

**BOROUGH OF RIVERDALE**

MORRIS COUNTY, NEW JERSEY

*Paul M. Carelli*  
Mayor

*Abubakar T. Jalloh*  
Registered Municipal  
Clerk



**RIVERDALE PLANNING BOARD  
MINUTES  
JUNE 6, 2024**

**The Regular meeting of the Riverdale Planning Board opened on June 6, 2024 at 7:30 PM. Vice-Chairman Warren Sheps read the Sunshine Law.**

**ROLL CALL:**

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

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

**APPROVAL OF MINUTES:                      **MAY 23, 2024****

Thereupon Council President Vincent Pellegrini set forth the motion seconded by Michael Reilly to approve the minutes from May 23, 2024

**ROLL CALL:**                      Ayes: Pellegrini, Reilly, Carelli, Sheps, Talerico  
   Abstain: Scilingo  
   Nays: None  
   (5 Ayes – 1 Abstained - 0 Nays – Motion Carried)

**RIVERDALE PUBLIC SCHOOLS – BUILDING ADDITION PRESENTATION:**

Matt Lucciola, Senior Project Manager of Solution Architecture and Paul Anderson from Anderson Consulting Services

Mr. Lucciola stated that this a courtesy presentation for the Riverdale Public Schools, there will be two additions to the building one in the rear for the Board of Education and a second-floor addition to the side by Oak Street.

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Mr. Anderson stated that the additions are both in paved areas, the rear addition is hidden from everything in the alley way. This addition will include the Board of Education office on the second floor and on the first-floor storage and bathrooms. The second story addition is right over the footprint of the existing building. The modification is to clean up the sidewalks that is asphalt right now and will make an entrance to both areas. There will be no changes in the circulation of traffic with this Phase operation will be the same.

Mr. Lucciola showed the renderings of the addition and explained what work was being completed in Phase One.

Mr. Boorady questioned the paved areas in renderings A1, 3, 4, 5. Lucciola stated those are in future phases.

Mayor Carelli asked if all the Phases they are referring to were what was approved by the Referendum. Mr. Anderson stated that is correct there will be more modifications.

Mr. Barbarula asked what the timing was for the additions. Mr. Lucciola stated that the rear addition would begin in September then there is a small portion that would take place in Summer 2025 and the second-floor addition would be in September 2025.

Mr. Talerico questioned where the cars would park during the school year if that is when construction is beginning. Mr. Lucciola stated the school said they could use the field in the rear park area to park. Parking is not part of the Phase.

Mr. Anderson stated they are going to develop a staging plan based off of what the Planning Board does not want. Mr. Bulger stated that they would like to keep everything the same with as least disruption as possible. Mr. Pellegrini stated that the Community Center parking lot is available to be used.

Mr. Barbarula stated showing Mr. Boorady the staging plan for the construction to try to help avoid issues during the school year.

Mayor Carelli stated that in the next Phase for the curb cut on Newark Pompton Turnpike they would have to get approval from the Mayor and Council for that curb cut.

Mr. Boorady questioned the new sanitary connection and draining. Mr. Anderson stated that there is an inlet in the access drive they will be tying into. Mr. Boorady is requesting to see a Stormwater analysis.

Vice-Chairman Warren Sheps opened the meeting up to the public

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Mike Kheyfets, 33 Riverdale Parkway, there are concerns about parking can Phase One be re-evaluated considering the potential parking issue. Mr. Anderson responded that Phase One is complete and the parking is status quo in this Phase.

Mr. Barbarula stated that questions about changing the Phases is a Board of Education question. The Planning Board is only here to give advice and recommendations. They are required by statute to present each Phase to the Planning Board.

Lisa Ferrara, 115 Newbury Place, was there a pre-bid meeting and the advertisements. Mr. Lucciola stated there was no pre-bid meeting and that the advertisements are sent out by the school.

Vice-Chairman Warren Sheps closed the public portion  
**ALL IN FAVOR / MOTION CARRIED**

**ADJOURNMENT:**

Thereupon Mayor Paul Carelli set forth the motion seconded by Council President Vincent Pellegrini to adjourn the meeting.

**ALL IN FAVOR / MOTION CARRIED**

**Meeting adjourned at 8:24 PM.**

**Respectfully submitted by:**

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**Stephanie Colella, Planning Board Secretary**

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