

The regular meeting of the Borough of Riverdale Mayor and Council opened on the above date at 7:30 p.m. with the roll call followed by the Pledge of Allegiance.

Mayor Budesheim presiding.

ROLL CALL: Present: Astarita, Clinton, Pellegrini, Revis, Mastrangelo

Absent: Carelli

Also present: Fire Chief Sturm and Police Chief Smith

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

APPROVAL OF MINUTES DATED:

Regular Meeting - July 22, 2015

Councilman Astarita set forth the motion, seconded by Councilman Mastrangelo, to approve the above listed minutes as read.

ALL IN FAVOR

PUBLIC PARTICIPATION NO. 1:

Dave Desai, 22 Cotluss Road, asked who currently holds the towing license in Riverdale. Mayor Budesheim replied that it was Malangas. Desai asked if they were the only one. Mayor Budesheim replied that they were the only one. Desai asked who requested the changes to the towing ordinance. Mayor Budesheim replied that Mr. Malanga requested the change. Desai raised his concern about the number of spaces being reserved for Riverdale by the towing company. Mayor responded that the change was to protect Riverdale's interests regarding the reservation of spaces for Riverdale's use. Desai raised his concern about the conditions being added to the ordinance and that they may be considered discriminatory. Desai stated that there is nothing in the ordinance stating that the tower has to be located in Riverdale; the Mayor advised him that it is a requirement. Councilman Pellegrini stated that if you read the ordinance it is not a requirement. Desai asked if the proposed fee schedule was determined by the towing license company. Mayor Budesheim stated that they were. Desai mentioned that the increase in fees was extravagant in comparison with other local municipalities. Desai is concerned that this one company is being shown favoritism and cautioned the council.

Jim Nouri, tenant in the Riverdale Square complex, brought up his concern about the parking issues within the complex and the affect it has on his business. The Mayor, Council, and Borough Attorney advised Mr. Nouri that this was more of a tenant and landlord issue and the Council could not tell the tenants how to conduct their business. Borough Attorney Oostdyk stated that this isn't completely not a municipality issue because of the police involvement for parking related issues and the Borough will address this issue as much as they can.

John Morley, building four of the Grande, stated that Tilcon is being more respectful with the blasting and calling residents beforehand. Morley also stated his concern for health regulations at the Riverdale Square.

There being no further comments, Councilman Astarita set forth the motion, seconded by Councilman Mastrangelo, that the public portion be closed.

ALL IN FAVOR

RESOLUTIONS:

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

- 1) Payment of Claims, including the following:
 - a) Mike Fitzpatrick and Son Inc. – Payment #1 Highland Ave. Improvements - \$338,464.33
- 2) **TABLED**
- 3) **Resolution No. 57-2015;** Authorizing the cancellation of 2015 taxes on Block 29, Lot 9.726 – Disabled Veterans Exemption

RESOLUTIONS: (continued)

- 4) Approval of the Surveying and Engineering Budget submitted by the Borough Engineer for the Federal Place and Halsey Ave. reconstruction project funded from the NJDOT Grant. (Copy of budget distributed to governing body with agenda).
- 5) **Resolution No. 58-2015**; Resolution Adopting the Morris County Multi-Jurisdictional Multi-Hazard Mitigation Plan Update
- 6) **Resolution No. 59-2015**; Resolution Providing for the Assignment of a Tax Sale Certificate at Private Sale

ROLL CALL: Ayes: Astarita, Clinton, Pellegrini, Revis, Mastrangelo

Nays: None

(5 ayes- 0 nays- motion carried)

COPY OF BILLS LIST AND RESOLUTIONS ON PAGE NO. 73- A,B,C, AND D

At this time the attorney representing Blue Ale House came before the Council to discuss the special conditions being considered to be placed on their liquor license. The attorney stated that the owners were left in the dark about the problems at their location and the special conditions were a bit excessive but are ready to address the problems. Borough Attorney Oostdyk stated that Borough officials met previously with officials from the Blue Ale House to discuss the on-going problems at the establishment. The attorney representing Blue Ale House will prepare a written response regarding the pending special conditions for the September 9, 2015 meeting at which the Council will vote for the renewal of the liquor license.

CORRESPONDENCE:

Councilman Astarita set forth the motion, seconded by Councilman Clinton, to approve the following request:

- 1) Request for extension of hours of operation by Target Store T2247 on 94 State Route 23, Riverdale for an opening at 12:00 a.m. for the day of November 27, 2015, day after Thanksgiving.

ALL IN FAVOR**MAYOR REPORT:**

Mayor Budesheim stated that change work order number 14 was submitted for the Glenburn House & Store Rehabilitation project from Kunzman Construction in the amount of \$1,445.09.

Councilman Mastrangelo set forth the motion, seconded by Councilman Astarita, to approve the above payment claim for Kunzman Construction in the amount of \$1,445.09.

ROLL CALL: Ayes: Astarita, Clinton, Pellegrini, Revis, Mastrangelo

Nays: None

(5 ayes- 0 nays- motion carried)

Mayor Budesheim stated that at the August 26, 2015 Mayor and Council meeting the public hearing for the license renewal for Tilcon will continue.

Mayor Budesheim opened the floor for questions regarding the sewer discussion.

Patricia Salvati, 35 Parkway, asked about the immediate financial obligations of having a sewer line installed on their street. Mayor Budesheim stated that everyone is charged the construction cost and the connection cost is separate.

Morris Ave. resident, asked for an update the sewer plans and her street. Mayor Budesheim replied that four houses responded "yes" and four responded "no" and eighteen haven't answered yet. The resident asked how soon construction would begin if approved. Mayor Budesheim stated that it would probably begin next spring or summer. The resident asked for clarity about the financial plans if a house wanted to connect to the sewer line or not.

MAYOR REPORT: (continued)

Dave Desai, 22 Cotluss Road, asked how many homes would be covered with the purchased sewer allocation. Mayor Budesheim replied about 350 homes would be covered.

Allen Lewis, 16 Morris Ave., asked if there was still a discrepancy with the meter reading. Mayor Budesheim stated there was and an engineering firm was retained to conduct a study of the pipes.

Susan Fernicola, 21 Morris Ave., opposes the installation of the sewer line and believes it is a burden on residents who do not want it. Mayor Budesheim stated that is why he is searching for alternative financing methods.

Mayor Budesheim stated that the amount generated by the sewers does not cover what we are paying the Pequannock River Basin Sewerage Authority. Mayor Budesheim stated that the sewer rates should be adjusted and recommended doing it before the end of the year.

Mayor Budesheim stated the Planning Board has recommended some changes to the proposed chicken ordinance.

Mayor Budesheim stated that the Riverdale Land Conservancy is a non-profit entity which was set up by Riverdale residents for historic preservation. They were originally supposed to be in charge of booking, showings, rentals, any maintenance, set up of events, and collection of money. After speaking with the non-profit they are willing to assume all the responsibility that the Borough is currently handling regarding the Glenburn. Mayor Budesheim recommended that the non-profit assume the original responsibility and relieve the Borough from it.

BOROUGH CLERK REPORT: No report

BOROUGH ATTORNEY REPORT: No report

COMMITTEE REPORTS:

FINANCE: No report

PUBLIC WORKS: Councilman Mastrangelo stated that after going to the Kia dealership they would not park their cars on the street anymore.

BUILDING & GROUNDS: Councilman Astarita stated that there was a leak in the roof in the police department which has been fixed.

Councilman Astarita set forth the motion, seconded by Councilman Clinton, to award J. Ringen the tree removal service as per having the lowest bid at \$3,900.

ROLL CALL: **Ayes: Astarita, Clinton, Pellegrini, Revis, Mastrangelo**

Nays: None

(5 ayes- 0 nays- motion carried)

PERSONNEL: No report

PUBLIC SAFETY: Councilman Revis thanked everyone for their help with the hazardous material plan adoption. Councilman Revis stated that David Hanf graduated the police department.

AUDIENCE PARTICIPATION NO 2:

John Morley, 4309 Ramapo CT., was concerned about police presence on the road by the Grande.

Allen Lewis, 16 Morris Ave., stated that his son attended the junior police academy and thanked the police for the good job.

There being no further comments, Councilman Astarita set forth the motion, seconded by Councilman Mastrangelo, that the public portion be closed.

ALL IN FAVOR

ADJOURNMENT:

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

ALL IN FAVOR.

Adjourned: 9:16 p.m.

Respectfully Submitted:

Abubakar Jalloh
Municipal Clerk