

**TOWNSHIP OF RIVER VALE  
JOINT PLANNING BOARD  
February 28, 2019  
SPECIAL MEETING  
MINUTES**

**ADEQUATE NOTICE STATEMENT:**

A Regular Meeting of the River Vale Planning Board was called to order at 7:30 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:**

Scott Lippert	Chairman
Michael Beukas	
Peter Wayne	
Robert Adamo	
Robert Fortsch	
Susan Vaccaro	
Mark Bromberg	Councilman
John Puccio	
Gregory Lowe	

**Also Present:**

Mark Leibman	Board Attorney
Maria Haag	Land Use Administrator
Christopher Statile	Board Engineer

**Absent:** Glen Jasionowski                      Class I-Mayor

**MINUTES January 16, 2019**

A motion by Mr. Puccio, seconded by Susan Vaccaro to approve the minutes of January 16, 2019, on voice vote all those eligible voted yes, the motion carried.

**The Fairways at Edgewood, LLC - Block 1201, Lots 5 & 6**  
**Major Site Plan and Major Subdivision** (carried from  
01/16/2019)

Board Attorney Marc Leibman announced that this is a special published meeting being held to hear continuation of The Fairways at Edgewood, LLC application.

Peter Wolfson, Attorney for the Applicant announced that professionals are present to testify this evening; the project engineer will talk about stormwater and provide answers to Mr. Statile's review letter. Also present are the traffic engineer and landscape architect.

Christopher Statile, Engineer spoke about River Vale and its high regard for safety. Page 4 of 18 review letter dated December 17, 2018; the applicant should provide proof that the established "golf course safety zone" is adequate and provide details. Mr. Statile reviewed where reconstructed sidewalks and the fence should be placed.

Chairman Lippert announced that Mr. Statile prepared a review letter dated December 17, 2018, which he produced; the applicant responded February 15, 2019, and now Mr. Statile will be going through open items.

Chairman Lippert explained the purpose of the Board, their volunteerism, the professionals Board Attorney and Board Engineer.

Mr. Statile referred to number 4 page 5 of 18 pertaining to the fence along Piermont Avenue. Steve Santola, Executive VP and General Counsel Woodmont Properties commented that we don't want to push the fence back so not to do damage to the pine trees. Curbing can be done to get water into the catch basin, extending the curb all the way down is a risk; we don't want to lose the trees, we need the right location. Mr. Statile agreed that we don't want to lose the trees either, but we normally carry the curbing down to a certain point. He explained the problem with an open edge. Mr. Adamo commented if the trees fall down, should the design from Rivervale Road to the culvert leave a planting strip for new trees to be consistent. Mr. Statile agreed. Mr. Leibman asked Mr. Statile to look at the street scape. Mr. Statile agreed. Mr. Statile provided a handout marked as Exhibit B-1. - Reason to move the new fence behind the pine tree line to accommodate new sidewalks / Bikeway width. Reasons for new curbing to protect new sidewalks and control runoff from Piermont Avenue.

Mr. Statile provided a handout Bikeway Master Plan Hillsdale, NJ that was submitted to the DOT marked as Exhibit B-2.

Mr. Statile referred to page 6 of 18 number 7 pertaining to the trash enclosure for the affordable building and its location. We did not locate details of the enclosure, but it should be constructed of decorative masonry block with steel bollards to prevent damage both inside and at the corners of the enclosure.

Mr. Statile referred to page 7 of 18 number 12 pertaining to driveways. He provided a 4-page handout of 7 photographs marked as Exhibit B-3. The exhibit shows driveways at various local condominiums and townhouses including setbacks. His review letter states that many driveways are only 18 ft. from the garage face to the sidewalk. Since parking over the sidewalks is prohibited, at least 25 ft. should be provided which allows for adequate space between vehicle and garage face to passage where sidewalks are proposed. Mr. Wolfson responded that we will work with this.

Mr. Adamo referred to the first photograph Exhibit B-3 commenting that it has nice street scape 7.5 Ft sidewalk/grass. What the applicant is proposing 22ft. setback is not nice. Mr. Leibman asked Mr. Statile to locate where adjustments can be made according to state standards.

Stormwater Management page 10 of 18; Mr. Statile comments more details are needed.

Page 16 of 18 - #58 - Because the development is located within 2 miles of the River Vale schools, sidewalks are required on both sides of the interior streets under the RSIS. The development proposes sidewalks generally on one side of the street which is acceptable. However, the applicant must make a contribution in lieu of construction of sidewalks on both sides to the Township sidewalk escrow. Mr. Wolfson's response was that being attached to affordable housing, it is not appropriate for this project to have the payment made.

Page 17 of 18 - #63 - This is a most important concern. Soil on the site must be tested for any contamination from past use of pesticides and would be deemed inappropriate for re-use. Soil reuse will be consistent with NJDEP

regulations and why there has to be a protocol. Mr. Wolfson commented that we will meet all regulations as a condition of approval. Mr. Adamo to Mr. Statile, you are saying soil samples should be taken. Mr. Statile responded yes prior to decision. Mr. Wolfson stated that the DEP has regulations, we share Mr. Statile's concern but we just want to do what the law calls for. Mr. Leibman commented that Mr. Statile is being cautious because he wants to be sure this is being done the best way possible. Mr. Wolfson responded that we will supply soil samples and sample locations that Mr. Statile requests. Mr. Beukas comments that Mr. Statile has a legitimate issue the engineer has a reasonable opportunity to provide locations to the Board. Mr. Lippert added that the Board needs to decide if they want to make this a condition of approval.

Mr. Adamo asked if an Environmental Impact Statement is required for a major sub-division. Mr. Statile responded yes. Ms. Vaccaro asked is this is similar to historic pesticides found at Tice Farms. Mr. Statile said we have done pesticide testing at other places in River Vale including golf courses and it is a concern.

Mr. Leibman commented on the alternate access sketch; the only entrance is off Rivervale Road. Off Piermont Avenue across from Mark Lane is a proposed road. Mr. Statile requested sidewalks down Mark Lane. Mr. Wolfson is agreeable.

Mr. Wayne requested a better access entrance for fire trucks. (Exhibit A-3). Ms. Galvin stated that after they pass the guard house they would make a left hand turn into the development we can clarify that on the revised plans. There will be cut backs at the main entrance way to provide better access for fire trucks.

Ms. Daphne Galvin, PE, PP, Leed AP Practice Leader to testify on Stormwater. She stated that the project is classified as a major development; with three classifications stormwater quantity, stormwater quality and stormwater recharge. The project is exempt from the recharge challenge because of it being a previously developed property located in state planning area number one.

Mr. Adamo asked what site Ms. Galvin was referring to site A, B or C. Ms. Galvin responded B - the development site. Mr. Adamo so site A is part of the sub-division? Ms. Galvin - lot A is the remaining portion of the golf course. Mr.

Adamo - is that part of the stormwater analysis? Ms. Galvin - there are some limited portions of the golf course that are adjacent to the development area that require this analysis.

Mr. Adamo commented that we have 3 parcels lots A, B, and C, why do we not show all information for all 3 parcels. Ms. Galvin - from a stormwater standpoint, we cannot terminate an analysis there are certain portions of the adjoining area to the north and also to the west that are impacted by the development so the analysis in some areas extends beyond the actual proposed property. Mr. Adamo - so why would parcel A not be part of the stormwater management if we are doing things to lot A. Ms. Galvin - portions of parcel A are included in the stormwater analysis. There are no physical improvements to lot A except the modification to the parking lot and country club and the retention ponds that do fall on lot A also. Mr. Adamo - so because they are part of the sub-division application, why would parcel A not be part of the stormwater management? We are modifying parts of a parcel to eventually 3 lots so parts of lot A are being modified however part of lot A is being impacted as part of a sub-division so if we are doing things to lot A why are we not having all the same results done - stormwater management - line of site, all the things that a sub-division needs. Ms. Galvin - pertaining to stormwater management design we can't stop the analysis at an arbitrary lot line so we have incorporated the development area into the stormwater management report as it stands on lot A. Mr. Adamo - don't you have a property line on the north side of lot A? Ms. Galvin - correct there is an existing property line on the north side of parcel A. Mr. Adamo and part of parcel A is being impacted by this project design. Ms. Galvin - yes. Mr. Adamo and yet, your analysis which you are about to tell us does not include that property. Ms. Galvin - the analysis addresses the areas that are impacted by the development. Mr. Adamo is this not required because it is a sub-division and all 3 parcels are impacted by the sub-division and all 3 parcels should have equal analysis.

Mr. Statile replied yes, you should have zoning data for all 3 parcels.

Ms. Galvin - I agree with zoning data but stormwater management is an all over stormwater analysis for a sub-division you don't do a separate analysis for lot A.

Mr. Adamo did they do a stormwater analysis for lot A? Mr. Statile - no they only did it for the areas involved.

Mr. Statile was asked if this is standard procedure. Mr. Statile responded generally yes. He commented on the DEP requirements.

Mr. Leibman asked to hear testimony about the stormwater management and requested some background. He wants the public and Board members to hear what the regulations are.

Mr. Adamo stated that there is a reason he brought the subject up. He referred to the sidewalk north of Rivervale Road. He said there is a lot of green on the sidewalk which he feels is caused by a lot of rain water coming off the tennis court and goes into a stormwater catch basin. My reason for asking is that there are 180 acres here that are part of the application. My point is their analysis in my opinion should cover the entire property because there is stormwater runoff that I have seen and is affecting the sidewalk and could be affecting the catch basin. Mr. Statile commented that the applicant should be able to address this as part of the overall application. We should walk the site. Mr. Wolfson replied that we will be happy to do that.

Ms. Galvin read from her report pertaining to reducing water flow along Piermont Avenue into project stormwater. Two smaller basins are dry; we will consolidate two into a single wet pond. The wet pond addresses residential guidelines.

Mr. Fortsch expressed his concern about erosion. Ms. Galvin stated that we are reducing the grade run-off.

Mr. Leibman, for the public, announced that you are required to design a system that reduces runoff. Irrigation system was described.

Mr. Puccio commented that it seems like a lot of piping significant amount of linear feet what is the longest run? Ms. Galvin responded 350 - 400 ft.; we put special lids on pipes to prevent trash from entering them.

Mr. Adamo asked what happens in the winter and pond fills up. Ms. Galvin responded we don't lose volume if not used such as in the winter. Mr. Adamo asked on lot A are there accessory structures is there an ordinance allowing how many structures and what the setbacks are. Mr. Wolfson

replied that we note your comment. Mr. Adamo commented is a tennis court a structure, what is a tennis court, no tennis courts are allowed in a front yard. The entire parcel should be analyzed.

Mr. Adamo asked what the height is on the existing fence on Rivervale Road. Ms. Galvin responded 6 ft. Mr. Adamo asked if there are proposals to change all the fencing on Rivervale Road and Piermont Avenue. Ms. Galvin responded the fencing on both Rivervale Road and Piermont Avenue is being replaced. Mr. Statile added that we will look at all fencing issues. Mr. Adamo suggested considering extending the fence on all of Rivervale Road for aesthetics and consistency.

Mr. Adamo asked if a phasing plan was discussed; what kind of protection, a high fence, screening for safety. Ms. Galvin responded construction fencing and soil movement control plus barriers.

Mr. Wayne asked about the maintenance area of the golf course. Ms. Galvin replied that will be discussed by the architect.

Mr. Adamo asked that a drawing be provided as to how the existing club house parking will all work together. Mr. Wolfson replied that we will provide one exhibit. Mr. Adamo would like to see if possible set some site sections (3D) to see what a 45 ft. structure would look like.

Mr. Lowe - retention pond dilution, where does it come from. Ms. Galvin responded a 4 ft. deep pond. Mr. Lowe asked won't it become contaminated. Ms. Galvin responded no, it dilutes itself.

Mr. Adamo asked if it is advisable that we have a Planning Consultant review. Mr. Statile answered that Caroline Rieter, Planner from his office has reviewed the application and if any variances apply, she would have included them in his report.

Mr. Wolfson stated that the applicant agreed to 95% of Mr. Statile's review letter. Mr. Leibman added that there will be an onsite meeting held.

Mr. Statile commented on Stormwater Management.

The Board entered into recess 9:15 p.m.

The Board reconvened at 9:30 p.m.

Roll Call taken.

**Members Present:**

Scott Lippert	Chairman
Michael Beukas	
Peter Wayne	
Robert Adamo	
Robert Fortsch	
Susan Vaccaro	
Mark Bromberg	Councilman
John Puccio	
Gregory Lowe	

OPEN MEETING TO THE PUBLIC

Chairman Lippert opened the meeting to the public

Ms. Darsa, 23 Holiday Farms, River Vale asked if you can get different sampling results if taken different times of the year. Mr. Statile responded for pesticides, no. Ms. Darsa, so snow will not alter the results. Mr. Statile, correct. Ms. Darsa commented that the wet pond is 4 ft. deep, how much can it hold when totally filled. Ms. Galvin responded 4 ft. plus 1 ft. more. Ms. Darsa asked what happens if a lot of snow and rain goes and spills over, where does it go. Ms. Galvin responded that there is an opening in the pond, an outlet structure. Ms. Darsa commented that to the left of the wet pond, we have a brook Holdrum Brook; will excess water go into the stream? Ms. Galvin responded yes. Ms. Darsa asked if there are underground streams. Ms. Galvin did not know. Ms. Darsa added that all pipes are leading to the wet pond, so when it spills over it is not going to the brook it is going to Piermont Avenue, can studies be done prior to construction. Ms. Galvin did not deem it necessary.

Lisa Futterman, 36 Holiday Court, River Vale asked have you ever seen what this pond looks like after a rain storm? She asked that it be looked at after a rain storm. Ms. Galvin responded that it is not necessary, our analysis addressed it. Chairman Lippert added that it will be better after the development is complete.

Mr. Charles Garrison, 521 Piermont Avenue, River Vale. Mr. Lippert stated that this is to ask questions only. Mr. Leibman reminded everyone how they should conduct themselves; no shout outs from the public.

Mr. Garrison had photographs of Holdrum Brook on 4 different occasions. Mr. Garrison was sworn in by Board Attorney Marc Leibman. Mr. Garrison addressed Ms. Galvin you made one pond, the revised plans will reflect a single pond. Mr. Garrison asked about the elevation of overflow. Ms. Galvin responded similar to what is proposed in the large pond. Mr. Garrison asked about snow and rain overflow. Ms. Galvin responded into Holdrum Brook. Mr. Garrison commented that there is a greater volume of water in a narrow space. Ms. Galvin stated that the rate of flow will be reduced. Mr. Garrison said it would affect the neighbors. Mr. Garrison asked, the amount of impervious area being created, how many acres is that. Ms. Galvin responded 23 acres on lots B & C. Mr. Garrison asked the majority on lot B. Ms. Galvin responded yes. Mr. Garrison configures 997 sq. ft. that is the equivalent to 20 football fields.

Lawrence Friedhoff, 525 Rivervale Road, River Vale advised that he lives upstream, the stream runs behind his property. He asked is the construction would increase the level of the brook. Ms. Galvin said that Mr. Friedhoff is referring to Rivervale Brook, we are reducing the amount of flow. Mr. Friedhoff commented on the amount of rain, you are saying you will reduce water in the Rivervale Brook, where will it go? Ms. Galvin responded the rate of water will be reduced with the Rivervale Brook and Holdrum Brook. Mr. Friedhoff asked how can the rate be different. Ms. Galvin explained the design and how it works. Mr. Statile added that there will be more water leaving the site; the rate of discharge has to be considered, the rules require this. Councilman Bromberg states the system will control the rate of overflow at a more controlled rate causing less of an impact.

Lisa Futterman, 36 Holiday Court, Rivervale commented on egress and ingress on Piermont Avenue; we have Holiday Farms and Marc Lane entrances. She is concerned with school kids walking to school safely. She was told the traffic expert would address her concern.

John Vedral asked if this is a private gated development. Ms. Galvin responded yes. Mr. Vedral asked how many gates. Ms. Galvin responded that there would be one gate house. Mr. Vedral asked what a large sign was necessary. Mr. Wolfson responded that the question is for a different witness. Mr. Vedral asked who maintains the road, sidewalk, garbage etc. Mr. Wolfson stated the association. Mr.

Leibman added that there would be some obligations of the town and some on the association. Mr. Vedral asked if the exit is gated. Ms. Galvin responded yes. Mr. Vedral asked if the fencing along Piermont Avenue is the front yard. Mr. Statile responded yes. Mr. Vedral asked about impervious coverage - 40%. Ms. Galvin responded under 40% for the entire project. Mr. Wolfson added that we meet ordinance requirements. Mr. Vedral asked about the construction of the facility if there should be a fire. Mr. Wolfson stated that the architect would answer that question. Mr. Vedral express concern sewers, runoff, are the waste sewers adequate. Mr. Vedral asked why 200 plus units. Mr. Wolfson responded about the need to provide affordable housing that's what drives the number of units. Mr. Lippert added that the total number of units complies with the ordinance. There is a requirement to comply with affordable housing.

Jackie Berlengi, 505 Piermont Avenue, asked if Hillsdale needs to provide input. She was told no. She asked if there would be safety fencing placed around the pond. She was told yes.

Jameson Van Eck, Esq., Attorney for the objector, Rivervale at Holiday Farms Condominium. Mr. Van Eck conducted his questions to Ms. Galvin. Are you accepted as a planning expert as well as an engineer? Ms. Galvin responded yes. Mr. Van Eck asked how many times Ms. Galvin had testified as a planner. Ms. Galvin responded 12 times in the last 5 years. Mr. Van Eck asked were there any instances where you solely gave planning testimony? Ms. Galvin responded I don't believe so.

Mr. Van Eck asked how many access structures are being removed on lot A. Ms. Galvin responded that she did not know. Mr. Van Eck asked how many are proposed on lot A. Ms. Galvin responded two. Mr. Van Eck asked if a storage area was proposed. Ms. Galvin responded yes, three are proposed. Mr. Van Eck asked if Ms. Galvin assisted in preparing the sub-division plans. Ms. Galvin responded yes. Mr. Van Eck would like to know if a variance is requested for the three storage areas and if requirements are met. Mr. Van Eck was told that his letter was received and is part of the record.

Mr. Adamo asked about the need for a Planning Consultant. Mr. Leibman asked Mr. Statile to have his Planner Carolyn Rieter prepare a comprehensive plan for the next meeting.

Site Plan Map sheet five was reviewed.

Mr. Van Eck asked regarding parking if 48 spaces are required for the COAH lot plus two handicapped. Ms. Galvin responded yes. Regarding the trash enclosure, Mr. Van Eck asked if landscaping was proposed. Ms. Galvin responded yes and it is shown on the landscape plans.

CLOSE MEETING TO THE PUBLIC

Mr. Leibman announced that there will be a special meeting on March 28, 2019 to continue with The Fairways at Edgewood, LLC application.

PAYMENT OF INVOICES: None

**NEXT MEETING:** Wednesday, March 20, 2019 - 7:30 p.m.

**ADJOURNMENT:** On motion made, seconded and carried, the meeting was adjourned at 11:00 p.m.

**Respectfully submitted,**

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**Sylvia Kokowski**  
**Recording Secretary**