

Monday Evening
Riverside, NJ
October 30, 2023
Special Meeting
6:00p.m.

PUBLIC NOTICE STATEMENT:

Public Notice of this meeting pursuant to the Open Public Meetings Act has been given by the Riverside Township Committee in the following manner:

- 1) Posting written notice on the official bulletin board at the Township Municipal Building on October 20, 2023.
- 2) Written notice was delivered to the Burlington County Times and the Courier Post on October 20, 2023.
- 3) Filed written notice with the Clerk of the Township of Riverside on October 20, 2023.

FLAG SALUTE

ROLL CALL

Mr. Kimble – present, Mr. Peditto – present, Mr. Higgins – present, Mr. Giovanetti – present, Mr. Kirk – present.

The following people were also present: Township Clerk Susan M. Dydek, Administrator Meghan Jack, and Township Attorney Albert Marmero.

OPEN PORTION AGENDA ITEMS ONLY

In hearing no members of the public wishing to speak, **Motion made by Mr. Giovanetti and Mr. Kirk that Public Portion be closed carried.**

DISCUSSION:

- 1) Updating Fee Ordinance – The rental properties inspection fee was discussed. Administrator Jack reported that the Chief Financial Officer has stated that the fees can be increased to \$120.00 since the staff now needs to check for liability insurance and there is a new lead inspection that must be done. There was a discussion on increasing fees to a sliding scale for the 3rd and 4th inspections. Administrator Jack stated that she will research to see if additional fees can be assessed for electrical and plumbing inspection failures. Administrator Jack reported that there is a contractor that was banned from doing work in the Township because the work that he does not meet the codes. The CO fees will be increased. A final breakdown will be with the ordinance.

**RESOLUTION 2023 - #121
AUTHORIZING TO RELEASE A PERFORMANCE BOND
IN CONNECTION WITH THE PHASE 1 OF THE MILL AT RIVERSIDE PROJECT.**

WHEREAS, the Township of Riverside has required that the developer of Phase 1 of The Mill at Riverside post a Performance Guarantee in connection with the construction activities at Block 1201 Lots 1, 1.01 and 2 that are located in Riverside Township and;

WHEREAS, the Township of Riverside Planning Board Engineer Rakesh R. Darji of Environmental Resolutions Inc. has reviewed the project and has concluded that the site improvements, as required by the approved plans for this project, have been completed in a satisfactory manner and the final CO(s) have been issued and recommends that Riverside Township release the Performance Bond in the amount of \$55,934.00.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Riverside, County of Burlington, New Jersey that a Performance Bond in the amount of \$55,934.00 posted by the developer in connection with the construction activities at Phase 1 at The Mill at Riverside Block 1201 Lots 1, 1.01 and 2, shall be released to the applicant and that all Riverside Township Personnel including the Township Engineer/Planning Board Engineer and Township Clerk may take such ministerial action as is required to effectuate the subject matter of this Resolution.

Committee Member	Motion	2 nd	Yes	Abstain	No	Absent
Giovanetti	1 st		X			
Kimble		2 nd	X			
Kirk			X			
Peditto			X			
Higgins			X			

CERTIFICATION

I, Susan M. Dydek, RMC, Riverside Township Clerk, hereby certify that the foregoing Resolution was duly adopted by the Riverside Township Committee of the Township of Riverside, in the County of Burlington, State of New Jersey, at a Special Meeting held on the 30th day of October, 2023.



 Susan Dydek, RMC
 Riverside Township Clerk

**RESOLUTION 2023 - #122
AMENDED REDEVELOPMENT PLAN**

A RESOLUTION OF THE TOWNSHIP COMMITTEE OF RIVERSIDE ADOPTING THE PLANNING BOARD OF RIVERSIDE TOWNSHIP'S RECOMMENDATION THAT CERTAIN SPECIFIED PROPERTIES BE DECLARED AN AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT PUSUANT TO, N.J.S.A. 40A:12A-1, ET SEQ.

WHEREAS, pursuant to *N.J.S.A. 40A:12A-6(a)*, the Township Committee of Riverside ("Committee") directed the Township of Riverside Planning Board ("Planning Board") to conduct an investigation to determine whether Block 905, Lot 5, and Block 1401, Lot 1 on the official tax assessment maps of the municipality (hereinafter "Study Area") is an area in need of non-condemnation redevelopment pursuant to the criteria set forth in *N.J.S.A. 40A:12A-5*; and

WHEREAS, the Planning Board duly conducted after proper notice to all property owners affected by the proposed redevelopment designation and in accordance with *N.J.S.A. 40A:12A-6(b)*, held a public hearing on _____, 2023, at which time all interested individuals and property owners were provided the opportunity to address all of their questions and concerns to the Planning Board; and

WHEREAS, after study and deliberation of the statements and testimony made during the public hearing and the expert testimony of Ed Fox, AICP, PP ("Planner"), of Environmental Resolutions, Inc., the Planning Board and Township Planner and all evidence presented during the course of the public hearing, the Planning Board recommended to the Committee that the Study Area be declared an area in need of non-condemnation redevelopment as defined under *N.J.S.A. 40A:12A-1, et seq.*; and

WHEREAS, on _____, 2023, the Planning Board adopted a resolution memorializing its recommendations to the Committee, which was subsequently transmitted to the Committee by the Township Clerk; and

NOW, THEREFOERE, BE IT RESOLVED, by the Township Committee that the Township Committee accepts the findings of fact and conclusions of law made by the Planning Board as memorialized in Resolution No. _____ as well as the comprehensive preliminary investigation report and testimony prepared by the Planner.

The Township Committee makes further findings of fact and resolves that based on the recommendations of the Planning Board, the Township Committee hereby determines that the Study Area as a whole satisfies the following criteria pursuant to *N.J.S.A. 40A:12A-5* __, and -5 __:

BE IT FURTHER RESOLVED, that the Township Committee hereby accepts the recommendation of the Riverside Township Planning Board and hereby designates Block 905, Lot 5, and Block 1401, Lot 1 as an area in need of non-condemnation redevelopment in accordance with *N.J.S.A. 40A:12A-5*.

BE IT FURTHER RESOLVED, that the Township Clerk, or her designee, is hereby directed to serve within ten (10) days a copy of this Resolution upon each person, if any, who filed a written objection to the Planning Board’s recommendation and so shall notify the New Jersey Commissioner of the Department of Community Affairs, with service to be in a manner provided by *N.J.S.A. 40A:12A-6b(5)*.

Effective Date: This Resolution shall take effect immediately upon adoption.

Adopted by the Township Committee of the Township of Riverside on this the _____ day of _____, 2023.

Mayor J. Michael Higgins, Riverside Township

Committee Member	Motion	2 nd	Yes	Abstain	No	Absent
Giovanetti						
Kimble						
Kirk						
Peditto						
Higgins						

CERTIFICATION

I, Susan M. Dydek, RMC, Riverside Township Clerk, hereby certify that the foregoing Resolution was duly adopted after public hearing by the Riverside Township Committee of the Township of Riverside, in the County of Burlington, State of New Jersey, at a Special Meeting held on the 30th day of October, 2023.

Susan Dydek, RMC
Riverside Township Clerk

TABLED SPECIAL MEETING OCTOBER 30, 2023

RESOLUTION 2023 - #123
A RESOLUTION OF THE TOWNSHIP OF RIVERSIDE PROVIDING FOR A
MEETING NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH THE
PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETINGS ACT,
N.J.S.A. 10:4-12

WHEREAS, the Township Committee of the Township of Riverside is subject to certain requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq.; and

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution; and

WHEREAS, it is necessary for the Township Committee of the Township of Riverside to discuss in a session not open to the public certain matters relating to Personnel and Contract Negotiations.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Riverside, assembled in public session on October 30, 2023 that an Executive Session closed to the public shall be held during the Special Meeting of the Township Committee on October 30, 2023 in the Riverside Municipal Building, 1 W. Scott Street, Riverside, New Jersey for the discussion of matters relating to the specific items designated above. It is anticipated that the deliberations conducted in closed session may be disclosed to the public upon the determination of the Township Committee that the public interest will no longer be served by such confidentiality.

Committee Member	Motion	2 nd	Yes	Abstain	No	Absent
Giovanetti	1 ST		X			
Kimble		2 ND	X			
Kirk			X			
Peditto			X			
Higgins			X			

CERTIFICATION

I, Susan M. Dydek, RMC, Riverside Township Clerk, hereby certify that the foregoing Resolution was duly adopted by the Riverside Township Committee of the Township of Riverside, in the County of Burlington, State of New Jersey, at a Special Meeting held on the 30th day of October, 2023.


 Susan Dydek, RMC
 Riverside Township Clerk

RESOLUTION:

- 1) Mr. Giovanetti made a motion to adopt Resolution 2023-#121 entitled, **“AUTHORIZATION TO RELEASE A PERFORMANCE BOND IN CONNECTION WITH PHASE 1 OF THE MILL AT RIVERSIDE PROJECT”** seconded by Mr. Kimble. Upon roll call, the vote was as followed: Ayes – Messrs. Giovanetti, Kirk, Kimble, Peditto and Higgins. Nays – None. Motion carried.
- 2) Mr. Peditto made a motion to *table* Resolution 2023-#122 entitled, **“AMENDED REDEVELOPMENT PLAN”** seconded by Mr. Kirk. Upon roll call, the vote was as followed: Ayes – Messrs. Giovanetti, Kirk, Kimble, Peditto and Higgins. Nays – None. Motion carried.
- 3) Mr. Giovanetti made a motion to adopt Resolution 2023-#123 entitled, **“A RESOLUTION OF THE TOWNSHIP OF RIVERSIDE PROVIDING FOR A MEETING NOT OPEN TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETINGS ACT N.J.S.A. 10:4-12”** seconded by Mr. Kimble. Upon roll call, the vote was as followed: Ayes – Messrs. Giovanetti, Kirk, Kimble, Peditto and Higgins. Nays – None. Motion carried.

Mr. Giovanetti made a motion to reopen the meeting at 8:08pm seconded by Mr. Kirk carried.

PUBLIC PORTION:

In seeing no members of the public wishing to speak, Public Portion was not opened.

There being no further business to attend to, Mr. Kirk made a motion to adjourn meeting seconded by Mr. Giovanetti carried.


Susan M. Dydek, RMC
Township Clerk