

BOROUGH OF RIVERDALE

MORRIS COUNTY, NEW JERSEY

Paul M. Carelli
Mayor

Abubakar T. Jalloh
Registered Municipal
Clerk



**RIVERDALE PLANNING BOARD
MINUTES
MARCH 12, 2026**

**The Regular Meeting of the Riverdale Planning Board is opening on March 12, 2026 at 7:30 p.m.
Chairman Scott Trowse read the Sunshine Law.**

ROLL CALL:

Present:	Mayor Paul Carelli
	Council Pres. Vincent Pellegrini
	Sal Poli
	Rick Malanga – 7:38 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

Chairman Scott Trowse stated that both James Talerico and Brendan Lynch are stepping up the DIAS, as two members are absent.

Also, present is Blagoja Petreski, Board Attorney

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 stated that the Borough Attorney that has been on this application since the start has had a health issue and we have asked the applicant to schedule a continuance date for the application and they agreed to carry the hearing to March 26, 2026.

Thereupon Chairman Scott Trowse set forth the motion seconded by Sal Poli to carry the hearing continuation for the Quarry to March 26, 2026.

ROLL CALL:

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

OPEN TO PUBLIC:

Chairman Scott Trowse opened the meeting to the public to come forward to talk about any issues with the Borough or make any statements.

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Darcy Sieber, 5218 Sanctuary Boulevard came forward and asked about the zoning for the warehouse and could it be changed.

Chairman Scott Trowse stated that any one at some point can come back with an application to rezone, but I doubt it.

Mr. Poli stated that he does not believe it can be rezoned that someone can come in for use variances, he Mayor and Council approved the zone for that lot for certain uses, anything beyond that will require variances and uses variances back with the Planning Board.

Ms. Sieber asked what it is zoned for currently.

Mr. Poli stated that it is not set up for residential for warehouse, office things like that.

Ms. Sieber asked about Data Center.

Chairman Trowse stated the infrastructure cannot support a Data Center.

Ms. Sieber asked about electric being increased to the building

Mr. Pellegrini stated that they cannot get a tenant until this is approved.

Chairman Trowse stated they can only build what the infrastructure can handle. Products with go on a loading dock and stored for a short time and then go back on a truck.

Mr. Poli stated that there are a lot of loading docks and there will be a lot of trucks but we are trying to set it up so it has minimal impact on the community.

Ms. Sieber ask if there will be a tax benefit to the residents.

Mr. Blagoja stated that is not criteria the Board can consider when approving a project.

Mayor Carelli stated that typically there is an agreement with the Borough.

Ms. Sieber asked if there is a tenant

Mr. Poli stated that this is a Preliminary approval currently for them to go out and get their approvals from the state and other departments.

Ms. Sieber asked if there is a lot of feedback that needs to be addressed.

Chairman Trowse stated that yes there is a lot that still needs to be answered and we are trying to get them to see how the citizens see this project.

Ms. Sieber asked is that would be a long night and if there is a chance for the residents to speak
Chairman Trowse stated that we would be there most of the evening and each time there is testimony given it will be open to the public to ask questions on that testimony. Once the testimony is completed and the applicant is done there will be a chance for the residents to make statements about the project.

Ms. Seiber asked if they would be able to ask about the blasting at that time.

Chairman Trowse stated that they could but he is not sure if they would have an answer, the blasting is not part of this application it has to do with the Reclamation Plan/

Edward Galgay, 1416 Wharton Court, came forward and asked if there are any parameters of what they are allowed to do on the property.

Mayor Carelli stated that the property has been zoned by the Council as to what it can be, that is readily available online.

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Mr. Galgay asked if there have been studies done as to how much electric, water or sewage they can consume, are there any limits set.

Vice Chairman Sheps stated that the applicant has done studies and we have stacks of papers of the studies that have been completed.

Mr. Poli stated that there are engineering practices that they have to follow. We look for a zero impact on the community, they will need water and sewage and they will have to provide proof that they can support that.

Don Colabella, 7115 Coventry Court, came forward and asked about the blasting, the blasting continued with the hearings being pushed back.

Chairman Trowse stated that currently they are following the Reclamation Plan filed with the state, this has nothing to do with the application.

Mr. Colabella stated they have been trying to get in front of the Mahan Brothers to speak with them.

Mr. Poli stated that there was a chance when the Reclamation Plan was being approved by Mayor and Council.

Mayor Carelli stated that was about a year ago. The Mahan Brothers did have a meeting a few months ago at the Community Center for the residents.

Mr. Colabella stated that they were not notified about the meeting until after it occurred. We were told that these blasting were supposed to be done in 2025.

Mayor Carelli stated that there was misinformation given Tilcon put out a press release that they were done blasting with a cease and desist for operations. Now the Mahan Brothers came in the prep the property as per the Reclamation Plan.

Mr. Colabella stated that we were told that the anticipated end of blasting was 2025, then were told at the end of the winter that it would be at least 2 more years. We missed the one on one with the Mahan Brothers we would like to get in front of them to speak with them.

Mr. Malanga stated that for the Plan to work the need to do more quarrying. The still have the rights to keep quarrying.

Mayor Carelli stated that it is more site work, not quarrying. When Tilcon was in there they were quarrying the mountain currently they are blasting the ground.

Mr. Colabella stated that it is leaving cracks in their units. It may be low numbers in terms of threshold.

Mayor Carelli stated that this has been going on since he was a kid. The Borough has reached out to the state and they have come out and monitored the blasting. The Mahan Brothers have been trying to work with the town to make modifications.

Mr. Galgay stated that this is not trivial the residents are having concerns about the structural integrity of the buildings. They have been having structural assessment of the Grande infrastructure done by the state, that has to be done yearly now. The Mayor has given the contact information for the state to reach out to them and we want to keep the lines of communication open.

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Mayor Carelli stated that the state has three locations being monitored when the blasts are being done.

Ms. Sieber stated that is it the cumulative effect over the years and the impact when the blast happens, it has felt worse in the last year and a half, they may not be doing anything over threshold but the is an impact on our homes.

Mayor Carelli stated that they have a list to contact when they are performing a blasting, sometimes Pompton Lakes Quarry blasts and residents think it is Riverdale.

Thereupon Chairman Scott Trowse set forth the motion seconded by Sal Poli to close the public portion.

ALL IN FAVOR / 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 8:02 PM

Respectfully submitted by:

Stephanie Colella, Planning Board Secretary

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