

January 26, 2022

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, 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:**

January 6, 2022 Recessed

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

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

January 6, 2021 Reorganization

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

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

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

- 40-2022:** AUTHORIZING THE APPOINTMENTS TO THE COMMUNITY DEVELOPMENT REVENUE SHARING ADVISORY (CDRS) COMMITTEE
- 41-2022:** RESOLUTION REPLACING RESOLUTION #64-2021 AUTHORIZING A PROFESSIONAL SERVICE AGREEMENT WITH DARMOFALSKI ENGINEERING FOR PROVIDING DESIGN, BIDDING, GRANT COORDINATION AND CONSTRUCTION OBSERVATION SERVICES FOR THE COTTAGE PLACE, MUNN AVENUE, AND A PORTION OF POST LANE ROAD IMPROVEMENTS FOR A FEE OF \$37,685 FOR THE DESIGN PHASE AND \$55,000 FOR THE CONSTRUCTION OBSERVATION PHASE FOR THE NJDOT 2020 GRANT

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

January 26, 2022

- 42-2022:** AUTHORIZING THE AWARD OF A CONTRACT FOR THE MORRIS AVENUE WATER MAIN IMPROVEMENTS CONTRACT 2021.16 TO MSP CONSTRUCTION, 19-B MINNEAKONING ROAD, FLEMINGTON, NJ 08822 IN THE AMOUNT OF \$48,000.00
- 43-2022:** RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR PROFESSIONAL LAND SURVEYING SERVICES TO DMC ASSOCIATES, INC FOR A SURVEY OF NEWARK POMPTON TURNPIKE AND COTLUSS ROAD FOR THE NJDOT 2021 GRANT
- 44-2022:** AUTHORIZING PAYMENT OF BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD THROUGH JANUARY 26, 2022 FOR 2021/2022 BILLS IN THE TOTAL AMOUNT OF \$838,536.13
- 45-2022:** RESOLUTION APPROVING AN APPLICATION FOR A SEWER CONNECTION Annette Lucente, 3 Munn Avenue, Riverdale, NJ Block 24, Lot 2
- 46-2022:** RESOLUTION APPROVING AN APPLICATION FOR A SEWER CONNECTION Anthony Marino, 81 Cottage Place, Riverdale, NJ Block 29, Lot 66
- 47-2022:** RESOLUTION AUTHORIZING 2022 APPROPRIATION RESERVE TRANSFERS
- 48-2022:** RESOLUTION AUTHORIZING THE SETTLEMENT OF A TAX APPEAL (AZ DEVELOPMENT LLC v. BOROUGH OF RIVERDALE - BLOCK 12, LOT 6)
- 49-2022:** RESOLUTION AUTHORIZING AN INTERLOCAL SERVICES AGREEMENT WITH THE BOROUGH OF BUTLER TO PROVIDE E911 SERVICES

**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. 9-A THROUGH J**

**MAYOR REPORT:**

Mayor Carelli reported that he will be meeting with the Quarry Redevelopment tomorrow at 4PM with Councilman Desai, Councilman Oswald and Bill Ryden. The agenda for that meeting will be Morris Avenue water replacement schedule. PSE&G finished up putting in the gas line on Hamburg Turnpike and the County is scheduled to pave that road. Councilman Desai and I were concerned about whoever doesn't have a stud has it before they pave. He believes that every property has one. The same for Newark Pompton Turnpike we want to make sure any side streets connections are done prior whether it's water and I know there are some catch basin work needed. Also, we will want to talk about the next phase of our sewer expansion, what that might look like. Councilman Desai responded that the Authority is asking us for projections for 10 years out so maybe we can talk about that and decide what we are going to do and give Bill instructions on giving us a basic number.

Councilman Desai responded that we held off on actually doing the engineering on the next phase last year, we can put that into this year's budget and have them go forward and do it, and we will have a finite count. We also want to talk about if there is anything, not that we are doing this, that needs to be done for an eventual on Haycock and Federal connection before we pave Post Lane. Also, if there is anything that needs to be done with our wells anything to do with our water supply system other than just replacing, because he thinks next month at least by March all of that infrastructure deal should open to the states and we should start thinking about that now because that money is going to go quick. Mayer Carelli responded that there are grants as well, we did receive American Rescue Plan Grant money. It's revenue, premium pay, water and sewer, infrastructure, technology upgrades and

January 26, 2022

broad ban type things and some capital projects. It's only \$432,804.46 but its worth it. Upgrades to that, well we really need Bill to tell us. Mayor Carelli received and email from Congresswoman Sherrill about this build back better grants some are available now and some are really geared for cities and he will forward to everyone. There is safe route to school and some infrastructure a lot of categories.

Councilman Pellegrini responded that Councilman Purcell brought up about blinking lights near the crossing guard area this might be something we could get to make it a little safer. Councilman Purcell responded that a company was willing to give us a free estimate for signs and the ballpark estimate was \$40,000.00.

Councilman Desai reported that he has one concern on Post Lane. He knows that we did some patch work where it was falling in but if you walk that bank, it's a couple high waters away from that road platform. Mayor Carelli responded that they talked about this and it's okay for now but we will need to address it.

Mayor Carelli reported that he will be giving a final financial report on the sewer expansion because everything has been paid and allocated. We authorized Shawn Hopkins are former tax assessor to do the enhancement of benefit report that we need in order to do the special assessment for phase 3 and phase 4. That was done and he forwarded to everyone. Now we just need to schedule the hearings and a resolution authorizing the \$6800.00.

Mayor Carelli reported that there was a discussion two meetings ago about Post Lane and the consensus was to make them an offer which he did. Borough Attorney Oostdyk looked over the contract and the language was fine. The offer was for \$75,000.00 to purchase that property. I sent it in an email and I put in there that the property has been in disrepair for 15 years. In 2018 the Borough authorized an appraisal of the property that reported back the value of \$245,000. I said the main purpose and rationale for our interest in the property is as follows, the removal of a long-standing building in disrepair located at our main entrance to our only park in Riverdale Independence Park. The park is utilized for many recreational programs little league, soccer, Pompton Lakes High School, softball, Riverdale concert series and Riverdale Day to name a few. Our intent is to clean the property and create a parking area that services the park. We currently have limited parking on a property that is actually owned by the Riverdale Pistol Range. We are hoping in the future that this location will also be the starting point of a new 7-mile walking trail proposed by the Morris County Park Commission. The offer is based on authorizing the Environmental Study for \$3500.00 and we are not sure if any remediation will be required. The demolition of the current building is estimated about \$50,000 and the site work and construction on the parking lot is estimated at \$150,000 to \$200,00 based on the cost to develop and upgrade the property. I have been authorized to make an offer of \$75,000. It is our hope that Jersey Central will consider this offer or perhaps even take less to make a good will contribution to our community. The mayor received a response from Mr. Flinn and he thanked me for the thorough explanation it has to go to their real estate department for review and a decision.

Mayor Carelli reported that about three years ago we went into the Flood Buyout Program and there were two houses on Harrison Road that accepted our offer to sell their properties. The County was going to pay 20% and we could apply for Green Acres for the rest. We did that and went out to bid to demolish both buildings. We did receive money from the County there is still \$40,000 outstanding from Green Acres NJDEP for each property. We had to have PK Environmental do an Environmental Study of the two properties which they did. Everything came out okay we just had to decommission the two septic systems and the two wells. I received the report for one property of the decommission septic and well and the other property only decommissioned of the septic not the well. Once we submitted all the paperwork to Green Acres they came back and said we need the paperwork for the decommission of the well on the one property. After doing some digging, he found out that they didn't have a well they were connected to city water. I received

January 26, 2022

a note from Pequannock Health Department that the sewer curb box was shut off at the street. It came back that there is a conflict because the Environmental study says there is a well. We are trying to resurrect this.

The mayor reported that Lisa and I have been actively up to date on everyone paying their sewer connections. It's \$4,000 for 10 years which comes out to \$400.00 per year. When December came there were three residents that still hadn't paid their connections. The mayor sent a letter saying if you don't pay by January 28<sup>th</sup> your property is subject to a tax sale. The mayor received an email from one of the three houses who bought the house in 2019 and he doesn't understand why he is getting the bill because that should have been satisfied and was told it was by the prior owner. The prior owner connected to the sewer, made his application, it came before the council, received his approvals and building permits and did everything that he was supposed to do. The prior owner made his first payment of \$400 then he moved. Our ordinance states payment in full at the sale of the home. This one slipped through the cracks. He has now revised the CCO application that will have more information on it so this won't happen again.

The mayor reported that we have received \$105,800.00 in 2021 connection fees that are paid. The special Assessment phase 1 & 2 we have received \$140,000.00.

Mayor Carelli reported on the Road projects since 2016. Twenty-six streets are on the schedule effecting 468 residents, total project cost for all this work is 5.4 million, the NJDOT Grant of 2,000,000 which is about 36% funded and allocated all the funds to get through our 2020 work which is upcoming Cottage, Munn and Post Lane. We have authorized the survey, the engineering was awarded, the bid for the work and all of that was funded by grants or all of the ordinances that were outstanding. Going forward we have three other projects, Newark Pompton Turnpike, a portion of Cotliss Road, Morris and Curtis will be done through the Tilcon Co-op for Milling and Paving. The 2022 grant for \$271,000 for Greenwich & Van Duyne is where we stand now. We have spent the proceeds of the two road improvement ordinances that we had done in 2017. The new funding that will be required is about 1.357 million dollars and we will need to do another Bond ordinance for road improvements.

#### **COMMITTEE REPORTS:**

**PERSONNEL:** Councilman Kheyfets reported that everyone should have received a copy of the new handbook and there are a few pages that are Riverdale specific. Pay more attention Riverdale's time off, vacation and overtime. DPW did an amazing job at the last snow storm.

**UTILITIES:** Councilman Oswald reported that there was a shade tree meeting and they are going through the process of money that are through the grants so they can purchase more trees. He also reported on the status with Cable Vision and they are setting up a meeting to see what they are going to give us in-kind to sign an agreement with them. He is still trying to get wireless.

**COMMUNICATIONS:** No report.

**PUBLIC WORKS:** No report.

**PUBLIC SAFETY:** Chief Regeling reported that there were 324 new cases at the last council meeting. Today the transmission rate is down to .58. The generators were serviced today.

**FINANCE/SEWER:** Councilman Desai reported that he attended a sewer meeting and we will be getting a check. Part is in reserve and \$171,000 will be distributed to the towns which is about 20%.

January 26, 2022

**BOROUGH CLERK REPORT:** No report.

**BOROUGH ATTORNEY REPORT:** No report.

**NEW / OTHER BUSINESS:**

- First Responders – Dine to Donate (flyer attached)

Mayor Carelli announced that Dine to Donate flyer that was distributed to Council is on February 22<sup>nd</sup>. Have dinner at Boniello's and support our First Responders.

**OPEN PUBLIC COMMENTS:**

Mayor Carelli opened the meeting to the public for comments.

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

**CLOSED SESSION:**

At 8:25p.m. Mayor Carelli announced that Council would go into closed session to discuss a Grievance update, tax appeal settlement and Altice Agreement.

**ALL IN FAVOR**

Closed session being completed, the meeting returned to public session at 9:22 p.m.

**ADJOURNMENT:**

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

**ALL IN FAVOR.**

Adjourned: 9:22 p.m.

Respectfully Submitted:

---

Abubakar T. Jalloh  
Municipal Clerk