

BOROUGH OF RIVERDALE

MORRIS COUNTY, NEW JERSEY

Paul M. Carelli
Mayor

Abubakar T. Jalloh
Registered Municipal
Clerk



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

The Regular Meeting of the Riverdale Planning Board is opening on December 5, 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
	Absent:	Rick Malanga Kevin Bulger (Alt. No. 1) James Talerico (Alt. No. 2)

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

APPROVAL OF MINUTES: October 24, 2024

Thereupon Vice Chairman Warren Sheps set forth the motion seconded by Bobby Roberts to approve to minutes from October 24, 2024.

ROLL CALL:	Ayes:	Sheps, Roberts, Carelli, Pellegrini, Poli, Trowse
	Abstained:	Reilly, Scilingo
	Nays:	None
		(6 Ayes – 2 Abstained - 0 Nays – Motion Carried)

November 7, 2024

Thereupon Chairman Scott Trowse set forth the motion seconded by Sal Poli to approve to minutes from November 7, 2024.

ROLL CALL:	Ayes:	Trowse, Poli, Carelli, Pellegrini, Roberts, Reilly, Sheps
	Abstained:	Scilingo
	Nays:	None
		(7 Ayes – 1 Abstained – 0 Nays – Motion Carried)

APPROVAL OF BILLS:

Thereupon Chairman Scott Trowse set forth the motion seconded by Sal Poli to approve four bills to Darmofalski Engineering, Inc. totaling \$1,690.00.

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

APPLICATION TO BE DEEMED COMPLETE:

- 1. Application No. SDSP03232023 / 30 Newark Pompton Turnpike / Francisco Patawaran / Block 14.02 Lot 18.01 / PO Zone**
Letter from Darmofalski Engineering recommending completeness dated December 4, 2024.

Mr. Boorady stated that the application has been outstanding for a few years, they now have all of the paperwork together.

Thereupon Christopher Scilingo set forth the motion seconded by Michael Reilly to deem the application complete.

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

Chairman Trouse set the hearing date for February 6, 2024

RESOLUTION:

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

Thereupon Michael Reilly set forth the motion seconded by Chariman Scott Trouse to memorialize the Resolution.

ROLL CALL: Ayes: Reilly, Trouse, Poli, Roberts, Sheps
Abstained: Scilingo
Nays: None
(5 Ayes – 1 Abstained – 0 Nays – Motion Carried)

WAIVER HEARING:

- 2. Application No. SP04162024 / Bergen Concepts, L.L.C. / 100 Route 23 North / Block 40 Lot 4.02 / HB Zone**
Letter from Darmofalski Engineering recommending incompleteness dated November 26, 2024

Mr. Barbarula stated that the letter outlines the waivers the applicant is seeking, if the waivers are approved the letter would be complete.

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Adam Lazaros, the attorney for the applicant, came forward and stated that they were here seeking waivers from their completeness report from Darmofalski Engineering. The site is a functioning gas station, the applicant is sub leasing the land for their billboard. The gas station is leasing from Shotmeyer Brothers. The land that is being leased is outside of the scope of what is being asked.

Brian Liebeskind, Licensed Engineer from Dresdner Robin, 30 Montgomery Suite 510, Jersey City, New Jersey. Mr. Liebeskind listed his credentials as a licensed engineering with a New Jersey license in good standing.

Mr. Lazaros asked what they were requesting waivers from. Mr. Liebeskind stated that the billboard is located outside of the site plan's parking and traffic area.

Mr. Lazaros asked about the columns switching size. Mr. Liebeskind stated that there would be no effect with the change in foundation column size and design. The size is based off of an assumption of based billboard sites, it would need to be confirmed.

Mr. Lazaros stated that all of the proper permits will be filed with the Building Department and Borough Engineer. Mr. Liebeskind responded yes.

Mr. Lazaros stated that the billboard will be LED and has a minimum of 8 seconds as per state regulations.

Mr. Lazaros stated that the list of owners would be updated prior to the public hearing date to send out notices. The landscaping plan would be completed based upon what the Board would require. Mr. Liebeskind stated that if the Board would like additional buffering on the lower 6 feet they would provide. Mr. Lazaros stated that once they get to the public hearing, they would provide more information.

Chairman Trowse stated that they are saying they do not need a site plan done, regarding the impervious coverage how does it negatively or positively affect the property that is there. Mr. Lazaros stated that the billboard 50' wide by 20' tall, whether the post is 54" vs 48" would not impact the coverage numbers which is taking the whole board into account. Mr. Liebeskind stated the maximum impervious coverage allowed by zoning is 90%.

Mr. Barbarula asked if the 3 Resolutions on this property have been reviewed. Mr. Liebskind stated that he has not reviewed those Resolutions. Mr. Lazaros stated that he understands that the parking on site does not match what is on the site plan. Mr. Barbarula stated that coming to the Board to make a modification to the site plan the entire site is under review by the Board. The Board has the right and ability to state that the site plan needs to be brought up to the current site plan before approving the waivers.

Mr. Poli asked how high the billboard would be. Mr. Liebskind stated 65' from the ground. Mr. Poli asked if it is going where dirt is or pavement. Mr. Liebskind stated in the grass area outside the paved area. Mr. Poli stated that he would like to have a landscaping plan to soften the big steel posts going into the ground.

Chairman Trowse asked if there were any plans of adding cellular. Mr. Lazaros stated not at this current time.

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Chairman Trowse opened the testimony to the public. No one from the public is present Chairman Trowse closed the public portion.

ALL IN FAVOR / MOTION PASSED

Mr. Barbarula stated that the Board’s decision is to grant the waivers, if granted the Board must give a hearing date, if the waivers are not granted then the applicant must comply with Mr. Boorady’s letter to recommend the application complete.

Mr. Reilly asked if the waiver is granted and the applicant comes before the Board again since they would be talking about the site plan does the property owner need to be present. Mr. Barbarula stated that they do not need to be present.

Mr. Poli stated that he is making the motion to deny the waivers.

Chairman Trowse stated that he will second the motion, that the site plan must be brought up to snuff, then start off clean.

Thereupon Sal Poli set forth the motion seconded by Chairman Scott Trowse to deny the requested waivers.

ROLL CALL: **Ayes:** **Poli, Trowse, Roberts, Reilly, Scilingo, Sheps**
 Nays: **None**
 (6 Ayes – 0 Nays – Motion Carried)

OTHER BUSINESS:

Mayor Carelli asked if the property on Morris and Hamburg Turnpike has made any updates on the wall. Mr. Boorady stated that he has a mason and architect are putting together a restoration plan, it is going to be rebuilt.

ADJOURNMENT:

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

ALLIN FAVOR / MOTION CARRIED

Meeting adjourned at 8:08 PM

Respectfully submitted by:

Stephanie Colella, Planning Board Secretary

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