

BOROUGH OF RIVERDALE

MORRIS COUNTY, NEW JERSEY

Paul M. Carelli
Mayor

Abubakar T. Jalloh
Registered Municipal
Clerk



RIVERDALE PLANNING BOARD

MINUTES

SEPTEMBER 26, 2024

The Regular Meeting of the Riverdale Planning Board is opening on September 26, 2024 at 7:37 p.m. Chairman Scott Trowse read the Sunshine Law.

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

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

APPROVAL OF MINUTES: September 5, 2024

Thereupon Vice Chairman Warren Sheps set forth the motion seconded by Bobby Roberts to approve the minutes from September 5, 2024.

ROLL CALL: Ayes: Scheps, Roberts, Pellegrini, Trowse, Talerico
 Abstained: Reilly
 Nays: None
 (5 Ayes – 1 Abstained – 0 Nays – Motion Carried)

APPROVAL OF BILLS:

Thereupon Chairman Scott Trowse set forth the motion seconded by Michael Reilly to approve four bills to Darmofalski Engineering, Inc. for Krug, 22 Hillcrest Terrace \$1,040.00; Bark Ave, 92 Route 23 \$1,300.00; Albanian Association, 90 Riverdale Road \$1,560.00; and Salameno, 4 Paterson Hamburg Turnpike \$1,560.00; Totaling \$5,460.00.

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

APPLICATION TO BE DEEMED COMPLETE / INCOMPLETE:

- 1. Application No. SP04162024 / Bergen Concepts, L.L.C. / 100 Route 23 North / Block 40 Lot 4.02 / HB Zone**

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Letter from Darmofalski Engineering recommending incompleteness dated September 13, 2024

Mr. Boorady stated that he spoke with the applicant’s attorney they will be asking for waivers on landscaping and lighting. They can provide testimony in the hearing for lighting, it is an LED billboard with two faces. They do not feel that they need landscaping. They will resubmit soon for completeness.

Thereupon Chairman Scott Trowse set forth the motion seconded by James Talerico to deem the application incomplete as per Darmofalski Engineering’s letter of completeness.

ALL IN FAVOR / MOTION CARRIED

DIMISSAL:

- 1. Application No. SD10312023 / F&S Enterprise / 10 Newark Pompton Turnpike / Block 14 Lot 15.01 / PO Zone**

Mr. Barbarula stated that his recommendations during the process was to allow them to come back, upon getting that order they were asked to come on August, they were not available. The Board Secretary reached out to the applicant and attorney for October since the Board was starting to get busy. Mr. Rubin, the attorney, reached out with the letter for dismissal.

Thereupon Chairman Scott Trowse set forth the motion seconded by James Talerico to dismiss the application for 10 Newark Pompton Turnpike as per Mr. Rubin’s letter of withdrawal.

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

HEARING:

- 1. Application No. ZBOA05172024 / Virginio Formentin / 513 Cotluss Road / Block 38.01 Lot 4.03 / R-25 Zone**
Applicant failed to notice, new date to be assigned

The applicant failed to notice the newspaper at least 10 days prior to the hearing date. There was a discussion on rescheduling the hearing date.

Thereupon Chairman Scott Trowse set forth the motion seconded by Michael Reilly to set a new hearing date of November 7, 2024.

ROLL CALL: Ayes: Trowse, Reilly, Roberts, Sheps, Talerico
Nays: None
(5 Ayes – 0 Nays – Motion Carried)

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OTHER BUSINESS:

Chariman Trowse thanked Mr. Boorady for following up on the complaints from last meeting. The Smoke Shop removed their signs, Mead Ave they are working with the homeowner, Home Depot is an ongoing issue that is being worked on. Mr. Boorady stated that there is no ordinance on inside signs and that they could form an ordinance committee to come up with an ordinance.

Thereupon Chairman Trowse opened the public portion of the meeting, seeing there is no public present Chairman Trowse closed the public portion of the meeting.

ALL IN FAVOR / MOTION CARRIED

ADJOURNMENT:

Thereupon Vice Chariman Warren Scheps set forth the motion seconded by Council President Vincent Pellegrini to adjourn the meeting.

ALL IN FAVOR / MOTION CARRIED

Meeting adjourned at 8:00 PM

Respectfully submitted by:

Stephanie Colella, Planning Board Secretary

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