

BOROUGH OF RIVERDALE

MORRIS COUNTY, NEW JERSEY

Paul M. Carelli  
Mayor

Abubakar T. Jalloh  
Registered Municipal  
Clerk



**RIVERDALE PLANNING BOARD  
MINUTES  
APRIL 30, 2026**

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

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

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

James Talerico and Brendan Lynch will be voting members tonight.

**MINUTES: April 2, 2026**

Thereupon Rick Malanga set forth the motion seconded by Christopher Scilingo to approve the minutes for April 2, 2026, as written and submitted.

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

**Nays:** None

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

**RESOLUTION:                   The Riverdale School**

Mr. Petreski stated that the Resolution that he drafted summarized the discussion and suggestions from the Planning Board. Chairman Trowse stated that this Resolution would be forwarded to the Mayor and Council and the Riverdale School.

**Thereupon Chairman Scott Trowse set forth the motion seconded by Vice Chairman Warren Sheps to adopt the Resolution for the Riverdale School, as written and submitted.**

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

**Nays:** None

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**(9 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**

Mr. Lavigne came forward.

Mr. Barbarula stated that the Board members have a draft Resolution in front of them and if there are any changes that need to be made in the Resolution that can be revised. There have been meetings between the Board Engineer and the Applicants Professionals.

Mr. Bret Skapinetz came forward, he has previously been sworn in. Mr. Skapinetz marked the exhibits A8 from plans from April 14, 2026. On page one; to the west of the driveway there are four lanes, on the westbound lane there are two lanes that merge into one, going eastbound it expands into two lanes there is a through lane and the through right turn lane. When you get east of the driveway to the warehouse there are six lanes; two westbound lanes left turn into the facility and three lanes heading east bound. On page two there are two through lanes and the right turn lane to southbound 287, this shows the expansion of the westbound lane. East of the 287 ramp there is a five-lane section, three lanes heading west bound, two through lanes and one the left turn lane to turn onto 287 southbound and two lanes heading eastbound through lane and a through-right lane to 287 northbound. On page three it continues with the five-lane section. On April 14, 2026 the meeting with the Borough Engineer this plan was discussed and the steps that need to be taken to achieve this plan.

Mr. Lavigne asked if this plan includes the taking additional right-of-way and what would that mean for the front yard setback. Mr. Skapinetz stated that they would be taking the widening from the southbound side of the road, this shifts the right-of-way like 31 feet, causing the setback to be 309.6 feet. Mr. Lavigne asked what his qualifications are as a Professional Planner in the state of NJ and has his qualified to testify as an expert by other Boards in the state of NJ. Mr. Skapinetz stated that he if a professional Planner in good standing in the state of NJ. Mr. Lavigne asked if the proposed building will be more visible due to this deviation. Mr. Skapinetz stated no it will not be. Mr. Lavigne asked if the site and the proposed improvements be well buffered. Mr. Skapinetz stated it is about a 12% devastation and there will be no impact to the traveling public and no other negative impact to the public. Mr. Lavigne asked if this would be a better planning. Mr. Skapinetz stated that moving the right-of-way line would be a vast benefit. Mr. Lavigne asked if the vast benefit would outweigh any detriment. Mr. Skapinetz stated yes, the benefit would outweigh the detriment. Mr. Lavigne stated he did not have any further questions.

Mr. Barbarula stated the on the Resolution the change would be made for the front yard setback. Mr. Boorady stated that as long as if there is cooperation throughout the process he agrees with this plan.

**Chairman Trowse stated that he thanks the applicant and the professionals.**

**Chairman Trowse open the meeting the a public.**

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Mark Van Ry, 1 Hemlock Street, asked about the size of the road and how can they add that many lanes. Mr. Skapinetz stated that the roadway will be expanded on the south side of the applicant property under the bridge will have the concrete cut back to look more like a wall than a slope.

**Chairman Trowse set for the motion seconded by Christopher Scilingo to close the public portion ALL IN FAVOR / MOTION CARRIED**

Mr. Lavigne stated that they have rested their case, presented all of their testimony and gave his closing statement.

Mr. Barbarula stated that if the Board is inclined to approve this application it would be with the modification on page three of the draft Resolution.

**Thereupon Council President Vinent Pellegrini set forth the motion seconded by Rick Malanga to approve and adopt the proposed Resolution.**

**ROLL CALL: Ayes: Pellegrini, Malanga,  
Carelli - stated this process has started over a year ago with the Planning Board and about three years ago started a Quarry Redevelopment Board. The applicant was involved and worked back and forth with the Board to get the traffic plan completed. This is a great plan and cannot wait to get it started and I want to thank you gentlemen.  
Reilly, Scilingo, Talerico, Lynch, Sheps, Trowse  
Nays: None  
(9 Ayes – 0 Nays – Motion Carried)**

John Barbarula stated that it has been 44 years since he started working for the Borough, he stated all of the changes that have happened in the Borough over the years and that he is very proud of the work he has done here and hopes the Borough feels the same.

**ADJOURNMENT:**

**Thereupon Chairman Scott Trowse set forth the motion seconded by Rick Malanga to adjourn the meeting.**

**ALL IN FAVOR / MOTION CARRIED**

**Meeting adjourned at 7:57 P.M.**

**Respectfully submitted by:**

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**Stephanie Colella, Planning Board Secretary**

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