



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

AGENDA

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

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. Also posted on the borough website and 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

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

5. PROCLAMATION FOR ARBOR DAY

Proclamation

6. REPORTS FROM MAYOR AND BOROUGH OFFICIALS

- MAYOR 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. PUBLIC HEARING ON THE SUBMISSION OF A 2026 BERGEN COUNTY HISTORIC PRESERVATION TRUST FUND GRANT APPLICATION

- Overview of project
- Open meeting to the public for comments

9. RESOLUTION TO AUTHORIZE GRANT SUBMISSION TO APPROVE 2026 BERGEN COUNTY HISTORIC PRESERVATION TRUST FUND GRANT APPLICATION

Resolution 108-26

10. ADOPTION OF ORDINANCE 26-1112-M

Title read by Clerk

CALENDAR YEAR 2026 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

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

STATEMENT: Ordinance 26-1112-M has been approved upon second reading and will be posted on the Saddle River website.

Ordinance

11. ADOPTION OF ORDINANCE 26-1113-M

Title read by Clerk

CAPITAL ORDINANCE OF THE BOROUGH OF SADDLE RIVER, IN THE COUNTY OF BERGEN, NEW JERSEY AUTHORIZING THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND ACQUISITIONS IN, BY AND FOR THE BOROUGH, APPROPRIATING THEREFOR THE SUM OF \$284,000 AND PROVIDING THAT SUCH SUM SO APPROPRIATED SHALL BE RAISED FROM A COUNTY GRANT AND FROM THE CAPITAL IMPROVEMENT FUND OF THE BOROUGH

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

- ROLL CALL

STATEMENT: Ordinance 26-1113-M has been approved upon second reading and will be posted on the Saddle River website.

Ordinance

12. ADOPTION OF ORDINANCE 26-1114-M

Title read by Clerk

BOND ORDINANCE TO AUTHORIZE THE MAKING OF ROAD IMPROVEMENTS AND THE ACQUISITION OF NEW COMMUNICATION AND SIGNAL SYSTEMS EQUIPMENT IN, BY AND FOR THE BOROUGH OF SADDLE RIVER, IN THE COUNTY OF BERGEN, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$305,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS

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

STATEMENT: Ordinance 26-1114-M has been approved upon second reading and will be posted on the Saddle River website.

Ordinance

13. ADOPTION OF ORDINANCE 26-1115

Title read by Clerk

AN ORDINANCE AMENDING CHAPTER 52 OF THE BOROUGH CODE OF THE BOROUGH OF SADDLE RIVER ENTITLED “POLICE DEPARTMENT”

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

STATEMENT: Ordinance 26-1115 has been approved upon second reading and will be posted on the Saddle River website.

Ordinance

14. **ADOPTION OF ORDINANCE 26-1116**

Title read by Clerk

AN ORDINANCE AMENDING CHAPTER 65, “AFFORDABLE HOUSING”, OF THE CODE OF THE BOROUGH OF SADDLE RIVER

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

STATEMENT: Ordinance 26-1116 has been approved upon second reading and will be posted on the Saddle River website.

Ordinance

15. **ADOPTION OF ORDINANCE 26-1117**

Title read by Clerk

AN ORDINANCE TO AMEND SECTION 99-4 OF THE ORDINANCES OF THE BOROUGH OF SADDLE RIVER, COUNTY OF BERGEN AND STATE OF NEW JERSEY RELATING TO RESIDENTIAL DEVELOPMENT FEES

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

STATEMENT: Ordinance 26-1117 has been approved upon second reading and will be posted on the Saddle River website.

Ordinance

16. **INTRODUCTION OF ORDINANCE 26-1118**

Title read by Clerk

AN ORDINANCE TO AMEND CHAPTER 210 ENTITLED “ZONING” OF THE CODE OF THE BOROUGH OF SADDLE RIVER, COUNTY OF BERGEN AND STATE OF NEW JERSEY

- COMMENTS FROM GOVERNING BODY

- MOTION TO INTRODUCE ORDINANCE
- SECOND
- ROLL CALL

STATEMENT: Ordinance 26-1118 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 18th day of May, 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

17. INTRODUCTION OF ORDINANCE 26-1119

Title read by Clerk

AN ORDINANCE AMENDING CHAPTER 210 ZONING ORDINANCE OF THE CODE OF THE BOROUGH OF SADDLE RIVER, NEW JERSEY, ESTABLISHING A NEW ARTICLE XXI ENTITLED AFFORDABLE HOUSING DISTRICT-6, AND AMENDING THE BOROUGH ZONING MAP

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

STATEMENT: Ordinance 26-1119 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 18th day of May, 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

18. SELF-EXAMINATION OF BUDGET

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

Resolution

19. OPEN TO THE PUBLIC FOR DISCUSSION ON 2026 BUDGET

- 2026 Budget for Adoption
- User Friendly Budget
- Council Budget Summary

Budget Documents

20. ADOPTION OF 2026 MUNICIPAL BUDGET

BE IT RESOLVED by the Mayor and Council of the Borough of Saddle River, County of Bergen, that the Budget as introduced on March 16, 2026, herein before set forth is hereby adopted and shall constitute an appropriation for the purposes stated of the sums therein set forth as appropriations, and authorization of the amount of **\$11,630,416.25** be raised for municipal purposes by current property taxes.

- MOTION
- SECOND
- ROLL CALL

Resolution

21. APPROVAL OF MINUTES

March 16, 2026 - regular meeting

March 26, 2026 - special meeting

Minutes

22. 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

23. 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.

24. CONSENT RESOLUTIONS

112-26 Recognizing and Honoring Arbor Day

113-26 Revise 2026 By-Laws

114-26 Appoint Jen Ponzini to RevolutionNJ Committee

Resolutions

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

26. VOTE ON CONSENT RESOLUTIONS

- MOTION
- SECOND
- ROLL CALL

27. NON CONSENT RESOLUTIONS

115-26 RESOLUTION AUTHORIZING THE ADOPTION OF THE OCTOBER 2025 EMERGENCY OPERATIONS PLAN

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

116-26 RESOLUTION AUTHORIZING EXECUTION OF SUBORDINATION AGREEMENT IN FAVOR OF M&T REALTY CAPITAL CORPORATION WITH REGARD TO SADDLE RIVER URBAN RENEWAL LLC WITH REGARD TO \$625,000 PROMISSORY NOTE AND MORTGAGE

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

117-26 RESOLUTION AUTHORIZING EXECUTION OF SUBORDINATION AGREEMENT IN FAVOR OF M&T REALTY CAPITAL CORPORATION WITH REGARD TO SADDLE RIVER URBAN RENEWAL LLC WITH REGARD TO \$100,000 PROMISSORY NOTE AND MORTGAGE

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

118-26 RESOLUTION AUTHORIZING A SEWER AGREEMENT BETWEEN THE BOROUGH OF SADDLE RIVER AND AVALON SADDLE RIVER, LLC

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

Resolutions

28. 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; and
- - 4/17/26 B.A.N. Determination and Award Certificate
 - - **"On April 17, 2026, a \$4,478,000 federally taxable Bond Anticipation Note was awarded to Amboy Bank at an interest rate of 3.60%"**
- 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

Finance Reports

29. UNFINISHED AND NEW BUSINESS

30. CLOSED SESSION

Resolution

31. NEW BUSINESS FROM CLOSED SESSION

32. ADJOURNMENT