

APPROVAL OF MINUTES DATED: February 19, 2007
 March 5, 2007

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

ROLL CALL: **Ayes: Astarita, Carelli, Guis, Wetzel, Falkoski**
 Nays: None
 Abstain: Bush
 (5 ayes – 0 nays – 1 Abstain - motion carried)

ORDINANCES:

- 1) Public Hearing and Adoption of an Ordinance entitled:

ORDINANCE 1-2007

**AN ORDINANCE AMENDING CHAPTER 168 OF THE REVISED GENERAL
 ORDINANCES OF THE BOROUGH OF RIVERDALE AND AMENDING THE
 ZONING ORDINANCE TO ESTABLISH A NEW ZONING DISTRICT TO BE
 DESIGNATED THE “R-120 RESIDENCE DISTRICT”**

The Municipal Clerk read the notice for the second reading and final adoption.

Mayor Budesheim announced that this Ordinance was open for public participation.

Christopher Quinn, attorney representing two property owners of affected parcels; Robin Lahue, Trustee, of the Anthony Pio Costa, Sub-Trust B, owner of Lot 14 in Block 37 and Anton Company, owner of Lot 11 in Block 37. Copies of his letter to the Mayor and Council were distributed requesting that the passage of the ordinance be postponed for two months so the client may have time to evaluate the impact of the proposed ordinance on future development of the property. He read portions of the letter. Mayor Budesheim stated that we are not trying to stop any development of any of the properties. The purpose of the ordinance is to make sure that any use of the property is responsible because of the steep slopes, wetlands and the effect on the region.

Joseph Petracca stated that the ordinance is being spiteful to him. He would like the zoning to remain unchanged.

Melissa Harsley, 52 Wilson Avenue, stated she is very much in support of the zoning change. It will encourage responsible use of the land we have left in Riverdale.

Ross Kushner, Pequannock River Coalition, stated they are currently preparing a natural resource inventory for Riverdale. He stated this process has given them detailed knowledge on values of this tract of land and he wants some of the points in the record. The NJDEP rates various lands as habitat for threatened and endangered species. This area is ranked “4” on a scale of 1 to 5 which is higher than any other land in Riverdale. The land has been identified as a protection zone in the draft Highlands Regional Master Plan. It’s the largest remaining forested parcel and provides valuable linkage to other large forested areas. It’s composed of very steep slopes. These factors make it an excellent candidate for the zoning change and even higher zoning would make sense. He stated that he doesn’t see anything to gain by waiting two months to pass the ordinance. These zoning changes always have a positive impact on the underlying natural resources.

Joseph Petracca stated that Mrs. Harsley has a very small lot. These homes were built a long time ago and most are 100’ x 100’. They buy a small lot and they want anyone else with a large lot to keep their land vacant. He wants to build at least 3 homes on his land.

ORDINANCES (continued):

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

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

Mayor Budesheim stated that we did receive a letter from the Planning Board containing their favorable review and recommended adoption of this ordinance. It was found consistent with the Master Plan.

Thereupon, Councilman Falkoski set forth the motion, seconded by Councilman Astarita, **RESOLVED** that Ordinance No. 1-2007 as read on second reading at this meeting, be adopted and finally passed.

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

COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 25-A

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

ORDINANCE 2-2007

AN ORDINANCE AMENDING THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF RIVERDALE AND PROVIDING FOR THE USE OF THE SENIOR COMMUNITY CENTER BY PRIVATE GROUPS, ORGANIZATIONS, AND INDIVIDUALS

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

COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 25-B

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

ORDINANCE 3-2007

AN ORDINANCE ESTABLISHING SALARIES OR WAGES OF THE OFFICIALS AND EMPLOYEES OF THE BOROUGH OF RIVERDALE IN THE COUNTY OF MORRIS

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

COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 25-C

RESOLUTIONS:

Resolutions No. 32-2007 and 34-2007 were tabled until the next meeting. Councilman Falkoski asked about the 20% match of funds in resolution No. 33-2007. Mayor Budesheim stated that it would come from the Open Space and Historic Trust Fund.

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

- 1) Payment of Claims.
Including:

a) Howard Storer, L.L.C. Payment #12 – Senior Center	\$18,861.00
b) Pequannock River Coalition – Yearly Donation	\$ 500.00
c) DGL Computer Services, L.L.C. – Software Products	\$12,609.10
(total computer licensing and software upgrade)	
- 2) **Resolution #28-2007**; Transfer of 2006 Appropriation Reserves.
- 3) **Resolution #29-2007**; Emergency Temporary Appropriations.
- 4) Approval of Escrow Payment to following:

a)Paul Darmofalski, P.E.	Target Corporation	\$16,810.00
b)Paul Darmofalski, P.E.	Majestic Homes/Beazer	\$ 375.00
c)Paul Darmofalski, P.E.	D.R. Horton	\$ 250.00
d)Paul Darmofalski, P.E.	RKG Development	\$ 193.00
e)William Ryden, P.E.	Riverdale Crossing	\$ 302.80
f)William Ryden, P.E.	Alexan Riverwalk	\$ 801.00
g)William Ryden, P.E.	Target Site Plan	\$ 7,500.40
- 5) **Resolution #30-2007**; Approval of Professional Services Agreement for Auditing Services to Dickenson, Vrabel & Cassells, P.A. (Vincent Montanino).
- 6) **Resolution #31-2007**; Authorizing Mayor Budesheim to endorse the Alexan Riverwalk Project DEP Water Works Applications.
- 7) Appointing of Ralph A. Porrino as a part time Fire Sub-Code Official, at \$6,000 per year and part time Fire Inspector at \$5,000 per year, with confirmation of council.
- 8) Appointing of John Scialla as a part time Acting Construction Code Official, with confirmation of council.
- 9) Appointing of Carol Talerico as Municipal Housing Liaison to the Council on Affordable Housing (COAH), with confirmation of council.
- 10) Appointing of Janet Pellett as a full time DPW Utility Person at a rate of \$14.00 per hour with a start date of March 26, 2007, with confirmation of council.
- 11) Appointing of Lori Rosenboom as a member of the Riverdale Fire Department performing duties as a dispatcher, with confirmation of council.
- 12) **Resolution #33-2007**; Authorizing Mayor Budesheim to prepare and apply to the Historic Preservation Trust Fund (Morris County) for funds for improvements to a barn structure located at the Glenburn House, with a 20% match of funds from the Borough of Riverdale. (application due by March 30, 2007)

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

COPY OF BILLS LIST AND RESOLUTIONS IN FULL ON PAGE NO. 26-D, E, F, G, H AND I

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

ORDINANCE 4-2007**AN ORDINANCE ESTABLISHING FEES FOR POLICE SERVICES BY
OUTSIDE CONTRACTORS**

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

COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 27-J**MAYOR REPORT:**

Mayor Budesheim reported on the proposal from Langan Engineering to assist in finding our sewer infiltration problems. They will coordinate their activities with Sewer Engineer Bill Ryden and the cost will not exceed \$5,000. Mayor Budesheim stated that the contract would not be executed until after the meeting with the Sewer Authority on Wednesday.

Thereupon, Councilman Guis set forth the motion, seconded by Councilman Falkoski, to authorize execution of the proposal dated March 19, 2007 in the amount not to exceed \$5,000 for sewer flow rate analysis from Langan Engineering, if needed, after the meeting on March 21, 2007 with the Sewer Authority.

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

Mayor Budesheim announced the following invitations and events: March 29th, 6:00 – 8:00 p.m., County Government Orientation. March 28th, 6:30 – 7:15 p.m., Review of Proposed County Budget. May 10th, 12:00 noon at the Brownstone, New Vitality luncheon, Celebration of Aging. May 4th, between 09:30 – 13:00, Morris County Department of Law and Public Safety, Mobile Command Post and Hazardous Material Vehicles will be at the Butler Police Department for viewing and inspection. April 10th, 9:30 a.m., meeting with attorney for the local P.B.A. April 18th, 8:00 a.m. – 9:30 a.m., County Shared Services Committee meeting at Frelinghuysen Arboretum. March 16th, Police Chief Soules celebrated his 30th year with the borough.

Mayor Budesheim reported on the grass clipping exemption notice from Drew Flockhart. Borough Attorney Oostdyk reviewed the correspondence. There was discussion regarding concerns with odor. Mayor Budesheim also reported on a letter from Borough Engineer Darmofalski regarding negotiations for Sky Ball's property that is needed for the Hamburg Turnpike - Mathews Avenue intersection. In lieu of cash payment we would absorb the sewer connection costs for Block 4, Lot 1.02, Block 3 Lots 1.01 and 1.02, replace existing free-standing sign in a new location, miscellaneous paving repairs, replace existing gravel driveway with pavers and address drainage issues. Councilman Guis stated the figure for assessed value of the property is \$35,000 and it would cost \$7,000 just to get an appraisal. Mayor Budesheim stated we should put a cap on the costs so they do not exceed \$35,000. Borough Attorney Oostdyk will draft an ordinance and contract. Mayor Budesheim also reported that The Grande states they are still having trash removal problems with Blue Diamond Disposal. They want to hire their own private contractor and be reimbursed by the town. There was discussion regarding the problem which we believed was resolved. Councilman Guis will look into it further.

Councilman Guis set forth the motion, seconded by Councilman Carelli, authorizing Mayor Budesheim to execute the NJDEP recycling exemption application for grass recycling.

MAYOR REPORT: (continued):

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

Mayor Budesheim reported COAH sent a letter stating that if we continue with our certification we won't be exposed to builder's remedy. He stated that we should continue to go forward with it.

BOROUGH ATTORNEY REPORT:

Borough Attorney Oostdyk reported that we received a signed contract back from Mr. Dube for his property. We have prepared an ordinance and need to authorize execution of the agreement to purchase if we want to go forward with it. He also reported that the payment for the Greco property from the DEP is tied up with environmental issues. Mrs. Filippone recommended a consultant and we will hopefully have a proposal for the next meeting.

COMMITTEE REPORTS:

Councilman Carelli reported that he would like to allocate time at the next meeting to review the budget.

Councilman Falkoski read the following letter addressed to Mayor Budesheim from Steven Donnelly, Morris County C.E.R.T. Coordinator.

“Dear Mayor Budesheim: On October 16 and 17 New Jersey State Police held a Community Emergency Response Team Project Manager's Training Course at the Morris County Fire and Police Academy. As part of the course the State Police requested a coordinator of a local C.E.R.T. team to speak to the trainees. The coordinator was to have an active and successful team and was to speak concerning the usage, training and recruiting of C.E.R.T. teams. As County Search Coordinator, I requested Charles Quant to give a presentation to the trainees. I could not have chosen a better person for the job. I now know why the Riverdale program is one of the finest in the county. Charles gave an excellent presentation to the group and provided numerous ideas on how new teams can be formed and maintained. He is a credit to your program and town. I thank you for the opportunity of utilizing Charles' services. His presentation was excellent.”

Councilman Falkoski also reported the court report for the month of February.

Councilman Guis reported that interior work on the walls is underway at the Senior Community Center.

Councilman Astarita thanked the Mayor, Paul and June Carelli, and their son for presenting before the Community Board last Monday. The board was very impressed and we did come up third in the grant process which means we will most likely get fully funded for \$80,000 for the recreation center project.

Councilwoman Bush reported the Municipal Alliance Committee completed the first two sessions of setting up the criteria for organization. The next meeting will be April 23rd.

Mayor Budesheim reported that Bloomingdale may be shutting down their library and turning over their library services to us. It is still being negotiated and he stated this may be beneficial to both boroughs. Mayor Budesheim also reported on the finance committee meeting with the school. There was discussion regarding the school budget questions.

PUBLIC PARTICIPATION NO. 2:

There being no comments, Councilman Falkoski set forth the motion, seconded by Councilman Guis, that the public portion be closed.

ALL IN FAVOR.

ADJOURNMENT:

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

ALL IN FAVOR.

Adjourned: 9:03 p.m.

Respectfully Submitted:

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