

The Annual Re-Organization Meeting of the Borough of Riverdale Mayor and Council opened on the above date at 7:30 p.m.

Mayor Carelli welcomed the following dignitaries:

Senator Kristin Corrado  
 Assemblyman Chris DePhillips  
 Freeholder Director Doug Cabana  
 Freeholder Elect Heather Darling  
 Freeholder John Cesaro  
 Republican Club President

**READING OF THE CERTIFICATION OF ELECTION:**

Municipal Clerk Abubakar Jalloh read the Certification of the Determination of the November 7, 2017 General Election as follows:

<b>NAME</b>	<b>OFFICE</b>	<b>TERM</b>
Vincent Pellegrini	Borough Council	3 Years
Michael Kheyfets	Borough Council	3 Years

**OATHS OF OFFICE/COMMENTS:**

The Oath of Office was administered to the Borough Council Members by Mayor Carelli.

**CALL TO ORDER:**

Mayor Carelli called the meeting to order at 7:40 p.m.

**ROLL CALL: Present: Desai, Kheyfets, Oswald, Pellegrini, Purcell, Revis  
 Absent: None**

Borough Clerk Jalloh announced that proper notice of this meeting was made as to time, date, place and agenda.

PLEDGE OF ALLEGIANCE

**ADOPTION OF COUNCIL BY-LAWS:**

Councilman Oswald set forth the motion, seconded by Councilman Purcell, to approve the following resolution:

**01-2018: RESOLUTION AUTHORIZING THE ADOPTION OF THE BY-LAWS OF THE GOVERNING BODY OF THE BOROUGH OF RIVERDALE FOR 2018**

**ROLL CALL: Ayes: Desai, Kheyfets, Oswald, Pellegrini, Purcell, Revis  
 Nays: None  
 (6 ayes - 0 nays - motion carried)**

**COPY OF RESOLUTION IN FULL ON PAGE NO 1-A**

**PROFESSIONAL APPOINTMENT RESOLUTIONS:**

Councilman Oswald set forth the motion, seconded by Councilman Purcell, to approve the following resolution:

**02-2018:** RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR PROFESSIONAL BOROUGH ATTORNEY SERVICES FOR THE CALENDAR YEAR 2018

**ROLL CALL: Ayes: Desai, Kheyfets, Oswald, Pellegrini, Purcell, Revis  
Nays: None  
(6 ayes – 0 nays - motion carried)**

Councilman Desai set forth the motion, seconded by Councilman Purcell to approve the following resolution:

**03-2018:** RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR PROFESSIONAL BOROUGH WATER AND SEWER ENGINEERING SERVICES FOR THE CALENDAR YEAR 2018

**ROLL CALL: Ayes: Desai, Kheyfets, Oswald, Pellegrini, Purcell, Revis  
Nays: None  
(6 ayes – 0 nays - motion carried)**

Councilman Oswald set forth the motion, seconded by Councilman Purcell, to approve the following resolution:

**04-2018:** RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR PROFESSIONAL BOROUGH AUDITOR SERVICES FOR THE CALENDAR YEAR 2018

**ROLL CALL: Ayes: Desai, Kheyfets, Oswald, Pellegrini, Purcell, Revis  
Nays: None  
(6 ayes – 0 nays - motion carried)**

Councilman Desai set forth the motion, seconded by Councilman Oswald, to approve the following resolution:

**05-2018:** RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR PROFESSIONAL BOROUGH BOND COUNSEL SERVICES FOR THE CALENDAR YEAR 2018

**ROLL CALL: Ayes: Desai, Kheyfets, Oswald, Pellegrini, Purcell, Revis  
Nays: None  
(6 ayes – 0 nays - motion carried)**

Councilman Revis set forth the motion, seconded by Councilman Desai, to approve the following resolution:

**06-2018:** RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR PROFESSIONAL BOROUGH PUBLIC DEFENDER SERVICES FOR THE CALENDAR YEAR 2018

**ROLL CALL: Ayes: Desai, Kheyfets, Oswald, Pellegrini, Purcell, Revis  
Nays: None  
(6 ayes – 0 nays - motion carried)**

**PROFESSIONAL APPOINTMENT RESOLUTIONS (continued):**

Councilman Oswald set forth the motion, seconded by Councilman Desai, to approve the following resolution:

**07-2018:** RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR BOROUGH SPECIAL LEGAL SERVICES FOR THE CALENDAR YEAR 2018

**ROLL CALL: Ayes: Desai, Kheyfets, Oswald, Pellegrini, Purcell, Revis**  
**Nays: None**  
**(6 ayes - 0 nays - motion carried)**

**COPY OF RESOLUTIONS IN FULL ON PAGE NO. 3-A THROUGH 3-F****RESOLUTIONS - CONSENT AGENDA:**

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

**08-2018:** AUTHORIZING APPOINTMENT OF JAMES E. LASALA, ESQ. AS MUNICIPAL PROSECUTOR FOR THE YEAR 2018

**09-2018:** AUTHORIZING ANNUAL SCHEDULE OF COUNCIL WORK SESSIONS AND REGULAR MEETINGS FOR 2018

**10-2018:** RESOLUTION AUTHORIZING OFFICIAL BOROUGH HOLIDAYS FOR 2018

**11-2018:** RESOLUTION AUTHORIZING OFFICIAL BOROUGH NEWSPAPER FOR 2018

**12-2018:** DESIGNATING THE OFFICIAL DEPOSITORIES OF THE BOROUGH FOR THE YEAR 2018

**13-2018:** AUTHORIZING INTEREST FOR NON-PAYMENT OF TAXES OR ASSESSMENTS

**14-2018:** RESOLUTION AUTHORIZING WORK PERIODS FOR LAW ENFORCEMENT

**15-2018:** RESOLUTION ADOPTING THE CASH MANAGEMENT PLAN OF THE BOROUGH OF RIVERDALE FOR 2018

**16-2018:** RESOLUTION AUTHORIZING ADOPTION OF TEMPORARY APPROPRIATIONS.

**17-2018:** RESOLUTION APPOINTING FUND COMMISSIONERS FOR THE NEW JERSEY INTERGOVERNMENTAL INSURANCE FUND

**18-2018:** RESOLUTION APPOINTING CLASS II SPECIAL LAW ENFORCEMENT OFFICERS FOR 2018

**19-2018:** RESOLUTION APPOINTING LINDA ROETMAN TO FIVE TOWN REGIONAL DIAL-A-RIDE BOARD FOR 2018

**RESOLUTIONS - CONSENT AGENDA (continued):**

**20-2018:** AUTHORIZING THE APPOINTMENT OF THE BOROUGH OF RIVERDALE PUBLIC AGENCY COMPLIANCE OFFICER FOR THE YEAR 2018

**21-2018:** AUTHORIZING THE APPOINTMENT OF THE BOROUGH OF RIVERDALE RECREATION COMMITTEE MEMBERS FOR THE YEAR 2018

**22-2018:** AUTHORIZING THE APPOINTMENT OF BOARD OF HEALTH MEMBERS

**23-2018:** AUTHORIZING THE APPOINTMENT OF THE RIVERDALE RECYCLING COORDINATOR FOR THE YEAR 2018

**24-2018:** AUTHORIZING THE APPOINTMENT OF THE CLASS III PLANNING BOARD MEMBER

**25-2018:** RESOLUTION APPOINTING THE PENSIONS AND BENEFITS CERTIFYING OFFICER AND CERTIFYING SUPERVISOR

**ROLL CALL: Ayes: Desai, Kheyfets, Oswald, Pellegrini, Purcell, Revis  
Nays: None  
(6 ayes - 0 nays - motion carried)**

**COPY OF RESOLUTIONS IN FULL ON PAGE NO. 4-A THROUGH 4-R**

**ELECTION OF COUNCIL PRESIDENT:**

**26-2018:** ELECTION OF COUNCIL PRESIDENT FOR 2018

Councilman Desai offered the name of Vincent Pellegrini as Council President; motion seconded by Councilman Oswald.

**ROLL CALL: Ayes: Desai, Kheyfets, Oswald, Purcell, Revis  
Nays: None  
Abstain: Pellegrini  
(5 ayes - 0 nays - 1 abstain - motion carried)**

**COPY OF RESOLUTION IN FULL ON PAGE NO. 4-S**

**APPOINTMENT OF COUNCIL COMMITTEES:**

Mayor Carelli announced the Council Committees for 2018.

Councilman Desai set forth the motion, seconded by Councilman Purcell, to approve the following resolution:

**27-2018:** RESOLUTION APPOINTING COUNCIL COMMITTEES FOR 2018

**ROLL CALL: Ayes: Desai, Kheyfets, Oswald, Pellegrini, Purcell, Revis  
Nays: None  
(6 ayes - 0 nays - motion carried)**

**COPY OF RESOLUTION IN FULL ON PAGE NO. 4-T**

**MAYOR APPOINTMENTS:**

Mayor Carelli stated that Resolutions 28-2017 through 33-2017 are Mayor's appointments and do not require a Council vote. He announced the appointments.

**28-2018:** MAYOR'S APPOINTMENT OF CLASS I PLANNING BOARD MEMBER

**29-2018:** MAYOR'S APPOINTMENT OF CLASS II CLASS IV AND ALTERNATE PLANNING BOARD MEMBERS

**30-2018:** MAYOR'S APPOINTMENT OF HUD COMMITTEE MEMBERS

**31-2018:** MAYOR'S APPOINTMENT OF LIBRARY BOARD OF TRUSTEE MEMBERS

**32-2018:** MAYOR'S APPOINTMENT OF SHADE TREE COMMISSION MEMBERS

**33-2018:** MAYOR'S APPOINTMENT OF SOCIAL MEDIA DIRECTOR

**COPY OF RESOLUTIONS IN FULL ON PAGE NO. 5-A THROUGH 5-F****SWEARING IN OF FIRE DEPARTMENT OFFICERS:**

The Oath of Office was administered to the following Fire Department Officers by Mayor Carelli.

Chief James Regeling, Jr.  
Assistant Chief Pat Cleary  
Captain James Regeling, Sr.  
Lieutenant Jesse Burgos  
Lieutenant Alexandra Stygar

**MAYOR'S ADDRESS 2018:**

I would like to start out by wishing everyone here today a very happy and healthy New Year. It's fantastic to see a large turnout today as we start 2018. Now that our new Governing Body members have taken their seats on the dais we can all set our sights on our goals and objectives for the upcoming year. Before we do, I'd like to take a little time to recap the accomplishments of the Mayor and Council over the last year. I'm going to start off going a little bit on each committee that we have.

Our Finance Committee is led by Councilman Dave Desai and we just completed year two of our annual reassessment program. The main object of that was to keep property taxes as near close to 100% ratio as possible. The new assessments that will be certified this month will bring us very close to that goal. Our preliminary indication is that our net valuation of Riverdale will increase by approximately 9.7% or \$75,000,000. This will bring the total tax rate down 17% from approximately 2.219 to approximately 1.840. When all you folks get your new assessments and they're higher, it doesn't mean higher taxes. Your tax rate will come down. Some of the other things we did in Finance is we went out to bid on two borough leased properties this year in 2017. This effort was to increase revenue and to ensure we are getting the best possible deals. At 83 Newark Pompton Turnpike we were renting that facility (the Verizon building) for \$1,750 a month. We went out to bid and our new lease went up to \$5,000 a month. We got added revenue of \$39,000. Our Leaf Compost Facility lease went from \$3,375 per month to

**MAYOR'S ADDRESS 2018 (continued):**

\$11,550 for an annual increase in revenue of \$98,000. So for the two of those, just rebidding and looking at our numbers, we were able to add \$137,000 to our revenue this year. That certainly helps in offsetting taxes. In 2017 there was no municipal tax increase and we expect the same for this year as well.

Our Public Safety Committee is led by Councilman Steve Revis. I'm happy to report we negotiated and ultimately agreed to a new three year contract with the PBA. We restructured the current salary guide and instituted a second guide for new hires that will greatly reduce costs in the years ahead and provide the ability to hire new officers. To that point, we did hire a new officer that started on January 1st. Ryan Nordlander has become the latest patrolman in the Borough of Riverdale. We were able to purchase two new SUV's and two new patrol cars this year in an effort to upgrade our aging vehicles. On a sad note, in the Municipal Court we mourn the loss of our Court Administrator, Graziella, who passed away in July. But in September we welcomed our new Court Administrator, Elianna Keisling, who has been a great addition to help us transition through the difficult time. Our Fire Department has continued to keep us safe and we congratulate the new officers for 2018. I look forward to working with them and new Chief Jim Regeling.

Our Public Works Department is led by Council President Vinnie Pellegrini. Through attrition we were able to upgrade positions in the Department of Public Works. We made a conscious decision to hire more seasoned employees and add more expertise in our Public Works Department. In November we hired Pete Daken and Anthony Bullaro to join our team who bring a variety of skills to the department. As promised, we started our road improvement program by resurfacing several streets in town. We will continue this each year and follow our plan and follow the sewer expansion projects as well.

With the help of our Beautification Committee led by Michael Carelli, we continued our efforts to expand pride in the community with the continued plantings of flowers, trees and decorative landscaping to enhance our properties. A special thanks to DPW Superintendent Steve Schotanus and his entire team for their efforts throughout the year. Especially during these colds months, we know they are ready to hit the street when the snow starts falling. They are really the best around.

Our Public Utilities are led by Councilman Matt Oswald. Matt revamped our entire field maintenance program for Independence Park. He spearheaded a new field rental program which has generated over \$15,000 in rentals over the last two years. We removed the deteriorated basketball court and expanded our soccer fields. We purchased a field groomer and took over maintenance of the field by our DPW crew. I already mentioned the rebidding of our Leaf Compost Facility and Verizon property. We also installed a new digital sign at the Borough Hall. Our sewer expansion project is underway, shovels are in the ground next week on Newbury Place.

Communications is led by Councilman Paul Purcell. We greatly grew our Social Media presence with regard to Facebook, Twitter and our Borough Website. Special thanks once again to our Social Media Director Michael Carelli who manages these sites daily. Information is always timely and relevant. We continue to maintain a website full of information. Minutes are published for the last 13 years. Council booklets, started when I became Mayor two years ago, are provided before each Council meeting with all the information available to the residents before the Council even votes. Our new digital sign has been a great asset to get information out to residents on a timely basis. It can be changed at a moment's notice from anywhere. Our new, improved, streamlined newsletter also increases our communication by allowing borough organizations and departments to advertise and provide information to every resident once a month in the mail.

**MAYOR'S ADDRESS 2018 (continued):**

As we begin 2018 I took a look at our goals and objectives from two years ago. They were: Keeping our first responders well-trained and equipped – we did that. Developing long-term strategies for road improvements – we did that. Moving forward with the expansion of our sewer system – that's underway. Using technology to streamline our processes – that's been done. Increase our means of communication through website upgrades, social media and televised meetings. Tonight we're starting with an experiment with Facebook Live so this meeting is currently on Facebook Live and it's our hopes that we'll be able to do that and the meeting will be available on Facebook the following day for people that couldn't make it.

I do want to thank all the hard working borough employees in the front office who make it all happen. Connie Andersen is our Finance and Tax Assistance, Linda Forbes our Deputy Clerk, Linda Roetman our Borough Secretary, Zoning Official, Property Maintenance Enforcement person as well, Carol Talerico who I lured out of her retirement to be my Assistant and AJ Jalloh, our Borough Clerk. I want to thank our Police Department, Public Works, Municipal Court, Library and all the fine people that help make this town what it is and especially the countless volunteers on all our boards. Once again we have ambitious goals for 2018 but I know we have the right people to get the job done. Thank you all. We appreciate your hard work and dedication to Riverdale. I'm wishing you a happy, healthy and successful new year. Thank you.

**OPEN PUBLIC COMMENTS:**

Mayor Carelli opened the meeting to the public for comments.

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

**ALL IN FAVOR.**

**ADJOURNMENT:**

Councilman Oswald set forth the motion, seconded by Councilman Desai, to adjourn the meeting.

**ALL IN FAVOR.**

Adjourned: 8:05 p.m.

**APPROVED:**

Respectfully Submitted:

---

Abubakar T. Jalloh, R.M.C.  
Municipal Clerk

January 3, 2018

The workshop meeting of the Borough of Riverdale Mayor and Council opened on the above date at 8:15 p.m. with the Pledge of Allegiance.

Mayor Carelli presiding.

**ROLL CALL: Present: Desai, Kheyfets, Oswald, Purcell, Revis, Pellegrini**  
**Absent: None**

The Municipal Clerk announced that proper notice of this meeting was made as to time, date, place and agenda.

**APPROVAL OF MINUTES:**

December 27, 2017

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

**ROLL CALL: Ayes: Desai, Oswald, Revis, Pellegrini**  
**Nays: None**  
**Abstain: Kheyfets, Purcell**  
**(4 ayes – 0 nays – 2 abstain - motion carried)**

**OPEN PUBLIC COMMENTS ON RESOLUTIONS:**

Mayor Carelli opened the meeting to the public for comments.

There being no comments, Mayor Carelli closed the public session.

**RESOLUTIONS – CONSENT AGENDA:**

Councilman Desai set forth the motion, seconded by Councilman Oswald, to approve the following resolutions:

**34-2018:** AUTHORIZING PAYMENT OF BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD THROUGH JANUARY 2, 2018 FOR 2017/2018 BILLS IN THE TOTAL AMOUNT OF \$968,493.03

**35-2018:** AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE BOROUGH OF RIVERDALE AND NEWMARK KNIGHT FRANK (JOHN GILLOOLY, SCGREAS) FOR APPRAISAL SERVICES

**ROLL CALL: Ayes: Desai, Kheyfets, Oswald, Purcell, Revis, Pellegrini**  
**Nays: None**  
**(6 ayes – 0 nays – motion carried)**

**COPY OF BILLS LIST AND RESOLUTION IN FULL ON PAGE NO. 9-A**

**COMMITTEE REPORTS:**

**FINANCE:** No report.

**PUBLIC SAFETY:** No report.

**PUBLIC WORKS:** No report.

January 3, 2018

**COMMUNICATIONS:** No report.

**UTILITIES:** No report.

**PERSONNEL:** No report.

**OPEN PUBLIC COMMENTS:**

Mayor Carelli opened the meeting to the public for comments.

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

**ALL IN FAVOR**

**ADJOURNMENT:**

Councilman Oswald set forth the motion, seconded by Councilman Desai to adjourn the meeting.

**ALL IN FAVOR.**

Adjourned: 8:18 p.m.

Respectfully Submitted:

---

Abubakar T. Jalloh  
Municipal Clerk