

**TOWNSHIP OF RIVER VALE  
PLANNING BOARD  
January 12, 2016  
REORGANIATION/REGULAR MEETING  
MINUTES**

**Draft**

**ADEQUATE NOTICE STATEMENT:**

A Regular Meeting of the River Vale Planning Board was called to order at 8:00 p.m. The following statement was read: "This is a Regular Meeting of the Planning Board of the Township of River Vale. I am informed by the Clerk that adequate public notice has been provided by mailing notice to the Pascack Valley News/Post Review and The Record, by posting notice on the bulletin board in the Municipal Building, and by filing a copy of the notice to all persons who requested the same and prepaid the cost fixed by the Board".

**The Planning Board saluted the flag.**

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**ROLL CALL:**

**Members Present:**

Kenneth H. Koons	Chairman
George Shalhoub	Vice-Chairman
Mark Ericksen	Secretary
Scott Lippert	
Kevin Martin	
Raymond Harvey	Class I-Mayor's Designee
Peter Wayne	Class II
John Donovan	Councilman

**Also Present:**

Marc E. Leibman, Esq.	Board Attorney
Christopher Statile	Board Engineer
Joanne Allgor	Land Use Administrator

<b>Absent:</b>	Glen Jasionowski	Class I-Mayor
	Alejandro Alvarez	Alternate #1

**REORGANIZATION MEETING**

Kenneth Koons turned the meeting over to Marc Leibman, Esq. for the swearing in of the Board Members.

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**Swearing in of New Board Members:**

**George Shalhoub** - (4) year term ending 12/31/19

**Peter Wayne** - (1) year term ending 12/31/16

**Kevin Martin** - (4) year term ending 12/31/19

**Alejandro Alvarez, Alt. #1** - (2) year term ending 12/31/17

**John Donovan, Councilman** - (1) year term ending 12/31/16

**Election of Officers - The following Officers were elected:**

**Election of Chairman:**

Mr. Leibman requested a nomination for Chairman. Mr. Shalhoub nominated Kenneth Koons as Chairman, with second by Mr. Ericksen. There were no further nominations. Mr. Shalhoub moved to close nominations, with second by Mr. Ericksen and all ayes. On roll call vote, all members voted yes on the nomination. Chairman Koons extended thanks to the Board.

**Election of Vice-Chairman:**

Chairman Koons requested a nomination for Vice-Chairman. Mr. Ericksen nominated George Shalhoub as Vice-Chairman, with second by Mr. Harvey. There were no further nominations. Chairman Koons moved to close nominations, with second by Mr. Harvey and all ayes. On roll call vote, all members voted yes on the nomination. Vice-Chairman Shalhoub thanked the Board.

**Election of Secretary:**

Chairman Koons requested a nomination for Secretary. Mr. Shalhoub nominated Mark Ericksen as Secretary, with second by Mr. Martin. There were no further nominations. Chairman Koons moved to close nominations, with second Mr. Martin and all ayes. On roll call vote, all members voted yes on the nomination. Mr. Ericksen thanked the Board.

**Appointment of Board Professionals:**

A motion to appoint the Board Professionals for 2015 was made by Mr. Shalhoub, seconded by Mr. Martin and carried, as follows:

Marc Leibman, Esq., Board Attorney  
Christopher Statile, Board Engineer  
Carolyn Reiter, Board Planner

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The Board Professionals were sworn in by the Board Attorney.

**Approval of the 2016 By-Laws:**

A motion for approval of the By-Laws for 2015, was made by Chairman Koons, seconded by Mr. Shalhoub and carried unanimously.

**Approval of 2016 Meeting Dates:**

The Board reviewed and discussed the meeting dates for 2016. A motion for approval of the 2016 Meeting Dates was made by Chairman Koons, seconded by Mr. Martin and carried unanimously on roll call vote.

**REGULAR MEETING**

**MINUTES:** 12/14/15 - A motion for approval was made by Chairman Koons and seconded by Mr. Shalhoub and carried.

**RESOLUTIONS:** None

**DISCUSSION:**

1. **MWD River Vale One, 649 Westwood Avenue, Block 2206, Lot 12** - Mr. Leibman advised the Board needs to decide whether to take any action or not. A request came from the Council for clarification. Applicant has asked for a change in signage, and it needs to be decided whether a variance is needed. Timothy Dunn, Esq., applicant's attorney, submitted a letter dated 1/12/16, seeking consent to make alterations to a sign on the building. All five signs were facing the side, and applicant now seeks to take one sign from the side and bring it around the front and split it into two, 12 sf signs.

Keith Michaels, architect and one of the owners explained their project had an approval for four signs on the side and one in front. Tenants are coming in, and there has been concern the signage would not be visible from the street. There was a request that it be possible to take a sign from the side and move it to the front. They thought they could remove one 24 sf sign and replace it with two 12 sf signs to accommodate the rear tenants. Mr. Statile questioned whether there would be signage next to the tenant's space. Mr. Michaels responded it would not be directly adjacent to the tenant's space, but somewhat removed. Mr. Statile stated it would need a variance.

Mr. Michaels continued. Creco's sign will be on the right side of the front, with a sign on the front and a

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sign on the side, and the other two smaller signs would be located on the left hand side. There would be signs on either side of the brick. Mr. Harvey asked if he could have five tenants, and the response was yes, so he was raising the question of whether they will come back and ask for more signs. Mr. Michaels said he would have three tenants, but clearly, if there were more, he would have to come back. Mr. Shalhoub asked, and Mr. Michaels said there would be three tenants. He has four signs. Mr. Wayne commented if he had more tenants, he would need more signs. Mr. Michael suggested either adding and deleting the sign as requested, or granting more signage.

Board Attorney Leibman advised Mr. Michaels he would have to file a formal application, since a variance is needed for the sign in front. There is no way around it. Mr. Michaels clarified there would be six signs total. Each tenant would come in for a building permit for its own sign. The total area would remain the same. Mr. Shalhoub commented there would be two variances for two different tenants. Mr. Statile advised the ordinance provides each sign be externally illuminated, but no neon. Gooseneck and halo illumination are permitted. Mr. Michaels thanked the Board and departed.

**2. John Paterno and J.P.E. Contractors - 532 Cleveland Avenue, Block 1510, Lot 22 - Developers Agreement for Major Subdivision Approval - George Shalhoub recused himself and stepped down from the dais.** The Board reviewed and discussed the Developers Agreement. Mr. Leibman advised this is to authorize the Chairman to sign the Developers Agreement and the Planner to sign the mylar. A motion to approve the signing of the Developers Agreement was made by Mr. Ericksen, seconded by Chairman Koons and carried unanimously on roll call vote. Mr. Shalhoub returned to the dais.

**3.** Mr. Shalhoub questioned how the Board is assured of having the proper revised plans at the time of final vote for approval or voting on the Resolution. Often the Board votes for approval conditioned upon receipt of revised plans. Mr. Donovan suggested ten days prior to the meeting, Mr. Statile receives and reviews the revised plans and signs off on them. Mr. Leibman advised the Board will not vote yes on the Resolution until Mr. Statile acknowledges all revisions are received.

**PAYMENT OF INVOICES:** None

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**NEXT MEETING: Monday, February 1, 2016 at 8:00 pm.**

**ADJOURNMENT:** On motion made, seconded and carried, the meeting was adjourned at approximately 9:00 p.m.

**Respectfully submitted,**

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**MARY R. VERDUCCI, PARALEGAL**  
**Recording Secretary**