

October 12, 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, Revis, Pellegrini**  
**Absent: Purcell**

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

**APPROVAL OF MINUTES:**

September 28, 2022

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, Pellegrini**  
**Nays: None**  
**Absent: Purcell**  
**(5 ayes, 0 nays - motion carried)**

**PUBLIC HEARING AND ADOPTION OF ORDINANCE**

- 1) Public Hearing and Adoption of an Ordinance entitled:

**ORDINANCE 07-2022**

**CAPITAL ORDINANCE PROVIDING FOR IMPROVEMENTS TO WATER AND WASTEWATER INFRASTRUCTURE AS WELL AS SUPPORTING PUBLIC HEALTH EXPENDITURES IN THE BOROUGH OF RIVERDALE, IN THE COUNTY OF MORRIS, NEW JERSEY. APPROPRIATING THEREFORE THE SUM OF \$432,804.46 FROM THE AMERICAN RESCUE PLAN GRANT**

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

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

**ALL IN FAVOR**

Councilman Desai set forth the motion, seconded by Councilman Revis,

**RESOLVED** that Ordinance No. 07-2022 as read on second reading at this meeting, be adopted and finally passed.

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

**COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 69-A**

**PUBLIC HEARING AND ADOPTION OF ORDINANCE**

- 2) Public Hearing and Adoption of an Ordinance entitled:

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**ORDINANCE 08-2022**

**ORDINANCE AMENDING CHAPTER 147, "STREETS AND SIDEWALKS" OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF RIVERDALE AND LIMITING THE ISSUANCE OF ROAD OPENING PERMITS ON STREETS AND SIDEWALKS WHICH HAVE BEEN PAVED OR IMPROVED WITHIN THE PAST FIVE YEARS**

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

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

**ALL IN FAVOR**

Councilman Kheyfets set forth the motion, seconded by Councilman Desai,

**RESOLVED** that Ordinance No. 08-2022 as read on second reading at this meeting, be adopted and finally passed.

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

**COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 70-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.

**RESOLUTIONS - CONSENT AGENDA:**

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

- 172-2022:** APPROVING A PERSON-TO-PERSON TRANSFER OF THE PLENARY RETAIL CONSUMPTION LICENSE IDENTIFIED AS 57 SPIRIT & LIQUOR, LLC. TO SPIRIT HOLDING, LLC LOCATED AT 141 ROUTE 23, POMPTON PLAINS, NJ
- 173-2022:** AUTHORIZING PAYMENT OF BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD THROUGH OCTOBER 12, 2022 FOR 2021/2022 BILLS IN THE TOTAL AMOUNT OF \$265,752.66
- 174-2022:** RESOLUTION APPROVING AN APPLICATION FOR A SEWER CONNECTION Marco Cercone, 64 Post Lane, Riverdale, NJ Block 23, Lot 23
- 175-2022:** RESOLUTION DETERMINING AN AREA IN NEED OF REDEVELOPMENT IN ACCORDANCE WITH N.J.S.A. 40A:12A-1 ET SEQ. (Block 12, Lot 3 and Block 13, Lots 25, 26, 27 and 28, 125 Hamburg Turnpike)
- 176-2022:** AUTHORIZING THE AWARD OF A CONTRACT FOR THE NEWARK POMPTON TURNPIKE AND COTLUSS ROAD IMPROVEMENTS TO AMERICAN ASPHALT & TRUCKING, LLC, 818 SUMMER AVE FLOOR 1, NEWARK, NJ 07104 IN THE AMOUNT OF \$974,702.28
- 177-2022:** RESOLUTION AUTHORIZING THE HIRING OF SALVATORE NEGRINI TO THE POSITION OF DPW UTILITYPERSON - GRADE C IN THE PUBLIC WORKS DEPARTMENT OF THE BOROUGH OF RIVERDALE EFFECTIVE NOVEMBER 1, 2022

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

**COPY OF BILLS LIST AND RESOLUTIONS IN FULL ON PAGE NO. 71 -A THROUGH F**

**INFORMATIONAL PURPOSES:**

Announced by Mayor Carelli.

Certificate of Determination and Award" Issuance of a Bond Anticipation Note in the amount of \$8,496,000.00 on September 9, 2022 with a maturity date of September 7, 2023, numbered 2022-1 and 2022-2. Interest rate per annum is 3.75% payable at maturity, awarded and sold note to BNY Mellon Capital Markets, LLC, New York, New York, at the price of \$8,558,561.15

**MAYOR REPORT:**

Mayor Carelli reported that he met with Tom Boorady on some projects going on in town. We are still waiting to schedule the milling and paving on Morris Ave, Curtis Street, Drace Place and Linden Street. He has been told by Tom that the Hamburg Turnpike portion of that has been completed and it will turn the corner and go into Drace, 100 feet, to the end of his property line and that will be done in the next two weeks. We are hoping to get this done by the end of November. He met with Tom this morning on Drace Place to see if maybe we could put curbs on that street with some drainage but it's impossible. The sewer line runs right down the middle of the street. The gas line goes down the right side of the street and the water goes down the left side of the street. So, it can't be done. He had a discussion with Tom in regards to new stormwater regulations that are very strict and he said one area of concern is the property that we lease out to RER for the vegetative waste. Because it is our property, we are responsible for the stormwater management and he said that can get very costly on how you might have to rectify that. So, he has suggested that we might want to meet with RER and discuss what we are going to do. We awarded a contract tonight for Newark Pompton Turnpike and a portion of Cotluss Road to American Asphalt and it won't commence until PSE&G will be installing a new 12" steel gas main on Newark Pompton Turnpike from Hamburg Turnpike to just past Cotluss Road. The State issued the new health benefit rates and they going up 20.6%. The down side it will cost us more money and because the employees pay a percentage of the premium their contribution will go up significantly as well. He did a rough estimate for next year and we do have some folks retiring so at this point the net effect for next year for us is about a 14% increase in our budget for health insurance. Frank Covelli from our Insurance company will be doing a seminar next week here in the Borough to talk to the employees on the options they have. Fright night is next Tuesday, October 18<sup>th</sup>.

**COMMITTEE REPORTS:**

**PERSONELL:** No Report.

**UTILITIES:** Councilman Oswald reported that starting next week they will be starting construction on the wall.

**PUBLIC WORKS:** No report.

**PUBLIC SAFETY:** Councilman Revis reported that the fire department had a little fire on Hamburg Turnpike.

**FINANCE/SEWER:** Councilman Desai reported that he just passed out a draft of rules and regulations for the Community Center. Mayor Carelli responded that the Riverdale Pistol Team which is considered a Civic Organization, will be renting this weekend and we charged them \$100.00 for us to provide someone to be there while they are there. In his

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opinion he would rather just have the community center for Saturday and Sunday and leave it open for bridal showers, 1<sup>st</sup> Birthday Party and baby showers done during the day. Discussion Ensued.

**BOROUGH CLERK REPORT:** No report.

**BOROUGH ATTORNEY REPORT:** No report

**NEW/OTHER BUSINESS:**

- Update on the Morris County Multi-Jurisdictional Natural Hazard Mitigation Plan – LETTER ATTACHED  
Activity 510 of the Community Rating System (CRS) Rating Program  
Borough of Riverdale, New Jersey, NFIP Community No. 340359

Mayor Carelli reported that he has attached a letter from the Borough Engineer this is a requirement from our Natural Hazard Mitigation Plan and there is a rating system. The attached letter is from Tom Boorady explaining all that was done, steps that needed to be completed for the Natural Hazard Mitigation strategies. This is required to be immortalized in our minutes and a copy sent to the Mayor and Council.

Councilman Kheyfets asked about the quarterly sewer billing and is it Butler who does that? Mayor Carelli responded yes. Councilman Kheyfets has received calls from residents their reference to the 1.5% interest it is overly confusing so if you haven't seen the bill, it says this is your bill, this is your payment, 1.5% interest. What they mean is if you don't pay your quarterly bill, they will charge you 1.5% interest on the balance. Mayor Carelli responded that is the sewer assessment bill. You are paying 1.5% of the unpaid balance. Councilman Kheyfets responded that we need more clarification on this bill.

**OPEN PUBLIC COMMENTS:**

Mayor Carelli opened the meeting to the public for comments.

Peter Jung, Old Tappan Cannabis Company, asked if the Mayor and Council would be interested in revisiting the ordinance 06-2021 Chapter 168 regarding the prohibition of Cannabis in the town. He has a space on Corporate Drive that is willing to rent to them for cultivation and production. Councilman Desai responded that we have revisited this topic and he has expressed to the council that it is in the best interest of the town to at least hear what needs to be done since there are multiple licenses and if there is a rejection of the retail the other licenses are actually still a great opportunity as a revenue for the town and we should hear people like yourself. Discussion Ensued.

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

**ADJOURNMENT:**

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

**ALL IN FAVOR.**

Adjourned: 8:32p.m.

Respectfully Submitted:

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Abubakar T. Jalloh  
Municipal Clerk