

The workshop meeting of the Borough of Riverdale Mayor and Council opened on the above date at 7:30 p.m. with the Pledge of Allegiance.

Mayor William Budesheim presiding.

**ROLL CALL: Present: Astarita, Falkoski, Guis, Mastrangelo, Wetzel, Carelli
Absent: None**

Also Present: Police Chief Smith, Fire Chief Sturm

Mayor Budesheim announced that proper notice of this meeting was made as to time, date, place and agenda.

PUBLIC PARTICIPATION NO. 1:

Nancy Salazar, Newbury Place, spoke regarding the line of sight at the corner of Newbury Place and Newark Pompton Turnpike. The Post Lane side has been cut down and is fine. The Newbury side has been trimmed but there is still no way to safely see without pulling into the lane of traffic. She would like the law enforced. Borough Attorney Oostdyk stated that they will check whether the code applies to existing lots and will talk to the Zoning Officer about it.

There being no further comments, Councilman Falkoski set forth the motion, seconded by Councilman Astarita, to close the public session.

ALL IN FAVOR.

ORDINANCES:

Councilman Falkoski asked for clarification of ordinance No. 08-2013. Mayor Budesheim stated there would be payment in lieu of taxes. Riverdale Urban Renewal, L.P. is the developer partnered with Push to Walk for the Verizon property project. Councilman Guis stated that this could be financially beneficial but if additional students to the school system are generated the borough would be responsible to reimburse the Board of Education. Borough Attorney Oostdyk stated there are provisions that deal with attempting to make it equitable but we'd have to look at it to see exactly how that would play out. More information is needed and an analysis could be done between introduction and adoption. We're under time pressures because the grant program available to make this project work has some strict time limits to it. Council discussed the matter at length. Councilwoman Wetzel stated that the concept has changed greatly from that one originally presented to the Council. Councilman Guis said he sees problems with the project as a whole and problems with the redevelopment zone. I do not believe this is the vision that we have been consistent in saying we want on Newark Pompton Turnpike. My concern is where it's located. We went from low intensity patio homes to 46' tall buildings, 12' side yard setbacks, 75% impervious coverage, 66 units. Mayor Budesheim stated that the thing that makes him want to consider this going forward is the COAH requirements.

Joe Portelli, Assistant Vice President with RPM Development Group, stated they are Push to Walk's development partner for 83 Newark Pompton Turnpike. He explained the project and answered questions. Having such a large project in terms of units helps generate the subsidy to build the space for Push to Walk at no cost to them. Typically that's not a feature you see in affordable housing developments. We have an on-site superintendent there 24/7 and a property manager that is there a few times a week that oversees the overall operation. We need density to support that management operation. We make sure our buildings are assets to the community at large by having that management in place. The reason it is four stories, 43' or so, at the front part of the

ORDINANCES (continued):

building is to accommodate the Push to Walk facility. They expressed the need for a 12' clear ceiling height to suspend equipment. Mr. Portelli also explained the financing sources available to them to build 100% affordable housing. These are very challenging to make happen. The primary financing source for this project is the low income housing tax credit. There has been one round per year to apply for these competitive credits and this year the date is June 21st which is only a few weeks from now. The redevelopment planning work and the PILOT are critical to maximize the scoring. He explained the PILOT and stated that it helps attract investors and gets the state agency comfortable that this project will operate successfully over the life of its operation. The revenue anticipated from Push to Walk is zero. We are going to enter into a long term lease with them for 30 years for \$1.00 per year. It is hard to project the number of school children but in past projects we've had one for every 10 so it could be as low as 6 or as high as 20 or 25. We need to find out the amount to be reimbursed to the school. Councilman Guis stated that if it is \$12,000 per student that could have serious long term implications. Mr. Portelli stated that it is important to mention they will have a preference in the resident selection policy that 50% of the units will have a preference to be leased to veterans and 10% to the physically disabled.

Cynthia Templeton from Push to Walk explained to the Council what transpired on this project from the January presentation until now and why they chose RPM as a partner. Over the last several months we've been working closely with RPM, the Planning Board and the Council on bringing forth this project. We learned that keeping the old building and combining commercial space with efficiency units was not going to be possible due to code restrictions so we reluctantly had to abandon that idea. The new space they would be providing would be energy efficient and very well designed and built to meet our needs. We want the town to be proud of it and we think it is very much in line with what people want to see on Newark Pompton Turnpike. Mr. Portelli stated that if they don't get the financing this round they will have to try again but don't know when that opportunity will be.

There was further discussion regarding the PILOT, school children and municipal services. Councilman Astarita asked how this project benefits the town and our taxpayers. Mayor Budesheim stated the only benefit to the town, aside from Push to Walk, is our COAH obligation and this project is far more than I had hoped. Borough Attorney Oostdyk stated there's some concern with everybody about the ambitious time frame by which this is coming and some concern from the Council about the lack of information they have in order to make very important decisions. Councilman Guis asked Mr. Portelli if he or another developer were here alone would this project be able to be developed with less density. Mr. Portelli stated they could probably do it with less – the commercial space is a major driver for the size. This project would have to be at least 55 units or so. Councilman Guis suggested they could build the 66 units and eliminate 12,000 square feet of additional building. Borough Attorney Oostdyk stated that is a valid question and these are things that we are responsible to think through. The Borough is committed to one thing and that is to give Push to Walk the exclusive ability to try to come up with a plan over the next year period. Councilwoman Wetzel stated that a 4 story building with 66 units is a bit of a jump from the original concept that was presented and on the drawing it looks like a factory. Mr. Portelli stated that they are going to soften the appearance of that. Councilman Astarita stated that these opportunities don't come up every day and we did purchase that land for this purpose.

ORDINANCES (continued):

- 1) Councilman Astarita set forth the motion, seconded by Councilman Falkoski, to introduce the following ordinance and moved its adoption.

ORDINANCE 08-2013**AN ORDINANCE OF THE BOROUGH OF RIVERDALE AUTHORIZING THE GRANTING OF A LONG TERM TAX EXEMPTION AND THE EXECUTION OF A FINANCIAL AGREEMENT WITH RIVERDALE URBAN RENEWAL, L.P. PURSUANT TO N.J.S.A. 40A:20-1 ET. SEQ.**

ROLL CALL: **Ayes:** Astarita, Falkoski, Mastrangelo, Budesheim
 Nays: Guis, Wetzel, Carelli
 (4 ayes – 3 nays – motion carried)

Mayor Budesheim stated that between now and the public hearing we have to do more research on the PILOT program, know exactly what it is going to cost us for students and see if you can soften the appearance and address the concerns expressed by the Council. Councilman Guis requested we find a way to keep it under 35' even if it means going to three floors.

COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 68-A

- 2) Councilman Falkoski set forth the motion, seconded by Councilman Mastrangelo, to introduce the following ordinance and moved its adoption.

ORDINANCE 09-2013**ORDINANCE ADOPTING RIVERDALE GREEN REDEVELOPMENT PLAN**

ROLL CALL: **Ayes:** Astarita, Falkoski, Mastrangelo, Budesheim
 Nays: Guis, Wetzel, Carelli
 (4 ayes – 3 nays – motion carried)

COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 68-B**RESOLUTIONS:**

Councilman Falkoski set forth the motion, seconded by Councilman Astarita, to approve the following resolutions:

- 1) Payment of Utility Bills.
- 2) **Resolution No. 48-2013;** Emergency Temporary Appropriations.
- 3) **Resolution No. 49-2013;** Resolution Determining that Block 26, Lot 21.03 Constitutes an Area in Need of Redevelopment.

ROLL CALL: **Ayes:** Astarita, Falkoski, Guis, Mastrangelo, Wetzel, Carelli,
 Nays: None
 (6 ayes – 0 nays – motion carried)

COPY OF BILLS LIST AND RESOLUTIONS IN FULL ON PAGE NO. 68-C**MAYOR REPORT:**

Mayor Budesheim reported that there is a 102" aqueduct running alongside the railroad tracks through Riverdale from the Passaic River to the Wanaque Reservoir. This was put

MAYOR REPORT (continued):

in close to 30 years ago to pump water from the river to the reservoir under drought conditions. On Friday the aqueduct alongside my property had broken and water was pouring out of the ground like a waterfall. We contacted the North Jersey Water Commission and they denied that they even had a pipe there. I found that disconcerting. The Fire Chief, Morris County OEM Director, security person from the reservoir and about five engineers came out and eventually they did shut the water off at both ends. It will take two to three days for the water to drain and then they will have to repair it. We had to advise them that it's a working railroad track and with the ground compromised underneath all of the trains were stopped until it is fixed.

I spoke with our licensee who maintains our leaf recycling on the state property that we have the option to purchase. He is willing to go into a long term agreement with us and agreed to an annual licensing fee of about \$45,000. At the next meeting we can vote to notify the state that we will purchase it.

The Police Chief's recommendation at this time is to appoint Special Officer Michael Reilly as a full time patrolman which we will do at the July 1st meeting.

I received the proposal from our Borough Engineer on the Highland and Hillside Avenue road project. The proposal from DMC is about \$13,000 for surveying.

BOROUGH CLERK REPORT:

Deputy Clerk Forbes asked if a member of the Council would be able to attend the school graduation to present the award to the third ranking student. Councilwoman Wetzel stated she would attend.

BOROUGH ATTORNEY REPORT: No report.

COMMITTEE REPORTS:

FINANCE: Councilman Carelli stated that he would like the Council to reconsider hiring both special officers.

PUBLIC SAFETY: Councilman Falkoski stated that he supports what Councilman Carelli stated.

Fire Chief Sturm reported that we received another \$22,800 from FEMA for volunteer hours. Fuel was reimbursed at 100% so the total back to the town was \$67,200 from FEMA this year.

PUBLIC WORKS: Councilman Guis reported that the Construction Official has recommendations for a revised fee schedule fore the Building Department. We have kept our construction code fees very low because we had a lot of big construction to subsidize the department. These fee increases will bring us up to the averages in the area. The Borough Attorney will prepare an ordinance. Councilman Guis also reported that it is in the budget to hire a new DPW worker July 1st. The Superintendent would like to hire summer help and if he works out then we can hire him full time. Councilman Guis also stated that he feels we should hire the two police officers.

COMMUNITY RELATIONS: Councilwoman Wetzel reported the summer concerts will take place on July 10th, 17th, 24th and 31st.

BUILDINGS AND GROUNDS: No report.

COMMITTEE REPORTS (continued):

PERSONNEL: No report.

ATTENDANCE OF MORRIS COUNTY FREEHOLDER TO PRESENT AN OVERVIEW OF THE MORRIS COUNTY 2013 BUDGET.

Morris County Freeholder Hank Lyon, Chairman of the Budget Committee, gave a presentation of the Morris County 2013 budget and answered questions.

PUBLIC PARTICIPATION NO. 2:

There being no comments, Councilman Falkoski set forth the motion, seconded by Councilman Astarita, to close the public session.

ALL IN FAVOR.

ADJOURNMENT:

Councilman Falkoski set forth the motion, seconded by Councilman Astarita, to adjourn the meeting.

ALL IN FAVOR.

Adjourned: 9:52 p.m.

Respectfully Submitted:

Linda C. Forbes, R.M.C.
Deputy Municipal Clerk