

BOROUGH OF RIVERDALE

MORRIS COUNTY, NEW JERSEY

Paul M. Carelli
Mayor

Abubakar T. Jalloh
Registered Municipal
Clerk



RIVERDALE PLANNING BOARD

MINUTES

JULY 23, 2026

The Regular Meeting of the Riverdale Planning Board is opening on July 23, 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
	Michael Reilly
	Christopher Scilingo
	Vice Chairman Warren Sheps
	Chairman Scott Trowse
	James Talerico (Alt. No. 1)
	Brendan Lynch (Alt. No. 2)
Absent:	Kevin Bulger

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

APPROVAL OF MINUTES: **June 4, 2026**

Thereupon Christopher Scilingo set forth the motion seconded by Chairman Scott Trowse to approve the minutes for June 4, 2026, as written and submitted.

ROLL CALL:

Ayes:	Scilingo, Trowse, Carelli, Poli, Malanga, Reilly, Sheps, Talerico
Abstained:	Pellegrini, Lynch
Nays:	None

APPROVAL OF BILLS:

Thereupon Chairman Scott Trowse set forth the motion seconded by Sal Poli to approve the bills for Darmofalski Engineering, Inc, totaling \$3,780.00.

ROLL CALL:

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

Thereupon Chairman Scott Trowse set forth the motion seconded by Vice Chairman Warren Sheps to approve the bill for Colliers Engineering and Design, totaling \$185.00.

ROLL CALL:

Ayes:	Trowse, Sheps, Carelli, Pellegrini, Poli, Malanga, Reilly, Scilingo, Talerico, Lynch
Nays:	None

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(10 Ayes – 0 Nays – Motion Carried)

APPLICATION TO DEEM COMPLETE:

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

Mr. Boorady stated that this application is for a use variance the applicant is proposing redeveloping the subject property by constructing a two-story addition to the existing mixed-use building and converting the use to solely residential. There would be a total of four one-bedroom apartments, two on each floor and the detached garage about would receive a second-floor office addition. There are also several bulk variances required.

Thereupon Sal Poli set forth the motion seconded by Christopher Scilingo to deem the application complete.

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

Chairman Scott Trowse stated that the hearing date is scheduled for August 6, 2026.

RESOLUTION:

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

Mr. Petreski stated that he has not heard back from Mr. Patawaran's attorney for comments on the Resolution. Chairman Trowse stated this will be carried to the next meeting on August 6, 2026.

HEARING:

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

Council President Vincent Pellegrini and Christopher Scilingo stepped down from the DAIS as they are both within 200 feet of the application.

James Talerico is already sitting on the DAIS for Kevin Bulger, Brendan Lynch is sitting on the DAIS as a voting member.

Mr. Barbarula, the applicant's attorney came forward and introduced Mr. Zeidan.

Muhammed Zeidan came forward and was sworn in. Mr. Barbarula asked if both properties to the left and right of his property were fully developed. Mr. Zeidan stated yes, they were; he has neighbors on both sides. Mr. Barbarula asked if he was expanding his home for his family. Mr. Zeidan stated yes. Mr. Barbarula asked if architectural plans were submitted. Mr. Zeidan stated yes. Mr. Barbarula went though

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the setbacks and requirements on the property. Mr. Barbarula asked what he was looking to add to the home. Mr. Zeidan stated that they were going to add onto the back of the house and add additional bedrooms. Mr. Barbarula asked if this addition to the home would allow his family to remain in Riverdale. Mr. Ziedan stated that he has lived in Riverdale for 16 years and does not plan on moving, this addition would allow his family of 4 children to remain in the Borough.

Chairman Trowse stated that the drawing he has does not show the stairwell in the back along with a few additional items that on show on other pages. Mr. Barbarula stated that the architect did pass away during this project so it made it a bit difficult the get information. Mr. Boorady stated that the copy he has from the surveyor Zimmerly shows those items with the correct coverage on the property. Mr. Barbarula submitted the correct drawings that he has as Exhibit A-1 which is the Zimmerly revision that has the correct calculations. Mr. Boorady stated that the variance is for undersized lot, insufficient lot frontage, front yard set back for the porch and building coverage. Mr. Boorady went though the check points on his letter. Mr. Zeidan stated that he will be hooking up to sewer with this project. Mr. Barbarula stated that they agree wot all the conditions listed in Darmofalski Engineering's letter.

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 Sal Poli to close the public portion.

ALL IN FAVOR / MOTION CARRIED

Mr. Barbarula stated that this addition would allow their family to remain in Riverdale, their lot is surrounded by lots that are fully developed with homes, they are staying less than 2% improvements to the lot and this is an undersized lot. We ask that you approve this application.

Chairman Trowse opened the meeting to the public to make comments on the application, no one from the public came forward. Chairman Trowse set forth the motion seconded by Michael Reilly to close the public portion.

ALL IN FAVOR / MOTION CARRIED

Thereupon Rick Malanga set forth the motion seconded by Michael Reilly to approve the application with the conditions listed in Darmofalski Engineering's letter.

ROLL CALL: Ayes: Malanga, Reilly, Carelli, Poli, Sheps, Talerico, Lynch, Trowse

Nays: None

(8 Ayes – 0 Nays – Motion Carried)

OTHER BUSINESS:

Mr. Boorady stated that he recommends that the applicant that we just heard some Municipalities have a grandfather clause that with undersized lots if you are not going outside the building envelope and no

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other variances are needed, they can avoid coming to the Zoning Board of Adjustments. This can alleviate homeowners having to spend more money and time on projects.

Sal Poli stated that he endorses the Board sending a letter to the Council to recommend this change. Mr. Boorady stated he will work with the Board Secretary to send a letter.

ADJOURNMENT:

**Thereupon Sal Poli set forth the motion seconded by Chairman Scott Trowse to adjourn the meeting.
ALL IN FAVOR / MOTION CARRIED**

Meeting adjourned at: 8:10 PM

Respectfully submitted by:

Stephanie Colella, Planning Board Secretary

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