

Monday Evening
Riverside, NJ
November 3, 2025
Special Meeting
6:00p.m.

Mayor Haman led in the Flag Salute.

PUBLIC NOTICE STATEMENT:

Public Notice of this meeting pursuant to the Open Public Meetings Act has been given by the Riverside Township Committee in the following manner:

- 1) Posting written notice on the official bulletin board at the Township Municipal Building on October 28, 2025.
- 2) Written notice was delivered to the Burlington County Times and the Courier Post on October 28, 2025.
- 3) Filed written notice with the Clerk of the Township of Riverside on October 28, 2025.

FLAG SALUTE

ROLL CALL

Mr. Haman – present, Mr. Kimble – present, Ms. Leith – present, Mr. Marter – present, Mr. Peditto – present.

The following person was also present: Administrator/Deputy Clerk Meghan Jack and Attorney Albert Marmero.

Township Clerk Susan M. Dydek was excused.

OPEN PORTION AGENDA ITEMS ONLY

In seeing no members of the public wishing to speak, “Open Portion Agenda Items Only” was not opened.

RESOLUTION:

- 1) **Ms. Leith made a motion to adopt Resolution 2025 - #154 entitled, “A Resolution of the Township of Riverside Providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12” seconded by Mr. Kimble carried.**

Mr. Kimble made a motion to reopen the meeting seconded by Ms. Leith carried.

The following items were discussed:

Updates on Current and Future Redevelopment Projects

- Kaplan project is facing financial obstacles: higher costs for fill, loss of units, and increased construction/interest rates.
- Kaplan is open to exploring industrial or commercial uses if residential development is unfeasible, pending committee appetite and possible redevelopment plan changes.
- Committee supports non-residential options if they present viable ratables with minimal resident impact.
- Zurburg site is moving forward: approvals are scheduled, and the developer's agreement is in place.
- Harrison Street project is progressing, pending developer selection and final design review; the committee emphasizes Cape-style homes and environmental due diligence.
- Hospital property approvals are expected by early 2025; project phases and PILOT agreement options were discussed.
- St. Peter's project update: awaiting site plan submission; redevelopment agreement is approved.
- Property maintenance, especially trash and vehicle issues, is a concern on several lots; action being taken including code enforcement and possible no-trespassing posts.

Downtown Initiatives and Parking Solutions

- ParkMobile app proposed for downtown parking management, including separate parking zones and possible partnership with NJ Transit.
- Discussions included handling overnight and business-owner parking, with ideas for permits and revenue generation.
- The committee is considering creating courtesy pick-up zones and balancing needs of businesses, residents, and visitors.
- Emphasis on communication with downtown business/property owners: reminders issued about the need for HPC approval for improvements and historical paint.
- Plans for increased outreach via newsletters, Facebook, and business spotlights to foster local economic engagement and compliance.
- Ongoing issues regarding building aesthetics, covered windows, and signage; enforcement of existing ordinances to ensure visibility, especially for vacant or rental storefronts.

Environmental and Infrastructure Updates

- Township is participating in a state/county climate resiliency study, focusing on floodplain issues, riverbank stabilization, drainage, and tree canopy restoration.
- Discussion of township-owned properties:
 - Christians property: nearing agreement for lease and cleanup, pending DEP feedback.
 - Whomsley Field: land use permit approved, landfill closure permit pending. Township is advocating for a two-phase closure.
 - Root property: pursuing opportunities for waterfront access and trail development, assessing bulkhead permits.

RESOLUTION 2025 - #154
A RESOLUTION OF THE TOWNSHIP OF RIVERSIDE PROVIDING FOR A
MEETING NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH THE
PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETINGS ACT,
N.J.S.A. 10:4-12

WHEREAS, the Township Committee of the Township of Riverside is subject to certain requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq.; and

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution; and

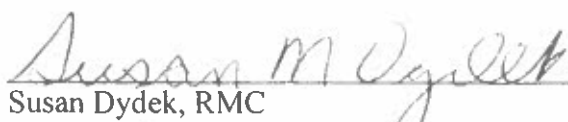
WHEREAS, it is necessary for the Township Committee of the Township of Riverside to discuss in a session not open to the public certain matters relating to Personnel, Pending Litigation and Contract Negotiations.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Riverside, assembled in public session on November 3, 2025 that an Executive Session closed to the public shall be held during the Special Meeting of the Township Committee on November 3, 2025 in the Riverside Municipal Building, 1 W. Scott Street, Riverside, New Jersey for the discussion of matters relating to the specific items designated above. It is anticipated that the deliberations conducted in closed session may be disclosed to the public upon the determination of the Township Committee that the public interest will no longer be served by such confidentiality.

Committee Member	Motion	2 nd	Yes	Abstain	No	Absent
Haman			X			
Kimble		2 nd	X			
Leith	1 st		X			
Marter			X			
Peditto			X			

CERTIFICATION

I, Susan M. Dydek, RMC, Riverside Township Clerk, hereby certify that the foregoing Resolution was duly adopted by the Riverside Township Committee of the Township of Riverside, in the County of Burlington, State of New Jersey, at a Special Meeting held on the 3rd day of November 2025.



 Susan Dydek, RMC
 Riverside Township Clerk

- Consideration given to designating I-1 and I-2 zones as redevelopment areas for greater municipal control over industrial and mixed-use areas.
- Maintenance and environmental concerns addressed regarding old oil tanks, tree removal, and code enforcement.

Cannabis, Downtown Businesses, and Community Programs

- Clarification on cannabis delivery: township cannot prohibit deliveries; state regulates licensing and distribution. Delivery operations require proper credentials and packaging.
- Move toward reducing window frosting/tint for visibility and business aesthetics, in line with state and local recommendations.
- Suggestions for business spotlights, directory creation, and economic development to promote new and existing businesses, welcoming recent openings like Emily's and The Flying Pig.
- Pilot program discussed to encourage residents to plant trees behind sidewalks using available grants and free programs.

PUBLIC PORTION:

- 1) Christy Veasy 206 New Jersey Avenue – Ms. Veasy discussed windows of first floor commercial properties, suggested charging for overnight parking, a pilot program for trees behind the curb line and spotlighting businesses.

In seeing no additional members of the public wishing to speak **motion made by Messrs. Peditto and Kimble to close Public Portion carried.**

There being no further business to attend to, **Mr. Marter made a motion to adjourn meeting seconded by Mr. Kimble carried.**


Susan M. Dydek, RMC
Township Clerk