

BOROUGH OF RIVERDALE

MORRIS COUNTY, NEW JERSEY

Paul M. Carelli
Mayor

Abubakar T. Jalloh
Registered Municipal
Clerk



RIVERDALE PLANNING BOARD

MINUTES

JUNE 26, 2025

The Regular Meeting of the Riverdale Planning Board is opening on June 26, 2025 at 7:30 p.m.
Chairman Scott Trowse read the Sunshine Law.

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|-------------------|-----------------|---|
| ROLL CALL: | Present: | Mayor Paul Carelli Council Pres. Vincent Pellegrini Sal Poli Bobby Roberts Rick Malanga – 7:40 P.M. Michael Reilly Christopher Scilingo Vice Chairman Warren Sheps Chairman Scott Trowse Kevin Bulger (Alt. No. 1) |
| | Absent: | James Talerico (Alt. No. 2) |

Also, present is Drew Murray, Appearing for Barbarula Law Offices, and Tom Boorady, Board Engineer

APPROVAL OF MINUTES: MAY 22, 2025

Thereupon Christopher Scilingo set forth the motion seconded by Michael Reilly to approve the May 22, 2025 minutes, as written and submitted.

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| ROLL CALL: | Ayes: | Scilingo, Reilly, Carelli, Pellegrini, Sheps, Trowse |
| | Abstained: | Poli, Roberts, Bulger |
| | Nays: | None |
| | | (6 Ayes – 3 Abstained – 0 Nays – Motion Carried) |

APPROVAL OF BILLS:

Thereupon Chairman Scott Trowse set forth the motion seconded by Sal Poli to approve three bills to Darmofalski Engineering, Inc totaling \$2,240.00

| | | |
|-------------------|--------------|--|
| ROLL CALL: | Ayes: | Trowse, Poil, Carelli, Pellegrini, Roberts, Reilly, Scilingo, Sheps, Bulger |
| | Nays: | None |
| | | (9 Ayes – 0 Nays – Motion Carried) |

APPLICATION TO BE DEEMED COMPLETE:

- 1. Application No. 2025-04 / NJSH Route 23 South at Macopin Ave / OutFront Media, LLC / Block 33 Lot 23 / HB Zone**

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Letter from Darmofalski Engineering recommending completeness dated June 9, 2025

Mr. Boorady stated that his letter recommends that the application be deemed complete, the application is in two parts the first part it to appeal the Zoning Officials decision to decline the request to convert one side of the billboard to an electronic multi message board. The second part is an application for a use variance if the Board declines the appeal. Mr. Poli asked if the appeal is declined then the hearing for the use variance would be the same night. Mr. Boorady stated yes and that this application is a “D” Variance so the Mayor and Council Member cannot vote.

RICK MALANGA IS IN ATTENDANCE AT 7:42 P.M.

Thereupon Sal Poli set forth the motion seconded by Warren Sheps to deem the application complete.

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

Thereupon Chairman Scott Trowse set a hearing date of July 24, 2025

OTHER BUSINESS:

Chairman Trowse stated that there is graffiti around town and some of the businesses in town have signs all over the front windows inside the window. There was a discussion on how to change the ordinance regarding signs inside the windows of businesses. There was a brief discussion on the auto businesses in town and keeping the lots clean of too many vehicles.

ADJOURNMENT:

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

ALL IN FAVOR / MOTION CARRIED

Meeting adjourned a 7:55 P.M.

Respectfully submitted by:

Stephanie Colella, Planning Board Secretary

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