

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

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

APPROVAL OF MINUTES:

March 13, 2024

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

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

INTRODUCTION OF ORDINANCES:

- 1) Councilman Desai set forth the motion, seconded by Councilman Purcell, to introduce the following ordinance and moved its adoption.

ORDINANCE 03-2024

ORDINANCE ADOPTING THE QUARRY REDEVELOPMENT PLAN FOR BLOCK 12, LOT 3 AND BLOCK 13, LOTS 25, 26, 27 AND 28 IN THE BOROUGH OF RIVERDALE

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

COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 22-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:

- 64-2024:** AUTHORIZING PAYMENT OF BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD THROUGH MARCH 27, 2024 FOR 2023/2024 BILLS IN THE TOTAL AMOUNT OF \$1,002,941.47

65-2024: RESOLUTION AUTHORIZING REFUNDS, OVERPAYMENTS OR CANCELLATIONS IN THE TAX OFFICE

66-2024: RESOLUTION AUTHORIZING THE PLANNING BOARD TO UNDERTAKE A NON-CONDEMNATION REDEVELOPMENT STUDY ON THE PROPERTY KNOW AS BLOCK 26, LOT 21.01, 79 NEWARK-POMPTON TURNPIKE

67-2024: AUTHORIZING THE AWARD OF A LEASE AGREEMENT FOR THE LIMITED USE OF MOTOR VEHICLE PARKING AT THE PROPERTY LOCATED AT 83 NEWARK POMPTON TURNPIKE TO KNJ1, LLC

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

COPY OF BILLS LIST AND RESOLUTIONS IN FULL ON PAGE NO. 23 -A THROUGH D

MAYOR REPORT

Mayor Carelli reported that there was an Economic Development meeting last week and there was a request from a potential developer who wanted to get some ideas of the property known as 79 Newark Pompton Turnpike formally the Texico Station that has been abandoned for at least ten to fifteen years. As you know the property next to it the old Verizon property, we are under contract with Morris County Habitat who will be putting in 31 Town homes. We awarded a new lease agreement with KIA until Habitat is ready to go with that project. Right next to it is the Texico Station we had a meeting with the potential buyer he is under contract to purchase that property he wanted some ideas on what he could do there and we have no authority other then our committee just giving recommendations. He was very flexible what he would do whatever made sense to the Borough but also the financial sense to him. What we agreed to do is a developer putting in twenty (20) apartments two story and we will include both properties in our Redevelopment Plan. The mayor spoke with Councilman Desai early this week and we chose Tuesday, April 23rd at 7:30pm for the sewer expansion on Phase 5, Mead Avenue, Arlington and Hancock, Phase 6, Halsey and Federal. There will be a town meeting with all the details and letters will be going out for this meeting to the residents. We have decided that we will be having the carnival again and Michael has been in contact with the NJ National Guard to see if we can secure that lot again. We have about 30 applications of kids who signed up for Summer Camp so far. He did send a flyer over to the school and the superintendent did approve it and it will go out with their next distribution. We posted on the website and the board that we are accepting applications for Counselors. Next week he will put the ad out for Summer Camp Director.

COMMITTEE REPORTS:

PERSONELL: No report

COMMUNICATIONS: Councilman Purcell reported the we received a new design for the veteran banners.

PUBLIC SAFETY: Councilman Revis asked Chief Regeling if he had anything and he responded just want to set the meeting up and he will give a couple of dates for next week. Councilman Revis thanked the fire department and police department for everything they do for the town.

FINANCE/SEWER: No report

BOROUGH CLERK REPORT: No report

BOROUGH ATTORNEY REPORT: No report

OPEN PUBLIC COMMENTS:

Mayor Carelli opened the meeting to the public for comments.

Randy Bush, 27 Halsey Avenue, asked if the letters for the easement acquisitions for sewers have gone out. The mayor responded he hasn't done that yet but he will be doing it before April 23rd.

Kim Soto, 23 Halsey Avenue, asked if anyone looked at Corporate Drive and the mayor responded that property maintenance sent guy sent letters out after the last meeting. Will the Habitat Projects have any impact on the schools the mayor responded the answer is probably yes.

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

ALL IN FAVOR.

ADJOURNMENT:

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

ALL IN FAVOR.

Adjourned: 8:07p.m.

Respectfully Submitted:

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