



**BOROUGH OF SADDLE RIVER
REGULAR MEETING
MAYOR AND COUNCIL**

AGENDA

**July 20, 2026
7:00 PM**

ZOOM

To log in to the meeting, please use the following website link:

<https://saddleriver-org.zoom.us/j/8411451012?omn=82221600305>

Meeting ID: 841 145 1012

There is no password needed. You may also participate in the virtual meeting telephonically by dialing (301) 715-8592 or (841) 145-1012.

1. CALL TO ORDER

2. PUBLIC NOTICE

Clerk to read: This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting was included in a list of meetings sent to the Record-Herald News and Ridgewood News on January 6, 2026 and advertised in said newspapers on January 9, 2026 and January 16, 2026. Notice to change this meeting to Zoom was posted on borough website and bulletin board in the Municipal Building on July 17, 2026 and has remained continuously posted as the required notices under the Statute. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Municipal Clerk.

Notification of fire exits

3. ROLL CALL

4. PLEDGE OF ALLEGIANCE

5. REPORTS FROM MAYOR AND BOROUGH OFFICIALS

- MAYOR KURPIS
- BOROUGH ADMINISTRATOR
- BOROUGH ENGINEER
- BOROUGH ATTORNEY
- BOROUGH CLERK

6. **OPEN TO PUBLIC COMMENT**

Anyone wishing to address the governing body please give your name (spelling the last name) and address. Please speak in an audible tone and address your comments to the Chair. There will be a three minute time limit per speaker, unless reduced because of the volume of business on the agenda. Please note, public comment is your time. Out of respect and fairness to all, there will be no interruptions or questions answered during your time. No time shall be ceded to anyone else and no time shall be saved for later use. Any responses may be given during the governing body's comments later in the meeting, or as directed by the Chair.

7. **APPROVAL OF MINUTES**

May 1, 2026 - special meeting

May 18, 2026 - regular meeting

June 15, 2026 - regular meeting

June 26, 2026 - special meeting

Minutes

8. **PAYMENT OF BILLS**

BE IT RESOLVED that the bill list attached hereto and made part of this resolution has been approved by the proper personnel, purchase orders were available for review by Council prior to the meeting, was audited by the CFO and has been found to be correct; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Saddle River hereby approve the bill list for payment.

- MOTION
- SECOND
- ROLL CALL

Resolution 152-26

9. **ADOPTION OF ORDINANCE 26-1122**

Title read by Clerk

AN ORDINANCE TO AMEND CHAPTER 65 OF THE SADDLE RIVER BOROUGH CODE RELATING TO AFFORDABLE HOUSING

- COMMENTS FROM GOVERNING BODY
- PUBLIC COMMENT
- MOTION TO ADOPT ORDINANCE
- SECOND

STATEMENT: Ordinance 26-1122 has been approved upon second reading and will be posted on the Saddle River website.

Ordinance 26-1122

10. ADOPTION OF ORDINANCE 26-1123

Title read by Clerk

AN ORDINANCE AUTHORIZING A TAX EXEMPTION AND APPROVING AN AGREEMENT FOR PAYMENTS IN LIEU OF TAXES FOR AN AFFORDABLE HOUSING PROJECT PURSUANT TO N.J.S.A. 52:27D-329.2 ET SEQ.

- COMMENTS FROM GOVERNING BODY
- PUBLIC COMMENT
- MOTION TO ADOPT ORDINANCE
- SECOND

STATEMENT: Ordinance 26-1123 has been approved upon second reading and will be posted on the Saddle River website.

Ordinance 26-1123

11. INTRODUCTION OF ORDINANCE 26-1124

Title read by Clerk

AN ORDINANCE TO AMEND CHAPTER 52 OF THE BOROUGH CODE OF THE BOROUGH OF SADDLE RIVER, COUNTY OF BERGEN AND STATE OF NEW JERSEY RELATING TO THE POLICE DEPARTMENT

- COMMENTS FROM GOVERNING BODY
- MOTION TO INTRODUCE ORDINANCE
- SECOND
- ROLL CALL

STATEMENT: Ordinance 26-1124 has been introduced upon first reading and will be published on the Saddle River website. Said Ordinance will be taken up for further consideration and final passage at a regular meeting of the Mayor and Council to be held on the 17th day of August, 2026

at 7:00 pm or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same.

Ordinance 26-1124

12. CONSENT AGENDA

All matters listed hereunder are considered routine in nature and will be enacted in one motion. Any Council Member may request that an item be removed for separate consideration.

13. CONSENT RESOLUTIONS

153-26 Amend Resolution 141-26 regarding Salary for Communications Officer John Tedesco

154-26 Soil Movement Resolution – 2 Eugene Rd.

155-26 Soil Movement Resolution – 14 Algonquin/167 W. SRR

156-26 Soil Movement Resolution – 20/22 E. Allendale

157-26 Soil Movement Resolution – 2107, 111 and 115 E. Allendale

158-26 Release of Maintenance Bond to CMS Construction Inc.

159-26 Appoint Chief Riedel to Ordinance Review Committee

160-26 Appoint Captain Passaretti to Safety Committee

Consent Resolutions

14. DOES ANY MEMBER OF THE GOVERNING BODY WISH TO PULL RESOLUTION(S) FOR SEPARATE CONSIDERATION?

15. VOTE ON CONSENT RESOLUTIONS

- MOTION
- SECOND

- ROLL CALL

16. NON CONSENT RESOLUTIONS

161-26 AUTHORIZE EXECUTION OF CONTRACT WITH BERGEN COUNTY FOR SNOW REMOVAL SERVICES ON COUNTY ROADS (2026-2028)

- DISCUSSION AMONG GOVERNING BODY
- MOTION
- SECOND
- ROLL CALL

162-26 APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE OLD WOODS ROAD RESURFACING PROJECT

- DISCUSSION AMONG GOVERNING BODY
- MOTION
- SECOND
- ROLL CALL

163-26 RESOLUTION AUTHORIZING THE EXECUTION OF A STATEMENT OF CONSENT A TREATMENT WORKS APPROVAL PERMIT FOR THE CONSTRUCTION OF CERTAIN SANITARY SEWER FACILITIES AND IMPROVEMENTS RELATED TO THE DEVELOPMENT OF PROPERTY LOCATED ON BLOCK 1603, LOTS 1 AND 2.01, AND BLOCK 1401, LOT 24

- DISCUSSION AMONG GOVERNING BODY
- MOTION
- SECOND
- ROLL CALL

164-26 RESOLUTION AUTHORIZING THE EXECUTION OF STATEMENTS OF CONSENT OF A TREATMENT WORKS APPROVAL PERMIT FOR THE CONSTRUCTION OF CERTAIN SANITARY SEWER FACILITIES AND IMPROVEMENTS RELATED TO THE DEVELOPMENT OF PROPERTY LOCATED ON BLOCK 1402, LOTS 23, 24 AND 25

- DISCUSSION AMONG GOVERNING BODY
- MOTION
- SECOND
- ROLL CALL

165-26 RESOLUTION REJECTING ALL BIDS FOR LOWER CROSS ROAD IMPROVEMENTS

- DISCUSSION AMONG GOVERNING BODY

- MOTION
- SECOND
- ROLL CALL

166-26 RESOLUTION AWARDING DOWNES TREE SERVICES INC. FOR RINDLAUB PARK IMPROVEMENTS AND PUTTING GREEN

- DISCUSSION AMONG GOVERNING BODY
- MOTION
- SECOND
- ROLL CALL

Non Consent Resolutions

17. COUNCIL COMMITTEE REPORTS

Council President Christopher DiGirolamo

- Affordable Housing
- Ordinance Review
- Public Safety - Fire
- Re-organization
- Special Events

Councilman Duncan Carpenter

- Zoning Board of Adjustment
- Finance - see attached reports
- Wildlife Management

Councilman David Hekemian

- Planning Board
- Personnel
- Public Safety - Police

Councilman Jonathan Kurpis

- Parks and Recreation

- Landmarks
- OEM/Emergency Mgmt

Councilman Jeffrey Liva

- Board of Education
- Board of Health
- Environmental
- Construction and Zoning Enforcement

Councilman Ravi Sachdev

- Beautification
- Public Information and Transparency
- Water

Budget Reports

18. UNFINISHED AND NEW BUSINESS

19. CLOSED SESSION

Resolution

20. NEW BUSINESS FROM CLOSED SESSION

21. ADJOURNMENT

**RESOLUTION #152-26
BOROUGH OF SADDLE RIVER
BERGEN COUNTY, NJ**

Date: 07/20/26

APPROVAL OF BILLS

BE IT RESOLVED that the bill list attached hereto and made part of this resolution has been approved by the proper personnel, purchase orders were available for review by Council prior to the meeting, was audited by the CFO and has been found to be correct; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Saddle River hereby approve the bill list for payment.

	MOTION	SECOND	AYES	NAYS	ABSTAIN	ABSENT
Carpenter, Duncan						
DiGirolamo, Christopher						
Hekemian, David						
Kurpis, Jonathan						
Liva, Jeffrey						
Sachdev, Ravi						
Kurpis, Albert J., - Mayor						

I hereby certify that this is a true copy of the resolution passed at the meeting held on **July 20, 2026**.

Cindy Kirkpatrick, RMC
Municipal Clerk

BILL LIST
BOROUGH OF SADDLE RIVER
MAYOR & COUNCIL
BILL'S LIST 06/16/2026 TO 07/20/2026

Vendor	PO #	Amount	Description	Account	Invoice
AAA EMERGENCY	260709	1,855.00	FD/3 YEAR SVC SPLIT WITH PARK RIDGE FD	01-2010-25-2652-101	inv#0075509-in d-06/17/26
ACCURATE SECURITY	260829	210.00	BOROUGH HALL LOCK ISSUES	01-2010-26-3102-024	inv#84732 d-05/14/26
ACCURATE SECURITY	260885	142.26	KEYS FOR DPW AND LOCK FOR RINDLAUB	01-2010-26-3102-024	inv#84770 d-06/03/26
ACE REPROGRAPHIC	260898	42.51	PD/JUNE 2026 COPIER CHARGES	01-2010-25-2402-036	inv#149668 d-06/04/26
ACE REPROGRAPHIC	260962	104.11	JUNE 2026 COPIER CHARGES ADMIN/FD	01-2010-20-1002-023	inv#149963 d-06/09/26
ACE REPROGRAPHIC	260962	2.20	JUNE 2026 COPIER CHARGES ADMIN/FD	01-2010-25-2652-023	inv#149963 d-06/09/26
ACTION DATA	260964	1,333.16	JUNE 2026 PAYROLL W/E 06/15 & 06/30/2026	01-2010-20-1302-028	inv#97255 d-06/15/26 inv#97407 d-06/30/26
ADVANTAGE	260877	301.32	PD EMS SUPPLIES	01-2010-25-2402-056	inv#6621 d-06/12/26
AGE'S AUTO, LLC	260803	1,936.36	PD VEHICLE MAINTENANCE #305 & #306	01-2010-26-3152-240	inv#38438 d-02/26/26 inv#38439 d-02/26/26
AIR & GAS	260694	1,966.50	FD/QUARTLY COMPRESSOR SVC (SCBA)	01-2010-25-2652-056	inv#832739 d-06/05/26
AMAZON CAPITAL	260746	87.25	BUSINESS PRIME SUBSCRPTN	01-2010-20-1002-101	order d-05/20/26
			ADMIN/DPW/PD/FD		
AMAZON CAPITAL	260746	87.25	BUSINESS PRIME SUBSCRPTN	01-2010-25-2402-101	order d-05/20/26
			ADMIN/DPW/PD/FD		
AMAZON CAPITAL	260746	87.25	BUSINESS PRIME SUBSCRPTN	01-2010-25-2652-101	order d-05/20/26
			ADMIN/DPW/PD/FD		
AMAZON CAPITAL	260746	87.25	BUSINESS PRIME SUBSCRPTN	01-2010-26-3102-101	order d-05/20/26
			ADMIN/DPW/PD/FD		
AMAZON CAPITAL	260879	49.38	PD TENT LIGHTS	01-2010-25-2402-050	inv#1144-r3r4-g1f6 d-06/09/26
AMAZON CAPITAL	260965	94.98	VARIOUS	01-2010-20-1202-036	1HFC9YN4YV9Q/17DKNY6M1993/1CLYLQ9CFHGF
			SUPPLIES/CLERK/MUSEUM/FINANCE		
AMAZON CAPITAL	260965	35.68	VARIOUS	01-2010-20-1302-036	1HFC9YN4YV9Q/17DKNY6M1993/1CLYLQ9CFHGF
			SUPPLIES/CLERK/MUSEUM/FINANCE		
AMAZON CAPITAL	260965	58.45	VARIOUS	01-2010-20-1752-030	1HFC9YN4YV9Q/17DKNY6M1993/1CLYLQ9CFHGF
			SUPPLIES/CLERK/MUSEUM/FINANCE		
AMAZON CAPITAL	260966	144.84	CLERK & BLDG SUPPLIES	01-2010-20-1202-036	1KQCKC6WXY4G/1GYL3JGTWJLP/16YR7T971PYV
AMAZON CAPITAL	260966	67.98	CLERK & BLDG SUPPLIES	01-2010-22-1952-036	1KQCKC6WXY4G/1GYL3JGTWJLP/16YR7T971PYV
AMAZON CAPITAL	260971	605.07	EMERGENCY LIGHTS, 250 SUPPLIES, AND	01-2010-26-3102-024	var inv d-5/27/26-6/01-26-6/8/26-6/11/26-7/6/
			DPW MISC		
AMAZON CAPITAL	260971	600.56	EMERGENCY LIGHTS, 250 SUPPLIES, AND	01-2010-26-3102-101	var inv d-5/27/26-6/01-26-6/8/26-6/11/26-7/6/
			DPW MISC		
AMAZON CAPITAL	260978	492.14	DPW/PETRO CLEAR FILTERS	01-2010-26-2902-101	inv#1v97-kwph-4wxy d-05/04/26
AMERICANWEAR, INC.	260733	565.38	JUNE 2026 -APRIL-DECEMBER UNIFORMS &	01-2010-26-3102-101	#10450559/52765/54935/57129d06/04,11,18,25/26
			MATS		
AT&T	260644	34.98	JUNE 2026 TELECOMMUNICATION BLNKT	01-2010-31-4402-076	bill d-06/19/26 acct#030 187 5382 001
AWARENESS	260384	550.00	PD TRAINING J. WELLS #340	01-2010-25-2402-042	inv#2801 d-05/20/26
AVON ENTERPRISE,	260387	728.16	PD EQUIPMENT	01-2010-25-2402-050	inv#inus454015 d-06/16/26
BDR SUPPLY INC.	260886	74.88	TIRE REPAIR FOR WING MOWER	01-2010-26-3102-039	inv#337923 d-05/29/26

Vendor	PO #	Amount	Description	Account	Invoice
BDR SUPPLY INC.	260891	2,106.62	REPLACEMENT WEEDWACKERS, BLOWERS AND PARTS	01-2010-26-3102-038	inv#338504 d-06/09/26 #338573 d-06/11/26
BERGEN CO.	260946	36,282.50	3RD INSTALLMENT 2026 JIF PAYMENT	01-2010-23-2102-090	inv#ber67-2026 d-12/16/25
BERGEN CO.	260946	36,282.50	3RD INSTALLMENT 2026 JIF PAYMENT	01-2010-23-2150-142	inv#ber67-2026 d-12/16/25
BERGEN MUNICIPAL	260806	117,133.32	JULY 2026 BMED BILLING	01-2010-23-2202-092	group #1427
BLUETRITON BRANDS,	260642	126.92	05/25-06/24/2026 B/H 8 MONTH DRINKING WATER B	01-2010-26-3102-101	inv#06f6704231353 acct#6704231353
BOROUGH OF RAMSEY	260968	905.72	SR DAY EVENT RAMSEY PD ASST	01-2010-25-2401-014	inv#26-01 d-07/06/26
BRAEN STONE	260888	291.11	ASPHALT FOR POTHOLE REPAIR	01-2010-26-2902-104	inv#234577 d-05/16/26
BRT TECHNOLOGIES,	260940	424.36	PRC POWERPAD ANN LIC RENEWAL 2026/2027	01-2010-20-1502-036	inv#5448 d-07/01/26
BRUNO ASSOCIATES,	260640	1,833.33	JUNE 2026 PROF GRANT WRITING BLANKET	01-2010-20-1002-101	inv#8775 d-06/30/26
C&C TIRE, INC.	260801	1,887.84	PD VEHICLE TIRE PURCHASE	01-2010-26-3152-240	inv#114162 d-06/16/26
CAMPBELL	251386	921.05	FD/MISC VEHICLE REPAIRS #1131/#1133/#1141	01-2030-26-3152-255	r101015077:01/:02/r101014990:02/r101015303:01
CAMPBELL	251487	1,986.09	FD/#1133 BRAKE RPLCMNT/MISC RPRS#1131/1141	01-2030-26-3152-255	#r101015077:01/:02/r101014990:02/r101015303:0
CAMPBELL	260076	3,770.53	FD/SNOW CHAINS	01-2010-26-3152-255	inv#r101014320:01 d-02/12/26
CAMPBELL	260944	5,657.60	FD/MISC. VEHICLE REPAIRS #1131/1133/1141	01-2030-25-2652-101	r101015077:01/:02/r101014990:02/r101015303:01
CAROL A. TYLER	260855	485.00	MAY 2026 ANIMAL CONTROL SERVICES	01-2010-27-3402-500	may 2026 animal control & emergency svc
CATALIS PUBLIC	260969	5,949.12	ANN RNWL 2026/2027 CONTENT MNGMNT	01-2010-20-1002-156	inv#inv308376838 d-07/09/26
CHRISTINE CAREY	260533	1,000.00	JULY 2026 SR MUNI PROSCTR BLNKT PYMNTS	01-2010-25-2752-115	inv d-01/12/26
CHRISTOPHER HORST	260856	250.00	SRPD/ON LOCATION PHOTO SHOOT	01-2010-25-2402-036	inv#0004 d-05/19/26
CHRISTOPHER	260545	771.93	2026 250TH CLBRTN EVOLUTIONARY FLAGS	01-2010-30-4202-101	inv#26-0545 d-05/22/26-museum flags
CHRISTOPHER	260816	6,500.00	BSR 250 CLBRTN BUCKET TRK&OPERATOR	01-2010-30-4202-101	inv#26-0816 d-07/03/26 set up decorations
CHRISTOPHER YONNES	260883	600.00	MAY RT. 17 INT MAINT.	01-2010-26-3102-029	inv#44901 d-05/31/26
COMMUNICATIONS ENG	260643	66.54	JULY 2026 DOOR READER BLANKET	01-2010-26-3102-101	inv#11463 d-07/02/26
D'AGOSTINO	260798	1,143.00	SPRING 2026 FLOWERS	01-2010-26-3102-026	#41 d-05/12/26 #105 d-05/14/26 #176 d-05/20/2
DANNIE CHASE	260836	814.62	TREE PLANTING AT RINDLAUB PARK	01-2010-27-3352-101	inv d-06/01/26
DOOR WORKS, INC	260882	2,734.00	EMS DOOR REPAIR - VALLEY ACCIDENT	01-2010-26-3102-024	inv#33599 d-06/29/26
DOWNES FOREST	260842	783.00	MULCH FOR WALSH BRIDGE AREA	01-2010-26-3102-024	inv#1090 d-06/23/26
DOWNES TREE	260923	600.00	CHRISTMAS LIGHTS INSTLTN&REMOVAL	01-2010-30-4202-102	inv#invdow51940 d-03/31/26
DOWNES TREE	260923	800.00	CHRISTMAS LIGHTS INSTLTN&REMOVAL	01-2030-30-4202-102	inv#invdow51940 d-03/31/26
DTS TRUCKING, LLC	260884	287.50	METAL BOX AND STREET SWEEPINGS	01-2010-26-2902-101	#invdts74879#invdts75264#invdts77092d04-05/26
DTS TRUCKING, LLC	260884	1,840.00	METAL BOX AND STREET SWEEPINGS	01-2010-26-2902-106	#invdts74879#invdts75264#invdts77092d04-05/26
DUTRA EXCAVATING	260828	225.00	SNAKE RINDLAUB TOILET	01-2010-26-3102-024	inv d-05/14/26
DVL CUSTOM	260921	1,150.00	RINDLAUB FIELD HOUSE SOFFIT REPAIRS	01-2010-26-3102-024	inv#2026020-1 d-06/06/26
ELIZABETH F. STEWART	260858	125.00	250TH CELEBRATION TREE PLANTING	01-2010-27-3352-027	inv#2026-06-26 d-06/01/26
ESI EQUIPMENT, INC.	260693	1,862.00	FD/YEARLY SVC HOLMATRO RESCUE TOOLS	01-2010-25-2652-056	inv#26-1005 d05/22/26
FRIDMAN BROS	260893	556.06	ELECTRICAL SUPPLIES FOR MUSEUM AND ARCHENBACH	01-2010-26-3102-024	inv#3838809-00 d-06/05/26

Vendor	PO #	Amount	Description	Account	Invoice
FILEBANK, INC.	260586	177.40	JULY 2026 MONTHLY FILE STORAGE	01-2010-20-1202-036	inv#139362 d-06/15/26
FILEBANK, INC.	260586	177.40	JUNE 2026 MONTHLY FILE STORAGE	01-2010-20-1202-036	inv#0139362 d-06/15/26
FIRE FILE LLC	260865	3,695.00	FD/2026 YEARLY CODES SOFTWARE	01-2010-25-2652-101	inv#1294 d-02/23/26
FORCE TERMITE &	260771	320.00	JULY 2026 PEST CONTROL BLANKET	01-2010-26-3102-101	inv#209348 d-07/08/26
FORCE TERMITE &	260771	320.00	JUNE 2026 PEST CONTROL BLANKET	01-2010-26-3102-101	inv#208679 d-06/11/26
GLATFELTER	260861	9,223.20	ANN RENEWAL SR VOL FD TERM LIFE INS.	01-2010-43-5200-552	369719134d6/3/26c/c#c05436policy#met301806r-0
GTBM, INC.	260948	5,544.00	E-MAIL DOMAIN BOROUGH HALL	01-2010-20-1002-059	inv#i-10998 d-05/05/26
HOME RESOURCES OF	260590	225.77	FD/JUNE 2026 MISC. SUPPLIES	01-2010-25-2652-056	inv#235344 d-06/15/26
HOME RESOURCES OF	260782	408.34	JUNE 2026 B & G HARDWARE BLANKET	01-2010-26-3102-038	#228841/229896/233111/235558/236490d-06/2026
HOME RESOURCES OF	260878	67.95	PD FIREARMS TOOLS	01-2010-25-2402-121	inv#231720 d-06/08/26
HUNTINGTON BAILEY,	260868	4,770.00	APRIL 2026 PROF LEGAL SVCS	01-2010-20-1502-028	stmt#44880 d-04/30/26
HUNTINGTON BAILEY,	260869	926.67	APRIL 2026 PROF LEGAL SVCS	01-2010-20-1552-028	stmt#44883/44884/44886/44890 d-04/30/26
HUNTINGTON BAILEY,	260870	1,512.00	APRIL 2026 PROF LEGAL SVCS	01-2630-00-0000-000	stmt#44885 d-04/30/26
HUNTINGTON BAILEY,	260872	1,566.00	APRIL 2026 PROF LEGAL SVCS	01-2010-20-1552-028	stmt#44881 d-04/30/26
HUNTINGTON BAILEY,	260873	324.00	APRIL 2026 PROF LEGAL SVCS	01-2010-20-1552-028	stmt#44882 d-04/30/26
HUNTINGTON BAILEY,	260874	360.00	APRIL 2026 PROF LEGAL SVCS	01-2010-20-1552-028	stmt#44887 d-04/30/26
HUNTINGTON BAILEY,	260924	7,500.00	2ND QTR 2026 PROF LEGAL SERVICES	01-2010-20-1552-028	inv d-06/08/26
HUNTINGTON BAILEY,	260949	2,736.00	MAY 2026 PROF LEGAL SVCS	01-2010-20-1502-028	stmt#45042 d-05/31/26
HUNTINGTON BAILEY,	260950	3,294.00	MAY 2026 PROF LEGAL SVCS	01-2010-20-1552-028	stmt#45044 #45045 d-05/31/26
HUNTINGTON BAILEY,	260951	90.00	MAY 2026 PROF LEGAL SVCS	01-2010-20-1552-028	stmt#45043 d-05/31/26
HUNTINGTON BAILEY,	260952	198.00	MAY 2026 PROF LEGAL SVCS	01-2010-20-1552-028	stmt#45047 d-05/31/26
HUNTINGTON BAILEY,	260953	306.00	MAY 2026 PROF LEGAL SVCS	01-2010-20-1552-028	stmt#45052 d-05/31/26
HUNTINGTON BAILEY,	260954	558.00	MAY 2026 PROF LEGAL SVCS	01-2630-00-0000-000	stmt#45046 d-05/31/26
IDA	260701	206.00	JULY 2026 BLNKT FLEX ADMIN FEES	01-2010-20-1002-101	inv#477336 d-07/01/26
J & C IRRIGATION, INC.	260889	1,043.69	SPRING IRRIGATION STARTUP AND REPAIR	01-2010-26-3102-024	inv#90816d5/21/26#90840d5/23/26#90841d5/23/26
JCT SOLUTIONS	260881	145.00	PD TECH ASSISTANCE	01-2010-25-2402-138	inv#98877 d-06/03/26
LEAF	260929	133.16	JUNE 2026 COPIER CHARGES	01-2010-20-1002-023	inv#20394788 d-06/06/26 acct#100-3308508-003
LEAF	260929	75.41	JUNE 2026 COPIER CHARGES	01-2010-20-1202-023	inv#20394788 d-06/06/26 acct#100-3308508-003
LEAF	260929	47.42	JUNE 2026 COPIER CHARGES	01-2010-22-1952-023	inv#20394788 d-06/06/26 acct#100-3308508-003
LEAF	260929	78.69	JUNE 2026 COPIER CHARGES	01-2010-43-4902-023	inv#20394788 d-06/06/26 acct#100-3308508-003
LEAF	260930	190.68	PD/JUNE 2026 COPIER CHARGES	01-2010-25-2402-036	inv#20405353 d-06/06/26 acct#100-9149491-001
LEAF	260960	141.77	FD/JUNE 2026 COPIER CHARGES	01-2010-25-2652-023	inv#20461773 d-06/20/26 acct#100-3308508-002
LIFESAVERS, INC.	260707	1,053.60	FD/AED ADULT & PEDIATRIC PADS	01-2010-25-2652-093	inv#314352 d-05/19/26
LIVE ACTION SAFETY	260901	213.17	PD EMS SUPPLIES	01-2010-25-2402-056	inv/or#199449 d-06/11/26
MARTIN K. SPENCE, PE	260903	1,782.50	MAY 2026 NJDEP STORMWATER REGULATIONS	01-2010-43-5300-560	inv#bsr0526-7 d-06/02/26
MARTIN K. SPENCE, PE	260904	7,052.37	MAY 2026 MISC. ENGINEERING	01-2010-20-1652-028	inv#bsr0526-3 #bsr0526-4 d-06/02/26
MARTIN K. SPENCE, PE	260905	620.00	MAY 2026 SRWU WATER OPERATIONS	01-2630-00-0000-000	inv#bsr0526-16 d-06/02/26
MARTIN K. SPENCE, PE	260947	500.00	PB/SPECIAL PB MTG 06/16/26 20&22 E.ALLENDALE	01-2010-21-1802-027	pb/inv#special m....d-06/18/26
EVENT SERVICES,	260894	3,490.54	RE-SCHEDULED 250TH TENTS & CHAIRS	01-2010-30-4202-101	inv#i06135 d-06/17/26
MOTOROLA SOLUTIONS	260678	13,650.84	PD LPR CAMERA SERVER ACCOUNT	01-2010-25-2402-138	inv#1411241895 d-04/01/26

Vendor	PO #	Amount	Description	Account	Invoice
NJ DEPT OF	260970	4,806.00	2ND QTR 2026 DCA STATE TRAINING FEES	01-3100- - -	2nd qtr 2026 d-04/01/2026 to 06/30/2026
NW BERGEN REGIONAL	260531	4,750.00	JULY 2026 HEALTH SVCS 8 MNTHS MAY-DEC	01-2010-27-3302-500	inv#26-144 d-07/01/26
OLD TAPPAN DPW	260900	2,590.24	PD/MAY 2026 VEHICLE MNTNC	01-2010-26-3152-240	inv#1564/#1565 d-05/18/26#1573 d-05/29/26
OLD TAPPAN DPW	260922	819.93	DPW REPAIRS CAR#1	01-2010-26-3152-290	inv#1553 d-05/08/26
OPTIMUM BUSINESS	260784	163.34	06/23 TO 07/22/2026 TELECOMM BISHOP HOUSE BLA	01-2010-31-4402-076	acct#07870-030096-03-7 176 e. s. r. rd
OPTIMUM BUSINESS	260786	369.28	06/23 TO 07/22/2026 TELECOMM BLANKET	01-2010-31-4402-076	#07802-088327-01-5/09600-01-1/103533-01-2
OPTIMUM BUSINESS	260787	60.50	07/01 TO 07/31/2026 DPW AMBULANCE ANNEX BLANK	01-2010-31-4402-076	acct#07802-121857-01-0 87 e. allendale rd ann
PRI MANAGEMENT	260823	189.00	RECORDS TRAINING	01-2010-25-2402-042	ord#110618 d-05/15/26
PSE&G	260928	1,503.07	JUNE 2026 PSE&G & NEW WAVE CHARGES	01-2010-31-4302-075	bill d-06/12/26 acct#1301422908
RACHLES/MICHELES	260875	6,669.70	JUNE 2026 FUEL BLANKET	01-2010-31-4602-074	inv#457492/468472/80777 d-06/03,17,26/26
RICHARD MOLINARI	260934	86.21	RMBRSMNT/FOOD/ PD PROMOTIONAL EXAMINATION	01-2010-20-1002-101	d-06/19/26
ROBERT DOWD	260577	9,795.00	PD/PROMOTIONAL EXAM STUDY GUIDE	01-2010-25-2402-101	inv#2026-058 d-06/22/26
ROBERT POLICHT	260859	450.00	RMBRSMNT FOR EMT REFRESHER COURSE	01-2010-25-2652-109	rec d-05/29/26
ROCKLAND ELECTRIC	260931	141.79	05/13 TO 06/17/2026 STREET LIGHTING BLANKET	01-2010-31-4352-075	71678-59655-3/49116-70450-0/29691-51334-4
ROCKLAND ELECTRIC	260931	408.88	05/13 TO 06/18/2026 STREET LIGHTING BLANKET	01-2010-31-4352-075	05/13 to 06/18/26 str svc
ROCKLAND ELECTRIC	260931	222.40	12/23/25 TO 05/26/2026 STREET LIGHTING BLANKE	01-2010-31-4352-075	acct#23384-82897-8 22 e. allendale ave cmra #
ROCKLAND ELECTRIC	260931	700.50	05/22 TO 06/30/2026 STREET LIGHTING BLANKET	01-2010-31-4352-075	05/22 to 06/30/26 str lighting svc
ROCKLAND ELECTRIC	260931	911.47	05/31-06/30/2026 BORO STREET LIGHTS	01-2010-31-4352-075	acct#72662-81000-0/#98918-48006
ROCKLAND ELECTRIC	260932	5,146.70	05/14 TO 06/17/2026 BUILDING BLANKET	01-2010-31-4302-075	05/14/2026 to 06/17/2026 bldg svc
ROCKLAND ELECTRIC	260932	2,166.94	05/26-06/25/2026 BUILDING SVC	01-2010-31-4302-075	05/26 to 06/25/26 bldg svc
ROCKLAND ELECTRIC	260959	396.06	02/27/25 TO 12/23/25 22 E. ALLENDALE CMRA	01-2030-31-4302-075	acct#23384-82897-8
ROCKLAND ELECTRIC	260959	67.00	02/27/25 TO 12/23/25 22 E. ALLENDALE CMRA	01-2030-31-4352-075	acct#23384-82897-8
ROUTE 23 AUTOMALL	260750	613.69	PD VEHICLE MAINTENANCE #310	01-2010-26-3152-240	inv#focs701030 d-05/18/26
ROUTE 23 AUTOMALL	260800	1,717.50	PD VEHICLE MAINTENANCE #301	01-2010-26-3152-240	inv#f0cs702573 d-05/22/26
ROUTE 23 AUTOMALL	260802	1,692.23	PD VEHICLE MAINTENANCE #305	01-2010-26-3152-240	inv#f0cs701654 d-05/28/26
ROUTE 23 AUTOMALL	260863	1,820.34	PD VEHICLE MAINTENANCE #32	01-2010-26-3152-240	inv#f0cs700659 d-06/02/26
SADDLE RIVER	0	7,111.87	PAYROLL 6/30/26	01-2010-20-1001-011	
SADDLE RIVER	0	4,335.22	PAYROLL 6/30/26	01-2010-20-1201-011	
SADDLE RIVER	0	10,012.40	PAYROLL 6/30/26	01-2010-20-1301-011	
SADDLE RIVER	0	2,890.76	PAYROLL 6/30/26	01-2010-20-1451-011	
SADDLE RIVER	0	1,027.19	PAYROLL 6/30/26	01-2010-20-1501-011	
SADDLE RIVER	0	56.99	PAYROLL 6/30/26	01-2010-20-1751-011	
SADDLE RIVER	0	335.69	PAYROLL 6/30/26	01-2010-21-1801-011	
SADDLE RIVER	0	351.00	PAYROLL 6/30/26	01-2010-21-1851-011	
SADDLE RIVER	0	14,070.41	PAYROLL 6/30/26	01-2010-22-1951-011	

Vendor	PO #	Amount	Description	Account	Invoice
SADDLE RIVER	0	141.67	PAYROLL 6/30/26	01-2010-22-1952-113	
SADDLE RIVER	0	105,079.31	PAYROLL 6/30/26	01-2010-25-2401-011	
SADDLE RIVER	0	9,202.43	PAYROLL 6/30/26	01-2010-25-2401-014	
SADDLE RIVER	0	11,434.15	PAYROLL 6/30/26	01-2010-25-2401-015	
SADDLE RIVER	0	104.17	PAYROLL 6/30/26	01-2010-25-2651-011	
SADDLE RIVER	0	667.12	PAYROLL 6/30/26	01-2010-25-2651-012	
SADDLE RIVER	0	9,245.14	PAYROLL 6/30/26	01-2010-25-2652-108	
SADDLE RIVER	0	16,351.82	PAYROLL 6/30/26	01-2010-26-2901-011	
SADDLE RIVER	0	270.44	PAYROLL 6/30/26	01-2010-26-2901-014	
SADDLE RIVER	0	1,458.21	PAYROLL 6/30/26	01-2010-27-3301-011	
SADDLE RIVER	0	102.20	PAYROLL 6/30/26	01-2010-27-3311-011	
SADDLE RIVER	0	56.99	PAYROLL 6/30/26	01-2010-27-3351-011	
SADDLE RIVER	0	84.67	PAYROLL 6/30/26	01-2010-28-7301-011	
SADDLE RIVER	0	4,166.67	PAYROLL 6/30/26	01-2010-42-1080-011	
SADDLE RIVER	0	874.51	PAYROLL 6/30/26	01-2010-43-4901-011	
SADDLE RIVER	0	2,390.00	PAYROLL 6/30/26	01-2010-43-5200-550	
SADDLE RIVER	0	3,611.04	POLICE OS OT 7/15/26 DUE TO PAYROLL	01-1620-00-0000-000	
SADDLE RIVER	0	7,111.87	PAYROLL 7/15/26	01-2010-20-1001-011	
SADDLE RIVER	0	4,335.22	PAYROLL 7/15/26	01-2010-20-1201-011	
SADDLE RIVER	0	10,012.40	PAYROLL 7/15/26	01-2010-20-1301-011	
SADDLE RIVER	0	2,890.76	PAYROLL 7/15/26	01-2010-20-1451-011	
SADDLE RIVER	0	1,027.19	PAYROLL 7/15/26	01-2010-20-1501-011	
SADDLE RIVER	0	56.99	PAYROLL 7/15/26	01-2010-20-1751-011	
SADDLE RIVER	0	835.69	PAYROLL 7/15/26	01-2010-21-1801-011	
SADDLE RIVER	0	351.00	PAYROLL 7/15/26	01-2010-21-1851-011	
SADDLE RIVER	0	14,070.41	PAYROLL 7/15/26	01-2010-22-1951-011	
SADDLE RIVER	0	141.67	PAYROLL 7/15/26	01-2010-22-1952-113	
SADDLE RIVER	0	110,076.41	PAYROLL 7/15/26	01-2010-25-2401-011	
SADDLE RIVER	0	14,376.45	PAYROLL 7/15/26	01-2010-25-2401-014	
SADDLE RIVER	0	12,127.27	PAYROLL 7/15/26	01-2010-25-2401-015	
SADDLE RIVER	0	104.17	PAYROLL 7/15/26	01-2010-25-2651-011	
SADDLE RIVER	0	968.12	PAYROLL 7/15/26	01-2010-25-2651-012	
SADDLE RIVER	0	10,618.63	PAYROLL 7/15/26	01-2010-25-2652-108	
SADDLE RIVER	0	16,735.76	PAYROLL 7/15/26	01-2010-26-2901-011	
SADDLE RIVER	0	641.35	PAYROLL 7/15/26	01-2010-26-2901-014	
SADDLE RIVER	0	1,458.21	PAYROLL 7/15/26	01-2010-27-3301-011	
SADDLE RIVER	0	102.20	PAYROLL 7/15/26	01-2010-27-3311-011	
SADDLE RIVER	0	56.99	PAYROLL 7/15/26	01-2010-27-3351-011	
SADDLE RIVER	0	84.67	PAYROLL 7/15/26	01-2010-28-7301-011	
SADDLE RIVER	0	4,166.67	PAYROLL 7/15/26	01-2010-42-1080-011	
SADDLE RIVER	0	837.01	PAYROLL 7/15/26	01-2010-43-4901-011	

Vendor	PO #	Amount	Description	Account	Invoice
SADDLE RIVER	0	313.19	PAYROLL 7/15/26	01-2010-43-4901-014	
SADDLE RIVER	0	2,390.00	PAYROLL 7/15/26	01-2010-43-5200-550	
SADDLE RIVER	0	50.63	PAYROLL EXPENSE 6/30/26	01-2010-36-4715-525	
SADDLE RIVER	0	15,453.87	PAYROLL EXPENSE 6/30/26	01-2010-36-4722-126	
SADDLE RIVER	0	50.63	PAYROLL EXPENSE 07/15/26	01-2010-36-4715-525	
SADDLE RIVER	0	16,385.60	PAYROLL EXPENSE 07/15/26	01-2010-36-4722-126	
SADDLE RIVER	0	844.55	JUNE 2026 STANDARD PAYMENT	01-2010-43-5200-551	
SHADE TREES	260896	200.00	QUERCUS COCCINA SCARLET OAK #20	01-2010-27-3352-027	inv#49771 d-05/19/26
SR BOARD OF	260945	946,715.84	JULY 2026 SCHOOL TAX LEVY	01-2070-00-0000-000	july 2026 school tax levy
STATELINE FIRE &	260824	72.75	PD FIRE EXTINGUISHER REFILL	01-2010-25-2402-056	inv#2778 d-05/13/26
STERLING	260864	73.50	APRIL 2026 BACKGROUND CHECKS DPW/FD	01-2010-25-2652-101	inv#10675000 d-04/30/26
STERLING	260864	269.08	APRIL 2026 BACKGROUND CHECKS DPW/FD	01-2010-26-2902-101	inv#10675000 d-04/30/26
STORR TRACTOR	260621	466.56	HYDRAULIC REPAIR ON MOWER	01-2010-26-2902-050	inv#1258819 d-06/22/26
SUBURBAN DISPOSAL	260920	55,249.99	MAY 2026 SOLID WASTE COLLECTION	01-2010-26-3052-134	inv#12519 d-06/01/26
SUBURBAN DISPOSAL	260920	15,972.93	MAY 2026 SOLID WASTE COLLECTION	01-2010-32-4652-137	inv#12519 d-06/01/26
T-MOBILE LAW	260850	150.00	PD CELL CARRIER REQUEST	01-2010-25-2402-036	inv#12605110235 d-05/11/26
THE CANNING GROUP,	260602	541.67	JULY 2026 QPA SERVICES BLANKET	01-2010-20-1302-101	inv#sr2026-07 d-07/01 to 07/31/26
TRAFFIC SAFETY &	260892	124.50	SIGNS FOR 250 EVENT	01-2010-26-2902-124	inv#25032 d-06/09/26 #252092 d-06/16/26
TRC LANDSCAPES, LLC	260826	1,250.00	TRENCHING FOR BARN ELECTRIC	01-2010-26-3102-024	inv#8676 d-06/04/26
TREASURER-STATE OF	260902	1,050.00	NJDEP STORMWATER DISCHARGE PERMIT	01-2010-43-5300-560	prgrm intrst id:213986 inv#260460340 d-05/21/
TROPHY KING OF	260860	175.00	PLAQUE FOR CHIEF COSGRIFF	01-2010-20-1002-101	inv#22669 d-05/18/26
TRUGREEN LIMITED	260897	2,655.00	MAY 2026 LAWN CARE MNTNC	01-2010-26-3102-029	inv#225828578d-05/31/26
U.S. POSTAL SERVICES	260876	1,092.00	2026/2027 TAX BILLS FINAL/PRELIMINARY	01-2010-20-1452-023	inv d-06/15/26
			POSTAGE		
URBAN AUTO SPA II,	260700	154.00	PD/JULY 2026 CAR WASHES BLNKT	01-2010-26-3152-240	inv#3284 d-06/30/26
UpCODES, INC.	260895	708.00	FIRE PREV & CONSTR (2) SEATS FOR	01-2010-22-1952-040	inv#254934 d-06/18/26
			UPCODES PRO		
UpCODES, INC.	260895	708.00	FIRE PREV & CONSTR (2) SEATS FOR	01-2010-25-2652-118	inv#254934 d-06/18/26
			UPCODES PRO		
VAN NATTA	260887	576.92	BOROUGH HALL AC REPAIR 1	01-2010-26-3102-024	inv#367787 d-05/26/26
VAN NATTA	260890	1,135.00	BOROUGH HALL AC REPAIR 2	01-2010-26-3102-024	inv#368286 d-06/04/26
VEOLIA WATER	260794	2,800.00	JULY 2026 O&M "THE MAIN" BLANKET	01-2630-00-0000-000	inv#w-sr-318 d-07/01/26
VERIZON	260792	1,502.30	06/10 TO 07/19/2026 BLANKET	01-2010-31-4402-076	06/10 to 07/19/26 telecommunication svc
			TELECOMMUNICATION		
VERIZON	260941	225.29	EARLY CANCELLATION FEE/B H FIRE ALARM	01-2010-31-4402-076	a#450-319-773-0001-37ph#201-825-0219-263-88y
VERIZON CONNECT	260781	285.65	JUNE 2026 DPW & PD VEHICLE TRACKING	01-2010-31-4402-076	inv#627000080837 d-08/01/26
VERIZON WIRELESS	260790	466.31	05/05 TO 06/04/2026 WIRELESS SVC BLNKT	01-2010-31-4402-076	acct#482475708-0001inv#6145273972 d-06/4/26
VERIZON WIRELESS	260790	1,587.44	05/20 TO 06/19/2026 WIRELESS SVC BLNKT	01-2010-31-4402-076	inv#6146535641 inv#6146535642 d-06/19/26
W.B. MASON CO., INC.	260852	245.10	PD OFFICE SUPPLIES	01-2010-25-2402-036	inv#262198828 d-05/27/26#262228341 d-05/28/26
WISS LAW P.C.	260862	227.50	MAY 2025 PROFESSIONAL LEGAL SVCS	01-2010-20-1552-028	inv#20672 d-06/01/26
WINDCLIFF ENERGY	260748	523.72	APRIL 2026 PD VEHICLE MAINTENANCE	01-2010-26-3152-240	#44082/44081/44053/43989 d-04/01,20,29/26
ZOOM VIDEO	260867	2,199.00	ANNUAL 2026 RENEWAL ZOOM BUSINESS	01-2010-20-1002-101	inv#inv360452045 d-07/01/26ac#51477745

Vendor	PO #	Amount	Description
Total Fund 01 CURRENT FUND			1,866,990.20

Account

Invoice

Vendor	PO #	Amount	Description	Account	Invoice
BOROUGH OF SADDLE	0	3,611.04	POLICE OUTSIDE OT 7/15/26 PAYROLL	03-0228- - -	
HUNTINGTON BAILEY,	260958	270.00	APRIL 2026 PROF LEGAL SVCS	03-1601-09-0100-301	stmt#44888 d-04/30/26
JAMES VIRGONA	0	16.21	RETURN ENG/MUNI ESCROW 2004/03	03-2004-03-0000-101	
			ADDITION		
JAMES VIRGONA	0	1,500.00	RETURN ENG/MUNI ESCROW 2004/03	03-2004-03-0000-201	
			ADDITION		
JORDAN WRIGHT	0	18.75	RETURN ENG/MUNI ESCROW 1701/13	03-1701-13-0000-101	
			CABANA		
JORDAN WRIGHT	0	3,000.00	RETURN ENG/MUNI ESCROW 1701/13	03-1701-13-0000-201	
			CABANA		
MARTIN K. SPENCE, PE	260906	1,007.50	PB/MAY 2026 20 & 22 ALLENDALE - MICHAEL'S	03-1605-01-0000-502	pb/inv#bsr0526-11 d-06/02/26
MARTIN K. SPENCE, PE	260907	775.00	FINAL BILLING C/O ISSUED 1701/13	03-1701-13-0000-101	inv#finco-256 d-06/01/26
MARTIN K. SPENCE, PE	260908	155.00	FINAL BILLING C/O ISSUED 2004/03	03-2004-03-0000-101	inv#finco-257 d-06/09/26
MARTIN K. SPENCE, PE	260909	419.55	FINAL BILLING C/O ISSUED 2004/2	03-2004-02-0000-101	inv#finco-255 d-04/30/26
MARTIN K. SPENCE, PE	260909	6.70	FINAL BILLING C/O ISSUED 2004/2	03-2004-02-0000-201	inv#finco-255 d-04/30/26
MARTIN K. SPENCE, PE	260943	600.00	ZB/JUNE 2026 PROF ENGINEERING SVCS	03-1301-47-0000-801	zb/inv#zba0626-2 d-06/18/26
SADDLE RIVER	0	5,517.34	POLICE OUTSIDE OT 6/30/26 PAYROLL	03-0228- - -	
SANDRA SCOTT	0	993.30	RETURN MUNI ESCROW 2004/2 INGROUND	03-2004-02-0000-201	
			POOL		
SCOTT ALAN LEVY	260938	600.00	ZBA/CONSULTING SVCS 1301/47	03-1301-47-0000-801	zb/inv#484 d-06/22/26
SCOTT ALAN LEVY	260957	600.00	ZBA/PROF CONSULTING SVCS 1808/12	03-1808-12-0000-801	zb/inv#486 d-06/23/26
Total Fund 03 TRUST OTHER			19,090.39		

Vendor	PO #	Amount	Description	Account	Invoice
BOSWELL	260942	1,600.00	RMBRSMNT RINDLAUB PERMIT FEE GREEN ACRES	04-2150-55-1074-099	inv#0000215062 d-06/08/26 proj#26sr101pf
HAERTSCH &	260745	6,600.00	NEW BARN WELL INSTALLATION	04-2150-55-9470-005	inv#14544 d-06/21/26
HUNTINGTON BAILEY,	260955	162.00	MAY 2026 PROF LEGAL SVCS	04-2150-55-1087-099	stmt#45049 d-05/31/26
MARTIN K. SPENCE, PE	260910	181.25	MAY 2026 GREEN ACRES GRNT MULTI PURP PATH EXT	04-2150-55-1074-099	inv#bsr0526-8 d-06/02/26
MARTIN K. SPENCE, PE	260911	207.90	MAY 2026 BCOS RINDLAUB PARK PROJECT	04-2150-55-1090-099	inv#bsr0526-9 d-06/02/26
MARTIN K. SPENCE, PE	260912	7,299.75	MAY 2026 FIRE DEPT. ANNEX	04-2150-55-1091-099	inv#bsr0526-10 d-06/02/26
MARTIN K. SPENCE, PE	260913	1,872.70	MAY 2026 NJDOT LOWER CROSS ORD#26-1111-M	04-2150-55-1111-099	inv#bsr0526-1 d-06/02/26
MARTIN K. SPENCE, PE	260914	217.50	FEMA/IDA MAY 2026 7 ADAMS RD DR:4614	04-2150-55-1030-099	fema/inv#bsr0526-6 d-06/02/26
MARTIN K. SPENCE, PE	260915	72.50	FEMA/IDA MAY 2026 74 TWINBRK CLVRT DR:4614	04-2150-55-1030-099	fema/inv#bsr0526-5 d-06/02/26
MARTIN K. SPENCE, PE	260916	77.50	MAY 2026 ANNUAL PAVING	04-2150-55-1074-099	inv#bsr0526-2 d-06/02/26
NORTHEASTERN	260963	199,643.15	PYMNT#5 PSC FD ANNEX RES#25-1091-M	04-2150-55-1091-003	inv pymnt through 06/30/26
Total Fund 04 CAPTIAL			217,934.25		

Vendor	PO #	Amount	Description	Account	Invoice
BURGIS ASSOCIATES,	260797	280.00	APRIL 2026 4TH RND AFH BA4166.02	18-3000- - -	inv#49004 d-05/08/26
BURGIS ASSOCIATES,	260927	120.00	SR AFH 4TH ROUND PLANNING SRVC BA#4166.02	18-3000- - -	inv#49243 d-06/09/26
STICKEL,KOENIG,SULLI	260926	275.00	MAY 2026 AFH PROF LEGAL SVCS	18-3000- - -	inv d-06/09/26
Total Fund 18 COAH TRUST			675.00		

Vendor	PO #	Amount	Description	Account	Invoice
HUNTINGTON BAILEY,	260871	1,206.00	APRIL 2026 PROF LEGAL SVCS	91-2000- - -	stmt#44889 d-04/30/26
HUNTINGTON BAILEY,	260956	108.00	MAY 2026 PROF LEGAL SVCS	91-2000- - -	stmt#45048 d-05/31/26
MARTIN K. SPENCE, PE	260917	387.50	MAY 2026 S.R.DAY1501/7.01 174 CHESTNUT RIDGE	91-2000- - -	inv#bsr0526-13 d-06/02/26
MARTIN K. SPENCE, PE	260918	2,480.00	MAY 2026 AVALON BAY CONSTRUCTION	91-2000- - -	inv#bsr0526-12 d-06/02/26
MARTIN K. SPENCE, PE	260919	387.50	PB/MAY 2026 E. ALLENDALE TOLL BROTHERS	91-2000- - -	pb/inv#bsr0526-14 d-06/02/26
Total Fund 91 DEVELOPERS			4,569.00		

Total Bill List: 2,109,258.84

RESOLUTION

TREASURER

CLERK

**BOROUGH OF SADDLE RIVER
BERGEN COUNTY, NEW JERSEY
LEGAL NOTICE**

NOTICE IS HEREBY GIVEN that the following proposed ordinance will be introduced at a meeting of the Borough Council of the Borough of Saddle River, in the County of Bergen, State of New Jersey, held on the 15th day of June 2026, at 7:00 P.M., or as soon thereafter as said matter can be reached, and that said ordinance will be taken up for further consideration for final passage at the meeting of said Borough Council to be held in the Municipal Building, 100 E. Allendale Road, Saddle River, New Jersey, on the 20th day of July 2026, at 7:00 P.M., or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning the same.

A copy of this ordinance has been posted on the Bulletin Board upon which public notices are customarily posted in the Municipal Building of the Borough, and a copy is available up to and including the time of such meeting to the members of the general public of the Borough who shall request such copies, at the office of the Clerk in said Municipal Building in the Borough of Saddle River, New Jersey.

Cindy Kirkpatrick, RMC
Borough Clerk

ORDINANCE NO. 26-1122

BOROUGH OF SADDLE RIVER

**AN ORDINANCE TO AMEND CHAPTER 65 OF THE SADDLE RIVER
BOROUGH CODE RELATING TO AFFORDABLE HOUSING**

Section 1. Be it ordained by the Mayor and Council of the Borough of Saddle River that Chapter 65 of the Borough Code of Saddle River be amended as follows to add the following subsection:

§ 65-23. Stormwater Management for 100% Affordable Housing Projects

The provisions of Section 181-4(R)(2)(c) shall not apply to any new construction of a One Hundred Percent (100%) affordable housing project undertaken by or at the request of the Borough of Saddle River, to the extent that such provisions exceed any standard promulgated by the State of New Jersey. A 100% affordable development shall comply with State standards.

Section 2. All other provisions of Chapter 65 shall remain unchanged.

Section 3. This Ordinance shall take effect upon adoption as provided by law.

Section 4 Except as provided for herein, all other provisions of the Ordinance shall remain in full force and effect.

Cindy Kirkpatrick, CMC

Albert J. Kurpis, Mayor

**BOROUGH OF SADDLE RIVER
BERGEN COUNTY, NEW JERSEY
LEGAL NOTICE**

NOTICE IS HEREBY GIVEN that the following proposed ordinance will be introduced at a meeting of the Borough Council of the Borough of Saddle River, in the County of Bergen, State of New Jersey, held on the 26th day of June 2026, at 7:00 P.M., or as soon thereafter as said matter can be reached, and that said ordinance will be taken up for further consideration for final passage at the meeting of said Borough Council to be held in the Municipal Building, 100 E. Allendale Road, Saddle River, New Jersey, on the 20th day of July 2026, at 7:00 P.M., or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning the same.

A copy of this ordinance has been posted on the Bulletin Board upon which public notices are customarily posted in the Municipal Building of the Borough, and a copy is available up to and including the time of such meeting to the members of the general public of the Borough who shall request such copies, at the office of the Clerk in said Municipal Building in the Borough of Saddle River, New Jersey.

Cindy Kirkpatrick, RMC
Borough Clerk

ORDINANCE NO. 26-1123

BOROUGH OF SADDLE RIVER

**AN ORDINANCE AUTHORIZING A TAX EXEMPTION AND APPROVING AN
AGREEMENT FOR PAYMENTS IN LIEU OF TAXES FOR AN AFFORDABLE
HOUSING PROJECT PURSUANT TO N.J.S.A. 52:27D-329.2 ET SEQ.**

WHEREAS, the Borough of Saddle River (the "Borough") is the owner of certain real property located at 20 and 22 East Allendale Road, Saddle River, New Jersey, and identified on the Borough Tax Map as Block 1605, Lots 1 and 2 (the "Property"); and

WHEREAS, the Borough acquired the Property utilizing monies from its Affordable Housing Trust Fund in furtherance of its plan to address its constitutional and statutory affordable housing obligations and to facilitate the development of affordable housing within the Borough; and

WHEREAS, the Borough has designated Saddle River Phase 2, LLC, a New Jersey limited liability company (the "Sponsor"), as the developer of a one hundred percent (100%)

affordable age-restricted rental housing project consisting of forty-two (42) affordable rental housing units for very low-, low-, and moderate-income seniors to be constructed on the Property (the "Project"); and

WHEREAS, pursuant to a Developer's Agreement dated May 1, 2026, the Borough has agreed to convey the Property to the Sponsor, or an affiliated ownership entity, at the closing of the financing for the Project in exchange for One Dollar (\$1.00) and other good and valuable consideration; and

WHEREAS, the Borough has utilized Affordable Housing Trust Fund monies in connection with the acquisition of the Property and the development of the Project; and

WHEREAS, the Project will assist the Borough in satisfying its constitutional and statutory affordable housing obligations and implementing its court-approved affordable housing plan; and

WHEREAS, N.J.S.A. 52:27D-329.2 et seq. authorizes municipalities to grant an exemption from real property taxation for affordable housing projects funded, in whole or in part, through municipal affordable housing development fees and/or Affordable Housing Trust Fund monies, provided that the owner of the project agrees to pay an annual charge for municipal services supplied to the project; and

WHEREAS, the Borough and the Sponsor have negotiated an Agreement for Payments in Lieu of Taxes (the "PILOT Agreement") pursuant to N.J.S.A. 52:27D-329.2 et seq.; and

WHEREAS, the Mayor and Council have determined that granting the tax exemption and approving the PILOT Agreement is in the best interests of the Borough and will further the public purposes of providing affordable housing and satisfying the Borough's affordable housing obligations.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Saddle River, County of Bergen, State of New Jersey, as follows:

SECTION 1. Incorporation of Recitals. The foregoing recitals are hereby incorporated as though fully set forth herein.

SECTION 2. Findings. The Mayor and Council hereby find and determine that:

- (a) The Project constitutes an affordable housing project within the meaning of N.J.S.A. 52:27D-329.2 et seq.;
- (b) The Project is being developed with the assistance of Affordable Housing Trust Fund monies utilized by the Borough in connection with the acquisition of the Property and development of the Project;
- (c) The Project will provide forty-two (42) affordable age-restricted rental housing units for very low-, low-, and moderate-income households;

- (d) The Project advances the Borough's affordable housing plan and serves an important public purpose; and
- (e) The granting of the tax exemption authorized herein is in the public interest and authorized by N.J.S.A. 52:27D-329.2 et seq.

SECTION 3. Authorization of Tax Exemption. Pursuant to N.J.S.A. 52:27D-329.2 et seq., the Borough hereby grants a tax exemption for the Project, subject to the terms and conditions set forth in the PILOT Agreement.

SECTION 4. Approval of PILOT Agreement. The Mayor and Borough Clerk are hereby authorized and directed to execute the PILOT Agreement between the Borough and the Sponsor, substantially in the form attached hereto as Exhibit A, which is made a part hereof, and on file in the office of the Borough Clerk, and which provides for an annual service charge equal to 6.28% of Gross Sheltered Rents (defined as total gross residential rental income, less a standard vacancy allowance and project utility expenses as more fully defined in the PILOT Agreement), subject to the minimum annual payment provisions set forth therein.

SECTION 5. Authorization of Borough Officials. The Mayor, Borough Clerk, Borough Administrator, Tax Assessor, Tax Collector, Borough Attorney and all other appropriate Borough officials and professionals are hereby authorized to execute all documents and take all actions necessary to effectuate the purposes of this Ordinance and the PILOT Agreement. The Borough Clerk shall forward a certified copy of the adopted Ordinance and fully executed PILOT agreement to the Borough Tax Assessor within 10 days of execution.

SECTION 6. Severability. If any section, subsection, paragraph, sentence or other provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION 7. Repealer. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 8. Effective Date. This Ordinance shall take effect upon final passage, publication and filing as required by law.

Introduced: June 26, 2026

Adoption:

	MOTION	SECOND	AYES	NAYS	ABSTAIN	ABSENT
Carpenter, Duncan						
DiGirolamo, Christopher						
Hekemian, David						
Kurpis, Jonathan						
Liva, Jeffrey						
Sachdev, Ravi						
Kurpis, Albert J., - Mayor						

I hereby certify the above to be a true copy of an Ordinance **introduced** by the Governing Body of the Borough of Saddle River on June 26, 2026.

Albert J. Kurpis,
Mayor

Cindy Kirkpatrick, RMC
Municipal Clerk

EXHIBIT “A”

AGREEMENT FOR PAYMENTS IN LIEU OF TAXES

THIS AGREEMENT FOR PAYMENTS IN LIEU OF TAXES (this “Agreement”) is made as of this ____ day of _____, 2026 between Saddle River Phase 2 LLC, a New Jersey limited liability company, (the “Sponsor”), having its principal office at 2 Cooper Street, 14th Floor, Camden, New Jersey 08102, and the Borough of Saddle River (the “Municipality”), a municipal corporation having its principal office at 100 East Allendale Road, Saddle River, New Jersey 07458.

WITNESSETH:

WHEREAS, the Sponsor is the contract purchaser of that certain tract of land located in the Borough of Saddle River, Bergen County, New Jersey, identified on the Tax Map of the Borough of Saddle River as Block 1605, Lot 1 & 2 and more fully described and depicted in the tax map attached hereto as Exhibit A (the “Property”); and

WHEREAS, the Sponsor intends to renovate and operate thereupon a 42-unit affordable rental housing project, together with such other improvements as may be necessary in connection therewith, such as landscaping, curbing, and paving (the “Project”); and

WHEREAS, the Municipality will spend a portion of its affordable housing development fees in assisting in the renovation of the Project; and

WHEREAS, the Municipality is authorized, pursuant to certain amendments to the Fair Housing Act, N.J.S.A. 52:27D-301, et seq., which amendments were adopted in 2024, at N.J.S.A. 52:27D-329.2, et seq. (the “Law”), to grant an exemption for real estate taxes for the units of affordable housing being developed or preserved with pursuant to a housing project funded, in whole or in part, through the Municipality’s affordable housing development fees, if the project’s owner agrees to pay to the Municipality an annual charge for municipal services supplied to the Project; and

WHEREAS, as stated above and herein, the Municipality intends to spend affordable housing development fees on the Project; and

WHEREAS, the Municipality has agreed to grant an exemption to the Project for real estate taxes and the Sponsor has agreed to make payments to the Municipality in lieu of real estate taxes; and

WHEREAS, in light of all of the foregoing, the Sponsor and the Municipality desire to enter into this Agreement to memorialize the Sponsor's exemption from real property taxes and its obligation to make payments in lieu of such real property taxes.

NOW, THEREFORE, the Sponsor and the Municipality, in consideration of the mutual undertakings set forth herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound hereby, covenant and agree as follows:

1. This Agreement is made pursuant to the authority contained in Section 52:27D-329.2 of the Law (P.L. 2024, c. 6).

2. On the date (the "Tax Exemption Commencement Date") of the Sponsor's execution of a mortgage encumbering the Property and the Project with a permanent (not merely construction) mortgage lien (the "Mortgage"), the land and improvements comprising the Property and the Project shall be exempt from all ad valorem real property taxes, provided that the Sponsor shall make payments in lieu of taxes to the Municipality as provided hereinafter. The exemption of the Property and the Project from ad valorem real property taxation and the Sponsor's obligation to make payments in lieu of taxes shall apply until the later of thirty (30) years, or such other time period if and when the affordability controls to which the Project and Property are subject are extended, or the satisfaction and discharge of the Mortgage ("Tax Exemption Expiration Date") after which the property and the Project shall be subject to all applicable ad valorem real property taxes.

3. The land comprising the Property shall be assessed in accordance with the rules and regulations governing the taxation of vacant land in the State of New Jersey and Sponsor agrees to pay the real estate taxes arising out of such assessment from the time Sponsor takes title to the Property until the Tax Exemption Commencement Date, subject to Sponsor's statutory rights to appeal such assessment. From the time of the execution of this Agreement until the Tax Exemption Commencement Date, the Municipality agrees that no assessment shall be made upon any

improvements constructed in connection with the Project, whether by added/omitted assessment, revaluation, interim assessment or any other manner permitted by law.

4. (a) From the Tax Exemption Commencement Date until the Tax Exemption Expiration Date, the Sponsor shall pay to the Municipality an annual service charge in lieu of taxes to the Municipality in an amount not less than the greater of 6.28% of Gross Sheltered Rents as defined below or the amount of taxes attributable to the land value component of the Property comprising the Project site for the year preceding the recording of the mortgage (the "Annual Service Charge").

(b) As used herein, "Gross Sheltered Rents" means the total gross residential rental income, less a standard vacancy allowance and project utility expenses.

(c) The estimated amounts of the Annual Service Charge to be paid each year pursuant to this Agreement are set forth in the estimated revenue projections/estimated Annual Service Charge table attached hereto as Exhibit B, which includes a general description of the Project and unit mix. It is expressly understood and agreed that the revenue projections provided to the Municipality as set forth in Exhibit B and as part of the Sponsor's application for an agreement for payments in lieu of taxes are estimates only. The actual payments in lieu of real estate taxes to be paid by the Sponsor shall be determined hereinbelow.

5. (a) Payments of the Annual Service Charge by the Sponsor shall be made on a quarterly basis in accordance with bills issued by the tax collector of the Municipality in the same manner and on the same dates as real estate taxes are paid to the Municipality and shall be based upon the greater of 6.28% of Gross Sheltered Rents of the previous quarter or the quarterly amount of taxes attributable to the land value component of the Property comprising the Project site for the year preceding the recording of the mortgage.

(b) No later than four (4) months following the end of the Sponsor's fiscal year for each year that this Agreement is in effect after the Tax Exemption Commencement Date, the Sponsor shall submit to the Municipality a certified, audited financial statement of the operation of the Project (the "Audit"), setting forth (i) the Gross Sheltered Rents for the previous year and (ii) the total Annual Service Charge due to the Municipality, calculated at 6.28% of Gross Sheltered Rents, for the previous year (the "Audit Amount"). The Sponsor, simultaneously with the submission of the Audit, shall pay the difference, if any, between (i) the Audit Amount and (ii) the quarterly payments in lieu of real estate taxes made by the Sponsor to the Municipality for the

preceding year. The Municipality may accept any such payment without prejudice to its right to challenge the amount due. In the event that the payments made by the Sponsor for any fiscal year shall exceed the Audit Amount for such fiscal year, the Municipality shall credit the amount of such excess to the account of the Sponsor for the immediate next quarter(s).

(c) All payments pursuant to this Agreement shall be in lieu of taxes and, subject to the provisions of this Agreement, the Municipality shall have all the rights and remedies of tax enforcement granted to Municipalities by law just as if such payments constituted regular tax obligations on real property within the Municipality. If, however, the Municipality disputes any Audit Amount, it may apply to the Superior Court, Chancery Division, Bergen County for an accounting of the Gross Sheltered Rents in accordance with this Agreement and Law. The Municipality must commence any such action to challenge an Audit Amount within six months of the receipt of the corresponding Audit.

(d) In the event of any delinquency in the payments required under this Agreement, the Municipality shall give notice of the delinquency to the Sponsor in the manner set forth in Section 10 (a) below and allow Sponsor thirty (30) days to cure the delinquency prior to taking any legal action.

6. The tax exemption herein shall apply only so long as the Sponsor or its successors and assigns and the Project remain subject to the provisions of the Law, but in no event after the Tax Exemption Expiration Date.

7. In the event of (a) a sale, transfer or conveyance of the Project by the Sponsor or (b) a change in the organizational structure of the Sponsor, not including the sale or transfer of any membership interest, this Agreement shall be assigned to the Sponsor's successor without the Municipality's consent, but upon no less than thirty (30) days prior written notice to the Municipality, and shall continue in full force and effect only if the successor entity qualifies under the Law.

8. Upon any termination of such tax exemption, whether by affirmative action of the Sponsor, its successors and assigns, or by virtue of the provisions of the Law, or any other applicable state law, the Property and the Project shall be taxed as omitted property in accordance with the law, and subsequently in the same manner as other non-exempt real property with improvements thereon in the Borough of Saddle River.

9. The Sponsor, including its successors and assigns, shall, upon request, permit duly authorized representatives of the Municipality to inspect and examine (a) the Property, (b) the equipment, buildings and other facilities of the Project, and (c) all documents and papers relating to the Project. Any such inspection or examination shall be made during reasonable hours of the business day, in the presence of an officer or agent of the Sponsor, including its successors and assigns.

10. Any notice or communication sent by either party to the other hereunder shall be sent by certified mail, return receipt requested, addressed follows:

(a) When sent by the Municipality to the Sponsor, it shall be addressed to Saddle River Phase 2, LLC, 2 Cooper Street, Camden, New Jersey 08101, attention: Jonathan Lubonski, Vice President or to such other address as the Sponsor may hereafter designate in writing, with a copy to Law Offices of Ryan D. Harmon LLC, P.O. Box 90708, Camden, NJ 08101, attention: Ryan D. Harmon, Esq.

(b) When sent by the Sponsor to the Municipality, it shall be addressed to the Municipality, Borough of Saddle River, 100 East Allendale Road, Saddle River, New Jersey 07458, Attention: Municipal Clerk, with a copy to Borough of Saddle River Attorney, Attention: David S. Lafferty, Esq.

11. In the event of a breach of this Agreement by either party or a dispute arising between the parties in reference to the terms and provisions as set forth herein, either party may apply to the Superior Court, Chancery Division, Bergen County to relief in such fashion as will tend to accomplish the purposes of the Law.

12. This Agreement sets forth all of the promises, covenants, agreements, conditions and understandings between the parties with respect to the subject matter hereof, and supersedes all prior and contemporaneous agreements and understandings, inducements or conditions, express or implied, oral or written, with respect thereto.

13. If any clause, sentence, subdivision, paragraph, section or part of this Agreement be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder hereof, but shall be confined in its operation to the clause, sentence, subdivision, paragraph, section or part hereof directly involved in the controversy in which said judgment shall have been rendered.

14. This Agreement may be executed in any number of counterparts, each of which when so executed shall be deemed to be an original and such counterparts together shall constitute one and the same instrument.

15. This Agreement may be assigned by the Sponsor to an affiliate of the Sponsor, provided that such affiliate develops the Project in accordance with the terms and conditions set forth in this Agreement.

16. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

[_____]

By:

Name:

Title:

[_____]

Name: _____
Title: Municipal Clerk

By:

Name:

Title: Mayor

Exhibit A

Tax Map

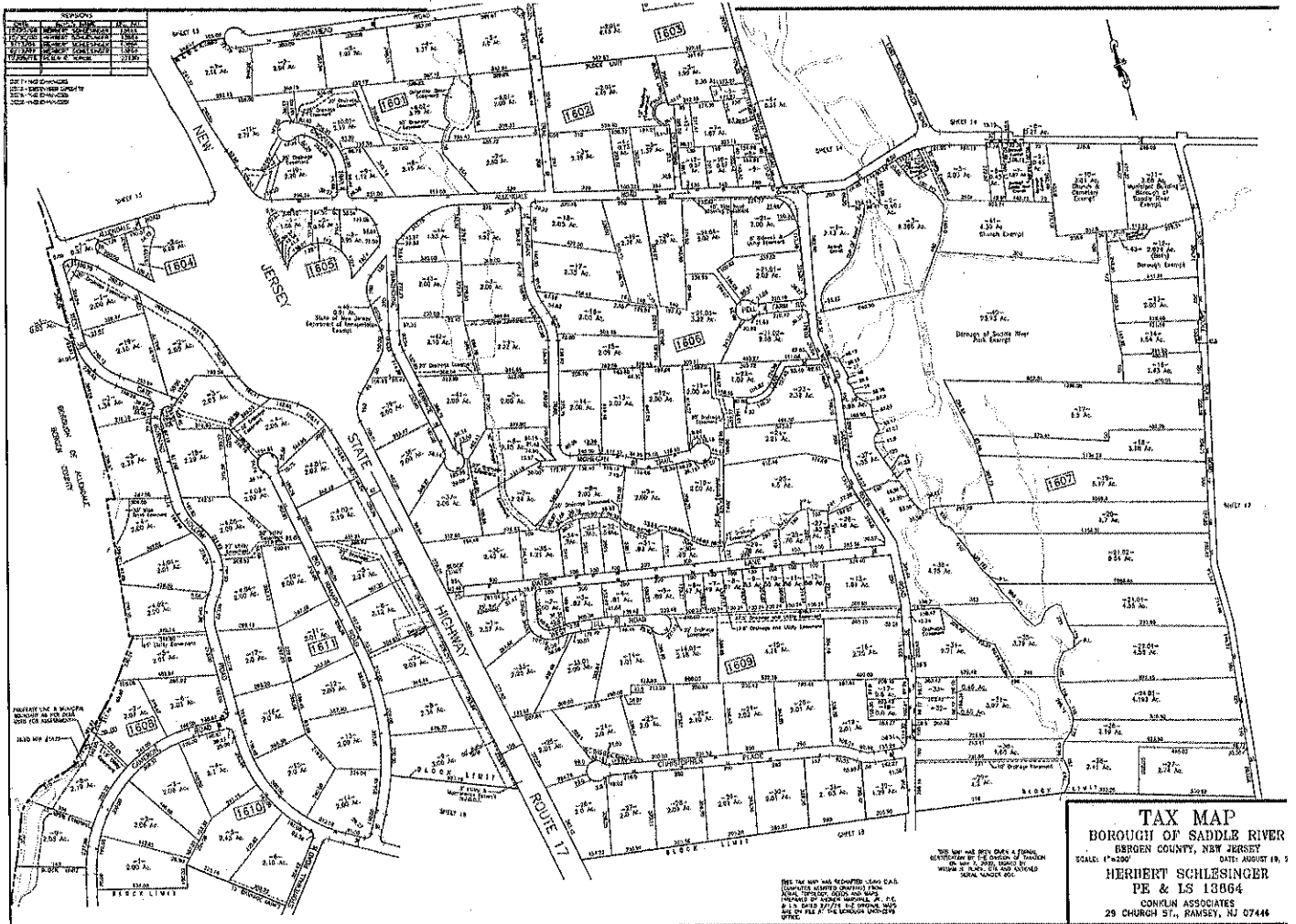


Exhibit B

Estimated Revenue Projection/Estimated Annual Service Charge/Project Description and Unit
Mix

REVENUE PROJECTIONS

Projected Annual Gross Rents	\$612,612
Proforma Vacancy at 5%	(\$30,631)
Projected Annual Utility Costs	(\$65,310)
Project Revenues	\$516,671
Payment in Lieu Percentage	6.28%
Annual Projected Payment in Lieu Amount	\$32,447

	Estimated PILOT Payment
Year 1 \$ 32,447	Year 16 \$ 50,551
Year 2 \$ 33,420	Year 17 \$ 52,068
Year 3 \$ 34,423	Year 18 \$ 53,630
Year 4 \$ 35,456	Year 19 \$ 55,239
Year 5 \$ 36,519	Year 20 \$ 56,896
Year 6 \$ 37,615	Year 21 \$ 58,603
Year 7 \$ 38,743	Year 22 \$ 60,361
Year 8 \$ 39,906	Year 23 \$ 62,172
Year 9 \$ 41,103	Year 24 \$ 64,037
Year 10 \$ 42,336	Year 25 \$ 65,958
Year 11 \$ 43,606	Year 26 \$ 67,937
Year 12 \$ 44,914	Year 27 \$ 69,975
Year 13 \$ 46,262	Year 28 \$ 72,074
Year 14 \$ 47,649	Year 29 \$ 74,236
Year 15 \$ 49,079	Year 30 \$ 76,463

Project Description

Saddle River Phase 2 LLC, a sole purpose entity and affiliate of The Michaels Organization (“Michaels”), is the applicant for Saddle River Phase 2 (“The Project”), a proposed 42-unit, 100% affordable age-restricted for residents 62 years and older housing development in the Borough of Saddle River, Bergen County, NJ. The anticipated financing includes equity from the sale of 9% Low-Income Housing Tax Credits, a conventional taxable construction loan, a taxable NJ HMFA permanent first mortgage, and deferred developer fee. The Borough of Saddle River owns the subject properties and is contributing them to the project.

The Project will be developed at the current site of 20 and 22 East Allendale Road (Block 1605, Lots 1 & 2), directly across the street from Saddle River Family, a 112-unit, 100% affordable family community that is fully leased. Michaels received a 9% LIHTC allocation for that development. This age-restricted community will be the second phase that Michaels will work with the Borough to accomplish their Fair Share of affordable units.

The Project meets the State’s criteria for prioritizing affordable housing development in high-opportunity municipalities. With strong local support from the Borough of Saddle River, a cooperative municipal partner, and the expertise of The Michaels Organization, an experienced affordable housing developer, Saddle River Phase 2 is well-positioned to advance from concept to reality.

The proposed affordable community represents a unique opportunity to deliver high-quality affordable housing within a high-opportunity municipality. Thoughtfully designed with a layout that complements the surrounding neighborhood, Saddle River Phase 2 will have a positive and lasting impact on the area. The development is a critical component of the Borough’s Fair Share Plan and will help fulfill its affordable housing obligations. Future residents will benefit from access to local amenities and essential services. This project will support Saddle River in its commitment to providing safe, high-quality housing for all.

Unit Mix

Saddle River Phase 2 will include forty-two (42) total units within one three-story building. The planned unit mix for this project consists of thirty-nine (39) one-bedrooms and three (3) two-bedrooms.

Saddle River Phase 2 will provide affordable housing to a broad mix of incomes. At least 50% of the affordable units will be available to very low-income and low-income households. The remaining units will be available to moderate-income households as defined in the State of New Jersey's Uniform Housing Affordability Controls ("UHAC") and other applicable statutes and regulations. A minimum of 13% of the units will be available to very low-income households, defined as households earning 30% or less of the regional median income by household size. Five (5) units are reserved for homeless individuals are underwritten at 20% AMI.

**BOROUGH OF SADDLE RIVER
BERGEN COUNTY, NEW JERSEY
LEGAL NOTICE**

NOTICE IS HEREBY GIVEN that the following proposed ordinance will be introduced at a meeting of the Borough Council of the Borough of Saddle River, in the County of Bergen, State of New Jersey, held on the 20th day of July 2026, at 7:00 P.M., or as soon thereafter as said matter can be reached, and that said ordinance will be taken up for further consideration for final passage at the meeting of said Borough Council to be held in the Municipal Building, 100 E. Allendale Road, Saddle River, New Jersey, on the 17th day of August 2026, at 7:00 P.M., or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning the same.

A copy of this ordinance has been posted on the Bulletin Board upon which public notices are customarily posted in the Municipal Building of the Borough, and a copy is available up to and including the time of such meeting to the members of the general public of the Borough who shall request such copies, at the office of the Clerk in said Municipal Building in the Borough of Saddle River, New Jersey.

Cindy Kirkpatrick, RMC
Borough Clerk

ORDINANCE NO. 26-1124

BOROUGH OF SADDLE RIVER

**AN ORDINANCE TO AMEND CHAPTER 52 OF THE BOROUGH CODE
OF THE BOROUGH OF SADDLE RIVER, COUNTY OF BERGEN
AND STATE OF NEW JERSEY RELATING TO THE POLICE DEPARTMENT**

Section 1. Be It Ordained by the Mayor and Council of the Borough of Saddle River that Section §52-13 of the Borough Code be deleted and replaced as follows:

52-13 Special Law Enforcement Officers.

a. Special Law Enforcement Officers.

1. Definitions. As used in this subsection, the following terms shall have the meanings indicated:

Special law enforcement officer shall mean any person appointed pursuant to N.J.S.A. 40A:14-146.8 et seq., to temporarily or intermittently perform duties similar to those performed regularly by members of the Police Department, or to provide assistance to the Police Department during unusual emergency circumstances.

2. Creation of Position. The Mayor, with advice and consent of Council, may appoint special law enforcement officers as it deems necessary for the preservation of peace and good order in the Borough of Saddle River. They shall be under the supervision and direction of the Chief of Police or, in the absence of the Chief of Police, the Superior Officer in charge as designated by the Chief of Police.

3. Qualifications. No person may be appointed as a special law enforcement officer unless such person:

(a) Is a resident of the State of New Jersey during the term of the appointment.

(b) Previous members of the Saddle River Police Department shall be given preference for appointments as special officers. Others certified as special officers by the New Jersey Police Training Commission may be considered for appointment at the discretion of the appointing authority.

(c) Is able to read, write and speak the English language well and intelligently and has a high school diploma or equivalent.

(d) Is sound in body and of good health.

(e) Is of good moral character.

(f) Has not been convicted of any offense involving dishonesty which would make him/her unfit to perform the duties of the office of special law enforcement officer.

(g) Has successfully undergone similar psychological testing that is required of all full-time police officers.

(h) Complies with all other requirements set forth in N.J.S.A. 40A:14-146.8 et seq., the administrative rules and regulations of the Departments of Law and Public Safety and the general ordinances of the Borough of Saddle River.

4. Classification. Special law enforcement officers shall be classified as belonging to either Class One, Class Two or Class Three, based upon the duties to be performed by each class, as follows:

(a) Class One.

(1) Class 1-A. Officers of this class shall be authorized to perform routine traffic detail, spectator control, and similar duties as may be assigned by the Chief of Police or, in the absence of the Chief of Police, the law enforcement officer designated by the Chief of Police.

(2) Class 1-B. Class 1-B officers shall have the same powers as Class 1-A officers and, in addition, shall have the power to issue summonses for disorderly persons and petty disorderly persons offenses, violations of Borough ordinances, and violations of N.J.S.A. 39:1-1 et seq.

(3) Firearms. The use of a firearm by a Class One special law enforcement officer shall be strictly prohibited. No Class One officer shall be assigned any duty which may require the carrying or use of a firearm.

(b) Class Two. Officers of this class shall be authorized to exercise full powers and duties similar to those of a permanent, regularly appointed full-time police officer. The use of a firearm by a Class Two special law enforcement officer may be authorized only after the officer shall have been fully certified as successfully completing training, as prescribed by the Police Training Commission established in the Police Department.

(c) Class Three. Officers of this class shall be authorized to exercise full powers and duties similar to those of a permanent, regularly appointed full-time police officer while providing security at a public or nonpublic school on the school premises during hours when the public or non-public school is normally in session or when it is occupied by public or non-public school students or their teachers or professors. While on duty in the jurisdiction of employment, an officer may respond to offenses or emergencies off school grounds if they occur in the officer's presence while traveling to a school facility, but an officer shall not otherwise be dispatched or dedicated to any assignment off school property.

(1) The use of a firearm by an officer of this class shall be authorized pursuant to the provisions of subsection b. of section 7 of P.L.1985, c.439 (C.40A:14-146.14). An officer of this class shall not be authorized to carry a firearm while off duty unless the officer complies with the requirements set forth in subsection l. of N.J.S.2C:39-6 authorizing a retired law enforcement officer to carry a handgun.

(2) The Chief of Police may, in his discretion, except from the requirements of this section any person who demonstrates to the commission's satisfaction that the person has successfully completed a police training course conducted by any federal, state or other public or private agency, the requirements of which are substantially equivalent to the requirements of this act.

(3) The Chief of Police shall certify officers who have satisfactorily completed training programs and issue appropriate certificates to those officers. The certificate

shall clearly state the category of certification for which the officer has been certified by the Chief of Police.

(4) All special law enforcement officers appointed and in service on the effective date of this act may continue in service if within 24 months of the effective date of this act they will have completed all training and certification requirements of this act.

5. Training Course. No person shall commence duties as a special law enforcement officer until having successfully completed a training course approved by the Police Training Commission. In addition, no Class Two special law enforcement officer shall be issued a firearm prior to having successfully completed the basic firearms course required by the Police Training Commission for permanent, regularly appointed police and annual requalification examinations.

6. Persons Ineligible for Appointment. No person shall be eligible to serve as a special law enforcement officer in the Borough of Saddle River if that person intends to serve as a special law enforcement officer in another municipality, nor shall any permanent, regularly appointed full-time police officer be permitted to simultaneously serve as a special law enforcement officer in the Borough. No public official with responsibility for setting law enforcement policy or exercising authority over the budget of the Borough or supervision of the Police Department shall be appointed as a special law enforcement officer.

7. Fingerprints. Every applicant appointed to the position of special law enforcement officer shall have fingerprints taken, which fingerprints shall be filed with the Division of State Police and the Federal Bureau of Investigation.

8. Powers and Authority. The Chief of Police, or, in the absence of the Chief of Police, such other law enforcement officer designated by the Chief of Police, may authorize special law enforcement officers, when on duty, to exercise the same powers and authority as permanent, regularly appointed police officers, including, but not limited to, the carrying of firearms and the power of arrest, subject to rules and regulations not consistent with the certification requirements of N.J.S.A. 40A:14-146.8 et seq., as may be established by the Code of the Borough of Saddle River.

9. Appointment; Term; Revocation. A special law enforcement officer may be appointed for a term not to exceed one (1) year. The powers and duties of a special law enforcement officer shall cease at the expiration of the term to which the special law enforcement officer shall have been appointed. At the expiration of such term, the Mayor and Borough Council shall have absolute discretion in determining whether to reappoint. The appointment of a special law enforcement officer may be revoked by the Mayor for cause and after an administrative hearing, unless the appointment is for four (4) months or less, in which event the appointment may be revoked without cause or hearing. Nothing herein shall be construed to require the reappointment upon the expiration of the terms. Such special law enforcement officers shall not be classified as regular members of the Police Department entitled to tenure and other

benefits of the Police Department. They shall receive such compensation for their services as recommended by the Mayor and Council and set forth in the Borough of Saddle River Salary Ordinance.

10. Duty Times. A special law enforcement officer shall be deemed to be on duty only while performing the public safety functions on behalf of the Borough pursuant to N.J.S.A. 40A:14-146.8 et seq., and when receiving compensation, if any, from the Borough at the rates or stipends as established by ordinance. A special law enforcement officer shall not be deemed to be on duty while performing private security duties for private employers, which duties are not assigned by the Chief of Police or his/her designee, or while receiving compensation for those duties from a private employer. A special law enforcement officer may, however, be assigned by the Chief of Police, or his/her designee, to perform public safety functions for a private entity if the Chief of Police or, or his/her designee, supervises the performance of the public safety functions. If the Chief of Police, or his/her designee, assigns a public safety duty and supervises the performance of those duties, then, notwithstanding that the Borough is reimbursed for the cost of assisting a special law enforcement officer at a private entity, the special law enforcement officer shall be deemed to be on duty.

11. Hours of Employment. Except in periods of emergency, in which event there shall be no limitation as to hours per week, no special law enforcement, Class 1 or Class 2 officer may be employed for more than twenty (20) hours per week. A Class 3 officer may be employed for such hours as may be necessary. An "emergency" shall be defined as any sudden, unexpected or unforeseeable event requiring the immediate use or deployment of law enforcement personnel, as shall be determined by the Mayor and/or the Chief of Police or his/her designee. Vacations, shortages in police personnel caused by vacancies unfilled for more than sixty (60) days or any other condition which could reasonably have been anticipated or foreseen shall not constitute an emergency.

12. Supervision; Conduct. A special law enforcement officer shall be under the supervision and direction of the Chief of Police or his/her designee and shall perform all duties solely with the Borough of Saddle River, except when in fresh pursuit of any person, pursuant to N.J.S.A. 2A:156-1 et seq. A special police officer shall comply with the rules and regulations applicable to the conduct and decorum of the permanent, regularly appointed police officers of the Borough, as well as all rules and regulations applicable to the conduct and decorum of special law enforcement officers.

Section 2. The remaining provisions of the chapter hereby amended and supplemented shall continue in full force and effect to the same extent as if herein fully repeated.

Section 3. If any section, subsection, provision, clause, or portion of this ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, such

adjudication shall not affect the remaining sections, subsections, provisions, clauses, or portions, which shall be deemed severable therefrom.

Section 4. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

Section 5. This Ordinance shall take effect in the manner provided by law.

**RESOLUTION #153-26
BOROUGH OF SADDLE RIVER
BERGEN COUNTY, NJ**

Date: 7/20/26

**RESOLUTION AMENDING RESOLUTION #141-26 APPOINTING JOHN
TEDESCO AS A PART-TIME PUBLIC SAFETY COMMUNICATIONS OFFICER**

WHEREAS, the Mayor and Council previously adopted Resolutions #141-26 appointing John Tedesco as a Part-Time Public Safety Communications Officer; and

WHEREAS, Resolution 141-26 reflected his salary as \$21.13 per hour; and

WHEREAS, the correct salary is \$21.66 per hour; and

WHEREAS, the balance of Resolution 141-26 remains unchanged.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Saddle River, County of Bergen, that John Tedesco's salary be adjusted to reflect \$21.66 per hour and that the balance of Resolution 141-26 remains unchanged.

	MOTION	SECOND	AYES	NAYS	ABSTAIN	ABSENT
Carpenter, Duncan						
DiGirolamo, Christopher						
Hekemian, David						
Kurpis, Jonathan						
Liva, Jeffrey						
Sachdev, Ravi						
Kurpis, Albert J., - Mayor						

I hereby certify that this is a true copy of the resolution passed at the meeting held on **July 20, 2026**.

Cindy Kirkpatrick, RMC
Municipal Clerk

**RESOLUTION #154-26
BOROUGH OF SADDLE RIVER
BERGEN COUNTY, NJ**

Date: 07/20/26

SOIL MOVEMENT RESOLUTION

BE IT RESOLVED by the Mayor and Council of the Borough of Saddle River that the soil relocation application from **Anel and Selma Radoncic for 2 Eugene Road (to be known as 46 Cameron Road), Block 1808, Lot 42**, is hereby **APPROVED**. Said project was reviewed by the Planning Board, and the memorializing resolution was adopted by the Planning Board of the Borough of Saddle River at a public meeting held on June 30, 2026.

	MOTION	SECOND	AYES	NAYS	ABSTAIN	ABSENT
Carpenter, Duncan						
DiGirolamo, Christopher						
Hekemian, David						
Kurpis, Jonathan						
Liva, Jeffrey						
Sachdev, Ravi						
Kurpis, Albert J., - Mayor						

I hereby certify that this is a true copy of the resolution passed at the meeting held on **July 20, 2026**

Cindy Kirkpatrick, RMC
Municipal Clerk

**RESOLUTION
OF THE PLANNING BOARD OF THE
BOROUGH OF SADDLE RIVER**

In the matter of:

Anel and Selma Radoncic
2 Eugene Road (to be known as 46 Cameron Road)
Block 1808, Lot 42
Soil Relocation

WHEREAS, Anel and Selma Radoncic did make an application to the Planning Board of the Borough of Saddle River for a soil relocation permit from the Soil Relocation Ordinance for property located at 2 Eugene Road (to be known as 46 Cameron Road), also known as Lot 42 in Block 1808 on the municipal tax map; and

WHEREAS, the application was deemed complete and was the subject of a public hearing held by the Planning Board on May 5, 2026.

WHEREAS, the applicant submitted the following exhibit into evidence:

1. Planning Board Application and Checklist.
2. Plot Plan, SESC Plan, as prepared by Conklin Associates, last revised January 27, 2026;
3. Details, as prepared by Conklin Associates, last revised December 14, 2025;
4. Soil Movement Plan, as prepared by Conklin Associates, last revised January 27, 2026;
5. Slope Analysis Plan, as prepared by Conklin Associates, dated April 3, 2024;
6. Landscape Plan, as prepared by Moore Design, dated November 10, 2025;

WHEREAS, all persons required to be served with notice of the hearing were duly served, and proof thereof has been filed with the Planning Board; and

WHEREAS, the applicant properly published notice of the hearing and filed the supporting plan and documents at least ten (10) days prior to the public meeting; and

WHEREAS, the Planning Board at its official meeting held on May 5, 2026, made the following findings of facts, determinations and conclusions of law:

1. The owners and applicants in this matter are Anel and Selma Radoncic, 15 Pine Street, Dumont, New Jersey 07628.
2. The property is located at the intersection of Eugene Road and Cameron Road and has frontage along NJSH Route 17 at east property line. The lot is currently and historically vacant. The property is in the R-1 Zone and is 88,432 SF or 2.03 acres, where 2 acres is the minimum lot area as per current zoning.
3. The application consists of constructing a new home on an existing vacant lot that was part of the "Burning Hollow Subdivision" which was created in the late 1980s. The construction proposes a 2-1/2 story dwelling, and plans show a conforming height of 32.8' to finished grade along the front of the dwelling.
4. An existing detention basin with an easement occupies approximately ½ of the eastern portion of the lot. The detention basin serves the "Burning Hollow Subdivision" and was constructed as part of the original development for the control of stormwater improvements and was designed and constructed in accordance with the stormwater requirements at that time. There is a 50' riparian zone from the top of bank along the stream. The applicant is not requesting any NJDEP permits as they are staying out of the restricted areas. The detention basin restricts the full development of the lot.
5. Ninety-Seven (97) trees total are proposed to be removed on the engineering plan. As a result of the number of trees being removed, a Landscape Plan is made part of this application.
6. Landscape Architect, Scott Levy's report to the Planning Board incorporated herein by reference.

7. The applicant is proposing six (6) new seepage pits as a subsurface detention system for the increase in impervious areas as well as a reduction of runoff from the site.

8. The proposed Building Coverage is 5.55% (4,911 SF), where 7% (6,190 SF) maximum Building Coverage is permitted. The proposed Improved Lot Coverage is 15.58% (13,781 SF), where 21% (18,570 SF) maximum Improved Lot Coverage is permitted. The coverages are below the maximum permissible.

9. Soil Relocation quantities have been noted on the Plan and are as follows:
Sum Excavation of 3,083 CY, Sum Fill of 980 CY and Net Export of 2,103 CY.

10. The primary soil excavations are the result of the foundation and septic field. The primary fill operations are the filling of the existing foundation as well as select site grading. There is a slope category waiver required at a localized area at the driveway. The soil relocation is generally consistent with this scope of work. The coverages are well below the maximum allowed and the disturbances are generally located in the flattest area of the lot and previously disturbed areas.

11. The applicant is requesting waivers from the Soil Relocation Ordinance as follows:

		Permitted	Proposed	Waiver
SR-1	Slope Waiver, 15 to 24.9% or greater (SF)	4,310	4,659	349
SR-2	Slope Waiver, 35% or greater (SF)	None	607	607
SR-3	FFE above existing Average Grade (feet)	4.0	6.2	2.2
SR-4	Grade Changes in excess of 4 Feet	4.0	8.0	4.0
SR-5	Retaining Walls in excess of 4 Feet	4.0	8.0	4.0

12. This property was not part of the "Silco Subdivision" which received an amended Subdivision approval with reduced setbacks from the centerline on the road (100' as compared to the typical 124') as well as restrictions on improved lot coverage and building coverage.

13. Less than 50% of the subject property is developable due to the presence of the detention basin and easements. The grade change between the west and east disturbance areas is 12'. Grading areas are limited due to the presence of the basin and easement.

NOW, THEREFORE, BE IT RESOLVED that this resolution serves to memorialize the action of the Planning Board of the Borough of Saddle River in recommending to the Governing Body the approval of the within soil relocation application, subject to the following conditions:

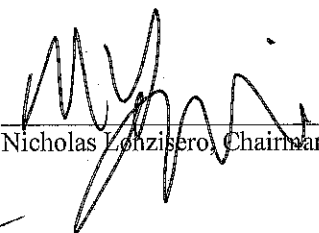
1. Granite block curb face along Eugene Road shall be set at 13' from the centerline of road as per standards.
2. Applicant shall submit to the Planning Board for Soil Relocation following any action by the Board.
3. The frontage along Eugene Road has existing trees which have grown naturally since the road construction. The existing trees and any new planting shall be reviewed by the Borough Landscape Architect.
4. The Applicant shall provide additional native shrub and canopy tree plantings along the eastern face of the eastern retaining walls, as deemed appropriate by the Borough Landscape Architect.
5. The street address shall reflect 46 Cameron Road.
6. Trucks removing soil shall use the NJSH Route 17 access and not drive through the Burning Hollow Subdivision.

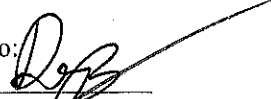
7. The applicant shall be bound by the testimony presented at the Board meeting as if the testimony was incorporated herein.
8. The applicant shall be responsible for publishing this Resolution in the appropriate legal newspaper at applicant's own cost and expense within fifteen (15) days of receiving a signed Resolution.
9. The Applicant shall submit escrow sufficient to cover the engineering review/inspection in the amount of \$1,667.00, legal costs in the amount of \$1,667.00, and landscaping review/inspection in the amount of \$1,666.00, regarding this application.

The action reflected in this resolution of memorialization was taken on June 30, 2026, by the following vote:

MEMERS	Yes	No	Absent	Abstain	Recused or Ineligible to Vote
Mayor Kurpis	X				
Richard Molinari			X		
Councilman Hekemian	X				
Nicholas Lonzisero	X				
Carol Boyajian			X		
Jerry DeCrosta	X				
Edward Wishik			X		
Patricia Nazzaro			X		
Dior Vass	X				
Nicholas Botta, Alt. 1			X		
Joan Foley, Alt. 2	X				

Approved by:


 Nicholas Lonzisero, Chairman

Attested to: 
 Luis DePaz, Secretary

**RESOLUTION #155-26
BOROUGH OF SADDLE RIVER
BERGEN COUNTY, NJ**

Date: 07/20/26

SOIL MOVEMENT RESOLUTION

BE IT RESOLVED by the Mayor and Council of the Borough of Saddle River that the amended soil relocation application from **Toll NJ I, LLC for 14 Algonquin Trail and 167 West Saddle River Road, Block 1603, Lots 1 and 2.01**, is hereby **APPROVED**. Said project was reviewed by the Planning Board, and the memorializing resolution was adopted by the Planning Board of the Borough of Saddle River at a public meeting held on June 30, 2026.

	MOTION	SECOND	AYES	NAYS	ABSTAIN	ABSENT
Carpenter, Duncan						
DiGirolamo, Christopher						
Hekemian, David						
Kurpis, Jonathan						
Liva, Jeffrey						
Sachdev, Ravi						
Kurpis, Albert J., - Mayor						

I hereby certify that this is a true copy of the resolution passed at the meeting held on **July 20, 2026**

Cindy Kirkpatrick, RMC
Municipal Clerk

BOROUGH OF SADDLE RIVER PLANNING BOARD

**TOLL NJ I, LLC
ALGONQUIN INCLUSIONARY MULTIFAMILY HOUSING DEVELOPMENT**

**BLOCK 1603, LOTS 1 AND 2.01 (MAIN PARCEL)
14 ALGONQUIN TRAIL AND 167 WEST SADDLE RIVER ROAD**

**BLOCK 1401, LOT 24 (LOT 24)
166 WEST SADDLE RIVER ROAD**

RESOLUTION MEMORIALIZING: (1) THE GRANT OF AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL RELATED TO THE MAIN PARCEL TO ALLOW AN ALTERNATE SANITARY SEWER CONNECTION, THE APPROVAL OF THE "OPTION C" STORMWATER DRAINAGE PLAN IN SATISFACTION OF CONDITION 9 OF RESOLUTION NO. 26-09, AND THE DESIGNATION OF A MODEL UNIT AND LOCATION OF A SALES OFFICE IN THE GARAGE OF THE MODEL UNIT; (2) RECISSION OF PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH "C" VARIANCES AND EXCEPTION RELATED TO LOT 24 AND ELIMINATION OF LOT 24 FROM THE PROPERTY CONSTITUTING THE PROPOSED DEVELOPMENT; AND (3) AMENDED RECOMMENDATION FOR ISSUANCE OF A SOIL RELOCATION PERMIT

RESOLUTION NO. 26-15

WHEREAS, Toll NJ I, LLC. (the "**Applicant**") is the contract purchaser from Sandra Junkers (the "**Owner**") of three (3) lots, the first lot located at 14 Algonquin Trail designated on the Borough of Saddle River (the "**Borough**") tax maps as Block 1603, Lot 1, the second lot located at 167 West Saddle River Road designated on the Borough tax maps as Block 1603, Lot 2.01 (Lots 1 and 2.01 are together referred to as the "**main parcel**"), and the third lot located across West Saddle River Road from the main parcel, located at 166 West Saddle River Road and designated on the Borough tax maps as Block 1401, Lot 24 (**hereafter "Lot 24"**) (with the main parcel and basin lot together referred to as the "**property**"), and the Applicant submitted an application with the consent of the Owner to the Borough of Saddle River Planning Board (the "**Board**") seeking the following relief for the main parcel: reverse subdivision approval (lot consolidation), preliminary and final site plan approval, design exceptions, and recommendations for waivers from, and issuance of, a soil relocation permit pursuant to the soil relocation ordinance provisions, and the Applicant subsequently amended the Application seeking the following relief for Lot 24: preliminary and final site plan approval, "c" variances, a design exception, and recommendations for waivers from, and issuance of, a soil relocation permit pursuant to the soil relocation ordinance provisions (all requested relief for the Property is referred to as the "**Application**"), and the purpose of the Application is to allow construction of a permitted multi-family inclusionary housing development (the "**Proposed Dwelling Units**") on the main parcel, consisting of 48 multi-family dwelling units, 36 of which are proposed as market rate for sale units and 12 of which are proposed as deed restricted affordable for sale units, with permitted stormwater management facilities and various site improvements also proposed on the main parcel (the "**Proposed Site Improvements**"), and to also allow for the construction on Lot 24 of permitted stormwater management facilities, including a stormwater management outlet (the "**Proposed Drainage Improvements**") (the Proposed Dwelling Units, Proposed Site Improvements, and the Proposed Discharge Improvements are together referred to as the

“Proposed Algonquin Development”), and the Board granted the Application which was memorialized in Resolution No. 26-09 adopted on February 3, 2026 (the **“Prior Approval”**);

WHEREAS, the Applicant submitted an amended application with the consent of the Owner to the Board to amend the Prior Approval seeking amended preliminary and final site plan approval to permit the following changes to the Proposed Algonquin Development: (1) connection of the sanitary sewer system directly to the Borough of Allendale sanitary sewer system rather than directly to the truck line owned by the Northwest Bergen County Utilities Authority (**“NBCUA”**) as part of the Prior Approval, (2) change the stormwater drainage plan from the **“option B”** plan that was approved as part of the Prior Approval to the **“option C”** stormwater drainage plan which would connect the storm water system from the Proposed Development to the county drainage system located in West Saddle River Road and eliminating Lot 24 and any improvements and disturbance on Lot 24 from the Proposed Development (and which will satisfy condition #9 of the Prior Approval Resolution No. 26-15), (3) designate a model unit and the use of the garage of that model unit as a sales office for the Proposed Development, and (4) amended recommendation for the issuance of a soil moving permit to allow for the net import of approximately 4,620 cubic yards of soil rather than approximately 1,620 cubic yards of soil (due to the removal of Lot 24 from the Proposed Development), (collectively referred to as the **“Amended Application”**);

WHEREAS, the Amended Application includes the rescission of preliminary and final site plan approval with the **“c”** variances and exceptions granted in connection with Lot 24 and the elimination of Lot 24 from the property constituting the Proposed Algonquin Development (but only after receipt of all required approvals and the start of construction of the **“Option C”** drainage connection to the Bergen County stormwater drainage system);

WHEREAS, the Board has exclusive subject matter jurisdiction over the Amended Application by virtue of N.J.S.A. 40:55D-20 in accordance with N.J.S.A. 40:55D-46b (as to amended preliminary site plan approval), -48b (as to amended preliminary reverse subdivision approval with the reverse subdivision approval sought for a lot consolidation of Lots 1 and 2.01, with Lot 24 remaining a separate lot and being removed from the property constituting the Proposed Algonquin Development), -50a (as to amended final site plan approval and final reverse subdivision approval), and by reason of the site plan design exceptions and **“c”** variances which were granted as part of the Prior Approval running with the main parcel of land and remaining in full force and effect;

WHEREAS, a number of documents were submitted with regard to the Amended Application by the applicant, the Board's professionals, and various Borough departments and professionals, all of which documents are on file with the Board and are part of the record in this matter, and the following are the latest versions of the plans, drawings and documents for which the Applicant seeks Board approval, which plans, drawings and documents have been on file and available for public inspection for at least ten (10) days prior to the hearing on the application in accordance with N.J.S.A. 40:55D-10b:

1. Proposed Algonquin Development **“Steep Slope Disturbance Plan”** sheet C-04 prepared by L2A, last revised April 10, 2026,
2. Proposed Algonquin Development **“Site Plan”** sheet C-05 prepared by L2A, last revised April 10, 2026,

3. Proposed Algonquin Development "Steep Slope Disturbance Plan" sheet C-04 prepared by L2A, last revised April 10, 2026,
4. Proposed Algonquin Development "Grading and Drainage Plan" sheet C-06 prepared by L2A, last revised April 10, 2026,
5. Proposed Algonquin Development "Utility Plan" sheet C-09 prepared by L2A, last revised April 10, 2026,
6. Proposed Algonquin Development "Schematic Force Main Plan" sheet C-09A prepared by L2A, last revised April 10, 2026,
7. Proposed Algonquin Development "Landscaping and Snow Storage Plan" sheet C-11 prepared by L2A, last revised April 10, 2026,
8. Proposed Algonquin Development "Soil Erosion and Sediment Control Plan" sheet C-12 prepared by L2A, last revised April 10, 2026, and
9. Stormwater Report prepared by L2A last revised April 10, 2026;

WHEREAS, the Amended Application was deemed to be complete;

WHEREAS, the Board considered the Amended Application at a duly noticed public hearing on June 9, 2026, with an affidavit of publication and service of notice being submitted to the Board and being on file with the Board, thereby conferring procedural jurisdiction over the Amended Application with the Board, and the Applicant was represented during the hearing by Antimo "Andy" Del Vecchio, Esq. (of Beattie Padovano, LLC), the Board was represented during the hearing by Jonathan E. Drill, Esq. (of Stickel, Koenig, Sullivan & Drill, LLC);

WHEREAS, the hearing on the Amended Application was consolidated with the hearing on the Applicant's amended application pending before the Board for property located at 107, 111, and 115 East Allendale Road which is designated on the Borough's tax maps as Block 1402, Lots 23, 24 and, 25 (referred to as the "**Proposed East Allendale Development**");

WHEREAS, the following individuals testified during the hearing on the Amended Application for the Proposed Algonquin Development, were subject to cross examination and questioning by the Board, the Board's professionals, and various members of the public, and all testimony is part of the record in this matter:

1. Michael Dipple, PE (Applicant's engineering expert), and
2. Martin Spence, PE (Board's engineering expert);

WHEREAS, Hormoz Pazwash, Ph.D. was sworn in to testify for objector Goldfisher Spendthrift Trust and was proposed as an engineering and engineering expert but the Board accepted him as a hydrology expert only because his New Jersey professional engineer's license had expired a few years ago and, then, after he was accepted as an hydrologic expert, the Board barred him from offering any expert opinion testimony because he admitted that he had not reviewed the plans and the stormwater report set forth above, all of which were on file with the Board at least 10 days prior to the hearing, so that any

opinions that he would offer would be inadmissible “net opinion” (and the objector did not challenge or object to the Board barring Dr. Pazwash from testifying);

WHEREAS, the following exhibits were admitted into evidence during the hearing on the Amended Application, are on file with the Board, and are part of the record in this matter:

NO.	EXHIBIT	DATE
	Not Applicable	
A-2	Proof of Service of Notice for the Hearing on the Amended Application for the Proposed Algonquin Development	June 8, 2026
	Not Applicable	
	Not Applicable	
A-5	L2A letter summary of Algonquin changes	April 14, 2026
A-6	L2A Stormwater Report	April 10, 2026
A-7	L2A Plans, C-4, C-05, C-06, C-08, C-09, C-09A, C-11 and C-12, L/R April 10, 2026	June 9, 2026
	Not Applicable	

WHEREAS, AFTER CONSIDERING THE APPLICATION, DOCUMENTS, TESTIMONY AND EXHIBITS REFERENCED ABOVE, AND GIVING APPROPRIATE WEIGHT TO SAME, AND BASED ON ITS UNDERSTANDING OF THE APPLICABLE LAW, THE BOARD MAKES THE FOLLOWING FACTUAL FINDINGS AND LEGAL CONCLUSIONS FOR THE PURPOSE OF MEMORIALIZING IN A WRITTEN RESOLUTION IN ACCORDANCE WITH N.J.S.A. 40:55D-10g(2) ITS ACTION IN GRANTING THE AMENDED APPLICATION SUBJECT TO CONDITIONS AS SET FORTH BELOW:

A. FACTUAL FINDINGS AND LEGAL CONCLUSIONS

1. **The Property.** As set forth above, the Property consists of the Main Parcel which is designated on the Borough tax maps as Block 1402, Lots 1 (located at 14 Algonquin Trail) and 2.01 (located at 167 West Saddle River Road), and Lot 24, which is designated on the Borough tax maps as Block 1401, Lot 24 (located at 166 West Saddle River Road). The Main Parcel is roughly rectangular shaped and is 311,933.2 square feet (approximately 7.161-acres) in size. There is a large single-family detached dwelling currently situated on the Lot 1 portion of the Main Parcel along with various accessory structures and buildings as well as considerable existing vegetation. Lot 24 is a very small irregularly shaped vacant lot, is 8,810 square feet (approximately 0.2-acres) in size, and contains considerable vegetation. The Main Parcel has frontage on West Saddle River Road, which is a county road, and also has frontage on Algonquin Trail, which is a Borough street. Lot 24 has frontage on West Saddle River Road and is located across West Saddle River Road from the Lot 2.01 portion of the Main Parcel.

2. **The Prior Approval.** As set forth above, the Prior Approval allowed the Applicant to construct: (a) a multifamily inclusionary housing development on the Main

Parcel consisting of the Proposed Dwelling Units (48 total dwelling units) and related site improvements, including landscaping and stormwater management facilities; and (b) the proposed drainage improvements with landscaping on Lot 24 to serve the stormwater management needs of the Main Parcel. The Proposed Dwelling Units on the Main Parcel will consist of: (a) 36 market-rate townhouse for-sale units contained in 9 townhouse buildings located throughout the Main Parcel, with each building containing from 2 to 6 townhouses; and (b) 12 affordable stacked flat for-sale units contained in one (1) single building located in the northeast corner of the Main Parcel. As explained in Board Resolution No. 26-09, the stormwater drainage plan that was approved as part of the Prior Approval was known as the "option B" stormwater drainage plan but the Board preferred the "option C" stormwater drainage plan. In fact, condition #9 of Resolution No. 26-09 provides that the Applicant "shall use all reasonable efforts . . . to pursue and obtain approval from the Bergen County Planning Board . . . of drainage Option C." As also explained in Resolution No. 26-09, because there are no sanitary sewer lines within West Saddle River Road or within Algonquin Trail, the Applicant proposed, and the Prior Approval approved, constructing a pump station on the Property to pump sewer effluent through a force main to be constructed in E. Allendale Road, which would connect with the Applicant's Proposed East Allendale Development, and would ultimately connect directly into a truck line owned and operated by the NBCUA.

3. **The Amended Application.** As set forth above, the Amended Application seeks amended preliminary and final site plan approval to permit the following changes to the Proposed Algonquin Development: (1) connection of the sanitary sewer system directly to the Borough of Allendale sanitary sewer system rather than directly to the truck line owned by the NBCUA, (2) change the stormwater drainage plan from the "option B" plan that was approved as part of the Prior Approval to the "option C" stormwater drainage plan which would connect the storm water system from the Proposed Development to the county drainage system located in West Saddle River Road and eliminating Lot 24 and any improvements and disturbance on Lot 24 from the Proposed Development (and which will satisfy condition #9 of the Prior Approval Resolution No. 26-15), (3) designate a model unit and the use of the garage of that model unit as a sales office for the Proposed Development, and (4) amended recommendation for the issuance of a soil moving permit to allow for the net import of approximately 4,620 cubic yards of soil rather than approximately 1,620 cubic yards of soil (due to the removal of Lot 24 from the Proposed Development). The Amended Application also includes the rescission of preliminary and final site plan approval with the "c" variances and exceptions granted in connection with Lot 24 and the elimination of Lot 24 from the property constituting the Proposed Algonquin Development.

4. **Standards for Amended Preliminary and Final Site Plan Review.** N.J.S.A. 40:55D-46b and -50a are the focal points for consideration of amended preliminary and final site plan applications. N.J.S.A. 40:55D-46b provides that if "any substantial amendment in the layout of improvements proposed by the developer that have been subject of a hearing" is proposed, "an amended application for development shall be submitted and proceeded upon, as in the case of the original application for development." N.J.S.A. 40:55D-46b further provides that the Board "shall" grant amended preliminary site plan approval if the proposed development complies with all provisions of the applicable ordinances. Similarly, N.J.S.A. 40:55D- 50a provides that final site plan approval "shall" be granted if the detailed drawings, specifications, and estimates of the application conform to the standards of all applicable ordinances and the conditions of preliminary approval. As such, if the application complies with all ordinance requirements, the Board must grant approval. Conversely, if the application does not comply with all ordinance requirements, the Board must deny approval.

However, there are two exceptions: The first exception is where an application does not comply with all ordinance regulations and requirements but the Board grants relief in terms of variances or exceptions. In that case, the Board then must review the application against all remaining ordinance regulations and requirements and grant approval if the application complies with all such remaining regulations and requirements. The second exception is where the application does not comply with all ordinance regulations and requirements, but a condition can be imposed requiring a change that will satisfy the ordinance provisions. In that case, the Board can either grant approval on the condition that the application be revised prior to signing the plan to comply with the ordinance provisions or the Board can adjourn the hearing to permit the applicant the opportunity to revise the plans to comply with the ordinance requirement prior to the Board granting approval. Additionally, even if an application complies with all ordinance regulations and requirements, the Board cannot grant initial preliminary approval or amended preliminary approval unless matters vital to the public health and welfare such as stormwater management and drainage, sewage disposal, water supply, and traffic circulation safety are addressed. D'Anna v. Washington Twp. Planning Board, 256 N.J. Super. 78, 84 (App. Div.), certif. denied, 130 N.J. 18 (1992); Field v. Franklin Twp., 190 N.J. Super. 326 (App. Div.), certif. denied, 95 N.J. 183 (1983). Further, if information and/or plans related to such essential elements of the development plan have not been submitted to the Board in sufficient detail for review and approval as part of the site plan review process, approval must be denied. Id. In this regard, the Board cannot grant amended final approval subject to later submission of the required detailed drawings and specifications because they are required to be submitted ahead of time pursuant to N.J.S.A. 40:55D-50a. See also, N.J.S.A. 40:55D-4 which defines "final approval" as the action of the Board taken "after all conditions, engineering plans and other requirements have been completed or fulfilled . . ."

5. **Findings and Conclusions as to Amended Preliminary and Final Site Plan Approval.** The Board's findings as to amended preliminary and final site plan review are as follows. Provided that the conditions set forth below are imposed and complied with, the Board finds that the Amended Application will comply with all applicable zoning ordinance regulations and all site plan ordinance requirements. The Board notes in this regard that the design exceptions and "c" variances granted for the main parcel as part of the Prior Approval run with the land and remain in full force and effect. The Board further repeats from above that the Amended Application includes the rescission of preliminary and final site plan approval with the "c" variances and exceptions granted in connection with Lot 24 and the elimination of Lot 24 from the property constituting the Proposed Algonquin Development (but only after receipt of all required approvals and the start of construction of the "Option C" drainage connection to the Bergen County stormwater drainage system). Provided that the conditions set forth below are imposed and complied with, the Board further finds that all matters vital to the public health (water supply, sewage disposal, stormwater drainage, and traffic circulation) will be adequately provided for and appropriately designed as part of the proposed development. For all of the foregoing reasons, the Board concludes that it can and should grant amended preliminary and final site plan approval to the site plans referenced above to allow the construction of the Proposed Algonquin Development provided that the conditions set forth below are imposed and complied with.

6. **Standards for Requests for Recommendations Issuance of an Amended Soil Relocation Permit Pursuant to the Soil Relocation Ordinance Provisions; Standards for Making the Recommendations.** Borough ordinance Section 183 governs soil relocation and ordinance Section 183-4.C provides that a person who wishes to remove or relocate more than 500 cubic yards of soil must apply to the Borough for a permit, but the

application is referred first to the Board and Borough Engineer for review and recommendation. Ordinance Section 183-5 provides that upon receipt of an application involving the removal or relocation of more than 500 cubic yards of soil, the Board "shall consider the application and be guided by the standards set forth in ordinance Section 183-6." Ordinance Section 183-6 contains the following standards that the Board must consider in reviewing and making recommendations: (a) preserving natural grades "wherever possible" and allowing soil relocation only when "good and sufficient reason appears for such soil moving"; (b) not permitting soil relocation if it will "result in any increase of velocity or change the direction of surface water runoff without such water being appropriately managed on site so as to not adversely affect other properties"; (c) not permitting soil relocation "if an applicant merely proposes to raise or lower the general level of a lot in relation to adjacent properties"; (d) "no soil moving shall be permitted for the purpose of creating new ponds, ditches or other topographic features on a lot" [except for certain exceptions and under certain circumstances and subject to certain conditions, all of which are not applicable here]; (e) "no soil moving permit shall be issued if the proposed soil moving would have any reasonable conceivable detrimental impact upon any person, surrounding property or municipality"; (f) "all proposed structures shall be situated on a lot so as to require the least amount of soil moving as is practical"; (g) as to construction of any building requiring soil moving, the following standards shall apply: (1) the first floor elevation shall be limited to a maximum of four feet above the existing ground elevation measured across the front of the proposed structure, with the existing ground elevation being determined from existing conditions, prior to any soil relocation and/or tree removal operations, (2) soil moving within a lot, except in areas otherwise restricted, shall be limited to a maximum change in grade of four feet, (3) retaining wall heights in residential zones shall be a maximum of four feet, measured from the bottom of the wall to the top of the wall, and tiered walls shall be considered as a single wall if the spacing between the face of the tiered walls is less than five feet measured horizontally, and (4) "no driveway shall exceed a grade of 10%"; (h) "No slope created by soil moving shall be permitted to exceed a grade which rises or falls one foot vertically for every two feet horizontally" and "slope adjacent to a property boundary shall not exceed one foot vertically for every five feet horizontally"; and (i) "soil relocation in areas of steep slopes shall be restricted as follows: no more than 50% of any slope between 15.0% and 24.9% shall be disturbed, no more than 30% of any slope between 25.0% and 34.9% shall be disturbed, and no disturbance shall be permitted in areas of slope of 35% or greater.

7. **Recommendations as to the Requested Waivers from, and Issuance of a Soil Relocation Permit Under, the Soil Relocation Ordinance.** The Board's recommendations as to the issuance of an amended soil relocation permit under the Soil Relocation Ordinance are as follows. Based on the waivers granted as part of the Prior Approvals, the Board recommends that the Mayor and Council issue to the Applicant an amended soil relocation permit to allow soil relocation as reflected on the cut/fill sheet of the Site Plans referenced above. The basis for the Board's recommendation of the issuance of such a soil relocation permit is because the Applicant has satisfied the standards that the Board must follow in making recommendations. Specifically, the Board finds that: (1) good and sufficient reasons warrant such soil relocation; (2) permitting the soil relocation will not increase the velocity of, and will not change the direction of, surface water runoff without such water being appropriately managed on site so as to not adversely affect other lots; and (3) all proposed structures slated for construction on the site are situated so as to require the least amount of soil moving as is practical. While the imported amount of soil is increasing, that is due to the elimination of any disturbance or improvements being constructed on Lot 24.

8. **Imposition of Conditions.** Boards have inherent authority to impose conditions on any approval they grant. North Plainfield v. Perone, 54 N.J. Super. 1, 8-9 (App. Div. 1959), certif. denied, 29 N.J. 507 (1959). Further, conditions may be imposed where they are required in order for a board to find that the requirements necessary for approval of the application have been met. See, Alperin v. Mayor and Tp. Committee of Middletown Tp., 91 N.J. Super. 190 (Ch. Div. 1966) (holding that a board is required to impose conditions to ensure that the positive criteria is satisfied); Eagle Group v. Zoning Board, 274 N.J. Super. 551, 564-565 (App. Div. 1994) (holding that a board is required to impose conditions to ensure that the negative criteria is satisfied). See also, Urban v. Manasquan Planning Board, 124 N.J. 651, 661 (1991) (explaining that “aesthetics, access, landscaping or safety improvements might all be appropriate conditions for approval of a subdivision with variances” and citing with approval Orloski v. Ship Bottom Planning Board, 226 N.J. Super. 666 (Law Div. 1988), aff’d o.b., 234 N.J. Super. 1 (App. Div. 1989) as to the validity of such conditions.); Stop & Shop Supermarket Co. v. Springfield Board of Adj., 162 N.J. 418, 438-439 (2000) (explaining that site plan review “typically encompasses such issues as location of structures, vehicular and pedestrian circulation, parking, loading and unloading, lighting, screening and landscaping” and that a board may impose appropriate conditions and restrictions based on those issues to minimize possible intrusions or inconvenience to the continued use and enjoyment of the neighboring residential properties). Moreover, N.J.S.A. 40:55D-49a authorizes a board to impose conditions on a preliminary approval, even where the proposed development fully conforms to all ordinance requirements, and such conditions may include but are not limited to issues such as use, layout and design standards for streets, sidewalks and curbs, lot size, yard dimensions, off-tract improvements, and public health and safety. Pizzo Mantin Group v. Township of Randolph, 137 N.J. 216, 232-233 (1994). Further, municipal ordinances and Board rules also provide a source of authority for a board to impose conditions upon a developmental approval. See, Cox and Koenig, New Jersey Zoning and Land Use Administration (Gann 2024), sections 28-2.2 and 28-2.3 (discussing conditions limiting the life of a variance being imposed on the basis of the Board’s implicit authority versus by virtue of Board rule or municipal ordinance). Finally, boards have authority to condition site plan and subdivision approval on review and approval of changes to the plans by Board’s experts so long as the delegation of authority for review and approval is not a grant of unbridled power to the expert to approve or deny approval. Lionel Appliance Center, Inc. v. Citta, 156 N.J. Super. 257, 270 (Law Div. 1978). As held by the court in Shakoor Supermarkets, Inc. v. Old Bridge Tp. Planning Board, 420 N.J. Super. 193, 205-206 (App. Div. 2011): “The MLUL contemplates that a land use board will retain professional consultants to assist in reviewing and evaluating development applications” and using such professional consultants to review and evaluate revised plans “was well within the scope of service anticipated by the applicable statutes. It was the Board, and not any consultant, that exercised the authority to approve the application.” The conditions set forth below have been imposed on all of the above bases.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD BY MOTION DULY MADE AND SECONDED ON JUNE 9, 2026 THAT THE FOLLOWING RELIEF IS GRANTED SUBJECT TO THE CONDITIONS SET FORTH BELOW:

B. RELIEF

1. **Grant of Amended Preliminary and Final Site Plan Approval.** Subject to the conditions set forth below, the Board hereby grants amended preliminary and final site plan approval to the site plans and architectural plans referenced in Prior Approval Resolution 26-09 as well as the L2A plan sheets C-4, C-05, C-06, C-08, C-09, C-09A, C-11 and C-12,

last revised April 10, 2026 referenced above to allow the construction of the Proposed Algonquin Development as amended by the Amended Application, provided that the conditions set forth below are imposed and complied with. Specifically, the within amended approval allows the Applicant to: (a) connect the sanitary sewer system directly to the Borough of Allendale sanitary sewer system rather than directly to the truck line owned by the NBCUA, (b) change the stormwater drainage plan from the “option B” plan that was approved as part of the Prior Approval to the “option C” stormwater drainage plan which will connect the storm water system from the Proposed Development to the county drainage system located in West Saddle River Road and eliminating Lot 24 and any improvements and disturbance on Lot 24 from the Proposed Development, and (c) designate a model unit and the use of the garage of that model unit as a sales office for the Proposed Development.

2. **Rescission of Lot 24 Approval.** The Prior Approval as to Lot 24 shall be deemed rescinded after receipt of all required approvals and the start of construction of the “Option C” drainage connection to the Bergen County stormwater drainage system. Specifically, the preliminary and final site plan approval with the “c” variances and exceptions granted in connection with Lot 24 by the Prior Approval will be deemed null and void after receipt of all required approvals and the start of construction of the “Option C” drainage connection to the Bergen County stormwater drainage system. After rescission occurs, Lot 24 will be eliminated and no longer a part of the Proposed Algonquin Development.

3. **Recommendations as to Issuance of an Amended Soil Relocation Permit Under the Soil Relocation Ordinance.** The Board recommends the issuance of an amended soil relocation permit under the Soil Relocation Ordinance. Based on the waivers granted as part of the Prior Approvals, the Board recommends that the Mayor and Council issue to the Applicant an amended soil relocation permit to allow soil relocation as reflected on the cut/fill sheet of the Site Plans referenced above. The basis for the Board’s recommendation of the issuance of such a soil relocation permit is because the Applicant has satisfied the standards that the Board must follow in making recommendations. Specifically, the Board finds that: (1) good and sufficient reasons warrant such soil relocation; (2) permitting the soil relocation will not increase the velocity of and will not change the direction of surface water runoff without such water being appropriately managed on site so as to not adversely affect other lots; and (3) all proposed structures slated for construction on the site are situated so as to require the least amount of soil moving as is practical. Specifically, the Board recommends the issuance of a soil relocation permit to allow for the net import of approximately 4,620 cubic yards of soil rather than approximately 1,620 cubic yards of soil (due to the removal of Lot 24 from the Proposed Development).

C. **CONDITIONS**

1. **Revisions to the Plans and Other Documents Prior to Sign Off on the Plans and Other Documents and Prior to Commencement of Work.** Condition #1 of Resolution No. 26-09 shall be revised to provide as follows:

“The Applicant shall revise the plans and other documents referenced in Prior Approval Resolution No. 26-09 to the satisfaction of the Board professionals in accordance with the comments set forth in condition #1.a and #1.c of Prior Approval Resolution No. 26-09 and in accordance with that reflected on the L2A plan sheets C-4, C-05, C-06, C-08, C-09, C-09A, C-11 and C-12, last revised April 10, 2026, which are referenced above which have been approved by the

within Resolution No. 26-15.. As a condition precedent to the commencement of any and all construction, including site work, and as a condition precedent to the issuance of zoning permits and construction permits, the revisions shall be made, and the plans shall be signed off on by the Board Secretary, Board Engineer and Board Chair evidencing that the revisions have been made, no later than July 1, 2027 (which is one (1) year from the adoption of the within resolution). In the event that the Applicant fails to revise the plans and other documents as required and/or fails to obtain signatures on the plans as required, all within said time period, or extension thereof as granted by the Board, the approvals shall expire and become automatically null and void. The Board notes that, in the absence of the within time limitation condition, it would decline to grant conditional approvals and, instead, would have continued the hearing on an application for no more than a six (6) month period to provide the Applicant with the opportunity to revise the plans and other documents, and failure by the Applicant to resubmit same to the Board within that period or submission within that period but failure of the Applicant to make all the required revisions, would result in denial of the application. The reason that the Board is giving the Applicant one (1) year to revise the plans and other documents is because of the number of outside agency approvals that are necessary and the belief that it will take longer than 6 months for the Applicant to obtain all of the required outside agency approvals.”

2 - 8. **Conditions #2 through #8 of Resolution No. 26-09 Remain in Full Force and Effect.** Conditions #2 through #8 of Resolution No. 26-09 remain in full force and effect.

9. **Condition #9 of Resolution No. 26-09 has been Satisfied so No Longer Applies.** Condition #9 of Resolution No. 26-09 (obligation to pursue drainage option C has been satisfied so no longer applies.

10. **Condition #10 of Resolution No. 26-09 Remains in Full Force and Effect.** Condition #10 of remains in full force and effect.

11. **Condition #11 of Resolution No. 26-09 is Rescinded.** Condition #11 of Resolution No. 26-09 (retaining walls and landscaping on Lot 24) is rescinded as Lot 24 is no longer included in the Proposed Algonquin Development.

12 – 20. **Conditions #12 through #20 Remain in Full Force and Effect.** Conditions #12 through #20 of Resolution No. 26-09 remain in full force and effect.

21. **New Condition #21 – Traffic Plan.** The Applicant shall submit a traffic plan for review and approval by the Borough Engineer and the Borough Police Department, which plan shall satisfactorily address construction vehicle traffic to and from the Property, construction delivery traffic to and from the Property, and off-Property construction for installation of the sanitary sewer and storm sewer.

22. **New Condition #22 – County Approval of Drainage and Repair of System.** The within approval is subject to Bergen County review and approval of the Applicant’s stormwater water management and drainage system. The within approval is also subject to Bergen County repairing the County drainage system from the point that the Applicant’s stormwater pipe connects with the County’s stormwater pipe, with such repair being at the Applicant’s cost and expense.

23. **New Condition #23 – Recission of Lot 24 Approval.** The Prior Approval as to Lot 24 shall be deemed rescinded after receipt of all required approvals and the start of construction of the “Option C” drainage connection to the Bergen County stormwater drainage system. Specifically, the preliminary and final site plan approval with the “c” variances and exceptions granted in connection with Lot 24 by the Prior Approval will be deemed null and void after receipt of all required approvals and the start of construction of the “Option C” drainage connection to the Bergen County stormwater drainage system. After rescission occurs, Lot 24 will be eliminated and no longer a part of the Proposed Algonquin Development.

VOTE ON MOTION DULY MADE AND SECONDED ON JUNE 9, 2026:

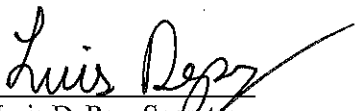
THOSE IN FAVOR: KURPIS, MOLINARI, LONZISERO, VASS & FOLEY.

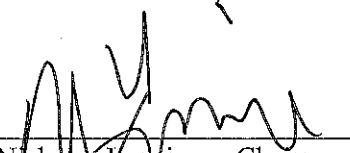
THOSE OPPOSED: NONE.

This memorializing resolution was adopted on June 30, 2026 by a roll call vote of the following members of the Board eligible to vote on the adoption of the within resolution:

Members	YES	NO	Absent	Abstain	
Richard Molinari			X		
Nicholas Lonziser	X				
Al Kurpis	X				
Dior Vass	X				
Joan Foley	X				

I hereby certify that this resolution was adopted by the Board at a public meeting held on June 30, 2026.


Luis DePaz, Secretary


Nicholas Lonziser, Chairman

**RESOLUTION #156-26
BOROUGH OF SADDLE RIVER
BERGEN COUNTY, NJ**

Date: 07/20/26

SOIL MOVEMENT RESOLUTION

BE IT RESOLVED by the Mayor and Council of the Borough of Saddle River that the soil relocation application from **Saddle River Phase 2, LLC for 20 and 22 East Allendale Road, Block 1605, Lots 1 and 2**, is hereby **APPROVED**. Said project was reviewed by the Planning Board, and the memorializing resolution was adopted by the Planning Board of the Borough of Saddle River at a public meeting held on June 30, 2026.

	MOTION	SECOND	AYES	NAYS	ABSTAIN	ABSENT
Carpenter, Duncan						
DiGirolamo, Christopher						
Hekemian, David						
Kurpis, Jonathan						
Liva, Jeffrey						
Sachdev, Ravi						
Kurpis, Albert J., - Mayor						

I hereby certify that this is a true copy of the resolution passed at the meeting held on **July 20, 2026**

Cindy Kirkpatrick, RMC
Municipal Clerk

BOROUGH OF SADDLE RIVER PLANNING BOARD

**SADDLE RIVER PHASE 2, LLC
BLOCK 1605, LOTS 1 AND 2
20 AND 22 EAST ALLENDALE ROAD**

**RESOLUTION MEMORIALIZING THE GRANT OF: (1) REVERSE SUBDIVISION
APPROVAL TO CONSOLIDATE BLOCK 1605, LOTS 1 AND 2, (2) PRELIMINARY
AND FINAL MAJOR SITE PLAN APPROVAL WITH DESIGN EXCEPTIONS TO
ALLOW FOR CONSTRUCTION OF A 100% AFFORDABLE HOUSING PROJECT, ,
AND (3) RECOMMENDATION TO GRANT A SOIL RELOCATION PERMIT**

RESOLUTION NO. 26-16

WHEREAS, Saddle River Phase 2, LLC (the “**Applicant**”), is the designated developer of an approximately 1.57-acre property in and owned by the Borough of Saddle River (the “**Borough**” of “**Owner**”) which is designated on the Borough tax maps as Block 1605, Lots 1 and 2 and has a street of address of 20 and 22 East Allendale Road (the “**Property**”);

WHEREAS, the Property has frontage on East Allendale Road, Choctaw Trail, and Route 17, and is situated in the AH-6 Affordable Housing Zone District (the “**AH-6 Zone**”) which was created by Ordinance No. 26-1119 which was adopted on May 18, 2026 and allows a 100% affordable housing development as a principal permitted use on the Property;

WHEREAS, the Applicant submitted an application dated May 6, 2026 (the “**Application**”¹ to the Board, with the consent of the Owner, which application seeks preliminary and final major site plan approval with design exceptions; reverse subdivision approval / minor subdivision approval to consolidate Lots 1 and 2 in Block 1605 into a single lot; and a recommendation to the governing body to issue a soil relocation permit to allow for the construction of a 100% affordable age-restricted housing project consisting of a three-story residential building with forty-two (42) affordable rental units, together with associated parking, including accessible and EV spaces, access from East Allendale Road, stormwater management systems, including bioretention facilities, and site improvements such as landscaping and lighting (the “**Proposed Affordable Housing Project**”);

WHEREAS, the Proposed Affordable Housing Project is included in the Borough’s 4th Round Housing Element and Fair Share Plan Element of the Borough Master Plan and, as set forth above, is a principal permitted use in the AH-6 Zone by virtue of the adoption of Ordinance No. 26-1119;

¹ The Application was submitted in advance of the adoption of Ordinance No. 26-1119, which is permitted by Jai Sai Ram LLC v. Planning/Zoning Bd. of the Borough of South Toms River, 446 N.J. Super. 338 (App. Div. 2016), certif. denied, 228 N.J. 69 (2016), which held that the adoption of N.J.S.A. 40:55D-10.5 (the Time of Application Law) was meant to protect developers from municipalities changing the applicable zoning to the detriment of the development while an application or appeal was pending. The Jai Sai Ram court held that a land use amendment that is beneficial to an application for development that is pending must be applied. As such, in this case, the Application has the benefit of the zoning regulations set forth in Ordinance No. 26-1119.

WHEREAS, the Board has exclusive subject matter jurisdiction over the Application pursuant to N.J.S.A. 40:55D-20, by virtue of N.J.S.A. 40:55D-46, -47 and -51 as well as N.J.A.C. 5:21-3.1;

WHEREAS, a number of documents were submitted by the Applicant with regard to the Application, all of which documents are on file with the Board and are part of the record in this matter, and the following are the plans, drawings and documents for which Board approval is sought, which plans, drawings and documents have been on file and available for public inspection for at least 10 days prior to the hearings on the Application in accordance with N.J.S.A. 40:55D-10b:

1. "Preliminary and Final Site Plan for Saddle River Phase 2, LLC" prepared by B.S. Crowder, PE of Bohler LLC ("Bohler"), dated May 1, 2026 and revised on June 4, 2026, consisting of twenty-one (21) sheets (the "**Site Plans**");

2. Architectural plans prepared by Christina D. Davis, RA of Urban Practice titled "Saddle River Phase II," dated May 1, 2026, consisting of seven (7) sheets (the "**Architectural Plans**");

3. Stormwater Management Report, prepared by Bohler, dated May 2026 (the "**Stormwater Management Report**");

4. Stormwater Management Facilities Operations & Maintenance Manual, prepared by Bohler, dated May 2026 (the "**O&M Manual**"); and

5. Lot Consolidation Plan prepared by Vargo Associates, dated April 14, 2026 (the "**Lot Consolidation Plan**");

WHEREAS, a duly noticed public hearing on the Application was held on June 15, 2026, thereby conferring procedural jurisdiction over the Application with the Board, during which hearing the Applicant was represented by Katharine A. Coffey, Esq. and the Board was represented by Jonathan Drill, Esq.;

WHEREAS, the following individuals testified during the hearing on the Application, were subject to cross examination, and the testimony is part of the record in this matter:

1. Siavash Bashiriyeh, PE (Applicant's civil engineering expert),
2. Josh Eckert, RA (Applicant's architectural design expert),
3. Martin Spence, PE (Board's civil engineering expert),
4. Joseph Burgis, PP (Board's planning expert),
5. Scott Levy, RLA, LLC (Board's landscape architectural expert),
6. Jonathan Lubanski (Applicant's Executive Vice President), and 7. Vincent Blehl (interested party);

WHEREAS, the following exhibits were admitted into evidence and the record during the hearing, are on file with the Board, and are part of the record in this matter:

- A-1 Aerial Exhibit (Sheet C-01) dated June 16, 2026,
- A-2 Color rendered Site Plan (Sheet C-301) dated June 16, 2026,
- A-3 Detail Exhibit (Sheet C-03) dated June 16, 2026,
- A-4 Emergency Fire Truck Exhibit (Sheet T-02) dated June 16, 2026,
- A-5 Architectural drawings CS (cover sheet), A1.1 (1st Floor), A1.2 (2nd Floor), A1.3 (3rd Floor), and A3.1 (Unit Plan), all dated May 1, 2026,
- A-6 Color rendered architectural drawings A2.1 (Elevation) and A2.2 (Elevation), dated June 9, 2026, and
- A-7 Architectural rendering of the entrance of the proposed building;

WHEREAS, AFTER CONSIDERING THE APPLICATION, DOCUMENTS, TESTIMONY AND EXHIBITS REFERENCED ABOVE, AND GIVING APPROPRIATE WEIGHT TO SAME, AND BASED ON ITS UNDERSTANDING OF THE APPLICABLE LAW, THE BOARD MAKES THE FOLLOWING FACTUAL FINDINGS AND LEGAL CONCLUSIONS FOR THE PURPOSE OF MEMORIALIZING IN A WRITTEN RESOLUTION IN ACCORDANCE WITH N.J.S.A. 40:55D-10g(2) ITS ACTION IN GRANTING THE APPLICATION SUBJECT TO CONDITIONS AS SET FORTH BELOW:

A. FACTUAL FINDINGS

1. **The Property, Zoning and Existing Conditions.** As set forth above, the Property consists of two lots (Block 1605, Lots 1 and 2) and has frontage on East Allendale Road, Choctaw Trail, and Route 17. The Property is situated in the AH-6 Zone. Each lot comprising the Property contains a single-family house and related site improvements. The Property is bordered to the north by East Allendale Road and residential developments beyond; to the east by residential homes; to the west by Route 17 and residential homes beyond; and to the south by Route 17 ramp roadway and residential homes beyond.

2. **The Application and Proposed Affordable Housing Project.** As set forth above, the Applicant submitted the application dated May 6, 2026 to the Board seeking reverse subdivision approval (lot consolidation) and preliminary and final major site plan approval along with design exceptions and a recommendation for a soil relocation permit to allow construction of the Affordable Housing Project, which is a 100% affordable project, restricted to residents aged 62 and older. The specifics of the Affordable Housing Project, and the specific exceptions that have been requested, are as follows:

a. **Specifics of the Affordable Housing Project.** The proposed Affordable Housing Project will consist a three-story building located on the Property containing forty-two (42) affordable age-restricted housing units. The site improvements include 49 parking

spaces (including accessible and EV spaces) to service the residential development, one ground mounted identification sign at the entrance of the development, generator, landscaping, lighting, retaining walls with fall protection, and a stormwater management system. The stormwater management system will include inlets, manholes, stormwater piping, and two small-scale bioretention basins.

b. **Specific Relief Requested.** The specific relief requested is as follows:

1. The Applicant requests the following design exceptions from Borough Ordinance Section 138-4:

a. To permit light fixtures at the ingress/egress of the site along East Allendale Road to have an illumination or glare from such fixtures to have a reading of 1.5 footcandles;

b. To permit lighting a minimum of 14' from the front yard;

2. The Applicant requests the following design exceptions from Borough Ordinance Section 183-6:

a. To permit soil moving at the site to exceed the maximum change in grade of 4 feet;

b. To permit the height of retaining walls to be in excess of 4 feet;

c. To permit the pre-existing non-conformity of slopes adjacent to property boundary to exceed one foot vertically for every five feet horizontally;

d. To permit the disturbance of steep slopes in excess of the permitted steep slope disturbance area;

3. The Applicant requests preliminary and final major site plan approval to allow construction of the Proposed Affordable Housing Project.

4. The Applicant requests reverse subdivision (minor subdivision) approval to consolidate the Property into one single lot.

5. The Applicant requests a recommendation to the governing body for a Soil Relocation permit to relocate approximately 4,800 cubic yards of soil.

3. **Findings as to Exceptions Requested from the Outdoor Lighting Ordinance.** Borough Ordinance, Chapter 138, Lighting, Outdoor, contains requirements related to the regulation of existing and future lighting within the Borough. The Applicant is requesting exceptions from this chapter to allow: (1) light fixtures at the ingress / egress at the site along East Allendale Road to have an illumination or glare in excess of 0.1 footcandle, and (2) lighting a minimum of 14 feet from the front yard. The Board finds that the exceptions should be granted because the proposed lighting is necessary to provide adequate illumination and visibility at the site entrance and along the parking lot perimeter, thereby promoting the safe ingress and egress of vehicles. The Board further finds that the lighting plan has been designed to direct light onto the site and minimize light spillage onto adjacent properties and public rights-of-way. For these

reasons, the Board finds that the literal enforcement of the ordinance requirements at issue is impracticable and that granting the requested exceptions is reasonable under the circumstances. See, N.J.S.A. 40:55D-51b.

4. **Findings as to Exceptions Requested from the Soil Relocation Ordinance.** Borough Ordinance, Chapter 183, Soil Relocation, contains requirements related to soil relocation applications, which are referred to the Board for review and recommendation made to the governing body where the application involves soil relocation of more than 500 cubic yards. Pursuant to Section 183-11, the Board can recommend waivers / exceptions from the requirements of the Soil Relocation Ordinance to the governing body for approval. The Applicant is requesting waivers / exceptions to allow: (1) a proposed grade change in excess of 4 feet from existing grade, (2) retaining walls in excess of four feet in height, (3) the pre-existing non-conformity of slopes adjacent to the property boundary to exceed one foot vertically for every five feet horizontally, and (4) steep slope disturbance. The Board finds that the waivers / exceptions should be granted because the literal enforcement of the requirements is impracticable due to the existing topography and grade of the site and because the requested exceptions are reasonable under the circumstances. See, N.J.S.A. 40:55D-51.

5. **Findings as to Preliminary and Final Site Plan Review.** The Board's findings as to preliminary and final site plan review for the Application are as follows. First, with the exception of Borough Ordinance Section 138-4: (1) light fixtures at the ingress / egress at the site along East Allendale Road to have an illumination or glare in excess of 0.1 footcandle and (2) lighting a minimum of 14-feet from the front yard, and Borough Ordinance Section 183-6: (1) proposed grade change in excess of 4 feet from existing grade, (2) retaining walls in excess of four feet in height, (3) the pre-existing non-conformity of slopes adjacent to the property boundary to exceed one foot vertically for every five feet horizontally, (4) steep slope disturbance, from which requirements the Board found that exception / waivers should be granted, the Board finds that the Site Plans, Architectural Plans, Stormwater Management Report, and Traffic Engineering Assessment referenced above will comply with all other applicable zoning ordinance regulations, site plan ordinance requirements, and RSIS (residential site improvement standards) provided, however, that the conditions set forth below are imposed and complied with. Second, provided that the conditions set forth below are imposed and complied with, the Board finds that matters vital to the public health (water supply, sewage disposal, stormwater drainage, and traffic circulation) will be adequately provided for and appropriately designed as part of the Affordable Housing Project. For all of the foregoing reasons, the Board's ultimate finding is that preliminary and final site plan approval is warranted provided that the conditions set forth below are imposed and complied with.

6. **Findings as to Reverse Subdivision (Minor Subdivision Review).** The Board finds that reverse subdivision approval (minor subdivision approval) to consolidate the Property into one lot will comply with all applicable zoning ordinance and subdivision ordinance requirements. See, N.J.S.A. 40:55D-47 and -50.

7. **Findings as to Soil Relocation Permit Review.** The Board finds that the proposed soil relocation activities are necessary to facilitate the development of the site for the Proposed Affordable Housing Project and that the Applicant has demonstrated that the soil proposed to be relocated is appropriate and will be conducted in a manner that minimizes adverse impacts. The Board concludes that the proposed soil relocation is consistent with the applicable

ordinance requirements. The Board thus recommends to the governing body that a soil relocation permit be issued but subject to the conditions set forth below.

B. LEGAL CONCLUSIONS

1. **The Exceptions from Ordinance Chapter 138.** The Board's conclusions as to the requested waivers from Ordinance Sections 138-4 are as follows:

a. **Standards Applicable to Waivers from Lighting Requirements.** Pursuant to N.J.S.A. 40:55D-51, a planning board, "when acting upon applications for . . . site plan approval, shall have the power to grant such exceptions from the requirements for . . . site plan approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and approval . . . if the literal enforcement of one or more provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question."

b. **Conclusions as to Grant of the Waivers.** Based upon the foregoing factual findings, the Board finds that the design waivers pertaining to the proposed lighting at the entrance and within twenty-five (25) feet from any property line are justified and appropriate, as they will ensure adequate illumination and visibility of those areas without excessive light spillage onto neighboring properties. As such, the Board concludes that it can and should grant the waivers / exceptions subject to the conditions set forth below.

2. **The Waivers / Exceptions from Ordinance Chapter 183.** The Board's conclusions as to the requested waivers from Ordinance Section 183-6 are as follows:

a. **Standards Applicable to Waivers from Soil Relocation Ordinance Requirements.** Ordinance Section 183-11 sets forth the following standard for the Board to recommend waivers from the requirements: "waiver from the requirements for soil relocation as may be reasonable and within the general purpose and intent of this chapter, if the literal enforcement of one or more provisions of this chapter are impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question." This standard is almost identical to the standard for the grant of an exception from site plan ordinance requirements pursuant to N.J.S.A. 40:55D-51, which provides that a planning board, "when acting upon applications for . . . site plan approval, shall have the power to grant such exceptions from the requirements for . . . site plan approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and approval . . . if the literal enforcement of one or more provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question."

b. **Conclusions as to Grant of the Waivers.** As set forth in the factual findings above, the Board finds that the literal enforcement of the requirements at issue is impracticable due to the existing topography and grade of the site. The Board further found that the steep slopes need to be disturbed to be able to build the Affordable Housing Project, and that the retaining wall height is required to safely retain and stabilize the soil, mitigating any offsite impact, including to nearby water bodies. As such, the Board concludes that it can and should grant the waivers / exceptions subject to the conditions set forth below.

3. **Preliminary and Final Site Plan Review.** The Board's conclusions as to preliminary and final site plan review are as follows:

a. **Standards for Preliminary and Final Site Plan Review.** N.J.S.A. 40:55D-46a and 50a are the focal points for consideration of preliminary and final site plan applications. N.J.S.A. 40:55D-46a provides that "[a]n ordinance requiring site plan review and approval shall require that the developer submit to the administrative officer a site plan and such other information as is reasonably necessary to make an informed decision as to whether the requirements necessary for preliminary site plan approval have been met." Similarly, N.J.S.A. 40:55D-50a provides that the Board "shall grant final approval if the detailed drawings . . . conform to the standards established by ordinance for final approval" and the conditions of preliminary approval. As such, if the application complies with all ordinance requirements, the Board must grant approval. Conversely, if the application does not comply with all ordinance requirements, the Board must deny approval. However, there are two exceptions: (1) The first exception is where an application does not comply with all ordinance requirements but the Board grants relief in terms of variances or exceptions. In that case, the Board then must review the application against all remaining ordinance requirements and grant approval if the application complies with all such remaining requirements. (2) The second exception is where the application does not comply with all ordinance requirements, but a condition can be imposed requiring a change that will satisfy the ordinance requirement. In that case, the Board can either grant approval on the condition that the application or plan is revised prior to signing the plan to comply with the ordinance requirement or the Board can adjourn the hearing to permit the applicant the opportunity to revise the application or plan to comply with the ordinance requirement prior to the Board granting approval.

b. **Conclusions to Grant of Preliminary and Final Site Plan Approval.** As set forth in the factual findings above, pursuant to Borough Ordinance Section 138-4: (1) to permit light fixtures at the ingress / egress at the site along East Allendale Road to have an illumination or glare in excess of 0.1 footcandle and (2) to permit lighting a minimum of 14' from the front yard, and pursuant to Borough Ordinance Section 183-6: (1) to permit a proposed grade change in excess of 4 feet from existing grade, (2) to permit retaining walls in excess of four feet in height, (3) to permit the pre-existing non-conformity of slopes adjacent to the property boundary to exceed one foot vertically for every five feet horizontally, (4) to permit steep slope disturbance, for which the Board concluded an exception and waivers should be recommended, the Board found that the Site Plans, Architectural Plans, and Stormwater Management Report, and Traffic Engineering Assessment will comply with all other applicable zoning ordinance regulations, site plan ordinance requirements, and RSIS requirements provided, however, that the conditions set forth below are imposed and complied with. The Board's ultimate finding was that preliminary and final site plan approval is warranted but subject to the conditions set forth below being imposed and complied with. As such, the Board concludes that preliminary and final site plan approval can and should be granted subject to the conditions set forth below.

4. **Reverse Subdivision Approval / Minor Subdivision Approval.**

a. **Standards Applicable to the Reverse Subdivision Approval / Minor Subdivision Approval.** In accordance with Saddle River Ordinance Section 195-4, a "minor subdivision" is any subdivision containing not more than four lots not involving any new street or road or the extension of municipal facilities or off-tract improvements, not adversely

affecting the development of the remainder of the parcel or adjoining property and not in conflict with any provision or portion of the Master Plan, Official Map, Chapter 210, Zoning, or Chapter 195, Subdivision of Land. In the event new lots are not being created by dividing lots, but instead, existing lots are being consolidated into a single lot, a reverse subdivision approval is required as well. The Planning Board is permitted to classify and approve a sketch plat as a minor subdivision if the above requirements are met. Minor subdivision approvals shall be granted or denied within 45 days of the date of submission of a complete application to the Planning Board or within such further time as may be consented to by the applicant and shall expire after 190 days unless a deed or plat is properly recorded to perfect the subdivision. In accordance with N.J.S.A. 40:55D-47a, minor subdivision approval "shall be deemed to be final approval of the subdivision by the board." As such, the standards applicable to reverse subdivision approval, which is minor subdivision approval, are those set forth in N.J.S.A. 40:55D-50 governing final approval of subdivisions. N.J.S.A. 40:55D-50 provides that the Board "shall grant final approval if the detailed drawings . . . conform to the standards established by ordinance for final approval." As such, if the application complies with all ordinance requirements the Board must grant approval. Conversely, if the application does not comply with all ordinance requirements, the Board must deny approval. However, there are two exceptions: (1) The first exception is where an application does not comply with all ordinance requirements but the Board grants relief in terms of variances or exceptions. In that case, the Board then must review the application against all remaining ordinance requirements and grant approval if the application complies with all such remaining requirements. (2) The second exception is where the application does not comply with all ordinance requirements, but a condition can be imposed requiring a change that will satisfy the ordinance requirement. In that case, the Board can either grant approval on the condition that the application or plan is revised prior to signing the plan to comply with the ordinance requirement or the Board can adjourn the hearing to permit the applicant the opportunity to revise the application or plan to comply with the ordinance requirement prior to the Board granting approval.

b. **Conclusions to Grant the Minor Subdivision.** As set forth in the factual findings above, the Board found, and now concludes, that it can and should grant the minor subdivision approval to consolidate the Property into one lot.

5. **Soil Relocation Permit.**

a. **Factors Applicable to the Soil Relocation Permit.** Ordinance Section 183-6 sets forth the following factors for the Board to consider in reviewing a soil relocation permit application, and Ordinance Section 183-11 provides that the Board may grant waivers / exceptions from these factors:

i. In development of land, natural grades should be preserved wherever possible and soil moving shall only be permitted when good and sufficient reason appears for such soil moving.

ii. No soil moving shall be permitted to result in any increase of velocity or change in direction of surface water runoff without such water being appropriately managed on site so as to not adversely affect other properties.

iii. No soil moving shall be permitted if an applicant merely proposes to raise or lower the general level of a lot in relation to adjacent properties.

iv. No soil moving shall be permitted for the purposes of creating new ponds, ditches or other topographical features on a lot, except for one or more ornamental ponds having a total (aggregate) surface area of less than 200 square feet, unless such pond or topographical feature is required for firefighting, drainage or storm water management purposes and is duly approved by the Borough Engineer and/or the Planning Board or Zoning Board of Adjustment. As a feature to such approval, the applicant will affirmatively agree that it will be responsible for the cleaning and complete aeration of the pond at all times.

v. No soil moving permit shall be issued if the proposed soil moving would have any reasonable conceivable detrimental impact upon any person, surrounding property or municipality.

vi. All proposed structures shall be situated on a lot so as to require the least amount of soil moving as is practical.

vii. In connection with the construction of any building requiring soil moving, the following additional standards shall apply:

(1) The first floor elevation shall be limited to a maximum of four feet above the existing average ground elevation measured across the front of the proposed structure. The existing average ground elevation shall be measured at the front of the proposed building in increments of 10 feet from left to right. The existing average ground elevation shall be determined from existing conditions, prior to any soil relocation and/or tree removal operations.

(2) Soil moving within a lot, except in areas otherwise restricted, shall be limited to a maximum change in grade of four feet.

(3) Retaining wall heights. Retaining wall heights in the residential zones shall be a maximum of four feet, measured from the bottom of the wall to the top of the wall. Tiered walls shall be defined as a single wall if the spacing between the face of walls is less than five feet measured on the horizontal.

(4) No driveway shall exceed a grade of 10%.

viii. No slope created by soil moving shall be permitted to exceed a grade which rises or falls one foot vertically for every two feet horizontally. Slopes adjacent to a property boundary shall not exceed one foot vertically for every five feet horizontally.

ix. Soil relocation in areas of steep slopes shall be restricted as follows: no more than 50% of any slope between 15.0% and 24.9% shall be disturbed; no more than 30% of any slope between 25.0% and 34.9% shall be disturbed; and no disturbance shall be permitted in areas of slope of 35% or greater.

x. The removal of more than four trees having a diameter of more than eight inches is considered stripping a part or portion of the land of its erosion-preventing live vegetation. In this situation, the application should be referred to the Borough Engineer, Landscape Architect, and arborist for a written report addressing the loss of the erosion-preventing vegetation.

b. **Conclusions to Grant the Soil Relocation Permit.** As set forth in the factual findings above, the Board found, and now concludes, that it can and should recommend that a soil relocation permit be granted to allow the Applicant to relocate approximately 4,800 cubic yards of soil to construct the Proposed Affordable Housing Project, subject to the conditions set forth below.

6. **Imposition of Conditions.** Boards have inherent authority to impose conditions on any approval they grant. North Plainfield v. Perone, 54 N.J. Super. 1, 8-9 (App. Div. 1959), certif. denied, 29 N.J. 507 (1959). Further, conditions may be imposed where they are required in order for a board to find that the requirements necessary for approval of the application have been met. See, Alperin v. Mayor and Tp. Committee of Middletown Tp., 91 N.J. Super. 190 (Ch. Div. 1966) (holding that a board is required to impose conditions to ensure that the positive criteria is satisfied); Eagle Group v. Zoning Board, 274 N.J. Super. 551, 564-565 (App. Div. 1994) (holding that a board is required to impose conditions to ensure that the negative criteria is satisfied). Moreover, N.J.S.A. 40:55D-49a authorizes a board to impose conditions on a preliminary approval, even where the proposed development fully conforms to all ordinance requirements, and such conditions may include but are not limited to issues such as use, layout and design standards for streets, sidewalks and curbs, lot size, yard dimensions, off-tract improvements, and public health and safety. Pizzo Martin Group v. Borough of Randolph, 137 N.J. 216, 232-233 (1994). See also, Stop & Shop Supermarket Co. v. Springfield Board of Adj., 162 N.J. 418, 438-439 (2000) (explaining that site plan review “typically encompasses such issues as location of structures, vehicular and pedestrian circulation, parking, loading and unloading, lighting, screening and landscaping” and that a board may impose appropriate conditions and restrictions based on those issues to minimize possible intrusions or inconvenience to the continued use and enjoyment of the neighboring residential properties). Further, municipal ordinances and Board rules also provide a source of authority for a board to impose conditions upon a developmental approval. See, Cox and Koenig, New Jersey Zoning and Land Use Administration (Gann 2020), sections 28-2.2 and 28-2.3 (discussing conditions limiting the life of a variance being imposed on the basis of the Board’s implicit authority versus by virtue of Board rule or municipal ordinance). Finally, boards have authority to condition site plan approval on review and approval of changes to the plans by board experts so long as the delegation of authority for review and approval is not a grant of unbridled power to the expert to approve or deny approval. Lionel Appliance Center, Inc. v. Citta, 156 N.J. Super. 257, 270 (Law Div. 1978). As held by the court in Shakoor Supermarkets, Inc. v. Old Bridge Tp. Planning Board, 420 N.J. Super. 193, 205-206 (App. Div. 2011): “The MLUL contemplates that a land use board will retain professional consultants to assist in reviewing and evaluating development applications” and using such professional consultants to review and evaluate revised plans “was well within the scope of service anticipated by the applicable statutes. It was the Board, and not any consultant, that exercised the authority to approve the application.” The conditions set forth below have been imposed on all of the foregoing bases.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD, BY MOTION DULY MADE AND SECONDED ON JUNE 16, 2026 AS FOLLOWS:

C. RELIEF GRANTED

1. **Preliminary and Final Site Plan Approval.** Subject to the conditions set forth below, preliminary and final site plan approval is granted as to the Site Plans, Architectural Plans, Stormwater Management Report, and Traffic Engineering Assessment as referenced above.
2. **Design Exceptions Related to Lighting.** Subject to the conditions set forth below, the Board grants the design exceptions (1) to permit light fixtures at the ingress / egress at the site along East Allendale Road to have an illumination or glare in excess of 0.1 footcandle and (2) to permit lighting a minimum of 14' from the front yard all as shown on the Site Plans.
3. **Waivers / Exceptions Related to Retaining Wall Height and Steep Slopes.** Subject to the conditions set forth below, the Board grants the waivers / exceptions (1) to permit a proposed grade change in excess of 4 feet from existing grade, (2) to permit retaining walls in excess of four feet in height, (3) to permit the pre-existing non-conformity of slopes adjacent to the property boundary to exceed one foot vertically for every five feet horizontally, (4) to permit steep slope disturbance all as shown on the Site Plans.
4. **Minor Subdivision Approval.** Subject to the conditions set forth below, minor subdivision approval is granted to consolidate the Property into one lot.
5. **Recommendation to Grant Soil Relocation Permit.** Subject to the conditions set forth below, the planning board recommends to the Mayor and Council that a soil relocation permit be granted to allow the Applicant to relocate approximately 4,800 cubic yards of soil to construct the Proposed Affordable Housing Project.

D. CONDITIONS

1. **Revisions to Site Plans, Architectural Plans, Stormwater Management Report, and Traffic Engineering Assessment.** Revisions to the Site Plans, Architectural Plans, Stormwater Management Report, and Traffic Engineering Assessment shall be made to incorporate the comments emanating in the following letters and/or memos prepared by the following Board professionals and/or as discussed by the Board on the record during the hearing on the Application, and to the satisfaction of the Board expert(s) who filed the report or testified as well as to the satisfaction of the Borough Engineer and Borough Planner. As a condition precedent to the commencement of any and all construction, including site work, and as a condition precedent to the issuance of zoning permits and construction permits, the revisions shall be made, and the plans shall be signed off on by the Board Secretary, Board Engineer and Board Chair evidencing that the revisions have been made, no later than July 1, 2027 (which is one (1) year from the adoption of the within resolution). In the event that the Applicant fails to revise the plans and other documents as required and/or fails to obtain signatures on the plans as required, all within said time period, or extension thereof as granted by the Board, the approvals shall expire and become automatically null and void. The Board notes that, in the absence of the within time limitation condition, it would decline to grant conditional approvals and, instead, would have continued the hearing on an application for no more than a six (6) month period to provide the Applicant with the opportunity to revise the plans and other documents, and failure by the Applicant to resubmit same to the Board within that period or submission within that period but failure of the Applicant to make all the required revisions, would result in denial of the application. The reason that the Board is giving the Applicant one (1) year to revise the plans and other documents is because of the number of outside

agency approvals that are necessary and the belief that it will take longer than six (6) months for the Applicant to obtain all of the required outside agency approvals. The required revisions are as follows:

a. **Revisions Pursuant to Exhibits A-2, A-3 and A-4.** The site plans shall be revised to incorporate the improvements shown on exhibits A-2, A-3 and A-4 referenced above to the extent that such improvements are not already shown on the site plans.

b. **Revisions Pursuant to Board Planner's Memo.** The site plans shall be revised to incorporate the following comments contained in the planning review memo prepared by Joseph H. Burgis, PP, AICP dated May 27, 2026: 3.a through 3.d; 4.a through 4.c; 7 (in the event that the NJDOT does not take the portion of the property at the intersection of Route 17 and East Allendale Road, the Applicant shall add landscaping to this area); 11.a, 11.b and 11.c (the colors of the monument sign shall be added to the site plans and shall match the colors of the building); and 13 (revise the site plans to show black colored aluminum ornamental fencing everywhere consistent with exhibit A-3, including on the retaining walls, except that earthtone PVC fencing shall be shown at the trash enclosure).

c. **Revisions Pursuant to Board Engineer's Memo.** The site plans shall be revised to incorporate the following comments contained in the engineering review memo prepared by Martin Spence, PE dated June 15, 2026: S-2; S-4; S-5; S-6; S-7 (provide retaining wall detail to Borough Engineer for review and approval as to structural engineer, and to Borough Landscape Architect for review and approval as to aesthetics); S-8; S-10; 3-11; S-12 (revise the site plans to add fire hydrant(s) on the site to the satisfaction of the Borough Fire Marshall); and S-14.

d. **Revisions Pursuant to Board Landscape Architect's Memo.** The site plans shall be revised to incorporate the following comments contained in the landscape review memo prepared by Scott Levy, LLA dated June 13, 2026: 1; 2.A; 3.B; 4.A through 4.G; 4.H (Subject to Fire Marshall review and approval, add concrete curbed planting islands with canopy trees); and 4.I.

e. **Canopy Trees Along East Allendale Road.** The Applicant shall revise the site plans to provide canopy tree planting from the north running east along East Allendale Road to the satisfaction of the Board's Landscape Architect.

f. **Trash Enclosure.** The site plan shall be revised to provide that the Trash Enclosure shall be a masonry block wall matching the building façade colors with a solid vinyl fence at the front of the trash enclosure, and to show Bollard protection for the Trash Enclosure.

2. **Right-of-Way Dedication.** The Applicant is proposing to dedicate a portion of the Property at the intersection of Route 17 and East Allendale Road to the New Jersey Department of Transportation ("NJDOT"). If the NJDOT elects not to accept the proposed dedication, the Applicant shall remove and install landscaping as shown on the site plans.

3. **Existing NJDOT Ramp.** The Applicant shall use boulders from the site to create a natural barrier along the existing NJDOT ramp and Route 17 subject to review and approval by the Board's landscape architect and, to the extent applicable, NJDOT.

4. **Additional Landscaping.** The Applicant shall coordinate with the Board's Landscape Architect to identify additional plantings required to address the Landscape Architect's comments 4A-G in his Memo.

5. **Striping Islands within Parking Lot.** The Applicant shall add additional landscaping in the area of the light pole within the eastern striped island and in the area of the light pole within the western striped island within the parking lot, subject to the review and approval of the Borough's Fire Marshal.

6. **Maximizing Parking Spaces.** The Applicant shall maintain the parking configuration shown on the Site Plans, subject to modification depicted on Exhibit A-4, so as to maximize the number of parking spaces provided. The Board's planner agreed that the Applicant should not be required to comply with comment #5 in his Memo, which had suggested eliminating a parking space to create additional pedestrian access.

7. **Performance Guarantee.** A performance guarantee shall be maintained by the Applicant to cover costs of improvements as set forth in N.J.S.A. 40:55D-53.

8. **Easements, Dedications and Conveyances.** Any and all easements, dedications and/or conveyances running to and in favor of the Borough which are proposed on the Site Plans shall, in addition to being identified on said plans, be contained in separate documents to be prepared by the Applicant and reviewed and approved by the Borough Attorney after the metes and bounds descriptions of the easement, dedication and/or conveyance areas have been reviewed and approved by the Borough Engineer. Said documents shall specifically outline the grant of the easement, dedication and/or conveyance and its purpose and shall contain a metes and bounds description of the easement, dedication and/or conveyance area. All such documents shall then be recorded and, upon completion of the recording process, be transmitted to the Borough Clerk for maintenance with other title documents of the Borough.

9. **Outside Agency Approvals and Permits.** The within approvals shall be conditioned upon the Applicant obtaining permits and/or approvals from all applicable outside agencies and/or departments including (if applicable) but not necessarily limited to the following municipal, county and/or state agencies and/or departments:

- a. Sewerage Authority;
- b. Saddle River Water Utility;
- c. Bergen County Planning Board unconditional approval to construct any and all aspects of the proposed development within its jurisdiction;
- d. Bergen County Soil Conservation Service certification / approval of the soil erosion and sediment control plan; and

e. NJDEP approval of any and all aspects of the proposed development within its jurisdiction.

10. **Escrow Fees.** Any and all outstanding escrow fees shall be paid in full and the escrow account replenished to the level required by ordinance within 30 days of the adoption of the within resolution, within 30 days of written notice that a deficiency exists in the escrow account, prior to review of any and all compliance documents by any of the Board or Borough professionals, and prior to signing the Preliminary Plans. The Applicant shall submit payment of [\$6,000.00] for Borough Engineer review fees, [\$6,000.00] for legal costs and [\$6,000.00] for Borough Landscape Architect review fees. Failure to abide by this condition shall result in the within approvals automatically terminating and becoming null and void.

11. **Subject to Other Approvals and Laws.** The within approvals and the use of the Property are conditioned upon and made subject to any and all laws, ordinances, requirements and/or regulations of and/or by any and all municipal, county, State and/or Federal governments and their agencies and/or departments having jurisdiction over any aspect of the Property and/or use of the Property. The within approval and the use of the Property are also conditioned upon and made subject to any and all approvals by and/or required by any and all municipal, county, State and/or Federal governments and their agencies and/or departments having jurisdiction over any aspect of the Property and/or use of the Property. In the event of any inconsistency(ies) between the terms and conditions of the within approval and any approval(s) required above, the terms and/or conditions of the within approval shall prevail unless and until changed by the Board upon proper application.

VOTE ON MOTION DULY MADE AND SECONDED ON JUNE 16, 2026:

THOSE IN FAVOR: MOLINARI, HEKEMIAN, LONZISERO, NAZZARO & FOLEY.

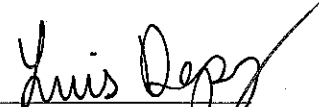
THOSE OPPOSED: NONE.

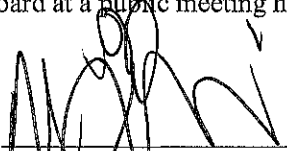
This memorializing resolution was adopted on June 30, 2026 by a roll call vote of the following members of the Board eligible to vote on the adoption of the within resolution:

Members	YES	NO	Absent	Abstain	
Richard Molinari			X		
Nicholas Lonzisero	X				
David Hekemian	X				
Patty Nazzaro			X		
Joan Foley	X				

2026-06-26-v2

I hereby certify that this resolution was adopted by the Board at a public meeting held on June 30, 2026.


Luis DePaz, Secretary


Nicholas Lanzisero, Chairman

**RESOLUTION #157-26
BOROUGH OF SADDLE RIVER
BERGEN COUNTY, NJ**

Date: 07/20/26

SOIL MOVEMENT RESOLUTION

BE IT RESOLVED by the Mayor and Council of the Borough of Saddle River that the soil relocation application from **Toll NJ I, LLC for 107, 111, and 115 East Allendale Road, Block 1402, Lots 23, 24, and 25**, is hereby **APPROVED**. Said project was reviewed by the Planning Board, and the memorializing resolution was adopted by the Planning Board of the Borough of Saddle River at a public meeting held on June 30, 2026.

	MOTION	SECOND	AYES	NAYS	ABSTAIN	ABSENT
Carpenter, Duncan						
DiGirolamo, Christopher						
Hekemian, David						
Kurpis, Jonathan						
Liva, Jeffrey						
Sachdev, Ravi						
Kurpis, Albert J., - Mayor						

I hereby certify that this is a true copy of the resolution passed at the meeting held on **July 20, 2026**

Cindy Kirkpatrick, RMC
Municipal Clerk

BOROUGH OF SADDLE RIVER PLANNING BOARD

**TOLL NJ I, LLC
BLOCK 1402, LOT 23 - 107 EAST ALLENDALE ROAD
BLOCK 1402, LOTS 24 - 111 EAST ALLENDALE ROAD
BLOCK 1402, LOT 25 - 115 EAST ALLENDALE ROAD**

**RESOLUTION MEMORIALIZING THE GRANT OF AMENDED PRELIMINARY
AND FINAL SITE PLAN APPROVAL TO ALLOW AN ALTERNATE SANITARY
SEWER CONNECTION AND THE DESIGNATION OF A MODEL UNIT AND A
TEMPORARY SALES TRAILER**

RESOLUTION NO. 26-14

WHEREAS, Toll NJ I, LLC. (the **"Applicant"**) is the contract purchaser from Franklin and Helen Cirino and East Allendale Property Holdings, LP (collectively the **"Owner"**) of property located at 107, 111, and 115 East Allendale Road, in the Borough of Saddle River (the **"Borough"**) which is designated on the Borough's tax maps as Block 1402, Lots 23, 24 and, 25 (collectively the **"Property"**), and the Applicant submitted an application with the consent of the Owner to the Borough of Saddle River Planning Board (the **"Board"**) seeking the following relief: preliminary and final site plan approval, reverse subdivision (lot consolidation approval), exceptions from various site plan ordinance requirements, and recommendations for waivers from, and issuance of, a soil relocation permit pursuant to the soil relocation ordinance provisions (all requested relief is referred to as the **"Application"**), to allow for the construction of a permitted multi-family inclusionary townhouse housing development (the **"Proposed Townhouses"**) containing 54 multi-family units, consisting of 46 market rate units and 8 deed restricted affordable units, as well as various site improvements (the **"Proposed Site Improvements"**) (the Proposed Townhouses and Proposed Site Improvements are together referred to as the **"Proposed Development"** or **"Proposed East Allendale Development"**), and the Board granted the Application which was memorialized in Resolution No. 26-08 adopted on February 3, 2026 (the **"Prior Approval"**);

WHEREAS, the Applicant submitted an amended application with the consent of the Owner to the Board to amend the Prior Approval seeking amended preliminary and final site plan approval to permit the following changes to the Proposed Development: (1) connection of the sanitary sewer system directly to the Borough of Allendale sanitary sewer system rather than directly to the trunk line owned by the North West Bergen County Utilities Authority (**"NBCUA"**) as was part of the Prior Approval, and (2) designation and use of one of the Proposed Townhouses a model unit and the installation of a temporary sales trailer to be used as a sales office for the Proposed Development until all of the Proposed Townhouses have been sold (collectively referred to as the **"Amended Application"**);

WHEREAS, the Board has exclusive subject matter jurisdiction over the Amended Application by virtue of N.J.S.A. 40:55D-20 in accordance with N.J.S.A. 40:55D-46b (as to amended preliminary site plan approval), -48b (as to amended preliminary reverse subdivision approval with the reverse subdivision approval sought for a lot consolidation of Lots 23 and 24, with Lot 25 remaining a separate lot), -50a (as to amended final site plan approval and final reverse subdivision approval), and by reason of the site plan design exceptions and "c" variances which were granted as part of the Prior Approval running with the land and remaining in full force and effect;

WHEREAS, a number of documents were submitted with regard to the application by the applicant, the Board's professionals, and various Borough departments and professionals, all of which documents are on file with the Board and are part of the record in this matter, and the following are the latest versions of the plans, drawings and documents for which the Applicant seeks Board approval, which plans, drawings and documents have been on file and available for public inspection for at least ten (10) days prior to the hearing on the application in accordance with N.J.S.A. 40:55D-10b:

1. Proposed East Allendale Development "Site Plan" sheet C-05 prepared by L2A, last revised April 10, 2026, and
2. Proposed East Allendale Development "Schematic Force Main Plan" sheet C-10A prepared by L2A, last revised April 10, 2026;

WHEREAS, the Application was deemed to be complete;

WHEREAS, the Board considered the Amended Application at a duly noticed public hearing on June 9, 2026, with an affidavit of publication and service of notice being submitted to the Board and being on file with the Board, thereby conferring procedural jurisdiction over the Amended Application with the Board, and the Applicant was represented during the hearing by Antimo "Andy" Del Vecchio, Esq. (of Beattie Padovano, LLC), the Board was represented during the hearing by Jonathan E. Drill, Esq. (of Stickel, Koenig, Sullivan & Drill, LLC);

WHEREAS, the hearing on the Amended Application was consolidated with the hearing on the Applicant's amended application pending before the Board for property located at 14 Algonquin Trail designated on the tax maps as Block 1603, Lot 1, and 167 West Saddle River Road designated on the Borough tax maps as Block 1603, Lot 2.01, along with another lot located at 166 West Saddle River Road and designated on the Borough tax maps as Block 1401, Lot 24 (referred to as the "**Proposed Algonquin Development**");

WHEREAS, the following individuals testified during the hearing on the Amended Application for the Proposed East Allendale Development, were subject to cross examination and questioning by the Board, the Board's professionals, and various members of the public, and all testimony is part of the record in this matter:

1. Michael Dipple, PE (Applicant's engineering expert), and
2. Martin Spence, PE (Board's engineering expert);

WHEREAS, the following exhibits were admitted into evidence during the hearing as to the Amended Application, are on file with the Board, and are part of the record in this matter:

NO.	EXHIBIT	DATED
A-1	Proof of Service of Notice for the Hearing on the Amended Application for the Proposed East Allendale Development	June 8, 2026

NO.	EXHIBIT	DATED
	Not Applicable	
A-3	L2A letter summary of East Allendale Road changes	April 14, 2026
A-4	L2A Plans, C-05 and C-10A, related to the- Proposed East Allendale Development	April 10, 2026
	Not Applicable	
	Not Applicable	
	Not Applicable	
A-8	Sales Trailer Exhibit, Ex 01, April 10, 2026	June 9, 2026

WHEREAS, AFTER CONSIDERING THE APPLICATION, DOCUMENTS, TESTIMONY AND EXHIBITS REFERENCED ABOVE, AND GIVING APPROPRIATE WEIGHT TO SAME, AND BASED ON ITS UNDERSTANDING OF THE APPLICABLE LAW, THE BOARD MAKES THE FOLLOWING FACTUAL FINDINGS AND LEGAL CONCLUSIONS FOR THE PURPOSE OF MEMORIALIZING IN A WRITTEN RESOLUTION IN ACCORDANCE WITH N.J.S.A. 40:55D-10g(2) ITS ACTION IN GRANTING THE AMENDED APPLICATION SUBJECT TO CONDITIONS AS SET FORTH BELOW:

A. FACTUAL FINDINGS AND LEGAL CONCLUSIONS

1. **The Property.** As set forth above, the Property is designated on the Borough tax maps as Block 1402, Lots 23, 24 and 25 and is located at 107, 111, and 115 East Allendale Road. The Property is a rectangularly shaped 10.11-acre fronting on East Allendale Road, a county roadway. All utility service needed for the Proposed Development is available at the Property frontage along East Allendale Road, except for sanitary sewer service.

2. **Prior Approval.** As set forth above, the Prior Approval granted preliminary and final site plan approval, reverse subdivision (lot consolidation approval), exceptions from various site plan ordinance requirements, and recommendations for waivers from, and issuance of, a soil relocation permit pursuant to the soil relocation ordinance provisions to allow for the construction of the Proposed Townhouses contained in a permitted multi-family inclusionary townhouse housing development containing 54 multi-family units, consisting of 46 market rate units and 8 deed restricted affordable units, as well as the proposed site improvements referred to as the "Proposed East Allendale Development.

3. **The Amended Application.** As set forth above, the Applicant submitted the Amended Application seeking amended preliminary and final site plan approval to amend the Prior Approval to permit: (1) the connection of its sanitary sewer system directly to the Borough of Allendale sanitary sewer system rather than directly to the trunk line owned by the NBCUA, and (2) designation and use of one of the Proposed Townhouses a model unit and the installation of a temporary sales trailer to be used as a sales office for the Proposed Development until construction of the remaining Proposed Townhouses is scheduled to commence. As to the sanitary sewer service, the Applicant proposes to construct a pump station on the Property, which will flow the sewer effluent through a force main in East Allendale Road, which will connect with the Applicant's Proposed Algonquin Development.

The sewer effluent will then continue flowing in gravity pipes under East Allendale Road and connecting directly to the Borough of Allendale sanitary sewer system near/at the municipal boundary line between the Boroughs of Allendale and Saddle River. The sanitary effluent will flow through pipes ultimately connecting to the trunk line owned and operated by NBCUA. This is a change from the Prior Approvals whereby the sanitary sewer line would connect directly to the trunk line owned and operated by the NBCUA and would require a much longer pipe run than the proposed change. Approving this change will eliminate approximately 4,000 lineal feet of sanitary sewer piping with related trenching, and also eliminate approximately 1,100 lineal feet of open cut for the sanitary sewer piping installation. The Applicant will be responsible for ownership and maintenance of the portion of the sanitary sewer system located on the Property. The Board and the Applicant recognize that the Board's approval of the Application does not provide a position or make any determination as to the ownership and maintenance of the portion of the sanitary sewer system that will be built off the Property and within the public right of way.

4. **Standards for Amended Preliminary and Final Site Plan Review.** N.J.S.A. 40:55D-46b and -50a are the focal points for consideration of amended preliminary and final site plan applications. N.J.S.A. 40:55D-46b provides that if "any substantial amendment in the layout of improvements proposed by the developer that have been subject of a hearing" is proposed, "an amended application for development shall be submitted and proceeded upon, as in the case of the original application for development." N.J.S.A. 40:55D-46b further provides that the Board "shall" grant amended preliminary site plan approval if the proposed development complies with all provisions of the applicable ordinances. Similarly, N.J.S.A. 40:55D-50a provides that final site plan approval "shall" be granted if the detailed drawings, specifications, and estimates of the application conform to the standards of all applicable ordinances and the conditions of preliminary approval. As such, if the application complies with all ordinance requirements, the Board must grant approval. Conversely, if the application does not comply with all ordinance requirements, the Board must deny approval. However, there are two exceptions: The first exception is where an application does not comply with all ordinance regulations and requirements but the Board grants relief in terms of variances or exceptions. In that case, the Board then must review the application against all remaining ordinance regulations and requirements and grant approval if the application complies with all such remaining regulations and requirements. The second exception is where the application does not comply with all ordinance regulations and requirements, but a condition can be imposed requiring a change that will satisfy the ordinance provisions. In that case, the Board can either grant approval on the condition that the application be revised prior to signing the plan to comply with the ordinance provisions or the Board can adjourn the hearing to permit the applicant the opportunity to revise the plans to comply with the ordinance requirement prior to the Board granting approval. Additionally, even if an application complies with all ordinance regulations and requirements, the Board cannot grant initial preliminary approval or amended preliminary approval unless matters vital to the public health and welfare such as stormwater management and drainage, sewage disposal, water supply, and traffic circulation safety are addressed. D'Anna v. Washington Twp. Planning Board, 256 N.J. Super. 78, 84 (App. Div.), certif. denied, 130 N.J. 18 (1992); Field v. Franklin Twp., 190 N.J. Super. 326 (App. Div.), certif. denied, 95 N.J. 183 (1983). Further, if information and/or plans related to such essential elements of the development plan have not been submitted to the Board in sufficient detail for review and approval as part of the site plan review process, approval must be denied. Id. In this regard, the Board cannot grant amended final approval subject to later submission of the required detailed drawings and specifications because they are required to be submitted ahead of time pursuant to N.J.S.A. 40:55D-50a. See also, N.J.S.A. 40:55D-4 which defines "final approval" as the action of the

Board taken “after all conditions, engineering plans and other requirements have been completed or fulfilled . . .”

5. **Findings and Conclusions as to Amended Preliminary and Final Site Plan**

Approval. The Board’s findings as to amended preliminary and final site plan review are as follows. Provided that the conditions set forth below are imposed and complied with, the Board finds that the Amended Application will comply with all applicable zoning ordinance regulations and all site plan ordinance requirements. The Board notes in this regard that the design exceptions and “c” variances granted as part of the Prior Approval run with the land and remain in full force and effect. Provided that the conditions set forth below are imposed and complied with, the Board further finds that all matters vital to the public health (water supply, sewage disposal, stormwater drainage, and traffic circulation) will be adequately provided for and appropriately designed as part of the proposed development. For all of the foregoing reasons, the Board concludes that it can and should grant amended preliminary and final site plan approval to the site plans referenced above to allow the construction of the Proposed East Allendale Development, provided that the conditions set forth below are imposed and complied with.

6. **Imposition of Conditions.** Boards have inherent authority to impose

conditions on any approval they grant. North Plainfield v. Perone, 54 N.J. Super. 1, 8-9 (App. Div. 1959), certif. denied, 29 N.J. 507 (1959). Further, conditions may be imposed where they are required in order for a board to find that the requirements necessary for approval of the application have been met. See, Alperin v. Mayor and Tp. Committee of Middletown Tp., 91 N.J. Super. 190 (Ch. Div. 1966) (holding that a board is required to impose conditions to ensure that the positive criteria is satisfied); Eagle Group v. Zoning Board, 274 N.J. Super. 551, 564-565 (App. Div. 1994) (holding that a board is required to impose conditions to ensure that the negative criteria is satisfied). See also, Urban v. Manasquan Planning Board, 124 N.J. 651, 661 (1991) (explaining that “aesthetics, access, landscaping or safety improvements might all be appropriate conditions for approval of a subdivision with variances” and citing with approval Orloski v. Ship Bottom Planning Board, 226 N.J. Super. 666 (Law Div. 1988), aff’d o.b., 234 N.J. Super. 1 (App. Div. 1989) as to the validity of such conditions.); Stop & Shop Supermarket Co. v. Springfield Board of Adj., 162 N.J. 418, 438-439 (2000) (explaining that site plan review “typically encompasses such issues as location of structures, vehicular and pedestrian circulation, parking, loading and unloading, lighting, screening and landscaping” and that a board may impose appropriate conditions and restrictions based on those issues to minimize possible intrusions or inconvenience to the continued use and enjoyment of the neighboring residential properties). Moreover, N.J.S.A. 40:55D-49a authorizes a board to impose conditions on a preliminary approval, even where the proposed development fully conforms to all ordinance requirements, and such conditions may include but are not limited to issues such as use, layout and design standards for streets, sidewalks and curbs, lot size, yard dimensions, off-tract improvements, and public health and safety. Pizzo Mantin Group v. Township of Randolph, 137 N.J. 216, 232-233 (1994). Further, municipal ordinances and Board rules also provide a source of authority for a board to impose conditions upon a developmental approval. See, Cox and Koenig, New Jersey Zoning and Land Use Administration (Gann 2024), sections 28-2.2 and 28-2.3 (discussing conditions limiting the life of a variance being imposed on the basis of the Board’s implicit authority versus by virtue of Board rule or municipal ordinance). Finally, boards have authority to condition site plan and subdivision approval on review and approval of changes to the plans by Board’s experts so long as the delegation of authority for review and approval is not a grant of unbridled power to the expert to approve or deny approval. Lionel Appliance Center, Inc. v. Citta, 156 N.J. Super. 257, 270 (Law Div. 1978). As held by the court in

Shakoor Supermarkets, Inc. v. Old Bridge Tp. Planning Board, 420 N.J. Super. 193, 205-206 (App. Div. 2011): “The MLUL contemplates that a land use board will retain professional consultants to assist in reviewing and evaluating development applications” and using such professional consultants to review and evaluate revised plans “was well within the scope of service anticipated by the applicable statutes. It was the Board, and not any consultant, that exercised the authority to approve the application.” The conditions set forth below have been imposed on all of the above bases.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD BY MOTION DULY MADE AND SECONDED ON JUNE 9, 2026 THAT THE FOLLOWING RELIEF IS GRANTED SUBJECT TO THE CONDITIONS SET FORTH BELOW:

B. RELIEF GRANTED

1. **Grant of Amended Preliminary and Final Site Plan Approval.** Subject to the conditions set forth below, the Board hereby grants amended preliminary and final site plan approval to the site plans and architectural plans referenced in Prior Approval Resolution 26-08 as well as the L2A plan sheets C-05 and C-10A last revised April 10, 2026 referenced above to allow the construction of the Proposed East Allendale Development as amended by the Amended Application, provided that the conditions set forth below are imposed and complied with.

C. CONDITIONS

1. **Revisions to the Plans and Other Documents Prior to Sign Off on the Plans and Other Documents and Prior to Commencement of Work.** Condition #1 of Resolution No. 26-08 shall be revised to provide as follows:

“The Applicant shall revise the plans and other documents referenced in Prior Approval Resolution No. 26-08 to the satisfaction of the Board professionals in accordance with the comments set forth in condition #1.a and #1.b of Prior Approval Resolution No. 26-08 and in accordance with that reflected on the L2A plan sheets C-05 and C-10A which have been approved by the within Resolution No. 26-14. As a condition precedent to the commencement of any and all construction, including site work, and as a condition precedent to the issuance of zoning permits and construction permits, the revisions shall be made, and the plans shall be signed off on by the Board Secretary, Board Engineer and Board Chair evidencing that the revisions have been made, no later than July 1, 2027 (which is one (1) year from the adoption of the within resolution). In the event that the Applicant fails to revise the plans and other documents as required and/or fails to obtain signatures on the plans as required, all within said time period, or extension thereof as granted by the Board, the approvals shall expire and become automatically null and void. The Board notes that, in the absence of the within time limitation condition, it would decline to grant conditional approvals and, instead, would have continued the hearing on an application for no more than a six (6) month period to provide the Applicant with the opportunity to revise the plans and other documents, and failure by the Applicant to resubmit same to the Board within that period or submission within that period but failure of the Applicant to make all the required revisions, would result in denial of the application. The reason that the Board is giving the Applicant one (1) year to revise the plans and other documents is because of the number of outside agency

approvals that are necessary and the belief that it will take longer than six (6) months for the Applicant to obtain all of the required outside agency approvals.”

2 – 14. **Conditions #2 Through #14 of Resolution No. 26-08 Remain in Full Force and Effect.** Conditions #2 through #14 of Resolution No. 26-08 remain in full force and effect.

15. **New Condition #15 – Temporary Sales Trailer.** The temporary sales trailer that is permitted on the Property by virtue of the within approval shall be substantially similar to that reflected in Exhibit A-8 referenced above. The temporary sales trailer shall be removed from the Property upon construction of the remaining Proposed Townhouses being scheduled to commence.

16. **New Condition #16 – Traffic Plan.** The Applicant shall submit a traffic plan for review and approval by the Borough Engineer and the Borough Police Department, which plan shall satisfactorily address construction vehicle traffic to and from the Property, construction delivery traffic to and from the Property, and off-Property construction for installation of the sanitary sewer and storm sewer.

VOTE ON MOTION DULY MADE AND SECONDED ON JUNE 9, 2026:

THOSE IN FAVOR: KURPIS, MOLINARI, LONZISERO, VASS & FOLEY.

THOSE OPPOSED: NONE.

This memorializing resolution was adopted on June 30, 2026 by a roll call vote of the following members of the Board eligible to vote on the adoption of the within resolution:

Members	YES	NO	Absent	Abstain	
Richard Molinari			X		
Nicholas Lonziser	X				
Al Kurpis	X				
Dior Vass	X				
Joan Foley	X				

I hereby certify that this resolution was adopted by the Board at a public meeting held on June 30, 2026.


Luis DePaz, Secretary


Nicholas Lonziser, Chairman

**RESOLUTION #158-26
BOROUGH OF SADDLE RIVER
BERGEN COUNTY, NJ**

Date: 07/20/26

**RESOLUTION AUTHORIZING RELEASE OF CONSENT OF SURETY
COMPANY TO FINAL PAYMENT (MAINTENANCE BOND) TO
CMS CONSTRUCTION INC**

WHEREAS, on or about July 11, 2025 CMS Construction Inc. ("Contractor") secured a Consent of Surety Company to Final Payment Maintenance Bond No. MNT9459596 ("Maintenance Bond") from Fidelity & Deposit Company of Maryland in the amount of \$15,718.00 for the Arrowhead (East) Culvert Replacement Project ("Project"); and

WHEREAS, the Maintenance Bond period is for one year from the date of completion and acceptance of the work performed under the project's contract; and

WHEREAS, the Contractor is seeking the release/discharge of the Maintenance Bond; and

WHEREAS, the Borough Engineer has reviewed the request and recommended the release/discharge of the Maintenance Bond.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Saddle River that the release of Maintenance Bond No. MNT9459596 in the amount of \$15,718.00, heretofore posted by Contractor, be and hereby is authorized; and

BE IT FURTHER RESOLVED that the Borough Clerk and Borough Attorney are authorized to take all appropriate action so as to implement the release of said Maintenance Bond.

	MOTION	SECOND	AYES	NAYS	ABSTAIN	ABSENT
Carpenter, Duncan						
DiGirolamo, Christopher						
Hekemian, David						
Kurpis, Jonathan						
Liva, Jeffrey						
Sachdev, Ravi						
Kurpis, Albert J., - Mayor						

I hereby certify that this is a true copy of the resolution passed at the meeting held on **July 20, 2026**.

Cindy Kirkpatrick, RMC
Municipal Clerk

**RESOLUTION #159-26
BOROUGH OF SADDLE RIVER
BERGEN COUNTY, NJ**

Date: 07/20/26

APPOINTING CHIEF RIEDEL TO THE ORDINANCE REVIEW COMMITTEE

WHEREAS, by Resolution #11-26, adopted on January 3, 2026, the Borough Council appointed members to the Borough's Standing Committees for the year 2026, including the Ordinance Review Committee; and

WHEREAS, Chief Jason Cosgriff was appointed as a member of the Ordinance Review Committee pursuant to Resolution #11-26; and

WHEREAS, Chief Jason Cosgriff has retired from his position as Chief of Police of the Saddle River Police Department; and

WHEREAS, by Resolution #150-26, adopted on June 26, 2026, Edward Riedel was appointed Chief of Police of the Saddle River Police Department; and

WHEREAS, the Borough Council desires to update the membership of the Ordinance Review Committee to include Chief Edward Riedel.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Saddle River, County of Bergen and State of New Jersey, that Chief Edward Riedel be and is hereby appointed to the Ordinance Review Committee.

	MOTION	SECOND	AYES	NAYS	ABSTAIN	ABSENT
Carpenter, Duncan						
DiGirolamo, Christopher						
Hekemian, David						
Kurpis, Jonathan						
Liva, Jeffrey						
Sachdev, Ravi						
Kurpis, Albert J., - Mayor						

I hereby certify that this is a true copy of the resolution passed at the meeting held on **July 20, 2026**.

Cindy Kirkpatrick, RMC
Municipal Clerk

**RESOLUTION #160-26
BOROUGH OF SADDLE RIVER
BERGEN COUNTY, NJ**

Date: 07/20/26

APPOINT CAPTAIN PAUL PASSARETTI TO SAFETY COMMITTEE

WHEREAS, Chief Edward Riedel is a member of the Borough of Saddle River's Safety Committee; and

WHEREAS, whereas there exists a need to appoint another member of the police department to the Safety Committee; and

WHEREAS, the Governing Body wishes to appoint Captain Paul Passaretti to the Safety Committee.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Saddle River, County of Bergen, State of New Jersey, hereby appoints Captain Paul Passaretti to the Safety Committee.

	MOTION	SECOND	AYES	NAYS	ABSTAIN	ABSENT
Carpenter, Duncan						
DiGirolamo, Christopher						
Hekemian, David						
Kurpis, Jonathan						
Liva, Jeffrey						
Sachdev, Ravi						
Kurpis, Albert J., - Mayor						

I hereby certify that this is a true copy of the resolution passed at the meeting held on **July 20, 2026**.

Cindy Kirkpatrick, RMC
Municipal Clerk

**RESOLUTION #161-26
BOROUGH OF SADDLE RIVER
BERGEN COUNTY, NJ**

Date: 07/20/26

**AUTHORIZE EXECUTION OF CONTRACT WITH BERGEN COUNTY
FOR SNOW REMOVAL SERVICES ON COUNTY ROADS
2026-2028**

BE IT RESOLVED by the Mayor and Council of the Borough of Saddle River, County of Bergen, that the Mayor or Administrator be authorized to execute an Agreement with the County of Bergen for the 2026-2028 Snow Plowing of County Roads, in the Borough of Saddle River and shall reimburse the Borough of Saddle River in the amount of \$125.00 per hour for 2027 and \$130.00 per hour for 2028.

	MOTION	SECOND	AYES	NAYS	ABSTAIN	ABSENT
Carpenter, Duncan						
DiGirolamo, Christopher						
Hekemian, David						
Kurpis, Jonathan						
Liva, Jeffrey						
Sachdev, Ravi						
Kurpis, Albert J., - Mayor						

I hereby certify that this is a true copy of the resolution passed at the meeting held on **July 20, 2026**.

Cindy Kirkpatrick, RMC
Municipal Clerk



COUNTY OF BERGEN
DEPARTMENT OF PUBLIC WORKS
One Bergen County Plaza, 4th Floor · Hackensack, NJ 07601-7076
(201) 336-6800 Fax: (201) 336-6849

James J. Tedesco, III
County Executive

Brian Niland
Director, Department of Public Works

Craig M. Scandone
Public Works, Superintendent

June 10, 2026

Attention: Municipalities DPW Superintendent/Administrator

Re: 2026-2028 Snow Plowing Agreement

Dear Superintendent and /or Administrator,

Attached is a copy of our Municipal Snowplow Agreement for the 2027-2028 snow plowing seasons. Please be advised that this contract will run for two consecutive snow seasons. The operating rate has increased to \$125.00 per hour for 2027 and \$130.00 per hour for 2028. Control of plowing county roads in your municipality will come under the supervision of your Superintendent of Public Works.

Municipalities that elect to pre-treat county roads within their jurisdiction using salt brine will be eligible for reimbursement for the County of Bergen.

Reimbursement will be calculated based on both the cost of material used (per gallon) and the labor time of the operator.

To ensure accurate processing of payments, please provide the following information with your billing submission.

- The cost per gallon
- The hourly labor rate for the operator
- Documentation of the total lane miles treated within the municipality.

(Lane miles represent the total length of all driving lanes in the County Road network in your municipality.)

The County of Bergen will calculate the total reimbursement and issue payment accordingly, subsequently washed away

Please note that reimbursement will not be provided in cases where brine is applied but subsequently washed away by rainfall prior to the onset of snowstorm event.

Please provide a Certificate of Insurance in addition to the Municipal Resolution and the executed Shared Services Agreement and return via email to Risa Paster, Esq Rpaster@bergencountynj.gov so that the same can be sent for execution by our Administration.

One (1) completed copy will be emailed to you for your records after the County Executive or the County Administrator signs the agreement.

If you have any questions regarding the agreement, please call me at 201-336-6806 or email cscandone@bergencountynj.gov

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Scandone", with a long horizontal flourish extending to the right.

Craig M. Scandone
Public Works, Superintendent

SHARED SERVICES AGREEMENT

BETWEEN

COUNTY OF BERGEN

AND

_____ (Municipality)

FOR:

**THE PROVISION OF SNOWPLOW OPERATIONS AND
SALTING ON COUNTY OWNED OR CONTROLLED ROADS
LOCATED WITHIN _____ (MUNICIPALITY)**

**BERGEN COUNTY DEPARTMENT OF PUBLIC WORKS
DIVISION OF OPERATIONS**

Approved by County of Bergen Resolution No. 697-26, adopted June 3, 2026

Approved by Municipal Resolution No. _____, adopted _____ 202

DATE: MONTH DATE, 202_

PREPARED BY:

**BERGEN COUNTY COUNSEL
ONE BERGEN COUNTY PLAZA
HACKENSACK, NJ 07601-7076
(201) 336-6950**

**COUNTY OF BERGEN - SHARED SERVICES AGREEMENT - SNOW
PLOWING/SALTING**

THIS AGREEMENT ("Agreement") made on the ____th day of _____ 2026 by and between:

COUNTY OF BERGEN, a body politic and corporate of the State of New Jersey, acting by and through the Director of Public Works, hereinafter referred to as "COUNTY" and

_____**OF**_____, a municipal corporation of the State of New Jersey, herein referred to as "MUNICIPALITY."

WITNESSETH

WHEREAS, the Board of County Commissioners of the County of Bergen, has been authorized under N.J.S.A. 27:16-33, to cause snow to be plowed from COUNTY owned or controlled roads; and

WHEREAS, the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1, et seq. (the "Act"), promotes the broad use of shared services as a technique to reduce local expenses funded by property taxpayers; and

WHEREAS, it is COUNTY's desired plan to enter into this Shared Services Agreement to employ the services of MUNICIPALITY for snowplow operations and salting on COUNTY owned or controlled roads located within MUNICIPALITY for **a period of two snow seasons**.

NOW, THEREFORE BE IT AGREED, for the consideration hereinafter stated, the Parties hereto agree as follows:

- (1) MUNICIPALITY** agrees that it will furnish the necessary equipment and personnel required to perform snow plowing operations on COUNTY owned or controlled roads located within MUNICIPALITY for the **two (2) winter seasons commencing October 1, 2026 and ending April 30, 2028**.
- (2) MUNICIPALITY**, through its Superintendent of Public Works or other designated official, will have complete supervision of snowplow operations. MUNICIPALITY agrees it will commence plowing of COUNTY owned or controlled roads, simultaneously with operation on municipal streets, once snow reaches a minimum depth

of two (2) inches, and it appears that snowfall will continue. MUNICIPALITY agrees to keep County Snow Control informed of the progress of its snow plowing operations.

- (3) MUNICIPALITY agrees that it shall defend COUNTY and hold it harmless from any and all claims that may be filed in equity or law, arising from the performance of this Agreement, and that it shall secure and maintain throughout the duration of this Agreement, comprehensive Automobile Liability insurance in an amount not less than \$1,000,000 CSL (Combined Single Limit) and General Liability Insurance in an amount not less than \$1,000,000 per occurrence and Umbrella Excess Liability Insurance in an amount not less than \$4,000,000 per occurrence. MUNICIPALITY further agrees that COUNTY shall be provided a Certificate of Insurance naming "The County of Bergen" as an additional insured with respect to services performed under this Agreement, and evidencing the minimum limits of insurance coverage set forth in this Agreement
- (4) **COUNTY will compensate MUNICIPALITY for conducting said snowplow operations at a rate of one hundred and twenty-five dollars (\$125.00) per hour of active plowing for 2027 and at the rate of one hundred and thirty dollars (\$130.00) per hour for 2028 season.** COUNTY will not be required to pay for standby time. To receive prompt payment, MUNICIPALITY agrees to submit County of Bergen Direct Vouchers and/or invoice on municipal letterhead within five (5) days after completion of snow plowing of each storm. MUNICIPALITY understands and agrees that COUNTY will not pay vouchers submitted more than thirty days after such storm. COUNTY may audit MUNICIPALITY's records to confirm the information set forth in the Voucher and the payment due to MUNICIPALITY for each storm.
- (5) COUNTY will, during the term of this Agreement, continue to provide MUNICIPALITY with road salt, consistent with past practice, and sufficient to allow MUNICIPALITY to salt COUNTY owned or controlled roads, in the same manner whenever weather conditions are such that MUNICIPALITY salts its own streets.

IN WITNESS WHEREOF, the Parties hereto have hereunto executed this Agreement in the manner provided by on law, the day and year after written herein.

ATTEST:

COUNTY OF BERGEN

By: _____

James J. Tedesco, III, County Executive, or
Thomas J. Duch, Esq., County Counsel/
County Administrator

ATTEST:

MUNICIPALITY

By: _____

Printed: _____

Title: _____



COUNTY OF BERGEN

ONE BERGEN COUNTY PLAZA
HACKENSACK, NJ 07601

Certified Copy

Resolution: 697-26

Agenda: 6/3/2026

Public Works/ Division of Operations

Meeting Date: 6/3/2026

Purpose: Authorize Shared Services Agreements with Various Participating Municipalities for Snow Plowing/Salting of County Roads (2026-2028)

**Dollar Amount: \$125.00 per hour for 2027 and \$130.00 per hour for 2028
(NOT TO EXCEED)**

Contract No.: Open Ended

Prepared By: RAP

Sponsored by County Commissioner Thomas J. Sullivan , seconded by the Body as the Whole that this Resolution be passed and passed by the following vote:

Yes: 7 - Chairman Tanelli, Vice Chairwoman Silna Zur, Chair Pro Tempore Voss, County Commissioner Amoroso, County Commissioner Marte, County Commissioner Ortiz, and County Commissioner Sullivan

I, Lara Pollitt, Clerk, Board of County Commissioners , certify that this is a true copy of Resolution No. 697-26, passed by the BOARD OF COUNTY COMMISSIONERS on 6/3/2026.

Lara Pollitt

Attest: _____



COUNTY OF BERGEN

Certified Copy

Resolution: 697-26

Agenda: 6/3/2026

ONE BERGEN COUNTY PLAZA
HACKENSACK, NJ 07601

BERGEN COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION

WHEREAS, the Board of County Commissioners of the County of Bergen, has been authorized under N.J.S.A. 27:16-33, to cause snow to be plowed from COUNTY owned or controlled roads; and

WHEREAS, there exists an ongoing need for snow plowing/salting of various County roads; and

WHEREAS, the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1, et seq. (the "Act"), promotes the broad use of shared services as a technique to reduce local expenses funded by property taxpayers; and

WHEREAS, it is the practice of the County of Bergen to enter into shared service agreements with various municipalities for snow plowing/salting of certain County roads located within each municipality;

NOW, THEREFORE, BE IT RESOLVED, on the recommendation of the Director of Public Works, Division of Operations, that the County of Bergen Board of County Commissioners hereby authorizes County Executive James J. Tedesco, III or his designee, to enter into a shared services agreement with participating municipalities the for snow plowing of various County roads for the period from **October 1, 2026 to April 20, 2028, for a total not to exceed \$125.00 per hour for the 2026-2027 and \$130.00 for the 2027-2028 seasons**, subject to the availability of funds in the 2026-2028 temporary and/or adopted budget(s); and

BE IT FURTHER RESOLVED:

1. The recitals set forth above are incorporated into the body of this resolution as if set forth at length herein.
2. The Bergen County Board of County Commissioners hereby agree to the terms of the

Shared Services Agreement annexed hereto.

3. The County Executive or his designee is hereby authorized to execute the aforesaid Shared Services Agreement and any other related documents necessary to effectuate the intent and purpose of the Shared Services Agreement in a form to be approved by County Counsel.

4. Pursuant to N.J.S.A. 40A:65-4, upon execution, a copy of the Shared Services Agreement and Adopted Resolution shall be filed with the Division of Local Government Services of the State of New Jersey.

**RESOLUTION #162-26
BOROUGH OF SADDLE RIVER
BERGEN COUNTY, NJ**

Date: 07/20/26

**APPROVAL TO SUBMIT A GRANT APPLICATION AND
EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY
DEPARTMENT OF TRANSPORTATION FOR THE OLD
WOODS ROAD RESURFACING PROJECT**

NOW, THEREFORE, BE IT RESOLVED that Council of Saddle River formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Council and Clerk are hereby authorized to submit an electronic grant application identified as **MA-2027-Old Woods Road Resurfacing** to the New Jersey Department of Transportation on behalf of the Borough of Saddle River.

BE IT FURTHER RESOLVED that the Mayor and Council and Clerk are hereby authorized to sign the grant agreement on behalf of Borough of Saddle River and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

	MOTION	SECOND	AYES	NAYS	ABSTAIN	ABSENT
Carpenter, Duncan						
DiGirolamo, Christopher						
Hekemian, David						
Kurpis, Jonathan						
Liva, Jeffrey						
Sachdev, Ravi						
Kurpis, Albert J., - Mayor						

I hereby certify that this is a true copy of the resolution passed at the meeting held on **July 20, 2026**.

Cindy Kirkpatrick, RMC
Municipal Clerk

Municipal Aid Application 2027
MA-2027-Old Woods Road Improvements -00626

Type of Improvement: 1

Infrastructure

☐ Bikeway

Purpose

Primary project purpose is for constructing new bikeways (e.g. bike lanes, bike paths, bike compatible roadways).

☐ Bridge Preservation

Primary project purpose is for improving the condition of bridge infrastructure (e.g. new deck, rehabilitation, replacement).

☐ Mobility

Primary project purpose is to enhance mobility and reduce congestion (e.g. adding lanes, signal optimization).

☐ Pedestrian Safety

Primary project purpose is to enhance pedestrian safety (e.g. new sidewalks, new crosswalks, traffic calming, pedestrian overpass).

☐ Quality of Life

Primary project purpose is for beautification, environmental mitigation, economic development or historic preservation.

☒ Roadway Preservation

Primary project purpose is for improving the condition of roadway infrastructure (e.g. resurfacing, reconstruction, drainage).

☐ Roadway Safety

Primary project purpose is to enhance vehicular safety (e.g. guide rail, signing, warning devices, striping).

☐ Pavement Preservation

Primary project purpose is to renew the road surface and correct irregularities while preserving and protecting the underlying pavement structure.

Municipal Aid Application 2027
MA-2027-Old Woods Road Improvements -00626
Project Information: Old Woods Road Improvements

Project Title:

DO NOT use generic names like “**Various Streets**”, “**Roadway Resurfacing Program**”, “**2027 Resurfacing program**” for project title. We encourage you to use more specific names like “Main St, First Ave, and Second St Improvements”. Please refrain from typing project names in all capital letters.

Old Woods Road Improvements

GIS Upload

Please click on the link below to open the GIS mapping tool. Once the GIS mapping tool is opened, please use the drawing tool to show the new project limits. Once you have identified the project limits, please download the map from the GIS mapping tool and upload it in the GIS Map field below.

All project locations must be entered into the GIS.

The GIS mapping tool displays a layer for the High Injury Network as a solid red line. The High Injury Network layer is turned on by default. If your GIS map does not show the High Injury Network, it will not be considered as targeting a High Injury Network as designated by the New Jersey Target Zero Commission (<https://dot.nj.gov/targetzero/>)

GIS Mapping tool: <http://njdotlocalhub.com/mapmaker>

GIS Map: https://njsage.intelligrants.com/_Upload/3426980_2521806_1-OldWoodsRoadImprovements.pdf

Once project limits are identified on the map, please enter the Project Location information in the fields below.

There is a limit of 3 locations per application. Applications submitted with more than 3 locations may be ineligible for funding.

	Location	From:	To:	Route Identifier	Milepost From	Milepost To	Project Distance
1.	Old Woods Road	West Saddle River Road (CR S7)	East Saddle River Road (CR 75)	02581040	0	0.58	0.58
2.							
3.							

Municipal Aid Application 2027
MA-2027-Old Woods Road Improvements -00626
Project Information: Old Woods Road Improvements

	Traffic Volume Current ADT	Truck Traffic Over 5 tons (%)	Commuter Bus Route (Yes/No)	Construction Cost
1.	2084	10	Yes () No (✓)	\$373,374.00
2.			Yes () No ()	
3.			Yes () No ()	

Old Woods Road Improvements

Old Woods Rd



- Project Location
- Nearest SRI Mile Point

#	MP	Standard Route ID
A-1	0.55	02581040__
A-2	0	02581040__

Total Length: 0.58 miles



Municipal Aid Application 2027
MA-2027-Old Woods Road Improvements -00626
Project Location

County to filter by: Bergen County

Municipalities: Saddle River Borough

Municipal Aid Application 2027
MA-2027-Old Woods Road Improvements -00626
Scope Of Work

Please provide description for Scope of Work:

The Borough of Saddle River proposes to improve Old Woods Road between West Saddle River Road (County Route S7) and East Saddle River Road (County Route 75). Old Woods Road is approximately 0.58 miles long and is a through road and serves as a connection, which is heavily traveled during peak commuting hours. The asphalt pavement is in poor condition and has been deteriorating. The road needs be resurfaced, with select areas of full depth reconstruction, to maintain a safe corridor. As part of the project it is proposed that the road will be milled to to asphalt base course and resurfaced; select areas may require full depth reconstruction and regrading to maintain positive stormwater flow.

The proposed project will improve the conditions of Old Woods Road , therefore leading to a safer roadway for vehicular traffic.

You may include photos with your application by uploading the file here :

https://njsage.intelligrants.com/Upload/3426972_2521353-OldWoodsRoadPhotos.pdf

Does this project include a traffic signal? ☐ Yes ☒ No

If **Yes**, Please attach authorization to design or install if available.

Will the project meet AASHTO standards? ☒ Yes ☐ No

Project must adhere to ADA design and construction standards as per AASHTO.

If **No**, list Design Exceptions below















Municipal Aid Application 2027
MA-2027-Old Woods Road Improvements -00626
Roadway Data Sheet

Project Classification

Please check the one most applicable:

- ☒ Resurfacing
- ☐ Reconstruction
- ☐ Surface Treatment
- ☐ Drainage
- ☐ Widening
- ☐ New Roadway

Existing Road Conditions. Please enter minimum widths (where applicable).

Current ADT: 2084

Truck Traffic over 5 Tons (%): 10

Legal Speed Limit (mph): 25

Are there any commuter bus stops within the project limit? ☐ Yes ☒ No
Please identify the approximate location in the box below.

Right of Way Width (feet): 50

Pavement Width (feet): 26

Shoulder Width (feet): 12

Curbing: ☐ One Side ☒ Both Sides ☐ Neither

Sidewalk: ☐ One Side ☐ Both Sides ☒ Neither

Existing Minimum Width (feet):

Parking Restrictions: no parking

Proposed Improvements. Please enter minimum widths (if applicable).

Right of Way Width (feet): 50

Municipal Aid Application 2027
MA-2027-Old Woods Road Improvements -00626
Roadway Data Sheet

Pavement Width (feet): 26

Shoulder Width (feet): 12

Curbing: () One Side (☒) Both Sides () Neither

Sidewalk: () One Side () Both Sides (☒) Neither

Proposed Minimum Width (feet):

Parking Restrictions: no parking

Does the project serve any of the public facilities listed below within the project limit? () Yes (☒) No

Does the project include any of the FHWA Proven Safety Countermeasures Improvements below? (☒) Yes () No

<https://highways.dot.gov/safety/proven-safety-countermeasures>

If so, please check all applicable.

Speed Management

Appropriate Speed Limits for All Road Users

Pedestrian/Bicyclist

Roadway Departure

Crosscutting

Intersections

If yes to the previous question, provide a narrative describing the proposed improvement and why it was chosen for this application.

The speed limit of the road will be appropriate and safe all users.

Municipal Aid Application 2027
MA-2027-Old Woods Road Improvements -00626
Total Estimated Cost of Improvement

Construction Cost: \$311,145.00

Please attach a Detailed Construction Cost Estimate

(Word, Excel, or PDF format please)

https://njsage.intelligrants.com/_Upload/3426974_2521360-EngineersEstimateBorough-OldWoodsRoad062026.pdf

Design Engineering: \$15,557.25
(Eligible for up to 5% of Grant Amount)

Right-of-Way: \$0
(List only if eligible for Urban Aid or as a Depressed Rural Center)

Construction Inspection and Material Testing if requesting: \$46,671.75
(15% of the final allowable construction cost maximum)

Total Estimated Cost: \$373,374.00

Total Requested Amount \$373,374.00

You will be able to submit a maximum of 2 applications. If you have submitted or plan to submit other applications, please prioritize your applications by assigning them a priority rating. Use number 1 for the highest priority. If you only plan to submit this application, please enter 1 as the priority rating: 1

**Old Woods Road Improvements
MA2027**

Engineers Estimate

BASE BID					
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	ITEM TOTAL
1	Traffic Control - Drums (Item 617.17)	12	UNIT	\$50.00	\$600.00
2	Traffic Control - Traffic Cones (Item 617.17)	20	UNIT	\$10.00	\$200.00
3	Traffic Control - Construction Signs (Item 617.17)	230	SF	\$10.00	\$2,300.00
4	Traffic Control - Breakaway Barricades (Item 617.17)	8	UNIT	\$150.00	\$1,200.00
5	Milling, Variable Depth (2" +/-) (Item 202.15)	8,535	SY	\$10.00	\$85,350.00
6	Sawcutting (Item 202.15)	295	LF	\$6.00	\$1,770.00
7	Dense-Graded Aggregate Base Course, Variable Thickness (Item 301.10)	300	CY	\$95.00	\$28,500.00
8	Superpave Hot Mix Asphalt 19M-64 Base Course (Item 406.19)	50	TONS	\$150.00	\$7,500.00
9	Superpave Hot Mix Asphalt 12.5H-64 Surface Course	1,215	TONS	\$150.00	\$182,250.00
10	Polymerized Joint Adhesive (Item 401.04)	295	LF	5.00	\$1,475.00

Construction Cost Total = \$311,145.00

Design Engineering (5%) = \$15,557.25

Construction Inspection / Testing (15% of Construction Cost) = \$46,671.75

TOTAL PROJECT COST = \$373,374.00

Municipal Aid Application 2027
MA-2027-Old Woods Road Improvements -00626
Local Aid, Legislative, and Congressional Districts

Legislative Districts: 39

Local Aid Districts: District 2 - Newark, Trenton - Main Office

Congressional Districts: 5

Municipal Aid Application 2027
MA-2027-Old Woods Road Improvements -00626
Applicant Information

Name of Grantee: Saddle River Borough

Organization Address

Saddle River Borough
100 East Allendale Road
Saddle River, NJ 07458-3040
Phone: (201) 327-2609

Email Address:

Federal Tax Identification Number: 226002283

Vendor Number: 226002283-01

Vendor Unit: SADDLE RIVER BORO
CAPITAL ACCOUNT

Vendor Unit Address MUNICIPAL BLDG
100 E ALLENDALE RD
SADDLE RIVER, NJ 07458

Application Initiation Date: 06/29/2026

**Municipality applicants should update Mayor, Clerk and Municipal Engineer Information.
County applicants should update County Executive/County Commissioner, Clerk and County
Engineer information.**

Mayor Information

Update information here:

First Name: Albert
Last Name: Kurpis
County: Bergen
Municipality: Saddle River Borough
Address 1: 100 East Allendale Road
Address 2:
City: Saddle River Borough
State: NJ
Zip: 07458
Phone: 2013272609
E-Mail: drkurpis@saddleriver.gov

Municipal Aid Application 2027
MA-2027-Old Woods Road Improvements -00626
Applicant Information

Clerk Information

Update information here:

First Name: Cindy
Last Name: Kirkpatrick
County: Bergen
Municipality: Saddle River Borough
Address 1: 100 East Allendale Road
Address 2:
City: Saddle River Borough
State: NJ
Zip: 07458
Phone: 2013272609
E-Mail: ckirkpatrick@saddleriver.gov

Municipal Engineer

Update information here:

First Name: Martin
Last Name: Spence, PE
County: Bergen
Municipality: Saddle River Borough
Address 1: 86 East Allendale Road
Address 2:
City: Saddle River Borough
State: NJ
Zip: 07458
Phone: 2019340300
E-Mail: mkspence@spenceengineer.com

Municipal Aid Application 2027
MA-2027-Old Woods Road Improvements -00626
Signature Page

Title of presiding officer who will be signing this application/agreement: Mayor

You will need to submit your Resolution/Agreement using **PMRS**. Once you submit the application, Project will be created in **PMRS** the next business day. The Engineer listed on this application will be assigned to LPA Project Manager role and will have the project in their court to start the Resolution and Agreement Execution Process (**LAAE**). Next Agreement Execution Process (**LAAE**) will go to the Presiding Officer and then to the Clerk to capture the electronic signatures. Please complete the resolution submission within **30 days** of your application submission in **PMRS**.

**RESOLUTION #163-26
BOROUGH OF SADDLE RIVER
BERGEN COUNTY, NJ**

Date: 07/20/26

**RESOLUTION AUTHORIZING THE EXECUTION OF A STATEMENT OF
CONSENT A TREATMENT WORKS APPROVAL PERMIT FOR THE
CONSTRUCTION OF CERTAIN SANITARY SEWER FACILITIES AND
IMPROVEMENTS RELATED TO THE DEVELOPMENT OF PROPERTY
LOCATED ON
BLOCK 1603, LOTS 1 AND 2.01, AND
BLOCK 1401, LOT 24**

WHEREAS, Toll NJ I, LLC (the “Applicant”) received site plan approval from the Borough of Saddle River Planning Board in connection with the construction of a townhouse development consisting of 48 multi-family dwelling units, 36 of which are proposed as market rate for sale units and 12 of which are proposed as deed restricted affordable for sale units, with permitted stormwater management facilities and various site improvements (the “proposed site improvements”) located on Block 1603, Lots 1 and 2.01 and Block 1401, Lot 24 on the Official Tax Map of the Borough of Saddle River (“Project”), as set forth in the memorializing Resolution dated June 30, 2026; and

WHEREAS, in order to provide sanitary sewer service to the Project, it is necessary that certain sanitary sewer improvements be constructed; and

WHEREAS, pursuant to the regulations adopted by the New Jersey Department of Environmental Protection (“NJDEP”), a Treatment Works Approval Permit for the construction of the Sanitary Sewer Facilities must be obtained; and

WHEREAS, the Borough Engineer has reviewed the application and plans, together with all other accompanying documents, and has recommended the approval thereof by the Borough; and

WHEREAS, the Borough of Saddle River desires to endorse the Treatment Works Approval Permit Application and authorizes the execution of the appropriate Statements of Consent by the appropriate officials.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Saddle River, County of Bergen, as follows:

1. The terms of the Preamble are incorporated herein by reference as if set forth at length.

2. The Borough hereby endorses for approval a certain Treatment Works Approval Permit Application submitted by Toll NJ I, LLC in connection with the construction of a townhouse development consisting of 48 multi-family dwelling units, 36 of which are proposed as market rate for sale units and 12 of which are proposed as deed restricted affordable for sale units, with permitted stormwater management facilities and various site improvements on the property located on Block 1603, Lots 1 and 2.01 and Block 1401, Lot 24, Lots 23, 24 and 25 on the Official Tax Map of the Borough of Saddle River.

3. The Mayor and Borough Clerk, together with the Borough Administrator and Borough Engineer are hereby authorized and directed to execute the Statement of Consent for the Treatment Works Approval Permit Application.

4. The Mayor, Borough Clerk, Borough Administrator, Borough Engineer, together with all other appropriate officials, employees and professional staff are hereby authorized and directed to take any and all steps necessary to effectuate the purposes of this Resolution.

5. The Borough hereby endorses and recommends for approval on allocation of gallonage for the Project in accordance with the applicable rules and regulations of the NJDEP.

6. All construction of the Sanitary Sewer Facilities are subject to inspection and approval by the appropriate entities having jurisdiction thereover.

7. All application fees for this submission shall be paid by the Applicant, and no fees or costs shall be paid or incurred by the Borough.

8. This Resolution shall take effect immediately.

	MOTION	SECOND	AYES	NAYS	ABSTAIN	ABSENT
Carpenter, Duncan						
DiGirolamo, Christopher						
Hekemian, David						
Kurpis, Jonathan						
Liva, Jeffrey						
Sachdev, Ravi						
Kurpis, Albert J., - Mayor						

I hereby certify that this is a true copy of the resolution passed at the meeting held on **July 20, 2026**.

Cindy Kirkpatrick, RMC
Municipal Clerk



State of New Jersey
Department of Environmental Protection
Division of Water Quality



Statements of Consent for TWA applications

Refer to the attached instructions and provide ALL applicable information. Please attach additional sheets if necessary.

1. GENERAL INFORMATION

Applicant/Owner/Operator: Toll NJ I, LLC.
 Name of Facility/Site/Project: Townhouse Development - Algonquin Trail
 Street Address/Location: 14 Algonquin Trail
 City or Town: Saddle River State: NJ Zip Code: 07458

2. CERTIFICATION CHECKLIST (I.E. CERTIFICATIONS SUBMITTED WITH THIS FORM)

Note: Refer to this form's instructions for certification applicability.

Certification A: Governing Body (i.e. municipality where project is located)

- a. Certification(s) Submitted with this Form? ☒ Yes ☐ No
- b. Number of Certifications Submitted with this Form? 1
(Note: More than one certification is required when multiple governing bodies are impacted by the project.)

Certification B: Sewerage Authority

- a. Certification Submitted with this Form? ☒ Yes ☐ No

Certification C: Wastewater Conveyance System Owner

- a. Certification(s) Submitted with this Form? ☒ Yes ☐ No
- b. Number of Certifications Submitted with this Form? 1
(Note: More than one certification is required when multiple wastewater conveyance system owners are impacted by the project.)

Certification D: Wastewater Treatment Facility Owner

- a. Certification Submitted with this Form? ☒ Yes ☐ No

Certification E: District Sludge Management Lead Planning Agency

- a. Certification Submitted with this Form? ☐ Yes ☒ No

A. CERTIFICATION BY THE GOVERNING BODY (I.E. MUNICIPALITY WHERE PROJECT IS LOCATED)

Note: This certification is required for all TWA applications.

Name of Facility/Site/Project: Townhouse Development - Algonquin Trail

Certifying Statement:

"As an authorized representative of the below identified governing body, I hereby certify that the municipality consents to the submission of the above listed application to the Department of Environmental Protection for approval. I further certify that the project as proposed conforms with the requirements of all municipal ordinances."

Borough of Saddle River

Name of Municipality or Municipal Authority

Signature of Authorized Representative *

Date

Print or Type Name

Print or Type Position

Email

Telephone

* Authorization to sign for the agency: _____

Resolution #

Date

(Note: Submit the resolution with this certification. If no such resolution granting authority to sign exists, the full resolution, consenting to the project, must be submitted with this certification.)

B. CERTIFICATION BY THE SEWERAGE AUTHORITY

Note: This certification is required when a sewerage entity (for example, sewerage authority, utilities authority, municipal utilities authority, joint meeting, etc.) has responsibility for regulating the construction and operation of wastewater treatment and conveyance facilities within the municipality.

Name of Facility/Site/Project: Townhouse Development - Algonquin Trail

Certifying Statement:

"As an authorized representative of the below identified agency, I hereby certify that the agency consents to the submission of the above listed application to the Department of Environmental Protection for approval. I further certify that the project as proposed conforms with the requirements of this agency."

Borough of Saddle River

Name of Agency

Signature of Authorized Representative *

Date

Print or Type Name

Print or Type Position

Email

Telephone

* Authorization to sign for the agency: _____

Resolution #

Date

(Note: Submit the resolution with this certification. If no such resolution granting authority to sign exists, the full resolution, consenting to the project, must be submitted with this certification.)

C. CERTIFICATION BY THE WASTEWATER CONVEYANCE SYSTEM OWNER

Note: This certification must be completed by the owner/operator of the wastewater conveyance system into which the project named herein will directly connect.

Name of Facility/Site/Project: Townhouse Development - Algonquin Trail

Certifying Statement:

"By agreeing to accept wastewater from the project, I hereby certify that to the best of my knowledge the wastewater conveyance system, into which the project proposed under this application will connect, has adequate capacity in accordance with N.J.A.C. 7:14A-1.2 ("Adequate conveyance capacity"). Furthermore, I am not aware of inadequate conveyance capacity conditions in any portion of the downstream facilities necessary to convey the wastewater from this project to the treatment plant."

Borough Of Saddle River

Name of Municipality or Authority

Signature of Authorized Representative *

Date

Print or Type Name

Print or Type Position

Email

Telephone

* Authorization to sign for the agency: _____

Resolution #

Date

(Note: Submit the resolution with this certification. If no such resolution granting authority to sign exists, the full resolution, consenting to the project, must be submitted with this certification.)

D. CERTIFICATION BY THE WASTEWATER TREATMENT FACILITY OWNER

Notes: This certification is required for applications that include a sewer connection/extension. This certification must be completed by the owner of the wastewater treatment facility receiving the wastewater identified in this application.

Name of Facility/Site/Project: Townhouse Development - Algonquin Trail

Certifying Statement:

"I hereby certify that the committed flow to the below identified wastewater treatment plant does not exceed the presently permitted design capacity and, with the additional flow proposed by this application, the permitted design capacity is not anticipated to be exceeded. For the purposes of this certification, committed flow means the sum of the (1) actual metered flow, (2) flow from DEP approved TWA applications (not yet operational), and (3) flow from locally approved projects that do not require DEP approval. I further certify that the treatment plant is currently complying with its conventional and non-conventional NJPDES permit requirements (see N.J.A.C. 7:14A- 22.17(b)-(d), percent removal and toxicity requirements excluded from this certification) as determined by a rolling average of the three most recent monthly discharge monitoring reports that were required to be submitted to the Department as of this date, and based upon my assessment of all information pertinent to this permit request, is anticipated to continue to do so with the additional flow from this project."

Northwest Bergen County Utilities Authority

NJ0024813

Name of Wastewater Treatment Plant

NJPDES Permit Number

Northwest Bergen County Utilities Authority

Name of Authority Accepting for Treatment

Signature of Authorized Representative *

Date

Print or Type Name

Print or Type Position

Email

Telephone

* Authorization to sign for the agency:

Resolution #

Date

(Note: Submit the resolution with this certification. If no such resolution granting authority to sign exists, the full resolution, consenting to the project, must be submitted with this certification.)

E. CERTIFICATION BY THE DISTRICT SLUDGE MANAGEMENT LEAD PLANNING AGENCY

Note: This certification is only required for applications that involve construction of residual management units at ultimate residuals management sites.

Name of Facility/Site/Project: _____

Certifying Statement:

"As an authorized representative of the below identified agency, I hereby certify that the agency consents to the submission of the above listed application to the Department of Environmental Protection for approval. I further certify that the project as proposed conforms with the requirements of this agency."

Name of Agency

Signature of Authorized Representative *

Date

Print or Type Name

Print or Type Position

Email

Telephone

* Authorization to sign for the agency:

Resolution #

Date

(Note: Submit the resolution with this certification. If no such resolution granting authority to sign exists, the full resolution, consenting to the project, must be submitted with this certification.)

**RESOLUTION #164-26
BOROUGH OF SADDLE RIVER
BERGEN COUNTY, NJ**

Date: 07/20/26

**RESOLUTION AUTHORIZING THE EXECUTION OF STATEMENTS OF
CONSENT OF A TREATMENT WORKS APPROVAL PERMIT FOR THE
CONSTRUCTION OF CERTAIN SANITARY SEWER FACILITIES AND
IMPROVEMENTS RELATED TO THE DEVELOPMENT OF PROPERTY
LOCATED ON
BLOCK 1402, LOTS 23, 24 AND 25**

WHEREAS, Toll NJ I, LLC (the “Applicant”) received site plan approval from the Borough of Saddle River Planning Board in connection with the construction of a townhouse development of 54 multi-family units, consisting of 46 market rate units and 8 deed restricted affordable units, as well as various site improvements (the “proposed site improvements”) located on Block 1402, Lots 23, 24 and 25 on the Official Tax Map of the Borough of Saddle River (“Project”), as set forth in the memorializing Resolution dated June 30, 2026; and

WHEREAS, in order to provide sanitary sewer service to the Project, it is necessary that certain sanitary sewer improvements be constructed; and

WHEREAS, pursuant to the regulations adopted by the New Jersey Department of Environmental Protection (“NJDEP”), a Treatment Works Approval Permit for the construction of the Sanitary Sewer Facilities must be obtained; and

WHEREAS, the Borough Engineer has reviewed the application and plans, together with all other accompanying documents, and has recommended the approval thereof by the Borough; and

WHEREAS, the Borough of Saddle River desires to endorse the Statements of Consent for the Treatment Works Approval Permit Application and authorizes the execution of the appropriate Statements of Consent by the appropriate officials.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Saddle River, County of Bergen, as follows:

1. The terms of the Preamble are incorporated herein by reference as if set forth at length.

2. The Borough hereby endorses for approval a certain Treatment Works Approval Permit Application submitted by Toll NJ I, LLC in connection with the construction of a townhouse development of 54 multi-family units, consisting of 46

market rate units and 8 deed restricted affordable units, as well as various site improvements on the property located on Block 1402, Lots 23, 24 and 25 on the Official Tax Map of the Borough of Saddle River.

3. The Mayor and Borough Clerk, together with the Borough Administrator and Borough Engineer are hereby authorized and directed to execute the Treatment Works Approval Permit Application.

4. The Mayor, Borough Clerk, Borough Administrator, Borough Engineer, together with all other appropriate officials, employees and professional staff are hereby authorized and directed to take any and all steps necessary to effectuate the purposes of this Resolution.

5. The Borough hereby endorses and recommends for approval on allocation of gallonage for the Project in accordance with the applicable rules and regulations of the NJDEP.

6. All construction of the Sanitary Sewer Facilities are subject to inspection and approval by the appropriate entities having jurisdiction thereover.

7. All application fees for this submission shall be paid by the Applicant, and no fees or costs shall be paid or incurred by the Borough.

8. This Resolution shall take effect immediately.

	MOTION	SECOND	AYES	NAYS	ABSTAIN	ABSENT
Carpenter, Duncan						
DiGirolamo, Christopher						
Hekemian, David						
Kurpis, Jonathan						
Liva, Jeffrey						
Sachdev, Ravi						
Kurpis, Albert J., - Mayor						

I hereby certify that this is a true copy of the resolution passed at the meeting held on **July 20, 2026**.

Cindy Kirkpatrick, RMC
Municipal Clerk



State of New Jersey
Department of Environmental Protection
Division of Water Quality



Statements of Consent for TWA applications

Refer to the attached instructions and provide ALL applicable information. Please attach additional sheets if necessary.

1. GENERAL INFORMATION

Applicant/Owner/Operator: Toll NJ I, LLC.

Name of Facility/Site/Project: Townhouse Development - East Allendale Road

Street Address/Location: 107, 111, & 115 East Allendale Road

City or Town: Saddle River State: NJ Zip Code: 07458

2. CERTIFICATION CHECKLIST (I.E. CERTIFICATIONS SUBMITTED WITH THIS FORM)

Note: Refer to this form's instructions for certification applicability.

Certification A: Governing Body (i.e. municipality where project is located)

- a. Certification(s) Submitted with this Form? ☒ Yes ☐ No
- b. Number of Certifications Submitted with this Form? 1
(Note: More than one certification is required when multiple governing bodies are impacted by the project.)

Certification B: Sewerage Authority

- a. Certification Submitted with this Form? ☐ Yes ☒ No

Certification C: Wastewater Conveyance System Owner

- a. Certification(s) Submitted with this Form? ☒ Yes ☐ No
- b. Number of Certifications Submitted with this Form? 1
(Note: More than one certification is required when multiple wastewater conveyance system owners are impacted by the project.)

Certification D: Wastewater Treatment Facility Owner

- a. Certification Submitted with this Form? ☒ Yes ☐ No

Certification E: District Sludge Management Lead Planning Agency

- a. Certification Submitted with this Form? ☐ Yes ☒ No

A. CERTIFICATION BY THE GOVERNING BODY (I.E. MUNICIPALITY WHERE PROJECT IS LOCATED)

Note: This certification is required for all TWA applications.

Name of Facility/Site/Project: Townhouse Development - East Allendale Road

Certifying Statement:

"As an authorized representative of the below identified governing body, I hereby certify that the municipality consents to the submission of the above listed application to the Department of Environmental Protection for approval. I further certify that the project as proposed conforms with the requirements of all municipal ordinances."

Borough Of Saddle River

Name of Municipality or Municipal Authority

Signature of Authorized Representative *

Date

Print or Type Name

Print or Type Position

Email

Telephone

* Authorization to sign for the agency: _____

Resolution #

Date

(Note: Submit the resolution with this certification. If no such resolution granting authority to sign exists, the full resolution, consenting to the project, must be submitted with this certification.)

B. CERTIFICATION BY THE SEWERAGE AUTHORITY

Note: This certification is required when a sewerage entity (for example, sewerage authority, utilities authority, municipal utilities authority, joint meeting, etc.) has responsibility for regulating the construction and operation of wastewater treatment and conveyance facilities within the municipality.

Name of Facility/Site/Project: Townhouse Development - East Allendale Road

Certifying Statement:

"As an authorized representative of the below identified agency, I hereby certify that the agency consents to the submission of the above listed application to the Department of Environmental Protection for approval. I further certify that the project as proposed conforms with the requirements of this agency."

Borough Of Saddle River

Name of Agency

Signature of Authorized Representative *

Date

Print or Type Name

Print or Type Position

Email

Telephone

* Authorization to sign for the agency: _____

Resolution #

Date

(Note: Submit the resolution with this certification. If no such resolution granting authority to sign exists, the full resolution, consenting to the project, must be submitted with this certification.)

C. CERTIFICATION BY THE WASTEWATER CONVEYANCE SYSTEM OWNER

Note: This certification must be completed by the owner/operator of the wastewater conveyance system into which the project named herein will directly connect.

Name of Facility/Site/Project: _____

Certifying Statement:

"By agreeing to accept wastewater from the project, I hereby certify that to the best of my knowledge the wastewater conveyance system, into which the project proposed under this application will connect, has adequate capacity in accordance with N.J.A.C. 7:14A-1.2 ("Adequate conveyance capacity"). Furthermore, I am not aware of inadequate conveyance capacity conditions in any portion of the downstream facilities necessary to convey the wastewater from this project to the treatment plant."

Name of Municipality or Authority

Signature of Authorized Representative *

Date

Print or Type Name

Print or Type Position

Email

Telephone

* Authorization to sign for the agency: _____

Resolution #

Date

(Note: Submit the resolution with this certification. If no such resolution granting authority to sign exists, the full resolution, consenting to the project, must be submitted with this certification.)

D. CERTIFICATION BY THE WASTEWATER TREATMENT FACILITY OWNER

Notes: This certification is required for applications that include a sewer connection/extension. This certification must be completed by the owner of the wastewater treatment facility receiving the wastewater identified in this application.

Name of Facility/Site/Project: Townhouse Development - East Allendale Road

Certifying Statement:

"I hereby certify that the committed flow to the below identified wastewater treatment plant does not exceed the presently permitted design capacity and, with the additional flow proposed by this application, the permitted design capacity is not anticipated to be exceeded. For the purposes of this certification, committed flow means the sum of the (1) actual metered flow, (2) flow from DEP approved TWA applications (not yet operational), and (3) flow from locally approved projects that do not require DEP approval. I further certify that the treatment plant is currently complying with its conventional and non-conventional NJPDES permit requirements (see N.J.A.C. 7:14A- 22.17(b)-(d), percent removal and toxicity requirements excluded from this certification) as determined by a rolling average of the three most recent monthly discharge monitoring reports that were required to be submitted to the Department as of this date, and based upon my assessment of all information pertinent to this permit request, is anticipated to continue to do so with the additional flow from this project."

Waldwick Treatment Plant

NJ0024813

Name of Wastewater Treatment Plant

NJPDES Permit Number

Northwest Bergen County Utilities Authority

Name of Authority Accepting for Treatment

Signature of Authorized Representative *

Date

Print or Type Name

Print or Type Position

Email

Telephone

* Authorization to sign for the agency:

Resolution #

Date

(Note: Submit the resolution with this certification. If no such resolution granting authority to sign exists, the full resolution, consenting to the project, must be submitted with this certification.)

E. CERTIFICATION BY THE DISTRICT SLUDGE MANAGEMENT LEAD PLANNING AGENCY

Note: This certification is only required for applications that involve construction of residual management units at ultimate residuals management sites.

Name of Facility/Site/Project: _____

Certifying Statement:

"As an authorized representative of the below identified agency, I hereby certify that the agency consents to the submission of the above listed application to the Department of Environmental Protection for approval. I further certify that the project as proposed conforms with the requirements of this agency."

Name of Agency

Signature of Authorized Representative *

Date

Print or Type Name

Print or Type Position

Email

Telephone

* Authorization to sign for the agency:

Resolution #

Date

(Note: Submit the resolution with this certification. If no such resolution granting authority to sign exists, the full resolution, consenting to the project, must be submitted with this certification.)

**RESOLUTION #165-26
BOROUGH OF SADDLE RIVER
BERGEN COUNTY, NJ**

Date: 07/20/26

**RESOLUTION REJECTING ALL BIDS FOR
LOWER CROSS ROAD IMPROVEMENTS**

WHEREAS, the Borough of Saddle River advertised for bids in a fair and open manner consistent with N.J.S.A. 19:44A-20.5, for the project known as Lower Cross Road Improvements; and

WHEREAS, eight (8) bids were received and publicly opened and reviewed on July 14, 2026; and

WHEREAS, pursuant to N.J.S.A. 40A:11-13.2, a local contracting unit may reject all bids if the contracting unit wants to substantially revise the specifications for the goods and services.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Saddle River, County of Bergen, State of New Jersey, that all bids received on July 14, 2026 for the bid entitled, "Lower Cross Road Improvements" are hereby rejected; and

BE IT FURTHER RESOLVED, by the Mayor and Council of the Borough of Saddle River, that they hereby authorize the re-bid of said project at a time to be determined at a later date.

	MOTION	SECOND	AYES	NAYS	ABSTAIN	ABSENT
Carpenter, Duncan						
DiGirolamo, Christopher						
Hekemian, David						
Kurpis, Jonathan						
Liva, Jeffrey						
Sachdev, Ravi						
Kurpis, Albert J., - Mayor						

I hereby certify that this is a true copy of the resolution passed at the meeting held on **July 20, 2026**.

Cindy Kirkpatrick, RMC
Municipal Clerk

**RESOLUTION #166-26
BOROUGH OF SADDLE RIVER
BERGEN COUNTY, NJ**

Date: 07/20/26

**RESOLUTION AWARDING DOWNES TREE SERVICES INC. FOR
RINDLAUB PARK IMPROVEMENTS AND PUTTING GREEN**

WHEREAS, the Borough of Saddle River publicly advertised for bids for Rindlaub Park Improvements and Putting Green at Rindlaub Park and received bids on July 15, 2026, in accord with N.J.S.A.40A:11-4a and in a fair and open manner consistent with N.J.S.A. 19:44A-20.5 et. Seq., and

WHEREAS, the following bids were submitted:

Bidder	Base Bid	Alt 1	Alt 2	Alt 3	Total Bid
D. Torluccio	\$139,300.00	\$1,000.00	\$10,000.00	\$10,000.00	\$160,300.00
Green Valley	\$76,600.00	\$7,800.00	\$19,500.00	\$25,100.00	\$129,000.00
Wogisch	\$56,600.00	\$10,000.00	\$20,280.00	\$18,911.25	\$105,791.25
Downes	\$58,000.00	\$8,000.00	\$20,000.00	\$22,285.00	\$108,285.00

; and

WHEREAS, it is the opinion of the Borough's Qualified Purchasing Agent, that the bid submitted by Robert Wogisch contained a fatal flaw including failure to include a conforming bid bond, a non-waivable defect in this bid, resulting in mandatory rejection in accordance with N.J.S.A. 40A:11-23.2; and

WHEREAS, the bid submitted by Downes Tree Services Inc., 65 Royal Avenue, Hawthorne, New Jersey, 07506 in the amount of base bid of \$58,000.00, plus Alternate 1 of \$8,000.00, plus Alternate 2 of \$20,000.00, plus Alternate 3 of

\$22,285.00, for a total bid of \$108,285.00 was determined to be the lowest responsible bidder in accordance with N.J.S.A 40A:11-4A.

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Saddle River, County of Bergen, State of New Jersey, that the submittal in response to the bid notice for Rindlaub Park Improvements and Putting Green at Rindlaub Park submitted by Downes Tree Services Inc., 65 Royal Avenue, Hawthorne, New Jersey, 07506 is hereby awarded as the lowest responsible bidder in the amount of base bid \$108,285.00.

	MOTION	SECOND	AYES	NAYS	ABSTAIN	ABSENT
Carpenter, Duncan						
DiGirolamo, Christopher						
Hekemian, David						
Kurpis, Jonathan						
Liva, Jeffrey						
Sachdev, Ravi						
Kurpis, Albert J., - Mayor						

I hereby certify that this is a true copy of the resolution passed at the meeting held on July 20, 2026.

Cindy Kirkpatrick, RMC
Municipal Clerk

ANTICIPATED REVENUES REPORT - ACTUAL VERSUS BUDGET
BOROUGH OF SADDLE RIVER

07/13/26 12:30:46 PM
From: 01/01/26 Through: 06/30/26
From: 01-1920- - - Through: 01-1920-99-9999-
Roll up: Account

Account	Budget	Cash	Journal Entries	Cash Plus Journal Entries	Pct	Minus Means Excess Revenue
01-1920-07-1900 AMOUNT TO BE RAISED:	11630416.25	0.00	0.00	0.00	0.0000	11,630,416.25
01-1920-08-1000 SURPLUS ANTICIPATED:	3952000.00	0.00	0.00	0.00	0.0000	3,952,000.00
01-1920-08-1100 MUNICIPAL COURT FEES	65000.00	41615.13	0.00	41615.13	64.0233	23,384.87
01-1920-08-1120 INT/COST TAXS 0416:	65000.00	37945.51	0.00	37945.51	58.3777	27,054.49
01-1920-08-1151 T-MOBILE BASE RENTS:	42800.00	21854.52	0.00	21854.52	51.0620	20,945.48
01-1920-08-1160 UTILITY OPERATNG	100000.00	0.00	0.00	0.00	0.0000	100,000.00
01-1920-08-1161 AT&T BASE RENTS:	47400.00	24674.94	0.00	24674.94	52.0568	22,725.06
01-1920-08-1600 CONST CODE:	825000.00	579556.00	0.00	579556.00	70.2492	245,444.00
01-1920-08-2280 GEN CAPITAL FUND	3577.50	0.00	0.00	0.00	0.0000	3,577.50
01-1920-09-2022 ENERGY RECEIPTS TAX:	423310.65	0.00	0.00	0.00	0.0000	423,310.65
01-1920-10-6930 BULLETPROOF VEST	1443.20	0.00	0.00	0.00	0.0000	1,443.20
01-1920-10-7020 ALCOHOL REHAB FUND	722.16	0.00	0.00	0.00	0.0000	722.16
01-1920-10-7030 MUN.ALLIANCE	3836.33	0.00	0.00	0.00	0.0000	3,836.33
01-1920-10-7100 BODY ARMOR REPLACEMNT	1991.04	0.00	0.00	0.00	0.0000	1,991.04
01-1920-10-7454 BERGEN COUNTY MUNI	4120.38	0.00	0.00	0.00	0.0000	4,120.38
01-1920-10-7564 STORMWATER ASST GRANT:	0.00	0.00	0.00	0.00	0.0000	0.00
01-1920-10-7700 CLEAN COMMUNITIES	14275.83	0.00	0.00	0.00	0.0000	14,275.83
01-1920-11-1080 SHARED SERVICE COURT	100000.00	50000.00	0.00	50000.00	50.0000	50,000.00
01-1920-11-1100 SHARED SERVICE BOE:	0.00	0.00	0.00	0.00	0.0000	0.00
01-1920-15-4990 DELINQUENT TAXES:	370000.00	0.00	0.00	0.00	0.0000	370,000.00
Grand Totals:	17,650,893.34		0.00			16,895,247.24
		755,646.10		755,646.10		

BUDGET STATUS REPORT
BOROUGH OF SADDLE RIVER

07/13/26 12:27:39 PM

AS OF 6/30/26

Account	Budget After Modification	Paid or Charged	Encumbered	Paid or Committed	Balance	Percentage Spent
01-2010 BUDGET						
- CURRENT FUND APPROPRIATIONS:	0.00	0.00	0.00	0.00	0.00	0.00 %
20-1001 ADMINISTRATIVE + EXECUT S+W:	175,000.00	84,422.74	0.00	84,422.74	90,577.26	48.24 %
20-1002 ADMINISTRATIVE + EXEC OPER EX:	142,000.00	61,272.71	22,264.88	83,537.59	58,462.41	58.82 %
20-1201 MUNICIPAL CLERK S&W:	107,000.00	52,022.62	0.00	52,022.62	54,977.38	48.61 %
20-1202 MUNICIPAL CLERK OPER EXP:	33,400.00	12,516.37	1,479.13	13,995.50	19,404.50	41.90 %
20-1301 FINANCIAL ADMINISTRATION S+W:	244,000.00	120,148.66	0.00	120,148.66	123,851.34	49.24 %
20-1302 FINANCIAL ADMIN O/E:	60,900.00	22,227.80	3,250.02	25,477.82	35,422.18	41.83 %
20-1352 AUDIT SERVICES:	50,000.00	0.00	0.00	0.00	50,000.00	0.00 %
20-1451 COLLECTION OF TAXES S + W:	71,000.00	34,689.36	0.00	34,689.36	36,310.64	48.85 %
20-1452 COLLECTION OF TAXES OPER EXP:	16,400.00	6,930.77	0.00	6,930.77	9,469.23	42.26 %
20-1501 ASSESSMENT OF TAXES S + W:	25,500.00	12,326.31	0.00	12,326.31	13,173.69	48.33 %
20-1502 ASSESSMENT OF TAXES OPER	48,350.00	13,553.33	7,930.36	21,483.69	26,866.31	44.43 %
20-1552 LEGAL SERVICES OPER.EXPENSES:	230,000.00	21,446.19	14,792.17	36,238.36	193,761.64	15.75 %
20-1652 ENGINEERING SVCS.OPER.EXP.:	85,000.00	34,704.24	7,052.37	41,756.61	43,243.39	49.12 %
20-1751 HISTORIC SITES OFFICE S+W:	1,600.00	683.79	0.00	683.79	916.21	42.73 %
20-1752 HISTORIC SITES OFFICE OPER EX:	12,600.00	2,131.12	58.00	2,189.12	10,410.88	17.37 %
21-1801 PLANNING BOARD S + W:	9,000.00	3,528.44	0.00	3,528.44	5,471.56	39.20 %
21-1802 PLANNING BOARD OPER.EXP.:	26,800.00	-160.01	558.00	397.99	26,402.01	1.48 %
21-1851 BOARD OF ADJUSTMENT S + W:	58,000.00	20,251.13	0.00	20,251.13	37,748.87	34.91 %
21-1852 BOARD OF ADJUSTMENT OPER	17,700.00	2,870.18	58.00	2,928.18	14,771.82	16.54 %
22-1951 CONSTRUCTION CODE OFFIC S +	378,000.00	174,122.86	0.00	174,122.86	203,877.14	46.06 %
22-1952 CONSTRUCTION CODE OFF OPER	19,050.00	10,942.26	708.00	11,650.26	7,399.74	61.15 %
23-2102 INSURANCE GENERAL OPER EXP:	148,500.00	73,909.00	36,282.50	110,191.50	38,308.50	74.20 %
23-2150 INSURANCE GENERAL OPER EXP.:	148,500.00	73,909.00	36,282.50	110,191.50	38,308.50	74.20 %
23-2202 INSURANCE GENERAL OPER EXP.:	1,357,200.00	717,792.39	117,133.32	834,925.71	522,274.29	61.51 %
23-2210 INSURANCE GENERAL OPER EXP.:	142,800.00	0.00	0.00	0.00	142,800.00	0.00 %
25-2401 POLICE S + W:	3,545,000.00	1,454,273.69	0.00	1,454,273.69	2,090,726.31	41.02 %
25-2402 POLICE OPER EXPENSES:	359,800.00	93,575.07	207,975.14	301,550.21	58,249.79	83.81 %

Account	Budget After Modification	Paid or Charged	Encumbered	Paid or Committed	Balance	Percentage Spent
25-2410 AMERICAN RESCUE PLAN FUNDS:	0.00	0.00	0.00	0.00	0.00	0.00 %
25-2521 EMERGENCY MNGMENT S&W:	0.00	0.00	0.00	0.00	0.00	0.00 %
25-2522 EMERGENCY MNGMNT SVCS OPER	8,500.00	0.00	0.00	0.00	8,500.00	0.00 %
25-2602 ALLENDALE AMBULANCE OPER	15,000.00	0.00	0.00	0.00	15,000.00	0.00 %
25-2651 FIRE DEPARTMENT S&W:	24,000.00	11,007.48	0.00	11,007.48	12,992.52	45.86 %
25-2652 FIRE DEPARTMENT OE:	301,300.00	73,538.24	44,922.75	118,460.99	182,839.01	39.31 %
25-2653 FIRE DEPARTMENT OE:	210,800.00	0.00	0.00	0.00	210,800.00	0.00 %
25-2752 PROSECUTOR & PUBL DEF:	20,500.00	9,961.50	9,961.50	19,923.00	577.00	97.18 %
26-2901 ROADS REPAIRS+ MAINTENC S+ W:	398,000.00	176,691.05	0.00	176,691.05	221,308.95	44.39 %
26-2902 ROAD REPAIRS + MAINT OPER	457,500.00	255,220.27	3,278.75	258,499.02	199,000.98	56.50 %
26-3051 SOLID WASTE COLLECTION S+W:	0.00	0.00	0.00	0.00	0.00	0.00 %
26-3052 SOLID WASTE COLLECTION OE:	746,200.00	220,999.96	55,249.99	276,249.95	469,950.05	37.02 %
26-3101 PUBLIC BUILDINGS & GROUNDS	0.00	0.00	0.00	0.00	0.00	0.00 %
26-3102 PUBLIC BLDGS.&GROUNDS	273,250.00	62,184.37	34,567.71	96,752.08	176,497.92	35.40 %
26-3152 VEHICLE MAINTENANCE OE:	157,000.00	21,538.23	38,717.60	60,255.83	96,744.17	38.37 %
27-3301 PUBLIC HEALTH SERVICES S+W:	35,500.00	17,498.52	0.00	17,498.52	18,001.48	49.29 %
27-3302 INTERLOCAL AGREEMENTS:	57,000.00	28,500.00	28,500.00	57,000.00	0.00	100.00 %
27-3303 INTERLOCAL AGREEMENTS:	15,000.00	4,387.50	0.00	4,387.50	10,612.50	29.25 %
27-3311 PUBLIC HEALTH SERVICES S+W:	2,500.00	1,226.52	0.00	1,226.52	1,273.48	49.06 %
27-3322 PUBLIC HEALTH SERVICES OE:	5,055.00	1,285.20	58.00	1,343.20	3,711.80	26.57 %
27-3351 ENVIRONMENTAL COMMISSION:	1,600.00	683.79	0.00	683.79	916.21	42.73 %
27-3352 ENVIRONMENTAL COMMISSION:	20,000.00	250.00	1,197.62	1,447.62	18,552.38	7.23 %
27-3402 INTERLOCAL AGREEMENTS::	6,900.00	1,940.00	485.00	2,425.00	4,475.00	35.14 %
27-3602 CONTRIB TO SOCIAL SERVICE	3,050.00	2,950.00	0.00	2,950.00	100.00	96.72 %
28-7301 PARKS + PLAYGROUNDS S + W:	6,200.00	1,016.18	0.00	1,016.18	5,183.82	16.39 %
28-7302 PARKS + PLAYGRNDS OPER EXP:	14,000.00	49.50	32.59	82.09	13,917.91	0.58 %
30-4151 ACCUMULATED LEAVE COMP. S&W:	1,100.00	0.00	0.00	0.00	1,100.00	0.00 %
30-4202 CELEBRATION OF PUBL EVE	80,000.00	27,353.74	15,828.71	43,182.45	36,817.55	53.97 %
30-4250 SALARY ADJUSTMENTS:	0.00	0.00	0.00	0.00	0.00	0.00 %
31-4302 UTILITY EXPENSES-ELECTRICITY:	111,000.00	63,538.34	46,853.30	110,391.64	608.36	99.45 %
31-4352 UTILITY EXPENSES-STREET LIGHTI:	29,000.00	11,801.21	16,726.93	28,528.14	471.86	98.37 %
31-4402 UTILITY EXPENSES-TELEPHONE:	107,000.00	30,268.30	36,280.79	66,549.09	40,450.91	62.19 %
31-4552 UTILITY EXPENSES-SEWER:	131,000.00	0.00	0.00	0.00	131,000.00	0.00 %
31-4602 UTILITY EXPENSES-FUEL:	75,000.00	30,452.39	44,000.00	74,452.39	547.61	99.26 %

Account	Budget After Modification	Paid or Charged	Encumbered	Paid or Committed	Balance	Percentage Spent
32-4652 UTILITY EXPENSES-LANDFILL TIPP:	140,000.00	38,602.46	15,972.93	54,575.39	85,424.61	38.98 %
36-4712 PERS OPER EXP:	205,043.00	205,043.00	0.00	205,043.00	0.00	100.00 %
36-4715 DCRP OPER EX:	5,000.00	607.53	0.00	607.53	4,392.47	12.15 %
36-4722 SOCIAL SECURITY SYSTEM OPER	374,125.00	188,300.72	0.00	188,300.72	185,824.28	50.33 %
36-4752 POLICE RETIREMENT SYS OPER	820,181.00	820,181.00	0.00	820,181.00	0.00	100.00 %
41-5180 MA-DMHAS YTH LDSHP GRANT:	0.00	0.00	0.00	0.00	0.00	0.00 %
41-5260 ARP FIREFIGHTER GRANT:	0.00	0.00	0.00	0.00	0.00	0.00 %
41-6710 DCA REC IMPRVT GRANT:	0.00	0.00	0.00	0.00	0.00	0.00 %
41-7032 MUNICIPAL ALLIANCE ON	4,795.41	0.00	0.00	0.00	4,795.41	0.00 %
41-7102 BODY ARMOR REPLACEMENT	1,991.04	0.00	0.00	0.00	1,991.04	0.00 %
41-7103 BULLET PROOF VEST	1,443.20	0.00	0.00	0.00	1,443.20	0.00 %
41-7160 FEMA FIREFIGHTER COVID19	0.00	0.00	0.00	0.00	0.00	0.00 %
41-7161 FEMA IDA 5 N CHURCH RD GRANT:	0.00	0.00	0.00	0.00	0.00	0.00 %
41-7162 FEMA ASST TO FIREFIGHTER	0.00	0.00	0.00	0.00	0.00	0.00 %
41-7430 BERGEN COUNTY HISTORY GRANT:	0.00	0.00	0.00	0.00	0.00	0.00 %
41-7431 BC HISTORIC PRESERVATION	0.00	0.00	0.00	0.00	0.00	0.00 %
41-7452 DRUNK DRIVING ENFORCEMENT	0.00	0.00	0.00	0.00	0.00	0.00 %
41-7502 BODY WORN CAMERA GRANT:	0.00	0.00	0.00	0.00	0.00	0.00 %
41-7564 NJDEP STORMWATER ASST GR:	0.00	0.00	0.00	0.00	0.00	0.00 %
41-7702 CLEAN COMMUNITIES GRNT S + W:	14,275.83	0.00	0.00	0.00	14,275.83	0.00 %
41-7722 MUN.RECYCLING ASST. OPER EXP:	4,120.38	0.00	0.00	0.00	4,120.38	0.00 %
41-7725 DRIVE SOBER OR GET PULLED	0.00	0.00	0.00	0.00	0.00	0.00 %
41-7727 CLICK OR TICKET:	0.00	0.00	0.00	0.00	0.00	0.00 %
41-7728 OBEY THE SIGNS:	0.00	0.00	0.00	0.00	0.00	0.00 %
41-7731 ALCOHOL ED./REHAB FUND S + W:	722.16	0.00	0.00	0.00	722.16	0.00 %
41-8560 CDBG GRANT:	0.00	0.00	0.00	0.00	0.00	0.00 %
41-8780 FIREHOUSE SUBS GRANT:	0.00	0.00	0.00	0.00	0.00	0.00 %
41-8790 SPOTTED LANTERNFLY GRANT:	0.00	0.00	0.00	0.00	0.00	0.00 %
42-1080 SHARED SERVICE COURT ADMIN:	100,000.00	49,999.96	0.00	49,999.96	50,000.04	50.00 %
42-1100 SHARED SERVICE BOE:	0.00	0.00	0.00	0.00	0.00	0.00 %
43-4901 MUNICIPAL COURT S + W:	34,000.00	11,053.56	0.00	11,053.56	22,946.44	32.51 %
43-4902 MUNICIPAL COURT OPER EXP:	17,325.00	3,734.83	540.16	4,274.99	13,050.01	24.67 %
43-4952 MUNICIPAL COURT OPER EXP:	8,500.00	4,250.00	4,250.00	8,500.00	0.00	100.00 %
43-5200 GRP.INS.PLAN EMPLOYEES OPER	99,000.00	36,740.38	9,223.20	45,963.58	53,036.42	46.42 %

Account	Budget After Modification	Paid or Charged	Encumbered	Paid or Committed	Balance	Percentage Spent
43-5250 RESERVE FOR TAX APPEALS:	30,000.00	0.00	0.00	0.00	30,000.00	0.00 %
43-5300 STORMWATER MANAGEMENT:	15,250.00	3,264.50	1,782.50	5,047.00	10,203.00	33.09 %
43-5600 SPECIAL EMERGENCY:	0.00	0.00	0.00	0.00	0.00	0.00 %
44-9012 CAPITAL IMPROVEMENT FD OPER	150,000.00	0.00	0.00	0.00	150,000.00	0.00 %
46-8702 DEFERRED CHARGES OPER EXP:	0.00	0.00	0.00	0.00	0.00	0.00 %
46-8712 SPECIAL EMERGENCY:	0.00	0.00	0.00	0.00	0.00	0.00 %
46-8752 SPECIAL EMERGENCY:	0.00	0.00	0.00	0.00	0.00	0.00 %
48-9252 DEBT SERVICE-PRINCIPAL O&E:	1,797,903.00	1,797,903.00	0.00	1,797,903.00	0.00	100.00 %
48-9352 DEBT SERVICE-INTEREST O&E:	605,196.88	539,147.49	0.00	539,147.49	66,049.39	89.08 %
48-9401 DEBT SERV-NJ	118,313.56	1,086.24	0.00	1,086.24	117,227.32	0.91 %
48-9501 DEBT SERV-NJ ENVIRONNMENTAL	4,000.00	3,103.76	0.00	3,103.76	896.24	77.59 %
50-8992 UNCOLLECTED TAXES RESERVE:	2,273,652.88	0.00	0.00	0.00	2,273,652.88	0.00 %
01-2010 BUDGET:	17,650,893.34	7,861,450.74	864,254.42	8,725,705.16	8,925,188.18	49.43 %
Grand Total:	17,650,893.34	7,861,450.74	864,254.42	8,725,705.16	8,925,188.18	

MONTHLY SUMMARY REPORT
BOROUGH OF SADDLE RIVER

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Account	Tot	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
01-1060-00-0000-000 CURRENT YEAR TAXES	13261167.00	1405681.84	5051439.32	330,348.14	1635830.82	4621172.33	216694.55	0.00	0.00	0.00	0.00	0.00	0.00
01-1070-00-0000-000 PRIOR YEAR TAXES	362439.97	65321.68	104754.92	106,267.66	220.03	42687.80	43187.88	0.00	0.00	0.00	0.00	0.00	0.00
01-1619- - - INTERFUND POLICE	2447.92	0.00	0.00	0.00	0.00	0.00	2447.92	0.00	0.00	0.00	0.00	0.00	0.00
01-1920-08-1100-000 MUNICIPAL COURT FEES	41615.13	6143.46	6267.35	8,239.36	6920.64	8496.96	5547.36	0.00	0.00	0.00	0.00	0.00	0.00
01-1920-08-1120-000 INT/COST TAXS 0416:	37945.51	1926.43	7992.35	9,081.46	858.50	9851.44	8235.33	0.00	0.00	0.00	0.00	0.00	0.00
01-1920-08-1151- T-MOBILE BASE RENTS:	21854.52	0.00	3642.42	3,642.42	7284.84	0.00	7284.84	0.00	0.00	0.00	0.00	0.00	0.00
01-1920-08-1161- AT&T BASE RENTS:	24674.94	3954.32	3954.32	7,908.64	4745.17	0.00	4112.49	0.00	0.00	0.00	0.00	0.00	0.00
01-1920-08-1600-027 CONST CODE FIRE	579556.00	16365.00	238024.00	204,972.00	34579.00	61179.00	24437.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1920-11-1080-000 SHARED SERVICE	50000.00	0.00	0.00	50,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1940-00-0000-083 MRNA:	357843.27	45625.82	126077.10	25,293.91	63935.43	6143.47	90767.54	0.00	0.00	0.00	0.00	0.00	0.00
01-1940-08-1050-035 MRNA FEES AND	15972.33	1210.00	2859.00	2,459.00	3563.00	1755.00	4126.33	0.00	0.00	0.00	0.00	0.00	0.00
01-1940-08-1130-000 INTEREST ON INVEST.:	215270.33	36602.58	38438.30	39,161.68	32248.14	38346.44	30473.19	0.00	0.00	0.00	0.00	0.00	0.00
01-2010-00-0000-055 BUDGET CONTRAS:	75546.39	14386.68	11106.55	11,947.10	12305.84	12311.21	13489.01	0.00	0.00	0.00	0.00	0.00	0.00
01-3100- - - DCA ST NJ ST SHARE NJ	15778.00	613.00	785.00	9,574.00	1271.00	2441.00	1094.00	0.00	0.00	0.00	0.00	0.00	0.00
01-7010-00-0010- MUNI. ALLIANCE F&S GRNT:	468.87	0.00	0.00	0.00	0.00	468.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-7065- - - UNAP ALCOHOL REHAB FUND:	1785.03	0.00	0.00	0.00	0.00	0.00	1785.03	0.00	0.00	0.00	0.00	0.00	0.00
01-7072- - - UNAP GT CLEAN	13286.43	0.00	0.00	0.00	0.00	13286.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-7075- - - UNAP GT BODY ARMOR:	1991.04	1991.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-7094- - - UNAP GT RECYCLING:	5650.47	0.00	0.00	0.00	0.00	0.00	5650.47	0.00	0.00	0.00	0.00	0.00	0.00
Grand Total:		1,599,821.85		808,895.37		4,818,139.95		0.00		0.00		0.00	
	15,085,293.15		5,595,340.63		1,803,762.41		459,332.94		0.00		0.00		0.00

MONTHLY SUMMARY REPORT
BOROUGH OF SADDLE RIVER

07/13/26 12:33:45 PM

Account	Tot	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
-001 BUILDING PERMITS:	309952.00	6310.00	59106.00	155819.00	25946.00	47219.00	15552.00	0.00	0.00	0.00	0.00	0.00	0.00
-003 ELECTRICAL:	81183.00	3960.00	56953.00	8345.00	2405.00	6130.00	3390.00	0.00	0.00	0.00	0.00	0.00	0.00
-005 PLUMBING:	108348.00	1650.00	67453.00	33200.00	2015.00	2510.00	1520.00	0.00	0.00	0.00	0.00	0.00	0.00
-006 MECHANICAL INSPECTION:	12280.00	3180.00	1575.00	1990.00	1200.00	2250.00	2085.00	0.00	0.00	0.00	0.00	0.00	0.00
-007 FIRE:	58017.00	555.00	52677.00	3150.00	625.00	810.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00
-009 SOIL:	4500.00	550.00	0.00	900.00	1300.00	1150.00	600.00	0.00	0.00	0.00	0.00	0.00	0.00
-011 TREE REMOVAL:	4710.00	160.00	170.00	1460.00	810.00	1080.00	1030.00	0.00	0.00	0.00	0.00	0.00	0.00
-017 SIGN PERMITS:	350.00	0.00	90.00	0.00	170.00	30.00	60.00	0.00	0.00	0.00	0.00	0.00	0.00
-027 FIRE PREVENTION PERMIT	216.00	0.00	0.00	108.00	108.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1920-08-1600-027 CONST CODE FIRE	579556.00	16365.00	238024.00	204,972.00	34579.00	61179.00	24437.00	0.00	0.00	0.00	0.00	0.00	0.00
-001 LANDSCAPERS PERMITS:	89.00	0.00	26.00	38.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-004 OPRA / COPY FEES:	1.62	1.00	0.00	0.00	0.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-005 200 FT LIST:	280.00	10.00	30.00	10.00	160.00	10.00	60.00	0.00	0.00	0.00	0.00	0.00	0.00
-006 NJ DHSS EDRS -ELECTRONIC	50.00	25.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-013 WORKERS COMPENSATION	19076.72	0.00	19076.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-015 SEWER CHG WALDWICK:	8627.51	0.00	0.00	0.00	0.00	300.00	8327.51	0.00	0.00	0.00	0.00	0.00	0.00
-017 SEWER CHG HO-HO-KUS:	5045.84	0.00	0.00	2339.26	2706.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-018 SEWER CHG ALLENDALE:	30496.37	1459.66	465.26	8250.47	18171.83	199.60	1949.55	0.00	0.00	0.00	0.00	0.00	0.00
-022 PILOT RESIDENCES @	85883.00	0.00	55224.00	0.00	30659.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-027 CABLEVISION FEES:	29275.00	29275.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-030 CLERK RAFFLE LICENSES:	60.00	0.00	20.00	0.00	40.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-033 PERSONAL GROOMING	300.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-034 SEPTIC LICENSE:	3000.00	1950.00	450.00	150.00	150.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-035 CLERK GARAGE SALE PERMIT:	210.00	150.00	0.00	10.00	20.00	0.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00
-036 CHICKEN LICENSE:	70.00	0.00	0.00	0.00	0.00	0.00	70.00	0.00	0.00	0.00	0.00	0.00	0.00
-043 NSF CHECKS:	55.00	0.00	25.00	0.00	0.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-054 RAMSEY, NJ	62260.54	0.00	0.00	0.00	0.00	0.00	62260.54	0.00	0.00	0.00	0.00	0.00	0.00
-055 ZONING FEES:	8700.00	750.00	900.00	2100.00	1200.00	1800.00	1950.00	0.00	0.00	0.00	0.00	0.00	0.00
-061 ABANDONED PROP	1000.00	0.00	500.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-067 MISC. REVENUE NOT	39167.49	1500.00	34170.65	1500.00	0.00	246.84	1750.00	0.00	0.00	0.00	0.00	0.00	0.00

Account	Tot	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
-070 SMOKE/ C.O. INSPECTION:	5800.00	0.00	400.00	1000.00	1200.00	800.00	2400.00	0.00	0.00	0.00	0.00	0.00	0.00
-072 STREET OPENING PERMITS	900.00	0.00	300.00	0.00	0.00	300.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00
-077 ST. OF NJ/LEA REBATE-FIRE:	2157.03	0.00	0.00	0.00	0.00	2157.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-083 HOTEL MOTEL OCCUPANCY	55338.15	10205.16	14464.47	9396.18	9602.40	0.00	11669.94	0.00	0.00	0.00	0.00	0.00	0.00
01-1940-00-0000-083 MRNA:	357843.27	45625.82	126077.10	25,293.91	63935.43	6143.47	90767.54	0.00	0.00	0.00	0.00	0.00	0.00
-002 POLICE ACCIDENT REPORTS:	330.00	35.00	60.00	30.00	80.00	80.00	45.00	0.00	0.00	0.00	0.00	0.00	0.00
-006 PISTOL PERMITS:	2225.00	325.00	700.00	525.00	0.00	550.00	125.00	0.00	0.00	0.00	0.00	0.00	0.00
-008 FIREARMS I.D. CARDS:	450.00	50.00	200.00	50.00	75.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-010 POLICE MISCELLANEOUS	2113.33	150.00	600.00	154.00	150.00	300.00	759.33	0.00	0.00	0.00	0.00	0.00	0.00
-013 PLANNING BOARD:	3950.00	0.00	400.00	0.00	1400.00	100.00	2050.00	0.00	0.00	0.00	0.00	0.00	0.00
-018 ZONING BOARD:	700.00	0.00	150.00	150.00	0.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00
-019 VITAL STATS MARRIAGE LIC	24.00	0.00	6.00	6.00	3.00	0.00	9.00	0.00	0.00	0.00	0.00	0.00	0.00
-021 BOARD OF HEALTH REALTY	90.00	0.00	30.00	30.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-022 BOARD OF HEALTH SEPTIC	2600.00	0.00	500.00	500.00	900.00	400.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00
-023 VITAL STATS CERT MARRIAGE	435.00	0.00	15.00	195.00	75.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00
-026 VITAL STATS CERT DEATH	470.00	0.00	148.00	134.00	25.00	0.00	163.00	0.00	0.00	0.00	0.00	0.00	0.00
-029 BOARD OF HEALTH PERC	1000.00	200.00	0.00	200.00	400.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-030 BOARD OF HEALTH WELL	100.00	0.00	50.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
-032 CLERK FOOD HANDLERS:	1475.00	450.00	0.00	475.00	425.00	0.00	125.00	0.00	0.00	0.00	0.00	0.00	0.00
-035 PEDDLERS:	10.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-1940-08-1050-035 MRNA FEES AND	15972.33	1210.00	2859.00	2,459.00	3563.00	1755.00	4126.33	0.00	0.00	0.00	0.00	0.00	0.00
-050 ADMINISTRATIVE BUDGET	3000.00	1500.00	0.00	0.00	0.00	0.00	1500.00	0.00	0.00	0.00	0.00	0.00	0.00
-052 EMPLOYEE MEDICAL PREM.	69759.53	11374.41	11106.55	11947.10	11947.10	11853.44	11530.93	0.00	0.00	0.00	0.00	0.00	0.00
-054 T-MOBILE ELECTRIC:	1274.59	0.00	0.00	0.00	358.74	457.77	458.08	0.00	0.00	0.00	0.00	0.00	0.00
-055 AT&T ELECTRIC:	1512.27	1512.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-2010-00-0000-055 BUDGET CONTRAS:	75546.39	14386.68	11106.55	11,947.10	12305.84	12311.21	13489.01	0.00	0.00	0.00	0.00	0.00	0.00
Grand Total:		77,587.50		244,672.01		81,388.68		0.00		0.00		0.00	
	1,028,917.99		378,066.65		114,383.27		132,819.88		0.00		0.00		0.00

**RESOLUTION ##-26
BOROUGH OF SADDLE RIVER
BERGEN COUNTY, NJ**

Date: 07/20/26

EXECUTIVE SESSION RESOLUTION

WHEREAS, N.J.S.A. 10:4-12 allows for a public body to go into closed session during a public meeting, and

WHEREAS, the Mayor and Council of the Borough of Saddle River has deemed it necessary to go into closed session to discuss certain matters which are exempted from the public; and

WHEREAS, the regular meeting of this Governing Body may or may not reconvene; and

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Saddle River will go into closed session for the following reason(s) as outlined in N.J.S.A. 10:4-12b:

_____ Any matter which, by express provision of Federal Law or State statute or Rule of Court shall be rendered confidential or excluded from discussion in public;

_____ Any matter in which the release of information would impair a right to receive funds from the Federal Government;

_____ Any matter the disclosure of which constitutes an unwarranted invasion of individual privacy.

_____ Any collective bargaining agreement;

_____ Any matter involving the purchase, lease or acquisition of real property with public funds, the setting of bank rates or investment of public funds where it could adversely affect the public interest if discussion of such matters were disclosed;

_____ Any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection, any investigations of violations or possible violations of the law;

_____ Any pending or anticipated litigation or contract negotiation in which the public body is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer;

_____ Any matter involving the employment, appointment, termination of employment, disciplinary action unless individual, in writing requests a public meeting;

_____ Any deliberations of the public body occurring after a public hearing that may result in the imposition of specific civil penalty.

	MOTION	SECOND	AYES	NAYS	ABSTAIN	ABSENT
Carpenter, Duncan						
DiGirolamo, Christopher						
Hekemian, David						
Kurpis, Jonathan						
Liva, Jeffrey						
Sachdev, Ravi						
Kurpis, Albert J., - Mayor						

I hereby certify that this is a true copy of the resolution passed at the meeting held on **July 20, 2026**.

Cindy Kirkpatrick, RMC
Municipal Clerk