

BOROUGH OF RIVERDALE

MORRIS COUNTY, NEW JERSEY

Paul M. Carelli
Mayor

Abubakar T. Jalloh
Registered Municipal
Clerk



RIVERDALE PLANNING BOARD

MINUTES

APRIL 24, 2025

The Regular Meeting of the Riverdale Planning Board is opening on April 24, 2025 at 7:30 p.m. Adequate notice of this meeting was published in the Morris Daily Record and also posted on the bulletin board in the Borough Hall Foyer. No new testimony will be heard after 10:00 p.m. and the meeting will be adjourned by 10:30 p.m.

ROLL CALL:

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

Also, present is Board Attorney, John Barbarula

APPROVAL OF MINUTES: MARCH 27, 2025

Thereupon James Talerico set forth the motion seconded by Vice Chairman Warren Sheps to approve the minutes as written and submitted

ROLL CALL:

Ayes:	Talerico, Sheps, Carelli, Pellegrini, Roberts, Trowse
Abstained:	Poli, Malanga, Reilly, Scilingo
Nays:	None

(6 Ayes – 4 Abstained – 0 Nays – Motion Carried)

APRIL 3, 2025

Thereupon James Talerico set forth the motion seconded by Chairman Scott Trowse to approve the minutes as written and submitted

ROLL CALL:

Ayes:	Talerico, Trowse, Carelli, Pellegrini, Poli, Roberts, Malanga, Scilingo, Sheps
Abstained:	Reilly
Nays:	None

(9 Ayes – 1 Abstained – 0 Nays – Motion Carried)

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APPROVAL OF BILLS:

Thereupon Chairman Scott Trowse set forth the motion seconded by Rick Malanga to approve one bill to Daramofalski Engineering, Inc totaling \$140.00.

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

APPLICATION TO BE DEEMED INCOMPLETE:

- 1. Application No. 2025-01 / 125 Paterson Hamburg Turnpike / Riverdale Quarry, LLC / Block 12, Lot 3 & Block 13, Lots 25-28**

Thereupon Sal Poli set forth the motion seconded by Christopher Scilingo to deem the application incomplete as per Darmofalski Engineering, Inc letter dated April, 24, 2025.

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

MOTION TO DISMISS WITH OR WITHOUT PREJUDICIOUS:

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

Mr. Barbarula stated that procedurally we have rules that the application has to be processed. There could be applications that cannot move forward for one reason or another; if there is a mistake with a simple fix that needs to be completed and have the hearing a month later is without prejudicious. When there is an egregious situation with the application not moving you can dismiss with prejudicious and the applicant has to start over again with the application process and fees. If the application is dismissed without prejudicious the applicant just sends a letter stating that they are ready to move forward with the application. With prejudicious escrow fees can still be used but the application fees must be paid again.

Chairman Trowse stated that this application was started in 2023. The professionals have worked with the applicant for many hours to get the applicant to this point where the can be at the meeting. It has happened several times. Chairman Trowse asked if the applicant’s communication has not been responsive. The Board Secretary started yes.

Chairman Scott Trowse has set forth the motion seconded by Bobby Roberts to dismiss the application with prejudicious.

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

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CANCEL MAY 1st MEETING:

Thereupon Chairman Scott Trowse set forth the motion seconded by Vice Chairman Warren Sheps to cancel the meeting on May 1st, due to lack of agenda.

ALL IN FAVOR / MOTION CARRIED

OPEN TO THE PUBLIC:

Thereupon Chairman Trowse opened the meeting to the public, no one from the public was present, Chairman Trowse set forth the motion seconded by Sal Poli to close the public portion of the meeting.

ALL IN FAVOR / MOTION CARRIED

OTHER BUSINESS:

Mr. Reilly asked if anyone knew what was going on with the property that use to be Reil Auto Body on Hamburg Turnpike. There are a lot of cars on the property. The Board Secretary stated that they did come and submit an application but they were missing information that the Zoning Official required to process the application.

Mr. Reilly asked about 27 Hamburg Turnpike. Chairman Trowse stated that the sister in law purchased the property and the Board granted a letter of extension to move forward with the project.

Mr. Reilly asked about Efficient Air. Chairman Trowse stated that they withdrew their application.

ADJOURNMENT:

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

ALL IN FAVOR / MOTION CARRIED

Meeting adjourned at 7:53 PM

Respectfully submitted by:

Stephanie Colella, Planning Board Secretary

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