

April 24, 2024

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, Khefets, Oswald, Purcell, Revis, Pellegrini
Absent: None**

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

APPROVAL OF MINUTES:

April 10, 2024

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

**ROLL CALL: Ayes: Khefets, Oswald, Purcell, Revis
Absent: Non
Abstain: Desai, Pellegrini
(4 ayes, 0 nays - 0 Absent - 2 Abstain - motion carried)**

PRESENTATION:

- **Riverdale Quarry Redevelopment Plan**
Kristin Russell, PP, AICP/Colliers Engineering and Design

Kristen Russell gave a presentation on the redevelopment plan at the Quarry. The area is in need of redevelopment and combined there are 120 acres. The permitted principal uses are warehouse, distribution and fulfillment centers, last mile fulfillment centers, light manufacturing, data centers, makerspace and any combination of the above in a single building. The master plan is setting the stage for this redevelopment plan. Permitted Accessory Uses are office and employee space customary and incidental to permitted uses, off-street surface or structured parking and loading, signs, fences and walls, trash enclosures and compactors, rooftop solar and solar carport infrastructure, green roofs and outdoor storage. The next step after the ordinance is adopted a developer has to be designated and the owners of the property will be bringing someone to us. Once the developer is designated, we will have a developer's agreement where we can put in more specifics to what we want.

PUBLIC HEARING AND ADOPTION OF ORDINANCE

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

ORDINANCE 03-2024

AN 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.

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

Mayor Carelli opened the meeting to the public for comments.

Kristen Robertson, 7419 Coventry Court, asked what the uses are for this property and she would like to see more Greenery

Mr. Cruz, 1 Macopin Avenue, asked what the purpose of an ordinance is and how does the town enforce it.

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

April 24, 2024

ALL IN FAVOR

Council President Pellegrini set forth the motion, seconded by Councilman Kheyfets,

RESOLVED that Ordinance No. 03-2024 as read on second reading at this meeting, be adopted and finally passed.

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

COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 30 – 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 Purcell set forth the motion, seconded by Councilman Kheyfets to approve the following resolutions:

- 72-2024:** RESOLUTION AUTHORIZING REFUNDS, OVERPAYMENTS OR CANCELLATIONS IN THE TAX OFFICE
- 73-2024:** AUTHORIZING PAYMENT OF BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD THROUGH APRIL 24, 2024 FOR 2023/2024 BILLS IN THE TOTAL AMOUNT OF \$979,765.14
- 74-2024:** AUTHORIZING PAYMENT REQUEST #4 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 \$106,829.76
- 75-2024:** RESOLUTION APPOINTING CLASS II SPECIAL LAW ENFORCEMENT OFFICERS FOR 2024
- 76-2024:** RESOLUTION AUTHORIZING THE HIRING OF JAMES D'ORCOLE TO THE POSITION OF DPW UTILITYPERSON – GRADE C IN THE PUBLIC WORKS DEPARTMENT OF THE BOROUGH OF RIVERDALE EFFECTIVE APRIL 29, 2024

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

COPY OF BILLS LIST AND RESOLUTIONS IN FULL ON PAGE NO. 30 -B THROUGH E

MAYOR REPORT

Mayor Carelli reported that the Memorial Day Parade is at 10AM. Mr. Frank Sorgi will our Grand Marshal this year. Letters were sent out to the organizations in town. On May 1st is Frank Sorgi's 90th Birthday, he is still out there every morning crossing the kids, God Bless Frank. There was a town hall meeting at the Community Center last night for Phase V Mead, Arlington and Haycock and Phase VI Halsey and Federal Place. There were about 70 residents at the meeting. We hope to start those projects before the summer starts. There will be another 83 homes that will have sewers.

COMMITTEE REPORTS:

April 24, 2024

PERSONELL: Councilman Kheyfets asked about the summer camp and if the number has increased. Mayor Carelli responded that we will be doing interviews next week for summer camp Director. We have plenty of counselors and we have 40 campers and last year we had 72. Forty is on the fringe whether we go forward or not. We have moved the deadline to May 1st.

UTILITIES: No report

COMMUNICATIONS: Councilman Purcell reported that he spoke to June about the Memorial Day Parade and he will contact Marine Corp League about doing the Color Guard and he will contact some people that have older cars. He reached out to Interstate Fireworks and he will keep everyone posted.

PUBLIC WORKS: No report

PUBLIC SAFETY: Councilman Revis asked Chief Regeling if he had anything and he said April 27th is the Spaghetti dinner at the Fire house 4:30-7:00pm. Chief Quant thanked the DPW for the cleanup after the Fishing Derby it was a success.

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.

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

ALL IN FAVOR.

ADJOURNMENT:

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

ALL IN FAVOR.

Adjourned: 8:39p.m.

Respectfully Submitted:

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