

BOROUGH OF RIVERDALE

MORRIS COUNTY, NEW JERSEY

Paul M. Carelli
Mayor

Abubakar T. Jalloh
Registered Municipal
Clerk



**RIVERDALE PLANNING BOARD
MINUTES
JULY 25, 2024**

The Regular Meeting of the Riverdale Planning Board is opening on July 25, 2024 at 7:30 p.m.
Chairman Scott Trowse read the Sunshine Law.

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

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

APPROVAL OF MINUTES: June 6, 2024

Thereupon Vice Chairman Warren Sheps set forth the motion seconded by Michael Reilly to approve the minutes from June 6, 2024

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

RIVERDALE PUBLIC SCHOOLS – LETTER OF APPROVAL:

Thereupon Christopher Scilingo set forth the motion seconded by Mayor Paul Carelli to approve the letter for the Riverdale Public School Phase 1 presentation.

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

APPROVAL OF BILLS:

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Thereupon Chairman Scott Trowse set forth the motion seconded by Christopher Scilingo to approve two bills to Barbarula Law Offices for \$3,550.00 and four bills to Darmofalski Engineering Associates, Inc for \$1,950.00 for a total of \$4,550.00.

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

APPLICATION TO BE DEEMED COMPLETE / INCOMPLETE:

- 1. Application No. ZBOA05172024 / Virginio Formentin / 513 Cotluss Road / Block 38.01 Lot 4.03 / R-25 Zone**
Letter from Darmofalski Engineering recommending completeness dated July 10, 2024

Mr. Boorady stated that is a Zoning Board matter for a single-family home bulk variance for the front yard.

Thereupon Sal Poli set forth the motion seconded by Christopher Scilingo to deem the application complete as per Darmofalski Engineering’s letter of completeness.

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

Thereupon Chairman Trowse scheduled the hearing date for September 26, 2024.

- 2. Application No. SP05172024 / Albanian Associated Fund, Inc. / 90 Riverdale Road / Block 19 Lot 8.01 / I/MF-O Zone**
Letter from Darmofalski Engineering recommending incompleteness dated July 16, 2024

Mr. Boorady said that they are missing a bit of information and the application is for a playground in the front yard for the daycare. There was a discussion on if they were previously approved as a Community Center or as a Religious Center. Mr. Boorady is going to amend his review to include that all prior resolutions must be included

Thereupon Sal Poli set forth the motion seconded by Christopher Scilingo to deem the application incomplete as per Darmofalski Engineering’s amended letter of completeness.

ROLL CALL: Ayes: Poli, Scilingo, Roberts, Reilly, Sheps, Trowse, Talerico
Nays: None

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(6 Ayes – 0 Nays – Motion Carried)

OPEN TO PUBLIC:

Marilyn Grave, 67 Rock Creek Terrace - questioned the property behind Rock Creek, what the zoning was for it? What is happening with the Quarry?

Mayor Carelli stated that we changed the Master Plan to reflect the zoning change. The Mayor and Council introduced an ordinance to adopt that change about 2 months ago. The future developer is working with Rock Creek to work out details that we are unaware of that this time. The developer asked that the ordinance be carried until they come to an agreement before that public hearing. The concept was 29 condos and there was an issue with the entrance for the property. The zone is an overlay for affordable housing, 20%.

The Quarry is currently under the Reclamation Plan with the Borough. This ensures the Borough and the property owners that the property will be put back in a usable state. The property is being ready to be developed. The Council did an Area in Need of Redevelopment and changed the zone for that property. There will be a developer's agreement in the future. The owners of that property want to do industrial warehousing, they have a few concepts but it is very early on. Ms. Graves stated here should be sidewalks there. Mayor Carelli said that they would only be responsible for their property front for sidewalks and then there would be no sidewalks the rest of the way. There is a Quarry Committee that is in agreement on the use for the property that would have the least impact on the Borough. We should have a better understanding early next year.

Lisa Ferrara, 115 Newbury Place – asked if the Borough paid checks to the Quarry at the Council meeting last night. Mayor Carelli and Chairman Trowse stated that the checks were from the escrow account for the Quarry. Ms. Ferrara questioned the Riverdale School letter being skipped on the agenda. Chairman Trowse stated that he moved that up on the agenda and was approved. Ms. Ferrara asked if the taxes remain the same regardless of what happens with the property. Mayor Carelli states yes, until something changes.

Thereupon Chairman Scott Trowse set forth the motion to close the public portion seconded by Vice Chairman Warren Sheps.

ALL IN FAVOR / MOTION CARRIED

CANCEL MEETING:

Chairman Scott Trowse set forth the motion to cancel the August 1, 2024 meeting due to lack of agenda seconded by Vice Chairman Warren Sheps.

ALL IN FAVOR / MOTION CARRIED

ADJOURNMENT:

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Thereupon Sal Poli set forth the motion seconded by Chairman Scott Trowse to adjourn the meeting.

ALL IN FAVOR / MOTION CARRIED

Meeting adjourned at 8:07 PM.

Respectfully submitted by:

Stephanie Colella, Planning Board Secretary

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