

BOROUGH OF RIVERDALE

MORRIS COUNTY, NEW JERSEY

Paul M. Carelli
Mayor

Abubakar T. Jalloh
Registered Municipal
Clerk



**RIVERDALE PLANNING BOARD
MINUTES
MAY 7, 2026**

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

ROLL CALL:

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

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

James Talerico and Brendan Lynch are voting members on the DAIS.

APPROVAL OF BILLS:

Thereupon Chairman Scott Trowse set forth the motion seconded by Christopher Scilingo to approve the bills to Darmofalski Engineering, Inc totaling \$11,620.00.

ROLL CALL: **Ayes:** Trowse, Scilingo, Carelli, Sheps, Talerico, Lynch
 Nays: None
 (6 Ayes – 0 Nays – Motion Carried)

HEARING:

- 1. Application No. 2026-02 / Nicholas and Richard Malanga / 24 Post Lane / Block 18 Lot 14.02 / R-7.5 Zone**

John Barbarula the attorney for the applicant came forward to introduce the applicant Mr. Rick Malanga, he was sworn in. Mr. Barbarula asked if Mr. Malanga would be using the accessory structure for his commercial business. Mr. Malanga stated no it would be for his personal items. Mr. Barbarula had a packet of 6 pages marked as Exhibit A-1, those were passed out to the Board members. Mr. Malanga went through Exhibit A-1 stating the items he would be storing in the accessory structure such as vehicles, motorcycles, wave runners and boats he has accumulated over the years. Mr. Trowse asked the size of the accessory structure. Mr. Malanga stated 80 feet

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long by 40 feet wide by 24.5 feet high. Mr. Trowse asked if there would be a bedroom built in the accessory structure. Mr. Malanga stated no he already owns two homes. Mr. Sheps asked if there are utilities installed. Mr. Malanga stated yes plumbing, electric and gas. Mr. Trowse asked the design of the structure. Mr. Malanga stated that it is a pole barn made out of steel, the roof is steel, there is a 50-year warranty on the building, there will be no windows only on the entrance door so there will be no sun fading, it will be insulated and the interior walls will be the same material.

Chairman Trowse opened the meeting to the public to ask questions of the testimony given by the witness.

Jackie Poli, 25 Post Lane came forward she questioned the size of the structure and the items all be moving in and out at all times. Mr. Malanga stated that the boats and wave runners will be a one time in and one time out and the vehicles are on special occasion. Ms. Poli stated that she does not want it to be an eyesore since it is such a large structure. Mr. Malanga stated that there will be a primary structure in front of the pole barn. Ms. Poli reviewed the plans for the home to see where it would be located on the property.

Jennifer Dominquez, 27 Post Lane, came forward, she stated her concerns of safety of the size of the structure and commercial vehicles going in a out. Mr. Malanga stated that it will not be used for commercial.

Chairman Trowse set forth the motion seconded by Vice Chairman Warren Sheps to close the public portion.

ALL IN FAVOR / MOTION CARRIED

Chairman Trowse asked the size of the property. Mr. Barbarula stated that Mr. Mianecki will be going over the numbers. Mr. Boorady stated that the property is triple the size of what is required for the zone. Mr. Sheps asked about the landscaping. Mr. Malanga stated the he will be planting some shrubs and trees to blend.

Chairman Trowse opened the meeting to the public to asked questions of the testimony given, no one from the public came forward. Chairman Trowse set forth the motion seconded by Christopher Scilingo to close the public portion.

ALL IN FAVOR / MOTION CARRIED

Joseph Mianecki Professional Engineer came forward and was sworn in. Chairman Trowse accepted Mr. Mianecki as a Professional Engineer. Mr. Barbarula asked Mr. Mianecki to review the plans the for the structure. Mr. Mianecki stated on the dimensional layout plan sheet 1 of 4, the lot is very deep at 325" and about 3,200 square feet about $\frac{3}{4}$ of an acre. There was a house on the property with a detached garage. The cyan color represents the riparian zone from the

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river across the street. The house will meet all of the set backs for the zone, it will be lifted 4 feet and will have flood proofing vents so the water can flow in and out of the raised section of the home. The accessory structure is situated behind the house and sits considerably back from the house. The driveway is 14 foot wide and extends to the structure for access for the boat and trailer. There will be doors on the side for smaller items to get in and out. Past the pole barn will be the retaining wall with the septic system. Mr. Barbarula asked to address the variances for the structure. Mr. MianECKi stated there will be a height variance of 20.2 feet where 14 feet is allowed, a maximum building coverage of 9.984% where 4% is allowed, and there is an impervious area in the front yard of a little over 40% coverage where 35% is allowed. There is also a variance for wall height for the septic system and the slope variance. Mr. Barbarula stated that any other location on the property is in the flood zone and there are requirements from the Board of Health. Mr. MianECKi stated that the septic system is a conventional pump system, there are no sewer on the street and this location is the only one available in the extreme rear of the property where there is a steep slope, so this is the only location the septic system can be. There are 5 dry wells on the property, this will help mitigate the stormwater. Chairman Trowse asked if the accessory structure would be built before the house. Mr. MianECKi stated that the house and accessory building will be built simultaneously. Mr. Boorady stated that they cannot built the accessory structure without the house being built, they can be done simultaneously.

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

ALL IN FAVOR / MOTION CARRIED

Mr. Barbarula stated that this for a classic C1/C2 situation because of the lot and its shape it goes into the steep slope, the restraints from the NJDEP causes everything on the lot to be pushed back. NJDEP regulations state that the house has to be raised at least 4' high with the 27' tall house the accessory structure will be behind the house. There will be tall green buffers planted to help. We are asking for approval on this application at this time.

Chairman Trowse opened the meeting to the public to make a statement on this application, no one from the public came forward. Chairman Trowse set forth the motion seconded by Christopher Scilingo to close the public portion.

ALL IN FAVOR / MOTION CARRIED

Mr. Petreski stated that the stipulations would be a buffer between the garage and property line, house and accessory structure built at same time as the law states, no commercial work done on the property and all of Mr. Boorady's comments.

Thereupon Vice Chairman Warren Sheps set forth the motion seconded by Christopher Scilingo to approve the application with the stipulations stated by Mr. Petreski.

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ROLL CALL: Ayes: Sheps, Scilingo, Carelli, Talerico, Lynch, Trowse
Nays: None
(6 Ayes – 0 Nays – Motion Carried)

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

Christopher Scilingo stepped down from the DAIS he received a 200-foot letter from the applicant.

Mr. Petreski stated that there are currently on 5 voting members on the DAIS and three out of the five would have to vote in favor, Mr. Huidobro stated he would like to move forward with the hearing.

Mr. Huidobro came forward and was sworn in. Chairman Trowse asked Mr. Huidobro to explain his project and if it was already in place. Mr. Huidobro stated that yes, the structure is already installed. The house is located on a corner property which creates two front yards on the property. Mr. Huidobro stated the material and sizing that was used to built the structure using diagrams that were already submitted with the application. Mr. Sheps asked if he installed this himself. Mr. Huidobro stated yes, that his profession used to be a contractor. Mayor Carelli asked if he did any permits for the project and the concrete footings that were installed. Mr. Huidobro stated that he did not get permits but he can take the footings apart for inspections. Mr. Boorady stated that the accessory structure cannot be in the front yard at all and the set back is 7.6 feet to Loy Ave where a minimum of 30 feet is required, if it were a side yard it is normally 3 feet, there is a fence on that yard. The area of all accessory structures cannot exceed 4% of lot area so one of the sheds would have be removed. There is also a setback since it is not connected to the building it has to be 5 feet apart where it is 11 inches away currently. Mr. Petreski asked if the structure could be in any other location. Mr. Huidobro stated that he cannot put it in the back of the house due to the septic's location. Mr. Carelli asked for the approval to be contingent on getting permits.

Chairman Trowse opened the meeting to the public to ask questions of the testimony given, no one from the public 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. Petreski stated that approval would be contingent on the Building Department approving permits for the application.

Thereupon Chairman Scott Trowse set forth the motion seconded by Brendan Lynch to approve the application with conditions as stated above.

ROLL CALL: Ayes: Trowse, Lynch, Carelli, Talerico, Sheps

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

HEARING ADJOURNMENT: **Hearing Date: June 4, 2026**

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

Mr. Petreski stated that the newspaper notice was not posted 10 days prior to the hearing date, the applicant has to re-notice for the new hearing date.

Thereupon Chairman Scott Trowse set forth the motion seconded by James Talerico to adjourn the hearing with a new hearing date of June 4, 2026.

ALL IN FAVOR / MOTION CARRIED

ADJOURNMENT:

Thereupon Chairman Scott Trowse set forth the motion seconded by Mayor Paul Carelli to adjourn the meeting.

ALL IN FAVOR / MOTION CARRIED

Meeting adjourned at 8:40 P.M.

Respectfully submitted by:

Stephanie Colella, Planning Board Secretary

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