

Monday Evening
Riverside, NJ
March 30, 2026
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 March 19, 2026.
- 2) Written notice was posted on the Township website on March 19, 2026.
- 3) Filed written notice with the Clerk of the Township of Riverside on March 19, 2026.

FLAG SALUTE

ROLL CALL

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

The following person was also present: Township Clerk Susan M. Dydek, Administrator Meghan Jack, Chief Financial Officer Michael Mansdoerfer and Attorney Albert Marmero.

OPEN PORTION AGENDA ITEMS ONLY

In seeing no members of the public wishing to speak, motion made by Ms. Leith and Mr. Marter to close “Open Portion Agenda Items Only” carried.

Police Chief H. David Jaensch arrived at 6:16pm.

Chief Financial Officer discussed the proposed budget:

- Proposed total municipal budget: \$10,889,000 (about \$454,000 increase over 2025).
- Proposed tax levy: \$6,499,000 (about \$390,000 increase; +6.38%).
- Proposed tax rate: \$1.48 vs. \$1.39 (up \$0.09; ~6.4%).
- Major cost drivers discussed:
- Salaries and wages up about \$255,000.
- 3% COLA increases totaled about \$120,000.
- Two sewer authority employees moved onto township payroll to avoid state health plan premium increases; adds about \$90,000 to township salaries but to be reimbursed via

transfer from sewer authority (shared services agreement previously amended to allow this).

- Additional court staffing added due to court issues (just under \$22,000).
- Debt service up about \$281,000, attributed to an aggressive capital program supported by grants (roads, building updates, equipment for Public Works and Police).
- Operating expenses up about \$275,000.
- Solid waste/garbage collection and disposal exceeds \$1,000,000; combined solid waste lines about \$1.9M.
- Solid waste increased about \$195,000 vs. prior year (from ~\$813,000).
- Key causes: landfill tipping fees and “MAX”/apartment complex-related requirements and consortium contract increases; limited local control over these costs.
- Insurance discussion:
- Liability through JIF; health coverage through HIF (self-insured pooled model).
- Group consensus that bidding healthcare independently would likely be worse; state health plan costs referenced as extremely high.
- Employees contribute significantly toward health insurance (example: police officer family plan
- \$560 per paycheck); total employee contributions cited around \$200K–\$235K.
- Utilities/gas budget up about \$13,000; concern it may still be light if prices rise, with potential need for year-end transfers.

Tax impact and assessed values

- Average residential assessment cited: \$153,045 (vs. \$142,887 last year; described as virtually flat).
- Estimated increase for the average home: \$138.41.
- Assessed value dropped about \$61,000 overall; explanation unclear and to be checked with Carl.
- Reference point provided: each \$0.01 in the tax rate is worth about \$43,870.

Capital plan highlights and financing approach

- 2026 capital items discussed included:
- Parking lot (“top lot”) work.
- Fourth Street improvements with grant of \$198,647.
- Park Avenue drainage improvements estimated at \$570,000 including engineering.
- Shift in grant financing strategy:
- Township plans to include grant-funded projects in bonding to ensure cash flow during construction, then place grant reimbursements into a reserve for debt payment.
- Reserve for debt payment increased as a budget revenue line; prior capital cleanup created a reserve close to \$750,000.
- Expectation that reserve strategy plus grant approach can sustain the reserve for 4–5 years.
- Equipment/public safety items:

- Public Works truck replacement (described as pickup/dump truck) and wing blade for snow removal.
- Rebuild of ~20-year-old (2007) street sweeper rather than replacement; discussion included coordinating with Delran to ship/rebuild together for freight savings.
- Police modular surveillance camera and replacement police vehicle.
- \$400,000 planned for roof replacements at admin, police, and Public Works buildings.
- Solar question raised; concerns included insurer reluctance on older buildings and prior experience where a solar project did not meet projections; if pursued, preference noted for parking-lot-mounted canopy style rather than roof-mounted.
- Downtown/parks items: 14 additional Big Belly trash/recycling units and pay stations tied to ParkMobile.
- After budget adoption, a capital ordinance will be introduced to “lock in” the projects.

Long-term budget pressure and cap bank decision

- Township described the budget as “lean and mean,” with limited room to cut without impacting services.
- Concern raised about shrinking ability to generate year-end surplus due to tight appropriations and aggressive revenue assumptions.
- Operating expense breakdown emphasized limited discretion: of ~\$3.5M operating, garbage/pensions/healthcare/utilities & gas account for roughly \$3.2M–\$3.3M, leaving about \$400K as “discretionary”.
- Referendum was discussed and dismissed as not viable.
- Cap bank discussed:
- Approximately \$700,000 in cap bank from 2023 exists but expires in 2027.
- Proposal: use \$100,000 of cap bank now to strengthen surplus/reserves.
- Would increase levy to about \$6.6M and raise tax rate impact to ~11.3 cents (~8%) instead of ~6%.
- Goal: increase year-end reserve from ~\$70K to ~\$170K–\$200K.
- Discussion framed as choosing an 8% increase now vs. risk of being forced into service cuts later due to cap constraints.
- Plan noted to reduce budgeted surplus use from ~\$1.36M to ~\$1.26M to preserve \$100K.
- Discussion of future mitigations: next PILOT phase at the mill (~\$70K), potential cyclical wage moderation via turnover, and exploring a state cap exception for garbage costs.
- Commitment stated to review and potentially adjust township fees post-budget (within legal constraints); concerns noted about expensive third-party UCC/subcode services.
- Revenue pipeline mentioned: cannabis tax if new tenant grows/second comes online; potential additional ratables from 19 homes, a 12-lot subdivision, and a small townhouse addition (403 St. Mihiel returning for second approvals).

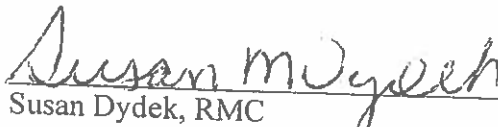
**2026 BUDGET INTRODUCTION
RESOLUTION 2026 - #50
RIVERSIDE TOWNSHIP**

FISCAL YEAR: FROM: JANUARY 1, 2026 TO: DECEMBER 31, 2026

Committee Member	Motion	2 nd	Yes	Abstain	No	Absent
Haman			X			
Horn		2 nd	X			
Kimble	1 st		X			
Leith			X			
Marter			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 30th day of March 2026.



Susan Dydek, RMC
Riverside Township Clerk

RESOLUTION:

- 1) **Mr. Kimble made a motion to adopt Resolution 2026 - #50 entitled, "Introduction of the 2026 Municipal Budget" seconded by Ms. Horn carried.**

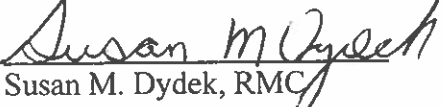
ACTION ITEMS:

- 1) **Authorization to appoint a Full-Time Public Works Laborer approved on motion by Ms. Leith and Mr. Kimble carried.**
- 2) **Authorization to appoint a Code Enforcement Officer approved on motion by Mr. Kimble and Ms. Horn carried.**
- 3) **Authorization to appoint an Electric Sub-Code Official and Inspector approved on motion by Ms. Leith and Mr. Kimble carried.**

PUBLIC PORTION:

In seeing no members of the public present, Public Portion was not opened.

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


Susan M. Dydek, RMC
Township Clerk