

December 14, 2022

The Council 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, Pellegrini
Absent: Purcell, Revis

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

APPROVAL OF MINUTES:

November 21, 2022

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

ROLL CALL: Ayes: Desai, Kheyfets, Oswald, Pellegrini
Absent: Purcell, Revis
(4 ayes, 0 nays - motion carried)

INTRODUCTION OF ORDINANCES:

- 1) Councilman Desai set forth the motion, seconded by Councilman Oswald, to approve the above listed Ordinance as read.

ORDINANCE AUTHORIZING THE ACQUISITION OF PROPERTY BY DONATION FROM KEVIN KAVANAGH (BLOCK 12, LOT 17)

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

COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 82-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 Oswald set forth the motion, seconded by Council President Pellegrini to approve the following resolutions:

- 189-2022:** APPROVING A TOW OPERATOR'S LICENSE TO MALANGA'S AUTOMOTIVE, INC. IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 154 OF CODE OF THE BOROUGH OF RIVERDALE
- 190-2022:** AUTHORIZING PAYMENT OF BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD THROUGH DECEMBER 14, 2022 FOR 2022 BILLS IN THE TOTAL AMOUNT OF \$243,423.90
- 191-2022:** RESOLUTION AUTHORIZING TRANSFER OF BUDGET APPROPRIATIONS PURSUANT TO N.J.S.A 401:4-58

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192-2022: AUTHORIZING PAYMENT REQUEST #2 FOR THE INDEPENDENCE PARK RETAINING WALL REPLACEMENT PROJECT MIKE FITZPATRICK CONTRACTORS, INC., 18 COZY LAKE RD, PO BOX 430, OAK RIDGE, NJ 07438 IN THE AMOUNT OF \$39,876.35

193-2022: RESOLUTION AUTHORIZING THE APPROVAL OF CHANGE ORDER (1) FOR THE INDEPENDENCE PARK RETAINING WALL PROJECT IN THE AMOUNT OF \$28,240.00 - NEW TOTAL CONTRACT AMOUNT \$418,466.00

ROLL CALL: Ayes: Desai, Kheyfets, Oswald, Pellegrini
Absent: Purcell, Revis
(4 ayes - 0 nays -motion carried)

COPY OF BILLS LIST AND RESOLUTIONS IN FULL ON PAGE NO. 83 -A THROUGH E

MAYOR REPORT:

Mayor Carelli reported that we were notified by the NJDOT that our grant application for 2023 for road improvements for the Windbeam area and we are receiving about \$275,000. Our Economic Development Committee met with representatives of Avalon Bay they came before us to present a concept of putting Condo's at the top of Windbeam Road. We currently have ten approved lots at the top of Windbeam and Evans Road and their proposal was for 280 Condo's. There are no sewers up there and the water will need to be upgraded and there is only one entrance in that area on Windbeam Road which is at the traffic light at the bottom of Route 23 hill. They are putting a gas line down Newark Pompton Turnpike and at the last meeting they agreed to pay us \$150,000 in lieu of paving. We finished up with paving on Morris Ave, Curtis Street, Linden and Drace Place.

COMMITTEE REPORTS:

PERSONELL: Councilman Kheyfets reported that Chief Smith put a request out to all qualified candidates for Chief's exam and there is only one candidate that is interested. A question was circulating as to whether or not we have to do chief's test. With only one candidate. Mr. Oostdyk responded that our ordinance mandates a chief's test. The cost is \$2,000 and based on cost the Chief feels it might not be a worthwhile thing to do. Councilman Kheyfets asked if the public safety committee does the interview and then comes up with a score would that work? Mr. Oostdyk responded that the way the ordinance reads the score is based on the chief exam and interview process. After discussion council decided to have the attorney prepare an ordinance for discussion and review at the next meeting.

UTILITIES: Councilman Oswald reported that the wall looks amazing and they are moving along. When he talked to the Engineer they figure about another week or two to be finished. The walkway will not be done until the Spring.

PUBLIC WORKS: No Report

FINANCE/SEWER: Councilman Desai reported that Council President Pellegrini and himself were at the sewer meeting last week. Mayor Carelli responded that he needs to get Mr. Nemith in to discuss this.

BOROUGH CLERK REPORT: No report.

BOROUGH ATTORNEY REPORT: No report

NEW/OTHER BUSINESS:

Councilman Desai reported Mr. Jung came in to present a case for opening up a Cannabis processing facility in the Borough of Riverdale. He has a property lined up the owner is interested the building and housing is business which is located on North Corporate. Councilman Desai took the information from Mr. Jung and looked for his own information to see if he could support it. The state does not collect from this and then give it to the town the town collects it from the businesses in town. Mr. Jung's projections were maybe up to

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\$160,000 in the first twelve months that's in tax revenue of 2% in the first twelve months. After about five years you are looking at \$360,000 with the amount of business he can do. If you cut that in half that comes to 1.3 million over the first five years that pretty much insurers that after year two our municipal tax levy would be at a zero. Discussion Ensued.

The mayor asked about the Reorganizational meeting. After discussion the meeting will be Wednesday, January 4, 2023 at 7:30pm

OPEN PUBLIC COMMENTS:

Mayor Carelli opened the meeting to the public for comments.

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

ADJOURNMENT:

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

ALL IN FAVOR.

Adjourned: 8:37PM

Respectfully Submitted:

Abubakar T. Jalloh
Municipal Clerk deceased