

BOROUGH OF RIVERDALE

MORRIS COUNTY, NEW JERSEY

Paul M. Carelli
Mayor

Abubakar T. Jalloh
Registered Municipal
Clerk



RIVERDALE PLANNING BOARD

MINUTES

JUNE 4, 2026

The Regular Meeting of the Riverdale Planning Board is opening on June 4, 2026 at 7:30 p.m. Chairman Scott Trowse read the Sunshine Law.

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

James Talerico will be on the DAIS for the meeting.

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

APPROVAL OF MINUTES: **April 23, 2026**

Thereupon Vice Chairman Warren Sheps set forth the motion seconded by James Talerico to approve the minutes for April 23, 2026, as written and submitted.

ROLL CALL:	Ayes:	Sheps, Talerico, Carelli, Reilly, Scilingo, Trowse
	Abstained:	Poli, Malanga
	Nays:	None
	(6 Ayes – 2 Abstained – 0 Nays – Motion Carried)	

April 30, 2026

Thereupon Christopher Scilingo forth the motion seconded by James Talerico to approve the minutes for April 30, 2026, as written and submitted.

ROLL CALL:	Ayes:	Scilingo, Talerico, Carelli, Reilly, Sheps, Trowse
	Abstained:	Poli, Malanga
	Nays:	None
	(6 Ayes – 2 Abstained – 0 Nays – Motion Carried)	

May 7, 2026

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Thereupon Christopher Scilingo forth the motion seconded by Chairman Scott Trowse to approve the minutes for May 7, 2026, as written and submitted.

ROLL CALL: Ayes: Scilingo, Trowse, Carelli, Sheps, Talerico
 Abstained: Poli, Malanga, Reilly
 Nays: None
 (5 Ayes – 3 Abstained – 0 Nays – Motion Carried)

APPROVAL OF BILLS:

Thereupon Chairman Scott Trowse set forth the motion seconded by Sal Poli to approve the bills to Darmofalski Engineering, Inc totaling \$7,700.00.

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

RESOLUTION:

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

Thereupon Vice Chairman Warren Sheps set forth the motion seconded by Christopher Scilingo to approve and memorialize the Resolution, as written and submitted.

ROLL CALL: Ayes: Sheps, Scilingo, Carelli, Trowse, Talerico
 Nays: None
 (5 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

Thereupon Vice Chairman Warren Sheps set forth the motion seconded by James Talerico to approve and memorialize the Resolution, as written and submitted.

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

APPLICATION DEEMED COMPLETE:

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

Mr. Boorady stated that the applicant has an undersized lot, he is looking to add a second story addition and expanding the building coverage on the lot.

Thereupon Chairman Scott Trowse set forth the motion seconded by Michael Reilly to deem the application complete.

ROLL CALL: Ayes: Trowse, Reilly, Carelli, Poli, Malanga, Sheps, Talerico
 Abstained: Scilingo
 Nays: None

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(7 Ayes – 1 Abstained - 0 Nays – Motion Carried)

Chairman Scott Trowse set a hearing date of July 23, 2026.

HEARING:

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

Mr. Frank Soto, attorney for the applicant, the applicant is seeking a subdivision, initially the bulk variances were for the sign and the accessory structure. Mr. Petreski stated that there is no schedule for the placement of an accessory structure in the PO zone.

Mr. James Cutillo came forward and was sworn in, he stated he Professional Architectural criteria, the Board accepts. Mr. Cutillo stated that there will be a major subdivision with a residential home on one property and a Professional Office on the other property. Chairman Trowse asked if they could speak about the subdivision of the lots first before the buildings.

Jeffrey Houser, of Houser Engineering came forward and was sworn in, he stated in Professional Engineering criteria, the Board accepts. Mr. Houser stated that the lot is located in the PO – Professional Office Zone, which permits single family homes and office buildings, the subdivision will be doing one of each. This lot use to have a rather large home. The lot is going to be split essentially in half, the lot is likely a vacant lot, it is slightly overgrown right now but has been a maintained lot historically. The lots will be 18.01 and 18.02 once subdivided. Immediately to the north there is an office building and to the south there is a single-family home. This plan fits with the surrounding properties. The lot 18.01 for the office building is 34,589 square feet, it has 102 sq feet where 100 is required the lot width is 102 sq ft where 100 is required and the depth is 300 feet where only 150 ft is required. The building is a two-story office building, the principle building coverage is 12.9% coverage. There is a two-way access drive 24 feet wide, there is ADA parking access, there is a parking lot in the rear. There is a detached garage behind the principal building, there are three garage bays in the rear of the principal building. There is a variance for the monument sign in the front of the building the ordinance requires a 10-foot set back from the property line it is proposed 5 feet from the property line but it is 17 feet from the sidewalk. The building is pushed back further off the street if the sign was pushed back, it would get lost, it does not interfere with and sight distance. The parking requirement is 33 parking spaces, there are 33 physical parking spaces 2 are ADA, there is on EV spot, making the credit 34 parking spaces total. The local ordinance requires that 5% of the parking is landscaped, currently they have only 3.5% coverage. Both properties will be served with public water and sewer. The sewer is an older pipe, we are going to create our own pipe into the man holes, this is a bit more involved but it will protect the older sewer system. Mr. Carelli asked if they spoke with the Sewer Engineer. Mr. Boorady stated there was correspondence a while ago, he stated that the trunk line is for PRPRSA it is not a municipal main and you cannot tie into that main, a sewer main extension will be built and it will be an off-tract improvement that will be dedicated to Riverdale as part of the structure. Mr. Houser stated that he is not currently aware if the septic system was fully abandoned but they will work with the Board of Health to confirm that information. In terms of stormwater the property has very good soil and is very well drained and would not worry about flooding events due to rain. This is

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classified as a major development and stormwater standards take effect. The lighting will have 7 pole mounted lights throughout the parking lot, there are a few building mounted lights, it will have a ½ footcandle on the property in accordance with the ordinance. The refuse for the property has a dumpster in the rear about 6 feet off the rear property line.

The residential lot will have a large single-family home there will be its own driveway with some garage bays up front. They will have public sewer and water with the new sewer main, electric and gas. The back of the building has a green house and dog house, they are attached to the house and part of the building coverage. The lot size is 34,630 sq feet, lot frontage of 102, lot depth of 300 and the principle building coverage is 5,879.5 sq feet, 17%. There are improved impervious coverage with the driveway, porch and decks, pool, walkways and cabana for the pool. There are no variances on this lot. There are A/C units on the side of the house and the office building will have units on the roof. For stormwater they must meet the major development criteria. There will be building mounted lighting for a residential home. They will receive all of the proper approvals from the necessary agencies.

This subdivision creates two functional lots that are consistent with the neighborhood, both professional office and single-family home are allowed in this zone. The location and size of buildings are in compliance; there is a minor sign variance for the office building lot.

Mr. Talerico asked if there will be any separation between the two lots. Mr. Houser stated that there would be landscaping. Mr. Boorady stated that they will have a pool so they will have a fence on the property. Mr. Houser stated that fence would be about 15 feet in from the property line, there is some sensitive grading on the property line. Chairman Trowse stated that this has been an issue in the past with commercial buildings and people coming in the parking lot at night with lights on, it could disturb the neighbors and the fence in the back of the property should be 6 feet vs 4 feet. Mr. Boorady asked if the applicant agrees to the fence to the west being 6 foot high. Mr. Houser stated yes. Mr. Reilly stated that landscaping and shrubs should be added as well. The applicant agrees.

Mr. Boorady stated that there is a really nice tree that is where the stormwater system is going on the office property, is there any chance that the system can be moved back to save the tree that it providing a great amount of shade. Mr. Houser stated that it is right on the curb and it cannot be moved to save the tree.

Mr. Malanga asked about the detached garage and if those are going to be parking spots. Mr. Houser stated that in front of the garage counts as parking spots but not inside the garage.

Mr. Boorady stated that the refuse is very close to the neighbors' yards is there another location by the garage that could be easier for maneuvering the trucks to locate the refuse. Mr. Houser stated they can look into another location away from the residents.

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Mr. Boorady asked if anyone has spoken with the church about an easement to run the sewer through their lot to not disturb Newark Pompton Turnpike. Mr. Houser stated he would look into that option.

Mr. Boorady stated he had a lot of stormwater concerns that they stated to make some revisions on and will work to have them meet the new stormwater requirements, also for lighting he suggests restrictions on the lighting on the property.

Chairman Trowse opened the meeting to the public to asked questions of the testimony given.

Luann Collins, 38 Newark Pompton Turnpike, asked is there going to be a fence between their properties as well.

Mr. Houser stated that since there is a pool they are required to have a fence, that fence will be at the corner of the property and along the backside of the church property. Ms. Collins asked how far the building would start from her property. Mr. Houser stated about 11 feet from the 25-foot property in between them.

Nancy Salazar, 66 Newbury Place, one of the rear neighbors, asked if the 6-foot fence was going to continue through both properties since her property is right in the middle of the subdivision. Mr. Houser stated that the fence will be 6-foot on the office property then a 4-foot fence on the residential property, he stated we could leave it consistent along the back properties. Ms. Salazar asked about the lighting on the office property and if they are on a timer to go off at night. Mr. Houser stated they are designed not to bleed onto any other properties and could have a timer to shut off.

Chairman Trowse set forth the motion seconded by Christopher Scilingo to close the public portion.

ALL IN FAVOR / MOTION CARRIED

James Cutillo, Professional Architect, previously sworn in and accepted by the Board. Mr. Cutillo stated the plans are from November 9, 2023 there are 2 pages for the residential house and 2 pages for the office building. There will be a revision on the plans for the accessory structure can only be 14 feet high currently it is shown as 14.5 feet, they same for the house it is currently showing 35.5 feet where 35 feet is required, there will be no variance on the residential lot. The plans show the floor plan, Mr. Cutillo goes through the floor plan of the home. The last two pages of the plan show the office building floor plan and a garage accessory building. Chairman Trowse asked about the basement in the residential home and if there is an entrance/exit to outside the home and if there is a bedroom or kitchen down there. Mr. Cutillo stated that there are three staircases, two inside the home and one into the garage, it is a large open space no rooms. Mr. Cutillo described the exterior of the office building, the first floor of the building is broken out into three spaces, the second floor is an open area currently. The air conditioning unit will be on the part of the roof that is flat in the back part of the building, it will be hidden away. This will be an owner-occupied building. Chairman Trowse asked if the basement is part of the formula to calculate the parking spaces. Mr. Cutillo stated that the basement is not included. Chairman Trowse stated that the basement cannot be occupied by a business it is for storage only. Mr. Cutillo stated that the owner can testify to what the

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basement would be used for. Mr. Petreski stated that as a condition of approval the basement cannot be occupied by a business. Mr. Cutillo stated that the landscape plan was submitted with the packet, there were comments sent back to the landscape engineer and there was a new plan created. Mr. Boorady stated that the landscape plan did not work with the site plan, there needed to be adjustments to work with the architect and engineers' plans. Chairman Trowse stated that the biggest concerns are the residents in the back of the yard and the shielding of lights. Mr. Cutillo stated that in the back 99% are evergreen, there are some perennials, but the revised plans have to be reviewed. Mr. Boorady stated that this is one of the better landscape plans and he could handle that review administratively if the Board agrees. Mr. Talerico asked about the dog house on the plans. Mr. Cutillo stated that it is part the house and enclosed that will open to dog run in the yard. Mr. Malanga asked how many items are missing that need to be submitted. Mr. Cutillo stated the engineering revisions, new landscape plan and architectural plans that show the new heights. Chairman Trowse stated that the Board approves Mr. Boorady to approve those changes administratively. Mr. Boorady stated that the bones of the project will not change there are minor changes to the stormwater, landscaping, building heights conforming and if there are major changes then they would have to come for an amendment.

Chairman Trowse opened the meeting to the public to asked questions of the testimony given.

Nancy Salazar, 66 Newbury Place, came forward and asked about the fence being installed, her fence is 6 inches in from their property line and the other lots are on the property line what will they do with their fence. Mr. Cutillo stated that their fence will be installed 100% on their property line in a straight line.

Chairman Trowse set forth the motion seconded by Christopher Scilingo to close the public portion.

ALL IN FAVOR / MOTION CARRIED

Francisco Patawaran, came forward and was sworn in. Mr. Soto asked Mr. Patawaran to tell the Board about himself and the work he does. Mr. Patawaran stated that he is an accountant that does taxes and also some Real Estate. Mr. Soto asked the business hours of operation, days of the week and garage uses. Mr. Patawaran stated that during tax season February – April 15th he works 9AM – 9PM and after that only three days a week from 9AM – 5 PM. The commercial space is going to be just for his business, the detached garage will be for storage for signage, the covered parking spaces will be for clients or employees if there is bad weather. Mr. Soto asked about the lighting, if he would have a problem having the lights on a timer. Mr. Patawaran said he would have no issue with a timer for lighting. Mr. Soto asked if the primary residence was for his family. Mr. Patawaran stated that the house is for him, his wife, children and dogs. Mr. Boorady asked about the 6-foot fence going across both property lots along Newbury. Mr. Patawaran stated yes, he agrees to that. Mr. Reilly asked about 6-foot fencing between the commercial properties and along the residential side. Mr. Patawaran agrees to 6-foot fence around the sides and rear property. Mr. Poli stated that the commercial property basement is for storage only and no tenants in the building. Mr. Patawaran agrees. Mr. Petreski stated that they can limit the basement to storage only but they cannot limit the building not being able to be rented out. Mr. Talerico asked if there was enough parking at the residential lot for the number of bedrooms they have. Mr. Patawaran stated they can park at the business

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lot. Mr. Reilly stated that they cannot have the business as parking they are two separate lots. Mr. Boorady stated that it would be self-policing. Mr. Reilly asked what the dog house was. Mr. Patawaran stated that he has three dogs and wanted them to have a space.

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 Vice Chairman Warren Sheps to close the public portion.

ALL IN FAVOR / MOTION CARRIED

Mr. Soto presented his professionals and client and they have discussed the plans for the subdivision; they have done everything within the code and respectfully ask the application be approved.

Mr. Petreski stated that there is one variance on the professional office lot for the sign, they testified that the curb distance is far and the sign would not be seen. The conditions of approval are a 6 foot fence be constructed along the full western property line and the two jet outs on both side, to allow Tom the Board Engineer to approve an alternative connection to Newbury if possible for sewer to avoid Newark Pompton, stormwater changes can be approved by the Board Engineer, 10PM timer on outside lights and sign, the dumpster location will be moved away from the property line, adjust the heights of the accessory garage and cabana 14 feet or less and the principle residential structure 35 feet or less, the commercial property the basement will not be occupied only for storage, the parking calculation does not include it, the Board Engineer has to authority to approve the landscape plan, the sign is static only.

Thereupon Sal Poli set forth the motion seconded by Mayor Paul Carelli to approve the application as per all of the conditions stated by the Board Attorney.

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

CANCEL JUNE 25TH MEETING:

Thereupon Chairman Scott Trowse set forth the motion seconded by Sal Poli to cancel the meeting for June 25th due to lack of agenda.

ALL IN FAVOR / MOTION CARRIED

ADJOURNMENT:

Thereupon Michael Reilly set forth the motion seconded by Chairman Scott Trowse to adjourn the meeting.

ALL IN FAVOR / MOTION CARRIED

Meeting adjourned at 9:25 PM

Respectfully submitted by:

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Stephanie Colella, Planning Board Secretary

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