

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:
June 25, 2025

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

ROLL CALL: Ayes: Desai, Kheyfets, Oswald, Purcell, Revis, Pellegrini
Absent: None

INTRODUCTION OF ORDINANCES:

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

ORDINANCE 06-2025

ORDINANCE AMENDING CHAPTER 160 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF RIVERDALE AND ESTABLISHING RESIDENTIAL PARKING PERMIT REQUIREMENTS ON CERTAIN STREETS

ROLL CALL: Ayes: Desai, Kheyfets, Oswald, Purcell, Revis, Pellegrini
Nays: None

COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 46 - A

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

ORDINANCE 07-2025

ORDINANCE BY THE BOROUGH OF RIVERALE MAYOR AND COUNCIL AMENDING THE BOROUGH OF RIVERDALE CODE OF ORDINANCES TO AMEND CHAPTER 104 ENTITLED "FLOOD HAZARD CONTROL": TO ADOPT FLOOD HAZARD MAPS; TO DESIGNATE A FLOODPLAIN ADMINISTRATOR; AND PROVIDING FOR SEVERABILITY AND AN AFFECTIVE DATE

ROLL CALL: Ayes: Desai, Kheyfets, Oswald, Purcell, Revis, Pellegrini
Nays: None

COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 46 - B

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

ORDINANCE 08-2025

BOND ORDINANCE PROVIDING FOR VARIOUS WATER UTILITY CAPITAL IMPROVEMENTS IN AND BY THE BOROUGH OF RIVERALE, IN THE COUNTY OF MORRIS, NEW JERSEY, APPROPRIATING \$500,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$500,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE THE COST THEREOF

ROLL CALL: Ayes: Desai, Kheyfets, Oswald, Purcell, Revis, Pellegrini
Nays: None

COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 47 - A

PUBLIC HEARING AND ADOPTION OF ORDINANCES:

1) Public Hearing and Adoption of an Ordinance entitled:

ORDINANCE 05-2025

AN ORDINANCE TO ESTABLISH NEW CHAPTER 80 IN THE CODE OF THE BOROUGH OF RIVERDALE, ENTITLED, "RESTRICTED AREAS" AND RESTRICTING PORTIONS OF BUILDINGS WHERE MUNICIPAL OPERATIONS ARE CONDUCTED LIMITED TO AUTHORIZED EMPLOYEES ONLY TO PROTECT AND SAFEGUARD PUBLIC RECORDS CONTAINING PERSONALLY IDENTIFIABLE INFORMATION

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 Revis,

RESOLVED that Ordinance No. 05-2025 as read on second reading at this meeting, be adopted and finally passed.

ROLL CALL: Ayes: Desai, Kheyfets, Oswald, Purcell, Revis, Pellegrini
Nays: None

COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 47 - B

OPEN PUBLIC COMMENTS ON RESOLUTIONS:

Mayor Carelli opened the meeting to the public for comments.

John Wilson, 26 Windbeam – asked why a payment is being made to Prince Construction when the work isn't completed. The mayor responded this is not the final payment there is still another payment.

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

ALL IN FAVOR

RESOLUTIONS – CONSENT AGENDA:

Councilman Oswald set forth the motion, seconded by Councilman Desai to approve the following resolutions:

134-2025: RESOLUTION EXTENDING THE DUE DATE FOR THE THIRD QUARTER TAXES

RESOLUTIONS - CONSENT AGENDA (CONTINUED):

- 135-2025: RESOLUTION APPROVING AN APPLICATION FOR A SEWER CONNECTION FOR Paul Stach & Jennifer L. Ammirata, 46 Mead Avenue, Riverdale, NJ Block 22 Lot 22.02
- 136-2025: RESOLUTION AUTHORIZING THE EXECUTION OF A MUNICIPAL UTILITY ENGINEERING AND CONSTRUCTION AGREEMENT BETWEEN THE COMMISSIONER OF TRANSPORTATION, ACTING FOR AND IN THE NAME OF THE STATE OF NEW JERSEY, HEREINAFTER CALLED THE "STATE" AND THE BOROUGH OF RIVERDALE, HEREINAFTER CALLED THE "UTILITY" FOR THE ROUTE 23, ALEXANDER AVE TO HIGHLAND AVE
- 137-2025: RESOLUTION APPROVING AN APPLICATION FOR A SEWER CONNECTION FOR John A. Nolan III, 6 Arlington Place, Riverdale, NJ Block 15 Lot 18
- 138-2025: RESOLUTION AUTHORIZING THE EXTENSION OF THE RECYCLABLE MATERIALS CONTRACT WITH BLUE DIAMOND DISPOSAL, INC. UNTIL SEPTEMBER 30, 2025
- 139-2025: UTHORIZING PAYMENT REQUEST #4 FOR THE WINDBEAM SECTION ROAD IMPROVEMENTS TO NEW PRINCE CONSTRUCTION COMPANY INC., 215 EILEEN TERRACE, HACKENSACK, NJ 07601-3116 IN THE AMOUNT OF \$26,668.37
- 140-2025: AUTHORIZING PAYMENT OF BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD THROUGH JULY 23, 2025 FOR 2024-2025 BILLS IN THE TOTAL AMOUNT OF \$1,248,112.39
- 141-2025: RESOLUTION CERTIFYING THE GOVERNING BODY HAS REVIEWED, AT A MINIMUM, THE COMMENTS AND RECOMMENDATIONS SET FORTH IN THE 2024 ANNUAL AUDIT REPORT
- 142-2025: RESOLUTION APPROVING THE CORRECTIVE ACTION PLAN PREPARED BY THE CHIEF FINANCIAL OFFICER IN RESPONSE TO THE FINDINGS AND RECOMMENDATIONS IN THE 2024 AUDIT REPORT
- 143-2025: RESOLUTION AUTHORIZING THE APPOINTMENT OF RYAN ESCALANTE AS DEPUTY MUNICIPAL COURT ADMINISTRATOR EFFECTIVE AUGUST 1, 2025
- 144-2025: APPROVING THE RENEWAL OF INACTIVE LIQUOR LICENSE FOR THE OLD POWDER HORN MILL, LLC FOR THE 2025/2026 LICENSE YEAR
- 145-2025: **REMOVED**
- 146-2025: RESOLUTION APPROVING AN APPLICATION FOR A SEWER CONNECTION FOR Frances Folkerts, 51 Newark Pompton Turnpike, Riverdale, NJ Block 25 Lot 12
- 147-2025: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR PROFESSIONAL SERVICES TO KMA (Kyle+McManus Associates) FOR AFFORDABLE HOUSING PLANNING SERVICES FOR THE FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

ROLL CALL: **Ayes: Desai, Kheyfets, Oswald, Purcell, Revis, Pellegrini**
 Absent: None

COPY OF BILLS LIST AND RESOLUTIONS IN FULL, ON PAGE NO. 48 -A THROUGH M

MAYOR REPORT:

Mayor Carell reported that we received a grant for the GlenBurn House for \$3,000. That grant is to have our architect prepare plans for refurbishing primarily the roof and the siding of the house. We received a grant for \$32,00 to do that.

COMMITTEE REPORTS:

PERSONNEL: No report.

UTILITIES: Councilman Oswald reported that we had one softball camp last week. There were also two travel teams, one softball and one baseball team. We are still working on the playground set. We are also talking about doing the guardrails to make them compliance with State. He asked if there was a list of people in the flood zone to do a reverse 911 in case of flooding. Chief Regeling responded that anyone can sign up on the website.

COMMUNICATIONS: Councilman Purcell reported that we have a town adult kick ball that has kicked off recently. We had the first one July 16th and it was a great turnout. There is another one July 31st, August 7th, 14th 21st and 28th. There is more information about that on the website and Facebook page. He has been working with the Fire Marshal and the Fireworks vendor on securing all the permits for Riverdale Day. August 2nd at 8:30am is the PBA movie night. The Mayor responded that we have received a donation from the Mahan's for recreation type events. Councilman Purcell said he knows there is a lot of confusion with Medicare Parts A,B & C for seniors and he has an associate that does free coaching for seniors and it would cost the Borough nothing and the seniors nothing.

PUBLIC WORKS: Councilman Pellegrini reported that the DPW is down two guys but they are holding their own. Permanent signs were ordered for the range and this will give them ten (10) parking spots.

PUBLIC SAFETY: Councilman Revis asked Chief Regeling if the AC was done today and the Chief responded not as of 1:30pm. Chief Quant reported that Movie night is August 2nd at 8:30pm. The new hirer is doing fantastic with off field training. The Board of Health had a meeting with Chilton Hospital and they went over the services that they provide to the community for seniors and also the ambulance service they provide that backs up EMS for Riverdale and Pompton Lakes when there is a shortage of ambulances. They will be attending a senior meeting to explain to them everything that is going on with emergency care. The numbers that truly astounded him were in the emergency services area they usually see roughly 200 people a day. So, the volume over there is quite substantial.

FINANCE/SEWER: Councilman Desai reported that Councilman Pellegrini and himself were at a sewer meeting last week. We approved the budget for next year which is some good news. The TWSA approves their budget after we approve ours so we don't know what their increases are going to be. They proposed two budgets one at 2% and one at a 1% increase. Our representatives PBBSA they had decided on 3.3% which enabled us to stay at the 1% instead of 2%. We didn't have to pay any surplus and we are funding our Capital reserve as normal. There was discussion about opening up the Community Center for parties on Saturday's and Sunday's ending at 7:00pm.

OLD BUSINESS:
None

NEW 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.

Rick Malanga, 17 Morris Avenue - asked about the ordinance for Tree removal and suggested that the mayor and council look it over. We are not charging fees for dead trees and it isn't in the ordinance.

Residents concerned about Phase 6 Sewer Improvements after discussion mayor and council will have a presentation at the September meeting and letters will be sent out to residents.

Randy Bush, 27 Halsey Avenue
Mr. Gardiner, 25 Halsey Avenue
Joe Majerscak, 20 Halsey Avenue
Al Olsen, 24 Halsey Avenue

John Wilson, 26 Windbeam – asked about Ordinance 8-2025 what are the water problems. The mayor responded that on Riverview Terrace & Stratford the water main to curb stop is corroded and it needs to be changed. Mr. Wilson wanted to let Councilman Revis know that Riverdale Pompton Lakes First aid squad is free but if they are busy and another ambulance shows up, they will charge you. He asked why Pompton Lakes Senior club is at the Community Center and the mayor responded that their building was under construction and the mayor and council allowed them to use it. He asked about flood maps and they are on the website. He also suggested that the Borough keeps the Shade Tree Commission.

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

ALL IN FAVOR

ADJOURNMENT:

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

ALL IN FAVOR.

Adjourned: 9:20PM

Respectfully Submitted:



Abubakar T. Jalloh
Municipal Clerk