

October 13, 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, 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:**

September 22, 2021

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

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

**INTRODUCTION OF ORDINANCES:**

Mayor Carelli stated that at the last meeting we introduced Zoning ordinance 07-2021 where we were adding “Laboratories” as a permitted use in the CRD Zone. Upon review by the Planning Board they reported to us that they were not in favor of the ordinance primarily because they thought the term “Laboratory” was too general in its meaning and want us to be more specific.

- 1) Councilman Pellegrini set forth the motion, seconded by Councilman Oswald, that the following ordinance be **WITHDRAWN** and the public hearing be cancelled.

**ORDINANCE 07-2021**

**ORDINANCE AMENDING CHAPTER 168, ATTACHMENT 1, SCHEDULE A, “TO ADD LABORATORIES AS PERMITTED USES IN THE CRD ZONE”**

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

**COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 67-A**

Mayor Carelli stated that we have a revised ordinance that clearly designates a permitted use to include “Cannabis Testing Facility” in the CRD Zone. Borough Attorney Oostdyk clarified that the definition is from the new state law which specifically authorizes these labs throughout the state as part of the entire cannabis process. It is strictly for testing the cannabis and there will be a specific state license for that type of laboratory.

October 13, 2021

**INTRODUCTION OF ORDINANCES (continued):**

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

**ORDINANCE 09-2021**

**ORDINANCE AMENDING CHAPTER 168 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF RIVERDALE TO ADD A CANNABIS TESTING FACILITY AS A PERMITTED USE IN THE CRD ZONE**

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

**COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 68-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 Revis set forth the motion, seconded by Councilman Purcell, to approve the following resolutions:

- 138-2021:** AUTHORIZING PAYMENT OF BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD THROUGH OCTOBER 8, 2021 FOR 2020/2021 BILLS IN THE TOTAL AMOUNT OF \$282,972.63
- 139-2021:** RESOLUTION APPROVING AN APPLICATION FOR A SEWER CONNECTION Patricia J. Reese, 5 William Street, Riverdale, NJ Block 30, Lot 20
- 140-2021:** RESOLUTION APPROVING AN APPLICATION FOR A SEWER CONNECTION Renee & Salvatore Russo, 43 Cottage Place, Riverdale, NJ Block 29, Lot 58
- 141-2021:** RESOLUTION APPROVING AN APPLICATION FOR A SEWER CONNECTION Susan M. Graham, 5 Munn Avenue, Riverdale, NJ Block 24, Lot 3
- 142-2021:** RESOLUTION APPROVING AN APPLICATION FOR A SEWER CONNECTION William R. and Rose A. Smith, 63 Post Lane, Riverdale, NJ Block 25, Lot 9.02
- 143-2021:** RESOLUTION OF THE BOROUGH OF RIVERDALE AUTHORIZING THE ACCEPTANCE OF THE STATE OF NEW JERSEY DEPARTMENT OF LAW AND PUBLIC SAFETY, OFFICE OF THE ATTORNEY GENERAL SFY21 BODY-WORN CAMERA GRANT PROGRAM STATE FISCAL YEAR 2021
- 144-2021:** RESOLUTION AUTHORIZING THE APPROVAL OF CHANGE ORDER (1) FOR THE PHASE 4 SEWER PROJECT- CONTRACT# 2019.15 IN THE AMOUNT OF \$23,891.88 – NEW TOTAL CONTRACT AMOUNT \$724,379.88
- 145-2021:** RESOLUTION OF THE BOROUGH OF RIVERDALE AUTHORIZING THE USE OF THE PUBLIC RIGHTS-OF-WAY BY PLANET NETWORKS, INC.
- 146-2021:** RESOLUTION AUTHORIZING THE BOROUGH CLERK TO ADVERTISE AND RECEIVE BIDS FOR THE 2020 NJDOT ROAD IMPROVEMENT PROJECT

October 13, 2021

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

**147-2021:** AUTHORIZING A PROFESSIONAL SERVICE AGREEMENT WITH DARMOFALSKI ENGINEERING FOR PROFESSIONAL ENGINEERING SERVICES, INCLUDING DESIGN PLANS, BID SPECIFICATIONS, BID ADMINISTRATION, STRUCTURAL WALL CALCULATIONS, PROJECT MANAGEMENT, AND INSPECTIONS FOR THE REPLACEMENT OF THE RETAINING WALL AT INDEPENDENCE PARK FOR AN AMOUNT OF \$40,000.00

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

**COPY OF BILLS LIST AND RESOLUTIONS IN FULL ON PAGE NO. 69-A THROUGH J**

**COMMITTEE REPORTS:**

**PERSONNEL:** Councilman Kheyfets reported that Riverdale Day was well attended and everything was amazing. He thanked everyone involved. The Personnel Committee is re-engaging with the website group and expect to have a new website company in place for the first of the year when our current host expires.

**UTILITIES:** Councilman Oswald reported on the 5K race which went very well.

**COMMUNICATIONS:** Councilman Purcell reported that Riverdale Day was a great event. Fright Night will be October 19<sup>th</sup> at Freedom Park and the rain date will be October 23<sup>rd</sup>.

**PUBLIC WORKS:** Councilman Pellegrini reported there are no problems with the DPW. He said that we need to get the Master Plan up to date.

**PUBLIC SAFETY:** Councilman Revis deferred to Police Chief Smith who reported they are taking applications for a new officer. Chief Regeling reported on the alarms.

**FINANCE/SEWER:** Councilman Desai asked about the status of several matters including the formation of the 100<sup>th</sup> anniversary committee, the Glenburn Estate, North Jersey Plumbing, the PSE&G property and state cannabis licensing. There was a discussion on the use of pandemic relief funds.

**BOROUGH CLERK REPORT:** No report.

**BOROUGH ATTORNEY REPORT:** No report.

**INFORMATIONAL PURPOSES ONLY:**

Mayor Carelli announced the Certificate of Determination and Award was distributed to the Council.

“Certificate of Determination and Award” Issuance of Bond Anticipation Notes in the amount of \$8,349,000.00 on September 09, 2021 with a maturity date of September 09, 2022, numbered 2021-01 and 2021-02. Interest rate per annum is 1.00% payable at maturity, awarded and sold notes to Piper Sandler & Co., New York, New York, at a price of \$8,408,027.43, plus an amount equal to the interest on the Notes accrued to the date of payment of the purchase price.

October 13, 2021

**MAYOR REPORT:**

Mayor Carelli reported that Pompton Lakes Mayor Serra asked if we would let the Pompton Lakes Senior Citizens utilize our Community Center for their meetings. No one was opposed. There was a discussion about getting a snack stand/restroom at the park.

**NEW/OTHER BUSINESS:**

1. CRS Activity 510 Update Report (Floodplain Management Plan) – Distributed to Council

Mayor Carelli announced that the report was distributed to and discussed with the Council.

2. Draft Resolution for Consideration – Healthcare Choice

Mayor Carelli stated that in response to the request from Lisa Ferrara for a resolution from the Governing Body, a draft resolution has been prepared and distributed for consideration. Council discussed the contents of the draft resolution.

Lisa Ferrara, 115 Newbury Place, thanked the Council and stated that she thought the draft resolution was perfect and a grand gesture. The Council felt some modifications are necessary.

3. Borough Staffing Discussion

Councilman Desai stated that he had circulated a sample ordinance to the Council because at some point we eliminated the position of Borough Administrator from our Ordinance. He feels that we should eventually move towards having an administrator and that now is a good time since we have to restructure due to a retirement. Council had a discussion regarding the role and salary range of a Borough Administrator and the salary and duties performed by the former and current Mayor. Mayor Carelli stated that the retirement in the front office is a Deputy Clerk position and his recommendation is not to replace that position since we have two capable people that have the same qualifications. He also felt that there is not enough for a full time administrator to do. The consensus of the other members of the Council was that everything is running well and we do not need a Borough Administrator at this time.

**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**

October 13, 2021

**ADJOURNMENT:**

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

**ALL IN FAVOR.**

Adjourned: 9:01 p.m.

Respectfully Submitted:

---

Abubakar T. Jalloh  
Municipal Clerk