RIVERDALE PLANNING BOARD
MINUTES
MAY 26, 2022

The Regular meeting of the Riverdale Planning Board opened on May 26, 2022 at 7:30 p.m. Chairman Scott Trouse read the Sunshine Law.

ROLL CALL: **Present:** **Council Pres. Vincent Pellegrini**
Sal Poli (arrived 7:32 p.m.)
Bobby Roberts
Rick Malanga
Michael Reilly
Christopher Scilingo
James Talerico (Alt)
Vice-Chairman Warren Sheps
Chairman Scott Trouse

Absent: **Mayor Paul Carelli**
Kevin Bulger (Alt)

Also present is John Barbarula, Board Attorney and Tom Boorady, Board Engineer.

APPROVAL OF MINUTES:

April 28, 2022

Thereupon Rick Malanga set forth the motion seconded by Vice-Chairman Warren Sheps to approve the minutes from the April 28, 2022 meeting as written and submitted.

ROLL CALL: **Ayes: Malanga, Sheps, Pellegrini, Reilly, Talerico, Trouse**
Nays: None
(6 Ayes – 0 Nays – Motion Carried)

May 5, 2022

Thereupon Chairman Scott Trouse set forth the motion seconded by Michael Reilly to approve the minutes from the May 5, 2022 meeting as written and submitted.

ROLL CALL: **Ayes: Trouse, Reilly, Pellegrini, Scilingo, Talerico, Sheps**
Nays: None
(6 Ayes – 0 Nays – Motion Carried)

APPROVAL OF BILLS:

Thereupon Chairman Scott Trouse set forth the motion seconded by Sal Poli to approve the payment of nine bills for Darmofalski Engineering Associates, Inc. as listed on the agenda in the total amount of $5,720.00.

ROLL CALL: **Ayes: Trouse, Poli, Pellegrini, Roberts, Malanga, Reilly, Scilingo, Talerico, Sheps**
Nays: None
(9 Ayes – 0 Nays – Motion Carried)

APPLICATIONS TO BE DEEMED COMPLETE OR INCOMPLETE:

1. Application No,. SP3292022 / Highgrade Labs of NJ, LLC / 10 Post Lane / Block 18 Lot 8.01 / Community Redevelopment District

Attorney for the applicant stepped forward Mr. Steven Warner.

Mr. Warner stated that all the documents and plans that Mr. Boorady required for completeness have been submitted. Mr. Boorady sent an email to the board on May 18, 2022 recommending completeness after receiving the documents.

Mr. Warner stated he and his clients had hoped for a hearing on the 2nd of June and took it upon themselves to notice for that date. Mr. Warner stated he had received a letter from the board secretary advising them not to do that until the board deemed the application complete and if they did notices before it was deemed complete it would be totally at their own risk.

Tom Boorady reviewed the completeness points with the board, thereupon James Talerico set forth the motion seconded by Rick Malanga to deem this application complete as per Tom Boorady's recommendation.

ROLL CALL: **Ayes: Talerico, Malanga, Pellegrini, Poli, Roberts, Reilly, Scilingo, Sheps**
Nays: None
8 Ayes – 0 Nays – Motion Carried)

There was a discussion on the hearing date, as the board attorney stated this is Memorial Day week and some people may be out of town and therefore we might not have a quorum. Chairman Scott Trouse took a poll of the members that would be present at the meeting and we had eight members that said they would be present. Thereupon the hearing date of June 2, 2022 was given at 7:30 p.m.

BOA HEARING:

1. Application No. BOA03032022 / Dean Ratajczak / 12 Munn Avenue / Block 23 Lot 28 / R7.5

Mr. Dean Ratajczak came forward and was sworn in by the board attorney. Mr. Ratajczak stated he would like to expand the home by adding a great room, covered porch and a fireplace. Mr. Ratajczak stated he would need variances. Tom Boorady reviewed the application for the board. The variances requested would be left side yard 8.1 feet, where 20.6 feet exists, and 10' is required and back yard 27.4 feet is requested where 44.4 feet exists, and a minimum of 30 feet is required. There is a variance request for maximum building coverage, 27.1% is requested where 16.8% exists, and a maximum of 20% is required.

There are existing variance conditions that will remain, 1. Right side yard 9.9 feet exists where 10 feet is required, shed side yard, 1.9 feet exists and would remain where 3' is required and driveway, 0 feet exists and would remain where a minimum of 5' is required.

The board questioned the applicant and Tom Boorady stated he would feel more comfortable if there was a seepage pit installed to help with the drainage not only on their property but also on the neighbor's property. Mr. Ratajczak stated he and his wife grew up in Riverdale and they have two small children and would like to stay in Riverdale.

Chairman Scott Trouse opened the application to the public. No one from the public came forward, thereupon Chairman Scott Trouse set forth the motion seconded by Sal Poli to close the public portion of the application.
ALL IN FAVOR / Motion Carried

John Barbarula reviewed the application and the variances requested for the board. Sal Poli stated as long as you agree to the seepage pit and the impact on your neighbors is minimal, he sees no reason to not to approve the application. Thereupon Sal Poli set forth the motion seconded by Rick Malanga to approve the variances as listed above for the expansion of the great room, fireplace, and covered porch as well as the seepage pit with the board engineer's approval.

ROLL CALL: **Ayes: Poli, Malanga, Roberts, Reilly, Scilingo, Sheps, Trouse, Talerico**
Nays: None
(8 Ayes – 0 Nays – Motion Carried)

CORRESPONDENCE:

The board secretary submitted correspondence to the board from the Mayor and Council. The Correspondence was accepted by the board.

OTHER:
The board welcomed Bobby Roberts back to the board after a lengthy illness.

ADJOURNMENT:

Thereupon Sal Poli set forth the motion seconded by Rick Malanga to adjourn the meeting.
ALL IN FAVOR / Motion Carried
Meeting adjourned at 8:00 p.m.

Respectfully submitted by:

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Linda Roetman, Board Secretary