

BOROUGH OF RIVERDALE

MORRIS COUNTY, NEW JERSEY

Paul M. Carelli
Mayor

Abubakar T. Jalloh
Registered Municipal
Clerk



**RIVERDALE PLANNING BOARD
MINUTES
SEPTEMBER 5, 2024**

The Regular Meeting of the Riverdale Planning Board is opening on September 5, 2024 at 7:30 p.m. Chairman Scott Trowse read the Sunshine Law.

ROLL CALL:	Present:	Council Pres. Vincent Pellegrini Bobby Roberts Rick Malanga – 7:46 PM Christopher Scilingo Vice Chairman Warren Sheps Chairman Scott Trowse Kevin Bulger (Alt. No. 1) James Talerico (Alt. No. 2)
	Absent:	Mayor Paul Carelli Sal Poli Michael Reilly

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

APPROVAL OF MINUTES: July 25, 2024

Thereupon James Talerico set forth the motion seconded by Christopher Scilingo to approve the minutes from July 25, 2024.

ROLL CALL: Ayes: Talerico, Scilingo, Pellegrini, Roberts, Sheps, Trowse
Nays: None
(6 Ayes – 0 Nays – Motion Carried)

APPROVAL OF BILLS:

Thereupon Chairman Scott Trowse set forth the motion seconded by Council President Vincent Pellegrini to approve one bill to DMC Associates, Inc for 4 Paterson Hamburg Turnpike in the amount of \$450.00.

ROLL CALL: Ayes: Trowse, Pellegrini, Roberts, Scilingo, Sheps, Bulger, Talerico
Nays: None
(7 Ayes – 0 Nays – Motion Carried)

APPLICATION TO BE DEEMED COMPLETE / INCOMPLETE:

BOROUGH OF RIVERDALE

MORRIS COUNTY, NEW JERSEY

Paul M. Carelli
Mayor

Abubakar T. Jalloh
Registered Municipal
Clerk

- 1. Application No. SD11142023 / Daniel J. Salameno / 4 Paterson Hamburg Turnpike / Block 9 Lot 9 / R-7.5 Zone**
Letter from Darmofalski Engineering recommending completeness dated July 29, 2024

Mr. Boorady stated that this is a Planning Board application for a minor subdivision with a few variances for two residential homes one new one remaining. The second lot will be on Morris Ave.

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

ROLL CALL: Ayes: Scilingo, Roberts, Pellegrini, Sheps, Trowse, Bulger, Talerico
Nays: None
(7 Ayes – 0 Nays – Motion Carried)

Thereupon Chairman Scott Trowse scheduled the hearing date for October 24, 2024

- 2. Application No. SP04162024 / Bark Avenue Veterinary Services, LLC / 92 Route 23 North, Unit B / Block 40 Lot 4.05 / HB Zone**
Letter from Darmofalski Engineering recommending completeness dated August 22, 2024

Mr. Boorady stated that this is a Planning Board application a minor site plan with a change of use involved, going from the Italian Table to a Veterinary office. The applicant stated no boarding will be involved.

Thereupon Vice Chariman Warren Sheps set for the motion seconded by Christopher Scilingo to deem the application complete as per Darmofalski Engineering’s letter of completeness.

ROLL CALL: Ayes: Sheps, Scilingo, Pellegrini, Roberts, Trowse, Bulger, Talerico
Nays: None
(7 Ayes – 0 Nays – Motion Carried)

Thereupon Chairman Scott Trowse scheduled the hearing date for October 3, 2024

- 3. Application No. ZB08302022 / David Krug & Yee Peng Krug / 22 Hillcrest Terrace / Block 36.01 Lot 15 / R-7.5 Zone**
Letter from Darmofalski Engineering recommending completeness dated August 28, 2024

Mr. Boorady stated that this is a Zoning Board matter. They are seeking a variance for a detached garage. Mr. Trowse questioned if there was a garage there before. Mr. Boorady stated that there was but it had been taken down. Mr. Trowse asked if there was an ordinance about a garage being taken down and going back up. Mr. Barbarula answered that it is a new garage and it either meets the zoning requirements or does not. Mr. Boorady stated that the proposed garage is much larger than the garage that was there they are proposing 8% coverages where 4% is allowed.

BOROUGH OF RIVERDALE

MORRIS COUNTY, NEW JERSEY

Paul M. Carelli
Mayor

Abubakar T. Jalloh
Registered Municipal
Clerk

Rick Malanga is in attendance at 7:46 PM

Thereupon James Talerico set for the motion seconded by Chairman Scott Trowse to deem the application complete as per Darmofalski Engineering's letter of completeness.

ROLL CALL: Ayes: Talerico, Trowse, Roberts, Scilingo, Sheps, Bulger
Nays: None
Abstained: Malanga
(6 Ayes – 0 Nays – 1 Abstained – Motion Carried)

Thereupon Chairman Scott Trowse scheduled the hearing date for October 24, 2024

OPEN TO PUBLIC:

Thereupon Chariman Scott Trowse opened the meeting to the public.

Marilyn Graves, 67 Rock Creek Terrace, asked if there was any update on the neighboring property to Rock Creek. Mr. Trowse stated that was have no received anything for the property. Mr. Pellegrini stated that it is in discussion with the Engineers. Mr. Barbarula stated that the Planning Board is booked until November currently and there has been no application received. The Mayor and Council have to approve the rezoning first once that is complete then they can make and application to the Planning Board. Ms. Graves stated that they are looking at replacing their roofing, is there any restrictions against solar panels on condominiums. Mr. Barbarula stated that this is not to correct department to speak with, the construction department would have more information if it is allowed.

Thereupon Rick Malanga set forth the motion seconded by Bobby Roberts to close the public portion of the meeting.

ALL IN FAVOR / MOTION CARRIED

OTHER BUSINESS:

Chairman Trowse stated that on the corner of Mead Ave and Post Lane there is no traffic triangle the line of site is horrible the only way to pull off of Mead Ave is to pull out onto Post Lane. The trees were trimmed back to the fence but that is two front yards and the fence should not be there. Mr. Boorady stated that the right of way on Post is narrower than you think it may not be in the right of way. Chariman Trowse said that the bushes were trimmed back a few weeks ago. If driving in a big truck it is hard to see around them.

Chairman Trowse stated that the Exotic Smoke shop has a sign on the side of the building that is not permitted to be in a building. Mr. Boorady stated that they have been asked in the past to take is down, at one point they did and then put it back up. Mr. Scilingo stated that they also have lights inside on the window that are a concern.

BOROUGH OF RIVERDALE

MORRIS COUNTY, NEW JERSEY

Paul M. Carelli
Mayor

Abubakar T. Jalloh
Registered Municipal
Clerk

Chariman Trowse stated that he saw BJ's has the propane tank installed he wanted to review the conditions before getting a CO. Mr. Boorady stated that all permits came from the state and are state regulated. Mr. Boorady will review the site plan to ensure they are following the approved site plan.

Chariman Trowse asked about Home Depot. Mr. Boorady stated that they are good for now but they go back. Mr. Malanga asked if they are getting fined. Mr. Boorady said he will speak with Mark who is the one the issue the fines.

ADJOURNMENT:

Thereupon Chariman Scott Trowse set forth the motion seconded by Rick Malanga to adjourn the meeting.

ALL IN FAVOR / MOTION CARRIED

Meeting adjourned at 8:05 PM.

Respectfully submitted by:

Stephanie Colella, Planning Board Secretary

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