

BOROUGH OF RIVERDALE

MORRIS COUNTY, NEW JERSEY

Paul M. Carelli
Mayor

Abubakar T. Jalloh
Registered Municipal
Clerk



**RIVERDALE PLANNING BOARD
MINUTES
OCTOBER 23, 2025**

The Regular Meeting of the Riverdale Planning Board is opening on October 23, 2025 at 7:30 p.m. Chairman Scott Trowse read the Sunshine Law.

ROLL CALL:

Present:	Kevin Bulger Rick Malanga – 7:47 P.M. Michael Reilly Christopher Scilingo Vice Chairman Warren Sheps Chairman Scott Trowse Brendan Lynch (Alt. No. 1) James Talerico (Alt. No. 2)
Absent:	Mayor Paul Carelli Council Pres. Vincent Pellegrini Sal Poli

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

Chairman Trowse stated that Brendan Lynch is on the DAIS for Sal Poli and James Talerico is on the DAIS for Rick Malanga.

APPROVAL OF MINUTES: SEPTEMBER 25, 2025

Thereupon Christopher Scilingo set forth the motion seconded by Michael Reilly to approve the minutes for September 25, 2025, as written and submitted.

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

APPROVAL OF BILLS:

Thereupon Chairman Scott Trowse set forth the motion seconded by Vice Chairman Warren Sheps to approve the bills for Darmofalski Engineering totaling \$21,700.00.

ROLL CALL: **Ayes: Trowse, Sheps, Bugler, Reilly, Scilingo, Lynch, Talerico**
 Nays: None
 (7 Ayes – 0 Nays – Motion Carried)

Thereupon Chairman Scott Trowse set forth the motion seconded by Christopher Scilingo to approve the bills for Anderson & Denzler totaling \$1,620.00.

ROLL CALL: **Ayes: Trowse, Scilingo, Bugler, Reilly, Lynch, Talerico, Sheps**

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Nays: None
(7 Ayes – 0 Nays – Motion Carried)

APPLICATION TO BE DEEMED COMPLETE:

- 1. Application No. 2025-10 / 29 Greenwich Street / Anthony C. Marino / Block 14 Lot 3 / R-7.5 Zone**

Mr. Boorady stated that the application is an expansion of a non-conforming use, it is a two-family home and he making the two-family home bigger, this is a D3 variance, the Mayor and Council will not be able to vote. The second floor will be enlarged with a cantilever. Mr. Boorady stated he recommends the application be deemed complete.

Thereupon Michael Reilly set forth the motion seconded by Christopher Scilingo to deem the application complete as per Darmofalski Engineering’s report dated October 2, 2025.

ROLL CALL: Ayes: Reilly, Scilingo, Bulger, Sheps, Lynch, Talerico, Trowse
Nays: None
(7 Ayes – 0 Nays – Motion Carried)

Chairman Trowse set forth the motion seconded by Michael Reilly to schedule a hearing date for November 13, 2025.

ALL IN FAVOR / MOTION CARRIED

- 2. Application No. 2025-03 / 30 Route 23 North / Curly’s Ice Cream & Frozen Yogurt, Inc. / Block: 32 Lot 5.02 / HB Zone**

Mr. Boorady stated that it is basically deemed complete since the prepared the traffic report, on page 4 there is some booking keeping that needs to be done. They revised the application slightly, there are two phases, the first phase would be limited to allow ice cream manufacturing to start, the second phase would be the opening of a retail space to sell cakes, hot dogs and hamburgers. The second phase would include traffic improvements. The application is complete and ready for both phases.

Thereupon James Talerico set forth the motion seconded by Vice Chairman Warren Sheps to deem the application complete as per Darmofalski Engineering’s report dated October 8, 2025

ROLL CALL: Ayes: Talerico, Sheps, Bugler, Reilly, Scilingo, Lynch, Trowse
Nays: None
(7 Ayes – 0 Nays – Motion Carried)

- 3. Application No 2025-11 / 79 Newark Pompton Turnpike / 130 Main Street, LLC / Block 26 Lot 21.01 / PO Zone**

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Mr. Boorady stated that there is a Redevelopment Plan on the property it was rezoned along with Habitat for Humanity. This is in substantial conformance with the Redevelopment Plan.

Thereupon Brendan Lynch set forth the motion seconded by James Talerico to deem the application complete as per Darmofalski Engineering's report dated October 13, 2025

ROLL CALL: Ayes: Lynch, Talerico, Bugler, Reilly, Scilingo, Sheps, Trowse
Nays: None
(7 Ayes – 0 Nays – Motion Carried)

Rick Malanga is present at the meeting 7:47 PM

Chairman Trowse stated that James Talerico will now set down from the DAIS as member Rick Malanga is present.

HEARING:

- 1. Application No. 2025-09 / 42 Newark Pompton Turnpike / Todd Urban / Block 14.02 Lot 18.07 / PO Zone**

Mr. Urban came forward and was sworn in. Mr. Urban stated that he currently has a shed that is a non-conforming set back and is in disrepair. Mr. Urban stated he is looking to remove that structure and replace it with an accessory structure that is conforming, it would be a larger structure due to working from home making marketing content and teaches online class at Passaic County Community College. It would also be used for storage for the equipment that is used, the house is built on slab with no basement and the attic cannot be used due to the way it is constructed. Mr. Urban has looked into adding onto the home, all of the architects he has spoken with stated there no way to do it to make the home fit with the esthetic of the neighbor of the lay out of the home. Mr. Urban stated that he is on the Shade Tree and is looking to preserve the trees that are on his property. Chairman Trowse asked the size of the structure. Mr. Boorady stated that the structure is 685 square feet. Chairman Trowse asked about the sewer hook-up. Mr. Urban stated that he is looking to add water and sewer to the accessory structure for a half bath. Chairman Trowse asked about stormwater. Mr. Boorady stated that anything over 300 square feet it should be contemplated, if the Board approves then we could talk about site plan elements. Mr. Poli asked what equipment would be stored. Mr. Urban stated lighting, photography, microphones. The reason why it is divided into two rooms is that my work sells the idea of a studio environment, one room is used for filming to show the studio environment and the other room is the large desk to show editing. Vice Chairman Sheps asked what noise level would be generated. Mr. Urban stated that the noise would be mostly speaking, watching videos and syncing sound to the videos; in the main house being on Newark Pompton Turnpike the outside noise level has increased due to the school, trees being taken down and the busy road. Mr. Malanga asked if there would be any customers. Mr. Urban stated no. Mr. Talerico asked the size of the rooms. Mr. Urban stated they are about the same size, 15'1" by 15'5" and 14.5' by

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15.5' the other rooms are 5' by 7.5' and 5' by a little less than 7.5'. Mr. Boorady asked what the rooms would be used for. Mr. Urban stated one would be storage for equipment and the other would be for a toilet if approved. Vice Chairman Sheps asked about the heating or air conditioning. Mr. Urban stated he was going to install a ductless split and attach it to the building. Mr. Boorady asked about base traps in the rooms, insulation. Mr. Urban stated he was going to install green rot and alternating studding and floating floors potentially. Mr. Bulger asked if the applicant can help make justification of the variances on the applications. Mr. Urban stated that the current shed has been eaten by rats from when there were issues in town a few years ago, the structure will fit with the aesthetic of the town and the architecture of the home it will not look like a separate structure. It is located in a place that it is away from the street it is hidden by the trees on the property. Over the time of being in the home it has been updated and well maintained. It is not bothering anyone by having the structure there, there is no risk of noise issues, there is no parking cliental or traffic, it is about investing in this town. Everyone said this project would not be worth it to build this, it would be too much money, I plan on staying in this town and investing in this town. Mr. Urban stated that he did previously have an office location on South Corporate Drive but that was not sustainable for the work that is done. Mr. Bulger asked the height of the structure. Mr. Urban stated 14 feet that is the lowest height of the home and he did not want the structure taller than the home. Mr. Reilly asked if the application is approved and Mr. Urban moves what does this open the Board up to if someone else moves in and wants to do something different with the structure. Mr. Boorady stated that the PO Zone allows a single-family home with a home occupation, a home occupation is a conditional use is any residential zone, here he wants his home occupation outside of the walls of the primary structure. His primary structure does not lend itself to an addition to continue his home occupation. If there is concern about an accessory dwelling unit (ADU) the Board could ask to put a restriction on the applicant and resolution.

Chairman Trowse opened the public portion to ask questions on the testimony given, seeing no member from the public came forward Chairman Trowse closed the public portion.

Mr. Urban stated he was told the town allows for a 600 square foot detached garage, that would have been the easy way out to do that and don't tell the town and do whatever he wanted with it. I came here with an honest application, paid the money to apply and followed the due diligence. Mr. Talerico asked if there would be a problem with a restriction. Mr. Urban stated that he respects what the Board has to say and the reason behind it.

Chairman Trowse opened the public portion to make a statement on the application, seeing no member from the public came forward Chairman Trowse closed the public portion.

Mr. Talerico asked if Mr. Urban was going to be the only employee at this site and if there were any plans to add another employee. Mr. Urban stated that he is the only employee at this site for his personal home office.

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Chairman Trowse stated that the corner of Mead Ave and Post Lane looks great now and can actually see around corner. Mr. Malanga stated that the Borough cut down those trees.

ADJOURNMENT:

Thereupon Chairman Scott Trowse set forth the motion seconded by Rick Malanga to adjourn the meeting.

ALL IN FAVOR / MOTION CARRIED

Meeting adjourned at 8:30 P.M.

Respectfully submitted by:

Stephanie Colella, Planning Board Secretary

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