

November 10, 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, Pellegrini
Absent: Purcell

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

Mayor Carelli expressed condolences on the recent passing of former Borough Attorney Howard Appelt who was the attorney for over 20 years. He grew up in town and his family was very active in Riverdale.

APPROVAL OF MINUTES:

October 27, 2021

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

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

PUBLIC HEARING AND ADOPTION OF ORDINANCES:

- 1) Public Hearing of an Ordinance entitled:

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**

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

Mayor Carelli clarified the purpose of this zoning ordinance and the previously adopted cannabis ordinance. This zoning ordinance would allow a cannabis testing facility in the CRD zone. This would be a private laboratory that tests cannabis to make sure it is medical grade and is safe for use. This ordinance was reviewed by the Planning Board and our Planner and it is consistent with our Master Plan for that zone. They commented on some items which are already addressed in other areas of our ordinance.

Mayor Carelli opened the meeting to the public for comments.

The following were heard:

John Lobosco, 9 Greenwich Street, asked for the name of the company interested in having a laboratory in Riverdale. He also asked for clarification of resolution No. 155-2021.

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PUBLIC HEARING AND ADOPTION OF ORDINANCES (continued):

Dawn O'Donnel, 6 Drace Place, was against the ordinance. She stated that she had done some research and felt a cannabis laboratory would pose a serious health hazard to all residents and she is against having one in Riverdale.

Debbie Cocilovo, 25 Morris Avenue, stated her concern is that this is a zoning change and it does not just affect one building or one person wanting to come into town.

Lisa Ferrara, 115 Newbury Place, requested the ordinance be tabled and more thought be put into it.

Borough Attorney Oostdyk responded to the questions raised regarding the zoning change and applications to the Planning Board. He stated that the testing is regulated by the State of New Jersey.

Councilman Desai felt there was probably confusion between laboratory testing facilities and facilities that are processing cannabis for the CBD industry.

Councilman Kheyfets stated that this facility will not be open to the public and everything will be discussed again when they apply to the Planning Board.

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

ALL IN FAVOR

Councilman Kheyfets set forth the motion, seconded by Councilman Pellegrini, **RESOLVED** that Ordinance No. 09-2021 as read on second reading at this meeting, be adopted and finally passed.

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

COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 77-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 Oswald set forth the motion, seconded by Councilman Revis, to approve the following resolutions:

151-2021: AUTHORIZING PAYMENT OF BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD THROUGH NOVEMBER 5, 2021 FOR 2020/2021 BILLS IN THE TOTAL AMOUNT OF \$203,647.89

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RESOLUTIONS – CONSENT AGENDA (continued):

- 152-2021:** AUTHORIZING THE AWARD OF CONTRACT TO PREFERRED PLANNING GROUP LLC, 110 CHESTNUT RIDGE ROAD, SUITE 192, MONTVALE, NJ 07645 TO UPDATE AND REVISE THE 2018 DRAFT REDEVELOPMENT PLAN (PREPARED BY ONE EARTH PLANNING AND DEVELOPMENT) COMMENSURATE WITH THE PLAN ENTITLED “CONCEPT PLAN 2.0 FOR HABITAT FOR HUMANITY, BLOCK 26 LOT 21.03”
- 153-2021:** RESOLUTION AUTHORIZING THE SOLICITATION OF BIDS FOR A LICENSE TO PARK MOTOR VEHICLES OUTSIDE IN THE REAR PARKING LOT OF THE MUNICIPAL PROPERTY GARAGE LOCATED AT 83 NEWARK POMPTON TURNPIKE
- 154-2021:** AUTHORIZING AWARD OF A PROFESSIONAL SERVICES CONTRACT TO ANDERSON & DENZLER ASSOCIATES, INC. FOR DESIGN AND BIDDING SERVICES FOR THE WATER MAIN UPGRADE ON MORRIS AVENUE AND CURTIS STREET IN THE AMOUNT OF \$7,200
- 155-2021:** RESOLUTION OF THE BOROUGH OF RIVERDALE SUPPORTING OUR RESIDENTS ALONG WITH THEIR HEALTHCARE PROVIDERS TO BE IN THE BEST POSITION AND AUTHORITY TO MAKE HEALTHCARE DECISIONS REGARDING THEIR CHILDREN, HOMES, BUSINESSES, AND FAMILIES
- 156-2021:** AUTHORIZING THE AWARD OF A CONTRACT FOR THE COTTAGE PLACE, MUNN AVENUE, POST LANE ROAD IMPROVEMENTS TO REGGIO CONSTRUCTION, INC., 416 E. CENTRAL BLVD, PALISADES PARK, NJ 07650 IN THE AMOUNT OF \$535,278.28

ROLL CALL: Ayes: Desai, Kheyfets, Oswald, Revis, Pellegrini

Nays: None

(5 ayes – 0 nays – motion carried)

COPY OF BILLS LIST AND RESOLUTIONS IN FULL ON PAGE NO. 78-A THROUGH E**MAYOR REPORT:**

Mayor Carelli reported on meeting with the Borough Engineer to review the projects we are doing in town. The Engineer was pleased with the bids received for the road project we awarded to Reggio Construction tonight. Our FY 2022 grant will be for road improvements on Greenwich Street and Van Duyne Avenue. Our FY 2021 grant is to resurface Newark Pompton Turnpike and Cotluss Road from Powder Mill to the Newark Pompton Turnpike. We have an aggressive schedule for next year to get a lot of work done prior to our 100th anniversary in 2023. The Engineer is working on the bid specs for the Independence Park retaining wall and a proposal for the Independence Park snack stand/restroom facility.

Mayor Carelli also reported on discussions with JCP&L regarding selling us their property on Post Lane. Our former Tax Assessor is going to give us a proposal for our enhancement of benefits report for the Phase 3 and 4 Sewer Expansion. He also reported on the new method of sewer billing and an error he discovered with some of the EDU calculations used by the Sewer Authority. The DPW Superintendent is ready to order a new backhoe and utility truck.

The Mayor reminded everyone the next meeting will be on Monday, November 22nd instead of Wednesday.

He reported that Dr. Foss who owns Advanced Sports Medicine approached the Economic Development Committee to discuss building town homes on his property

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on Newark Pompton Turnpike. Council discussed redevelopment and other improvements in town.

COMMITTEE REPORTS:

PERSONNEL: Councilman Kheyfets reported that the new website is targeted to go live by January 1st. The company we hired is doing most of the work but they have some requests and we have to make some decisions. He asked the Council to check their email and respond in a timely manner.

UTILITIES: Councilman Oswald stated that he's looking forward to working with the 100th Anniversary Committee and giving the money we raised from the 5K run to the different departments at the next meeting. He will meet with the Soccer Association about giving the fields a break to aerate and seed. Tentatively we will have an Eagle Scout project presentation at the next meeting.

PUBLIC WORKS: No report.

PUBLIC SAFETY: Councilman Revis deferred to Police Chief Smith who updated the Council on the body worn cameras.

FINANCE/SEWER: Councilman Desai asked about the status of the property donation on the mountain.

BOROUGH CLERK REPORT: No report.

BOROUGH ATTORNEY REPORT: No report.

NEW/OTHER BUSINESS:

Councilman Desai spoke about addressing the property at 11 Hamburg Turnpike. He will arrange a meeting with the Water/Sewer Engineer to discuss a proposal. He discussed the Federal Infrastructure Bill and asked how the money might flow to New Jersey and down to the Counties at some point.

Mayor Carelli stated that we received \$215,000 from the American Rescue Plan and will get another \$215,000. We need to do a resolution stating what we intend to use it for in order to spend it.

OPEN PUBLIC COMMENTS:

Mayor Carelli opened the meeting to the public for comments.

John Lobosco, 9 Greenwich Street, asked about the road paving and sidewalks.

Mike Enright, Business Director for High Grade Laboratories, introduced himself and stated they are the laboratory interested in Riverdale. They will help address any questions or concerns from the community and look forward to working with everyone. He stated that the people who are going to work in the lab are professionals, chemists and biologists, and they will take every safety precaution.

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

ALL IN FAVOR

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ADJOURNMENT:

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

ALL IN FAVOR.

Adjourned: 8:46 p.m.

Respectfully Submitted:

Abubakar T. Jalloh
Municipal Clerk