

The Council 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: Kheyfets, Oswald, Purcell, Pellegrini  
Absent: Desai & Revis**

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

**APPROVAL OF MINUTES:**

December 27, 2023

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

**ROLL CALL: Ayes: Kheyfets, Oswald, Pellegrini  
Absent: Desai & Revis  
Abstain: Purcell  
(3 ayes, 0 nays – 2 Absent – 1 Abstain - motion carried)**

January 3, 2024

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

**ROLL CALL: Ayes: Kheyfets, Oswald, Purcell, Pellegrini  
Absent: Desai & Revis  
(4 ayes, 0 nays – 2 Absent – 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.

**RESOLUTIONS – CONSENT AGENDA:**

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

- 38-2024:** 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
- 39-2024:** RESCINDING PETTY CASH FUND FOR THE RIVERDALE PUBLIC LIBRARY
- 40-2024:** RESOLUTION AUTHORIZING REFUNDS, OVERPAYMENTS OR CANCELLATIONS IN THE TAX OFFICE
- 41-2024:** AUTHORIZING PAYMENT OF BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD THROUGH JANUARY 24, 2024 FOR 2023/2024 BILLS IN THE TOTAL AMOUNT OF \$2,118,987.30
- 42-2024:** RESOLUTION SUPPORTING PARTICIPATION IN THE SUSTAINABLE JERSEY MUNICIPAL CERTIFICATION PROGRAM
- 43-2024:** RESOLUTION AUTHORIZING THE HIRING OF KYLE OWENS TO THE POSITION OF DPW UTILITYPERSON – GRADE C IN THE PUBLIC WORKS DEPARTMENT OF THE BOROUGH OF RIVERDALE EFFECTIVE JANUARY 29, 2024

**44-2024:** RESOLUTION APPOINTING STEPHEN REVIS TO THE FIVE TOWN REGIONAL DIAL-A-RIDE BOARD FOR 2024

**45-2024:** AUTHORIZING THE APPOINTMENT OF STEPHANIE COLELLA AS THE BOARD OF HEALTH SECRETARY WITH AN ANNUAL STIPEND OF \$2,000.00

**46-2024:** AUTHORIZING THE APPOINTMENT OF STEPHANIE COLELLA AS THE SHADE TREE COMMISSION SECRETARY WITH AN ANNUAL STIPEND OF \$1,500.00

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

**COPY OF BILLS LIST AND RESOLUTIONS IN FULL ON PAGE NO. 10 -A THROUGH I**

**MAYOR REPORT:**

Mayor Carelli reported that he received a letter from Green Acres. Dave and the mayor have been working with the folks there for the possibility of getting funding for the purchase of the Jersey Central Building on Post Lane. We have already agreed to a contract with Jersey Central pending some environmental work and at the time we had authorized the open space money for that. There are other things associated with the grant including possible demolition of the building and some other work. That is due in February.

**COMMITTEE REPORTS:**

**PERSONELL:** Councilman Kheyfets gave a shout out to the DPW, Police Department and Fire Department with the storms.

**UTILITIES:** Councilman Oswald reported that they had their first Shade Tree meeting for the year. They want to be able to accept donations so they will need to change something in order for them to accept the donations. The mayor responded that we would have to do a Dedication by Ryder so you would set up a trust fund. The mayor said he will check with Chris to see if that Dedication by Ryder trust account is broad enough to include donations or we will just do another one. The Shade tree is looking for a budget this year we could start out small and obviously we will be applying for a grant for the playground and this grant would be \$20,000. We have a company in Pequannock that is renting out the Softball field for summer camp and they said it would be open to us and we will put it up on the website for anyone that would like to go. There is a fee involved and it will be 4–5-day camp. The Green Team is looking for \$400 - \$500 to do the maintenance and upkeep for the community garden. Councilman Oswald has brochures on temporary bathrooms not like port-a-johns and he wants to see what the feasibility is and try to get them put there but they still need to be pumped out.

**COMMUNICATIONS:** No report

**PUBLIC WORKS:** Council President Pellegrini reported that the guys did a great job with the two storms that we had. We hired another guy starting next Monday and he seems very promising. The mayor responded that he would like Vinnie to set up a meeting with our Property Maintenance guy Mark Lime. He would like to give him some marching orders there are a lot of repeat offenders in town and we can give him the list. I want him to understand that he needs to be out there at least once a week.

**BOROUGH CLERK REPORT:** No report.

**BOROUGH ATTORNEY REPORT:** No report

**NEW/OTHER BUSINESS:**

- Tree Removal – Replacement Ordinance Review (draft attached)

Councilman Oswald reported that the state is mandating some verbiage in the ordinance and we need to decide what maybe the penalties would be on it and what trees would replace if they are in the right-a-way. Councilman Kheyfets would like to know what the state requirements versus what we have decided on trees.

Mayor Carelli reported that he had residents on Van Dwyne complain about the old Advanced Sports Medicine because they are parking on Van Dwyne and not in the parking lot. They park on each side and there are no sidewalks and the kids have to walk around these vehicles and you can't see. We believe since the Advanced Sports Medicine left there is a doctor's office and they don't know any better. It's creating a safety issue for the residents. The mayor reached out to Dr. Foss and he said that he would reach out to them and it worked for a week or two but now they are back to doing it. He had spoken to two of the residents and we could change the ordinance to have no parking from 9:00am - 4:00pm, Monday - Friday on the street. Councilman Kheyfets would like to try and solve the problem without creating ordinances that will definitely cause other problems. The mayor will send a letter first before we take action.

- Green Acres Letter - Property Acquisition (for discussion)

The mayor reported that he attached a letter that was received from the Green Acre's people and there is a grant available for property acquisition and Dave and himself spoke to the representatives of NJDEP and the Jersey Central Building would be eligible for that grant.

We did an RFP for the parking at the Verizon building and we had no responses but the person that is there right now really wants it and didn't realize there was an RFP so we are going to have to do it again and make sure they are aware of it.

#### **OPEN PUBLIC COMMENTS:**

Mayor Carelli opened the meeting to the public for comments.

**Kim Soto, 23 Halsey Avenue**, asked if there is anything with the Septic's to sewers and the mayor responded that we need to finalize the easements and we are still working on it. Ms. Soto said every time I come here, I am told it's going to happen next month. The important thing for the residents is it will be happening this year and the mayor wanted to remind everyone that Mead Avenue, Arlington and Haycock that is Phase V and you would be Phase VI but we are going to try and do both this year. The residents will be receiving letters that the mayor and attorney are drafting asking for their concerns and or what they would like to see happen so we can put it into an agreement form. Discussion Ensued.

**Ms. Majerscak, 20 Halsey Avenue**, she said that she has a perfectly working septic system but she would also appreciate sewers. She asked about the street lights and when will they be coming and the mayor said he will look into it. The railroad ties in the back are pushing against there fences. The mayor will reach out to them. Our vision for that area is to extend the trail the biggest obstacle will be getting approval from the railroad. Ms. Majerscak asked about the sidewalks on Oak Street by the school why are there no sidewalks can we force the residents to have sidewalks and the mayor said no. She asked about having a police officer in the schools. Chief Quant responded that we have officers in place as much as physically possible and it gives a little extra presence. Discussion Ensued.

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

**ALL IN FAVOR.**

**ADJOURNMENT:**

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

**ALL IN FAVOR.**

Adjourned: 8:41p.m.

Respectfully Submitted:

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Abubakar T. Jalloh, R.M.C.  
Municipal Clerk