

September 24, 2025

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

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

APPROVAL OF MINUTES:

September 10, 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
Absent: None
Abstained: None
(6 ayes, 0 nays - 0 Absent - 0 Abstain - motion carried)

PUBLIC HEARING AND ADOPTION OF ORDINANCES:

1) Public Hearing and Adoption of an Ordinance entitled:

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

The Municipal Clerk read the notice for the second reading and final adoption.

Mayor Carelli opened the meeting to the public for comments.

Ann Gould, 22 Cotluss Road, asked what improvements will be made to the park and the Community Center. Mayor Carelli responded that the park there will be a new playground, walking trail and the guardrails will be replaced. There is nothing specific for the Community Center.

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. 09-2025 as read on second reading at this meeting, be adopted and finally passed.

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

COPY OF ORDINANCE AND RESOLUTION IN FULL ON PAGE NO. 61 - A

OPEN PUBLIC COMMENTS ON RESOLUTIONS:

Mayor Carelli opened the meeting to the public for comments.

Kim Soto, 23 Halsey Ave, asked what is a pocket liquor license and Bob Oostdyk explained it to her.

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:

- 166-2025: RESOLUTION APPROVING AN APPLICATION FOR A SEWER CONNECTION FOR Kevin Corrado, 68 Post Lane, Riverdale, NJ Block 22 Lot 23.01
- 167-2025: APPROVING THE RENEWAL OF A POCKET LIQUOR LICENSE FOR THE 2025/2026 LICENSE YEAR IN THE BOROUGH OF RIVERDALE
- 168-2025: AUTHORIZING PAYMENT OF BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD THROUGH SEPTEMBER 24, 2025 FOR 2024-2025 BILLS IN THE TOTAL AMOUNT OF \$1,288,684.14
- 169-2025: AUTHORIZING THE AWARD OF A CONTRACT FOR THE MANAGEMENT OF THE RIVERDALE RECYCLING CENTER TO RER SUPPLY LLC, 4 SOUTH CORPORATE DRIVE, RIVERDALE, NEW JERSEY 07457
- 170-2025: AUTHORIZING THE AWARD OF A 5-YEAR CONTRACT FOR THE COLLECTION, REMOVAL AND DISPOSAL OF GARBAGE, BULK WASTE AND RECYCLABLE MATERIALS TO BLUE DIAMOND DISPOSAL INC, 5 HOWARD BOULEVARD, MOUNT ARLINGTON, NJ 07856 IN THE AMOUNT OF \$1,020,000.00
- 171-2025: RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION NJS 40A:4-87 – CHAPTER 159 – “FY 2025 Local Recreation Improvement Grant”
- 172-2025: RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION NJS 40A:4-87 – CHAPTER 159 – “Fiscal Year 2024 NJDOT Municipal Aid Program”
- 173-2025: RESOLUTION TO AUTHORIZE THE PURCHASE OF PLAYGROUND EQUIPMENT AND INSTALLATION THROUGH THE EDUCATION SERVICES COMMISSION OF NJ (ESCNJ) COOPERATIVE CONTRACT# ESCNJ 24/25-01; CO-OP# 65MCESCCPS FOR AN AMOUNT NOT TO EXCEED \$93,192.21

**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. 62 -A - H

Mayor Carelli reported the carnival was this past weekend and total sales for this year was \$60,882 and last year was \$66,950. We received a check last year for \$3900.00 and this year it is \$14,875.00. We adopted an ordinance for no parking on Windbeam for businesses. The mayor will be sending out a letter to the residents and it will have instructions in it. Each resident will receive a decal for their cars and they will receive two guess placards. Jill Marano sent a resignation letter to the Mayor and Council she will be resigning on October 31st. She will be here for Riverdale Day and Fright Night. Thank you, Jill, for all your hard work, you have done a great job.

COMMITTEE REPORTS:

PERSONNEL: Councilman Kheyfets reported that Bob has reviewed the Community Center Agreement and the next step is to revise the Ordinance. There will also be someone from the Borough at each event and there will be training done through the JIF.

UTILITIES: Councilman Oswald reported that on November 21st & 22nd the Boy Scouts will be having their Thanksgiving dinner and sleepover at the GlenBurn. The Shade Tree Committee had a booth at Riverdale Day and they had trees donated by The Glenwild Nursery. Home Depot gave a gift card which they purchased a tree with. Someone else donated lollipops to give out. They raffled three different trees and gave away recycle bags from PSE&G. They will be planting trees around town. The shredding event is on October 25th from 9:00am – 12:00pm. If you go on the website it will show you what can be brought to the event.

COMMUNICATIONS: Councilman Purcell reported that the Library will be having a book sale on Saturday, September 29th from 11:00am – 3:30pm. Councilman Pellegrini and himself need to do their annual improvements walk through. On October 4th is the 5K run that starts at 9:00am and at 6:30pm is Riverdale Day. Rain date is scheduled for October 5th. Fright Night is on October 14th at Freedom Park 6:00pm.

PUBLIC WORKS: No report

PUBLIC SAFETY: No report

FINANCE/SEWER: Councilman Desai reported that there was a request to understand where we were on the sewer allocation and what's left in our system. This preliminary report was given to us by the sewer engineer of the PBRSA. This was based off of meter flow in essence we have 290 thousand gallons per day for available capacity. What is not included in this is all of the available connections that have not connected yet.

Mayor Carelli gave a presentation on Phase 6 Sewer Project update. He gave a summary of Special Improvement Assessment process. What is a "special assessment"? When a public improvement benefits only certain properties within the community the improvement may be financed by special benefit assessments against the properties so benefitted. The Borough determines the amount of an assessment when the Tax Assessor, or other appraisal experts, advise Council concerning the value of the improvements. They examine the properties to be assessed, usually develop a formula to determine the proportional benefit of the project, and then hold a public hearing. After hearing from affected property owners, they then "make a just and equitable assessment of the benefits conferred upon any real estate by reason of such improvements having due regard to the rights and interests of all persons concerned, as well as to the value of the real estate benefitted". There are nine homes on Federal Place, sixteen homes on Halsey Avenue South and seven homes on Halsey Avenue North.

Phase 1 – 4 final project construction cost was \$2,466,909.81. The borough funded \$903,908.70 (\$3,926 per home) and the residential special assessment was \$1,564,900.00. Phase 5 projected special assessment \$8,216.00. Phase 6 Halsey North the projected special assessment is \$7,131.00. Phase 6 Halsey South and Federal Place projected special assessment \$19,436.00.

Scenario 1: Easement offer May 30, 2025 was rejected by two (2) Property Owners. Estimated easement cost \$272,723. Scenario 2 Increase Easement offer, for every \$10,000 per property increase = \$1,600. Estimated Easement cost \$312,723. Scenario 3 Eminent Domain/Condemnation, potential cost to condemn \$67,500 plus added award. Estimated easement cost \$340,223 plus added award. Estimated timeframe 6-12 months. Scenario 4 Pump Station / End of Halsey. Considerations; 1. Cost Justifications – Infrastructure upgrade – Bonding? 2. Post Lane/Riverview Terrace/Stratford Place/Fernwood Crescent = approximately 90 homes. 3. Morris Avenue (28) connected to Morris Avenue Pump Station. Did not levy special assessments for the pump station. (In use) 4. Option: Combine both areas servicing approximately 120 homes. 5. Consider a Bond to finance the pump stations. (Requires 2 PS) 6. Authorize the Sewer Engineer to provide a design proposal and cost estimate for the Pump Stations. 7. Any special assessment would only include the "pipe on the street".

OPEN PUBLIC COMMENTS:

Mayor Carelli opened the meeting to the public for comments.

Halsey Avenue, if they were to get a pump station the price for our sewers would be approximately the same as everyone else? The mayor responded that would be the plan.

Bill Gardiner, 25 Halsey Avenue – at the last town meeting last April at the Community Center the number was said at that time the cost of each home was to be \$22,394.

Randy Bush, 27 Halsey Avenue, he applauds the effort that you have made to come down to scenario 4 it really took a lot of outside the box thinking. He would strongly suggest that scenario 4 is in the best interest of 120 homes. New ones going on the existing ones already there as a town improvement he thinks it is prudent.

Rich Rosenboom, 5 Halsey Avenue, he is part of the 7 homes on Halsey. His concern is if something goes wrong with their septic system. The septic system is getting old.

Joe Soto, 23 Halsey Avenue, he thanked the council for keeping this project alive he fully expected to leave here tonight hearing this project is dead in the water and he is grateful that there is another option that is being considered. Is there a cost benefit to including Riverview and Fernwood as far as getting the contractor to come in now we are going to give you this whole area would there be a better price from the contractor.

Dean Ratajczak, 57 Newark Pompton Turnpike, is there going to be an impact on the cost if people don't hook up and is that a deciding factor. The mayor responded no.

The next meeting needs to be changed to Tuesday, October 7th.

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

OLD BUSINESS:

ALL IN FAVOR

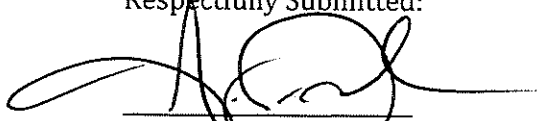
ADJOURNMENT:

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

ALL IN FAVOR.

Adjourned: 9:26PM

Respectfully Submitted:


Abubakar T. Jalloh
Municipal Clerk