

BOROUGH OF RIVERDALE

MORRIS COUNTY, NEW JERSEY

Paul M. Carelli
Mayor

Abubakar T. Jalloh
Registered Municipal
Clerk



**RIVERDALE PLANNING BOARD
MINUTES
NOVEMBER 6, 2025**

The Regular Meeting of the Riverdale Planning Board is opening on November 6, 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 Kevin Bulger Rick Malanga Michael Reilly Vice Chairman Warren Sheps Chairman Scott Trowse Brendan Lynch (Alt. No. 1) James Talerico (Alt. No. 2)
	Absent:	Christopher Scilingo

Also, present is John Barbarula, Board Attorney, and Margie Hammel, appearing for Darmofalski Engineering

APPROVAL OF MINUTES: OCTOBER 2, 2025

Thereupon Vice Chairman Warren Sheps set forth the motion seconded by Chairman Scott Trowse to approve the minutes, as written and submitted.

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

Mr. Barbarula stated that copies of Meeting Recording Certifications were given to Mr. Lavigne stating that member Brendan Lynch listened to meeting recording for September 25, 2025 and members Kevin Bulger, Vincent Pellegrini and James Talerico listened to the meeting recording for October 2, 2025.

Thereupon Chairman Trowse set forth the motion seconded by Brendan Lynch to call for a 15-minute recess to review the Borough Engineer’s report for the Riverdale Quarry that was sent out the morning of November 6, 2025.

ALL IN FAVOR / MOTION CARRIED

Rick Malanga was present at the meeting during the recess at 7:45 P.M.

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Chairman Trowse opened the meeting at 8:00 P.M.

Chairman Trowse stated that the Board needs to speak about an R.F.P. (request for proposals) for a Board Attorney., John Barbarula will be retiring at the end of the year. Mayor Carelli stated that he will put together an R.F.P. and the Board can review applications to have an Attorney for the new year.

Thereupon Sal Poli set forth the motion seconded by Chairman Trowse to have to do an R.F.P. for a Board Attorney.

ALL IN FAVOR / MOTION CARRIED

HEARING CONTINUATION:

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

Michael Lavigne came forward on behalf of the application to present their application. Mr. Lavigne stated that they are only here seeking Preliminary approval and cannot put a shovel in the ground until they received Final Site Plan Approval. This is a proposed warehouse facility on spec, there is not an end user but it will be marketed to a warehouse user. In order to get an end user interested in the site and serious about the site, they want to see entitlements in place. We understand that if at the end of the day there is an end user that is not consistent with a warehouse, like a fulfillment center, we would have to come back for approval for that type of user. The plans would have to be changed and that could be a condition of approval that if the end user were to change, we would have to provide supplemental testimony, traffic information in particular. Mr. Lavigne stated that the members that listened to the recordings and were not able to be present at the past meetings can ask questions from those hearings since they would not be there in person. Ms. Hammel stated that the letter they sent out today was a supplemental letter, from the letter on September 23rd. A lot of the comments were we will comply, we are looking for a set of plans and revised calculations, due to the size and scope of this project. Mr. Lavigne asked if those plans could be a condition of approval. Ms. Hammel stated that we will need to see that set of plans beforehand. Mr. Barbarula stated that the goal is to get before the Board with a finished product, is there an ETA for when the revised plans would be able to be handed in. Mr. Skapinatz stated that he is not sure when this would be able to get in, this is the largest site the town have probably seen, I do not blame you for wanting to have ever I dotted and t crossed, we understand that there may be additional lingering questions. Mr. Barbarula stated that the 10 days prior would be November 23rd. Chairman Trowse stated that the traffic impact on the community is the Boards biggest concern, we need the Engineers to review this information to inform the Board and the public in layman's terms. Mr. Barbarula stated that the Borough Engineer's need to have the plans at a point where they feel comfortable moving the application to the next step and currently, they do not feel confident.

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Mr. Barbarula stated that anyone that has questions on the tapes that were reviewed can ask questions at this time.

Mr. Lynch asked about the process of the trucks clearing the guard gates.

Corey Chase came forward and was previously sworn in. Mr. Chase stated that the process will be depending on the end user. There are two guard check locations and there is substantial queuing. Mr. Lynch asked about the trucks being denied entry what happens. Mr. Chase stated that the trucks are destination oriented and it is very user specific. If the trucks come in and go right instead of left, they do have the ability to go around the entire building to get to the other side. Mr. Bulger asked about the roof height and the acceptance to the roof height seems to be 10 feet in the ordinance. Mr. Lavigne stated that they would not be seeking a variance for roof height, if the end user is cold storage which that needs the higher height, if it is not then the rood height would be lower.

Mr. Poli asked where the corridor is located that is mentioned in the Engineering report. Mr. Chase stated that the Hamburg Turnpike, 287 to Ringwood Ave the light signals is considered the corridor. The Engineering letter is referring to the specific intersections that were studied turning right out of the drive. Mr. Carelli asked if there was consideration to add another lane to get to 287 South and possibly to extend to 287 North. Mr. Chase stated that there is not sufficient width under the bridge, the applicant asked about moving the bridge abutment to be able to carry that lane, moving a bridge abutment is a substantial undertaking and they are not going to allow us to move that back. Mr. Carelli asked if that could be shortened up. Mr. Chase stated that cannot be shortened up, that would go to Federal Highway since it affects Highway 287, that is another layer of review that we are trying to avoid at all costs. Based on the analysis and results we feel it will function adequately the way it exists today. Along with Ms. Hamel's office they picked a facility in Phillipsburg that was used for comparison. Chairman Trowse stated that it looked like there was conflicting information according to the Engineer's report. Mr. Chase stated that he saw the report and did not see anything conflicting, after this hearing they will be requesting a meeting with Ms. Hamel's office to discuss. The summary provided was very detailed, there is some supplemental information that would not be able to provide the company is a private entity.

Mr. Bulger asked if we could go back to discussing Route 287, can you provide the existing conditions and what would need to be met, it seems like a pretty wide shoulder on both sides. Mr. Chase said he does not have that information, he can get that information they have looked into it and there is not sufficient room to provide the second lane. Mr. Bulger stated by how much if you are talking about 6 inches. Mr. Chase stated that it is not only 6 inches, that is why we discussed with the applicant the feasibility of moving the bridge abutment. Mr. Bulger stated that is one of the major concerns. Mr. Chase stated that based on the modeling and analysis we feel it would function as it is currently. Mr. Bulger stated that we live here and we understand how the traffic is here that rush hour, it seems like the built it for this type of expansion with the

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shoulder being so wide. Mr. Chase stated if they built it for an expansion they would have added the extra lane, that the shoulder doesn't provide much other the space for refuge or a car breaks down it can pull over. Mr. Malanga asked about the cement slope being cut back. Mr. Chase stated that in his experience that was designed specifically. Mr. Malanga stated that he has seen is done before. Mr. Bulger stated he would like to see an iron clad decision from a federal agency. Mr. Sheps stated that the road currently is not a through lane, the right lane is dedicated for right turns onto 287, so there will be a through lane? Mr. Chase stated that no it will not be changed. Chairman Trowse stated that as you approach 287 there is a right turn lane and a through lane, after there is a right lane to make the turn onto 287 N.; coming out of the facility there will be a lane coming out of the facility then the right turn lane and the through lane. Mr. Chase stated that there is only the right turn lane out of the facility and the through lane. Mr. Reilly asked if there was an aerial of the corridor that is being spoken about. Mr. Sheps stated that there is a merge with the trucks coming out of the facility merging with the existing traffic on Hamburg Turnpike and that already gets back out as it is currently. Mr. Bulger stated that the truck has to turn out into the right lane then merge into the left lane to the through lane and under the overpass to get back into the right lane to turn onto the 287 ramp. Mr. Chase stated that the truck could turn right into the through lane out of the facility. Mr. Bulger stated provided there is no traffic. Chairman Trowse asked if there was signage stating that it is only a right turn lane, the two lanes are right along the Quarry property, why not have a dedicated right turn lane out of the Quarry and take an easement into the Quarry property. Mr. Chase stated that there could be grading challenges in that area and there are trees that are there. Chairman Trowse stated he would rather lose the trees than a person. Mr. Sheps asked if there were any easements in front of the Quarry property. Mr. Chase stated it is his understanding that the easements run along 287. Mr. Skapinatz stated that they would have to check the water utility runs through there, there may be poles there that would need to be moved for the widening of the lane. Chairman Trowse stated that if there are two lanes straight and one turning lane that seems like a win-win. Mr. Poli stated that this is the heat we are going to take about traffic that already exists from the Quarry, this is what needs happen. Mr. Malanga stated that the widen of the lane under the bridge at three bridges on the parkway. Mr. Poli asked if it was possible to provide a visual on how it would work with the lanes and the tractor trailers.

Mr. Chase stated that the results from the research showed that the IT data is conservative, based on the experience with the facility like this. Mr. Carelli asked if the Phillipsburg facility exit on 22 or 78 and how close is the exit onto the highway. Mr. Chase stated that it exits on Route 22. Mr. Carelli stated if the trucks have a half a mile to drive before getting into the Phillipsburg facility the Quarry is less than that. Mr. Chase stated that guard gate is 450 feet from the entrance/exit, there are two guard gates that the trucks can be filtered into. Mr. Poli asked if there was a way to make both guard gates stay open 24 hours. Mr. Barbarula stated that can be a condition so that there is no truck showing up and waiting for the gates to open, that can be in the Preliminary approval. Chairman Trowse asked if the trucks are checked on the way out of the facility. Mr. Chase stated that is pending on the end user. Mr. Poli asked if we could make that a condition.

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Mr. Barbarula stated that it would be a condition. Mr. Barbarula stated that he is retiring at the end of the year, he wants to be able to complete this application, it would be difficult for even an experienced attorney to pick up where he leaves off, he stated that he will stay on as per diem as long as this application exists. Chairman Trowse and Mr. Lavigne stated they greatly appreciate that.

Mr. Carelli asked if it would be possible to provide a drawing of what exists today with striping and how we see that going forward, the dimensions of the bridge would be great too. Mr. Chase stated they would be able to provide that from the exist of the Quarry to Newark Pompton Turnpike. Mr. Chase stated we know where the concerns lie. Mr. Lavigne stated he wanted to give any chances for questions on the engineering portion of the application.

Brett Skapinatz came forward and was previously sworn in. Mr. Skapinatz stated that they have a lot of work to do, there is nothing in there that they cannot address. Mr. Barbarula stated that the easement for the access to check with the legal department, if you can encroach it for one thing why can it not be encroached for another. Mr. Skapinatz stated that there are design challenges with doing that, for the on ramp. Mr. Barbarula stated if it is impractical for issues with it being too steep or drainage issues than that is different. Mr. Skapinatz stated that he wanted to discuss about fire access. Mr. Malanga stated that it was said that the topography is off and that the gas line is there, the gas line is further up. Mr. Poli asked if the trucks have to go past gate no matter which way they have to go. Mr. Skapinatz stated that is correct.

Chairman Trowse opened the meeting to the public to ask questions about the testimony given tonight.

Lisa Ferrara, 115 Newbury Place, asked how big the building is, Mr. Poli stated 1.2 million square feet. Ms. Ferrara asked what happens if the applicant decides to repurpose. Chairman Trowse stated that they would have to come back to the Board with a new application. Ms. Ferrara asked how likely it would be to switch a warehouse to apartments. Mr. Barbarula stated that would be contrary to the Re-development Zone and Master Plan, this would be against all of the things that were done purposely over the last three years to get to a warehouse. There would be different requirements the change of use to that would be highly unlikely, I will never say impossible but highly unlikely.

Chairman Trowse set forth the motion to close the public portion
ALL IN FAVOR / MOTION CARRIED

Chairman Trowse stated that the Quarry hearing will be carried until December 4, 2025, it will be the second hearing of the night following the homeowner Marino's hearing, no further notices are required. Mr. Lavigne agreed.

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ADJOURNMENT:

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

ALL IN FAVOR / MOTION CARRIED

Meeting adjourned at 9:12 P.M.

Respectfully submitted by:

Stephanie Colella, Planning Board Secretary

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