MINUTES
Regular Council Meeting
Monday, October 26, 2026
Council Chambers 7:30pm

CALL THE MEETING TO ORDER

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

SALUTE TO FLAG

Council Vice President Sieg asked all in attendance to join her in a Salute to the Flag.

SUNSHINE LAW STATEMENT

Council Vice President Sieg 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 and on the Township website."

ROLL CALL

Councilman Ziccarelli, Councilman Tolomeo, Councilman Ben-Yishay, and Council Vice President Sieg were present. Council President Criscuolo was absent.

Also present: Mayor Mark Bromberg, Township Attorney Silvana Raso, Township Engineer Chris Statile, and Township Clerk Karen Campanelli.

Mayor's Comments

Mayor Bromberg provided a brief update on the New Public Safety Complex. He explained that they have signed off on the major accreditations, there are still a few items outstanding but hopefully they can move in early November.

Council Comments

Councilman Ziccarelli had no comments this evening.

Councilman Tolomeo reported that he attended the Friends of the Library Book Sale on October 17th. There was a constant stream of people during the event, which was very good.

Council Vice President Sieg added that they are very fortunate to have the Library and the people that run it.

Councilman Ben-Yishay had no comments this evening.

Council Vice President Sieg had no comments this evening.

Presentation Hills Valley Coalition
Jennifer Charnow/Jennifer Zimmerman/Marissa Watters

Jennifer Charnow stated that they will email the Mayor and Council a copy of this evening's presentation as well.

Jennifer Charow introduced herself and stated that she lives in Woodcliff Lake. Next, Jennifer Zimmerman introduced herself and she is the Student Assistance Coordinator at Pascack Hills High School. And Marissa Watters introduced herself, she is a Montvale resident and works at Pascack Hills High School as a Learning Consultant. Ms. Charnow added that collectively they are the Hills Valley Coalition leadership and they've been running the Coalition since 2020.

Ms. Charnow explained that the Coalition has been in existence for 20 plus years and basically the four towns, Hillsdale, River Vale, Montvale and Woodcliff Lake, joined together to appoint the Hills Valley Coalition to oversee of all Stigma Free programs. Ms. Charnow added that this was a good way to share resources and information. The Coalition partners with the schools, Police Departments and the Mayors and Councils of the communities. They provide free community education; they have quarterly Zoom meetings, which allows more participation from their partners in the community including student representation. She noted that this is a good way to stay on the pulse of the mental health needs of the community. Ms. Zimmerman stressed the importance of student representation which brings their perspective.

Ms. Charnow detailed how they share information about their events; through constant contact, their quarterly meetings, the school's weekly folders and articles in The Pascack Press. She explained that they have many programs that address different mental health issues from eating disorders, drug use, anxiety, depression, bullying and the dangers of social media. Ms. Charnow mentioned how helpful the Police Departments have been, including River Vale Detective Dan Kristan who gave a presentation on sextortion. She also reviewed several of their upcoming programs including getting a Buster Box in your town, Digital Safety, Healing Space in School, Red Ribbon Week, and Disorder Awareness Month. Ms. Zimmerman added that she feels it's very important to have uniform programming in both High Schools.

Ms. Charnow stated that the Hills Valley Coalition is not connected to the schools, rather they are representatives of the municipalities. She added that the schools do allow them to use their space, which is very helpful and a cost savings. She was happy to report that Park Ridge has asked to become part of the Coalition. She continued that they are asking River Vale to stay committed financially to the Coalition. Ms. Charnow also asked that they designate a Stigma Free Coordinator and a Council liaison. Their goal is to increase communication and to let them know what the Coalition is doing for their kids and the community.

Councilman Tolomeo questioned when the meetings are held. Ms. Charnow will email the meeting details but usually the meetings are an hour long and held the first Monday in October, December, February and April/May. She added that usually the Stigma Free Coordinator is a parent that is connected to the school which is a good way to share information about their events.

Ms. Watters added that they are trying to connect with the parents in the elementary and middle schools and provide programming. She also launched the nationwide initiative Wait till Eight, that has parents pledge to wait until the end of eight grade to give their child a smart phone. Ms. Watters stressed the dangers associated with access to the internet, social media and their impact on young developing brains. She reported that over 250 families in the Pascack Valley area made the pledge. She explained that they are doing what they can to get their kids to have connections in real life and create a stronger community.

Councilman Ben-Yishay questioned how they raise money, if they are a registered 501-C3 and how does he get that information. Ms. Charnow responded they are and she will email him the information. She added that people do give them donations through their foundations and businesses in the community. Ms. Zimmerman added that they also use their connections to get people in the community to donate their services.

Ms. Charnow spoke about the dangers of fentanyl and concluded that our kids health, our families and communities are bi-partisan, and they are trying to keep them as safe as they can. They can't change the world, but they can certainly try to make a positive difference.

She thanked the Mayor and Council for their time and support.

Township Engineer Report

Mr. Statile reported that he has been working on finishing up the Road Program with the contractor. He finished surveying the intersection at Piermont and Rivervale Road which he will send to the County so they can start on the design of the traffic signal installation.

He next reported that Lake Tappan Village has submitted their foundation plans to the Building Department. Mr. Statile has been working with Rich Campanelli on the location of the new DPW Storage building.

1st Hearing of the Public

Motion by Councilman Tolomeo second by Councilman Ben-Yishay to open the meeting to the public.
All in Favor: Aye

There being no questions or comments from the public. Motion by Councilman Ben-Yishay second by Councilman Tolomeo to close the hearing of the public.
All in Favor: Aye

RESOLUTIONS

Motion by Councilman Ben-Yishay second by Councilman Tolomeo to approve Resolutions #2026-210 through Resolution #2026-220 as a Consent Agenda as follows:

Resolution #2026-210

RESOLUTION APPROVING MINUTES OCTOBER 13, 2026, COUNCIL MEETING

BE IT RESOLVED, by the Township Council of the Township of River Vale, that the minutes of the October 13, 2026, Council meeting of the Township Council are hereby approved.

Resolution #2026-211

RESOLUTION ACKNOWLEDGING REVIEW AND DISCUSSION OF THE

BEST PRACTICE INVENTORY (2026)

BE IT RESOLVED, by the Township Council of the Township of River Vale that all members of the governing body present at the regularly scheduled meeting of the Township Council on October 26, 2026, have reviewed and discussed the 2026 Best Practice Inventory prepared by the Chief Financial Officer.

Resolution #2026-212

RESOLUTION

(Refund Building Permit Fee)

WHEREAS, Built Right Generators had applied and paid for a generator permit for 633 Arbor Court on behalf of the homeowner; and

WHEREAS, the homeowner has canceled the project; and

WHEREAS, the contractor is requesting a refund of the permit fee.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of River Vale, that the permit fee be refunded.

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:

"Built Right Generators"
Mail to:
Built Right Generators
381 St. Nicholas Avenue
Haworth, NJ 07641
Refund Amount: $ 380.00

Resolution #2026-213

RESOLUTION CONFIRMING CONTRACT WITH APPROVED STATE VENDOR FOR CONTRACTING UNITS PURSUANT TO N.J.S.A. 40A:11-2A (GOLF CAR SPECIALTIES)

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 a need on a timely basis to lease Seventy (70) new 2027 Yamaha Gas Golf Carts, one (1) Beverage Cart and seventy (70) GPS Systems utilizing State contracts; and

WHEREAS, the State Contract prices are as follows:

LEASE OPTION (70) 2027 Drive 2 EFI Gas Cars – 48 MONTHS

Year	Monthly Payments	Payments	Yearly Payment
2027	$7,744.56	May – December	$61,956.48
2028	$7,744.56	January - December	$92,934.72
2029	$7,744.56	January - December	$92,934.72
2030	$7,744.56	January – December	$92,934.72
2031	$7,744.56	January - February	$15,489.12

LEASE OPTION (1) 2027 Yamaha Deluxe Bistro Beverage Unit – 48 MONTHS

Year	Monthly Payments	Payments	Yearly Payment
2027	$435.94	May - December	$3,487.52
2028	$435.94	January – December	$5,231.28
2029	$435.94	January – December	$5,231.28
2030	$435.94	January – December	$5,231.28
2031	$435.94	January - February	$871.88

LEASE OPTION (70) 2027 YamaTrack Units– 48 MONTHS

Year	Monthly Payments	Payments	Yearly Payment
2027	$2,971.50	May - December	$23,772.00
2028	$2,971.50	January – December	$35,658.00
2029	$2,971.50	January – December	$35,658.00
2030	$2,971.50	January – December	$35,658.00
2031	$2,971.50	January - February	$5,943.00

WHEREAS, the lease term shall be five (5) years beginning January 1, 2027, and ending December 31, 2031; and

WHEREAS, the Chief Financial Officer has certified that sufficient funds are available in the Golf Course Operating Account; and

WHEREAS, the Township of River Vale intends to enter a Purchase contract with Golf Car Specialties, 3363 W. Ridge Pike, Pottstown, Pennsylvania, 19464 (Sourcewell Contract: 091024-YGC) 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 lease the above listed from Golf Car Specialties pursuant to all conditions of the individual State contracts.

Resolution #2026-214

AWARD A CONTRACT TO EAW SECURITY FOR THE INSTALLATION OF SECURITY CAMERAS

AT THE RIVER VALE SENIOR/COMMUNITY CENTER

WHEREAS, on August 26, 2026, the Township received a proposal for the installation of (14) Turing AI Cameras at the River Vale Senior/Community Center; and,

WHEREAS, the proposal received from EAW Security, 1601 North Main Street, Suite 118, Warrington, Pennsylvania has been reviewed and is hereby accepted at the price of

Amount: $ 22,647.23

WHEREAS, the Chief Financial Officer has certified that sufficient funds are available in the Open Space Account (6-19-56-855-200).

NOW THEREFORE BE RESOLVED by the Township Council of the Township of River Vale that the Business Administrator is hereby authorized to sign a contract with EAW Security for the installation of (14) Turing AI Cameras at the River Vale Senior/Community Center as detailed in the proposal.

Resolution #2026-215

AWARD A CONTRACT TO EAW SECURITY FOR THE INSTALLATION OF SECURITY CAMERAS

MARK LANE COMPLEX

WHEREAS, on August 26, 2026, the Township received a proposal for the installation of (13) Turing AI Cameras at the Mark Lane Sports Complex; and,

WHEREAS, the proposal received from EAW Security, 1601 North Main Street, Suite 118, Warrington, Pennsylvania has been reviewed and is hereby accepted at the price of

Amount: $ 29,796.68

WHEREAS, the Chief Financial Officer has certified that sufficient funds are available in the Open Space Account (6-19-56-855-200).

NOW THEREFORE BE RESOLVED by the Township Council of the Township of River Vale that the Business Administrator is hereby authorized to sign a contract with EAW Security for the installation of (13) Turing AI Cameras at the Mark Lane Sports Complex as detailed in the proposal.

Resolution #2026-216

AWARD A CONTRACT TO EAW SECURITY FOR THE INSTALLATION OF SECURITY CAMERAS DPW BUILDING

WHEREAS, on August 26, 2026, the Township received a proposal for the installation of (15) Turing AI Cameras at the DPW Building located at 320 Rivervale Road; and,

WHEREAS, the proposal received from EAW Security, 1601 North Main Street, Suite 118, Warrington, Pennsylvania has been reviewed and is hereby accepted at the price of

Amount: $ 22,105.15

WHEREAS, the Chief Financial Officer has certified that sufficient funds are available in the Capital Account (C-04-55-923-022).

NOW THEREFORE BE RESOLVED by the Township Council of the Township of River Vale that the Business Administrator is hereby authorized to sign a contract with EAW Security for the installation of (15) Turing AI Cameras at the DPW Building as detailed in the proposal.

Resolution #2026-217

AWARD A CONTRACT TO EAW SECURITY FOR THE INSTALLATION OF SECURITY CAMERAS RIVER VALE TOWN HALL

WHEREAS, on August 26, 2026, the Township received a proposal for the installation of (16) Turing AI Cameras at the River Vale Town Hall building located at 406 Rivervale Road; and,

WHEREAS, the proposal received from EAW Security, 1601 North Main Street, Suite 118, Warrington, Pennsylvania has been reviewed and is hereby accepted at the price of

Amount: $ 30,844.30

WHEREAS, the Chief Financial Officer has certified that sufficient funds are available in the Capital Account (C-04-55-924-001).

NOW THEREFORE BE RESOLVED by the Township Council of the Township of River Vale that the Business Administrator is hereby authorized to sign a contract with EAW Security for the installation of (16) Turing AI Cameras at the River Vale Town Hall as detailed in the proposal.

Resolution #2026-218

AWARD A CONTRACT TO EAW SECURITY FOR THE INSTALLATION OF SECURITY CAMERAS RIVER VALE COUNTRY CLUB

WHEREAS, on September 8, 2026, the Township received a proposal for the installation of (32) Turing AI Cameras at the River Vale Country Club; and,

WHEREAS, the proposal received from EAW Security, 1601 North Main Street, Suite 118, Warrington, Pennsylvania has been reviewed and is hereby accepted at the price of

Amount: $ 51,080.15

WHEREAS, the Chief Financial Officer has certified that sufficient funds are available in the Golf Course Capital Account (C-27-55-924-013).

NOW THEREFORE BE RESOLVED by the Township Council of the Township of River Vale that the Business Administrator is hereby authorized to sign a contract with EAW Security for the installation of (32) Turing AI Cameras at the River Vale Country Club as detailed in the proposal.

Resolution #2026-219

AWARD A CONTRACT TO EAW SECURITY FOR ADDITIONAL WORK AT THE NEW PUBLIC SAFETY COMPLEX

WHEREAS, on August 19, 2026, the Township received a proposal for additional work at the New Public Safety Complex that is outside the original installation scope of work; and

WHEREAS, the proposal received from EAW Security, 1601 North Main Street, Suite 118, Warrington, Pennsylvania has been reviewed and is hereby accepted at the price of

Amount: $ 24,800.00

WHEREAS, the Chief Financial Officer has certified that sufficient funds are available in the Capital Account.

NOW THEREFORE BE RESOLVED by the Township Council of the Township of River Vale that the Business Administrator is hereby authorized to sign a contract with EAW Security for the additional work at the New Public Safety Complex as detailed in the proposal.

Resolution #2026-220

RESOLUTION AUTHORIZING ENTRY INTO A PURCHASE AND SALE AGREEMENT WITH LAKE TAPPAN LLC FOR THE PROPERTY DESIGNATED AS BLOCK 701, LOT 5

WHEREAS, the Township of River Vale (the "Township") is the owner of that certain plot, piece or parcel of land situate, lying and being in the Township of River Vale, County of Bergen, State of New Jersey commonly known as 650 Rivervale Road, River Vale, New Jersey 07675. (the "Property" or "Premises); and

WHEREAS, the Township is party to a Settlement Agreement with Fair Share Housing Center in Mount Laurel litigation under Docket No. BER-L-677-15 ("Settlement Agreement") which requires the development of the Property with a minimum of twelve (12) affordable housing units; and

WHEREAS, M&M Development LLC and ALM Consulting Group LLC, affiliates of Lake Tappan Village LLC (the "Developer"), were designated as Redeveloper of the Property by Resolution No. 2020-124 dated May 11, 2020, for the purpose of developing the Property in accordance with the Settlement Agreement; and

WHEREAS, the Developer has obtained Preliminary and Final Major Site Plan, Use Variance, Design Waivers, Application Waivers, Soil Movement and Bulk Variances Approval from the Joint Planning Board of the Township of River Vale by Resolution dated January 15, 2025 ("Resolution of Approval") for the construction of twelve (12) Affordable Housing units and twenty-three (23) Market Rate for sale units on the Property (the "Project");

WHEREAS, the Resolution of Approval was extended by Resolution dated May 20, 2026; and

WHEREAS the Township and the Developer have entered into a Developer's Agreement dated July 14, 2026; and

WHEREAS, the Parties desire to enter into a Purchase and Sale Agreement in furtherance of the Settlement Agreement and the Resolutions and Developer's Agreement referred to above.

WHEREAS, the Township and the Developer through their respective attorneys have engaged in negotiations and have reached terms for Purchase and Sale Agreement regarding the Property; and

WHEREAS, the Township agrees to the terms and conditions of the Purchase and Sale Agreement in the form attached hereto and desires to endorse the said terms and conditions herein.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of River Vale as follows:

1. The terms of the Preamble are incorporated herein as if set fully at length.

2. The Township Council does hereby approve and authorize entry into the Purchase and Sale Agreement in substantially the same form as attached hereto.

3. The Mayor or Township Administrator is authorized to execute the Purchase and Sale Agreement, and to execute any other documents and take further steps necessary to affect the purposes stated therein.

4. This Resolution shall take effect immediately.

ROLL CALL VOTE

Councilman Ziccarelli, Councilman Tolomeo, Councilman Ben-Yishay, and Council Vice President Sieg voted yes. Council President Criscuolo was absent.

There were no Ordinances for 1st Reading or 2nd Reading

2nd Hearing of the Public

Motion by Councilman Tolomeo second by Councilman Ben-Yishay to open the meeting to the public.
All in Favor: Aye

There being no questions or comments. Motion by Councilman Ben-Yishay second by Councilman Tolomeo to close the meeting to the public.
All in Favor: Aye

ADJOURNMENT

Motion by Councilman Tolomeo second by Councilman Ben-Yishay to adjourn the meeting 8:00pm.
All in Favor: Aye

Council Vice President Sieg

ATTEST: *Karen Campanelli, Township Clerk*