

BOROUGH OF RIVERDALE

MORRIS COUNTY, NEW JERSEY

Paul M. Carelli
Mayor

Abubakar T. Jalloh
Registered Municipal
Clerk



**RIVERDALE PLANNING BOARD
MINUTES
DECEMBER 18, 2025**

The Regular Meeting of the Riverdale Planning Board is opening on December 18, 2025 at 7:30 p.m. Chairman Trowse read the Sunshine Law.

ROLL CALL:

| | |
|-----------------|---|
| Present: | Mayor Paul Carelli |
| | 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 |
| | Sal Poli |
| | Kevin Bulger |

Also, present is Blagoja Petreski, Appearing for Barbarula Law Offices, and Tom Boorady, Board Engineer

Chairman Trowse stated that alternates Brendan Lynch and James Talerico will step up to the DIAS for the absent members.

APPROVAL OF MINUTES: NOVEMBER 13, 2025

There upon Michael Reilly set forth the motion seconded by Rick Malanaga to approve to minutes from November 13, 2025, as written and submitted.

ROLL CALL:

| | |
|---|---|
| Ayes: | Reilly, Malanga, Carelli, Scilingo, Sheps, Lynch, Talerico, Trowse |
| Nays: | None |
| (8 Ayes – 0 Nays – Motion Carried) | |

APPROVAL OF BILLS:

Thereupon Chairman Scott Trowse set forth the motion seconded by Rick Malanga to approve the bills to Darmofalski Engineering totaling \$15,120.00.

ROLL CALL:

| | |
|---|---|
| Ayes: | Trowse, Malanga, Carelli, Reilly, Scilingo, Sheps, Lynch, Talerico |
| Nays: | None |
| (8 Ayes – 0 Nays – Motion Carried) | |

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RESOLUTION:

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

Thereupon Michael Reilly set forth the motion seconded by Brendan Lynch to approve the Resolution, as written and submitted.

ROLL CALL: Ayes: Reilly, Lynch, Malanga, Scilingo, Sheps, Talerico, Trouse
Abstained: Carelli
Nays: None
(7 Ayes – 1 Abstained - 0 Nays – Motion Carried)

HEARING:

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

Mayor Paul Carelli cannot vote on this application; he can ask questions.

Chairman Trouse stated that his two children work for Curly’s, Mr. Schepis stated there is no problem with that.

Mr. Steven Schepis, attorney representing Curly’s, started that there are three buildings on the property, Curly’s Ice Cream Stand, Middle building that use to be the liquor store and Circle Farms. Circle Farms plays a part in the parking for Curly’s; there is a lot that use to be owned by the NJDOT which Circle Farms now owns and uses for parking. Circle Farms parking is included in the parking calculations showing that 59 parking spaces are required, 19 of those spaces are for Circle Farms. This site was once a liquor store and deli at one point. We are proposing a use that is not permitted, Chris would like to move his manufacturing site from Pompton Plains into this building to have the entire business on one site. There is enough storage in the building, he will be able to eliminate the storage shed outside Curly’s Ice Cream stand. The nature of the application is a D1 use variance for manufacturing and storage of ice cream products is not a permitted use in the zone. The other uses in the middle building would have retail sales of ice cream products; there will be a display case with the ice cream products and patrons will be able to purchase. There will also be public bathrooms in the building, the sewer line was installed, the buildings are now connected to Municipal sewer. Phase one of this application is the renovation of the building to manufacture ice cream, whole sale and retail sale. In conjunction with phase one would be safety and also include installing bollards around the ice cream stand. Eventually an approval from NJDOT would be needed for a driveway and serving fast food out of the middle building.

Christopher J. Meier came forward and was sworn. Mr. Meier stated that his family has owned and operated Curly’s since 1958, in 2008 was when Mr. Meier took over. The community has grown around us; we are restricted as to what we can do. The highway use to be two lanes, with eminent domain they expanded the highway taking some land from us which brought the road closer to our building. We have a loyal customer base that enjoys our product, we would like to

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serve the community more efficiently. When this building became available, we thought we could expand the business and get people in and out safer. We were looking to expand our menu at the same time to include a grill along the way. For our operations we usually have about 4-5 employees on a shift, 9am-5pm and 5pm-11pm. For manufacturing, there are two ice cream makers and a delivery driver. Mr. Schepis asked where there are currently manufacturing their ice cream today. Mr. Meier stated they are in a building in Pompton Plains about a mile away. Mr. Schepis asked how many employees are there to manufacture the ice cream. Mr. Meier stated two ice cream makers and one delivery driver. Mr. Schepis asked about the retail aspect during Phase 1 only. Mr. Meier stated that they are looking to have retail in the middle building the sell ice cream cakes, there would possibly be screens to order from and not have people in line at the ice cream holding up the line. Mr. Schepis asked if there would be more employees with the retail aspect. Mr. Meier stated that there would be one to two more employees at the counter. Mr. Schepis asked about the restroom facilities. Mr. Meier stated that the patrons had to go over to the gas station, sewer was just installed in the building to offer a bathroom facility to customers. Mr. Schepis asked where they distribute ice cream to for the wholesale. Mr. Meier stated there are about 10 different restaurants or ice cream shops they deliver to. Mr. Schepis asked what vehicle they use for delivery. Mr. Meier stated they have a transit van with a refrigerated body on it to delivery to their customers of their own store. Mr. Schepis asked where would loading take place for the vans. Mr. Meier stated that there is a loading door on the right side of the building by where the garbage is proposed, the van would remained parked there also since there is no garbage pick-up, the delivery driver is out 9AM – 5 PM Monday through Friday. Mr. Schepis asked how the van would delivery to the ice cream stand. Mr. Meier stated they would load the truck then drive around the parking lot to the delivery door on the ice cream stand this would be in the morning. Mr. Schepis asked if there was anticipation for another van and expanding the business. Mr. Meier stated they currently have two vans. Mr. Scheips asked about Phase 2 and what was envisioned for “fast food”. Mr. Meier stated that his vision was to expand the menu, this building is too big for just ice cream, he would like to put in a grill to make hamburger and hot dogs, there would be tables for customers to sit and eat. Mr. Schepis stated that there is currently 1600 square feet of space for retail is that where people would be sitting. Mr. Meier stated yes. Mr. Schepis asked if this was the area where there would be the fast food. Mr. Meier stated yes. Mr. Schepis asked about the bathrooms are not where people would be sitting. Mr. Meier stated yes. Mr. Schepis asked if the building would be used exclusively by your company. Mr. Meier stated yes. Mr. Schepis asked if these are the same corporation. Mr. Meier stated that the building would be Curly’s LLC and the ice cream stand is Curly’s Ice cream and Frozen Yogurt S Corp, both owned by his family. Mr. Schepis asked about the lease arrangement on the property. Mr. Meier stated that since his family has been in this business so long the property is owned by his father’s cousin, they currently have a land lease on both building for 47 years that was just renewed a few years ago. Mr. Schepis asked about the parking and where Circle Farms parks. Mr. Meier stated that Circle Farms has the two buildings and that is where their customers park. Mr. Schepis stated that the Circle Farms building had to get site plan approval from Pequannock, there is a lot that is between the building and the DOT right of way and Circle Farms seems to be parking

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the that space. Mr. Schepis asked is Circle Farms is allowed to park in their lot per their lease agreement. Mr. Meier stated he does not know what their lease agreement states but since they have taken over this middle building a few years ago no one has ever parked in that lot unless related to Curly's. Mr. Schepis stated to recap, two people will be making ice cream and one person will be delivering and one person at the counter, and four employees at the ice cream stand, there are 36 parking spaces, if each employee drives a car there will be 8 parking spaces taken. Mr. Meier stated they could always use more parking but that will be enough spaces. Mr. Schepis asked if the parking is why there is no tenant in the middle building. Mr. Meier stated yes, the tenant made it more complicated and the parking could have been an issue. Mr. Boorady asked how many employees there would be for Phase 2. Mr. Meier stated that there would be four employees at the counter, one at the grill, and one for the dishwasher, there would be kiosks to order from, a lot of customers use door dash or just grab and go. Mr. Boorady asked seating was under Phase 2 only. Mr. Meier stated he would like to have it for Phase 1 also, if someone comes to order a cake and their child wants a cone, I do not want to tell them they have to walk across the parking lot to get a cone. Mr. Carelli asked if you are able to get the same products as at the stand. Mr. Meier stated that he wanted to do specialty milkshakes in the building then the cones cups and sundaes at the stand. Mr. Boorady asked what the hours of business were for the different uses and then under Phase 2 also. Mr. Meier stated the walk-up stand is 10AM – 11 PM, manufacturing is 9AM – 5PM, fast food in the middle building 11AM – 11PM. Mr. Carelli asked what the difference between Phase 1 and Phase 2. Mr. Schepis stated that they were able to get a letter of no interest for the change of use on the building, there is a threshold and if that is succeeded a major access permit is needed from the NJDOT; under the letter of no interest, it goes up to 1600 square feet for retail. If he wants to convert the 1600 square feet of retail to fast food that triggers the major access permit. It is broken up into two Phases so the building can be opened for retail while trying to get approval from the NJDOT. Mr. Meier stated that he has a good relationship with Family Carpet, they offered to allow employees to park there and walk over. Mr. Boorady stated that would completely change this application. Mr. Carelli stated that is the parking requirement for Phase 1 and Phase 2 are the same if the Board was to approve this application, then Phase 2 is up to the DOT to approve. Mr. Schepis stated that they were seeking Preliminary and Final approval on Phase 1 and Phase 2. Mr. Reilly stated that on the plans shows seating for 24. Mr. Schepis stated that Mr. Meier was originally going to use picnic tables but he switched to tables and agrees to 16 seats. Mr. Talerico asked about the ice cream stand closing for the winter. Mr. Meier stated that they close December 19th to February 1st. Mr. Talerico asked if customers would be served ice cream inside the store. Mr. Meier stated that they would be soft serve in the store, there is a machine in the front and back of the store for manufacturing.

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 Michael Reilly to close the public portion

ALL IN FAVOR / MOTION CARRIED

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Jospeh Mianecki of Mianecki Consulting Engineers, came forward and was sworn in. Mr. Mianecki stated his Professional Engineering background, the Board accepts. Mr. Schepis asked if there was a current survey utilized for the site plan and who prepared that survey. Mr. Mianecki stated that MPF Surveying prepared that survey, referring to sheet 209, it was last revised on July 10, 2025 it is the exact same plan the was submitted. Curly's ice cream is on the northerly end of the property by the gas station; the ice cream factory is in the middle and then Circle Farms on the southerly end. The property line comes across the Circle Farms building and goes down in a westerly direction to the gas station/car wash. The striping on the parking is somewhat angled around the property. All of the driveways under Phase 1 will remain in their current condition. There were concerns about customer waiting area in the center driveway, we are proposing the but bollards along the front of the building to the northerly side of Route 23, to create a customer waiting area completely encircle by bollards. Around Curly's Ice Cream there are 27 spaces and in front of the Ice Cream Factory there are 7 more. Since there is no longer going to be a tenant the handicapped space in front of the middle building can be converted to a parking space. The loading will be on the southerly side of the building, there will be a canopy, there will be an ADA ramp coming from grade. The refuse enclosure will be back there closed in by a gate. The building is served by a private well and Curly's Ice Cream Stand is served by domestic water service by a water main in Route 23. There is a sanitary sewer easement, they tied in though the gas station's 6-inch lateral, both the stand and building are connected to that sewer. The roof drainage will be discharged to splash pads in the back, the pitch is going from front to back, there will be no dumping along the front of the building. There are four driveways that serve the site. They had a preapplication meeting with the NJDOT, they have three driveways, the DOT wanted to only allow one two-way driveway or two one-way driveways, as long as they meet the safety standards. Mr. Schepis stated that the middle building is only for retail in Phase 1 no ice cream can be served since it is considered fast food. Mr. Mianecki stated that they are not able to close a driveway, the bollards are 20 feet from the highway, if a car is 18 feet long it can still get into the driveway, the bollards are not parallel to the road. Mr. Schepis asked about the details of the bollards. Mr. Mianecki stated they are 6 inch in diameter, they are manufactured for highway protection, they will be set in a concrete footing 4 foot on center. The bollards come with sleeves so they will be a high visibility color. Mr. Schepis asked how many parking spaces are on the lot today. Mr. Mianecki stated there are currently 30 and it will be going to 36. Mr. Schepis stated that on Tom's letter by eliminating the retail tenant the ADA parking space can be removed creating an additional parking space, with the modification how many parking spaces will there be. Mr. Mianecki stated that there will be 37 parking spaces and the work van will be parked on the side of the building not taking up a parking space. Mr. Mianecki stated that the Ice Cream Stand has 16 spaces allocated based off the 8 picnic tables, one space per 2 seats, the middle building has 14 spaces allocated based off of 2,800 square feet manufacturing space, for the retail space an additional 7 spaces for 1314 square feet. Phase one requires 37 space and Phase two (fast food) requires one additional space at 38 spaces.

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**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 Vice Chairman Warren Sheps to close the public portion
ALL IN FAVOR / MOTION CARRIED**

John A. Desch, Traffic Engineer, came forward and was sworn in. Mr. Desch stated his Professional Engineering background, the Board accepts. Mr. Scheips asked about the site layout and what is there today and what his firm's input was on the plan and about the loanee from the NJDOT. Mr. Desch stated that when you have a property that affronts a state highway, they have jurisdiction over the access, since this is an existing site, we have to convince them that this new use will not be creating more than 100 trips per day, we would receive a letter of no interest. There are five driveways along this stretch, closing one or more of these driveways would trigger a major access permit. The site has been designed around the existing site; there would be one access in and go around the ice cream stand as a one way. The driveway in front of the ice cream stand seems to be useless and we were trying to get around NJDOT to close the driveway, by making the parking lot one way and the bollards in the parking lot we were hoping that it would make it likely that no one would go out that way. As long as if we do not go into the right of way then we do not have to change anything. With pavement marking we can direct everyone to go around the stand and out the other direction. Chairman Trowse asked about the parking spaces removed from the side of the stand. Mr. Meier stated that he wanted to change the direction of the lines to the side of the building to help keep customers further away from the road. Mr. Desch stated that there could be pavement striping and signs showing that pedestrians would be crossing the parking lot to reach the picnic tables. Mr. Schepis asked about the Borough ordinance requiring the same amount of parking for the manufacturing and retail. Mr. Desch stated that people do not come there for manufacturing but parking spaces still need to be allotted, Mr. Meier stated that he would only have two employees working in the manufacturing but there are many more spaces available. Mr. Schepis asked that after reviewing the proposed site plan is it safer that what it there currently today. Mr. Desch stated yes, he feels the site is safer. Mr. Schepis asked if the NJDOT makes the changes to the driveway with the one way in/out how would that work. Mr. Desch stated that plan would be determinantal to the project, if the in driveway is before the ice cream stand people may miss it and then not be able to go to get ice cream.

**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 Rick Malanga to close the public portion
ALL IN FAVOR / MOTION CARRIED**

CHAIRMAN TROUSE CALLED A RECESS at 9:20 P.M.

CHAIRMAN TROUSE CALLED THE MEETING BACK TO ORDER AT 9:28 P.M.

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Allison Kopsco, Professional Planner, came forward and was sworn. Ms. Kopsco stated her Profession Planner background, the board accepts. Ms. Kopsco stated that the plans included the exterior of the building and signs, referring to plans that were submitted to the Board. The first sign totals 36 square feet, the second sign is 25 square feet, the sign total proposed is 61 square feet where 50 square feet is allowed. The variances requested are for manufacturing is not a permitted use in the HB Zone, the parking variance where 59 spaces are required, with Circle Farms included, where 36 spaces are proposed and the maximum sign area. Ms. Kopsco stated the positives and negatives for the variances based off of the MLUL and the Borough's Master Plan.

Mr. Schepis stated that there is a Resolution from the Township of Pequannock for the Circle 3 Gardens Inc. from 1999, the applicant purchased the site from NJDEP to operate both businesses and stated that vehicles would be able to flow freely through both sites. The applicant owns parking lot area in Riverdale adjacent to the property as a long-term tenant. Ms. Kopsco stated that this is unique situation for the businesses to deal with and both towns recognize that in Resolutions for parking.

**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 Vice Chairman Warren Sheps to close the public portion
ALL IN FAVOR / MOTION CARRIED**

Mr. Schepis asked what is proposed on the signs. Mr. Meier stated that he wanted something on the sign showing that he is selling something more than ice cream. Chairman Trowse stated that the Board just needs the square footage of the sign at this time. Mr. Schepis asked about ADA accessibility. Mr. Meier stated that the new door would be on the ground level and ADA accessible, the space will be easy to flow through. Mr. Schepis stated that there is a lot a space for storage what would that be used for. Mr. Meier stated they store bulk items or spoons, cups, paper goods that a non-perishable, any of the perishable items will be in the walk-in cooler. Mr. Schepis asked if approved would the storage shed be removed. Mr. Meier stated yes. Mr. Schepis asked what the future plan is for this store. Mr. Meier stated that he would love to do smashburger and hot dog rippers to go with milkshakes. NJDOT made it seem like it would be a long and detailed process to close off the driveway and adding in sidewalks as well as costly. Mr. Schepis stated that if he amended the amount of seats in the store to try to avoid the NJDOT recommendations. Mr. Meier stated that he is asking to allot about 575 square feet or the retail space to fast food. Mr. Boorady asked what the two very long line are on the plans under Phase 1 and Phase 2. Mr. Meier stated that under Phase 1 it would be to display cakes on display and they would be served from the other side of the counter. Mr. Boorady stated that the plans show one door is entrance and one door is exit. Mr. Meier stated that the are both two-way doors. Mr. Boorady stated the plans would have to be revised to show that. Mr. Boorady stated that with the architect not being here we really do not know the occupancy. Mr. Schepis stated we would

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have that as a condition of approval. Mr. Schepis stated that if tonight the Board could give an approval for Phase one preliminary and final and for Phase two a preliminary approval. In a few months we could come back with plans for the final approval to show how the seating would work and could give more time to speak with the NJDOT again. Mr. Blagoja stated there is no legal reason that it could not be broken apart and coming back in a few months. Mr. Boorady stated that Phase one does not include any fast food which includes serving ice cream. Mr. Meier stated that in Phase one he will not be serving ice cream.

CHAIRMAN TROUSE CALLED A RECESS AT 10:12 PM

CHAIRMAN TROU CALLED THE MEETING BACK TO ORDER AT 10:14 PM

Mr. Schepis stated that tonight they asking for Preliminary and Final approval for Phase one and Preliminary approval for Phase two, over the next few months we can try to work with the NJDOT to see what modifications can be made to the plans. The NJDOT only approved what is shown on the plans for Phase one. Mr. Schepis stated that the letter from the NJDOT has specific requirements for the fast-food portion of Phase two.

Chairman Trowse opened the public portion of the meeting to ask questions on the closing statement given, no one came forward. Chairman Trowse set forth the motion seconded by Brendan Lynch to close the public portion

ALL IN FAVOR / MOTION CARRIED

Chairman Trowse stated that the parking is not an issue, the grill will have to be worked out themselves, there are great improvements with the bollards on the lot, the traffic pattern is difficult in the lot and the striping should help.

Mr. Malanga asked to hear what they are looking for approval for tonight. Mr. Schepis stated that Mr. Mianeckis plans show that Phase one is the modification for the middle building exterior/interior for manufacturing use, bollards around the ice cream stand and striping around the parking lot. Phase two includes closing off the driveway in front of the ice cream stand and fast food in the middle building, preliminary approval only.

Thereupon Rick Malanga set forth the motion seconded by Michael Reilly to approve Phase one preliminary and final and Phase two preliminary for the application.

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

Mr. Schepis asked for the Final approval for Phase two to be carried to April 2026. Chairman Trowse stated that the Final approval for the application will be carried to April 23, 2026.

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OTHER BUSINESS:

Chairman Trowse set a hearing date for Mr. Patawaran, 30 Newark Pompton Turnpike for February 26, 2026.

ADJOURNMENT:

Thereupon Chairman Scott Trowse set forth the motion seconded by Michael Reilly to adjourn the meeting.

ALL IN FAVOR / MOTION CARRIED

Meeting adjourned at 10:19 P.M.

Respectfully submitted by:

Stephanie Colella, Planning Board Secretary

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