



**RIVERDALE PLANNING BOARD  
MINUTES  
NOVEMBER 7, 2024**

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

**ROLL CALL:**

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

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

**RESOLUTION:**

**1. Application No. SP05022021 / Grivalsky Holdings, LLC / 27 Paterson Hamburg Turnpike / Block 16 Lot 4 / CRD Zone**

Thereupon Rick Malanga set forth the motion seconded by Vice Chairman Warren Sheps to memorialize the Resolution.

**ROLL CALL:** Ayes: Malanga, Sheps, Carelli, Pellegrini, Poli, Roberts, Trowse, Talerico  
Abstained: Reilly  
Nays: None  
(8 Ayes – 1 Abstained - 0 Nays – Motion Carried)

**2. Application No. SD11142023 / Daniel J. Salameo / 4 Paterson Hamburg Turnpike / Block 9 Lot 9 / R-7.5 Zone**

Thereupon Rick Malanga set forth the motion seconded by Bobby Roberts to memorialize the Resolution.

**ROLL CALL:** Ayes: Malanga, Roberts, Carelli, Pellegrini, Poli, Sheps, Trowse, Talerico  
Abstained: Reilly  
Nays: None  
(8 Ayes – 1 Abstained - 0 Nays – Motion Carried)

**3. Application No. ZB08302022 / David Krug & Yee Peng Krug / 22 Hillcrest Terrace / Block 36.01 Lot 15 / R-7.5 Zone**

Thereupon Chairman Scott Trowse set forth the motion seconded by Vice Chairman Warren Sheps to memorialize the Resolution.

**ROLL CALL:** Ayes: Trowse, Sheps, Carelli, Pellegrini, Poli, Roberts, Malanga, Talerico  
Abstained: Reilly  
Nays: None  
(8 Ayes – 1 Abstained - 0 Nays – Motion Carried)

**APPLICATION TO BE DEEMED INCOMPLETE:**

- 1. Application No. ZBOA10182024 / James O'Connell / 19 Van Duyne Avenue / Block 14.02 Lot 43 / R-7.5 Zone**  
Letter from Darmofalski Engineering recommending incompleteness dated November 2, 2024

**BOROUGH OF RIVERDALE**

MORRIS COUNTY, NEW JERSEY

*Paul M. Carelli*  
Mayor

*Abubakar T. Jalloh*  
Registered Municipal  
Clerk

Mr. Boorady stated that it is an application for an add a level the application has some administrative errors that need to be corrected.

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

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

**2. Application No. ZBOA10212024 / Muhammed Zeidan / 21 Cedar Street / Block 28 Lot 5 / R-7.5 Zone**  
**Letter from Darmofalski Engineering recommending incompleteness November 4, 2024**

Mr. Boorady stated that this application is for a second-floor addition, the lot is undersized, it is an expansion of a non-conforming lot. There are a few administrative items on the application the need to be corrected.

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

**ROLL CALL:** Ayes: Roberts, Trowse, Poli, Malanga, Reilly, Sheps, Talerico  
Nays: None  
(7 Ayes – 0 Nays – Motion Carried)

**HEARING:**

**1. Application No. ZBOA05172024 / Virginio Formentin / 513 Cotluss Road / Block 38.01 Lot 4.03 / R-25 Zone**

Virginio Formentin came forward and was sworn in by Mr. Barbarula. The application is add an addition to an existing structure with a three car garage, two master bedroom suites, and additional living space. Chairman Trowse asked what needed relief. Mr. Formentin stated the front yard set-back. Mr. Boorady stated that 27.4 is proposed for the front yard set-back where 40 feet is required. The addition is set back 3 feet from the existing structure now. Chairman Trowse asked if there is an additional driveway. Mr. Formentin stated that there is an existing driveway that will be widened. Mr. Boorady stated that a road opening permit will be required for the driveway. Chariman Trowse asked if there was a well head near the addition and would that effect the addition. Mr. Formentin stated that it is there and there has been some work done to the original house. Mr. Boorady stated that the septic is in the back of the house and the well head is in that location due to where the septic is. Chairman asked if the septic was large enough for the addition. Mr. Boorady stated that the septic is for a four-bedroom house and the house will remain four-bedrooms. There is a seepage pit in the front yard for storm water runoff. Chairman Trowse asked if the seepage pit was collecting the stormwater runoff from just the addition or the existing house also. Mayor Carelli questioned how it would work for the curb cut. Mr. Barbarula stated that a letter would need to be written to the Mayor and Council to get approved for the curb cut.

Chairman Trowse opened the public portion of the meeting to ask questions about the testimony. As no members of the public came forward James Talerico set forth the motion seconded by Michael Reilly to close the public portion of the meeting.

Mr. Barbarula stated the this application is for a single family addition, seeking a front yard variance for 27.4’ where 40’ is required. As per the Engineer’s letter on July 10 the engineer and architect plans need to coincide with the terms of stormwater and driveway. All of conditions of the letter are to be complied with and are subject to Tom’s review and not further board review. If you are inclined to approve a Resolution with those conditions.

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Thereupon Michael Reilly set forth the motion seconded by Bobby Roberts to approve the application with the conditions laid out by attorney John Barbarula.

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

**CANCEL MEETING:**

Thereupon Chairman Scott Trowse set forth the motion seconded by Vice Chairman Warren Sheps to cancel the meeting for November 14, 2024 due to lack of agenda.

**ALL IN FAVOR / MOTION CARRIED**

**REORGANIZATION MEETING:**

Thereupon Chairman Scott Trowse set forth the motion seconded by Michael Reilly to schedule the Re-Organization meeting for January 9, 2024 pending the Council meeting on January 8, 2024.

**ALL IN FAVOR / MOTION CARRIED**

**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 7:56 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\*\*\***