

BOROUGH OF RIVERDALE

MORRIS COUNTY, NEW JERSEY

Paul M. Carelli
Mayor

Abubakar T. Jalloh
Registered Municipal
Clerk



**RIVERDALE PLANNING BOARD
MINUTES
MAY 23, 2024**

The Regular Meeting of the Riverdale Planning Board is opening on May 23, 2024 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.

ROLL CALL:	Present:	Mayor Paul Carelli Council Pres. Vincent Pellegrini Sal Poli Bobby Roberts Rick Malanga – 7:37 Michael Reilly Vice Chairman Warren Sheps Chairman Scott Trowse James Talerico (Alt. No. 2)
	Absent:	Christopher Scilingo Kevin Bulger (Alt. No. 1)

Also, present is Board Attorney, John Barbarula

APPROVAL OF MINUTES: MARCH 28, 2024 AND APRIL 4, 2024

Thereupon Chairman Scott Trowse set forth the motion seconded by Vice Chairman Warren Sheps to approve the minutes from March 28, 2024

ROLL CALL: Ayes: Trowse, Sheps, Carelli, Pellegrini, Poli, Roberts, Reilly, Talerico
Nays: None
(8 Ayes - 0 Nays – Motion Carried)

Thereupon Sal Poli set forth the motion seconded by Michael Reilly to approve the minutes from April 4, 2024

ROLL CALL: Ayes: Poli, Reilly, Carelli, Pellegrini, Roberts, Sheps, Trowse
Nays: None
(7 Ayes - 0 Nays – Motion Carried)

APPROVAL OF BILLS:

Thereupon Chairman Scott Trowse forth the motion seconded by Sal Poli to approve one bill for Anderson & Denzler Associates in the amount of \$700.00 and one bill for DMC Associates, Inc. for \$300.00 for application location of 10 Newark Pompton Turnpike.

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

APPLICATION TO BE DEEMED COMPLETE / INCOMPLETE:

- 1. Application No. SD11142023 / Daniel J. Salameno / 4 Paterson Hamburg Turnpike / Block 9 Lot 9 / R 7.5 Zone**
Letter from Darmofalski Engineering recommending incompleteness dated May 13, 2024

Thereupon Sal Poli set forth the motion seconded by Council President Vincent Pellegrini to deem the application incomplete as per Darmofalski Engineering’s letter of completeness.

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

- 2. Application No. SP04162024 / Bergen Concepts, L.L.C. / 100 Route 23 North / Block 40 Lot 4.02 / HB Zone**
Letter from Darmofalski Engineering recommending incompleteness dated May 22, 2024

Thereupon Council President Vincent Pellegrini set forth the motion seconded by Vice Chairman Warren Sheps to deem the application incomplete as per Darmofalski Engineering’s letter of completeness.

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

Rick Malanga is in attendance 7:37 P.M.

REVIEW AND APPROVAL OF ORDINANCE 05-2024:

Thereupon Sal Poli set forth the motion seconded by Rick Malanga to approve the Ordinance 05-2024, it is consistent with the Master Plan.

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

F&S ENTERPRISES, LLC LITIGATION – EXECUTIVE SESSION

Thereupon Sal Poli set forth the motion seconded by Vice Chairman Warren Sheps to open the Executive Session of the meeting.

ALL IN FAVOR / MOTION CARRIED

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Chairman Scott Trowse opened to the Regular meeting portion.

OTHER BUSINESS:

The engineer and architect's company will be presenting at the next meeting regarding Riverdale Schools project.

Chairman Trowse stated that Home Depot has not been following their site plan the parking lot is uneasy to travel through and the zoning official must go out to enforce the approved site plans.

ADJOURNMENT:

Thereupon Sal Poli set forth the motion seconded by Mayor Paul Carelli to adjourn the meeting.

ALL IN FAVOR / MOTION CARRIED

Meeting adjourned at 8:15 PM.

Respectfully submitted by:

Stephanie Colella, Planning Board Secretary