

BOROUGH OF RIVERDALE

MORRIS COUNTY, NEW JERSEY

Paul M. Carelli
Mayor

Abubakar T. Jalloh
Registered Municipal
Clerk



**RIVERDALE PLANNING BOARD
MINUTES
JAUNARY 22, 2026**

The Regular Meeting of the Riverdale Planning Board is opening on January 22, 2026 at 7:30 p.m.
Chairman Scott Trowse read the Sunshine Law

SWEARING IN OF MEMBERS:

SAL POLI (CLASS II MEMBER)

TERM EXPIRES 12/31/2026

JAMES TALERICO (ALT. #1)

TERM EXPIRES 12/31/2027

ROLL CALL:

Present:

**Mayor Paul Carelli
Council Pres. Vincent Pellegrini
Sal Poli
Rick Malanga – 7:33 PM
Michael Reilly
Christopher Scilingo
Vice Chairman Warren Sheps
Chairman Scott Trowse
James Talerico (Alt. No. 1)
Brendan Lynch (Alt. No. 2)**

Absent:

Kevin Bulger

James Talerico will step up to the DAIS in Kevin Bulger’s absence.

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

John Barbarula stated that he swore in Sal Poli, James Talerico and Brendan Lynch and signed the Oath of Office.

CHAIR HEARS NOMINATIONS FOR:

1. ATTORNEY

Thereupon Christopher Scilingo set forth the motion seconded by Chairman Scott Trowse to nominate Blagoja Petreski for Board Attorney, hearing no other nominations, the nominations are closed.

ROLL CALL: Ayes: Scilingo, Trowse, Carelli, Pellegrini, Poli, Reilly, Sheps, Talerico, Lynch

Nays: None

(9 Ayes – 0 Nays – Motion Carried)

APPROVAL OF MINUTES:

January 8, 2026

Thereupon Vice Chairman Warren Sheps set forth the motion seconded by Chairman Scott Trowse to approve the minutes from January 8, 2026, as written and submitted.

ROLL CALL:

Ayes: Sheps, Trowse, Carelli, Pellegrini, Reilly, Scilingo, Lynch

Abstained: Poli, Talerico

Nays: None

BOROUGH OF RIVERDALE

MORRIS COUNTY, NEW JERSEY

Paul M. Carelli
Mayor

Abubakar T. Jalloh
Registered Municipal
Clerk

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

RESOLUTION:

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

Vice Chairman Sheps stated that he had a question with “fast food” on page two item #1, he did not recall testimony on that. Chairman Trowse stated that the way the application was heard, ice cream is considered “fast food”, in the retail store and the NJDOT will not allow them to sell ice cream in the store. Mr. Malanga stated that “fast food” was included in the approval and they would not be able to sell “fast food” without the NJDOT approval. Mr. Barbarula stated that the motion can be to add “contingent on DOT approval” for “fast food” in the retail building.

Thereupon Vice Chairman Warren Sheps set for the motion seconded by Rick Malanga to amend the Resolution for Curly’s.

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

APPLICATION TO BE DEEMED COMPLETE / INCOMPLETE:

- 1. Application No. ZBOA10212024 / Muhammed Zeidan / 21 Cedar Street / Block 28 Lot 5 / R 7.5 Zone**

Letter from Darmofalski Engineering recommending incompleteness dated January 12, 2026

Thereupon Sal Poli set forth the motion seconded by Rick Malanga to deem the application incomplete as per Darmofalski Engineering’s recommendation.

**ROLL CALL: Ayes: Poli, Malanga, Carelli, Reilly, Sheps, Trowse, Talerico, Lynch
Abstained: Pellegrini, Scilingo
Nays: None
(8 Ayes – 2 Abstained - 0 Nays – Motion Carried)**

- 2. Application No. 2025-07 / J.P. Morgan Chase Bank / 20 Paterson Hamburg Turnpike / Block 6 Lot 19.02 / CRD Zone**

Letter from Darmofalski Engineering recommending incompleteness dated January 12, 2026

Thereupon Rick Malanga set forth the motion seconded by Vice Chairman Warren Sheps to deem the application incomplete as per Darmofalski Engineering’s recommendation.

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

- 3. Application No.2026-01 / FEZO INQ, LLC / 85 Newark Pompton Turnpike / Block 26 Lot 22.02 / PO Zone**

Letter From Colliers Engineering recommending completeness dated January 16, 2026

Thereupon Sal Poli set forth the motion seconded by Rick Malanga to deem the application incomplete as per Darmofalski Engineering’s recommendation.

**ROLL CALL: Ayes: Poli, Malanga, Carelli, Pellegrini, Reilly, Scilingo, Sheps, Trowse, Talerico, Lynch
Nays: None**

BOROUGH OF RIVERDALE

MORRIS COUNTY, NEW JERSEY

Paul M. Carelli
Mayor

Abubakar T. Jalloh
Registered Municipal
Clerk

(10 Ayes – 0 Nays – Motion Carried)

The Board set a hearing date for March 26, 2026

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**

Chairman Scott Trowse set forth the motion seconded by Sal Poli to have a 15-minute recess at 7:45 PM for council to discuss the application.

ALL IN FAVOR / MOTION CARRIED

Chairman Scott called the meeting back to order at 8:00 PM.

Mr. Barbarula stated that there were two major issues with tonight’s hearing Microsoft went down and some people did not get Darmofalski Engineering’s report until coming to the meeting. The Board is taking their job very seriously and want to make sure they get this right, the updated Engineering report is 23 pages long and the Board members need time to review. Mr. Barbarula is recommending that this hearing be moved to March 5, 2026, this is what was discussed in private.

Mr. Levigne stated the applicant consents to moving the hearing to March 5, 2026. This evening, they were prepared to discuss exhibits that were prepared due to traffic concerns. They understand the concerns of the Board and will submit the additional exhibits for review. Mr. Levigne stated that this is not the first time that the report was given on the day of the hearing, the last meeting there was a recess for the Board members to review. This application was submitted in March 14, 2025, it was deemed completed July 25, 2025, this have been being reviewed and commented on by the Borough for a while. This has been a lengthy process and we look to tie up any loose ends.

Mr. Barbarula recommends that the Board’s decision be extended until March 30th, also no new reports after February 26th for the Board members to review and possibly go out to see the site is necessary.

Chairman Scott Trowse set forth the motion seconded by Sal Poli to carry the application to March 5, 2026 with no further notices required, all reports from all professionals by February 26, 2026, and a deadline to decide by March 20, 2026.

ROLL CALL: Ayes: Trowse, Poli, Carelli, Pellegrini, Malanga, Reilly, Scilingo, Sheps, Talerico, Lynch

**Nays: None
(10 Ayes – 0 Nays – Motion Carried)**

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 8:20 PM

BOROUGH OF RIVERDALE

MORRIS COUNTY, NEW JERSEY

Paul M. Carelli
Mayor

Abubakar T. Jalloh
Registered Municipal
Clerk

Respectfully submitted by:

Stephanie Colella, Planning Board Secretary

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