

BOROUGH OF RIVERDALE

MORRIS COUNTY, NEW JERSEY

Paul M. Carelli
Mayor

Abubakar T. Jalloh
Registered Municipal
Clerk



RIVERDALE PLANNING BOARD

MINUTES

AUGUST 7, 2025

The Regular Meeting of the Riverdale Planning Board is opening on August 7, 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
	Bobby Roberts
	Rick Malanga – 7:35 PM
	Michael Reilly
	Christopher Scilingo
	Vice Chairman Warren Sheps
	Chairman Scott Trowse
	Kevin Bulger (Alt. No. 1)
Absent:	Council Pres. Vincent Pellegrini
	Sal Poli
	James Talerico (Alt. No. 2)

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

APPROVAL OF BILLS:

Thereupon Chairman Scott Trowse set forth the motion seconded by Vice Chairman Warren Sheps to approve the bills to Darmofalski Engineering, totaling \$1,960.00.

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

Chairman Scott Trowse called Kevin Bulger up to the DIAS for the application

APPLICATION TO BE DEEMED INCOMPLETE:

- 1. Application No. 2025-05 / 48 Route 23 North / North Star Entertainment Management, LLC / Block 13 Lot 29 / HB Zone**
Letter from Darmofalski Engineering recommending incompleteness dated July 1, 2025

Mr. Boorady, stated that there is no engineering objections to the waivers listed on the report. There is no site work it is an interior fit out; there is a site plan the shows the existing conditions. They can be deemed complete if the waivers are approved, this is a minor without variances, it can be heard tonight since there are no public notices required.

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WAIVER HEARING:

- 1. Application No. 2025-05 / 48 Route 23 North / North Star Entertainment Management, LLC / Block 13 Lot 29 / HB Zone**

Peter G. Wagner of Richard Lupo LLC, came forward to represent North Start Entertainment.

Rick Malanga is present at the meeting 7:35 P.M.

Wagner stated they are here to request completeness waivers and approval of a minor site plan approval at 48 Route 23 North. The site plan changes the use of the property from retail to indoor recreation. We responded to Darmofalski Engineering's letter on July 24th and feel we have adequately answered the questions.

Andrew Hinman came forward and was sworn in by Mr. Barbarula. Mr. Wagoner asked for Mr. Hinman's occupation. Mr. Hinman stated that he is the project manager representing North Star Entertainment, he worked on preparing the plans. Mr. Wagner asked if the project was only indoor work. Mr. Hinman agreed. Mr. Wagner asked if there was adequate parking. Mr. Hinman agreed.

Chairman Trowse asked if there were any questions from the Board, the Board did not have any questions at this time.

Chairman Trowse opened the meeting to the public for questions, no one from the public was present, Chairman Trowse closed the public portion.

ALL IN FAVOR / MOTION CARRIED

Thereupon Chairman Scott Trowse set forth the motion seconded by Christopher Scilingo to grant the waivers.

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

Thereupon Vice Chairman Warren Sheps set forth the motion seconded by Mayor Paul Carelli to deem the application complete as per waiver granted.

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

PUBLIC HEARING:

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1. Application No. 2025-05 / 48 Route 23 North / North Star Entertainment Management, LLC / Block 13 Lot 29 / HB Zone

Mr. Hinman stated that Family Launch is a full family entertainment center. There are 29 locations over 14 states, they have the support to make sure the franchisee is successful. This Sports Authority location has been closed since 2016 and now JoAnn Fabrics closed. The entertainment centers are helping keep these shopping centers alive and keep employment. It is a good fit and a common trend among shopping centers. They are open 6-7 days a week, open from 4-10 Monday – Thursday during the school year on Friday and Saturday nights they are open until 11PM on Sunday they close at 10 PM. The busiest times are the weekends from 3-6 PM. The staff is fully trained on safety and security. In the plans, is the floor plan, Mr. Hinman stated all of the attractions. Chairman Trowse asked if it is a BYOB. Mr. Hinman state no. Mr. Reilly asked about the kitchen being no flame. Mr. Hinman stated that it uses convection oven and air fryers. Vice Chariman Warren Sheps the closest location and the party room size. Mr. Hinman stated Little Ferry just opened in March 2025 and the rooms are 375 square feet. Mr. Malanga asked how they determine how many employees are needed for safety.

Craig Erlich came forward and was sworn in. Mr. Erlich stated that he is the Launch Family Corporate Representative. Mr. Erlich stated that the employees are determined on seasonality, usually Friday, Saturday and Sunday are the busy time, during the winter there could be 40-50 employees. The skeleton schedule calls for 12 employees. Chairman Trowse asked if there is security on staff. Mr. Erlich stated that during the soft opening and grand opening they will determine what type of security is necessary. Chairman Trowse asked if there were any plans to expand into JoAnn's location. Mr. Hinman said it would be great if they could. Mr. Boorady asked about the parking and to verify if there is enough parking. Mr. Hinman stated that on the busiest days there could be up to 300-400 hundred people present at one time. The code for Sports Authority is 1 space for every 200 square feet, there are 204 parking spaces and that is more than enough for our busiest time. Mr. Erlich stated that there are 3 parts to the day morning, afternoon and evening the only variable would be the parties. Chairman asked if minor could go unaccompanied. Mr. Erlich stated that must be over 16 years of age to be unaccompanied. Vice Chairman Warren Sheps asked if there were memberships. Mr. Erlich stated that there is an admission fee and then parties are separate. Mr. Roberts asked if the employees are first aid trained and prepared for an accident. Mr. Erlich stated that yes, they are first aid certified, serve safe in the kitchen and they all have whistles and first aid kits on them. Mr. Malanga asked if the front door is the only one used for entrance and exit. Mr. Hinman stated that there are four other emergency exists that are alarmed, the came system is designed to come ever aspect of the park and all footage is saved for 6 months, all monitored on site, indoor and outside. Mr. Boorday asked if their testimony that 204 parking spaces is enough to cover their busiest times. Mr. Hinman stated yes, the parking calculation is based on the maximum of each stores use. Mr. Wagner stated that the square footage of the building

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is 40,627 and the parking is 1 spot per 200 square feet. Mr. Boorady stated that he does not have any concerns there is no site plan work, when they begin work inside that is with Sal in the building department.

Chairman Trowse opened the meeting to the public, seeing no public present at the meeting Chairman Trowse closed the public portion.

ALL IN FAVOR / MOTION CARRIED

Thereupon Rick Malanga set forth the motion seconded by Michael Reilly to approve the application.

ROLL CALL: Ayes: Malanga, Reilly, Carelli, Roberts, Scilingo, Sheps, Trowse, Bulger
 Nays: None
 (8 Ayes – 0 Nays – Motion Carried)

OTHER BUSINESS:

Mayor Carelli stated that he met with the Mahan Group yesterday they wanted to get on the schedule for their preliminary hearing. Chairman Trowse set forth the motion seconded by Christopher Scilingo that the Preliminary Site Plan hearing for the Mahan Group will be on September, 25 2025.

ALL IN FAVOR / MOTION CARRIED

Vice Chairman Warren Sheps set forth the motion seconded by Rick Malanga to deem the Billboard application defective.

ROLL CALL: Ayes: Sheps, Malanga, Carelli, Roberts, Reilly, Scilingo, Trowse Bulger
 Nays: None
 (8 Ayes – 0 Nays – Motion Carried)

ADJOURNMENT:

Thereupon Chairman Scott Trowse set forth the motion seconded by Vice Chairman Warren Sheps to adjourn the meeting.

ALL IN FAVOR / MOTION CARRIED

Meeting adjourned at 8:19 P.M.

Respectfully submitted by:

Stephanie Colella, Planning Board Secretary

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