

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, Oswald, Revis, Pellegrini
ABSENT: Kheyfets, Purcell**

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

APPROVAL OF MINUTES:
October 22, 2025

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

**ROLL CALL: Ayes: Oswald, Revis, Pellegrini, Mayor Carelli
Nays: Desai
Absent: Kheyfets, Purcell
(4 ayes, 1 nay - 2 Absent - 0 Abstain - motion carried)**

PROCLAMATION
• Declaring November 2025 Pancreatic Cancer Awareness Month
PROCLAMATION
**DECLARING NOVEMBER 2025
PANCREATIC CANCER AWARENESS MONTH**

WHEREAS, in 2025, an estimated 67,440 people will be diagnosed with pancreatic cancer, and 51,980 will die from the disease;

WHEREAS, pancreatic cancer is one of the deadliest cancers, it is currently the 3rd leading cause of cancer-related deaths in the United States;

WHEREAS, metastatic pancreatic cancer is the only major cancer with a five-year survival rate in the single digits, at just 3%;

WHEREAS, when the symptoms of pancreatic cancer present themselves, it is generally in later stages, and only 10% of pancreatic cancer patients are diagnosed when the disease is confined to their pancreas, and 87% of pancreatic cancer patients die within the first five years;

WHEREAS, approximately 1,440 deaths will occur in New Jersey in 2025;

WHEREAS, pancreatic cancer is the 6th most common cause of cancer-related deaths across the world;

WHEREAS, the good health and well-being of the residents of Riverdale are enhanced as a direct result of increased awareness about the symptoms and risks of pancreatic cancer, and research into early detection, causes and effective treatments;

NOW, THEREFORE, BE IT RESOLVED that I, Paul Carelli, do hereby proclaim November, 2025 as Pancreatic Cancer Awareness month and November 20, 2025 as World Pancreatic Cancer Day in the Borough of Riverdale.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the Borough of Riverdale to be affixed this 12th day of November, 2025.

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

185-2025: RESOLUTION APPROVING AN APPLICATION FOR A SEWER CONNECTION FOR Cooper Oil, 3 Paterson Hamburg Turnpike, Riverdale, NJ Block 18 Lot 4

186-2025: AUTHORIZING PAYMENT OF BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD THROUGH NOVEMBER 12, 2025 FOR 2024-2025 BILLS IN THE TOTAL AMOUNT OF \$247,409.60

187-2025: RESOLUTION APPROVING AN APPLICATION FOR A SEWER CONNECTION FOR Edwin Dalessio, 73 Post Lane, Riverdale, NJ Block 25 Lot 3.02

188-2025: RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO PCS PUMP AND PROCESS, INC. FOR THE PURCHASE OF WIRELESS REAL-TIME ALARM MONITORING SYSTEMS FOR ALL BOROUGH WATER TANKS THROUGH THE NORTH JERSEY WASTEWATER COOPERATIVE PRICING SYSTEM PURSUANT TO N.J.S.A. 40A:11-10 AND N.J.A.C. 5:34-7

189-2025: RESOLUTION AUTHORIZING THE CURRENT OWNERS OF 16 BROWN COURT (Block 14.04/Lot 80) TO BRING THEIR SPECIAL ASSESSMENT ACCOUNT CURRENT AND RESUME MAKING SEWER ASSESSMENT PAYMENTS IN INSTALLMENTS

ROLL CALL: Ayes: Desai, Oswald, Revis, Pellegrini
Absent: Kheyfets, Purcell
(4 ayes, 0 nays – 2 Absent – 0 Abstain – motion carried)

COPY OF BILLS LIST AND RESOLUTIONS IN FULL ON PAGE NO. 72 A - E

Mayor Carelli reported that at the last meeting we talked about finding a replacement for the Fire Marshal / Fire Inspector Bill Revis has resigned and will be here until the end of the year. We talked about whether we wanted to include that in the new shared service agreement with Pompton or have our own and the consensus here was to hire our own person. Bill did recommend someone Ron Fusaro who is the Fire Chief in Pompton Lakes and he just retired from his full-time job and has all the credentials to be the Fire Inspector. If no one has any objections he would like to have a resolution on for the next meeting to officially hire him. The mayor is setting up a meeting with Councilman Desai, Councilman Purcell, Heidi and Chris to discuss our strategy for our notes and our bonds for next year.

COMMITTEE REPORTS:

UTILITIES: Councilman Oswald reported that in the spring we are looking to get the playground completed. The mayor responded that Steve told him that the guy came out to look at the area and he told them the end of November. Councilman Oswald said we need to work on the guardrail issue in the spring time.

PUBLIC WORKS: No report.

PUBLIC SAFETY: Councilman Revis reported that the fire inspector was a big topic for Chief Regeling and he hopes this will settle that

FINANCE/SEWER: Councilman Desai asked the mayor in regards to the sewer, phase 6, have we received anything back from that. The mayor responded that he has spoken to Bill Ryden and he is working on a design. They are designing this so it's 6-foot diameter and he will be putting it right by the curb. The only thing that is visible is one metal box for electric. He is working on the bid specs. The same person will do the pump station and the piping. Councilman Desai asked if there were any updates on the Quarry property. Mayor Carelli responded yes, they are in front of the Planning Board and are

looking for a Preliminary Site Approval. They came with their Engineer and there plan the first time and last week they came with their traffic expert. Anyone can come to the meeting they will be coming back on December 4th. The Mahan's are coming before the board for a Preliminary Site Plan Approval so they can market the property. Once they find someone that is interested, they have to come back for a final site approval. It will be a warehouse and it won't be a fulfillment center and they did say that. There was discussion on traffic coming out of the property. Councilman Desai asked where we are with the Affordable Housing and did we get our consultant. Robert Oostdtky responded that we do have our consultant and we have met with the consultant he is looking at a vacant land adjustment for us and right now he is moving slow and is tied up. Councilman Desai responded we have missed our deadline and Bob responded there is no deadline at this point we do it when we do it. Councilman Desai responded that every day that goes by we are vulnerable. Bob responded we are but we are going to be anyway and Councilman Desai responded we are going to be anyway but everyday that goes by is another day that we are vulnerable. When is he going to get back to us and Bob responded he hasn't given us a date and we will follow up with him. Councilman Desai responded let's get this going. Councilman Desai responded that the only thing left on his agenda is the rail trail and the mayor responded that he reached out to the railroad and I haven't heard back. She said she would set up a meeting and he will follow up with them. There are other pieces of the puzzle that we are waiting to fall into place to really put the push.

CORRESPONDANCE

- 2025 Best Practices Spreadsheet

Mayor explained the Best Practices Spreadsheet that everyone received.

OPEN PUBLIC COMMENTS:

Mayor Carelli opened the meeting to the public for comments.

John Majerscak, 29 Halsey Avenue, He went over to Morris Avenue and there was an odor. He asked what piece of property would the pump be going on and the mayor responded the town property. The mayor said he will ask about the smell. Mr. Majerscak responded that at the end of the cul-de-sac there is fence that was installed by the town in or around 1971 and the mayor said we will be doing work down there and it will be replaced.

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

ALL IN FAVOR

ADJOURNMENT:

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

ALL IN FAVOR.

Adjourned: 8:18PM

Respectfully Submitted:



Abubakar T. Jalloh
Municipal Clerk