

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

Mayor William Budesheim presiding.

**ROLL CALL:**       **Present:**     **Astarita, Carelli, Guis, Wetzel, Falkoski**  
                          **Absent:**       **Bush**

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

**PUBLIC PARTICIPATION NO. 1:**

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

**ALL IN FAVOR.**

**MAYOR REPORT:**

Mayor Budesheim announced that we will make our presentation for the Community Development grant next Monday at 6:15 p.m. He also reported that he read an article stating that Tilcon has agreed to spend \$40,000,000 to reduce noise, dust and traffic in their West Nyack quarry. He stated that at the next meeting he will appoint John Scialla as Acting Construction Code Official for the month of April. He also spoke with Earl Dean about taking over as Fire Inspector and he will let us know.

**BOROUGH CLERK REPORT:**

Borough Clerk Talerico reported that we received a letter notifying us that Crown Castle International has merged with Global Signal, Inc. Borough Attorney Oostdyk will review the letter to see if this will affect the tower site. She also reported that a resident on Newberry Place had complained about parking problems and the Council had said they would look into putting up no parking signs. Mayor Budesheim stated that the DPW was going to paint the curb yellow and Sgt. Bogert was working on it as part of our traffic ordinance. Clerk Talerico reported that AHR Consulting Services gave her a short presentation regarding their services and our use of those services. We had signed up several months ago for the Silver Package for \$2,595 per quarter and we are spending over that amount by \$1,105 per month for the service we have requested. They are recommending we take the Gold Package for \$4,290 per quarter which is a difference of \$565 per month. After discussion it was decided that the extra service calls were due to the transition period since getting the new server and software and that it is probably temporary. Clerk Talerico stated that the Police Department will be getting two new servers and the same problem could arise there. Once everything is running we shouldn't be having daily problems. There was discussion regarding the services that are included in the package.

**BOROUGH ENGINEER REPORT:**

Borough Engineer Darmofalski reported that we have to make an environmental permit application for the service road to connect the D.R. Horton and Target projects. He met with consultants and those paying for the road and it was decided that since the permit will be very difficult to achieve, the Borough should be the one to submit the application to the D.E.P. SESI Consulting Engineers, the firm that did the design work for D.R. Horton, prepared a proposal to apply for the environmental permits. It includes preparation of a plan, 10 day pre-application meeting with the D.E.P. and preparing the permit applications. He recommended awarding the professional service agreement to

**BOROUGH ENGINEER REPORT (continued):**

SESI for a total of \$11,400. This would be the only expense for the Borough. Both developers have bonding money in place for the construction and Target is anticipating an opening in October. Mr. Darmofalski reported that the builder for the Senior Community Center has submitted a payment request. He has some incomplete items. Mr. Darmofalski is going to recommend a change order for additional items that have to be completed at a cost of approximately \$10,000. He recommended we pay everything except \$5,000 and hold that amount to ensure that the final items are completed. He also reported that COAH has asked the borough to appoint an employee to be the administrative agent for monitoring the Affordable Housing. COAH will be providing training. He also stated that we are out to bid for the Mathews Avenue project. He and Councilman Guis met with Mr. Ball to discuss acquisition of his property.

**BOROUGH ATTORNEY REPORT:**

Borough Attorney Oostdyk reported that the Tilcon Quarry did dismiss their lawsuit against the Borough.

**COMMITTEE REPORTS:**

Councilwoman Wetzel requested discussion about applications and rules and regulations for private use of the Senior Community Center. Mayor Budesheim distributed copies of a pamphlet he prepared. Borough Clerk Talerico read an e-mail from Councilwoman Bush regarding her concern with the use of sterno burners which had caused a fire at a facility in Pompton Lakes. Councilwoman Wetzel asked if we would consider having someone present in the building to monitor private uses. She also asked who would be responsible for cleanup. Mayor Budesheim stated that we are charging a restoration fee and our DPW custodian would do the cleaning. Councilman Guis stated the deposit can be used when cleanup is not satisfactory or for any damage. Councilman Carelli asked if we would limit how far in advance someone could reserve the building. He is concerned it would already be booked if the Borough needed it for a function. Councilman Guis suggested blocking time for Borough functions and releasing it as we see fit. Borough Clerk Talerico asked if there would be a minimum age requirement. There was discussion regarding liability and whether to require a certificate of insurance. There was additional discussion regarding the restrictions and fees and whether the building should be rented to residents only. Borough Attorney Oostdyk stated that only the fees would be addressed by ordinance and the use policy can be revised as needed. After discussion it was decided the restoration fee would be \$50 and the deposit would be \$500 whether or not alcohol is served.

Councilman Astarita reported that the price for replacing ballasts for the fluorescent lamps at the library is almost \$900. He will look into the cost of renting a lift so we can replace them.

**RESOLUTIONS:**

Councilman Falkoski set forth the motion, seconded by Councilman Guis, to approve the following resolutions.

- 1) Payment Approvals for the following:
  - a. Holiday Bowl - Recreation/Crazy Bowl (Max) \$2,500.00
  - b. S&L Caterers - Recreation/Buffer Crazy Bowl \$ 750.00
  - c. Howard C. Storer, L.L.C. - Senior Center \$9,942.00
- 2) **Resolution No. 27-2007;** Emergency Temporary Appropriations – 2007 Budget.

**RESOLUTIONS (continued):**

- 3) Approval of a Professional Services Agreement with SESI Consulting Engineers, Pine Brook, NJ at a fixed fee of \$11,400 to apply for D.E.P. permits required for the Master Plan Connector Road.

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

**COPY OF RESOLUTION IN FULL ON PAGE NO. 22-A**

**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: 8:56 p.m.

Respectfully Submitted:

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Carol J. Talerico, R.M.C.  
Municipal Clerk