

BOROUGH OF RIVERDALE

MORRIS COUNTY, NEW JERSEY

Paul M. Carelli
Mayor

Abubakar T. Jalloh
Registered Municipal
Clerk



RIVERDALE PLANNING BOARD
AGENDA
(amended 1/20/2026 – 12:00 PM)
JAUNARY 22, 2026

The Regular Meeting of the Riverdale Planning Board is opening on January 22, 2026 at 7:30 p.m. Adequate notice of this meeting was published in the Morris Daily Record and also posted on the bulletin board in the Borough Hall Foyer. No new testimony will be heard after 10:00 p.m. and the meeting will be adjourned by 10:30 p.m.

SWEARING IN OF MEMBERS:

SAL POLI (CLASS II MEMBER)

TERM EXPIRES 12/31/2026

JAMES TALERICO (ALT. #1)

TERM EXPIRES 12/31/2027

ROLL CALL:	Mayor Paul Carelli	Christopher Scilingo
	Council Pres. Vincent Pellegrini	Vice Chairman Warren Sheps
	Sal Poli	Chairman Scott Trouse
	Kevin Bulger	James Talerico (Alt. No. 1)
	Rick Malanga	Brendan Lynch (Alt. No. 2)
	Michael Reilly	

Also, present is John Barbarula, Board Attorney and Margie Hammel, appearing for Darmofalski Engineering

CHAIR HEARS NOMINATIONS FOR:

1. ATTORNEY

Motion: Second: Roll Call:

APPROVAL OF MINUTES: January 8, 2026

Motion: Second: Roll Call:

RESOLUTION:

1. Application No. 2025-03 / 30 Route 23 North / Curly's Ice Cream & Frozen Yogurt, Inc. / Block: 32 Lot 5.02 / HB Zone

Motion: Second: Roll Call:

APPLICATION TO BE DEEMED COMPLETE / INCOMPLETE:

1. Application No. ZBOA10212024 / Muhammed Zeidan / 21 Cedar Street / Block 28 Lot 5 / R 7.5 Zone

Letter from Darmofalski Engineering recommending incompleteness dated January 12, 2026

Motion: Second: Roll Call:

2. Application No. 2025-07 / J.P. Morgan Chase Bank / 20 Paterson Hamburg Turnpike / Block 6 Lot 19.02 / CRD Zone

Letter from Darmofalski Engineering recommending incompleteness dated January 12, 2026

Motion: Second: Roll Call:

3. Application No.2026-01 / FEZO INQ, LLC / 85 Newark Pompton Turnpike / Block 26 Lot 22.02 / PO Zone

Letter From Colliers Engineering recommending completeness dated January 16, 2026

HEARING CONTINUATION:

1. Application No. 2025-01 / Riverdale Quarry, LLC / 125 Paterson Hamburg Turnpike / Block 12 Lot 3 & Block 13 Lot 25-28 / QRP Zone

Motion: Second: Roll Call:

ADJOURNMENT:

Motion: Second: Roll Call:

Meeting adjourned at: _____

*****NO VIDEO OR AUDIO RECORDINGS OF THESE PROCEEDINGS WITHOUT EXPRESSED PERMISSION FROM THE BOARD*****