

The Annual Re-Organization Meeting of the Borough of Riverdale Mayor and Council opened on the above date at 7:30 p.m. with the Pledge of Allegiance.

**READING OF THE CERTIFICATION OF ELECTION:**

Abubakar T. Jalloh, Municipal Clerk read the Certification of the Determination of the November 4, 2025 General Election as follows:

<b>NAME</b>	<b>OFFICE</b>	<b>TERM</b>
Councilman Steve Revis	Borough Council	3 Years
Councilman Paul Purcell	Borough Council	3 Years

**OATHS OF OFFICE/COMMENTS:**

The Oath of Office for Councilman Revis was administered by Mayor Carelli.  
The Oath of Office for Councilman Purcell was administered by Mayor Carelli.

Mayor Carelli welcomed Sheriff Gannon.

**COUNCILMAN STEVE REVIS**

Thank you to my wonderful wife and family for supporting me over the years as Councilman for the people of Riverdale. I would also like to thank the people of Riverdale for their support over all these years and for entrusting me for another three (3) years by re-electing me to the Council position. I also promise that I will always do what is best for the people of Riverdale. I would also like to thank the Mayor and Council for being a part of this team. It is a team that also works to do nothing but the best for the people of Riverdale. Thank you very much.

**COUNCILMAN PAUL PURCELL**

I would like to echo what Councilman Revis just stated. It is a true honor to be up here taking care of the residents and acting on their best interest. We have a really great Governing Body and it's been a privilege to work with all of you for the last nine (9) years. I am so proud of what we have done and I look forward to what we are going to do. This community is very special. We have one of the best Police Departments, Fire Departments and Department of Public Works, everyone works together really, really well. Thank you for your trust in me once again.

**MAYOR'S ADDRESS 2026:**

I would like to start out by wishing everyone a Happy New Year and best wishes for a healthy and successful 2026. Congratulations to Councilman Steve Revis and Paul Purcell on your reelection to the Council.

It has been incredible honor to serve the residents of Riverdale for the past 10 years. We started this journey back in 2016 and have been able to establish a great team on the Borough Council. Each individual on the dais brings a level of expertise and professionalism that has served the community well. Our success over the years is a result of their continued efforts to make Riverdale the best place to live and raise a family.

I would like to take some time to reflect on the team accomplishments of 2025 and what is in store for 2026.

**SEWER INFRASTRUCTURE**

- We have successfully provided access to the borough's sewer system to 256 residential properties since 2016. To date, 216 residents have connected to the system. (67% connection rate) To date, the borough has invested \$3,196,419.07 for the sewer expansion project.

- Phase 6 which includes Halsey Avenue and Federal Place has been redesigned to include a pump station at the end of Halsey Avenue. The plans have been completed and the permit applications have been signed and sent for processing. We expect to go out to bid and award the project by early Spring. This adds an additional 32 homes bringing our grand total to 356 homes.

**INDEPENDENCE PARK**

- In 2026, we plan to begin the long-awaited walking path around the entire perimeter of the park. Design specifications have been completed and bidding will begin this year.
- With a \$75,000 Local Recreation Grant, we installed a Toddler Playground in that will be ready for a ribbon cutting in the Spring. Final grading and fencing needs to be completed. We will expand the playground area with a Toddler Playground in the spring.

**ROAD IMPROVEMENTS**

- The Mayor and Council continue to make aggressive strides in the improvement of our Borough Streets. In the last 10 years, we have been able to upgrade, complete, and schedule 43 of the 57 borough owned streets. (75.4%), with **\$3,005,461** in New Jersey DOT grants.

YEAR	AMOUNT	PROJECT	NO STREETS
2016	\$90,000.00	Oak Street	1
2017	\$245,000.00	Newbury Place/Brown Court	2
2017	Capital Fund	Ryerson Avenue/Mickens/Mullens	3
2018	\$320,000.00	Hartung Avenue/Wesley Street/Cotluss Road	3
2018	Capital Fund	Riverview Terr/Fernwood Terr/Stratford Place/Firehouse Lot	4
2019	\$499,000.00	Cedar Street/Parkway/Sonya Terrace/Loy Avenue	4
2020	\$230,000.00	Post Lane/Munn Avenue/Cottage Place	3
2021	\$351,000.00	Newark Pompton Turnpike/Cotluss Road	2
2022	\$271,200.00	Greenwich Street/Van Duyne Avenue	2
2022	Capital Fund	Morris Avenue/Curtis Street/Drace Place/Linden Street	4
2023	\$274,745.00	Windbeam Section	6
2024	\$260,630.00	Mathews Avenue	1
2025	\$261,720.00	North Corporate/Kenner Court/Perry Court	3
2025	\$202,166.00	Mead Avenue/Arlington Place/Haycock Avenue	3
2026	TBD	Halsey Avenue/Federal Place	2
<b>GRANTS</b>	<b>\$3,005,461.00</b>	<b>TOTAL STREETS COMPLETED/SCHEDULED:</b>	<b>43</b>
		<b>TOTAL BOROUGH STREETS IN RIVERDALE</b>	<b>57</b>
		<b>PERCENTAGE:</b>	<b>75.4%</b>

**COMMUNITY EVENTS**

- In 2025, we held our 3rd annual Riverdale Carnival at the Armory.
- The Labor Day Street Fair continued to be a great event enjoyed by all.
- The First Responders 5k Walk/Run was successful and raised money for our Police, Fire and First Aid Squad. Checks will be presented at an upcoming Council Meeting.

- We concluded the day with fireworks. Once again, a special thanks to Councilman Paul Purcell and the Mahan Group (owners of the Riverdale Quarry) for sponsoring the fireworks.
- Going forward, we will be hiring a new Recreation Director to replace Jill Morano, who resigned to pursue a new career opportunity.

#### **PERSONNEL**

In 20254, we added some new employees to our team.

- Madison Hanna – Summer Camp Director
- Ryan Escalante – Deputy Municipal Court Administrator
- Giovanni Spaccavento – Department of Public Works
- Michale Ferro – Riverdale Police Department

#### **WHAT'S NEXT**

- The Riverdale Quarry is currently at the Riverdale Planning Board for preliminary site approval. The design includes a 1.2M square foot warehouse.
- We also expect construction to begin on the corner of Hamburg Turnpike and Haycock Avenue with a new modern building as well.
- We have not given up on expanding the rail trail from the Pequannock border up to Independence Park at Post Lane. There are (2) properties being negotiated that are important in terms and require environmental approvals.
- The Planning Board has approved an indoor recreation facility at the site of the old Sports Authority location. The center is schedule to open this year.
- The Mayor and Council have approved the reopening of the Riverdale Senior Community Center for residents. The center will be available for rentals on Saturday and Sunday afternoon. A new application form, rules and regulations with updated pricing will be available later this month.
- The Mayor and Council have also approved a "VETERANS BANNER" program that will offer banners to qualified Riverdale Residents that have served in the military. The banners are planned to be placed on the Streetlights along the Newark Pompton Turnpike. We plan to have the program ready for banners on Memorial Day.

#### **IN SUMMARY**

I want to thank the hard-working borough employees who make it all happen.

- Lisa O'Neill – our Deputy Clerk / Office Manager
- Connie Andersen – Finance and Tax Assistant
- Stephanie Colella – our Borough Secretary / Board Secretaries
- Steve Schotanus – our Public Works Superintendent and his team.
- A.J. Jalloh – Borough Clerk
- Chief Charles Quant Jr. – Police Chief
- Terri Pellegrini – Police Secretary
- Elianna Kiesling – Municipal Court Administrator and her team.

I would also like to thank the members of the Riverdale Volunteer Fire Department under the leadership of Chief Jim Regeling who is here tonight. They do a great job keeping us safe in the community. We also thank the Pompton Lakes Riverdale Fist Aid Squad for their service as well.

And the countless volunteers on all of our Boards.

Thank you all – we appreciate your hard work and dedication to Riverdale.

***HAPPY NEW YEAR AND MY GOD CONTINUE  
TO BLESS THE BOROUGH OF RIVERDALE.***

*Mayor Paul M. Carelli*  
*January 7, 2026*

**Recess 8:01PM**

**8:012M CALL TO ORDER**

Mayor Carelli called the meeting to order at 8:01PM

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

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

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES:**

December 10, 2025

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

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

December 29, 2025

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

**ROLL CALL: Ayes: Kheyfets, Oswald, Purcell, Pellegrini**  
**Absent: None**  
**Abstain: Desai, Revis**  
**(4 ayes, 0 nays - 0 Absent - 2 Abstain - motion carried)**

**ADOPTION OF COUNCIL BY-LAWS:**

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

**01-2026: RESOLUTION AUTHORIZING THE ADOPTION OF THE BY-LAWS OF THE GOVERNING BODY OF THE BOROUGH OF RIVERDALE FOR 2026**

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

**COPY OF RESOLUTION IN FULL ON PAGE NO 4-A**

**PROFESSIONAL APPOINTMENT RESOLUTIONS:**

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

**02-2026: RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR PROFESSIONAL BOROUGH ATTORNEY SERVICES FOR THE CALENDAR YEAR 2026 - Robert Oostdyk, Esq.**

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

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

**03-2026** RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR PROFESSIONAL BOROUGH WATER AND SEWER ENGINEERING SERVICES FOR THE CALENDAR YEAR 2026 – Anderson & Denzler Associates, Inc.

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

Councilman Desai set forth the motion, seconded by Councilman Purcell, to approve the following resolution:

**04-2026:** RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR PROFESSIONAL BOROUGH AUDITOR SERVICES FOR 2026 – Nisivoccia LLP

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

Councilman Desai set forth the motion, seconded by Councilman Revis, to approve the following resolution:

**05-2026** RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR PROFESSIONAL BOROUGH BOND COUNSEL SERVICES FOR 2024 - McManimon, Scotland and Baumann, LLC

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

Councilman Desai set forth the motion, seconded by Councilman Purcell, to approve the following resolution:

**06-2026:** RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR PROFESSIONAL BOROUGH PUBLIC DEFENDER SERVICES FOR THE CALENDAR YEAR 2026

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

Councilman Desai set forth the motion, seconded by Councilman Purcell, to approve the following resolution:

**07-2026:** RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES FOR A THREE-YEAR TERM – Darmofalski Engineering

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

Councilman Oswald set forth the motion, seconded by Councilman Purcell, to approve the following resolution:

**08-2026:** RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR PROFESSIONAL RISK MANAGEMENT/HEALTH BENEFITS CONSULTANT FOR 2026 – Professional Insurance Associates

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

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

**09-2026:** RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR PROFESSIONAL LAND SURVEYING SERVICES FOR 2026 – DMC Associates, Inc. Land Surveyors

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

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

**10-2026:** AUTHORIZING APPOINTMENT OF JAMES E. LASALA, ESQ. AS MUNICIPAL PROSECUTOR FOR 2026

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

Councilman Desai set forth the motion, seconded by Councilman Revis, to approve the following resolution:

**11-2026:** AUTHORIZING APPOINTMENT OF JOHN A. PAPARAZZO, ESQ. AS MUNICIPAL JUDGE

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

**COPY OF RESOLUTIONS IN FULL ON PAGE NO. 6-A THROUGH 6-I**

**RESOLUTIONS – CONSENT AGENDA:**

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

**12-2026:** AUTHORIZING ANNUAL SCHEDULE OF COUNCIL WORK SESSIONS AND REGULAR MEETING FOR 2026

**13-2026:** RESOLUTION AUTHORIZING OFFICIAL BOROUGH HOLIDAYS FOR 2026

**14-2026:** RESOLUTION AUTHORIZING OFFICIAL BOROUGH NEWSPAPER FOR 2026

**15-2026:** DESIGNATING THE OFFICIAL DEPOSITORIES OF THE BOROUGH FOR THE YEAR 2026

**16-2026:** AUTHORIZING INTEREST FOR NON-PAYMENT OF TAXES OR ASSESSMENTS

**17-2026:** RESOLUTION AUTHORIZING WORK PERIODS FOR LAW ENFORCEMENT

**18-2026:** RESOLUTION ADOPTING THE CASH MANAGEMENT PLAN OF THE BOROUGH OF RIVERDALE FOR 2026

- 19-2026: RESOLUTION AUTHORIZING ADOPTION OF TEMPORARY APPROPRIATIONS.
- 20-2026: RESOLUTION APPOINTING FUND COMMISSIONERS FOR THE MORRIS COUNTY MUNICIPAL JOINT INSURANCE FUND
- 21-2026: RESOLUTION APPOINTING CLASS II/CLASS III SPECIAL LAW ENFORCEMENT OFFICERS FOR 2026
- 22-2026: RESOLUTION APPOINTING BOARD MEMBER TO FIVE TOWN REGIONAL DIAL-A-RIDE BOARD FOR 2026
- 23-2026: AUTHORIZING THE APPOINTMENT OF THE BOROUGH OF RIVERDALE PUBLIC AGENCY COMPLIANCE OFFICER FOR THE YEAR 2026
- 24-2026: AUTHORIZING THE APPOINTMENT OF THE BOROUGH OF RIVERDALE RECREATION COMMITTEE MEMBERS FOR THE YEAR 2026
- 25-2026: AUTHORIZING THE APPOINTMENT OF BOARD OF HEALTH MEMBERS
- 26-2026: AUTHORIZING THE APPOINTMENT OF THE RIVERDALE RECYCLING COORDINATOR FOR THE YEAR 2026
- 27-2026: AUTHORIZING THE APPOINTMENT OF THE CLASS III PLANNING BOARD MEMBER
- 28-2026: RESOLUTION APPOINTING PENSIONS AND BENEFITS CERTIFYING OFFICER & CERTIFYING SUPERVISOR
- 29-2026: RESOLUTION AUTHORIZING OFFICIAL HOURS OF OPERATION FOR BOROUGH OF RIVERDALE EMPLOYEES FOR 2026
- 30-2026: RESOLUTION OF THE BOROUGH COUNCIL OF RIVERDALE APPOINTING VINCENT PELLEGRINI TO THE PEQUANNOCK RIVER BASIN REGIONAL SEWERAGE AUTHORITY
- 31-2026: RESOLUTION APPOINTING MEMBER TO THE COMMUNITY DEVELOPMENT REVENUE SHARING ADVISORY COMMITTEE (CDRS)

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

**COPY OF RESOLUTIONS IN FULL ON PAGE NO. 7-A THROUGH 7-T**

**ELECTION OF COUNCIL PRESIDENT:**

- 32-2026: ELECTION OF COUNCIL PRESIDENT FOR 2026

Councilman Oswald offered the name of Vincent Pellegrini as Council President; motion seconded by Councilman Purcell.

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

**COPY OF RESOLUTION IN FULL ON PAGE NO. 7U**

**APPOINTMENT OF COUNCIL COMMITTEES:**

Mayor Carelli announced the Council Committees for 2026.

Councilman Oswald set forth the motion, seconded by Councilman Purcell, to approve the following resolution:

33-2025: RESOLUTION APPOINTING COUNCIL COMMITTEES FOR 2026

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

**COPY OF RESOLUTION IN FULL ON PAGE NO. 8A**

**MAYOR APPOINTMENTS:**

Mayor Carelli stated that Resolutions 34-2026 through 43-2026 are Mayor's appointments and do not require a Council vote. He announced the appointments.

- 34-2026: MAYOR'S APPOINTMENT OF CLASS I PLANNING BOARD MEMBER
- 35-2026 MAYOR'S APPOINTMENT OF CLASS II SECRETARY AND ALTERNATE PLANNING BOARD MEMBERS
- 36-2026: MAYOR'S APPOINTMENT OF CLASS IV PLANNING BOARD MEMBER
- 37-2026: MAYOR'S APPOINTMENT OF COMMUNITY DEVELOPMENT REVENUE SHARING ADVISORY COMMITTEE MEMBER (CDRS)
- 38-2026: MAYOR'S APPOINTMENT OF LIBRARY BOARD OF TRUSTEE MEMBERS
- 39-2026: MAYOR'S APPOINTMENT OF SHADE TREE COMMISSION MEMBERS
- 40-2026: MAYOR'S APPOINTMENT OF SOCIAL MEDIA DIRECTOR
- 41-2026: MAYOR'S APPOINTMENT OF ECONOMIC DEVELOPMENT ADVISORY COMMITTEE MEMBERS FOR 2026
- 42-2026: MAYOR'S APPOINTMENT OF QUARRY REDEVELOPMENT ADVISORY COMMITTEE MEMBERS FOR 2026
- 43-2026: MAYOR'S APPOINTMENT OF SUSTAINABLE GREEN TEAM COMMITTEE MEMBERS FOR 2026

**COPY OF APPOINTMENTS IN FULL ON PAGE NO. 8-B THROUGH 8-K**

**OPEN PUBLIC COMMENTS:**

Mayor Carelli opened the meeting to the public for comments.

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

**ALL IN FAVOR.**

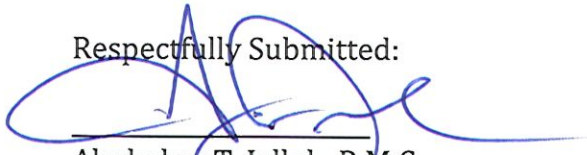
**ADJOURNMENT:**

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

**ALL IN FAVOR.**

Adjourned: 8:12p.m.

Respectfully Submitted:



Abubakar T. Jalloh, R.M.C.  
Municipal Clerk