

November 8, 2023

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: Kheyfets, Oswald, Purcell, Revis
Absent: Pellegrini, Desai**

APPROVAL OF MINUTES:

October 25, 2023

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

**ROLL CALL: Ayes: Kheyfets, Oswald, Purcell, Revis
Absent: Pellegrini, Desai
Abstain: None
(4 ayes - 0 nays - 0 Abstain - 2 Absent - motion carried)**

PUBLIC HEARING AND ADOPTION OF ORDINANCE

1) Public Hearing and Adoption of an Ordinance Entitled:

ORDINANCE #06-2023

ORDINANCE AMENDING CHAPTER 160 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF RIVERDALE AND AMENDING THE PARKING RESTRICTIONS ON POST LANE (SOUTH)

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 closed the public portion.

ALL IN FAVOR

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

RESOLVED, that Ordinance No. 06-2023 as read on second reading at this meeting, be adopted and finally pass

**ROLL CALL: Ayes: Kheyfets, Oswald, Purcell, Revis
Nays: None
Absent: Pellegrini, Desai
(4 ayes - 0 nays - 2 Absent - motion carried)**

COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 65-A

PUBLIC HEARING AND ADOPTION OF ORDINANCE

2) Public Hearing and Adoption of an Ordinance Entitled:

ORDINANCE #07-2023

ORDINANCE AMENDING THE ZONING MAP OF THE BOROUGH OF RIVERDALE AND PLACING BLOCK 9, LOT 9 (4 PATERSON-HAMBURG TURNPIKE) IN THE R-7.5 ZONE IN ITS ENTIRETY

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

Mayor Carelli opened the meeting to the public for comments.

Debbie Cocilovo, 25 Morris Avenue, asked if he is going to put one house there and the mayor responded he can sub divide that property and put a house on the lower piece facing Morris Avenue.

There being no comments, Mayor closed the public portion.

ALL IN FAVOR

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

RESOLVED, that Ordinance No. 07-2023 as read on second reading at this meeting, be adopted and finally pass

ROLL CALL: Ayes: Kheyfets, Oswald, Purcell, Revis
Nays: None
Absent: Pellegrini, Desai
(4 ayes – 0 nays – 2 Absent - motion carried)

COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 66-A

PUBLIC HEARING AND ADOPTION OF ORDINANCE

3) Public Hearing and Adoption of an Ordinance Entitled:

ORDINANCE #08-2023

ORDINANCE AMENDING CHAPTER 119 “NOISE CONTROL” OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF RIVERDALE AND CLARIFYING THE LIMITATION ON ACCEPTABLE HOURS FOR THE USE OF COMMERCIAL OR INDUSTRIAL POWER TOOLS AND LANDSCAPING AND YARD MAINTENANCE EQUIPMENT

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 closed the public portion.

ALL IN FAVOR

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

RESOLVED, that Ordinance No. 08-2023 as read on second reading at this meeting, be adopted and finally pass

ROLL CALL: Ayes: Kheyfets, Oswald, Purcell, Revis
Nays: None
Absent: Pellegrini, Desai
(4 ayes – 0 nays – 2 Absent - motion carried)

COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 66-B

PUBLIC HEARING AND ADOPTION OF ORDINANCE

4) Public Hearing and Adoption of an Ordinance Entitled

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ORDINANCE #09-2023

ORDINANCE AMENDING CHAPTER 149 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF RIVERDALE AND CLARIFYING THE DEFINITION OF A "MINOR SUBDIVISION"

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 closed the public portion.

ALL IN FAVOR

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

RESOLVED, that Ordinance No. 09-2023 as read on second reading at this meeting, be adopted and finally pass

**ROLL CALL: Ayes: Kheyfets, Oswald, Purcell, Revis
Nays: None
Absent: Pellegrini, Desai
(4 ayes - 0 nay - 2 Absent - motion carried)**

COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 67-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 Purcell to approve the following resolutions:

- 146-2023:** AUTHORIZING PAYMENT OF BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD THROUGH NOVEMBER 8, 2023 FOR 2022/2023 BILLS IN THE TOTAL AMOUNT OF \$213,109.56
- 147-2023:** RESOLUTION AUTHORIZING THE AWARD OF CONTRACT FOR GROUP DENTAL BENEFITS TO DELTA DENTAL OF NJ, INC.
- 148-2023:** RESOLUTION OF THE BOROUGH OF RIVERDALE, COUNTY OF MORRIS AND STATE OF NEW JERSEY IN SUPPORT OF SENATE BILL 3739 DELAYING THE FOURTH ROUND OF AFFORDABLE HOUSING OBLIGATIONS FROM JULY 1, 2025 TO JULY 1, 2028

**ROLL CALL: Ayes: Kheyfets, Oswald, Purcell, Revis
Nays: None
Absent: Pellegrini, Desai
(4 ayes - 0 nay - 2 Absent - motion carried)**

COPY OF BILLS LIST AND RESOLUTIONS IN FULL ON PAGE NO. 67-B, C and D

MAYOR REPORT

Mayor Carelli reported that the next Council meeting is on Monday, November 20th. He will be sending out invitations for the organizations that volunteered their time at the Carnival

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this year and present them with checks on November 20th. He met with Bill Ryden and Council President Vinnie Pellegrini and we went out to the four properties that are affected by our Phase VI that are going to need easements. We met with three of the four onsite at their yards and Bill explained it to them. There will be some compensation for their trouble and we would replace anything we remove. There are probably nine big trees and about 300' of fence that needs to be taken out. On one property we have to move a 12x16 shed. At this point we will be writing up an agreement we will try and agree on how they will be compensated for their trouble and also make a list of all their concerns and how we are going to address them. Our goal is to break ground in the Spring. A lot of towns are doing banners for the Veteran's and we talked about it and we have about 60 poles and I would like it to be Riverdale residents. The mayor had a phone conversation with Commissioner Mastrangelo and the Director of Morris County parks and Recreation Dave Helmer and the two topics that he brought up to them. One was what needs to be done to extend the trail from the border of Pequannock to Post Lane and he gave me history of that whole debacle from years ago. It would end at Post Lane where we are trying to purchase the JCP&L Building where we would have a parking lot and that could be the start of the trail and it goes all the way down to Wayne. They left it that he is going to come up and take a look at it. I also put it out there if there was any interest the Morris County Parks taking over the GlenBurn Estate. He did say we could do an RFP and have someone come in and take care of it and run it. Some of the residents on Van Dwyne were concerned about the new tenant where the sports medicine building is and it appears that they are open every day from 9AM - 4PM and either the patients that are going there or the people that work there have decided to park on Van Dwyne on both sides of the street. The residents are concerned since the kids walk to school and there are no sidewalks. They asked if we could do something about it. I figure we would take a nicer approach before we send over our Property Maintenance guy. He spoke to Glen Foss who still owns the building and they are his tenants. He said that he would reach out to them to see if they could accommodate us. The mayor attended a Grand Opening of a new business in town called The Accu Lounge over on Mullens Avenue and it is an acupuncture practice. For the record we will not be getting rid of summer camp. Our Director, Krista, who did a fantastic job over the years has resigned and she had a lot of passion and did a great job and we will need to replace her.

COMMITTEE REPORTS:

PERSONNEL: Councilman Kheyfets thanked all the residents that came out and voted yesterday. Congratulations to all the elected officials.

UTILITIES: Councilman Oswald reported that we are moving either the third or fourth stage for the trail grant just within the park. We are hoping to have a meeting later this week and are waiting to hear back from the county. Once we get that approved it would be 75% of the drawings and they are at 90% right now so we are hoping it gets approved so we can start something next year. We had a boy scout who did an Eagle Scout project for the Borough of Riverdale residents but it's in Pompton so it's the Pompton Lakes Riverdale little league. He put a sign in and did a lot of landscaping and another project benefiting the Community. We will be honoring the Veterans on Saturday and we should think about everything they have done.

COMMUNICATIONS: Councilman Purcell asked about the band that was spoken about last meeting. Mayor responded that he sent a bill for the entire amount which he has no intention of paying. He did give the agreement to Bob to review and he said that we are under no obligation there is no cause stating if we cancelled, we would need to pay it. Where he left it was, he will be reaching out to the band to see if they will take a deposit for a date next year.

PUBLIC SAFETY: Councilman Revis asked Chief Quant if he had anything and the Chief responded that the school did a very nice Veteran's Day ceremony. Chief Regeling asked about a meeting tomorrow at 5PM.

OPEN PUBLIC COMMENTS:

Mayor Carelli opened the meeting to the public for comments.

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Carla Arabia, 2 Ryerson Avenue, she handed out a survey of her property. There is a water line that goes through her driveway. The longer water line feeds her neighbor that is behind her. She is asking that the water line be capped at the street and enter from the other side.

Lisa Ferrara, 115 Newbury Place, when is the water tested and the mayor responded that is done every year and it's a year behind. They are posted every June on the website. Ms. Ferrara asked about the Pilot program and Mayor responded we do not have any pilot programs at this time. She spoke about the tax lien schedule that was posted and when is the cutoff. The mayor responded that if you don't pay for a year and it doesn't matter how much it is you will go on a tax sale list. She asked the surveillance around the school is it maintained by the Police and the mayor responded no.

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: 8:41 p.m.

Respectfully Submitted:

Abubakar T. Jalloh
Municipal Clerk