

**TOWNSHIP OF RIVER VALE
JOINT PLANNING BOARD
April 4, 2019
7:30 p.m.
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.

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ROLL CALL:

Members Present:

| | |
|----------------|---------------------|
| Scott Lippert | Chairman |
| Robert Fortsch | Vice-Chairman |
| Mark Bromberg | Councilman |
| Michael Beukas | |
| Peter Wayne | |
| Gregory Lowe | |
| Susan Vaccaro | Secretary (Alt. #1) |

Also Present:

| | |
|-----------------------|------------------------|
| Marc E. Leibman, Esq. | Board Attorney |
| Christopher Statile | Board Engineer |
| Maria Haag | Land Use Administrator |

Absent: Glen Jasionowski Class I-Mayor
John Puccio
Robert Adamo

SPECIAL MEETING

APPLICATIONS:

1. **The Fairways at Edgewood, LLC - Block 1201, Lots 5 & 6 - Application for Major Site Plan Approval and Major Subdivision Approval** - Peter Wolfson, Esq. represented the applicant in a continued hearing, with Jameson P. Van Eck, Esq., Attorney for the Objector, River Vale at Holiday Farms Condominium appearing.

The hearing continued with public questions of applicant's traffic consultant, **Karl Pehnke, of Langan Engineering**, who remained under oath.

Charles Garrison, 521 Piermont Ave, came forward to complete his questioning as to the traffic exhibit. He asked for details about the access road. It would be an exit out, with emergency access in, Mr. Statile answered. The final design was not yet reviewed. Mr. Pehnke said it would be across from Mark Lane to allow emergency ingress and resident egress. There would be a stop sign with no safety issues. Mr. Garrison also had questions on any traffic impacts per Mr. Pehnke's study. The ITE's (Institute of Traffic Engineers) Trip Generation Data was used, and Mr. Pehnke gave details. Mr. Garrison asked if it were feasible that there would be more than one vehicle per household. Mr. Pehnke expected there to be and the data was an estimate, which could be lower or higher. The flow would be staggered throughout the day, which is standard in residential communities. Mr. Wolfson interrupted the witness who was asking for definitions and posed irrelevant questions, and he was directed by the Chairman to ask substantive questions. Mr. Garrison then asked how the construction vehicles will get in and out of the site. Mr. Pehnke responded they would use an existing access such as on Piermont, and it is a planned operation involving the municipality for safety, and in an orderly and clean manner.

Francine Darsa, 23 Holiday Court, asked who pays for police services during the construction. Mr. Pehnke responded it is paid for by the developer.

John Vedral asked what the future plans were for the golf course and traffic. Mr. Pehnke responded there is no application for change in the golf course or club house. Did he consider additional people coming to play golf, he asked. The development will enhance the use of the golf course. There are no additional plans for it. Is there vehicle access to the golf course, he asked, and the response was yes, two way, from the development. Mr. Vedral continued questions regarding interior traffic patterns, which was explained.

Stephanie Muska expressed safety concerns and asked if with the detours, can emergency vehicles go straight instead of going through detours. Mr. Pehnke did not see any reasons to close the roads and create a detour. The County and Mr. Statile will certainly look at the plans.

She was further concerned with Piermont being made wider. The County has a stabilizing island with enhanced crosswalks with push buttons Mr. Pehnke explained.

Florence Morganstein, 9 Holiday Court, had questions regarding traffic statistics from the police department, such as if they involved just cars or also pedestrians. The response was both, but there was also a bike accident.

Lisa Quinn, Holiday Court, asked about traffic going West into Hillsdale on Piermont. Mr. Pehnke responded. They didn't study Hillsdale. They focused on where the County wanted, around the site. It is not considered a significant impact.

James D'Allesandro, 40 Holiday Court, had questions on the traffic report and all the traffic counts and data. He reviewed all the numbers for peak traffic and compared with his own calculations. Mr. Pehnke responded.

Kira Mckeown Adamo, 466 White Birch Drive asked when the improvements go in. Mr. Pehnke stated they will be developed while the site is being constructed. The improvements are protected by bonding. She had further questions on the traffic study and sidewalk on the Holiday Farm side and tree plans, adding she would like to see a larger scale plan.

Francine Squitili asked about road widening and if money would be put aside. Mr. Pehnke responded it would come from the County.

The Board took a **recess** from 8:45-9:00 p.m. and reconvened with a roll call. All remained present.

Robert Van Eck, Esq. questioned the witness. The applicant is agreeing as a condition of approval that they will be making improvements to Rivervale Road and Piermont. Mr. Pehnke agreed. Was it restricted to a right turn only, he asked. Mr. Pehnke responded based on their meeting with the County, Mr. statile corrected it to be both right and left turns, and straight across. He did review it and right turns would be predominant. Mr. Van Eck asked if left turn negate improving the intersection. It would be a few cars and not have a negative impact, Mr. Pehnke stated. Would there be any difference if the study was done on a Monday or Tuesday and did he do a weekend study, Mr. Van Eck asked. The response was no. Mr. Van Eck referred to the traffic report and asked about exiting Holiday Farms onto

Piermont on Page 8. The level of service was discussed in detail. He had no further questions.

Questions by the Board of Mr. Pehnke followed. Mr. Bromberg asked, going southbound on Rivervale Road turning right onto Piermont, is there a right turn lane. The response was yes. Mr. Bromberg asked if there was any curbing to force the turn, and the response was yes. Mr. Wayne asked how long the lanes would be. Two lanes 175' in length was the response. Ms. Vaccaro asked about a study. Mr. Bromberg asked if the roadway going South on Rivervale Road will be straight, and the response was yes. There were no further questions of this witness.

The next witness was the landscape architect, Adam M. Alexander, Spiezle Architectural Group, 1395 Yardville Hamilton Square Road, Hamilton, NJ, who was sworn in, qualified and accepted. He is the Director of Landscape Architecture of the group. He reviewed the ordinance, and the landscape plan was designed to meet with the requirements of the ordinance. They are providing 163 evergreen trees, 433 deciduous trees, 67 ornamental trees, and foundation landscaping for each of the units. They preserved as many trees as possible around the site. The grading design was created to keep as many trees as possible. They are also providing a walkable community and a mediation garden.

Mr. Alexander moved on to lighting. They are open to discussions reducing the amount of fixtures. There is a unique buffer ordinance created for this project that he will speak to. Renderings were also created. The exhibits were Views 1, 2 and 3, marked A5, 6 & 7. They designed the landscape buffer with trees and shrubs to meet and exceed the requirements, measured 25' from the property line and 2,026 linear feet. Per Section 6 of the Ordinance, there is a method of calculating the required number of plantings and points for categories, which was read. They are required to provide 1.2 points per linear foot, and they are providing 1.8 points.

Mr. Wayne commented he would like to see a survey done and if existing trees on Rivervale Road are in poor condition and unsafe, they should be taken down and replaced. Applicant would do so, Mr. Alexander stated. Mr. Statile said they could check the trees and make a recommendation. Mr. Leibman suggested Mr. Statile go and make recommendations. Steve Santolo said they are more than willing to cooperate, and if they need an arborist

from the escrow, they would be willing to hire one. They went through Mr. Statile's letter and believed the Town wanted to preserve as many trees as they could. They are willing to go along either way. Mr. Leibman advised it may make sense to take them all down and replant all new trees, growing all together, for a better look. Mr. Statile will speak with arborist. Renderings were created. U1, referencing A5, is a model of the roadway with the existing plant materials, using the software Sketch-up. The renderings show how the buffer may look. The fencing A7, U3, is what the buffer will look like with fencing and proposed trees and shrubs.

Moving on to the tree replacement portion, it was stated they are removing 286 trees, and required to replace them on a 2 to 1 basis. They are replacing 637 trees. The black picket fence is 5' height, clad in brick. Signage was discussed. The single, internal sign was shown on A2. The monument signs were shown on A8. An entrance sign was shown. It is modeled after the Holiday Farms sign. There would be a Fairways at Edgewood sign. The top image shows the entrance off Rivervale Road with fencing. The bottom is at the intersection. The monument sign is 19' long, with ground illumination. Dimensions can be given. Mr. Statile said he suggested to applicant a sign at the corner of Rivervale Road. Mr. Bromberg asked if they could get utilities underground. Mr. Statile said it is difficult and expensive, but the Mayor could reach out to Public Service. The witness was complete. There were no questions from the Board.

The matter was open for questions of the witness. Francine Darsa came forward and asked about the heights as shown on the exhibit. The pictures should show what the plants are at present. Mr. Alexander responded.

Florence Morganstein asked about the picture with the entrance and asked if there would be a guardhouse. The response was yes. She asked why it is now shown. Mr. Alexander responded because it will be located in the back of the development. Is the sign necessary on Piermont and Rivervale Road, she asked, and the response was yes.

Bill Hepper asked for the height of the berms. The civil engineer would be the one to answer, Mr. Alexander stated. The height varies, but he did not develop the grading plan.

Kira Mckeown Adamo asked if he could make an educated guess on the berms. It varies, Mr. Alexander responded, between 5' and 7' elevation. Will the bike path continue on. It would be there, as Mr. Statile approves it. Who would pay for the lighting. Mr. Alexander stated the Town would pay for the street lighting. Does he deal with boundaries, she asked, and he responded the surveyor would. Is he familiar with the ordinance pertaining to fences, and did he design the fence to the ordinance. He did. They are requesting a variance for a 5' fence, where 3' is permitted. There will be no fencing on Rivervale Road. She asked if he believes the fencing is cohesive, and he responded that is what they are proposing. She asked about tennis courts. Mr. Santolo said they have no intention of relocating tennis courts, and this witness was not asked to look at it. She asked about the dumpster. Are there any large trees on Rivervale Road being removed, and the response was three, as depicted on the tree removal plan. They are completely in the roadway. They are meeting the requirements of the ordinance. She had no further questions.

Mr. Van Eck questioned Mr. Alexander. He asked about the buffer, and the response was it is 25'. On page L4 of the Landscaping Plan, showing the western portion of the property, if we start not the left side where the townhouse lot joins the affordable lot, does it appear the buffer is beyond 25'. Mr. Alexander responded no. Further questions ensued regarding the buffer. L4 shows five existing trees on the right. The additional plantings are being added to make it more aesthetically pleasing. Mr. Van Eck asked about the six tree marked AR. They are deciduous trees. Will it screen the COAH building in the Winter Mr. Van Eck asked. Yes, Mr. Alexander responded, as there are existing and additional evergreen trees and shrubs in front of it. They were shown on the plan before the Board. Section 1 Fencing F5A was read by Mr. Van Eck with questions and a differing opinion. A legal opinion would have to be given by the Board Attorney. Do you have one tree at least every four feet and the response was yes. What sheet has the landscape buffer point calculations. L5 was the response.

There were no further questions to be put forth, due to the lateness of the hour. Mr. Van Eck's cross-examination questioning of Mr. Alexander would continue at the next meeting. The cross of Mr. Alexander was otherwise complete.

(RVPB 4/04/19 Special Meeting Minutes)

Chairman Lippert brought up how impervious calculations were made and if Mr. Wolfson could have an answer at the next meeting. Mr. Wolfson agreed to provide same.

Dates for the next meeting were discussed. **April 30th would be the next Special Meeting.** Mr. Leibman advised the applicant the Board has changed its Bylaws to state the Board will not vote until the final plan is before them. When would the plans be in, he asked. Mr. Wolfson stated they would have them in 10 days before 4/30/19, the next Special Meeting. The Regular meeting on 5/15/19 would work as well for hearing this application, since there would be just one other minor application on the agenda.

The matter was carried to 4/30/19, for a Special Meeting, with no further notice and time extensions granted.

MINUTES: A motion for approval of the Minutes of 3/28/19 Special Meeting was made by Mr. Fortsch, seconded by Mr. Beukas, and carried unanimously.

RESOLUTIONS: None

PAYMENT OF INVOICES: None

NEXT REGULAR MEETING:

Wednesday, April 17, 2019 at 7:30 p.m. at Borough Hall

NEXT SPECIAL MEETING:

Tuesday, April 30, 2019 at 7:30 p.m. the Community Center

ADJOURNMENT: On motion made, seconded and carried, the meeting was adjourned at 10:55 p.m.

Respectfully submitted,

MARY R. VERDUCCI, PARALEGAL
Recording Secretary