

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, Revis, Pellegrini  
ABSENT: Purcell**

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

**APPROVAL OF MINUTES:**

March 12, 2025

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

**ROLL CALL: Ayes: Desai, Kheyfets, Oswald, Revis, Pellegrini  
Absent: Purcell  
(5 ayes, 0 nays - 1 Absent - 0 Abstain - motion carried)**

**PUBLIC HEARING AND ADOPTION OF ORDINANCE**

1) Public Hearing and Adoption of an Ordinance entitled:

**ORDINANCE 03-2025**

**AN ORDINANCE ADOPTING THE NEWARK-POMPTON TURNPIKE REDEVELOPMENT PLAN FOR BLOCK 26, LOTS 21.01 AND 21.03 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.

**Joe Majerscak, 20 Halsey Avenue**, asked how many units will be at the two properties. The mayor responded that the Habitat for Humanity will be 31 condos and the other property is 19 one-bedroom apartments.

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

**ALL IN FAVOR**

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

**RESOLVED** that Ordinance No. 03-2025 as read on second reading at this meeting, be adopted and finally passed.

**ROLL CALL: Ayes: Desai, Kheyfets, Oswald, Revis, Pellegrini  
Nays: None  
Absent: Purcell  
(5 ayes - 0 nays - 1 Absent - motion carried)**

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

**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 Desai to approve the following resolutions:

- 72-2025: RESOLUTION APPROVING AN APPLICATION FOR A SEWER CONNECTION FOR Raymond J. Flynn, 12 Mead Avenue, Riverdale, NJ Block 15, Lot 14
- 73-2025: RESOLUTION APPROVING A COMMERCIAL APPLICATION FOR A SEWER CONNECTION FOR New Jersey Department of Transportation, 1 Riverdale Road, Riverdale, NJ Block 26, Lot 22.01
- 74-2025: RESOLUTION APPROVING AN APPLICATION FOR A SEWER CONNECTION FOR Robert Fierro, 18 Greenwich Street, Riverdale, NJ Block 13.01, Lot 12
- 75-2025: RESOLUTION APPROVING AN APPLICATION FOR A SEWER CONNECTION FOR Joseph Brooks, 9 Mead Avenue, Riverdale, NJ Block 16 Lot 10
- 76-2025: RESOLUTION APPROVING AN APPLICATION FOR A SEWER CONNECTION FOR Michael Kajor, 29 Mead Avenue, Riverdale, NJ Block 23 Lot 14
- 77-2025: RESOLUTION APPROVING AN APPLICATION FOR A SEWER CONNECTION FOR Linda T. Peterson, 30 Mead Avenue, Riverdale, NJ Block 22 Lot 19
- 78-2025: RESOLUTION APPROVING AN APPLICATION FOR A SEWER CONNECTION FOR Scott M. Dorn, 31 Mead Avenue, Riverdale, NJ Block 23 Lot 15
- 79-2025: RESOLUTION APPROVING AN APPLICATION FOR A SEWER CONNECTION FOR Karin Corrubia, 22 Mead Avenue, Riverdale, NJ Block 20 Lot 5.03
- 80-2025: RESOLUTION APPROVING AN APPLICATION FOR A SEWER CONNECTION FOR Samuel & Toma Dedio, 28 Mead Avenue, Riverdale, NJ Block 22 Lot 18
- 81-2025: AUTHORIZING THE ISSUING OF CANVASSER AND/OR SOLICITOR PERMIT. APPLICANT AND APPLICATION HAVE BEEN APPROVED BY THE APPROPRIATE MUNICIPAL DEPARTMENTS – Alexandria E. Iacono, SOLICITING ON BEHALF OF Trinity Solar, LLC., 2211 Allenwood Road, Wall, NJ 07719
- 82-2025: AUTHORIZING PAYMENT OF BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD THROUGH MARCH 26, 2025 FOR 2024-2025 BILLS IN THE TOTAL AMOUNT OF \$1,127,441.33
- 83-2025: RESOLUTION AUTHORIZING THE 2025 GRANT APPLICATION TO THE MORRIS COUNTY HISTORIC PRESERVATION TRUST FUND FOR THE PREPARATION OF CONSTRUCTION DOCUMENTS FOR THE CONTINUED REHABILITATION OF GLENBURN ESTATE
- 84-2025: RESOLUTION APPROVING AN APPLICATION FOR A SEWER CONNECTION FOR Brendan Lynch, 27 Mead Avenue, Riverdale, NJ Block 23 Lot 13
- 85-2025: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR PROFESSIONAL SERVICES TO HMR ARCHITECTS, P.A. FOR PREPARATION OF THE 2025 MORRIS COUNTY HISTORIC PRESERVATION TRUST FUND GRANT APPLICATION IN THE AMOUNT OF \$2,000
- 86-2025: RESOLUTION ESTABLISHING SALARIES FOR EMPLOYEES OF THE BOROUGH OF RIVERDALE FOR THE CALENDAR YEAR 2025

**Councilman Revis abstained on the Fire Official' salary increase.**

- 87-2025: RESOLUTION AUTHORIZING 2025 APPROPRIATION RESERVE TRANSFERS
- 88-2025: RESOLUTION CANCELLING THE UNEXPENDED BALANCES IN GENERAL CAPITAL IMPROVEMENT APPROPRIATIONS

ROLL CALL           **Ayes: Desai, Kheyfets, Oswald, Revis, Pellegrini**  
                          **Absent: Purcell**  
                          **(5 ayes – 0 nays – 1 Absent - motion carried)**

**COPY OF BILLS LIST AND RESOLUTIONS IN FULL ON PAGE NO. 24 -A THROUGH Q**

**MAYOR REPORT:** Mayor Carell reported that the sewer work on Mead Avenue, Arlington and Haycock is hopefully nearing an end. He just needs to finish up the pipe on Haycock. The work has started on WindBeam we are milling, paving and doing some drainage work and fixing up some drop curbs. At the last meeting we had a resident ask about the catch basins and the alignment. He met with the town Engineer the next morning to look at everything. One of the catch basins was set back from the rest of the curbing and the reason they did that because there is a gas line on that side of the street. We will be having a pre-construction meeting because next up is Mathews Avenue, Degraw and Perry milling and paving. After that we have a grant for North Corporate and Kener Court. We have some work on our water system. We have low volume on Riverview Terrace and there are some spots in town where residents are not getting the adequate pressure. The mayor said last meeting we had some residents come in and we spoke about the phase 6 project. He has only heard back from two of the residents about the easements. He would like to set up a meeting where they can come in and understand what we are trying to do. There was a discussion on filing a declaration of taking.

**COMMITTEE REPORTS:**

**PERSONNEL:** No report

**UTILITIES:** Councilman Oswald reported that there are a couple of sink holes down at the ball field. One was about 5' deep on the soccer field and the DPW went out and filled it immediately. Then a couple days later there was a sink hole by home plate which is the one farthest away from the parking lot and that one was filled back in. They feel like there was a tree years ago. Besides that the fields look amazing and they are doing a great job. There are two softball games for a charity for suicide prevention on next Saturday it will be Pompton Lakes against Lakeland High School and it will be a JV and Varsity game and all the money that is raised will go to charity.

**PUBLIC WORKS:** No report

**PUBLIC SAFETY:** Councilman Revis reported that with his daily walks he will bump into a resident and they would have a conversation which turns into the police and fire departments and he has not heard anything but great things and praise for both departments and all they do, so thank you very much for that.

**FINANCE/SEWER:** No report.

The mayor responded that this past week we lost a long time Riverdale resident Mary Gambino. Mary was very active in our Senior club and she was approaching her 99<sup>th</sup> birthday. Mary always let you know where you stood. She was a staple in Riverdale and we will miss her.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

- **LETTER:** Opposing Senate, No. 1408 Conversion of Certain Office Parks and Retail Centers to Mix-Use Residential Developments.

Council agreed to sign the letter.

**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**, discussed moving forward with the easements if there is no approval.

**Joe Majerscak, 20 Halsey Avenue**, he asked how many responses there were and the mayor responded verbally he had someone from the meeting say yes and the other one he doesn't know. He still hasn't heard from two people.

**Kim Soto, 23 Halsey Avenue**, one of the owners has moved and he has relatives living there. They mailed it to him so he will get it.

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

**ADJOURNMENT:**

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

**ALL IN FAVOR.**

Adjourned: 8:33PM

Respectfully Submitted:

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Abubakar T. Jalloh  
Municipal Clerk