

BOROUGH OF RIVERDALE

MORRIS COUNTY, NEW JERSEY

Paul M. Carelli
Mayor

Abubakar T. Jalloh
Registered Municipal
Clerk



**RIVERDALE PLANNING BOARD
MINUTES
SEPTEMBER 4, 2025**

The Regular Meeting of the Riverdale Planning Board is opening on September 4, 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
Rick Malanga
Christopher Scilingo
Vice Chairman Warren Sheps
Chairman Scott Trowse
Kevin Bulger (Alt. No. 1)
James Talerico (Alt. No. 2)

Absent: Michael Reilly

Kevin Bulger will be sitting in for Bobby Roberts and James Talerico will be sitting in for Michael Reilly.

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

APPROVAL OF MINUTES: JULY 24, 2025

Thereupon Rick Malanga set forth the motion seconded by Christopher Scilingo to approve the minutes for July 24th, 2025, as written and submitted.

ROLL CALL:

Ayes: Malanga, Scilingo, Carelli, Pellegrini, Poli, Sheps, Trowse, Bulger, Talerico

Nays: None

(9 Ayes – 0 Nays – Motion Carried)

AUGUST 7, 2025

Thereupon Vice Chairman Warren Sheps set forth the motion seconded by Christopher Scilingo to approve the minutes for August 7th, 2025, as written and submitted.

ROLL CALL:

Ayes: Sheps, Scilingo, Carelli, Malanga, Trowse, Bulger

Abstained: Pellegrini, Poli, Talerico

Nays: None

(6 Ayes – 3 Abstained – 0 Nays – Motion Carried)

RESIGNATION OF BOBBY ROBERTS:

BOROUGH OF RIVERDALE

Paul M. Carelli
Mayor

MORRIS COUNTY, NEW JERSEY

Abubakar T. Jalloh
Registered Municipal
Clerk

Thereupon Rick Malanga set forth the motion seconded by Christopher Scilingo to deem the application complete.

ROLL CALL: **Ayes:** **Malanga, Scilingo, Poli, Sheps, Trowse, Bulger, Talerico**
 Abstained: **Carelli, Pellegrini**
 Nays: **None**
 (7 Ayes – 2 Abstained – 0 Nays – Motion Carried)

Sal Poli set forth the motion seconded by Council President Vincent Pellegrini to assign a hearing date of October 23, 2025 for both applications deem complete.

ALL IN FAVOR / MOTION CARRIED

DEEM APPLICATION DEFECTIVE:

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

Chairman Scott Trowse set forth the motion seconded by Sal Poli to deem the notice defective the applicant will need to refile or amend the application.

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

RESOLUTION:

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

Thereupon Chairman Scott Trowse set forth the motion seconded by Vice Chairman Warren Sheps to adopt the resolution.

ROLL CALL: **Ayes:** **Trowse, Sheps, Carelli, Malanga, Scilingo, Bulger**
 Abstained: **Pellegrini, Poli, Talerico**
 Nays: **None**
 (6 Ayes – 3 Abstained – 0 Nays – Motion Carried)

OPEN TO PUBLIC:

Chairman Scott Trowse opened the meeting to the public, having no one from the public present
Chairman Scott Trowse set forth the motion to close the public portion.

ALL IN FAVOR / MOTION CARRIED

ADJOURNMENT:

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

ALL IN FAVOR / MOTION CARRIED

BOROUGH OF RIVERDALE

MORRIS COUNTY, NEW JERSEY

Paul M. Carelli
Mayor

Abubakar T. Jalloh
Registered Municipal
Clerk

Meeting adjourned at 8:05 P.M.

Respectfully submitted by:

Stephanie Colella, Planning Board Secretary

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