

BOROUGH OF RIVERDALE

MORRIS COUNTY, NEW JERSEY

Paul M. Carelli
Mayor

Abubakar T. Jalloh
Registered Municipal
Clerk



**RIVERDALE PLANNING BOARD
MINUTES
NOVEMBER 13, 2025**

The Regular Meeting of the Riverdale Planning Board is opening on November 13, 2025 at 7:30 p.m. Chairman Scott Trowse read the Sunshine Law.

ROLL CALL:

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

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

Chairman Trowse stated that in Kevin Bulger’s absence Brendan Lynch will step up to the DAIS.

APPROVAL OF MINUTES: OCTOBER 23, 2025

Thereupon Christopher Scilingo set forth the motion seconded Michael Reilly to approve the minutes for October 23, 2025, as written and submitted.

ROLL CALL:

Ayes:	Scilingo, Reilly, Malanga, Sheps, Trowse, Lynch, Talerico
Abstained:	Carelli, Poli
Nays:	None

(7 Ayes – 2 Abstained – 0 Nays – Motion Carried)

APPROVAL OF BILLS:

Thereupon Chairman Scott Trowse set forth the motion seconded by Christopher Scilingo to approve the bill to Anderson and Denzler for Riverdale Quarry totaling \$1,012.50.

ROLL CALL:

Ayes:	Trowse, Scilingo, Carelli, Poli, Malanga, Reilly, Sheps, Lynch, Talerico
Nays:	None

(9 Ayes – 0 Nays – Motion Carried)

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Mr. Barbarula stated that he recommends that the Board approve this extension so the work can continue on the property.

Thereupon Sal Poli set forth the motion seconded Chairman Scott Trowse to approve the extension letter.

ROLL CALL: Ayes: Poli, Trowse, Carelli, Malanga, Reilly, Scilingo, Sheps, Lynch, Talerico
Nays: None
(9 Ayes – 0 Nays – Motion Carried)

HEARING:

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

Blagoja Petreski, Petreski Law Offices, came forward on behalf of 130 Main Street, LLC. This application is for a Preliminary and Final Site Plan Approval with three “C” Variances. The property is part of the Newark Pompton Turnpike Redevelopment Area which was approved by the Board in February 2025. The applicant is the redeveloper for this lot and they are proposing 20-unit multi-family building with a foot print of 12,535 square feet. This includes 12 one-bedroom units, 2 COAH and 8 two-bedroom units, 1 COAH. This complies with what the Borough has set aside for Affordable Housing, they comply with the parking and EV requirements and are seeking three “C” variances and bulk variances combined. First is the rear parking set back, the redevelopment called for 8-feet we are proposing 5 ½ feet. Second the request for outdoor space was required for all COAH units and none of the units have outdoor space. Third, the driveway set back, the driveway is set on the property line, the driveway is located in JCP&L access easement and we plan to share that driveway. The first expert is Scott Turner.

Scott Turner of Menlo Engineering Associates came forward and was sworn in. Mr. Turner stated his professional credentials and Board accepts. Mr. Turner’s first exhibit (A-1) is an aerial of the 79 Newark Pompton Turnpike. Mr. Turner stated that the property is Block 26 Lot 21.01, it contains 1.08 acres and has 187.5 front on the North Bound side of Newark Pompton Turnpike. The property is currently vacant as part of the Newark Turnpike Redevelopment Area approved in February 2025. The property has remnants of the past gas station a number of years ago, there is parking area and a driveway out into the street. The property is encumbered by a 40-foot-wide ingress and egress easement for access to JCP&L substation to the east. The substation is to the east, there are professional buildings to the north, and public utilities, Verizon Building right next door. The rear yards of residential properties face Newark Pompton Turnpike across the street from the property. The second exhibit (A2) is a proposed aerial with the building. The applicant is seeking a Preliminary and Final site Plan approval for a 20-unit multi-family building, there will be 12 one-bedroom units and 8 two-bedroom units, two of the on bedroom and one of the two bedrooms will be COAH, the 15% obligation. The building is

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approximately 147 feet long and 85 feet wide with a max building height of 34 feet 2 inches. There is a centrally located ingress/egress door along the rear of the property, along the side there are two exits only doors. The building is set back 33 feet from the Turnpike, 15 feet from the northerly property line, 63.4 feet from the southerly property line, and 75.1 feet from the rear property line, there is a 30-foot driveway to provide access to the property and also the JCP&L substation. The 24-foot-wide driveway runs in a north/south direction and terminates at a recycling enclosure at the northerly end. There are proposed 40 parking spaces on the property, 2 being ADA immediately adjacent to the main entrance and proposing 4 make ready EV spaces further away from the building, purposely for insurance purposes. Chairman Trowse asked if there are 4 space or the 6 that are on the plan. Mr. Turner stated that they will be removing 2 of those spaces making it a total of 4 that are required, the two spaces to the right will be removed from EV and made regular parking spaces. The EV parking spaces count as 2 parking spaces, which equals 42 parking spaces but 40 spaces on the ground. Chairman Trowse asked how many spaces were required. Mr. Turner stated that 28 parking spaces were required by the Redevelopment Ordinance. There will be a delivery parking space that is not labeled on the plans currently it is a 12 foot by 28-foot space that is striped by the southerly end of the row of parking. Chairman Trowse asked if the striped spaces impede on the easement. Mr. Turner stated he did not think that was an issue with the easement. Mr. Barbarula stated that the submitting the Deed could be a condition of the Resolution. Chairman Trowse asked for an easement to be explained. Mr. Petreski stated that the easement is an ingress/egress so that they can go into and out of the location, they would drive through the parking lot to access their location. Mr. Malanga asked if the easement is with JCP&L and if the driveway is shared with Habitat for Humanity. Mr. Petreski stated yes, the easement is JCP&L's and the Habitat for Humanity will use the easement also. Mr. Barbarula stated that JCP&L is dominant and 130 Main Street is subservient to them. Mr. Turner stated the additional improvements they will be providing are removing and replacing the existing concrete, new granite block curb and concrete sidewalk. There are utility poles along the frontage that inhibit certain improvements, there are two existing decorative light poles that will remain undisturbed. The development is designed to be compliant with the New Jersey Residential Site Improvements. The utilities there will be fire protection and water services brought in from Newark Pompton Turnpike. There is a sanitary sewer clean out the we will tie into out in the street will be brought to the site. All other services such as gas, telephone, electric, cable, etc. we are told it is all available. The will service letter from the utility companies are coming in and there have been no concerns relating to the site. The stormwater management has been designed to collect the runoff from the roof and pavement areas, they will be discharged into two underground collection systems. They are designed to charge the stormwater back into the ground. Ms. Hammel stated that they wanted the permeability soil testing report. Mr. Turner stated that the stormwater management system would be compliant with all rules and regulations. The property will be lit by LED pole mounted fixtures, 20 feet high. The lights will be compliant with the zoning standards. Mr. Turner stated that the lights will be on dusk to dawn. Chairman Trowse asked if there is light spillage into the Habitat for Humanity site would the be able to adjust that. Mr.

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Turner stated that they could. The landscaping plan includes 40 new trees, 250 new shrubs and 374 ground cover plantings. There will be a row a green arborvitae along the rear of the property between the substation. There will be a small monument sign that meets the zoning standards, it will be internally illuminated. Chairman Trowse asked if there was going to be fencing. Mr. Turner stated that there will only be fencing around the refuse.

Mr. Turner stated that there are a few zoning deviations; the minimum parking set back 8 feet required and 5.5 feet proposed at the rear property limit and the minimum driveway set back is 8 feet required and 2 feet is proposed that is a product of expanding the driveway 24 to 28 feet. There is a loading space on the property. There is a waiver for the deviation from the outdoor space for COAH units. The minimum landscape buffer is 5 feet requirement on all sides; the length of the buffer will not be extended. Mr. Lynch asked what the utility easement was on the plan. Mr. Turner stated that it could be for the utility poles that will be for the property and there are also existing poles on the property the serve the building next door it currently is not in an easement that is why we put it in there. Mr. Turner stated that they received the Morris County exemption letter, they have to apply to the Morris County Soil conservation district and we will apply to any other agencies needed in order to obtain approval. Mr. Poli asked if tenants will have assigned parking. Mr. Turner stated that there currently is not. Chairman Trowse stated that he recommends a fence on the northerly side of the property so tenants do not park in the commercial building next door and just walk across the property. Mr. Turner stated that the parking spaces comply with the New Jersey Residential Site Improvement Standard which is greater than the requirement by the Ordinance, which is 28 spaces. Ms. Hammel asked about the EV parking spaces, she stated that Mr. Tuner testified that there were going to be 4 parking spaces but the code states there must be 4.2 spaces which rounds up to 5 EV spaces. Mr. Turner stated they will comply with the 5 EV parking spaces. Chairman Trowse asked if management was going to monitor how many residents were allowed in an apartment. Mr. Petreski stated that there will be requirements in the lease stating 1-bedroom max of 2 people, a 2-bedroom will have a max of 4 people.

Mr. Turner stated he would go through Darmofalski Engineer's letter on page 4 item #8 regarding the decorative lighting, testimony was already provided. Mr. Malanga asked the plan for snow removal. Mr. Turner stated that the snow would have to be taken off property or take up parking spaces. Mr. Turner stated that on page 7 item #23 that we should provide sight distance triangles at driveway entrances, there is a utility pole on the property already it is very large with a lot of stuff on it and it would be difficult to move. Mr. Turner stated in his experience utility poles can be in the sight triangles, we will do the sight distance with astro standards which makes it more shallow and extends it further along the roadway. We will show the sight triangles on the plan and identify where the utility pole and decorative pole stand. Ms. Hammel stated that a utility pole might be acceptable but a monument sign would not. Mr. Turner stated on page 8 item #33 a condition of the applicant agreeing to enter into a binding agreement with the developer of the Verizon property to meet COAH requirements.

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Mr. Barbarula stated that we cannot make your application contingent on the Verizon site. Ms. Russell stated that in order for this applicant to meet their COAH requirements there is an obligation for them to provide Affordable Housing off-site. Ms. Hammel stated that the two properties had to work together. Mrs. Russell stated that it had to do with providing a 3-bedroom. Mr. Barbarula stated that this development should be self-sufficient, if Habitat for Humanity never gets the funding or the project does not happen then this development would not comply. Mr. Barbarula stated that they are proposing one 2-bedrooms and two 1-bedrooms with a 15% ratio, does the Ordinance, Redevelopment and Affordable Housing state that they have to have one 3-bedroom. Ms. Russell stated that the Redevelopment Plan stated that the two sites worked together to fulfill the requirements, if this half of the redevelopment is short then whatever develops on the site next door must meet the remaining requirements. Mr. Barbarula states his recommendation is that this site should meet the requirements on its own one 3-bedroom, one 2-bedroom and one 1-bedroom and the 15% ratio for Affordable Housing. Once the Planning Board approves a site plan the Borough Attorney would work out the details for the Developer's Agreement. Mr. Poli asked if they have had any communication with Habitat for Humanity and are they willing to accept the 3-bedroom requirement.

Gary Hillen, Senior Vice President of Operations for the owner, came forward and was sworn in. Mr. Hillen stated that when the were having meetings with the Borough it was discussed on how to have the two properties work together. It was said that there are move than enough 3-bedrooms at the Habitat for Humanity site to cover the requirement. Chairman Trowse asked how long ago was that meeting. Mr. Hillen stated that was about two years ago. Chairman Trowse stated if the applicant wants to put this application on hold and discuss with the Habitat for Humanity then come back together. Mr. Barbarula stated that his legal opinion to have a clean approval that this site takes its obligation now with the 15% ratio, instead of the two 1-bedrooms, it would have one of 3, 2, and 1 bedroom, then a third party could not object. Mayor Carelli asked if there could be language in the approval that the 3-bedroom could be removed if the Habitat for Humanity does come forward to build. Mr. Barbarula stated he does not see that being legally viable.

CHARIMAN TROUSE CALLED A RECESS AT 8:50 PM.

CHAIRMAN TROUSE CALLD THE MEETING BACK TO ORDER AT 9:00 PM.

Mr. Barbarula stated that he spoke with the Borough Engineers the Redevelopment must indicate a shared driveway and there is no specific allocation. Mr. Petreski stated he spoke with his client and they agreed to meet the obligation of one 3-bedroom, one 2-bedroom, and one 1-bedroom. Chairman Trowse asked about the driveway. Mr. Barbarula stated that the driveway was expanded based on the Redevelopment Plan to be a single driveway to eliminate the impact on Newark Pompton. Mr. Poli asked if there were still 20 units. Mr. Petreski stated that yes there will still be 20 units, they are large units and one of the 2-bedrooms will be

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converted to the 3-bedroom. Ms. Hammel asked if the parking requirement would change. Mr. Barbarula stated that one extra bedroom would be the same requirement. Ms. Russell stated that a 2-bedroom and 3-bedroom have the same parking requirement.

Mr. Barbarula stated that in reference to the letter from the Borough Engineer dated November 12, the issues were discussed and any updating to the plans will be accepted. Mr. Turner stated yes.

Mr. Turner went through the Collier's Engineering letter from October 6, 2025, on page 4, item 1 is about the outdoor space. Mr. Petreski stated the architect will go into detail on that. Mr. Turner stated item 2, the EV parking spaces will be corrected; item 3 the turning movement plan, the plan was designed using the largest fire truck, but they will provide a truck turning point; item 4 regarding the delivery vehicles, testimony was already provided; the driveway parking dimensions are 9x18, the isles are 24 minimum and 30 feet on the other side. Open space requirements on the zoning table will be provided, sidewalk width will be on the plans, there is a minimum of 6-foot-wide sidewalk adjacent to parking, depth of perimeter landscaping will be shown, for HVAC the architect will provide testimony, landscape area will be shown on the plans, lighting and stormwater testimony was provided.

Chairman Trowse opened the public portion of the meeting to ask questions on the testimony given, no one came forward. Chairman Trowse set forth the motion seconded by Sal Poli to close the public portion

ALL IN FAVOR / MOTION CARRIED

Matthew Huber came forward and was sworn in. Mr. Huber is the architect on the project he stated his credentials, the Board accepted. Mr. Huber stated they are proposing a two-story 20-unit building, about 12,280 sq ft per floor. The units range in size from 745 – 1150 sq feet, the building height is 34 feet 2 inches to the top of the ridge. The design has stone along the bottom to keep in line with the neighborhood, horizontal siding, Aztec trim, white columns, black windows and doors, metal roofing with some peeks. Mr. Barbarula asked why some units have outdoor space and not others. Mr. Huber stated that the balconies are in the front of the building and sides, on the back side of the building is the parking lot so there are no balconies there. The HVAC is a PTAC unit inside the apartment, there will be one condenser the treat the common spaces, it will be located on the left side and be screened with some landscaping. The attic will be unfinished space; the dormers give more character to the building. The building will be slab on grade there will be no lower level or crawl space, there will be a full sprinkler system throughout. The column space was not depicted on the plan on the back of the building it will be 10 feet center to center on the rear entry columns. Mr. Poli asked why the COAH units do not have the outdoor space. Mr. Huber stated that currently the COAH units are located towards the back of the building where the sidewalks and parking are located. Mr. Petreski asked how many units do and do not have balconies. Mr. Huber stated the market rate units

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are 12 with balconies and 5 no balconies. Mr. Petreski stated that 3 COAH and 5 market rate have no balconies. Ms. Russell asked if the COAH units were moved to the front of the building they could meet the requirements. Mr. Huber stated they could. Mr. Poli asked if the building had an elevator. Mr. Huber stated no. Mr. Poli stated then all of the COAH would have to be on the first floor, so what is the safety issue. Mr. Huber stated the traffic going in and out there is more privacy technically there is access on the front. Mr. Sheps asked if you have to put an elevator in for COAH. Mr. Poli stated that is only if the COAH units are on the second floor if they are on the first floor they do not have to. Mr. Poli stated that he is having an issue with the COAH units not having a balcony on the first floor. Mr. Huber showed exhibit A-3 a colorized version of the back of the building, this shows the parking lot and units in the building, the car lights would be shining into those units when they pull into the parking spaces. Mr. Turner stated that there is 10.5 feet from the curb face of the parking row to the face of the building, there is also a 6-foot sidewalk, there is 4 feet from the back of the sidewalk with landscaping proposed. Mr. Barbarula stated the Board could always make one of the COAH units face the front of the building. Mr. Poli asked where the 3-bedroom unit was going to go. Mr. Huber stated they would have to see what would work and make the most sense. Mr. Petreski stated that the 3-bedroom unit could face the front of the building with a balcony, we could have that as a condition. Mr. Huber showed the floor plan of the building, the entry way with the lobby, which would be closed off to residents only. There is a designated mechanical room. Mr. Sheps asked how wide the doorway is. Mr. Huber stated that the door is a 3-foot door. Chairman Trowse asked where the staircase was. Mr. Huber showed a feature staircase and then two on the side for egress. Mr. Poli asked where the condenser was going. Mr. Huber showed the left side of the building where the utilities will be coming in. Chairman Trowse asked if there was gas in the building. Mr. Huber stated that the dryer and range would be gas. Mr. Malanga asked if there was an outdoor area. Mr. Huber stated no. Mr. Scilingo asked where the delivery drivers were going to enter and have truck idling. Mr. Turner stated that there will be a striped loading space in the parking lot.

Chairman Trowse opened the public portion of the meeting to ask questions on the testimony given.

Alfred Olsen, 24 Halsey Ave, came forward he asked if the door was big enough to accommodate a larger wheelchair.

Mr. Huber stated that the code is 32" and these doors are all 36".

Chairman Trowse set forth the motion seconded by Sal Poli to close the public portion.
ALL IN FAVOR / MOTION CARRIED

Mr. Barbarula stated that the Board has an application that is in pursuant of the Riverdale Borough Redevelopment Plan. The Redevelopment Plan contemplates that this property shall

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be developed in a multi-family housing setting and will take care of some of the Affordable Housing requirements. The applicant has agreed to modify the 15% set aside for 3, 2, 1 bedroom. The exhibits and requirements for Preliminary and Final Site Plan with a rear yard setback of 5 ½ feet where 8 feet is required, outdoor space for the 8 units waived for variance, the driveway setback is 8 feet it is 2 feet, the landscaping buffer of 5 feet. The conditions are at the modifications as contained in the Engineer's report will be added to the plan in accordance with the letter. The architectural plans will be modified to show the revision of the 2-bedroom to the 3-bedroom facing out the Newark Pompton Turnpike. The EV will be modified to show 5, the applicant has agreed to fencing along the north property line. There will be a limitation in the leases for 2 adults to 1-bedroom, 4 adults to 2-bedroom, 6 adult to 3-bedroom, excess snow should be removed from the site, subsequent approvals would include Morris County Soil Conservation and others listed in the Engineer's report, shielding light fixtures if required, the applicant shall create a joint access for the adjoining property in accordance with the Redevelopment Plan, any easement limitations according to deed. There are no other waivers and variances.

Chairman Trowse opened the public portion to make comments on the project, no one from the public came forward. Chairman Trowse set forth the motion seconded by Sal Poli to close the public portion.

ALL IN FAVOR / MOTION CARRIED

Mr. Poli asked if it was in the Redeveloper's agreement that it has to stay as one unit and cannot be broken into 20 condos. Mr. Blagoja stated that there is no intention to split up the property the owner is keeping it as an investment property. Mr. Barbarula stated that the current state of the law is that anything can be converted, there were constitutional issues.

Mr. Scilingo stated that the unit looks good but something doesn't sit right with the multi-family units there is usually an outdoor area or storage area for the residents, does this fit with Riverdale. If families are moving in with kids and have bikes outside against the building and the delivery trucks coming in the loading space seems like a regular parking space.

Mr. Malanga stated that he is in agreement, he feels that the lot is undersized for the activity that it is going to have and that it does not fit in Riverdale it is shoehorned in and will stick out. I do not want Riverdale to become what this is. I have a business that would improve from this but I also live here and I don't want to see Riverdale become housing like this. It is a beautiful building just needs a bigger property.

Mr. Blagoja stated that the Borough passed the Redevelopment Zone and we comply with the density and bulk requirements. The Council passed the Redevelopment Plan that said how many units were allowed based on the size of the lot, we comply, that was not our decision. Mr. Malanga stated that you do not live here, thank you.

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Mr. Sheps asked about the loading zone being at the southeast side of the building and the entrance is in the middle of the building. Mr. Blagoja confirmed yes. Mr. Sheps stated that the delivery trucks will park right in front of the main entrance. Chairman Trowse stated that then the trucks will have to back up out of the driveway and that may be what Mr. Scilingo's concern may have been.

Mr. Blagoja opened the testimony to answer the questions. Mr. Blagoja asked Mr. Turner what the idea is for the delivery trucks to make a delivery. Mr. Turner stated that the loading space is more than sufficient at the southeast part of the building the building is not very big they will have to walk maybe 8-9 feet along the building to get to the entrance, that is a managerial thing that will have to be managed. Chairman Trowse asked is management was on site. Mr. Turner stated they are not, all we can do it assign the spot; the deliveries take 30 seconds and then they are gone, if we move the loading zone closer then it would be taking away from parking spaces for the residents. Mr. Malanga asked how does a 30-foot truck turn around after it is pulled in. Mr. Turner stated they will back up into the drive isle and leave. Mr. Sheps stated that is a safety hazard, the only way the back up is with their mirrors, if a pedestrian is walking in behind the truck even with the alarms systems. Mr. Turner stated that vehicles have to back out of their parking spaces also. Mr. Sheps stated that they have better visibility, the only solution that I see is moving the entrance to the southeast corner of the building. Mr. Turner stated he does not see that as an option.

Mr. Poli stated that the building complies except for several small variances it is a beautifully designed building, I respect what all of my Board members say but there are several places in town that do not have amenities, if this building had 400 units that is a different story, with 20 units I do not see a playground is necessary with the school across the street. Compared to what is there now it is beautification this is going to go with Habitat, the Mayor and Council deemed this as an area of Redevelopment that it turns this area into a good tax base that we will make a couple of dollars on, beautify the neighborhood and a minimum of variance and it complies with everything else, that is all I have to say.

Chairman Trowse stated what he sees is a vacant lot no one it ever going to build a house there. Mr. Poli stated that it has been rezoned so that cannot be done. Mr. Sheps asked if the Habitat site will have recreation available. Ms. Russell stated yes. Mr. Poli stated that he drives by that lot and it is ugly, this is going to be beautiful a lot of the things the Board mentioned I respect and agree but a lot of items are a landlord/tenant matter if they do not maintain it no one will be living there then it serves them no purpose. Chairman Trowse stated that it isn't perfect but nothing is perfect it meets three COAH requirements? Mr. Blagoja stated that yes three COAH units which is required for the lot, for every rental you get two credits. Chairman Trowse asked how many COAH credits we need. Mayor Carelli stated that 154 units we were shy, if you use the 20% setback you would have to build 750 units in town to get 150, the lot has been an eyesore for about 20 years, the last application 13 years ago for the lot was a 6-story 66-unit

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building, this is a 2-story building that falls in line with the office buildings, it does not have recreation but there are other apartments in town that do not either. Mr. Reilly stated that he agrees the vacant space has been an eyesore, there is a very big concern with the delivery trucks not being able to turn around, the concerns about no playground for kids, and for kids that are living there I would not want to see kids toys and bikes laying around the building it would look slummy, it could happen it may not but the biggest concern is the delivery trucks.

Sal Poli set forth the motion seconded by Mayor Paul Carelli to approve with all of the conditions set forth by the attorney and everything the applicant has consented to and all of the engineering aspects that need to be addressed in the report along with the Planner's report.

**ROLL CALL: Ayes: Poli, Carelli, Reilly, Scilingo, Sheps, Lynch, Trowse
 Nays: Malanga
 (7 Ayes – 1 Nay – Motion Carried)**

OTHER BUSINESS:

Riverdale School wanted to come in for a presentation of the next portion for the school project. Chairman Trowse set the date for January 8, 2025 after the Re-organization portion of the meeting.

ADJOURNMENT:

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

ALL IN FAVOR / MOTION CARRIED

Meeting adjourned at 9:50 PM

Respectfully submitted by:

Stephanie Colella, Planning Board Secretary