

BOROUGH OF RIVERDALE

MORRIS COUNTY, NEW JERSEY

Paul M. Carelli
Mayor

Abubakar T. Jalloh
Registered Municipal
Clerk



**RIVERDALE PLANNING BOARD
MINUTES
FEBRUARY 27, 2025**

The Regular Meeting of the Riverdale Planning Board is opening on February 27, 2025 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: JANUARY 23, 2025

Thereupon Sal Poli set forth the motion seconded by Vice Chairman Warren Sheps to approve the minutes are written and submitted.

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

APPROVAL OF BILLS:

Thereupon Chairman Scott Trowse set forth the motion seconded by Sal Poli to approve the bills for Darmofalski Engineering, Inc. totaling \$ 4,760.00.

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

HEARING:

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outdoor space such as a small patio or deck for affordable housing units and 50% of all market rate units would have an outdoor space. On both properties there will be common yard space that anyone can use. There will be one freestanding ground sign per permitted driveway entrance, the project allows for this but it will not hold up the project. The plans for the driveways are still be worked out between both parties on the site plans.

Ms. Russell stated that the Board has to determine is this Redevelopment Plan is consistent with the Master Plan. Points from the Master Plan say that the Borough is working with Habitat for Humanity for the 83 Newark Pompton Turnpike site. The goals must also be consistent with the county and state; the 2020 Morris Country Land Use Element, State Development & Redevelopment Plan (SDRP) Planning Area, and the 2008 Highlands Regional Master Plan. Ms. Russell stated that we are without question consistent with our Master Plan and the information that was extracted from the Country, State and Highlands Plan is consistent as well.

Vice Chairman Sheps questioned what could be expected next. Ms. Russell stated that both developments have shown concept plans. Mr. Barbarula stated that the Planning Board has to recommend this Plan to the Mayor and Council to be adopted. Once the Plan is adopted then the developers would enter into a Developers Agreement. Ms. Russell stated that they would have to submit a Site Plan application like any other applicant.

Chairman Trowse asked where we are with the affordable housing. Mayor Carelli stated that the Borough is at 154 units.

Chairman Trowse opened comment to the public, no one from the public is present at the meeting, Chairman Trowse closed the public portion of the meeting.

Thereupon Chairman Trowse set forth the motion seconded by Vice Chairman Warren Sheps for the Newark Pompton Turnpike Redevelopment Plan to be recommended to the Council to move forward with the Redevelopment Plan as recommended by the Planner.

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

DETERMINING A PROPER NOTICE:

- 1. Application No. SDSP03232023 / 30 Newark Pompton Turnpike / Francisco Patawaran / Block 14.02 Lot 18.01 / PO Zone**

Mr. Barbarula stated that the applicant's notice was improper

