



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

AGENDA

**November 17, 2025
7:00 PM**

1. CALL TO ORDER

2. ROLL CALL

3. 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, 2025 and advertised in said newspapers on January 10, 2025. Also posted on the bulletin board in the Municipal Building 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

4. PLEDGE OF ALLEGIANCE

5. OATH OF OFFICE ADMINISTERED TO POLICE OFFICER BERNARD DAHDAH

6. REPORTS FROM MAYOR AND BOROUGH OFFICIALS

- MAYOR ALBERT J. KURPIS
- BOROUGH ADMINISTRATOR
- BOROUGH ENGINEER
- BOROUGH ATTORNEY
- BOROUGH CLERK

7. 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.

8. **APPROVAL OF MINUTES**

October 20, 2025 - regular meeting

October 20, 2025 - executive session

Minutes

9. **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 179-25

10. **ADOPTION OF ORDINANCE 25-1104**

Title read by Clerk

AN ORDINANCE TO AMEND § 1-21(A) OF THE CODE OF THE BOROUGH OF SADDLE RIVER RELATING TO GENERAL PROVISIONS

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

STATEMENT: Ordinance 25-1104 has been approved upon second reading and will be published in the November 21, 2025 edition of the Record.

Ordinance

11. **INTRODUCTION OF ORDINANCE 25-1105**

Title read by Clerk

AN ORDINANCE TO AMEND SECTION 113 OF THE BOROUGH CODE OF THE BOROUGH OF SADDLE RIVER ENTITLED "FIRE PREVENTION"

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

STATEMENT: Ordinance 25-1105 has been introduced upon first reading and will be published in the November 21, 2025 edition of the Record. 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 15th day of December, 2025 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

12. INTRODUCTION OF ORDINANCE 25-1106

Title read by Clerk

AN ORDINANCE TO AMEND, REVISE, AND SUPPLEMENT CHAPTER 166 OF THE BOROUGH CODE, ENTITLED "PROPERTY MAINTENANCE" TO ADD ARTICLE III, "LEAD-BASED PAINT TESTING"

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

STATEMENT: Ordinance 25-1106 has been introduced upon first reading and will be published in the November 21, 2025 edition of the Record. 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 15th day of December, 2025 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

13. INTRODUCTION OF ORDINANCE 25-1107

Title read by Clerk

AN ORDINANCE OF THE BOROUGH OF SADDLE RIVER, COUNTY OF BERGEN AND STATE OF NEW JERSEY TO AUTHORIZE A FIRST AMENDMENT TO LEASE AGREEMENT WITH T-MOBILE USA TOWER LLC

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

STATEMENT: Ordinance 25-1107 has been introduced upon first reading and will be published in the November 21, 2025 edition of the Record. 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 15th day of December, 2025 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

14. 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.

15. CONSENT RESOLUTIONS

180-25 Appoint Councilman Liva to Board of Education and Councilman Kurpis to OEM/EMS

181-25 Tax Refund for the following block and lots: 1611/18, 1607/28, 1808/5, 2101/48.01

182-25 Transfer Resolution

183-25 Resolution Opposing S-4736

184-25 GCSUD Alliance to Prevent Substance Use Disorder

185-25 Ch. 159 for NJDEP Stormwater Assistance Grant

186-25 Authorize Shared Service Agreement for Licensed Sewer Operator with Northwest Bergen County Utilities Authority

187-25 Authorizing 3-Year Term of Appointment for Official Towers

188-25 Increase Authorized Amount for Special Litigation Counsel

189-25 Approve 2026 Holiday Schedule

Consent Resolutions

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

17. VOTE ON CONSENT RESOLUTIONS

- MOTION
- SECOND
- ROLL CALL

18. NON CONSENT RESOLUTIONS

191-25 RESOLUTION ADOPTING DEVELOPER'S AGREEMENT BETWEEN THE BOROUGH OF SADDLE RIVER AND AVALON BAY COMMUNITIES INC. FOR THE DEVELOPMENT OF BLOCK 1302, LOT 1.04, 1 ROUTE 17 SOUTH, SADDLE RIVER, NEW JERSEY

- DISCUSSION AMONG GOVERNING BODY
- MOTION
- SECOND

- ROLL CALL

192-25 RESOLUTION APPROVING AMENDMENT TO THE BOROUGH'S AFFORDABLE HOUSING SPENDING PLAN AND SUBMISSION TO COURT FOR APPROVAL

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

193-25 RESOLUTION TO APPLY FOR A PY2026-2027 BERGEN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROJECT FOR ADA RESTROOM IMPROVEMENTS IN BOROUGH HALL

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

194-25 AUTHORIZATION TO ENTER INTO A GRANT AGREEMENT WITH BERGEN COUNTY COMMUNITY DEVELOPMENT FOR INSTALLATION OF ADA DOORS AT BOROUGH HALL IN THE AMOUNT OF \$71,000

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

195-25 CHAPTER 159 RESOLUTION FOR CDBG GRANT IN THE AMOUNT OF \$71,000 FOR ADA DOORS AT BOROUGH HALL

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

196-25 RESOLUTION AUTHORIZING EXECUTION OF A GRANT AGREEMENT WITH THE STATE OF NEW JERSEY FOR THE 2025 COMMUNITY-BASED DEER MANAGEMENT

PROGRAM

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

197-25 CHAPTER 159 RESOLUTION FOR COMMUNITY BASED DEER MANAGEMENT PROGRAM IN THE AMOUNT OF \$5,000

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

198-25 AUTHORIZING THE AWARD OF CONTRACT FOR HISTORIC PRESERVATION CONSULTANT SERVICES TO BARTON ROSS & PARTNERS LLC

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

Resolutions

19. COUNCIL COMMITTEE REPORTS

Council President David Hekemian

- Planning Board
- Personnel
- Committee
- Public Safety - Police

Councilman Duncan Carpenter

- Zoning Board of Adjustment
- Finance
- Wildlife Management

Councilman Christopher DiGirolamo

- Affordable Housing
- Ordinance Review
- Public Safety - Fire

- Re-organization
- Special Events

Councilman Jon Kurpis

- Parks and Recreation
- Landmarks
- OEM/EMS

Councilman Jeff Liva

- Construction and Zoning Enforcement
- Bishop House/Marker House
- Board of Health
- Environmental Commission
- Board of Education

Councilman Ravi Sachdev

- Beautification
- Public Relations
- Water

Budget Reports

20. UNFINISHED AND NEW BUSINESS

21. CLOSED SESSION

1. Toll Brothers Sewer Main
- 2 The Michael's Organization - Sewer Agreement

Resolution

22. NEW BUSINESS FROM CLOSED SESSION

23. ADJOURNMENT