

March 12, 2025

The Council Workshop 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:**

February 26, 2025

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

**ROLL CALL: Ayes: Desai, Kheyfets, Oswald, Purcell, Revis, Pellegrini**  
**Abstain: None**  
**(6 ayes, 0 nays – 0 Absent - 0 Abstain - 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 portion.

**ALL IN FAVOR**

**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 Kheyfets set forth the motion, seconded by Council Oswald to approve the following resolutions:

- 66-2025:** AUTHORIZING PAYMENT OF BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD THROUGH MARCH 12, 2025 FOR 2024-2025 BILLS IN THE TOTAL AMOUNT OF \$332,160.92
- 67-2025:** AUTHORIZING THE AWARD OF CONTRACT TO TERMS ENVIRONMENTAL SERVICES, INC, 599 SPRINGFIELD AVENUE, BERKELEY HEIGHTS, NEW JERSEY 07922 TO PREPARE A PHASE 2 ENVIRONMENTAL ASSESSMENT IN ACCORDANCE WITH NJDEP TECHNICAL REQUIREMENTS FOR SITE REMEDIATION FOR THE PROPERTY LOCATED AT 56 POST LANE (Block 19 – Lot 4)
- 68-2025:** RESOLUTION AUTHORIZING THE BOROUGH CLERK TO ADVERTISE AND RECEIVE BIDS FOR SOLID WASTE AND RECYCLING SERVICES FOR THE BOROUGH OF RIVERDALE
- 69-2025:** AUTHORIZING PAYMENT REQUEST #4 FOR THE PHASE 5 SEWER PROJECT ON MEAD AVENUE, ARLINGTON PLACE AND HAYCOCK AVENUE TO KULPESKA LAND IMPROVEMENT, 248 FRANKLIN AVENUE, ROCKAWAY, NJ 07886 IN THE AMOUNT OF \$169,011.05

March 12, 2025

**70-2025:** AUTHORIZING AN AGREEMENT WITH CAMPY'S BLUE STAR AMUSEMENTS FOR THE BOROUGH OF RIVERDALE 2025 CARNIVAL SEPTEMBER 10, 2025 - SEPTEMBER 14, 2025

**71-2025:** RESOLUTION DESIGNATING RIVERDALE QUARRY LLC REDEVELOPER FOR BLOCK 12 LOT 3 AND BLOCK 13, LOTS 25, 26, 27, AND 28 (QUARRY REDEVELOPMENT)

**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. 20 -A THROUGH F**

**MAYOR REPORT:** Mayor Carell reported that we have just about planned our 2025 Riverdale recreation summer camp. There is an advertisement for a camp director and we have received a couple resumes and we will be starting those interviews hopefully in the next week. Tomorrow the finance committee will be getting together at 3pm and we will start working on the budget and hopefully with introduction either at the March.26th meeting or the 1st meeting in April.

**COMMITTEE REPORTS:**

**PERSONNEL:** Councilman Kheyfets reported the fire department is having an issue with Optimum which we need to have a look at and the phones.

**UTILITIES:** Councilman Oswald reported that the fields have been swept and are ready for softball season.

**COMMUNICATIONS:** Councilman Purcell reported that he has the contract for the Fireworks company for September 20th & 21st.

**PUBLIC WORKS:** Council President Pellegrini reported that the mayor and himself met with a company about the storage tank for the water we have one 250,000 gallon and one 100,000 gallons. The 250 is in decent shape but the 100,000 needs some intension. We are getting prices to strip the whole thing inside and out and re-coat it.

**PUBLIC SAFETY:** Councilman Revis asked Chief Regeling if he had anything and he said just about the LOSAP and the budget. The mayor responded that we will meet one more time for the budget and capital and the LOSAP we can talk about.

**FINANCE/SEWER:** No report.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

- Memorandum from the Riverdale Planning Board  
Newark Pompton Turnpike Redevelopment Plan  
Block 26, Lots

The Mayor put in the packets a memorandum from the Riverdale Planning Board they unanimously approved the Newark Pompton Turnpike Redevelopment Plan for the Verizon property and the adjacent property formally a gas station.

**BOROUGH CLERK REPORT:** No report

**BOROUGH ATTORNEY REPORT:** No report

**OPEN PUBLIC COMMENTS:**

March 12, 2025

Mayor Carelli opened the meeting to the public for comments.

**Adria Davich, 23 Evans Road** asked if the curbs are painted white what does that mean and Councilman Kheyfets said white means loading. The mayor responded that he will check into this.

**Chris Pohlemus, 16 Halsey Avenue**, asked what is going on with the sewers. The mayor sent out letters to the four properties for the easement. He received two responses kind of on the negative side not wanting to do it. He asked them to respond officially that they don't want it.

**Randy Bush, 27 Halsey Avenue**, asked about the sewer project. He suggested that if one or two of all the five phases of the sewer project in Riverdale can't come to an agreement then you file a declaration of taking, you come to a value of what the easement is you put the money in court and you do the project.

**JT Wilson, 26 Windbeam**, asked who is the Borough Administrator and the mayor responded we have never had one in this town. He asked why he wasn't called back in regards to curbing at Windbeam.

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

**CLOSED SESSION:**

At 8:31PM Mayor Carelli announced that Council would go into closed session to discuss Verizon Proposal.

**ALL IN FAVOR**

Closed session being completed, the meeting returned to public session at 8:47PM

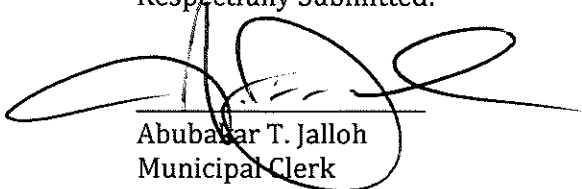
**ADJOURNMENT:**

Councilman Oswald set forth the motion, seconded by Council President Pellegrini to adjourn the meeting.

**ALL IN FAVOR.**

Adjourned: 8:47PM

Respectfully Submitted:



Abubakar T. Jalloh  
Municipal Clerk