



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

The Regular Meeting of the Riverdale Planning Board is opening on December 4, 2025 at 7:30 p.m. Chairman Scott Trowse read the Sunshine Law.

**ROLL CALL:**

<b>Present:</b>	<b>Rick Malanga – 7:42 PM</b> <b>Michael Reilly</b> <b>Christopher Scilingo</b> <b>Vice Chairman Warren Sheps</b> <b>Chairman Scott Trowse</b> <b>Brendan Lynch (Alt. No. 1)</b> <b>James Talerico (Alt. No. 2)</b>
<b>Absent:</b>	<b>Mayor Paul Carelli</b> <b>Council Pres. Vincent Pellegrini</b> <b>Sal Poli</b> <b>Kevin Bulger</b>

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

**MINUTES:** November 6, 2025

Thereupon Vice Chairman Warren Sheps set forth the motion seconded by James Talerico to approve the minutes for November 6, 2025, as written and submitted.

**ROLL CALL:**

<b>Ayes:</b>	<b>Sheps, Talerico, Reilly, Trowse, Lynch</b>
<b>Abstained:</b>	<b>Scilingo</b>
<b>Nays:</b>	<b>None</b>

**(5 Ayes – 1 Abstained – 0 Nays – Motion Carried)**

**RESOLUTION:**

- 1. Application No. SD11142023 / 4 Paterson Hamburg Turnpike / Daniel J. Salameno / Block 9 Lot 9 / R-7.5 Zone**

Thereupon Chairman Scott Trowse set forth the motion seconded by Michael Reilly to memorialize the Resolution.

**ROLL CALL:**

<b>Ayes:</b>	<b>Trowse, Reilly, Scilingo, Sheps, Lynch, Talerico</b>
<b>Nays:</b>	<b>None</b>

**(6 Ayes – 0 Nays – Motion Carried)**

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

Thereupon Vice Chairman Warren Sheps set forth the motion seconded by Christopher Scilingo to memorialize the Resolution.

**ROLL CALL:**

<b>Ayes:</b>	<b>Sheps, Scilingo, Reilly, Lynch, Talerico, Trowse</b>
<b>Nays:</b>	<b>None</b>

**(6 Ayes – 0 Nays – Motion Carried)**

**HEARING:**

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

Melaine Marino and Anthony Marino came forward and was sworn in. Thomas Donahue the applicants Engineer came forward and was sworn in. Mr. Donahue stated his credentials and the Board accepts. Mr. Donahue is showing the plot plan from October 2, 2025, the property is Block 14 Lot 3 R7.5 zone the property area is 7,885 where 7,500 square feet is required, the property has a non-conformity in size the frontage is 50 feet where 75 feet s required and the lot width is 50 feet where 75 feet is required. The subject property has a one and a half story structure, with an existing two-family use, and existing garage with asphalt driveway, concrete patio in the rear

BOROUGH OF RIVERDALE

MORRIS COUNTY, NEW JERSEY

Paul M. Carelli  
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structure, and concrete walkways. There existing structure has non-conforming set back conditions; the front yard has 20.91 feet where 30 feet is required and the side yard has 6.5 feet where 10 feet is required. The existing garage has a non-conforming max coverage 7.4% where 4% is maximum. The applicant is proposing to construct a second story over the existing structure and also construct a second-floor cantilever over the existing patio which is to remain. Variances would be required for the existing non-conforming set back, the front yard and side yard where they are going straight up. The Borough Engineer requested that a small portion of the patio that encroaches onto the neighbor be removed. There are no other changes being proposed and the two-family use will continue. Mr. Barbarula asked if the property was a true two-family. Mr. Boorady stated that he looked through the zoning file and there was documentation in there that it is an existing two family.

**RICK MALANGA PRESENT 7:42PM – Chairman Trowse stated that Rick will sit out of this hearing since testimony already began.**

Chairman Trowse asked why it is called a 1 ½ story currently. Mr. Donahue stated due to the roof line, within the roof area is the living area. Chairman Trowse asked if there will be any HVAC on the side of the house. Mr. Donahue stated that it is not shown at this point and we would ask the applicant to place it along the driveway area. Mr. Marino stated that there are unit already existing there. Chairman Trowse asked if that should have been shown on the plans. Mr. Donahue stated that the surveyor did not put it on the plan but it could be added. Chairman Trowse stated that what is there now is grandfathered in.

**Chairman Trowse opened the public portion to come forward and ask questions about the testimony given; no one came forward. Chairman Trowse set forth the motion seconded by Vice Chairman Warren Sheps to close the public portion.**

**ALL IN FAVOR / MOTION CARRIED**

Mr. Marino stated that this is second floor addition only the first floor is staying as is. The cantilever will be about 11-12 feet off the back it will be a three-bedroom two bath, currently it is a one bedroom with kitchen and bathroom, there is laundry upstairs and in the basement. It will be the same footprint with the cantilever out the back. Ms. Marino showed exhibit A-1 which is a photo of a neighbors’ house that theirs will look similar to. Mr. Marino stated that there will be no new air conditioning condensers installed. Mr. Marino stated that there are two gas meters and two electric meters. Mr. Scilingo asked if they were connected to sewer. Mr. Marino stated they are connecting to sewer. Mr. Boorady stated that is a condition of approval to connect to sewer since they are expanding the bedrooms.

**Chairman Trowse opened the public portion to come forward and ask questions about the testimony given; no one came forward. Chairman Trowse set forth the motion seconded by Vice Chairman Warren Sheps to close the public portion.**

**ALL IN FAVOR / MOTION CARRIED**

**Chairman Trowse opened the public portion to come forward and make statement on the application; no one came forward. Chairman Trowse set forth the motion seconded by Christopher Scilingo to close the public portion.**

**ALL IN FAVOR / MOTION CARRIED**

Mr. Barbarula stated that this is an expansion of a non-conforming use, seeking approval of the pre-existing non-conforming bulk variances that are front, side and lot width, they must connect to sewer and remove the concrete on the side yard.

**Thereupon Michael Reilly set forth the motion seconded by Christopher Scilingo to approve the application with the conditions listed.**

**ROLL CALL:                   Ayes:                   Reilly, Scilingo, Lynch, Talerico, Sheps, Trowse  
                                      Nays:                   None**

**(6 Ayes – 0 Nays – 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, the attorney for Riverdale Quarry LLC, came forward, the last hearing they were here there was testimony from the Civil Engineer and Traffic Expert. They received input, suggestions and recommendations from the Borough Engineer and the Board members. After that hearing there was a meeting scheduled with Darmofalski Engineering's office, they are now in the process of revising the plans crews have been out to the site and looking into traffic improvement. They are looking into a secondary emergency ingress/egress, there is a lot of work to be done and we want it to be done thoroughly. Tonight we are asking the hearing to be carried until the January 22, 2026 meeting.

Mr. Barbarula stated that we have a hearing certification from Board member Christopher Scilingo from the November 6, 2025 meeting. Mr. Lavigne stated that if Mr. Scilingo had any questions for the professionals and their testimonies given it can be addressed at the next hearing date.

Chairman Trowse set forth the motion seconded by Vice Chairman Warren Sheps to continue the hearing on January 22, 2026, new notices are not required.

Mr. Barbarula stated the revised plans must be submitted by January 12, 2026, 10 days prior to the hearing date.

Mr. Lavigne stated they grant an extension on the application in which the Board has to make a decision in the timeframe. Mr. Barbarula stated he will grant the extension until February.

**OTHER BUSINESS:**

Marilyn Graves, 67 Rock Creek Terrace, stated she is curious about the property behind Rock Creek, it looks like there are changes to the application. Chairman Trowse stated there is no application for that property, the property was rezoned in the Master Plan to midrise. Mr. Boorady stated there is no application at this time, if they are working on the plans and discussing with Rock Creek the Borough is not aware of that. Ms. Graves stated there seems to be some drilling going on in that area. Mr. Boorady stated that he would look into this.

Ken Colabella, 7115 Coventry Court, asked if the gentleman that was up here for the Quarry was that for the blasting or for traffic control. Mr. Barbarula stated that he is the applicant's attorney for Preliminary site plan for a very large warehouse structure. Mr. Colabella asked if the delay in the hearing for a month and a half would delay the blasting. Chairman Trowse stated that the Quarry is under remediation from the State and this is the obligation. Mr. Colabella stated that the levels have been going up over the years and it is affecting their units at The Grande. Mr. Barbarula stated that this is not an enforcement Board, the activity is all regulated by the State, The Mahan Group can also be contacted the attorney that was here represents the Mahan Group.

Anthony Rentas, 17 Degraw Road, I know you do not have a lot to do with what is going on. Mr. Barbarula stated that we do not have any jurisdiction over what is going on. Mr. Rentas stated that some houses on Degraw have boulders in their backyards what happens when these boulders cause an issue. Chairman Trowse stated this should be documented and brought to the Mayor and Council. Mr. Barbarula stated that we do not have jurisdiction and the state and owners should be contacted, if there are boulders involved than the state should be contact immediately. Mr. Rentas stated that when Dave Desai was involved the blasting went down. Chairman Trowse stated that he is still a Councilman and to go to the Mayor and Council to discuss.

BOROUGH OF RIVERDALE

MORRIS COUNTY, NEW JERSEY

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Katie Miceli, 9 Degraw Road, stated that we were excited when the rumors of the Quarry going to end, now the blasting has been far worse, we were told that by men working there that the rock was going to be dropped 30 feet. Chairman Trowse stated to attend a meeting for the Quarry hearing. Mr. Barbarula stated that there are plans on file in Borough Hall that can be reviewed, new plans must be submitted by January 12, 2026 for the next hearing date of January 22.

Mike Rudge, 33 Mathews Ave, stated that weekly there have been blasts in the Quarry, what changes between today and January 22<sup>nd</sup>, and what is happening with the ingress / egress, I have videos of the mountain blowing up, the state has been there checking. Mr. Barbarula stated to attend a Mayor and Council meeting, there are two parts to the Quarrying process, one is under the control of the mining with the State of New Jersey and second is Reclamation that is filed that will tell them what they have to do. Mr. Malanga asked what happened when they spoke with the state. Mr. Rudge stated the state said the blasting is within the limits, a meeting is scheduled with the Mahan Group on Monday to discuss.

Lisa Ferrara, 115 Newbury Place, asked about cracks in the new streets that were just done. Chairman Trowse stated that is with the Mayor and Council. Ms. Ferrara asked when the new plans will be available and if PDF are available or copies. Mr. Barbarula stated that the plans will be on file by January 12, 2026 to view in the office. Ms. Ferrara asked who verifies if they are in the limits. Mr. Boorady stated that this Board is only allowed by law to make sure the warehouse gets built and operations are up to the health, welfare and safety of this Borough, the Mayor and Council meetings can address mining.

Chairman Trowse set forth the motion seconded by Rick Malanga to close the public portion  
**ALL IN FAVOR / MOTION CARRIED**

**OTHER BUSINESS:**

Chairman Trowse set the hearing date for 26 Oak Street for January 8, 2026.

**ADJOURNMENT:**

**Chairman Scott Trowse set forth the motion seconded by Christopher Scilingo to adjourn the meeting.**

**Meeting adjourned at 8:40 PM**

**Respectfully submitted by:**

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**Stephanie Colella, Planning Board Secretary**