

TOWNSHIP OF RIVER VALE
JOINT PLANNNG BOARD
January 16, 2018
7:30 p.m.
REORGANIZATION & REGULAR MEETING
MINUTES

APPROVED

ADEQUATE NOTICE STATEMENT:

In accordance with the provisions set forth in the Open Public Meetings Law, notification of this meeting has been sent to all officially appointed Township newspapers and notice is posted at the River Vale Municipal Office.

The Planning Board saluted the flag.

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ROLL CALL:

Members Present:

Scott Lippert	Chairman
Robert Adamo	Vice-Chairman
Robert Fortsch	Secretary
John Donovan	Councilman
Michael Beukas	
Craig Plescia	
Peter Wayne	
John Puccio	
Susan Vaccaro	(Alt. #1)

Also Present:

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

Absent:	Glen Jasionowski	Class I-Mayor
	Dr. Kedar Gokhale	(Alt. #2)

REORGANIZATION MEETING

Swearing in of Board Members & Professionals:

- Peter Wayne
- Robert Adamo
- Susan Vaccaro
- Marc Leibman, Esq.
- Christopher Statile

The Members and Professionals were sworn in and took their Oaths of Office.

Election of Officers:

Election of Chairman:

Board Attorney Leibman requested a nomination for Chairman. Mr. Fortsch nominated **Scott Lippert as Chairman**, with second by Mr. Donovan. There were no further nominations. Mr. Fortsch moved to close nominations, with second by Mr. Donovan and all ayes. On roll call vote, all members voted yes on the nomination. Chairman Lippert extended thanks to the Board.

Election of Vice-Chairman:

Chairman Lippert requested a nomination for Vice-Chairman. Mr. Donovan nominated **Robert Adamo as Vice-Chairman**, with second by John Puccio. There were no further nominations. Mr. Puccio moved to close nominations, with second by Mr. Donovan and all ayes. On roll call vote, all members voted yes on the nomination. Vice-Chairman Adamo thanked the Board.

Election of Secretary:

Chairman Lippert requested a nomination for Secretary. Mr. Donovan nominated **Robert Fortsch as Secretary**, with second by John Puccio. There were no further nominations. Chairman Lippert moved to close nominations, with second Mr. Puccio and all ayes. On roll call vote, all members voted yes on the nomination. Mr. Fortsch thanked the Board.

Appointment of Board Professionals:

A motion to appoint the Board Professionals for 2018 was made by Chairman Lippert, seconded by Mr. Donovan and carried, as follows:

Marc Leibman, Esq., Board Attorney
Christopher Statile, Board Engineer

Approval of the By-Laws:

A motion for approval of the By-Laws for 2018, was made by Mr. Donovan, seconded by Mr. Wayne and carried unanimously.

Approval of 2018 Meeting Dates:

The Board reviewed and discussed the meeting dates for 2018. A motion for approval of the 2018 Meeting Dates was

made by Mr. Donovan, seconded by Mr. Wayne and carried unanimously on roll call vote.

REGULAR MEETING

MINUTES: A motion for approval of the Minutes of 12/4/17 was made by Chairman Lippert, seconded by Mr. Buekas, and carried unanimously on roll call vote.

APPLICATIONS:

1. Stackpole - 851 Rivervale Road, Block 403, Lot 26 - Garage - (Susan Vaccaro recused) Ms. Vaccaro recused herself and stepped down from the dais. Mr. Stackpole continued under oath. The architect was not appearing. A bulk variance for building height was being sought. Revised plans were submitted and reviewed. There will be a two-car, free-standing garage on a rather large lot, Mr. Lippert confirmed with the applicant. There were no further questions, comments or discussions. The matter was opened to the public but there were no interested parties. A motion for approval was made by Mr. Lippert and seconded by Mr. Wayne. On roll call vote, all members voted yes.

2. Hopper234, LLC - 234 Rivervale Road, Block 1801, Lot 8 - Use - Robert J. Mancinelli, Esq. represented the applicant. He reviewed that when Board moved meeting to tonight, he did not realize their planner, Ms. Bogart was unavailable tonight, due to a conflict with other Board meeting scheduled. He had completed his questioning of Ms. Bogart, and she was going to be made available for questions by the Board. She will definitely be available on Wednesdays. Further, Mr. Greenhall and Mr. Scott, factual witnesses, could not make it tonight as well. He respectfully requested to carry the hearing until 2/21/18, at time Ms. Bogart would be available for questions, and the witnesses would probably not take more than one hour to testify as to historic overview, etc. He would make his best effort to finish at the next meeting.

Chairman Lippert requested a summary of the relief requested prior to the next meeting. Mr. Mancinelli advised eight more summonses before the Municipal Court are pending. Mr. Leibman recommended they grant the request. If dismissed without prejudice, the applicant will refile and be before us again. Mr. Mancinelli is trying to proceed as expeditiously as possible, also getting pressure from the Municipal Court Judge. If it cannot be completed at the next meeting, he would advise to schedule a special meeting. Mr. Statile advised Ms. Reiter, the planner, had

a conflict with other towns, Ridgewood and Oakland among them on that date, giving details. If her business in Haworth is concluded tomorrow night, she would be available next month. He cannot say affirmatively if she is available but will advise as soon as he knows. Mr. Donovan asked if a special meeting before 2/21/18 was possible. Mr. Lippert advised the Board should wait to hear of her availability first and then after 2/21/18 schedule a special meeting. Mr. Mancinelli advised the applicant waived all time requirements.

A motion to carry the matter to 2/21/18 was made by Mr. Fortsch and seconded by Mr. Buekas. On roll call vote, all members voted yes.

DEVELOPERS AGREEMENT AMENDMENT:

1. Bear Brook Builders, LLC, 720 Orangeburgh Road - Block 301 Lot 21 - Two Lot Subdivision - Board Attorney Leibman gave an overview. A motion for approval was made by Mr. Adamo, seconded by Mr. Fortsch and carried unanimously.

DISCUSSION:

1. Portico Ordinance Proposal - Mr. Leibman gave an overview. Mr. Fortsch had informed him the Zoning Board had many applications for porticos, and they discussed drafting an ordinance so they would be permitted. Mr. Statile had reviewed the ordinance. An 8' wide portico was suggested. Mr. Leibman advised as to appropriate language limiting it to one-story, windows, etc. and width. Mr. Statile commented this only is permitted if your house is already in compliance.

Mr. Fortsch stated every portico application was always approved, as long as it was not enclosed. Board discussion followed about setbacks. Mr. Donovan commented regarding setback issues of houses sitting too close to the property lines, and the applicants should probably come before the Board. Mr. Adamo agreed. Mr. Fortsch agreed and said they should build in some language especially in light of older properties that are near the roadways and already in the front yard setback. Mr. Puccini agreed and stated further modifications can always be made. Mr. Donovan commented it should be limited to a width of no more than 8' and asked how far the roof could overhang. It would be 4', roof overhang of 4", Mr. Statile stated. Mr. Leibman 4' deep, roof can overhang 4", no screening, railings. Mr. Leibman and Mr. Statile would draft the

(RVPB 1/16/18 Reorg & Reg Minutes)

ordinance and send to the Township Council for review. It would come to the Board for consistency review.

PAYMENT OF INVOICES: None

NEXT MEETING: Wednesday, February 21, 2018 at 7:30 p.m.

ADJOURNMENT: On motion made, seconded and carried, the meeting was adjourned at approximately 8:30 p.m.

Respectfully submitted,

MARY R. VERDUCCI, PARALEGAL
Recording Secretary