

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

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

APPROVAL OF MINUTES:

January 22, 2025

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

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

INTRODUCTION OF ORDINANCES:

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

ORDINANCE 03-2025

AN ORDINANCE ADOPTING THE NEWARK-POMPTON TURNPIKE REDEVELOPMENT PLAN FOR BLOCK 26, LOT 21.01 AND 21.03 IN THE BOROUGH OF RIVERDALE

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

COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 15-A

PUBLIC HEARING AND ADOPTION OF ORDINANCE

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

ORDINANCE 01-2025

AN ORDINANCE ESTABLISHING SALARIES OR WAGES OF OFFICIALS AND EMPLOYEES OF THE BOROUGH OF RIVERDALE, IN THE COUNTY OF MORRIS

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 Carelli closed the public portion.

ALL IN FAVOR

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

RESOLVED that Ordinance No. 01-2025 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: Revis (Fire Marshal/Inspector)
(6 ayes – 0 nays – 0 Absent - motion carried)

COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 16 – A

2) Public Hearing and Adoption of an Ordinance entitled:

ORDINANCE 02-2025

AN ORDINANCE AMENDING CHAPTER 164 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF RIVERDALE AND AMENDING WATER RATES

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 Carelli closed the public portion.

ALL IN FAVOR

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

RESOLVED that Ordinance No. 02-2025 as read on second reading at this meeting, be adopted and finally passed.

ROLL CALL: Ayes: Kheyfets, Oswald, 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. 16 – 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

PRESENTATION:

- The Mahan Group – Quarry Redevelopment

The mayor reported that there have been some concerns about the blasting up at the Quarry and he just wants to give a little history of what is going on. As we all know for many, many years Tilcon has been blasting up at the Quarry and processing that rock and selling it to whatever they do commercially for that. Tilcon is basically gone and what's left is what we call the reclamation plan and that is getting the property to a condition where it can be redeveloped by the owners. That blasting that Tilcon did for Quarrying purposes, they are done doing that. There is really not much that the council can do. They are following state guidelines and blasting is regulated.

The Mahan's gave a presentation on their proposed site plan. The proposal is a warehouse building of about 1.2 million square feet. The total site is about 127 acres. There is only 46% of the site of that 127 acres that is being developed.

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:

Council Desai set forth the motion, seconded by Council Revis to approve the following resolutions:

- 61-2025:** RESOLUTION OF THE BOROUGH COUNCIL PROVIDING FOR SUMMARY PROCEEDINGS IN REM OF TWO SALE CERTIFICATES AS LISTED IN THE TAX FORECLOSURE LIST
- 62-2025:** RESOLUTION APPROVING AN APPLICATION FOR A SEWER CONNECTION FOR Kim Malanga, 23 Mead Avenue, Riverdale, NJ Block 23, Lot 11
- 63-2025:** AUTHORIZING THE ISSUING OF CANVASSER AND/OR SOLICITOR PERMIT. APPLICANT AND APPLICATION HAVE BEEN APPROVED BY THE APPROPRIATE MUNICIPAL DEPARTMENTS - Maria Felician Monsegue, SOLICITING ON BEHALF OF Trinity Solar, LLC., 2211 Allenwood Road, Wall, NJ 07719
- 64-2025:** AUTHORIZING PAYMENT OF BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD THROUGH FEBRUARY 26, 2025 FOR 2024-2025 BILLS IN THE TOTAL AMOUNT OF \$976,435.44
- 65-2025:** RESOLUTION AUTHORIZING THE RELEASE OF A CASH ROAD OPENING BOND TO DUBE DEVELOPMENT, INC

**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. 17 -A THROUGH E

MAYOR REPORT: Mayor Carell reported that there was a pre-construction meeting today with New Prince Construction they are the contractors that will be doing the work in the Windbeam section. They will like to start next week on Monday and they will be notifying the residents. We had a note sale yesterday and we did pretty good we got a 3.8% on our notes and last year they were 4 ¾%. We put an ad on the Lague of Municipality for a Summer Camp Director.

COMMITTEE REPORTS:

PERSONNEL: No report.

UTILITIES: No report

COMMUNICATIONS: Councilman Purcell reported that he would like to invite the Council to a Ribbon Cutting ceremony for two new businesses in town. It will be on March 5th at 11AM Pizza Brothers and the Farmers Market opened up right next door.

PUBLIC WORKS: No report

PUBLIC SAFETY: Councilman Revis reported that he saw Chief Regeling' s recruiting video on Facebook. Chief Quant thanked the DPW as usual for their support with the offices and

vehicles they have been very helpful. We are participating in the blue envelope program with the autism spectrum disorder. Basically, drivers can hand us an envelope and this will help the officers understand what people on the spectrum go through and how they will interact with the officers.

FINANCE/SEWER: Councilman Desai reported that Council President Pellegrini and himself were invited out to see an installation out in Wilkes Barre in Pennsylvania of a relining of a major interceptor sewer line. The reason that they were out there was they were using a fairly new technology. They basically unwind the spool interlink together and create basically a PVC pipe inside your existing concrete pipes. The magic to this project there was no trenching it goes right into the manhole.

OLD BUSINESS:

None

BOROUGH CLERK REPORT: No report

BOROUGH ATTORNEY REPORT: No report

OPEN PUBLIC COMMENTS:

Mayor Carelli opened the meeting to the public for comments.

Joe Majerscak, 20 Halsey Avenue, he asked if Mahan is the owner of the Tilcon property now and the mayor responded that they have always been the owners. He asked if the reclamation plan is for the warehouse that they are proposing. The mayor responded that it is separate the reclamation is to get the property to a state where it can be redeveloped.

Kim Soto, 23 Halsey Avenue, she asked about Phase 6 sewer connection and the mayor responded that he had the engineer go back and try to determine whether there is any other way we can do that project because number one it is getting pricey and number two, he is getting resistance from one of the four homeowners.

Ken Colobala, Grande, he is one of many people that have cracks in their walls and more importantly speaking to the management they need to get structural engineers onsite to get the buildings inspected.

Aileen Rivera, Grande, she said that the presentation was very informative. Whatever can be done to help with the inspections that would be great.

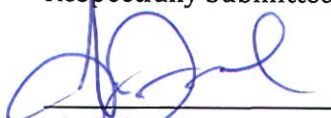
ADJOURNMENT:

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

ALL IN FAVOR.

Adjourned: 8:21PM

Respectfully Submitted:



Abubakar T. Jalloh
Municipal Clerk