

BOROUGH OF RIVERDALE

MORRIS COUNTY, NEW JERSEY

Paul M. Carelli
Mayor

Abubakar T. Jalloh
Registered Municipal
Clerk



**RIVERDALE PLANNING BOARD
MINUTES
FEBRUARY 26, 2026**

The Regular Meeting of the Riverdale Planning Board is opening on February 26, 2026 at 7:30 p.m. Chairman Scott Trowse read the Sunshine Law.

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

Chairman Scott Trowse stated that James Talerico and Brendan Lynch will step up in the absence of members.

Also, present is Blagoja Petreski, Board Attorney, and Tom Boorady, Board Engineer

APPROVAL OF MINUTES: February 5, 2026

Thereupon Michael Reilly set forth the motion seconded by Christopher Scilingo to approve the minutes for February 5, 2026, as written and submitted.

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

APPROVAL OF BILLS:

Thereupon Chairman Scott Trowse set forth the motion seconded by Michael Reilly to approve the bill to Colliers Engineering and Design, totaling \$601.25.

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

APPLICATION TO BE DEEMED INCOMPLETE:

- 1. Application No. 2025-12 / 83 Newark Pompton Turnpike / Greater Middlesex & Morris Habitat for Humanity / Block 26 Lot 21.03 / PO Zone**

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Letter from Darmofalski Engineering recommending incompleteness dated February 10, 2026

Mr. Boorady stated they are incomplete for a few check list items, one being the driveway with 79 Newark Pompton Turnpike and stormwater there were outstanding items. Their Engineer is aware and working on the outstanding items, they should be back soon.

Thereupon Christopher Scilingo set forth the motion seconded by James Talerico to deem the application incomplete as per Darmofalski Engineering's letter.

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

- 2. Application No. 2025-13 / 63 Paterson Hamburg Turnpike / DAK Realty, LLC / Block 15 Lot 9.01 / CRD Zone**

Letter from Darmofalski Engineering recommending incompleteness dated February 16, 2026

Mr. Boorady stated this property is location on the corner of Drace Place, it is an old house there have been a few businesses at this location. The property has a house in the front and a garage in the back. The applicant wants to add onto the house and build a total of four apartments. There is a use variance, apartments are not allowed in that zone on the first floor, there is a second use variance for a completely different principal use. The garage would also receive an addition for a second-floor office and the garage space below would be storage space. There are two principal uses an office separate building, residential separate building and the residential use on the first floor is a use variance. Mr. Boorady stated that the Mayor and Council should be recused from the application. They are incomplete due to the architect and engineering plans not being consistent and outstanding checklist items.

Thereupon James Talerico set forth the motion seconded by Brendan Lynch to deem the application incomplete as per Darmofalski Engineering's letter.

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

HEARING ADJOURNMENT:

- 1. Application No. 2025-08 / 26 Oak Street / Mirko Odon Huidobro and Simi E. Garcia/ Block 14.04 Lot 26 / R-7.5 Zone**

Chairman Scott Trowse set a new hearing date for May 7, 2026

- 2. Application No. 2025-06 / 30 Newark Pompton Turnpike / Francisco Patawaran / Block 14.02 Lot 18.01 / PO Zone**

Thereupon Chairman Scott Trowse set forth the motion seconded by James Talerico to adjourn the hearing and move the hearing date to May 7, 2026.

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

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Nays: None
(7 Ayes – 0 Nays – Motion Carried)

Chairman Trowse stated that this application has been dismissed previously and the applicant had to reapply due to hearing adjournments and not submitting the proper paperwork.

OTHER BUSINESS:

Chairman Trowse asked about the school project
Mr. Boorady stated he should be receiving more information from them tomorrow.

ADJOURNMENT:

Thereupon Michael Reilly set forth the motion seconded by James Talerico to adjourn the meeting.

ALL IN FAVOR / MOTION CARRIED

Meeting adjourned at 7:45 PM

Respectfully submitted by:

Stephanie Colella, Planning Board Secretary

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