

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:**  
August 13, 2025

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

**ROLL CALL: Ayes: Oswald, Revis, Pellegrini  
Absent: Purcell  
Abstained: Desai, Kheyfets  
(3 ayes, 0 nays - 1 Absent - 2 Abstain - motion carried)**

**INTRODUCTION OF ORDINANCE:**

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

**ORDINANCE 09-2025**

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE BOROUGH OF RIVERDALE, IN THE COUNTY OF MORRIS, NEW JERSEY, APPROPRIATING \$1,320,600 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,257,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF

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

**COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 53 - A**

**PUBLIC HEARING AND ADOPTION OF ORDINANCES:**

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

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 Desai,

**RESOLVED** that Ordinance No. 06-2025 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 – 0 Abstain – motion carried)

**COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 54 – A**

- 2) Public Hearing and Adoption of an Ordinance entitled:  
**ORDINANCE 08-2025**

BOND ORDINANCE PROVIDING FOR VARIOUS WATER UTILITY CAPITAL IMPROVEMENTS IN AND BY THE BOROUGH OF RIVERDALE, 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

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 Desai set forth the motion, seconded by Councilman Oswald,

**RESOLVED** that Ordinance No. 08-2025 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 – 0 Abstain – motion carried)

**COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 54 – B**

**OPEN PUBLIC COMMENTS ON RESOLUTIONS:**

Mayor Carelli opened the meeting to the public for comments.

**IT Wilson, 26 Windbeam Road**, he asked if there would be a discussion with the people for the Quarry. He would like to know why they are taking product off the property and bringing more back on the property. Bob Oostdyk responded that this license is an amendment for their license. The work they are doing is all in connection with the reclamation of the property. So, what's coming on and what's going off is part of the reclamation Plan.

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

**ALL IN FAVOR**

**RESOLUTIONS – CONSENT AGENDA:**

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

- 149-2025: RESOLUTION APPROVING AN APPLICATION FOR A SEWER CONNECTION FOR Perillo/Wojtyczyn, 13 Newark Pompton Turnpike, Riverdale, NJ Block 20 Lot 6
- 150-2025: DISPOSAL OF OBSOLETE BOROUGH OF RIVERDALE PUBLIC WORKS, FIRE DEPARTMENT AND POLICE DEPARTMENT VEHICLES AND EQUIPMENT
- 151-2025: RESOLUTION AUTHORIZING THE RETURN OF THE BALANCE OF ESCROW DEPOSITS WITH THE BOROUGH OF RIVERDALE
- 152-2025: AUTHORIZING PAYMENT OF BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD THROUGH AUGUST 27, 2025 FOR 2024-2025 BILLS IN THE TOTAL AMOUNT OF \$1,087,579.92
- 153-2025: RESOLUTION AMENDING THE RESOLUTION GRANTING A QUARRY LICENSE TO TILCON NEW YORK, INC. (NOW ASSIGNED TO RIVERDALE QUARRY LLC) FOR THE YEARS 2020- 2025 TO INCLUDE AN AMENDED RECLAMATION PLAN
- 154-2025: RESOLUTION AUTHORIZING HYVE PILATES, 57 HAMBURG TURNPIKE, SUITE C TO BEGIN OPERATING HOURS AT 5:00 AM ON SELECT WEEKDAY MORNINGS
- 155-2025: AUTHORIZING FINAL PAYMENT REQUEST #6 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 \$38,427.37
- 156-2025: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR PROFESSIONAL LAND SURVEYING SERVICES TO DMC ASSOCIATES, INC FOR A SURVEY OF THE MATHEWS AVENUE SECTION OF RIVERDALE FOR THE NJDOT 2024 GRANT
- 157-2025: RESOLUTION AUTHORIZING A SHARED SERVICES AGREEMENT BY AND BETWEEN THE BOROUGH OF RIVERDALE AND THE BOARD OF EDUCATION OF THE BOROUGH OF RIVERDALE TO PROVIDE A SPECIAL LAW ENFORCEMENT OFFICER III (SLEO III) AS A SCHOOL SECURITY OFFICER FOR THE RIVERDALE SCHOOL DISTRICT
- 158-2025: AUTHORIZING THE EMPLOYMENT OF RANDY MORALES A SPECIAL LAW ENFORCEMENT OFFICER III (SLEO III) AS A SCHOOL SECURITY OFFICER FOR THE RIVERDALE SCHOOL DISTRICT UNDER THE DIRECTION OF THE RIVERDALE POLICE DEPARTMENT EFFECTIVE AUGUST 28, 2025 WITH AN ANNUAL BASE SALARY OF \$50,400

**ROLL CALL:**

**Ayes: Desai, Kheyfets, Oswald, Revis, Pellegrini**

**Absent: Purcell**

**(5 ayes, 0 nays - 1 Absent - 0 Abstain - motion carried)**

**COPY OF BILLS LIST AND RESOLUTIONS IN FULL ON PAGE NO. 55 -A-1**

Mayor Carelli reported that we received a letter from Morris County MUA congratulating Riverdale who has received a Municipal Recycling Award in recognition of achieving a recycling rate of 50% or higher! Steve our Superintendent oversees that program and it's nice to get the recognition that we are doing a good job in regards to recycling. On Monday we will have our annual Street Fair from 10:00 - 5:00. The carnival is all set for September 17<sup>th</sup> - 21<sup>st</sup> at the Armory. The sign out front is not working and Steve did some trouble shooting and they can't find the problem so will have to call in the vendor. The sign is 10 years old and it's a little outdated so it might be time to consider a newer sign.

**COMMITTEE REPORTS:**

**PERSONNEL:** No report.

**UTILITIES:** Councilman Oswald reported that the use of the fields will be Fall Soccer some rentals for Baseball and Softball. He does want to get pricing on redoing between the infield to the outfield on both fields. The grass and the clay are starting to merge.

**PUBLIC WORKS:** Councilman Pellegrini reported that the DPW is running smoothly. We have a list of the obsolete equipment that we can put up for auction and try to sell. The guys got all the signs up at the pistol range and they look good.

**PUBLIC SAFETY:** Councilman Revis said that Chief Regeling had a question about the 911 Ceremony and the Chief asked about putting the wreath up and the mayor said we will certainly do that and we will plant something more significant because next year is 25 years. Chief Regeling explained the OSHA vehicle is used for the firefighter's gear to keep separate and brought back to the firehouse. There have been greater cases of cancer because of the plastic that lays on the gear after a fire. Lieutenant Famularo reported that the new SLEO is ready to start on Tuesday.

**FINANCE/SEWER:** Councilman Desai reported that on the sewer report they have adopted the budget and it was a .93 percent increase yearly. Everything is fully funded including our capital reserve.

**OPEN PUBLIC COMMENTS:**

Mayor Carelli opened the meeting to the public for comments.

**Kristen, President of the Library Board of Trustees,** she read a letter of concern from the Board in regards to the elevator. The mayor responded that we have introduced the capital ordinance tonight which will be adopted next month appropriating a quarter of million dollars to make these types of improvements to Borough building. He is well aware of the elevator and we will be addressing that shortly.

**Kim Soto, 3 Halsey Avenue,** the letters were supposed to go out to the residents in regards to what the amount was. Mayor Carelli responded what we agreed to was having a presentation and the letters would be notifying those people of the presentation. It will be on the 2<sup>nd</sup> meeting in September. Is there anyone that can take care of the JCP&L building there are weeds and the grass is long.

**Rich Rosenboom 5 Halsey Avenue,** is the front part of Halsey from Federal to Post can get sewer lines and the mayor responded yes, he believes there are seven properties. The trees along the railroad tracks are getting so big and now it is lifting up his fence and his shed. This needs to be addressed.

**JT Wilson, 26 Windbeam Road,** he noticed there was a new street sign on Post Lane and Hamburg Turnpike looks nice. He asked if the old plumbing store and the apt that is boarded up are they getting summons for all the graffiti and the mayor responded that they have been notified by our Property Maintenance person to clean up that property.

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

**OLD BUSINESS:**

Councilman Kheyfets reported on the Community Center for rental. In the past we had who we rent to, moving forward we don't charge for Civic organizations, not renting to commercial organizations and we are only renting to residents that must be present at the event. Start on October 1<sup>st</sup> and rentals will only be on Saturday's and Sunday's. It's \$400 per day plus \$25.00 an hour for supervision from the Borough. A deposit of \$500.00 after facility is inspected. The person that is renting will need to be present during the event the entire time.

Councilman Desai reported that there are several dispensaries operating illegally in our town not paying taxes and or license fees. Maybe it is time we go in the other direction we haven't had a lot of complaints from the residents. Discussion Ensued.

**ALL IN FAVOR**

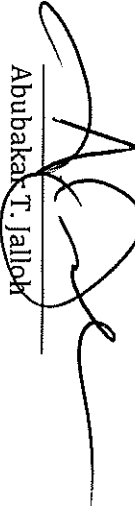
**ADJOURNMENT:**

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

**ALL IN FAVOR.**

Adjourned: 8:43PM

Respectfully Submitted:



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Abubakar T. Jalloh  
Municipal Clerk