

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, Bush, Falkoski, Guis, Wetzel, Carelli
Absent: None**

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 Astarita, to close the public session.

ALL IN FAVOR.

ORDINANCES:

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

ORDINANCE 04-2008

ORDINANCE AMENDING CHAPTER 85 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF RIVERDALE AND AMENDING THE FEE FOR PERMITS UNDER THE UNIFORM CONSTRUCTION CODE

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

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

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

ALL IN FAVOR.

Thereupon, Councilman Falkoski set forth the motion, seconded by Councilman Astarita, **RESOLVED** that Ordinance No. 04-2008 as read on second reading at this meeting, be adopted and finally passed.

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

COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 34-A

- 2) **ORDINANCE 05-2008**

ORDINANCE AMENDING CHAPTER 168 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF RIVERDALE AND AMENDING CERTAIN PROVISIONS APPLICABLE TO THE “MF-O MULTIFAMILY OVERLAY DISTRICT”

Councilman Falkoski stated it appears this ordinance removes the requirement for the age restricted housing and asked if there was a reason. Mayor Budesheim stated that the

ORDINANCES (continued):

developer has made an application to the Zoning Board of Adjustment for a use variance for that restriction, and after reading the Planner's report he felt it would be best to remove it in order to move ahead with the project. Councilman Falkoski stated the most critical element of the Planner's report is the COAH impact. Making this development all market value units will increase our obligation by about 85 which will increase the number of school children. Mayor Budesheim stated that the more COAH units we get from this project the better off we will be because we have no way of getting reimbursed for the 96 units from prior commitments. He said the number of school students will not be an issue. Our Planner has stated that there would be one student for every ten units which is a difference of 21 students. The Mayor stated that over 260 units are occupied at the Grande and there are only six students registered for school in September. Last year the Grande paid \$809,000 in school taxes. The latest reports state the average cost per student at Riverdale School is \$13,200. By comparison there are 16 students from the Enclave and we're collecting \$12,200 in school taxes. Mayor Budesheim stated that taxes from the condo developments more than pay for the cost of educating the students. He also said there is no longer a market or financing available for age restricted units. Another issue is the \$1.25 million worth of sewer allocation that the developer was going to donate back to the town and they've also spent about \$200,000 looking for our I & I problems. Additionally, the Mayor stated that he's been told the State is about to mandate consolidation for towns with a population of less than 5,000 and will force us to go to referendum on the issue. He feels this development and the ensuing COAH units may put us over the 5,000 threshold. Councilman Falkoski stated that the developer made his application to the Planning Board based on fifty percent of the units as age restricted and it is not our responsibility for him to make money because there was a market change. Councilwoman Wetzel believed there was a waiting list for age restricted units at Powder Mill. Councilman Astarita stated we should not change our ordinance to suit one developer. Mayor Budesheim stated that this a chance we have to clean up that site and protect ourselves against forced consolidation. There was additional discussion regarding the matter. Councilwoman Bush stated she did not want to make this decision based on hearing that if we don't do this we will be forced to merge; that may or may not ever happen. Borough Attorney Oostdyk stated it would be dangerous to make any decisions based on predicting where CAOH will go.

Councilwoman Wetzel asked what the advantages would be if this ordinance is passed. Mayor Budesheim stated it would assure the project beginning simultaneously on both sides of Riverdale Road, the developer buying all of the gallonage including the donation back to the town, the continuance of the developer looking for the I & I problem and their professionals and lawyers representing us if necessary. Councilman Guis stated the cons would be the uncertainty of the number of school children that would be generated. Councilman Falkoski stated the cons are all of the unknowns that could affect us greatly. There was additional discussion regarding the capacity of the school and the COAH issues.

Thereupon, Councilman Guis set forth the motion, to introduce the above ordinance and moved its adoption.

The motion failed due to lack of a second.

COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 35-B

ORDINANCES (continued):

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

ORDINANCE 06-2008

AN ORDINANCE AMENDING CHAPTER 45 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF RIVERDALE AND PROVIDING FOR EMPLOYEE REIMBURSEMENT FOR CERTAIN EXPENSES

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

COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 36-C

RESOLUTIONS:

There was discussion regarding whether mold remediation should be done at the Glenburn house at this time. If the mold is not removed we will not be able to have contractors enter the building. There was concern the mold could return if the building remains unheated. Mayor Budesheim stated that as a condition of our grant we must apply to the NJ Register of Historic Places for Glenburn.

There was discussion regarding the cost for required historic documentation. Mayor Budesheim stated that TCR will put up \$1,000,000 to purchase 40,000 gallons of sewer allocation from Lincoln Park and Riverdale will need to put up \$1,500,000 to purchase 60,000 gallons.

Mayor Budesheim stated that NJ Transit is seeking our approval for a bus stop on Route 23 South between Cotluss Road U-Turn ramp and Cotluss Road mid-block. Council is opposed to the bus stop.

Councilman Guis set forth the motion, seconded by Councilwoman Wetzel, to approve the following resolutions:

- 1) Payment approvals for the following.

a. Tickets for Wicked	Recreation Trip	\$4,563.25
b. The Funplex	Summer Recreation Deposit	\$ 200.00
c. Steve Max!	Summer Recreation Deposit	\$ 300.00
d. Land of Make Believe	Summer Recreation Deposit	\$ 100.00
e. New York Mets	Recreation Trip	\$ 565.00
- 2) **Resolution No. 37-2008;** Budget Self Examination by Finance Officer and Governing Body.
- 3) **Resolution No. 38-2008;** Refund Widow of Veteran Deductions.
- 4) **Resolution No. 39-2008;** Green Acres Enabling Resolution \$75,000 Dube Property Grant. (this grant already exists-the resolution is a follow up)
- 5) Authorizing Ken Frayer to clean mold at Glenburn at a cost not to exceed \$6,300.
- 6) **Resolution No. 40-2008;** Approval of sewer agreement with the Borough of Lincoln Park and Pequannock River Basin Regional Sewerage Authority.
- 7) Approve payment of \$500 from Municipal Alliance funds for speakers and luncheon for the Eighth Grade Moving Up Day on May 22nd.

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

COPY OF RESOLUTIONS IN FULL ON PAGE NO. 36-D, E, F AND G

PUBLIC HEARING AND ADOPTION OF 2008 MUNICIPAL BUDGET

Mayor Budesheim announced the meeting was open to the public for comments on the budget.

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

ALL IN FAVOR.

ADOPTION OF 2008 MUNICIPAL BUDGET:

Councilman Carelli set forth the motion, seconded by Councilman Falkoski, for the Adoption of the 2008 Municipal Budget.

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

COPY OF 2008 MUNICIPAL BUDGET IN FULL ON PAGE NO. 37-G

BOROUGH CLERK REPORT:

Borough Clerk Talerico confirmed that Holy Name Hospital will be renting the Showmobile on June 2nd.

BOROUGH ENGINEER REPORT:

Borough Engineer Darmofalski reported he evaluated Target's request for a bond reduction. He recommended the Mayor and Council not reduce the bond and the attorneys for Target have responded to his letter. Mr. Darmofalski will write a letter with his recommendations to their response. He also reported that there is a service agreement on the service road between the developers. We've submitted our Stormwater Certification to the State and they have acknowledged receipt. This is an annual certification to be done by the Public Works Department. He also reported that the COAH vacant parcel maps are so unprofessionally done he would like to draft a letter on behalf of Riverdale. He requested approval of a road opening permit and curb cut for 6 Cedar Street. He also reported on the paving and status of Mathews Avenue. Testing on the Paterson Hamburg Turnpike sewer project will begin sometime next week.

BOROUGH ATTORNEY REPORT:

Borough Attorney Oostdyk reported that we are getting closer to a closing on the cell tower purchase.

COMMITTEE REPORTS:

Councilman Falkoski reported that he has an application to the New Jersey State Firemen's Association. He also reported on two letters of commendation for the police department. One letter commends Sergeants Smith and Bogart, Dispatcher Budesheim, Patrolmen Keil and McDermott for a shoplifting incident at Wal-Mart. The other is from

Brendan Magennis commending Sgt. James McIntosh and Officer Travis Roemmele during a medical incident at his home.

COMMITTEE REPORTS (continued):

Councilwoman Wetzel reported construction is underway in the lower level of the Community Center. They would like to have a grand opening when the work is complete.

Councilman Astarita reported he is once again on facilities in the County CDBG next year. The library air conditioning unit work has been put on hold.

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

- 8) Approve appointment of Anthony Budesheim as Fireman in the Riverdale Fire Department.
- 9) Approve changing the curb cut location at 6 Cedar Street from one side of the property to the other.

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

PUBLIC PARTICIPATION NO. 2:

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

ALL IN FAVOR.

ADJOURNMENT:

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

ALL IN FAVOR.

Adjourned: 9:15 p.m.

Respectfully Submitted:

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