

October 27, 2021

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: Purcell, Revis, Pellegrini**  
**(Oswald arrived 7:57 p.m.)**  
**(Kheyfets joined via speaker phone 7:43 p.m.)**  
**Absent: Desai**

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

**APPROVAL OF MINUTES:**

October 13, 2021

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

**ROLL CALL: Ayes: Purcell, Revis, Pellegrini**  
**Nays: None**  
**(3 ayes - 0 nays - motion carried)**

**PUBLIC HEARING AND ADOPTION OF ORDINANCES:**

1) Public Hearing and Adoption of an Ordinance entitled:

**ORDINANCE 08-2021**

**BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE BOROUGH OF RIVERDALE, IN THE COUNTY OF MORRIS, NEW JERSEY, APPROPRIATING \$1,245,000 THEREFOR, INCLUDING \$547,977 PROCEEDS OF OBLIGATIONS NOT NEEDED FOR THEIR ORIGINAL PURPOSES, AND AUTHORIZING THE ISSUANCE OF \$662,170 BONDS OR NOTES TO FINANCE PART OF THE COST THEREOF**

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

Mayor Carelli opened the meeting to the public for comments.

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

**ALL IN FAVOR**

Councilman Revis set forth the motion, seconded by Councilman Purcell, **RESOLVED** that Ordinance No. 08-2021 as read on second reading at this meeting, be adopted and finally passed.

**ROLL CALL: Ayes: Purcell, Revis, Pellegrini**  
**Nays: None**  
**(3 ayes - 0 nays - motion defeated due to lack of required votes)**

**At 7:41 p.m. Mayor Carelli announced there would be a 5 minute break.**

**MEETING RECONVENES AT 7:43 p.m.**

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**At 7:43 p.m. Councilman Kheyfets joined the meeting via speaker phone.**

1) Adoption of an Ordinance entitled:

**ORDINANCE 08-2021**

**BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE BOROUGH OF RIVERDALE, IN THE COUNTY OF MORRIS, NEW JERSEY, APPROPRIATING \$1,245,000 THEREFOR, INCLUDING \$547,977 PROCEEDS OF OBLIGATIONS NOT NEEDED FOR THEIR ORIGINAL PURPOSES, AND AUTHORIZING THE ISSUANCE OF \$662,170 BONDS OR NOTES TO FINANCE PART OF THE COST THEREOF**

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

Councilman Revis set forth the motion, seconded by Councilman Purcell, **RESOLVED** that Ordinance No. 08-2021 as read on second reading at this meeting, be adopted and finally passed.

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

**COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 73-A**

**At 7:45 p.m. Councilman Kheyfets left the meeting.**

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

**148-2021:** AUTHORIZING PAYMENT OF BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD THROUGH OCTOBER 22, 2021 FOR 2020/2021 BILLS IN THE TOTAL AMOUNT OF \$876,424.52

**149-2021:** AUTHORIZING THE AWARD OF CONTRACT TO PK ENVIRONMENTAL, PO BOX 1066, 205 MAIN STREET CHATHAM, NEW JERSEY 07928 TO PREPARE A PRELIMINARY ASSESSMENT (PA) IN ACCORDANCE WITH NJDEP TECHNICAL REQUIREMENTS FOR SITE REMEDIATION FOR THE PROPERTY LOCATED AT 56 POST LANE (Block 19 – Lot 4)

**150-2021:** AUTHORIZING THE AWARD OF CONTRACT TO ALPHADOG SOLUTIONS, INC., 335 UNION AVENUE, BELLEVILLE, NJ 07109 TO UTILIZE ITS IN-HOUSE TECHNICAL STAFF TO BUILD A MUNICIPAL WEBSITE FOR THE BOROUGH OF RIVERDALE FOR AN INITIAL SETUP FEE OF \$3,500.00 AND MONTHLY HOSTING FEES NOT TO EXCEED \$815.00 PER MONTH COMMENCING JANUARY 1, 2022

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

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**COPY OF BILLS LIST AND RESOLUTIONS IN FULL ON PAGE NO. 74-A, B AND C**

**MAYOR REPORT:**

Mayor Carelli reported on the Morris Area Energy Cooperative contract with IDT Energy which is going to expire. JCP&L sent a letter to the residents advising the contract is ending and this concerned some residents. A program update letter has been prepared and posted on the website explaining what will happen next. Mayor Carelli reported that adopting the capital ordinance will help with buying equipment and other things projected over the next three years. We received a 2022 DOT grant to continue our road improvement project. Members of the Quarry Redevelopment Committee had their first meeting with the property owners and their attorney to discuss the next steps for the quarry. The quarry is scheduled to be completed in December of 2024 and they want to work with the town to do something beneficial. There are 126 acres of which 90 are developable. May of 2023 will be the 100<sup>th</sup> anniversary of the Borough of Riverdale. Mayor Carelli is creating a committee for deciding and planning festivities for the celebration and appointed Councilmen Purcell and Oswald as members.

**COMMITTEE REPORTS:**

**COMMUNICATIONS:** Councilman Purcell recognized Krista Osborne, Michael Carelli and everyone who pitched in for Fright Night. Trunk or Treat will be this Friday from 6 to 8 p.m. at the Community Center.

**PUBLIC WORKS:** No report.

**PUBLIC SAFETY:** Police Chief Smith reported that they are participating in “No-Shave November” to benefit a resident who has cancer.

**UTILITIES:** Councilman Oswald reported that there was a great turnout for Fright Night. We got a grant to supply trees to residents who want them on their property and directions are on the website if there are still supplies left.

**BOROUGH CLERK REPORT:** No report.

**BOROUGH ATTORNEY REPORT:** No report.

**OLD/NEW BUSINESS:**

- Draft Resolution for Consideration – Healthcare Choice

Mayor Carelli discussed the modifications he made to the draft resolution for the Council’s review.

- Best Practices Inventory 2021

Mayor Carelli discussed the Best Practices Inventory which was distributed to the Council.

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**OLD/NEW BUSINESS (continued):**

- Draft Agreement – Purchase of 56 Post Lane

Mayor Carelli stated that JPC&L is willing to sell us the property. We did a resolution to hire PK Environmental to ensure the property is not contaminated and safe to purchase. We are still negotiating the price.

Councilman Purcell discussed plans for the restroom/snack stand sent by the Borough Engineer.

Councilman Oswald discussed the retaining wall and said the block is in short supply.

**OPEN PUBLIC COMMENTS:**

Mayor Carelli opened the meeting to the public for comments.

Lisa Ferrara, 115 Newbury Place, inquired about improvements listed on Bond Ordinance #8-2021.

Frederick Post, 144 Riverview Terrace, inquired about roadwork and sewers on Post Lane.

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

**ALL IN FAVOR**

**CLOSED SESSION:**

At 8:22 p.m. Mayor Carelli announced that Council would go into closed session to discuss a litigation matter.

**ALL IN FAVOR**

Closed session being completed, the meeting returned to public session at 8:25 p.m.

**ADJOURNMENT:**

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

**ALL IN FAVOR.**

Adjourned: 8:25 p.m.

Respectfully Submitted:

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Abubakar T. Jalloh  
Municipal Clerk