

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, 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:

October 9, 2024

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

**ROLL CALL: Ayes: Desai, Kheyfets, Oswald, Revis, Pellegrini
Absent: None
Abstain: Purcell
(5 ayes, 0 nays - 0 Absent - 1 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 08-2024

ORDINANCE AMENDING CHAPTER 168 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF RIVERDALE TO ADD COMMERCIAL INDOOR RECREATION AS A PERMITTED USE IN THE HB ZONE

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

COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 59-A

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

ORDINANCE 09-2024

ORDINANCE AMENDING CHAPTER 168 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF RIVERDALE AND ESTABLISHING THE AFFORDABLE HOUSING - PLANNED RESIDENTIAL DISTRICT-2 (AH-PRD-2) INCLUSIONARY AFFORDABLE HOUSING ZONE

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

COPY OF ORDINANCES AND RESOLUTIONS IN FULL ON PAGE NO. 59-B

OPEN PUBLIC COMMENTS ON RESOLUTIONS:

Mayor Carelli opened the meeting to the public for comments.

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

ALL IN FAVOR

RESOLUTIONS – CONSENT AGENDA:

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

- 133-2024:** RESOLUTION AUTHORIZING REFUNDS, OVERPAYMENTS OR CANCELLATIONS IN THE TAX OFFICE
- 134-2024:** RESOLUTION DETERMINING AN AREA IN NEED OF REDEVELOPMENT IN ACCORDANCE WITH N.J.S.A. 40A:12A-1 ET SEQ. (Block 26, Lot 21.01 79 Newark Pompton Turnpike)
- 135-2024:** RESOLUTION APPROVING AN APPLICATION FOR A SEWER CONNECTION FOR MIROSLAV POUDEV, 75 Post Lane, Riverdale, NJ Block 25, Lot 2.02
- 136-2024:** AUTHORIZING PAYMENT OF BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD THROUGH OCTOBER 23, 2024 FOR 2023/2024 BILLS IN THE TOTAL AMOUNT OF \$1,160,857.90
- 137-2024:** RESOLUTION VOIDING RESOLUTION# 92-2024 AND AUTHORIZING THE PURCHASE OF VEHICLE UPFITTING FROM EAST COAST EMERGENCY LIGHTING FOR THE RIVERDALE POLICE DEPARTMENT IN AN AMOUNT NOT TO EXCEED \$21,689.85 UNDER STATE CONTRACT #17-FLEET-00719
- 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. 60 -A THROUGH E

MAYOR REPORT: Mayor Carrell reported that there was a pre-construction meeting for Phase V sewer expansion project with Kulpeska Land Improvement. Bill Ryden and Steve were there and that project will start on or about November 15th and he has 90 days to complete it. The other job Kulpeska did we had grants to do the curbing, sidewalks, milling and paving, in this particular case we will probably pave the road next spring and it doesn't require curbs or sidewalks. The mayor met with Bill and Steve in regards to Phase VI and we will be getting quotes for the easement properties where we need to remove trees, get fencing and remove a shed which will be separate from the sewer project. He received a message from a resident who was not pleased with the dust coming from the Quarry. The Quarry will be moving big water trucks and they will be watering the property every day. The mayor handed out a draft letter in regards to the Gate at the Grande. A letter was received from Kurt Fenstermacher, he is the son and his mom lived on Post Lane on the bend in the white house. In April with all the rain the backyard flooded it's a low lining area with a high-water table and it's been like that for a long time. Adding to his problem we have a lot of run-offs from the Fire Department parking lot and the water just runs down the hill. There is a pipe or two that come out of the hill on his property. The Engineer and himself went to look at it and Tom contacted Mike Fitzpatrick who gave us a proposal for \$31,000.00. When he spoke to Mr. Fenstermacher, he told him we would need to do a capital ordinance and he promised him that he would address the situation when we do our capital ordinance which we are in the process of doing for the next three years. He sent a letter which he would like the council to give him a firm date on when we will be doing it. The mayor spoke to Tom Boorady and Steve today and Steve said that the DPW can do that work. They can dig the trenches and Tom suggested we go and see A&A who donated some things in the past. We will need two or three catch basins and he told Tom to get with Steve and it will save us money. Most likely if they can do it, we will get it done before the winter. The mayor will send an email to Mr. Fenstermacher and let him know what our latest plan is.

COMMITTEE REPORTS:

PERSONNEL: No report.

UTILITIES: Councilman Oswald reported that the school received a grant for a lightning protection for all the school properties in Pompton Lakes and they were able to bundle it in with the ball fields in Riverdale because the team does play there.

COMMUNICATIONS: Councilman Purcell reported that Fright Night was a really good time. There was music, bouncy houses and the Police, Fire Departments and First Aid Squad was there. DPW did a great job cleaning up afterwards as well. He appreciates everyone's help.

PUBLIC WORKS: Council President Pellegrini agreed with what Council Purcell said and everyone did a fantastic job. Thank you to all the volunteers. This was one of the best nights they had.

PUBLIC SAFETY: Councilman Revis reported that after the fright night he took his dog down to the park and you wouldn't even know that there was anything there. It was an amazing job that was done. Chief Regeling reported that there is a ban on outside fire pits everything is very dry. Chief Quant reported that this Friday is Trunk or Treat.

FINANCE/SEWER: Councilman Desai asked if the mayor can share the capital ordinance as soon as the draft is ready. From the sewer side we have adopted the budget. As a reminded he would like to get back to the rail trail and maybe have a separate meeting for that.

OLD BUSINESS:

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.

ADJOURNMENT:

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

ALL IN FAVOR.

Adjourned: 8:15PM

Respectfully Submitted:



Abubakar T. Jalloh
Municipal Clerk