

**MINUTES**  
**Regular Council Meeting**  
**Monday, February 28, 2022**  
**Council Chambers 7:30pm**

**CALL THE MEETING TO ORDER**

Council President Bromberg called the meeting to order at 7:30pm.

**SALUTE TO FLAG**

Council President Bromberg asked all in attendance to join him in a Salute to the Flag.

**SUNSHINE LAW STATEMENT**

Council President Bromberg read the Sunshine Statement into the record, as follows:

*"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**

Councilman Donovan, Councilwoman Sieg and Council President Bromberg were present. Councilman Ben-Yishay was absent.

**Also present:** Business Administrator/CFO Gennaro Rotella, Township Attorney Michael Caufield, Township Engineer Christopher Statile and Township Clerk Karen Campanelli.

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**Council Comments**

There were no Council comments this evening.

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**Councilman Criscuolo joined the meeting at 7:31pm.**

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**Business Administrator Report**

Mr. Rotella first reported on Resolution #2022-78 which is a request to waive the noise ordinance regulations for commercial construction work during the River Vale Public School project. He explained that School passed a Bond for \$35 million in work for all three local schools; they are planning to start working in April. Mr. Rotella further explained that in order to expedite the construction the School is looking for a waiver to allow work beyond the regulation hours. He added that most of the work is on the building interior and they anticipate doing a lot of work at night when the children are not school. Council President Bromberg commented that he understands the situation; and that the work will be mostly internal and in order to expedite the project the need to lift the time constraints.

He next reported on Resolution #2022-87 authorizing the purchase of a vehicle. He explained; that there is a lack of vehicle inventory. Mr. Rotella further explained that they have 7 different people; mostly the Construction Code department, that utilize the Township vehicles at various different times. He spoke to the Auditors about finding a different way purchase vehicles. Mr. Rotella found a broker that has the ability to find new vehicles; and was able to secure a new Jeep Compass. He added that the car is also under the bid threshold. Mr. Rotella further commented that we will probably run into the same difficulties with purchasing police cars.

Councilwoman Sieg suggested giving a car allowance; to the Building Department officials, to use their own car as opposed to purchasing. Mr. Rotella responded that it's a liability issue and it's best to use a Town vehicle. He further explained that they also recycle the cars; giving the old Police cars to the Construction Code department. However, the problem is that the Police cars don't hold up and often have to be junked or are used as private duty vehicles for utility work details.

Councilwoman Sieg had a question regarding the Bills list; the South Fire House door repair. Mr. Rotella responded that this purchase was for springs and the mechanism needed to repair and make a garage door operational. He added that they will probably see a request for new garage doors in capital.

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### **Engineer's Report**

Mr. Statile reported that the RVCC Emergency Bridge repair project is near completion and the contractor did a great job. Council President Bromberg had questions regarding the (2) change orders. Mr. Statile explained that the one of the change orders was to re-route an electric line over the bridge and add low voltage wiring for cameras. The second change order was for additional rip/rap downstream from the bridge to prevent further deterioration.

He next reported that once the asphalt plants open; DLS the contractor for the 2021 Road Program, will return and complete the work at the Golf Course. Mr. Statile reported that he has obtained three quotes from soil boring contractors in preparation for the new netting at the driving range. He added that once they get the boring information back; the results will be given to the design contractor for the polls to ensure the progression of the project.

Mr. Statile stated that he is meeting with the Fire Department this week to go over the plans for the 24 Units at the Meskers Site. He will be reviewing the Fire Department schematics and the layout of the development; if there are any major changes he will report back to the developer.

He next gave a brief update on the Fairways at Edgewood development. He reported that due to supply chain issues they can't get electric transformers; therefore, there are delays in finishing the buildings.

Mr. Statile is submitting a grant application for LED lighting upgrades at Mark Lane. The applications are due April 8<sup>th</sup> through the Bergen County Open Space Trust Fund. He will also be using PSEG Direct Install funds as well.

He reported that they will be rejecting the bids for the EMS Park Improvements and revising the specifications to include more landscaping. Councilwoman Sieg asked if the pavers being removed from the EMS Park can be salvaged and possibly use someplace else for decorative or drainage purposes. Mr. Statile responded that the contractor who is awarded the job would salvage the old pavers and the Town would receive the benefit. However, he added that the decision to keep and reuse the pavers is up to the Council.

Mr. Statile added the 3 out of 57 buildings at the Fairways at Edgewood are substantially complete and 17 are under construction. Overall, the project may take 2 to 3 more years to complete and that's assuming they can get their construction materials. Councilwoman Sieg questioned if there would be more mature landscaping planted by the new maintenance building. Mr. Statile responded that the developer is not done and will be planting more landscaping.

Mr. Statile reported that the Planning Board approved the new multi-use midway building at Edgewood; which will house dining, catering facilities and administrative offices. He expects they will be breaking ground later this year. He also reported that the plans for the Pickleball Courts are near completion and will be out to bid shortly. Mr. Statile explained that there will be landscaping toward Holiday Farms and sound proofing will be installed in the fencing on three sides to help with noise. Mr. Rotella added that people will have to register to get an access card to the courts and there will be time restrictions to play. Councilman Criscuolo asked about playing on the weekends and suggested using timers for the gate access. Mr. Rotella responded that they will have to work out the details and logistics as the project progresses.

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### **1<sup>st</sup> Hearing of the Public**

Motion by Councilman Criscuolo; second by Councilman Donovan to open the meeting to the public.

There being no questions or comments from the public. Motion by Councilman Criscuolo; second by Councilman Donovan to close the hearing of the public.

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### **RESOLUTIONS**

Council President Bromberg pulled Resolution #2022-76 the minutes from the February 14, 2022 Council meeting from the agenda.

**Council Discussion**

Councilman Donovan asked to discuss the resolution for the noise ordinance waiver.

Council President Bromberg asked for a motion on Resolution #2022-78. Motion Councilman Criscuolo second by Councilwoman Sieg to open the discussion.

Councilman Donovan stated the he works in the construction industry and he expressed his concerns that this is a broad waiver. He questioned if they want to work later hours or do they anticipate making noise at 10:00pm; and stressed that there's a big difference. Mr. Rotella commented that it's really about the hours of operation and extending those hours. Councilman Donovan suggested that the resolution have language regarding the time rather than the noise. Mr. Rotella suggested rewording the resolution and sharing at the next meeting.

Council President Bromberg tabled Resolution #2022-78 from the agenda.

Motion by Councilman Criscuolo; second by Councilwoman Sieg to approve Resolutions #2022-77 through #2022-88; with the exception of Resolution 2022-78 as a Consent Agenda as follows:

**Resolution #2022-77**

**RESOLUTION AUTHORIZING THE MAYOR TO SIGN PURCHASE AND SALE AGREEMENT WITH NEW CONCEPTS FOR LIVING INC. (BLOCK 701, LOT 8.03)**

**WHEREAS**, the Township of River Vale has decided to transfer property it owns located at Block 701, Lot 8.03 (Meskers Site) to New Concepts for Living Inc. to construct a community residence for developmentally disabled persons; and

**WHEREAS**, New Concepts for Living Inc. is a non-profit organization that owns, maintains and runs housing for developmentally disabled persons and has submitted a proposal for the development of said property which would include a home for developmentally disabled persons; and

**WHEREAS**, the Township of River Vale and New Concepts for Living, Inc. desire to cooperate and work together in order that New Concepts may acquire, construct and manage for public benefit a facility in the Township of River Vale; and

**WHEREAS**, the Township Attorney has reviewed and approved the terms and conditions of said purchase and sale agreement for the property located at Block 701, Lot 8.03 in the Township of River Vale.

**NOW THEREFORE BE IT RESOLVED**, by the Township Council of the Township of River Vale that the Mayor is hereby authorized to sign the Purchase and Sale Agreement by and between the Township of River Vale and New Concepts for Living, Inc.

**Resolution #2022-79**

**REFUND**

**(Mayor's Wellness Volleyball Clinic Registration Fee)**

**WHEREAS**, the following resident has requested a refund of the Mayor's Wellness Volleyball Clinic 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:**

Agnieszka Tarnowski

653 Primrose Lane

River Vale, NJ 07675

**Refund Amount: \$ 100.00**

**Resolution #2022-80**

**RESOLUTION CONFIRMING CONTRACT WITH APPROVED STATE VENDOR FOR CONTRACTING UNITS PURSUANT TO N.J.S.A. 40A:11-2A (GENERAL HIGHWAY PRODUCTS, INC.)**

**WHEREAS**, the Township of River Vale, pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 5:34-7.29(c), may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program for any State contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury; and

**WHEREAS**, the Township of River Vale has the need on a timely basis to purchase the following equipment utilizing State contracts;

**(1) SOLAR POWERED SCHOOL FLASHING SIGN**

**WHEREAS**, the State Contract price is

**Purchase Price:       \$ 30,442.00**

**WHEREAS**, the Chief Financial Officer has certified that sufficient funds are available in the Capital Account (C-04-55-921-017); and

**WHEREAS**, the Township of River Vale intends to enter into a Purchase contract with General Highway Products, Inc., 878 Sussex Blvd., Broomhall, PA 19008 (State Contract# 19-Food-01026) through this resolution and properly executed contracts, which shall be subject to all the conditions applicable to the current State contracts.

**NOW THEREFORE BE IT RESOLVED**, that the Township of River Vale authorizes the Purchasing Agent to purchase the above listed equipment from General Highway Products, Inc. pursuant to all conditions of the individual State contracts.

**Resolution #2022-81**

**RESOLUTION**

(Escrow Refund)

**WHEREAS**, the owner of 297 Spring Street (Block 1511, Lot 2) had posted escrow for an addition to their home; and

**WHEREAS**, both the Township Engineer and Construction Code Official have inspected said project and deemed the project complete therefore the escrow balance may be released.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Council of the Township of River Vale that the remaining Escrow Deposit be released.

**BE IT FURTHER RESOLVED**, by the Township Council of the Township of River Vale that the Treasurer is hereby directed to issue a municipal check as follows:

**Payable to:**

**"Brian Marcason"**

**Mailing Address:**

297 Spring Street

River Vale, New Jersey 07675

**Refund Amount: \$ 90.00**

**Resolution #2022-82**

**RESOLUTION**

**(Performance Bond Reduction)**

**WHEREAS**, the developer/owner of the Fairways at Edgewood, LLC had posted a Performance Guarantee of \$ 236,761.20 of which \$213,085.08 is in the form of a Letter of Credit as required by the Developers Agreement for a new development located at Block 1201, Lots 5 & 6; and

**WHEREAS**, the developer/owner of The Fairways at Edgewood, LLC is requesting a reduction of their Performance Guarantee; and,

**WHEREAS**, the Township Engineer prepared a letter dated February 22, 2022 detailing that Phase I site infrastructure work is substantially complete (sewers, utilities, road work, curbs, sidewalks). The Engineer further reported that the Performance Guarantee can only be reduced to 30% of its original value to ensure the completion of all the remaining improvements; and,

**WHEREAS**, the Township Engineer is recommending that the Performance Guarantee be reduced to \$ 48,852.36 and consist of \$ 4,885.24 in cash and \$ 43,967.12 as a Letter of Credit.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Council of the Township of River Vale that the Performance Guarantee be reduced.

**BE IT FURTHER RESOLVED**, by the Township Council of the Township of River Vale that the cash portion of the Performance Guarantee in the amount of \$18,790.88 be released to the developer/owner payable as follows:

Payable to:  
"Edgewood Golf Course Realty Associates, LLC"

Mailing Address:  
Woodmont Properties

Attn: Steve Klenk

100 Passaic Ave, Suite 240

Fairfield, NJ 07004

**Amount: \$18,790.88**

**Resolution #2022-83**

**RESOLUTION 2022 TEMPORARY EMERGENCY BUDGET**

**WHEREAS**, N.J.S.A. 40A:4-19 provides that where contracts, commitments or payments to be made prior to final adoption of the 2022 Budget, temporary appropriations should be made for the purposes and amounts required in the manner and time provided; and,

**NOW, THEREFORE, BE IT RESOLVED**, by the Governing Body of the Township of River Vale that the following additional temporary appropriations be made and a certified copy of this resolution be transmitted to the Chief Financial Officer for his records:

<b>APPROPRIATIONS</b>	<b>SALARY &amp; WAGES</b>	<b>OTHER EXPENSE</b>
General Administration		
Mayor & Council		
Township Clerk		
Financial Administration		
Audit Services		\$ 5,000.00
Tax Revenue Administration		\$ 2,000.00
Tax Assessment		
Department of Law		\$ 10,000.00
Engineering Services		
Planning Board		
Uniform Construction Code	\$ 10,000.00	
Insurance – Liabilities		\$ 105,000.00
Insurance – Health		\$ 175,000.00
Insurance – Dental		\$ 15,000.00
Insurance – Misc.		\$ 25,000.00
Insurance – Unemployment		
PERS		\$ 397,827.00
PFRS		\$ 849,631.00
DCRP		

Police Department	\$ 200,000.00	
Office of Emergency Management		
Fire Department		
Fire Prevention Bureau	\$ 2,500.00	
Director's Office DPW		\$ 2,000.00
Public Works Department	\$ 5,400.00	

<b>APPROPRIATIONS</b>	<b>SALARY &amp; WAGES</b>	<b>OTHER EXPENSE</b>
Snow and Ice Removal	\$ 10,000.00	\$ 50,000.00
Vehicle Maintenance/Garage		
Recycling	\$ 600.00	
Buildings & Grounds		\$ 21,500.00
Prosecutor's Office	\$ 1,000.00	
Recreation		
Dept of Social and Cultural Affairs		
Library Contribution		\$ 59,000.00
Utilities		
Street Lights		
Telephone Charges		
Gasoline		
Solid Waste Disposal		
Statutory Expenses – F.I.C.A.		\$ 35,000.00
Municipal Court		
Public Defender		
Mental Health Services		
Social Services		
<b>TOTAL:</b>	<b>\$ 229,500.00</b>	<b>\$1,751,958.00</b>

**Pascack Valley DPW Interlocal:**

Director's Office DPW	\$ 40,000.00	
Public Works Department	\$ 250,000.00	
Snow and Ice Removal		\$ 95,000.00
Vehicle Maintenance/Garage	\$ 50,000.00	\$ 35,000.00
Insurance-Health		\$ 190,000.00
Solid Waste/Recycling		\$ 45,000.00
<b>TOTAL:</b>	<b>\$ 340,000.00</b>	<b>\$365,000.00</b>

**Interlocal Agreements:**

Teterboro Tax Collection	\$ 1,250.00	
Hillsdale Tax Collection	\$ 2,500.00	
Harrington Park Court	\$ 1,275.00	
Northwest Bergen Dispatch	\$ 57,222.00	
<b>TOTAL:</b>	<b>\$ 62,247.00</b>	

**Debt Services:**

Payment on Green Acres Loan		\$ 308.00
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**Resolution #2022-84**

**RESOLUTION**

**1<sup>ST</sup> QUARTER PROPERTY TAX OVERPAYMENT REFUND**

**WHEREAS**, a tax overpayment was received for the 1<sup>ST</sup> quarter of 2022 and the property owner has requested a refund of said overpayment.

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

Block 2002, Lot 20

39 Leona Court  
River Vale, NJ  
**Refund amount \$3,705.02**

Check payable and mailed to:  
Dovenmuehle Mortgage  
1206 St. Charles St.  
Elgin, Illinois 60120

**Resolution #2022-85**

**RESOLUTION TO REJECT AND RE-ADVERTISE BIDS FOR THE 2022 EMERGENCY SERVICES PARK IMPROVEMENTS PROJECT**

**WHEREAS**, on February 24, 2022 the Township received bids for the 2022 EMS Park Improvements Project; and

**WHEREAS**, the Business Administration and Township Engineer have reviewed the bid specifications and determined a need for a change in the Scope of Work for said project.

**NOW THEREFORE BE IT RESOLVED**, by the Township Council of the Township of River Vale that the bids for the EMS Park Improvements Project are hereby rejected.

**BE IT FURTHER RESOLVED**, that the Township Clerk is hereby authorized to re-advertise for the receipt of bids for the above mentioned project.

**Resolution #2022-86**

**RESOLUTION**

(TRANSFERS)

**WHEREAS**, there exists a need to make transfers in the 2021 Budget Appropriations Reserves, and there exists balances from which to make said transfers,

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Council of the Township of River Vale that the Chief Financial Officer hereby be authorized to make the following transfers to the 2021 Budget Appropriations Reserves.

**Inside CAP:**

**From:**

Snow Removal SW	\$ 5,000.00
Group Health OE	\$ 35,000.00
<u>Solid Waste &amp; Recycling OE</u>	<u>\$ 5,500.00</u>
<b>Total</b>	<b>\$ 45,500.00</b>

**Inside CAP:**

**To:**

General Administration OE	\$ 4,000.00
Buildings and Grounds OE	\$ 8,000.00
<u>Snow Removal OE</u>	<u>\$ 33,500.00</u>
<b>Total</b>	<b>\$ 45,500.00</b>

**Resolution #2022-87**

**RESOLUTION CONFIRMING PURCHASE FROM LEASCO AUTOMOTIVE**

**WHEREAS**, the Township of River Vale has the need on a timely basis to purchase the following vehicle for the Building Department;

- **(1) 2022 Jeep Compass Limited 4x4**

**WHEREAS**, the purchase price is

Vehicle Price: **\$ 36,554.00**

**WHEREAS**, this vehicle was not in stock under State Contract vendors and falls under the purchasing bid threshold; and

**WHEREAS**, the Chief Financial Officer has determined that sufficient funds are available in the Construction Code Trust Fund Account; and

**WHEREAS**, the Township of River Vale intends to enter into a Purchase contract with Leaseco Automotive, 1340 Teaneck Road, Teaneck, New Jersey through this resolution and properly executed contracts.

**NOW THEREFORE BE IT RESOLVED**, that the Township of River Vale authorizes the Purchasing Agent to purchase the above listed vehicle from Leaseco Automotive.

**Resolution #2022-88**

**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:	\$	238,321.49
RESERVE CURRENT ACCOUNT claims in the amount of:	\$	171,045.20
GOLF COURSE UTILITY OPERATING ACCOUNT claims in the amount of:	\$	76,830.31
RESERVE GOLF COURSE UTILITY OPERATING ACCT claims in the amount of:	\$	5,238.85
FEDERAL/STATE GRANT ACCOUNT claims in the amount of:		
ANIMAL TRUST ACCOUNT claims in the amount of:		
SNOW REMOVAL TRUST ACCOUNT claims in the amount of:	\$	2,021.20
RECREATION TRUST ACCOUNT claims in the amount of:	\$	3,326.00
PRIVATE DUTY TRUST ACCOUNT claims in the amount of:	\$	48,547.26
UNEMPLOYMENT TRUST ACCOUNT claims in the amount of:		
HOUSING TRUST ACCOUNT claims in the amount of:	\$	43.75
JUNIOR POLICE ACADEMY TRUST ACCOUNT claims in the amount of:		
GOLF COURSE UTILITY CAPITAL ACCOUNT claims in the amount of:	\$	189,144.90
OPEN SPACE TRUST ACCOUNT claims in the amount of:		
CAPITAL ACCOUNT claims in the amount of:	\$	28,431.39
PLANNING BOARD TRUST ACCOUNT claims in the amount of:	\$	955.45
SPECIAL TRUST ACCOUNT claims in the amount of:	\$	19,747.40
ZONING BOARD TRUST ACCOUNT claims in the amount of:	\$	43.00
<b>TOTAL CLAIMS TO BE PAID</b>	<b>\$</b>	<b>783,696.20</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:	\$	4,758,404.07
RESERVE CURRENT ACCOUNT claims in the amount of:	\$	40,281.51
GOLF COURSE UTILITY OPERATING ACCOUNT claims in the amount of:	\$	172,471.18
RESERVE GOLF COURSE UTILITY OPERATING ACCT claims in the amount of:	\$	18,583.00
TRUST ACCOUNT claims in the amount of:		
ANIMAL TRUST ACCOUNT claims in the amount of:		
UNEMPLOYMENT TRUST claims in the amount of:	\$	16,952.26
RECREATION TRUST ACCOUNT claims in the amount of:	\$	7,154.58
PAYROLL AGENCY TRUST ACCOUNT claims in the amount of:	\$	1,654.86
PRIVATE DUTY TRUST ACCOUNT claims in the amount of:		
TAX SALE REDEMPTION TRUST ACCOUNT claims in the amount of:		
TAX SALE PREMIUM TRUST ACCOUNT claims in the amount of:		
JUNIOR POLICE ACADEMY TRUST ACCOUNT claims in the amount of:		
GREEN ACRES TRUST ACCOUNT claims in the amount of:		
UTILITY CAPITAL ACCOUNT claims in the amount of:		
CAPITAL ACCOUNT claims in the amount of:	\$	21,318.00
BUILDERS ESCROW ACCOUNT claims in the amount of:		
PLANNING BOARD TRUST ACCOUNT claims in the amount of:		
ZONING BOARD TRUST ACCOUNT claims in the amount of:		
<b>TOTAL CLAIMS PAID</b>	<b>\$</b>	<b>5,036,819.46</b>
 <b>TOTAL BILL LIST RESOLUTION</b>	 <b>\$</b>	 <b>5,820,515.66</b>

**MANUAL DISBURSEMENTS  
BILL LIST FOR February 28, 2022**

1/28/202		
2 Transfer Payroll	\$	338,711.73
2/15/202		
2 Transfer Payroll	\$	346,746.20
2/28/202		
2 Transfer Payroll	\$	338,752.84
 <b>TOTAL STATUTORY ACCOUNT DISTRIBUTIONS</b>	 <b>\$</b>	 <b>1,024,210.77</b>

**ROLL CALL VOTE**

Councilman Donovan, Councilman Criscuolo, Councilwoman Sieg and Council President Bromberg voted yes. Councilman Ben-Yishay was absent.

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**There were no Ordinances for 1<sup>st</sup> or 2<sup>nd</sup> Reading**

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**2<sup>nd</sup> Hearing of the Public**

Motion by Councilwoman Sieg; second by Councilman Criscuolo to open the meeting to the public.

There being no questions or comments from the public. Motion by Councilman Criscuolo; second by Councilman Donovan to close the hearing of the public.

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**ADJOURNMENT**

Motion by Councilwoman Sieg; second by Councilman Criscuolo to adjourn the meeting at 8:13pm.

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Council President Bromberg

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ATTEST:

*Karen Campanelli, Township Clerk*

