AGENDA

Regular Meeting of the Township Council
Monday, October 26, 2026
Council Chambers 7:30pm
Mayor Mark Bromberg
Council President Paul Criscuolo, Council Vice President Denise Sieg,
Councilman Ari Ben-Yishay, Councilman Jim Tolomeo, Councilman Joe Ziccarelli

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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, notice is posted at the Municipal Office and on the Township website.

ROLL CALL

1. Township Council
2. Municipal Officials Present

TOWNSHIP COMMUNICATION

1. Mayor's Comments
2. Township Council Comments

Business Administrator's Report

Engineer's Report

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.

RESOLUTIONS

#2026-210—Approve Minutes October 13, 2026, Council meeting
#2026-211—Acknowledge 2026 Best Practices Checklist Inventory
#2026-212—Authorize Refund Building Permit Fee (Built Right Generators)
#2026-213—Award State Contract Golf Cart Lease (Golf Car Specialties)
#2026-214—Award Contract to EAW Security (Cameras RV Senior/Community Center)
#2026-215—Award Contract to EAW Security (Cameras Mark Lane)
#2026-216—Award Contract to EAW Security (Cameras DPW Building)
#2026-217—Award Contract to EAW Security (Cameras Town Hall)
#2026-218—Award Contract to EAW Security (Cameras River Vale Country Club)
#2026-219—Award Contract to EAW Security (Additional Work NPSC)
#2026-220—Authorize the Mayor to Sign Purchase and Sale Agreement with Lake Tappan LLC (Block 701, Lot5)

There are no Ordinances for 1st or 2nd Reading

2nd HEARING OF THE PUBLIC

ADJOURNMENT

Resolution offered:	No. 2026-210
Resolution seconded by:	

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.

Council Member	AYE	NAY	N.V.	A.B		Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	☐	☐	☐	☐		TOLOMEO	☐	☐	☐	☐
CRISCUOLO	☐	☐	☐	☐		ZICCARELLI	☐	☐	☐	☐
SIEG	☐	☐	☐	☐						

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

Dated: October 26, 2026

I hereby certify that this is a true copy of the Resolution passed by the Township Council at their meeting held on: _____, 2026 Attest: _____
Karen Campanelli, Township Clerk

Resolution offered:	No. 2026-211
Resolution seconded by:	

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.

Council Member	AYE	NAY	N.V.	A.B		Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	☐	☐	☐	☐		TOLOMEO	☐	☐	☐	☐
CRISCUOLO	☐	☐	☐	☐		ZICCARELLI	☐	☐	☐	☐
SIEG	☐	☐	☐	☐						

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Dated: October 26, 2026

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Karen Campanelli, Township Clerk

Resolution offered:	No. 2026-212
Resolution seconded by:	

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

Council Member	AYE	NAY	N.V.	A.B		Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	☐	☐	☐	☐		TOLOMEO	☐	☐	☐	☐
CRISCUOLO	☐	☐	☐	☐		ZICCARELLI	☐	☐	☐	☐
SIEG	☐	☐	☐	☐						

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Dated: October 26, 2026

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Karen Campanelli, Township Clerk

Resolution offered:	No. 2026-213
Resolution seconded by:	

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.

Council Member	AYE	NAY	N.V.	A.B		Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	☐	☐	☐	☐		TOLOMEO	☐	☐	☐	☐
CRISCUOLO	☐	☐	☐	☐		ZICCARELLI	☐	☐	☐	☐
SIEG	☐	☐	☐	☐						

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

Dated: October 26, 2026

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

held on: _____, 2026 Attest: _____
Karen Campanelli, Township Clerk

Resolution offered:	No. 2026-214
Resolution seconded by:	

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.

Council Member	AYE	NAY	N.V.	A.B		Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	☐	☐	☐	☐		TOLOMEO	☐	☐	☐	☐
CRISCUOLO	☐	☐	☐	☐		ZICCARELLI	☐	☐	☐	☐
SIEG	☐	☐	☐	☐						

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held on: _____, 2026 Attest: _____
Karen Campanelli, Township Clerk

Resolution offered:	No. 2026-215
Resolution seconded by:	

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.

Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	☐	☐	☐	☐
CRISCUOLO	☐	☐	☐	☐
SIEG	☐	☐	☐	☐

Council Member	AYE	NAY	N.V.	A.B
TOLOMEO	☐	☐	☐	☐
ZICCARELLI	☐	☐	☐	☐

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Resolution offered:	No. 2026-216
Resolution seconded by:	

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.

Council Member	AYE	NAY	N.V.	A.B		Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	☐	☐	☐	☐		TOLOMEO	☐	☐	☐	☐
CRISCUOLO	☐	☐	☐	☐		ZICCARELLI	☐	☐	☐	☐
SIEG	☐	☐	☐	☐						

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Karen Campanelli, Township Clerk

Resolution offered:	No. 2026-217
Resolution seconded by:	

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.

Council Member	AYE	NAY	N.V.	A.B		Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	☐	☐	☐	☐		TOLOMEO	☐	☐	☐	☐
CRISCUOLO	☐	☐	☐	☐		ZICCARELLI	☐	☐	☐	☐
SIEG	☐	☐	☐	☐						

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Karen Campanelli, Township Clerk

Resolution offered:	No. 2026-218
Resolution seconded by:	

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.

Council Member	AYE	NAY	N.V.	A.B		Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	☐	☐	☐	☐		TOLOMEO	☐	☐	☐	☐
CRISCUOLO	☐	☐	☐	☐		ZICCARELLI	☐	☐	☐	☐
SIEG	☐	☐	☐	☐						

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held on: _____, 2026 Attest: _____
Karen Campanelli, Township Clerk

Resolution offered:	No. 2026-219
Resolution seconded by:	

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.

Council Member	AYE	NAY	N.V.	A.B		Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	☐	☐	☐	☐		TOLOMEO	☐	☐	☐	☐
CRISCUOLO	☐	☐	☐	☐		ZICCARELLI	☐	☐	☐	☐
SIEG	☐	☐	☐	☐						

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Dated: October 26, 2026

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Karen Campanelli, Township Clerk

Resolution offered:	No. 2026-220
Resolution seconded by:	

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.

Council Member	AYE	NAY	N.V.	A.B		Council Member	AYE	NAY	N.V.	A.B
BEN-YISHAY	☐	☐	☐	☐		TOLOMEO	☐	☐	☐	☐
CRISCUOLO	☐	☐	☐	☐		ZICCARELLI	☐	☐	☐	☐
SIEG	☐	☐	☐	☐						

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