

**WORK SESSION
OF THE
ELMWOOD PARK MAYOR AND COUNCIL
ACTION ITEMS
September 3, 2026
7:00 P.M.**

1. CALL TO ORDER:

2. STATEMENT OF COMPLIANCE:

Whereas, Chapter 231 of the Public Laws of the State of New Jersey requires at the commencement of every meeting a Statement of Compliance be read by the presiding officer.

Now, Therefore Be Advised, that the meeting requirements for this meeting have been met by publishing a special meeting notice in The Record and Herald News and by posting such notice in the office of the Borough Clerk as well as in a public place within the Municipal Building, and by notifying interested citizens. Said notice was posted and transmitted on January 2, 2026 and published on January 8, 2026.

3. ORDINANCES: SECOND READING

R-293-26

Introduce Ord. #26-20

BOND ORDINANCE TO APPROPRIATE AN ADDITIONAL SUM OF \$135,000 FOR THE CONSTRUCTION OF A REPLACEMENT SALT SHED AT THE DEPARTMENT OF PUBLIC WORKS FACILITY IN, BY AND FOR THE BOROUGH OF ELMWOOD PARK, IN THE COUNTY OF BERGEN, NEW JERSEY, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH ADDITIONAL APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

4. RESOLUTIONS:

R-294-26

Resolution To Refund Overpayments

5. WORK SESSION: NON-ACTION ITEMS

1. ADJOURNMENT

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-293-26**

**RESOLUTION BY:
SECONDED BY:**

**INTRODUCE ORDINANCE #26-20
SECOND READING**

WHEREAS, a public notice has been given by the Borough Clerk that an ordinance entitled:

BOND ORDINANCE TO APPROPRIATE AN ADDITIONAL SUM OF \$135,000 FOR THE CONSTRUCTION OF A REPLACEMENT SALT SHED AT THE DEPARTMENT OF PUBLIC WORKS FACILITY IN, BY AND FOR THE BOROUGH OF ELMWOOD PARK, IN THE COUNTY OF BERGEN, NEW JERSEY, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH ADDITIONAL APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

was introduced and passed at a meeting held on Thursday, August 20, 2026 and that further consideration of this ordinance would be taken up at this meeting; and

WHEREAS, all persons interested in said ordinance were given an opportunity to be heard concerning the same;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Elmwood Park, that an ordinance entitled:

BOND ORDINANCE TO APPROPRIATE AN ADDITIONAL SUM OF \$135,000 FOR THE CONSTRUCTION OF A REPLACEMENT SALT SHED AT THE DEPARTMENT OF PUBLIC WORKS FACILITY IN, BY AND FOR THE BOROUGH OF ELMWOOD PARK, IN THE COUNTY OF BERGEN, NEW JERSEY, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH ADDITIONAL APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

pass on final reading.

APPROVED: September 3, 2026

Robert Colletti, Mayor

ATTEST: _____
Shanee Morris, RMC, CMR
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo					Sheridan				
Oswald					Troisi				
Saimson					Pellegrine				

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 3rd day of September 2026. Signed and sealed before me.

Shanee Morris, RMC, CMR
Borough Clerk

Dated

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO.: 26-20**

BOND ORDINANCE TO APPROPRIATE AN ADDITIONAL SUM OF \$135,000 FOR THE CONSTRUCTION OF A REPLACEMENT SALT SHED AT THE DEPARTMENT OF PUBLIC WORKS FACILITY IN, BY AND FOR THE BOROUGH OF ELMWOOD PARK, IN THE COUNTY OF BERGEN, NEW JERSEY, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH ADDITIONAL APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.

WHEREAS, the Borough Council of the Borough of Elmwood Park has heretofore authorized the construction of a replacement salt shed at the Department of Public Works Facility in, by and for said Borough, and appropriated the sum of \$515,000 therefor pursuant to ordinance no. 23-34 adopted by the Borough Council of said Borough on October 19, 2023; and

WHEREAS, the Borough Council now finds and determines that the additional sum of \$135,000 is required for such improvement, NOW, THEREFORE,

BE IT ORDAINED by the Borough Council of the Borough of Elmwood Park, in the County of Bergen, New Jersey (the "Borough"), as follows:

Section 1. The additional sum of \$135,000 is hereby appropriated to the payment of the cost of the improvement authorized by ordinance no. 23-34 adopted by the Borough Council of the Borough on October 19, 2023 (the "Prior Ordinance"). Said additional appropriation shall be met from the down payment appropriated and from the proceeds of the sale of the bonds authorized by this ordinance. Said improvement has been and shall be made as a general improvement and no part of the cost thereof has been nor shall be assessed against property specially benefited.

Section 2. It is hereby determined and stated that (1) the making of such improvement (hereinafter referred to as "purpose") is not a current expense of said Borough, and (2) it is necessary to finance said purpose by the issuance of obligations of said Borough pursuant to the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law"), and (3) the estimated cost of said purpose authorized by the Prior Ordinance is \$650,000, including the sum of \$515,000 appropriated by the Prior Ordinance and the \$135,000 appropriated by this ordinance, and (4) \$31,025 of said sum is to be provided by the down payment, including the \$24,525 appropriated by the Prior Ordinance and the \$6,500 hereinafter appropriated to finance said purpose, and (5) the estimated maximum amount of bonds or notes necessary to be issued for said purpose is \$618,975, including the \$490,475 authorized by the Prior Ordinance and the \$128,500 hereinafter authorized, and (6) the cost of such purpose includes the amount of \$55,000 provided in the Prior Ordinance, which is estimated to be necessary to finance the cost of such purpose, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law.

Section 3. It is hereby determined and stated that moneys exceeding \$6,500, appropriated for down payments on capital improvements or for the capital improvement fund in budgets heretofore adopted for said Borough, are now available to finance said purpose. The sum of \$6,500 is hereby appropriated from such moneys to the payment of the cost of said purpose.

Section 4. To finance said purpose, bonds of said Borough of an aggregate principal amount not exceeding \$128,500 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations

prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 5. To finance said purpose, bond anticipation notes of said Borough of an aggregate principal amount not exceeding \$128,500 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 6. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance and shall be payable not more than one year from its date, shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law and may be renewed from time to time pursuant to and within limitations prescribed by the Local Bond Law. Each of said notes shall be signed by the Mayor and by a financial officer and shall be under the seal of said Borough and attested by the Borough Clerk or Deputy Borough Clerk. Said officers are hereby authorized to execute said notes in such form as they may adopt in conformity with law. The power to determine any matters with respect to said notes not determined by this ordinance and also the power to sell said notes, is hereby delegated to the Chief Financial Officer who is hereby authorized to sell said notes either at one time or from time to time in the manner provided by law.

Section 7. It is hereby determined and declared that the period of usefulness of said purpose, according to its reasonable life, is a period of twenty years computed from the date of said bonds.

Section 8. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Borough Clerk of said Borough, and that such statement so filed shows that the gross debt of said Borough, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$128,500 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by the Local Bond Law.

Section 9. Any funds received from private parties, the County of Bergen, the State of New Jersey or any of their agencies or any funds received from the United States of America or any of its agencies in aid of such purpose, shall be applied to the payment of the cost of such purpose, or, if bond anticipation notes have been issued, to the payment of the bond anticipation notes, and the amount of bonds authorized for such purpose shall be reduced accordingly.

Section 10. The Borough intends to issue the bonds or notes to finance the cost of the improvement authorized by the Prior Ordinance and described herein. If the Borough incurs such costs prior to the issuance of the bonds or notes, the Borough hereby states its reasonable expectation to reimburse itself for such expenditures with the proceeds of such bonds or notes in the maximum principal amount of bonds or notes authorized by this bond ordinance.

Section 11. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this ordinance. Said obligations shall be direct, unlimited and general obligations of the Borough, and the Borough shall levy ad valorem taxes upon all the taxable real property within the Borough for the payment of the principal of and interest on such bonds and notes, without limitation as to rate or amount.

Section 12. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Borough Clerk and is available for public inspection.

Section 13. This ordinance shall take effect twenty days after the first publication thereof after final passage.

ATTEST: _____
Shanee Morris, RMC, CMR
Borough Clerk

APPROVED: _____
Robert Colletti, Mayor

Introduced: August 20, 2026
Adopted:

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
RESOLUTION R-294-26**

RESOLUTION BY:

SECONDED BY:

RESOLUTION TO REFUND OVERPAYMENTS

WHEREAS, Lori Sproviero, Tax Collector has advised a Refund has been requested for overpayments for the following accounts,

Block 102 Lot 3 133 Willow Street in the amount of **\$3,098.22**

Payable and mailed to:

William and Felicitas Rowe 133 Willow Street Elmwood Park NJ 07407

Block 107 Lot 6.01 19 Rosedale Avenue in the amount of **\$2,207.64**

Payable and mailed to:

David & Concetta Beale 19 Rosedale Avenue Elmwood Park, NJ 07407

Block 205 Lot 5 9 Greenwood Avenue in the amount of **\$2,709.59**

Payable and mailed to:

Nancy Crusco 9 Greenwood Avenue Elmwood Park, NJ 07407

Block 208 Lot 3 253 River Drive in the amount of **\$2,992.37**

Payable and mailed to:

Zoila Mora 253 River Drive Elmwood Park NJ 07407

Block 311 Lot 21 83 16th Avenue in the amount of **\$2,084.20**

Payable and mailed to:

Samuel Hur 83 16th Avenue Elmwood Park, NJ 07407

Block 321 Lot 6 131 East 53rd Street in the amount of **\$3,122.55**

Payable and mailed to:

Edward & Teresa Sproule 131 East 53rd Street Elmwood Park, NJ 07407

Block 404 Lot 22 165 Washington Avenue in the amount of **\$2,571.44**

Payable and mailed to:

Divyesh & Vimal Mandvawala 165 Washington Avenue Elmwood Park, NJ 07407

Block 406 Lot 1 95 Elm Steet in the amount of **\$2,916.17**

Payable and mailed to:

Russian Ortho Autonomous CHR of Am 95 Elm Street Elmwood Park, NJ 07407

Block 406 Lot 18 57 Washington Avenue in the amount of **\$2,890.31**

Payable and mailed to:

Pratiksha Patel 57 Washington Avenue Elmwood Park, NJ 07407

Block 407 Lot 26 3 Washington Avenue in the amount of **\$3,210.22**

Payable and mailed to:

Miroslaw & Monika Marut 3 Washington Avenue Elmwood Park, NJ 07407

Block 504 Lot 39 185 East 54th Street in the amount **\$271.54**

Payable and mailed to:

SN Investment Property Inc. 53 Memorial Place Elmwood Park, NJ 07407

Block 605 Lot 3 10 Orchard Street in the amount of **\$3,880.56**

Payable and mailed to:

Leone State LLC 462 E Ridgewood Avenue Paramus, NJ 07652

Block 709 Lot 9 178 Lee Street in the amount of **\$3,409.94**

Payable and mailed to:

Amit & Krishna Patel 178 Lee Street Elmwood Park, NJ 07407

Block 809 Lot 5 252 Falmouth Avenue in the amount of **\$3,712.63**

Payable and mailed to:

Krste & Lisa Muvceski 252 Falmouth Avenue Elmwood Park, NJ 07474

Block 810 Lot 6 236 Philip Avenue in the amount of **\$3,097.06**

Payable and mailed to:

Krishna A. & Amit Patel 236 Philip Avenue Elmwood Park, NJ 07407

Block 1021 Lot 5 10 Chestnut Street in the amount of **\$2,757.55**

Payable and mailed to:

Pravinchandra Mankodia 10 Chestnut Street Elmwood Park, NJ 07407

Block 1021 lot 18 9 Walnut Street in the amount of **\$1,781.78**

Payable and mailed to:

Donco & Gloria Zajovski 9 Walnut Street Elmwood Park, NJ 07407

Block 1107 Lot 18 46 Chobot Lane in the amount of **\$3,709.85**

Payable and mailed to:

Vlato & Irena Stojceski 53 Memorial Place Elmwood Park, NJ 07407

Block 1204 Lot 31 63 Palsa Avenue in the amount of **\$2,519.96**

Payable and mailed to:

Marianne Bente 63 Palsa Avenue Elmwood Park, NJ 07407

Block 1208 Lot 2 74 Fencsak Avenue in the amount of **\$3,407.32**

Payable and mailed to:

Mohammad Ali 74 Fencsak Avenue Elmwood Park, NJ 07407

Block 1302 Lot 1 53 Memorial Place in the amount of **\$3,128.64**

Payable and mailed to:

Vlatko & Irena Stojceski 53 Memorial Place Elmwood Park, NJ 07407

Block 1322 Lot 9 240 Rudolph Avenue in the amount of **\$2,622.09**

Payable and mailed to:

Duarte & Rosa Alves 240 Rudoph Avenue Elmwood Park, NJ 07407

Block 1505 Lot 48 20 Bredder Court in the amount of **\$4,409.75**

Payable and mailed to:

20 Bredder Court LLC 13 Walnut Street Elmwood Park, NJ 07407

Block 1716 Lot 4 264 Martha Avenue in the amount of **\$2,905.69**

Payable and mailed to:

264 Martha Avenue Inc. 85 Duhaime Road Pearl River NY 10965

Block 1802 Lot 9 112 & 114 Cadmus Avenue in the amount of **\$4,095.58**

Payable and mailed to:

James & Diane DePadova 114 Cadmus Avenue Elmwood Park, NJ 07407

Block 1813 Lot 22 725 Mola Boulevard in the amount of **\$2,242.46**

Payable and mailed to:

Yasnery Woodard 725 Mola Boulevard Elmwood Park, NJ 07407

Block 1507 Lot 2 C0001 505 Market Street Unit 1 in the amount of \$2,048.23

Payable and mailed to:

Kevin P. Bolzau 709 Paramount Way Brick, NJ 08724

Block 1515 Lot 22 C0002 2 Reihl Street in the amount of \$1,955.71

Payable and mailed to:

K_Group LLC att: UNI 545 Route 17 South Ridgewood, NJ 07450

Block 1515 Lot 22 C0004 4 Reihl Street in the amount of \$2,964.49

Payable and mailed to:

K_Group LLC att: UNI 545 Route 17 South Ridgewood, NJ 07450

Block 812 Lot 23 274 Lee Street in the amount of **\$3,349.39**

Payable and mailed to:

Manah Mounajed 274 Lee Street Elmwood Park, NJ 07407

Block 1105 Lot 10249 249 Cory Lane in the amount of **\$1,584.82**

Payable and mailed to:

Ku Ra 249 Cory Lane Elmwood Park, NJ 07407

Block 1105 Lot 1.277 277 Cory Lane in the amount of **\$1,555.02**

Payable and mailed to:

Jae Eun C & Seong In Jin 277 Cory Lane Elmwood Park, NJ 07407

Block 1105 Lot 1.4141 4141 Cory Lane in the amount of **\$1,678.15**

Payable and mailed to:

Mimi K. Hur 4141 Cory Lane Elmwood Park, NJ 07407

Block 1105 Lot 1.524 524 Bushes Lane in the amount of **\$1,736.88**

Payable and mailed to:

David L. Winsor 2426 24th Ave NE Hickory, NC 28601

WHEREAS, these accounts are otherwise up to date and therefore due a refund in said amount,

NOW, THEREFORE BE IT RESOLVED by the Governing Authority of the Borough of Elmwood Park County of Bergen State of New Jersey that approval be granted to issue checks in the above stated amounts payable to property owners as listed.

APPROVED: September 3, 2026

Robert Colletti, Mayor

ATTEST: _____
Shanee Morris, RMC, CMR
Borough Clerk

Record of Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Fasolo					Sheridan				
Oswald					Troisi				
Saimson					Pellegrine				

This resolution was approved by the Mayor and Council of the Borough of Elmwood Park at a regular scheduled meeting held on the 3rd day of September 2026. Signed and sealed before me.

Shanee Morris, RMC, CMR
Borough Clerk

Dated

Work Meeting Agenda Items:

PUBLIC HEARING:

1 – INSURANCE PRESENTATIONS

- Allen Associates
- Alamo Insurance
- Public Health Advisors
- Worls Insurance

2 – MASTER PLAN REEXAMINATION REVIEW – DANIEL HAUBEN

3 – ENGINEERS REPORT

- a. Monthly Status Report
- b. Linden Avenue Sidewalk

4 – PROPOSED RESOLUTIONS

- a. Refund Tax Exempt Veteran
- b. Refund Overpayment
- c. Block Party Request
- d. Refund Road Opening
- e. Handicap Parking – Willow Street
- f. Bergen County Shared Service – Health Services
- g. Department of Public Works Full Time Replacement

5 – PROPOSED ORDINANCES

- a. Police Department Equipment

6 – CORRESPONDENCE/DISCUSSION

- a. Elmwood Park Planning Board Hearing
- b. Bergen County Open Space Trust Fund Public Hearing
- c. NJDOT Safe Routes to School Application Notice
- d. Passaic Valley Sewage Commission Public Hearing
- e. Exterior of Buildings suggestion
- f. Town Hall Meeting Request
- g. Proposed Redevelopment

7 – DEPARTMENTAL REPORTS

- a. Building Department Monthly Report – August, 2026
- b. Millenium Strategies Monthly Report – Through August, 2026
- c. Board of Health Meeting Minutes – June 8, 2026
- d. Police Department Monthly Report – August, 2026
- e. Department of Public Works Monthly Report – August, 2026

8 – COMMITTEE REPORTS:

Councilman Fasolo

Councilman Oswald

Councilman Saimson

Councilwoman Sheridan

Councilwoman Troisi

Council President Pellegrine

Mayor Colletti

9 – 2nd PUBLIC HEARING:

10 – EXECUTIVE SESSION

- a. Attorney – Client

11 – ADJOURNMENT