

May 22, 2019

The regular 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 Carelli presiding.

ROLL CALL: Present: Desai, Oswald, Purcell, Revis, Pellegrini
Absent: Kheyfets

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

APPROVAL OF MINUTES:

May 8, 2019

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

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

Mayor Carelli announced that the Board of Health 2019 Drug and Poison Control Poster Contest Winners presentation listed on the agenda took place prior to the meeting.

PRESENTATION BY THE PEQUANNOCK VALLEY ROTARY:

Riverdale resident and member of the Pequannock Valley Rotary Bobby Roberts gave a presentation about the Rotary. The rotary represents Riverdale, Lincoln Park and Pequannock. He spoke about what the rotary does on both the local and global level to benefit these communities, organizations and people in need. They hold various fundraising campaigns and he presented the borough with a \$1,000 donation for the Riverdale Food Pantry.

Mayor Carelli expressed his appreciation for the generosity of the Rotary.

ASSESSMENT CONFIRMATION HEARING – SANITARY SEWER IMPROVEMENT PROGRAM:

Mayor Carelli announced the opening of the public hearing for the special assessment on 52 properties on Newbury Place, Brown Court, Oak Street and a section of Loy Avenue.

Riverdale Tax Assessor Shawn Hopkins explained that when the town does a capital improvement that will benefit a section of the town, the statute allows the town to charge a special assessment to recoup that cost to the residents being affected or enhanced by that improvement. You cannot charge any more than they are going to gain in market value to that property. He had been asked to prepare a report to determine the increase, if any, in market value to the property by putting in public sewer to this area. The Council can consider the report and accept, reject or revise it and set what the special assessment will be for the sewers to the residents being affected in Phase I. He determined the average property increase in market value to be \$13,400. The cost of the project was \$552,336 and averaged out among the 52 properties affected equates to \$10,621. He gave a brief overview of how he came up

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ASSESSMENT CONFIRMATION HEARING – SANITARY SEWER IMPROVEMENT PROGRAM (continued):

with the valuation and his conclusion and answered questions from the Council and the public.

Mayor Carelli stated that we said a year ago that we thought the special assessment would be \$6,800 and his recommendation to the Council is to stick with that. Our next step is to do a resolution to confirm the assessment.

Several residents asked questions regarding the assessment and the sewer projects. Mr. Hopkins and Mayor Carelli responded.

Councilman Oswald set forth the motion, seconded by Councilman Purcell, to close the public hearing.

ALL IN FAVOR.

INTRODUCTION OF ORDINANCES:

- 1) Councilman Oswald set forth the motion, seconded by Councilman Pellegrini, to introduce the following ordinance and moved its adoption.

ORDINANCE 05-2019

ORDINANCE AMENDING CHAPTER 143 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF RIVERDALE, REGULATING DOOR TO DOOR SOLICITATION, AND ESTABLISHING A “DO NOT SOLICIT” LIST

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

COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 41-A

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

ORDINANCE 06-2019

AN ORDINANCE OF THE BOROUGH OF RIVERDALE, COUNTY OF MORRIS, AND STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING ARTICLE III, ENTITLED “DISTRICT REGULATIONS,” AND ARTICLE IV, ENTITLED “SPECIAL DISTRICT REGULATIONS,” OF THE BOROUGH OF RIVERDALE ZONING ORDINANCE, ESTABLISHING THE REQUIREMENTS FOR AN AFFORDABLE HOUSING OVERLAY ZONE DISTRICT IN ACCORDANCE WITH THE ADOPTED HOUSING PLAN ELEMENT AND FAIR SHARE PLAN OF THE BOROUGH OF RIVERDALE

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

COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 41-B

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PUBLIC HEARING AND ADOPTION OF ORDINANCES:

1) Public Hearing and Adoption of an Ordinance entitled:

ORDINANCE 04-2019

ORDINANCE AMENDING CHAPTER 26 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF RIVERDALE AND PROVIDING FOR A VOLUNTEER SERVICE AWARD PROGRAM AND OTHER RECRUITMENT AND RETENTION INCENTIVES FOR THE VOLUNTEER FIRE DEPARTMENT

Mayor Carelli read the notice for the second reading and final adoption.

Mayor Carelli opened the meeting to the public for comments.

There being no comments, Councilman Oswald set forth the motion, seconded by Councilman Purcell to close the public portion.

ALL IN FAVOR

Councilman Oswald set forth the motion, seconded by Councilman Revis, **RESOLVED** that Ordinance No. 04-2019 as read on second reading at this meeting, be adopted and finally passed.

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

COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 42-A

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.

ALL IN FAVOR

RESOLUTIONS - CONSENT AGENDA:

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

- 98-2019:** AUTHORIZING PAYMENT OF BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD THROUGH MAY 22, 2019 FOR 2018/2019 BILLS IN THE TOTAL AMOUNT OF \$889,023.07
- 99-2019:** RESOLUTION APPROVING AN APPLICATION FOR A SEWER CONNECTION FOR Kenneth & Wendy Zwoboda, 6 Sonya Terrace, Riverdale, NJ Block 28, Lot 3.11
- 100-2019:** RESOLUTION APPROVING AN APPLICATION FOR A SEWER CONNECTION FOR Vita Alvino, 50 Loy Avenue, Riverdale, NJ Block 14.01, Lot 52
- 101-2019:** RESOLUTION APPROVING AN APPLICATION FOR A SEWER CONNECTION FOR Michael & Luci Kheyfets, 33 Riverdale Parkway, Riverdale, NJ Block 22, Lot 14

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RESOLUTIONS – CONSENT AGENDA (continued):

- 102-2019:** RESOLUTION AUTHORIZING THE HIRING OF JARED MARTOS TO THE PART-TIME POSITION OF POLICE DISPATCHER FOR THE BOROUGH OF RIVERDALE AT A RATE OF \$15.00 PER HOUR EFFECTIVE MAY 22, 2019
- 103-2019:** RESOLUTION AUTHORIZING THE HIRING OF NICHOLAS SZWSZKOWSKI TO THE PART-TIME POSITION OF POLICE DISPATCHER FOR THE BOROUGH OF RIVERDALE AT A RATE OF \$15.00 PER HOUR EFFECTIVE MAY 22, 2019
- 104-2019:** RESOLUTION AUTHORIZING THE HIRING OF ZACKARY SHIFFMAN TO THE PART-TIME POSITION OF POLICE DISPATCHER FOR THE BOROUGH OF RIVERDALE AT A RATE OF \$15.00 PER HOUR EFFECTIVE MAY 22, 2019
- 105-2019:** RESOLUTION AUTHORIZING THE HIRING OF ERIC MILLER TO THE PART-TIME POSITION OF POLICE DISPATCHER FOR THE BOROUGH OF RIVERDALE AT A RATE OF \$15.00 PER HOUR EFFECTIVE MAY 22, 2019
- 106-2019:** RESOLUTION APPROVING AN APPLICATION FOR A SEWER CONNECTION FOR Edward Mackey, 18 Oak Street, Riverdale, NJ Block 14.04, Lot 22
- 107-2019:** RESOLUTION APPROVING AN APPLICATION FOR A SEWER CONNECTION FOR Stephen & Susanna Campbell, 24 Cotluss Road, Riverdale, NJ Block 28, Lot 2
- 108-2019:** RESOLUTION APPROVING AN APPLICATION FOR A SEWER CONNECTION FOR Patsy & Betty Lou Pierri, 89 Loy Avenue, Riverdale, NJ Block 28, Lot 1.03
- 109-2019:** RESOLUTION APPROVING AN APPLICATION FOR A SEWER CONNECTION FOR Walter & Dawn Gosson, 96 Loy Avenue, Riverdale, NJ Block 14.01, Lot 47
- 110-2019:** RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF RIVERDALE ENDORSING THE 2019 RIVERDALE BOROUGH HOUSING ELEMENT AND FAIR SHARE PLAN AND AFFORDABLE HOUSING TRUST FUND SPENDING PLAN
- 111-2019:** RESOLUTION OF THE BOROUGH OF RIVERDALE ADOPTING AFFIRMATIVE MARKETING PLAN PURSUANT TO NEW JERSEY UNIFORM HOUSING AFFORDABILITY CONTROLS (U.H.A.C.) AND RIVERDALE BOROUGH'S COMMITMENT TO AFFIRMATIVE MARKETING OF AFFORDABLE

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

COPY OF BILLS LIST AND RESOLUTIONS IN FULL ON PAGE NO. 43-A THROUGH N

COMMITTEE REPORTS:

FINANCE: No report.

PUBLIC SAFETY: Councilman Revis thanked everyone for passing the recruitment and retention resolution and the part-time police dispatcher resolutions.

PUBLIC WORKS: Councilman Pellegrini reported that work has started on the scoreboard project.

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COMMITTEE REPORTS (continued):

COMMUNICATIONS: Councilman Purcell reminded everyone the Memorial Day Parade will take place on May 27th at 10:00 a.m. They are still working on securing bands for the summer concerts.

UTILITIES: Councilman Oswald reported that the Athletic Director at Pompton thanked the Mayor and Council for everything done to open up the fields to the girls' softball team at Pompton Lakes. They had a very good season and are looking forward to the improvements this year and using the field next year.

BOROUGH ATTORNEY REPORT: No report.

MAYOR REPORT:

Mayor Carelli stated that Memorial Day is a great way to honor those that gave the ultimate sacrifice. We will have our ceremony in front of borough hall following the parade. This year's Grand Marshall is former Councilman and Vietnam Veteran Garret Astarita. He thanked our Beautification Committee, Michael Carelli, and our Crossing Guard, Mr. Sorgi, for planting the baskets on the light poles along Newark Pompton Turnpike. Michael redesigned the banners that are starting to go up. The Mayor will forward a proposal to the Council from Mr. John Gillooly who is interested in the Tax Assessor position when Shawn Hopkins retires at the end of the year. He would also like to move forward with new "Welcome to Riverdale" signs.

OPEN PUBLIC COMMENTS:

Mayor Carelli opened the meeting to the public for comments.

Tom Batelli, Vice President of the Powder Mill Condo Association, said he is here with other members of the association and Powder Mill residents to seek help and guidance on a situation that arose last October when PSE&G said they cannot hook up any more meters and they're going to close down the association. This is because there is black pipe from the meters into the buildings that was not supposed to be buried. An inspector approved PSE&G connecting to the black pipe which was illegal at the time the project was being developed. Prices to correct the problem are well over \$200,000. He asked for help and guidance because they feel they wouldn't have this problem if the inspector had done his job.

Council and Borough Attorney Oostdyk discussed the matter and it was decided to have someone take a look at the pipes, communicate with PSE&G and see what we can do.

Councilman Oswald set forth the motion, seconded by Councilman Purcell, to close the public hearing.

ALL IN FAVOR

ADJOURNMENT:

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

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ALL IN FAVOR.

Adjourned: 8:45 p.m.

Respectfully Submitted:

Abubakar T. Jalloh
Municipal Clerk