE UTILITY OPERATING ACCOUNT claims in the amount of:	\$	682,232.03
RESERVE GOLF COURSE UTILITY OPERATING ACCT claims in the amount of:		
SNOW REMOVAL TRUST ACCOUNT claims in the amount of:		
ANIMAL TRUST ACCOUNT claims in the amount of:		
HOUSING TRUST claims in the amount of:		
RECREATION TRUST ACCOUNT claims in the amount of:	\$	3,232.50

PAYROLL AGENCY TRUST ACCOUNT claims in the amount of:	\$	1,956.00
PRIVATE DUTY TRUST ACCOUNT claims in the amount of:		
GREEN ACRES GRANT ACCOUNT claims in the amount of:	\$	500,000.00
U.C.C. TRUST ACCOUNT claims in the amount of:	\$	201,116.36
UNEMPLOYMENT TRUST ACCOUNT claims in the amount of:		
OPEN SPACE TRUST claims in the amount of:	\$	100,000.00
UTILITY CAPITAL ACCOUNT claims in the amount of:		
CAPITAL ACCOUNT claims in the amount of:	\$	661.09
BOND TRUST claims in the amount of:	\$	28,841.17
SPECIAL TRUST ACCOUNT claims in the amount of:		
ZONING BOARD TRUST ACCOUNT claims in the amount of:		
<b>TOTAL CLAIMS PAID</b>	<b>\$</b>	<b>6,546,053.33</b>
 <b>TOTAL BILL LIST RESOLUTION</b>	 <b>\$</b>	 <b>7,847,483.40</b>

**MANUAL DISBURSEMENTS  
BILL LIST FOR June 26, 2023**

5/30/2023	Transfer Payroll	\$	362,555.49
6/15/2023	Transfer Payroll	\$	370,230.71

**TOTAL STATUTORY ACCOUNT DISTRIBUTIONS** **\$ 732,786.20**

Council Member	AYE	NAY	N.V.	A.B	Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIEG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRISCUOLO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TOLOMEO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DONOVAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

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