

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

**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.**

=====

**ROLL CALL:**

**Members Present:**

Scott Lippert	Chairman
Michael Beukas	
Glen Jasionowski	Class I-Mayor
Robert Fortsch	
Susan Vaccaro	
Mark Bromberg	Councilman
John Puccio	
Gregory Lowe	

**Also Present:**

Jaime R. Placek	Acting Board Attorney
Maria Haag	Land Use Administrator
Christopher Statile	Board Engineer

**Absent:** Peter Wayne  
Robert Adamo

**Marc Leibman, Esq. Board Attorney arrived at 9:00 p.m.**

**The Fairways at Edgewood, LLC - Block 1201, Lots 5 & 6  
Major Site Plan and Major Subdivision (carried from  
02/28/2019)**

Board Chairman Scott Lippert 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 he would like to have our Engineer Daphne Galvin, previously sworn continue testimony to clear some issues. Ms. Galvin is qualified as a Planner. We also have here tonight Karl A. Penehake, Traffic Engineer and Adam Alexander, landscape design.

Mr. Wolfson commented that there were some questions about impervious coverage on the main residential lot and asked if Ms. Galvin had reviewed the numbers. Ms. Galvin testified that out of 43.09 acres the buildings are 9.2 acres for 21.4% the other impervious coverage are 13.2 acres so the total is 22.4 acres or 52%.

Mr. Wolfson asked Ms. Galvin to review the accessory buildings. Ms. Galvin states that there are a total of 10 on the site. She reviewed the square footage of each; including 4 maintenance buildings, a pump house building access structures associated with the pool and the gate house structure. Ms. Galvin stated that the sub-division line will be revised on the westerly line, increasing the width of the path to seven feet wide and extending it westerly. As to the trash enclosure it is proposed metal material, a longer driveway minimum 20 ft. long; the wash off area will be recreated.

Mr. Statile advised that he met with the applicant's engineer; stating that we are 90% agreeable, a few minor issues left of what we requested. Amendments will be placed on the plans.

Chairman Lippert opened the meeting to the public

Charles Garrison asked if any of the accessory buildings on site to be removed are used to house personnel. Mr. Wolfson responded that question is for the Architect.

Francine Darsa, 23 Holiday Court, you (Ms. Galvin) said that the impervious allowance was based on the entire 27-hole golf course. I remember you saying that the impervious allowance was based on not just the 9-hole golf course that we feel would be correct, but the number and percentage you are quoting is based on the entire golf course. Mr. Wolfson defers to our Planner. Ms. Darsa asks Ms. Galvin your testimony at the last meeting was based on the entire 27-hole golf course. Ms. Galvin replied that she did not recall. Mr. Wolfson responded that he would pose that question to the Planner.

Cyntha Soroka-Dunn, 85 Whitman Street Haworth. She commented that the site may affect drinking water which runs off into the Hudson River. Ms. Galvin responded that the run off meets NJ Department of Stormwater Management regulations. Ms. Soroka-Dunn said if the drinking water will be affected by the plan she wants to know. Chairman Lippert stated that this is a time for questions, not statements. Ms. Soroka-Dunn asked what has been done in consideration of endangered animals. Ms. Galvin advised that an Environmental Impact Statement was submitted.

Florence Morgenstein asked about the capacity of two holding tanks. Ms. Galvin responded three basins hold 15-acre ft. Basins are designed to accommodate a 100-year event. Ms. Morgenstein asked if Ms. Galvin was aware of underground streams that run through these properties. Ms. Galvin responded no.

Ms. Torres, 452 Old Tappan Road, Old Tappan asked if there is a study on water flow. Chairman Lippert commented that as a result of stormwater design there is less runoff. Ms. Galvin commented on stormwater quality, quantity and recharge provided in the stormwater management two year, ten year and 100 year, every storm we are reducing discharge. There is no negative impact downstream. Rivervale Road, we redirected flows reducing flows to River Vale. Ms. Torres directed her question to Chairman Lippert, when do we address questions on property values. Mr. Lippert responded that is not relevant in a Zoning application. The price of the units will be expensive which will have a good affect, not bad.

Rudy Jaejar, 48 James Street, Westwood and owns a unit in Holiday Farms. He commented that the water table is one ft. off the floor, he asked what the impact would be on the water table. Ms. Galvin responded that we do not expect any impact downstream; water will be diverted.

Lawrence Friedhoff, 525 Rivervale Road, retaining basins on the west hold 15-acre ft. of water, how many acres of the developed site. Ms. Galvin responded 150 acres over 50% impervious.

James D'Aessandro, 40 Holiday Court, asked how the existing flow was determined. Ms. Galvin responded based on existing conditions, we visited the site, performed a detailed analysis and topography study. Mr. D'Aessandro asked that a topography study was. Ms. Galvin explained. Mr. D'Aessandro asked how the present run-off was determined. Ms. Galvin

responded an analysis is a combination of existing conditions and we were able to determine. Stormwater Management and BMP regulations, both referenced in a report available online. Mr. Wolfson stated that Ms. Galvin already explained what goes into the analysis. Ms. Galvin retrieved and referred to her report. She stated that as part of the calculation for storm piping, the street sewer system is designed for a 25-year event. Mr. D'Aessandro commented that the report was done 8/21/2018. Ms. Galvin stated that we used a current available table at the time of the analysis.

Mr. D'Aessandro asked if Ms. Galvin was at the site and walked around. Ms. Galvin responded yes, when asked when, she did not recall the dates. Mr. D'Aessandro asked what the purpose was. Ms. Galvin responded to understand the conditions. Mr. D'Aessandro asked if she took notes. Ms. Galvin responded yes. Mr. D'Aessandro asked how Ms. Galvin determined water run-off into four drainage areas. Ms. Galvin responded based on the topography survey provided by the project surveyor. Mr. D'Aessandro asked if there were a fifth drainage area how would that impact the findings. Ms. Galvin responded she did not know, she is not aware of a fifth drainage area. He asked if Ms. Galvin designed the system. She responded yes. He asked what CFS stood for. Ms. Galvin replied "cubic feet per second", a rational method that is used for storm sewer piping; a common method. Mr. D'Aessandro asked what Tech Release 55 was. Ms. Galvin replied a design for basins themselves typical approach for this type of water system.

John Vedral, commented impervious cover of lot B was told less than 40% with or without sidewalks? Ms. Galvin clarified this. Mr. Vedral asked if the town has agreed to waiving 40%. Chairman Lippert responded nothing has been voted on or waived yet.

Stephanie Muska, 867 Rivervale Road, commented on the condition of the property now due to tons of rain. She lives next to a lot that built six or 7 houses; it caused a problem for her due to streams underneath the ground; if you are not aware of underground streams do you have a plan to reroute water to solve any issues. Mr. Wolfson responded that the question has been asked and answered. Ms. Muska asked so how do I solve my problem. Mr. Statile responded that ground water is everywhere. Ms. Muska commented that the report is from August; it is possible the amount of water is at the highest level so now you can make a more knowledgeable plan. Mr. Wolfson responded that we will meet

all requirements. Mr. Statile added that the analysis is done by following charts and graphs; he explained the formula and requirements. We have to follow standard protocol. Chairman Lippert added some explanation.

Florence Agestein - Holiday Farms is downstream; are you aware that they have sump pumps. Ms. Galvin responded no. Mr. Lippert responded that they met the requirement that they are responsible for, they reduced run-off.

Lawrence Friedhoff - the retention ponds are designed for 25 years? Ms. Galvin said the pipes are designed to allow for 25-year storm.

Mr. Van Eck, Esq. clarified that he represents the town house section of Holiday Farms. He asked if there was consideration to lower the grade of Lot C. Ms. Galvin responded we are currently reviewing and it appears we can lower it. Mr. Van Eck asked about the pump house. He was told it is for the golf course not affordable housing. Mr. Van Eck asked about amenities; walking trails. Ms. Galvin replied that there may be consideration for a walking path from the town house lot to the golf course lot; no golf cart paths. Mr. Van Eck asked about landscaping the requirement is 30% you are closer to 40%. Ms. Galvin responded yes, we worked with the applicant on figures. He asked if Ms. Galvin prepared the open space plan submitted. Ms. Galvin responded the applicant, office staff and her. He asked if any grass sidewalks, walkways, jogging paths, retaining wall were included. Ms. Galvin responded no. Mr. Van Eck inquired about curbing along Piermont Avenue. Ms. Galvin replied that is still an open question.

The Board entered into recess 8:50 p.m.

The Board reconvened at 9:05 p.m.

Mr. Leibman, Board Attorney arrived at 9:00 p.m.

Roll Call

**Present:**

Scott Lippert	Chairman
Michael Beukas	
Glen Jasionowski	Class I-Mayor
Robert Fortsch	
Susan Vaccaro	
Mark Bromberg	Councilman

John Puccio  
Gregory Lowe  
Marc Leibman  
Maria Haag  
Christopher Statile

Board Attorney  
Land Use Administrator  
Board Engineer

OPEN MEETING TO THE PUBLIC

Chairman Lippert opened the meeting to the public

Mr. Van Eck, Esq. continued his questioning. He asked Ms. Galvin if there has been an additional egress point decision. Ms. Galvin replied exit only and additional sidewalks. Mr. Van Eck asked when revised plans showing amendments would be available. Ms. Galvin responded we are working on it before the end of the process. Mr. Van Eck stated that it may impact the stormwater calculation. Ms. Galvin said we would re-run the numbers. Mr. Van Eck regarding Storm Water Management commented that three basins are being changed to two. Ms. Galvin responded yes again, we will consolidate to two and re-run the numbers before the end of the process and we will comply with stormwater regulations and DEP standards. Mr. Van Eck questioned the location of the basins. Ms. Galvin advised behind the maintenance buildings. We are required to have a maintenance plan and we will provide a maintenance plan.

Steve Santola, previously sworn commented on the location of the basins and the reason so home owners will not be burdened with the basins. Mr. Statile added will also be part of the maintenance plan.

Mr. Van Eck stated that there are three ways to prove water quality, did you do an analysis? Why was option two not accepted? Ms. Galvin responded that we chose option three which is an appropriate approach for this project. Mr. Van Eck why? Ms. Galvin - based on this type of development option three was the right choice; we do not expect a negative impact downstream. Mr. Van Eck expects that the volume of stormwater will increase to 2.2 mill additional gallons of water. Ms. Galvin says sounds right. Mr. Van Eck can Holdrum Brook handle it. Ms. Galvin - yes. Mr. Van Eck asked about ground water recharge. Ms. Galvin replied it is exempt from the site; we are providing recharge on lot A even though it is not required. Mr. Van Eck asked if areas are protected that require water quality. Ms. Galvin responded water quality benefit that exists will be maintained. Mr. Van Eck asked have you undertaken any

efforts on flow. Ms. Galvin replied we are trying to maximize. Mr. Van Eck questioned Ms. Galvin on points in her report referring to them by numbers. Number 4, 5 and 7 were discussed.

#### CLOSE MEETING TO THE PUBLIC

Traffic Engineer Karl Pehnke was sworn in by Marc Liebman Board Attorney. He presented his qualifications that were accepted by the Board.

Mr. Pehnke advised that he prepared the Traffic Impact Study dated August 31, 2018. He explained what the study is and how it is done. Mr. Pehnke advised that he met with Bergen County for input; they provided us with their knowledge and experience with traffic information at Rivervale Road and Piermont Avenue. We visited the site, obtained accident studies from the town, met with the Board's Engineer for input and concerns. We conducted sample traffic volumes in May; we used a camera installed at intersections from which traffic counts were collected. The traffic count data impacts the highest peaks; traffic varies, but relatively stable. We used trip generation data on traffic counts which is accepted by all agencies. Mr. Pehnke reviewed the ingress and egress in the morning and evening peak hours for the 249 units; affordable housing and included Holiday Farms. He referred to a similar project that was done in Princeton.

Access into the project is from Rivervale Road we are not creating a new point. Affordable Housing approach is from Piermont Avenue opposite from Holiday Farms to align streets and driveways. The County looked at the potential improvements. Exhibit A-4 dated 3/28/19 sheet 48 of 61 is a preliminary final.

With input from the County, widening the intersection is being designed. On Piermont Avenue approach to Rivervale Road, there will be a separate left turn lane and separate right turn lane. Widening of the road will be done coming southbound to Piermont Avenue. We will install underground conduit at intersections and flashing deacons for pedestrian and school children crossing. Mr. Statile explained how flashing deacons work and added that the County supports it.

Mayor Jasionowski commented that we have had two requests before the County for a period of time; slower speed limit

on Piermont Avenue and a traffic light on Piermont and Rivervale Road. Mr. Beukas asked if the light located at Rivervale Road and Old Tappan Road would remain. He was told yes.

Improvements at Rivervale Road and Piermont Avenue are significant for safety, egress and ingress in Mr. Pehnke's opinion, the traffic stud will accommodate the traffic and leave conditions better than they are. We obtained accident data from 2016 to current and reviewed them, none suggested site-line issues. There will be traffic improvements.

Chairman Lippert asked for Board recess 10:15 p.m.

The Board reconvened at 10:20 p.m.

Roll Call

**Present:**

Scott Lippert	Chairman
Michael Beukas	
Glen Jasionowski	Class I-Mayor
Robert Fortsch	
Susan Vaccaro	
Mark Bromberg	Councilman
John Puccio	
Gregory Lowe	
Marc Leibman	Board Attorney
Maria Haag	Land Use Administrator
Christopher Statile	Board Engineer

Mr. Statile provided a handout entitled The Fairways at Edgewood, Township of River Vale, Bergen County, NJ. AM/PM Peak Hour Traffic 2021 Build Traffic Volumes Checked Against Existing Development. The handout was marked at Exhibit B-4. Mr. Statile feels there will be less delay by the division of lanes and according to the ITE Manuel.

Chairman Lippert opened the meeting to the public.

Marla Lawrence, when you are making a left turn out of Holiday Farms onto Piermont Avenue heading west, her concern is that it would be more difficult to make a left turn. Mr. Pehnke replied that there will be no change in the number of cars that will pass Holiday Farms. The plan does not change the amount of traffic it will reduce flow; doesn't change analysis.

Florence Morganstein, referred to the study done in Princeton and asked what main road the project was connected to. Mr. Pehnke responded. Ms. Morganstein asked how it is predicted that seven cars would be coming out of the Affordable Housing area. Mr. Pehnke said from the traffic ITE data base collection of traffic counts. Ms. Morganstein asked how many parking stalls would be made available for Affordable Housing. She was told forty-eight.

Dana Catanese, 601 Piermont Avenue, spoke about the analysis on peak times. She asked how many children would be crossing. The Mayor advised her that is a question for the Board of Education.

Charles Garrison, 521 Piermont avenue, asked about northbound traffic elevation. Mr. Pehnke responded someone coming north that wants to make a left turn will have their own lane. Mr. Garrison asked about people exiting Mark Lane in rush hour. Mr. Pehnke reviewed the percentages going west, north. Mr. Garrison commented that traffic is a current issue.

Mr. Leibman announced that there will be a special meeting on April 4, 2019 to continue with The Fairways at Edgewood, LLC application.

## **DISCUSSION**

**River Vale Settlement Agreement - Block 1901, Lot 6, Block 301, Lot 14, Block 2103, Lot 10**

Motion to approve - Mayor Jasionowski

Second - Susan Vaccaro

On roll call vote, all those eligible voted yes, the motion carried.

**PAYMENT OF INVOICES: None**

**NEXT MEETING:** Thursday, April 4 2019 - 7:30 p.m.

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

**Respectfully submitted,**

---

Sylvia Kokowski  
Recording Secretary