

**TOWNSHIP OF RIVER VALE  
JOINT PLANNING BOARD  
May 15, 2019  
REGULAR 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	
Mark Bromberg	Councilman
John Puccio	
Gregory Lowe	
Peter Wayne	
Robert Adamo	

**Also Present:**

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

<b>Absent:</b>	Glen Jasionowski	Class I-Mayor
	Susan Vaccaro	

**Chairman Lippert announced that Michael Beukas, member of the Board has been appointed as a Superior Court Judge. The Board wished him well in his new position and thanked him for his service to the Community and his continued service.**

**APPLICATIONS**

Galasso - 578 Hamilton Place - Block 1503 Lot 12 - Addition / Setbacks

Mr. & Mrs. Peter Galasso, owners and applicants were sworn in by Marc Leibman, Board Attorney. Joseph J. Bruno,

Architect, Park Ridge was sworn in by Marc Leibman, Board Attorney. Mr. Bruno presented his qualifications that were accepted by the Board.

Mr. Galasso provided background stating that he and his wife like the block they live on, the school system and decided not to move but to apply for an addition to their existing home.

Mr. Bruno testified that the lot consists of 10,125 sq. ft. minimum lot size is 18,000. Required width is 120 ft. existing is 75 ft. Side Yard Setback 7.22 ft. proposed; 15 ft. required; combined side yard setback 22 ft. proposed 40 ft. required.

The garage is one-story; the tallest peak of the garage is 13 ½ ft. The proposed garage addition encroaches into the required side yard setback.

Two variances are required.

Mr. Bruno provided a photograph of 583 Hamilton Place marked as Exhibit A-1 which he designed and presented to show side yard setback and height comparison. The applicant proposed to construct a rear and side garage addition to the first floor and reconstruct / expand the upper level.

It appears that the existing shed is in a nonconforming location. A 5-ft. side yard setback is required, and the shed is located approximately 2 ft. from the side property line.

Mr. Adamo asked if the existing driveway can be made wider. Mr. Bruno responded yes, the setback from the property line to the adjacent neighbor is 22.3 ft. with the new addition.

Mr. Adamo commented that the garage addition shows a door he asked if landscaping can be added between the property line and the house and if the side door can be eliminated. Mr. Bruno responded yes to adding landscaping and the side door can be eliminated.

Mr. Adamo asked about the location of the condensers, and if they would be within the setbacks. Mr. Bruno responded they would be positioned behind the rear wall of the house off the westerly property line. Mr. Bruno stated that we will conform with the location of the condensers.

Mr. Fortsch commented on the side yard setback at 15 ft.

to 7.2 ft. and asked if it could be a 10 ft. setback as the request is almost twice as much as what the ordinance says. Mr. Bruno responded that request would be a hardship commenting on the size of the lot.

Mr. Puccio asked if there was a plan for a walkway to the back of the house where the door will be eliminated on the side of the garage. Mr. Bruno responded no walkway is planned.

Mr. Lowe asked about the proposed drainage pit. Mr. Bruno responded that a seepage pit is required to collect rain water. Mr. Lowe asked what the purpose for a rear garage door was. Mr. Bruno responded for convenience.

Chairman Lippert opened the meeting to the public.

No public comment

The meeting was closed to the public.

Councilman Bromberg commented that the application is not out of character for the neighborhood. Mr. Lippert added that it is appropriate for the neighborhood.

Mr. Adamo commented that this is a reconstruction and expansion of the upper level and the applicant will not be allowed to build up even if we grant the 7 ft. on one side. He is concerned with the 7 ft. between the property line and the house. Mr. Adamo conditioned the approval that screening is placed, the side door of garage is removed, no walking path placed and no buildup to the upper level.

No further discussion.

A motion by Councilman Bromberg, seconded by Mr. Adamo, to approve the application as conditioned, on roll call vote, all in favor, the motion carried.

**The Fairways at Edgewood, LLC - Block 1201, Lots 5 & 6  
Major Site Plan and Major Subdivision** (carried from  
04/30/2019)

Robert Adamo is recused and left the dais.

Peter Wolfson, Attorney for the Applicant announced that revised plans were submitted; amendments will be reviewed by Ms. Galvin, who is present and previously sworn.

Mr. Statile's letter dated May 14, 2019 is a continuation review as revised plans were received with recommended changes and comments which the applicant agrees to comply with; with a few clarifications that were reviewed by Ms. Galvin. One of which deals with the proposed street lighting throughout the project.

Councilman Bromberg referred to page 3 of 7 (5a) - commenting that excessive street lighting could be out of character. In other areas, River Vale does not have street lights. People get annoyed with light transgression into their windows at night. Power costs and responsibility to pay was discussed. Mr. Statile stated that ultimately, the decision on street lights is made by the Mayor and Council. Our recommendation was just to put one fixture at each intersection for general public safety.

Ms. Galvin referred to Exhibit Sheet 4 revised through April 11<sup>th</sup> and page 3 of 7 item 6 commenting that Mr. Statile's request to push the monument signs at the main entrance back 20 ft. is excessive; we will work with Mr. Statile to come up with a dimension that we can both agree on. Mr. Wayne asked what the size of the signs are and what they are made of. The signs are small according to Ms. Galvin. Currently made of stone. After discussion 10 ft. back for placement of the signs was agreed to.

Mr. Wayne asked how far north on Rivervale Road was the south side entrance elevation. Ms. Galvin reviewed details.

Ms. Galvin reviewed amendments to the maintenance building and COAH area. The COAH building has architectural changes; trash containers were re-located. We increased the set back to 60 ft. and proposed additional landscaping.

Marked as Exhibit A-12 is a view line from Piermont Avenue at Holdrum Brook Culvert dated 5/15/19. Ms. Galvin reviewed existing tree line distances.

Marked as Exhibit A-13 is a view from Piermont Culvert showing extensive vegetation; based on plans dated April 11, 2019.

Ms. Galvin reviewed major changes from original plans submitted in April - Sheet 4.

Mr. Wayne asked if signage was proposed on Piermont Avenue by Marc Lane. Ms. Galvin responded no.

Mr. Fortsch asked if the maintenance building is on golf course property. Ms. Galvin responded yes. Mr. Fortsch is concerned with noise from equipment and feels the building is too close to the residential area and can be annoying. He was told that there was previous testimony from the applicant as to why this area is an appropriate location for the maintenance facility for the golf course.

Mr. Santola, previously sworn commented on the location of the maintenance building stating that perspective purchasers will know that about 4 units will be affected. Councilman Bromberg commented that the noise ordinance needs to be followed. Mr. Fortsch added that greens need to be cut every day usually around 7:00 a.m. and he is concerned with noise. He is familiar with how golf courses work with maintenance as he has played golf on a lot of them.

Mr. Leibman read section 98-5 of the noise ordinance referring to time landscaping activities are prohibited. Mr. Fortsch commented that these are \$800,000 plus homes and he is concerned with the location of the maintenance building. Fairways are usually cut after early morning hours. To get out and cut 18 greens that requires some manpower and vehicles.

Mr. Lowe referred to the grass strip along Piermont Avenue and asked will there be curbing or just pavement. He was told that at the request of Mr. Statile we are going to curb the portion of Piermont Avenue from the new egress drive at Marc Lane down to the parking lot. The egress will not be curbed and then the widened section along Piermont and Rivervale Road will be curbed. Mr. Statile commented that there is a portion that will be open. Ms. Galvin advised that County curbing is big and bulky; she feels there is a section from Marc Lane that should not be curbed.

Chairman Lippert opened the meeting to the public

Rudy Jaeger, 3 Holiday Court commented on ground water at Holiday Court that may be impacted and asked if stormwater run-off has addressed this issue; does the project see this as its obligation. He is concerned about silt. Ms. Galvin responded that it is subject to review by the Bergen County Soil District and we are waiting for a response. Mr. Lippert added that the site development is obligated to go according to plans.

Florence Morganstein commented on lighting stating that there are 2 existing street lights at Holiday Farms should there be another on the site by the COAH building. She referred to Exhibit A-13 and asked if trees will stay as they are now. Ms. Galvin replied that some trees will be removed to the east of COAH and Maintenance Building shown on Sheet 4. Ms. Morganstein asked how noise will affect the COAH building and Holiday Farms because it will not only affect new owners. Ms. Galvin responded that most operations will occur behind the maintenance building which needs to be close to Piermont Avenue. Ms. Morganstein asked about noise from construction. Ms. Galvin stated that we need to follow the noise ordinance. Ms. Morganstein asked about the catch retention basin on the Rivervale Road side. Ms. Galvin stated that the majority of water flows into the retention basins which drains to the culvert on Piermont Road.

John Vedral asked if lighting on the interior streets and street signs are dedicated to the municipality. Ms. Galvin responded no. Mr. Vedral asked then why power costs must be paid by the Township. He was told it is the law. Mr. Vedral asked where utility lines would be. Ms. Galvin responded underground. Mr. Vedral asked if lighting was for safety or aesthetics. Ms. Galvin responded safety. Standard utility poles with a monthly energy fee. Mr. Leibman read case history on lighting.

Ms. Kira McKeown-Adamo asked how stormwater run-off affects downstream and volume. Ms. Galvin replied there is an increase in volume but not rate. The discharge rate meets the requirements. We look at the peak rate; don't know what impact is. Ms. Adamo is concerned with downstream water flow. Mr. Statile explained how streams discharge during rain storms. Ms. Adamo asked how many accessory structures exist. Ms. Galvin replied 10 accessory structures. Ms. Adamo asked if the tennis court counts. Ms. Galvin responded no. Three new accessory buildings are being proposed for a total of nine buildings. Ms. Adamo was told that her questions on maintenance buildings and fences in the front yard are for the planner at the next meeting. Ms. Adamo asked if the run-off from 3 lots are allowed to run into each property. Ms. Galvin responded yes.

Mr. Van Eck referred to the town houses and read section 142-225. He asked if berms were located in the COAH building lot. Ms. Galvin replied none. Mr. Van Eck commented that berms are shown on the grading plans - heights vary; he asked if the height of the structures will

be reduced. Ms. Galvin replied it is a question for the architect.

Mr. Van Eck asked about an updated landscape analysis. Ms. Galvin said there is very little change. He asked about 13.5 acres landscaped. Ms. Galvin replied yes, in excess, we stopped at minimum requirement. Mr. Van Eck asked if a bike path is included about 7 ft. wide and runs 2,000 ft. Ms. Galvin replied yes. Mr. Van Eck asked if the lawn area is more than one acre. Ms. Galvin responded yes but did not know the exact acreage. Mr. Van Eck referred to stormwater asking 3 to 2 basins correct. Ms. Galvin responded yes. Mr. Van Eck asked what caused the rate to increase. Ms. Galvin replied modification of design. Mr. Van Eck asked if lighting would be on timers. Ms. Galvin did not recall. Mr. Santola advised that there was testimony on that matter adding we could dim the lights.

The meeting was closed to the public

The Board entered into recess 9:32 p.m.

The Board reconvened at 9:42 p.m.

Roll Call

**Present:**

Scott Lippert	Chairman
Robert Fortsch	
Mark Bromberg	Councilman
John Puccio	
Gregory Lowe	
Peter Wayne	
Mr. Leibman	Board Attorney
Ms. Haig	Land Use Administrator
Mr. Statile	Board Engineer

Project Architect, Richard Arzberger commented that we have 2 buildings with minor architectural changes; a large maintenance building and COAH. He reviewed previous testimony along with updates.

Exhibit A-14 did not change - revised elevations of maintenance building; dated May 8 - Sheet A-4.1 - front elevation

Sheet A-4.2 revision Exhibit A-15 - Elevations Environmental Building and Floor Plan

Sheet A -3.2  
Sheet A -3.0 - revision Exhibit A-16 - Elevations and floor plans to COAH building.

Exhibit A-17 overall scale photograph showing basic look variety of color and texture.

Mr. Arzberger reviewed the exhibits pointing out modifications to the maintenance building and environmental building. He reviewed modifications to the COAH building.

Exhibit A-18 - proposed materials of the COAH building.

Chairman Lippert opened the meeting to the public

Mr. Van Eck referred to exhibit A-18 and asked will the roof be the same as what you are proposing. Mr. Arzberger responded yes.

Ms. Morgenstein commented that from Hillsdale to River Vale you will see all the buildings. The Architect responded that it will all be buffered. Ms. Morgenstein asked what guarantee we would have that we will not see the buildings. Mr. Santola advised that our goal is to buffer it all.

The meeting was closed to the public.

## **RESOLUTIONS**

Tollin - 588 Colonial Road - Block 502 Lot 9 - fence

A motion by Mr. Lippert, seconded by Mr. Puccio to remove paragraph 9 on page 5 and to adopt the resolution; on voice vote, all in favor, the motion carried.

Horn - 328 Sabin Place - Block 1509 Lot 5 - fence

A motion by Councilman Bromberg, seconded by Chairman Lippert to remove paragraph 9 on page 5 and to adopt the resolution; on voice vote, all in favor, the motion carried.

## **MINUTES**

April 17, 2019

A motion by Mr. Fortsch, seconded by Mr. Wayne to approve the minutes of April 17, 2019; on voice vote all those eligible voted yes; the motion carried.

April 30, 2019

Carried

PAYMENT OF INVOICES: None

**NEXT MEETING:**

Wednesday, May 29, 2019 - 7:30 p.m. Special Meeting  
Thursday, June 13, 2019 - 7:30 p.m. Special Meeting  
Wednesday, June 19, 2019 - 7:30 p.m. Regular Meeting

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

**Respectfully submitted,**

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