

June 9, 2021

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 Carelli presiding.

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

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

APPROVAL OF MINUTES:

May 26, 2021

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

ROLL CALL: Ayes: Desai, Kheyfets, Oswald, Revis
Nays: None
(4 ayes - 0 nays - motion carried)

MORRIS HABITAT FOR HUMANITY PRESENTATION:

Mayor Carelli welcomed the representatives from the Morris Habitat for Humanity. They will give a presentation on the property located at 83 Newark Pompton Turnpike which was formerly the old Verizon garage property.

Liz Decoursey, Chief Operating Officer & VP of Real Estate, explained how the program works. They are a non-profit affordable housing developer and ensure that the municipalities they partner with get the full credits for the units they construct. They have been working since 2017 looking at this property with the borough to redevelop it as affordable home ownership. They select the families who partner with the Habitat program which includes a minimum of 300 hours of sweat equity helping to construct their home or other homes in the project. This 31 unit project will be the largest. They are trying to make a good fit with the borough and make a project that everybody is happy with and the community will help support.

Engineer Eric Keller from Bowman Consulting and Architect Seth Leeb from Seth Leeb Architects presented some of their renderings. They are proposing six residential buildings and a community building with a total of 31 units. Doug Wright, Chief Construction Officer, and the other representatives answered questions. The estimated time to finish the project would be three years. There will be a homeowner's association responsible for maintenance including snow plowing and landscaping.

Borough Attorney Oostdyk discussed elements of the contract and agreement and the redevelopment plan. There was a discussion regarding sewers and the timeline for the project.

INTRODUCTION OF ORDINANCES:

Mayor Carelli stated that the deadline is August 21st for us to do something regarding either allowing or prohibiting cannabis establishments in the borough. He explained that if we approve an ordinance to allow that we are bound for five years. If we don't pass an ordinance it is the same as approving it which is for five

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INTRODUCTION OF ORDINANCES (continued):

years. If we do an ordinance to prohibit it in the Borough of Riverdale, that ordinance can be updated at any time.

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

ORDINANCE 05-2020

ORDINANCE OF THE BOROUGH OF RIVERDALE, COUNTY OF MORRIS, STATE OF NEW JERSEY AMENDING CHAPTER 168 "ZONING" OF THE CODE OF THE BOROUGH OF RIVERDALE TO MAKE CANNABIS ESTABLISHMENTS PROHIBITED USES WITHIN THE BOROUGH OF RIVERDALE

**ROLL CALL: Ayes: Kheyfets, Oswald, Revis
Nays: Desai
(3 ayes - 1 nay - motion carried)**

COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 46-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 Kheyfets set forth the motion, seconded by Councilman Revis, to approve the following resolutions:

- 91-2021:** AUTHORIZING PAYMENT OF BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD THROUGH June 4, 2021 FOR 2020/2021 BILLS IN THE TOTAL AMOUNT OF \$41,645.00
- 92-2021:** CHAPTER 159 - FORM OF RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION NJS 40A:4-87 - BODY WORN CAMERAS - 2021
- 93-2021:** AUTHORIZATION TO EXECUTE A CONTRACT WITH MOTOROLA SOLUTIONS TO PURCHASE BODY WORN CAMERAS AND ASSOCIATED EQUIPMENT IN ACCORDANCE WITH P.L. 2020 CHAPTER 128 FROM WATCHGUARD VIDEO THROUGH STATE CONTRACT NO. 17-FLEET-00793 / T6106 AT A PRICE NOT TO EXCEED \$65,099.00
- 94-2021:** AUTHORIZE TAX COLLECTOR TO PREPARE AND ISSUE ESTIMATED TAX BILLS FOR 3RD QUARTER 2021 TAXES

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

COPY OF BILLS LIST AND RESOLUTIONS IN FULL ON PAGE NO. 46-A, B, C AND D

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COMMITTEE REPORTS:

PERSONNEL: No report.

UTILITIES: No report.

PUBLIC SAFETY: Police Chief Smith inquired about limiting the number of people at Appelt Park and erecting signs stating that swimming is prohibited. He also reported that most towns are using a company to archive their social media. Mayor Carelli said we should do it. Fire Chief Regeling reported on repair issues with the fire apparatus.

FINANCE: Councilman Desai discussed the progress of the roadwork project. He inquired about reopening the Community Center and Mayor Carelli said we are ready. He also reported on the piece of property that is being offered to be donated to Riverdale.

BOROUGH CLERK REPORT: No report.

BOROUGH ATTORNEY REPORT: No report.

MAYOR REPORT: No report.

OPEN PUBLIC COMMENTS:

Mayor Carelli opened the meeting to the public for comments.

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

ALL IN FAVOR

ADJOURNMENT:

Councilman Kheyfets set forth the motion, seconded by Councilman Revis, to adjourn the meeting.

ALL IN FAVOR.

Adjourned: 8:57 p.m.

Respectfully Submitted:

Abubakar T. Jalloh
Municipal Clerk