

MINUTES
Work Session
Council Chambers
Monday, March 13, 2017

CALL THE MEETING TO ORDER

Council President Bromberg called the meeting to order at 8:42 pm in the Council Chambers located at 406 Rivervale Road, River Vale, New Jersey 07675.

SALUTE TO FLAG

Council President Bromberg asked all in attendance to rise and join him in a Salute to the Flag.

SUNSHINE LAW STATEMENT

Council President Bromberg read the Sunshine Statement into the record, as follows:

"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 Municipal Office."

ROLL CALL

Councilman Ben-Yishay, Councilman Donovan, Councilwoman Sieg and Council President Bromberg were present. Councilman Criscuolo was absent.

Also present: Mayor Glen Jasionowski, Business Administrator/CFO Gennaro Rotella, Township Attorney Silvana Raso, Township Engineer Christopher Statile and Township Clerk, Karen Campanelli.

Discussion – Proposed Land Use Ordinance Amendments – Establishment of a Residential/Golf Course Development (A1 Zone District)

Council President Bromberg opened the discussion with questions regarding how they determined the design standards described on page 4 of the ordinance. Mr. Statile responded that the developer made suggestions, they also referenced the Township's current Townhouse Zoning ordinance and the Township Planner also used their judgement when writing the ordinance. He explained that they tried to maintain the density to be consistent with the other Townhouse developments on Poplar Road.

Mayor Jasionowski commented that after discussions with the developer the Administration has decided that it's in the best interest of the Township to consider this proposal. The Mayor explained that short of creating ratables there's no way to impact the tax levy without cutting services. He added that this is a smart way to increase ratables dramatically and still maintain the community. Mayor Jasionowski further explained that the developer has been great to work with and they have made suggestions based on ordinances from other communities they've worked in. He further explained that Chris Statile has made changes to the ordinance that were requested by the Township. The Mayor stated that they have been in discussions with the developers for approximately two years. The next step would be meeting the developer again to discuss the reality of possibly developing some of the Golf Course. He explained that they would have to maintain 18 holes of the Course and they would also discuss any impact on the Township's COAH obligation.

The Mayor continued that if the Township does nothing the developer could build one acre homes on the entire 260 acres or approximately 200 homes. This would substantially impact the community particularly the schools; versus 200 Townhomes. He further explained that if this project goes forward the Township would be able to control the development of the property in a positive way while preserving the open space.

Councilman Donovan commented that this ordinance was taken very seriously and discussed thoroughly by the Planning Board. They made certain that language is in the ordinance to ensure the golf course remains regulation size. Councilman Donovan added that you have to afford the

developer the luxury of presenting a plan that might be something new but also attractive and marketable. The Mayor appreciated Councilman Donovan’s comments adding that if they make the ordinance too restrictive the developer may break off negotiations; right now the discussion is very amicable.

Councilman Donovan commented that for this to work they would allow the developer to build a cluster in the middle; affording the Township the opportunity to preserve as much of the golf course as possible.

Council President Bromberg thanked Councilman Donovan and felt very reassured after hearing his comments and measured perspective. He also agreed that the plan has to be reasonable and viable. Councilman Donovan shared that no one wants more development in Town however; we need to be practical. He also agreed with the Mayor’s comments that the concept of being able to create ratables and preserve green space is a good idea. Ms. Raso commented that it’s important to get the developers input and come up with a realistic plan that meets everyone’s needs and not have extended protracted litigation at the Planning and Land Use Board level.

Councilman Donovan had questions regarding the provision creating residences for seasonal employees of the golf course. He explained that currently there is no limit on the number as long as it falls within the area of the golf course. Mr. Statile clarified that there are density limits and the care taker residences qualify as part of the total number of units. Mayor Jasionowski suggested that Councilman Donovan attend the next negotiation session they have with the developer. All the Council members were very agreeable to this suggestion.

Mr. Statile added that the Township will not own the roads within the complex therefore the Town is not responsible to pave or fix potholes. Councilman Ben-Yishay questioned their next step from a procedural standpoint. The Mayor responded that they will not commit until they have a general consensus and he will keep the Council informed as changes and revisions occur.

Mayor Jasionowski shared that since the Golf Course owners announced that they would doing capital improvements to the course and negotiate with the Town to develop they have seen a significant increase in their membership.

ADJOURNMENT

Motion by Councilwoman Sieg; seconded by Councilman Donovan to adjourn the meeting at 9:00pm.

ATTEST:
Karen Campanelli
Township Clerk

Council President
Mark Bromberg