

**TOWNSHIP OF RIVER VALE
JOINT PLANNING BOARD
February 26, 2020
REGULAR MEETING
MINUTES**

FINAL

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 Fortsch	
Susan Vaccaro	
Gregory Lowe	
Matthew Ross	
John Puccio	
John Donovan	Councilman

Also Present:

Marc Leibman	Board Attorney
Christopher Statile	Board Engineer
Joanne Allgor	Acting Land Use Administrator

Absent:	Glen Jasionowski	Class I-Mayor
	Robert Adamo	
	Peter Wayne	

CAPITAL PROJECT REVIEW - Woodside School Improvements

John Puccio recused himself and left the dais.

Erik Boe, Engineer Lan Associates and Kelly Ippolito Board of Education School Business Administrator were present.

Mr. Boe testified that the school district is looking to do capital improvements mainly exterior site work to solve some stormwater issues and will mill and repave. We have

spoken with the County. Mr. Lippert asked when this work is proposed to be done. Mr. Boe responded in the summer.

Mr. Leibman commented that the proposal is consistent with their Land Use Plan, Master Plan and Housing Element.

Mr. Statile asked what the issues are with the County pertaining to drainage. Mr. Boe responded that they requested a drainage analysis of their system. Mr. Statile commented that he does not like manholes in sidewalks. Mr. Boe responded that they will do their best to avoid the sidewalks. Mr. Statile suggested that the Township work with the School Board in order to obtain favorable pricing from the contractors for the work.

Mr. Leibman will prepare a letter of recommendation to the School Superintendent and Mayor and Council.

Mr. Puccio returned to the dais.

APPLICATION

J.B. Farrell Contracting, L.L.C. - Block 1714 Lot 2 - 557 Central Avenue- Major Subdivision

Robert Mancinelli, Attorney represents the applicant. He stated the location of the proposed major subdivision of a lot in the B residential zone consisting of 39,064 square feet located on Central Avenue. There is an existing single family dwelling on the property. No variances are required or requested.

Sean McClellan, Engineer provided his qualifications which were accepted by the Board. He was sworn in by Mr. Leibman, Board Attorney.

Mr. McClellan testified that he prepared the plans dated April 16, 2019 and revision plans dated December 19, 2019. He is familiar with the site and described the neighborhood. The existing home is one of the older homes on the block. The property has three driveway entrances. We are seeking waiver requests for landscape, soil and drainage. We will show the proposed utility layouts, such as sewers, storm drains, water, gas and electric, showing feasible connections to existing or proposed utility systems as shown under Schedule B page 2 of 5 of Mr. Statile's review letter.

Mr. Statile referred to page 3 of 5 of this letter which stated Central Avenue is narrow, lacks drainage improvements, and has very little pitch, and is higher in elevation than the subject building lots. Standing water is currently present on the property within the public right-of-way. Mr. McClellan commented on water run-off.

Mr. Mancinelli referred to page 3, 4 and 5 General Requirements of Mr. Statile's letter. Mr. McClellan stated that we are in agreement with the review and will comply.

Mr. Lippert opened the meeting to Board comment.

Councilman Donovan commented on the location of the division of the lots and asked why one is at a minimum width. Mr. McClellan responded that there will be a larger house on the left and a smaller one on the right.

Mr. Leibman asked Mr. Statile why this is a major subdivision and not a minor. Mr. Statile replied and commented on the depths of the lot succeeding a certain length more than 200 ft. it becomes a major.

Mr. Lippert opened the meeting to the public.

Ben Reich was sworn in by Mr. Leibman Board Attorney. Mr. Reich commented that there is a pool behind the existing house and he is concerned that it will be properly dealt with. Mr. Statile responded that the pool needs to be removed and the new house set back properly at 27 ft in accordance with the area. Mr. Reich commented that the existing fence is coming apart; he would like to see a new fence placed and trees over-hanging onto his property trimmed. Mr. Leibman responded that we cannot propose a fence at this time; and explained. If it is in disrepair our inspector will look at it.

Jennifer Reich was sworn in by Mr. Leibman Board Attorney. She advised that she had an issue with the pool water flooding her property. Mr. McClellan responded that any water going towards her property would be less.

Al Holmberg was sworn in by Mr. Leibman Board Attorney. Mr. Holmberg stated that there are a lot of trees on the property and asked if they would be staying or cut. According to the plans if they take down 10 trees, they would add 20 is that correct? Mr. Holmberg was told that is correct. Mr. Holmberg commented on water in the street he advised that water began pooling in front of his property

when other houses on the street were built. Mr. Lippert responded that he is understanding that there will be roof drains with seepage pits. Mr. Statile commented that the road is flat and was repaved about 4 years ago.

Chris Pinto was sworn in by Mr. Leibman Board Attorney. Mr. Pinto provided two photographs marked as Exhibit 1, photo taken about two weeks ago and Exhibit 2, photo taken in the early winter. Mr. Pinto commented that the property line slopes and curbing will not be placed. The road was repaved about 4 years ago and is falling apart. His concern is that large trucks will destroy it altogether. Mr. Statile responded that the applicant has to mill and pave their frontage which is about 178 ft. We cannot reconstruct the drainage basin or re-curb it.

Arlene Quartuccio asked about the size of the proposed houses. Mr. Lippert responded that the applicant needs to apply for permits and comply with regulations such as setbacks. Mr. Statile added that they need to be 27 ft. from the right-of-way and 53 ft. back from the edge of the street. They need to comply with setback and height regulations. Ms. Quartuccio was told when a good time would be to review construction plans.

The meeting was closed to the public.

Mr. Leibman summarized adding that the applicant will conform with Mr. Statile's review letter.

A motion by Mr. Fortsch, seconded by Mr. Lippert to approve the major subdivision; on roll call vote, all in favor, the motion carried.

DISCUSSION

Fence Ordinance

On December 30, 2019 Ms. Reiter and Mr. Statile Joint Planning Board Consultants provided a memorandum to the Board regarding Fence Variance Applications. Mr. Statile reviewed the letter. The main focus was item 4. of the letter that stated of the nine approved fence variance applications, two of the applications involved fences with heights of 4 ft, three with a height of 5 ft, and four with a height of 6 ft. Discussion ensued by the Board and the consensus was to leave the ordinance as is.

Pending Litigation

Mr. Leibman provided an update on a pending lawsuit.

MINUTES

January 29, 2020

A motion by Mr. Lippert, seconded by Councilman Donovan to approve the minutes of January 29, 2020 as amended; on voice vote, all those eligible voted yes, the motion carried.

PAYMENT OF INVOICES: None

NEXT MEETING: Wednesday, March 25, 2020 7:30 p.m.

ADJOURNMENT: On motion made, seconded and carried, the meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Sylvia Kokowski
Recording Secretary