

September 10, 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:

August 27, 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: None
Abstained: Purcell
(5 ayes, 0 nays – 0 Absent - 1 Abstain - motion carried)**

PROCLAMATION:

- Proclamation for Ovarian Cancer Awareness Month – September 2025

Mayor Carelli read the Proclamation.

MAYOR APPOINTMENTS:

- 159-2025:** MAYOR'S APPOINTMENT OF THE CLASS IV PLANNING BOARD MEMBER
– Kevin Bulger
- 160-2025:** MAYOR'S APPOINTMENT OF ALTERNATE PLANNING BOARD MEMBER
– Brenden Lynch

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

RESOLUTIONS – CONSENT AGENDA:

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

- 161-2025:** AUTHORIZING FINAL PAYMENT REQUEST #5 FOR THE WINDBEAM SECTION ROAD IMPROVEMENTS TO NEW PRINCE CONSTRUCTION COMPANY INC., 215 EILEEN TERRACE, HACKENSACK, NJ 07601-3116 IN THE AMOUNT OF \$23,957.11
- 162-2025:** RESOLUTION FOR RENEWAL OF MEMBERSHIP IN THE MORRIS COUNTY MUNICIPAL JOINT INSURANCE FUND
- 163-2025:** AUTHORIZING PAYMENT OF BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD THROUGH SEPTEMBER 10, 2025 FOR 2024-2025 BILLS IN THE TOTAL AMOUNT OF \$49,176.95
- 164-2025:** RESOLUTION AUTHORIZING THE RETURN OF THE BALANCE OF ESCROW DEPOSITS POSTED WITH THE BOROUGH OF RIVERDALE (57 PATERSON-HAMBURG TPKE BLOCK15/LOT10)

September 10, 2025

165-2025: RESOLUTION AUTHORIZING THE USE OF SOMERSET COUNTY CO-OP, CONTRACT# (CC-0099-24 GROUP 10) TO PURCHASE ALLMAND LIGHT TOWERS AND GENERATOR FOR THE RIVERDALE POLICE DEPARTMENT AND EQUIPMENT - \$29,189.00

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

COPY OF BILLS LIST AND RESOLUTIONS IN FULL ON PAGE NO. 59 -A - E

Mayor Carelli reported that Bob and himself met with the Environmental people today to discuss the Jersey Central Property there were one or two issues with the Environmental testing and we are working through that. We will need to reach out to Jersey Central they are recommending that we do further testing and we will need approval to do that testing.

At the last meeting a resident asked that we address the tree situation along the railroad tracks for the properties that are on Halsey Avenue that butt up against the railroad. Steve and I met today with our representative from the railroad and we walked the property. If there are dead trees, he will take them down and if we want to call in our tree guy to prune we can. We did walk and noticed the majority of the homes were their yard ends and they all have fences and they conveniently have gates and through those gates they go on to the railroad's right-a- way and there were leaves, junk, garbage cans, wheelbarrows, abandon bicycles and pallets, they use it as their private dumping ground. He will need to talk to Mark Lime Property Maintenance about this. There were one or two properties that were nice. While the mayor was with the representative, he asked him who would he contact to talk about extending the trail. He gave me a contact person in Cooperstown, New York and he sent an email to this person explaining what we are trying to do and she responded that she will get back to me with the appropriate people. Tomorrow is the Anniversary of 911 and the Fire Department typically does a Memorial Service. This week they have their convention so the Chief asked if it would be okay if they didn't have it. He will make sure that the wreath is outside tomorrow.

One of the residents from the last meeting was asking about the Pompton Plumbing building and he reached out to Mark Lime our Property Maintenance guy and he told him enough is enough he wants him to start fining them. He wants the place cleaned up and Graffiti off. Mark did get back to him and he spoke to the owner and the owner said they would take care of it.

We have changed over at Windbeam to residential parking permit only and he is waiting to get the decals and hangers. He will send a letter to the residents that are affected. Councilman Oswald and himself met with Ben Shafer recreation and he is pretty sure that they finalized the design for the toddler playground down at the park. He also invited Aleen Rivera who has a special need son and she had a lot of good ideas which we incorporated. Now we are waiting for Scott from Ben Shafer to give us an updated rendering. The only downside is they are booked until the end of the year. We are also working on replacing the guardrail we have to get rid of the telephone pole.

We are continuing to fix, two at a time, the water services down on Riverview Terrace and we are up to six.

The mayor did an inventory on the streetlights on Newark Pompton Turnpike. We have sixty-one spots and we are missing seventeen streetlights.

The carnival equipment is at 79 Newark Pompton Turnpike it will be stored there until Sunday and thanks to Brandon for letting us do that.

We had a meeting with our Affordable Housing guy and we are working on that project. We will need to know how much sewer allocation we have available. The mayor sent out letters to all the residents on Halsey and Federal notifying them that we will have a presentation at the next meeting.

COMMITTEE REPORTS:

PERSONNEL: Councilman Kheyfets reported that when they were at the Fire Department picnic the Chief mentioned that they were putting chargers in Target's downstairs and he was concerned because there were no sprinklers in the garage. Is this something for the Council or the Planning Board.

UTILITIES: Councilman Oswald reported that hopefully we have the playground set and it can be put in early next year. He has one team that is looking to rent and extend the lights to practice in the fall.

COMMUNICATIONS: Councilman Purcell reported that the Carnival is coming up on September 17th – September 21st.

PUBLIC WORKS: Councilman Pellegrini reported that the end of this month Verizon is discontinuing our service to the pump station on Mathews Avenue. We are getting prices on different companies for what is needed to communicate. To get it up and running we received a price for \$14,000. The street sweeper cannot be used anymore and to rent one for a month is \$12,000. To lease for 5 years would be \$6,000 a month and at the end of the 5 years you own it. The guys did an amazing job cleaning up the Street Fair.

PUBLIC SAFETY: Councilman Revis reported that Chief Regeling is at the convention and he asked if Chief Quant had anything and he did not.

FINANCE/SEWER: Councilman Desai reported that he mentioned that the sewer budget was adopted at the last meeting .93% increase which is n

OPEN PUBLIC COMMENTS:

Mayor Carelli opened the meeting to the public for comments.

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

OLD BUSINESS:

ALL IN FAVOR

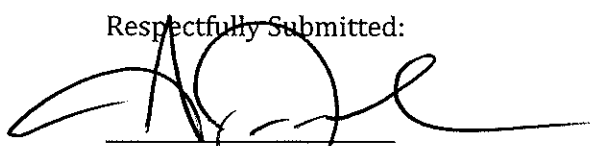
ADJOURNMENT:

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

ALL IN FAVOR.

Adjourned: 8:47PM

Respectfully Submitted:



Abubakar T. Jallon
Municipal Clerk