

**TOWNSHIP OF RIVER VALE
JOINT PLANNING BOARD
May 16, 2018
7:30 p.m.
REGULAR MEETING
MINUTES**

APPROVED 6/20/18

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:

Robert Adamo	Vice-Chairman
Robert Fortsch	Secretary
John Donovan	Councilman
Michael Beukas	
John Puccio	
Dr. Kedar Gokhale	(Alt. #2) (7:40 pm)

Also Present:

Marc E. Leibman, Esq.	Board Attorney
Christopher Statile	Board Engineer
Joanne Allgor	Land Use Administrator

Absent:

Scott Lippert	Chairman
Glen Jasionowski	Class I-Mayor
Craig Plescia	
Peter Wayne	
Susan Vaccaro	(Alt. #1)

Vice-Chairman Robert Adamo chaired the meeting in absence of the Chairman.

MINUTES: 2/21/18, 3/29/18 & 4/18/18 - Approved on motions made, seconded and carried unanimously.

APPLICATIONS: None

RESOLUTIONS:

1. **Hopper234 LLC - 234 Rivervale Road, Block 1801, Lot 8 - Use - (Councilman Donovan recused)** - Not ready; carried to next meeting;

2. **Sita, 371 Rivervale Road, Block 1301, Lot 31 - Amendment to Previously Approved Site Plan** - An overview of the Resolution was read into the record. A brief discussion followed. A motion for approval was made by Mr. Beukas and seconded by Mr. Donovan. On roll call vote, the eligible members present, Mr. Beukas, Mr. Fortsch, and Mr. Adamo, voted yes.

Dr. Kedar Gokhale arrived at approximately 7:40 pm.

3. **Weber, 573 Green Lane, Block 910, Lot 1 - Fence** - An overview of the Resolution was read into the record. A brief discussion followed. A motion for approval was made by Mr. Donovan and seconded by Mr. Beukas. On roll call vote, the eligible members present, Mr. Beukas, Mr. Fortsch, and Mr. Adamo, voted yes.

DISCUSSION:

1. **Proposed Ordinance RE: Porticos in Residential Districts, Bay Windows in Residential Districts and Fences - Handout** - Board Attorney Leibman read the handout and advised per Chris Statile. The Board reviewed and discussed the proposed language, followed by a revised version. Mr. Leibman advised he will continue to work on this and return to the Board.

Porticos in Residential Districts

- Single story covered platforms commonly known as front porches or porticos shall be permitted in the front of the entry door of all residences. Such structures shall not be counted towards the front yard set-back provided that they do not extend more than 4 feet into the front yard setback.
- Front steps may project a maximum of 4 feet from the Front Porch/Portico into the setback. These structures shall not exceed 6 feet in width or 20% of the front façade, whichever is greater. Wider or larger platforms must comply with the applicable front yard set-back

- Such platforms shall not be enclosed with walls, windows, screening or lattice works but may have railings no more than 48 inches in height provided same are at least 50% open.
- This section shall only apply to residences which are currently compliant with the existing front yard set-back requirements.

Bay Windows in Residential Districts

- Bay Windows shall not be counted towards the front yard set-back provided that they do not extend more than 3 feet from the exterior wall of a residence and provided that they are no wider than 8 feet in width. Wider or larger Bay Windows must comply with the applicable front yard set-back

Fences

- All variance applications regarding fences must include a survey prepared by a Professionally Licensed Surveyor in the State of New Jersey which survey shall not be more than 5 years at the time of submission. The Board may grant a waiver of the age of the survey in its discretion. The survey shall show the intended location of fences, set forth the height of the fence(s) and angle measured in degrees where the fence turns and the location of any landscaping to be installed.
- All fences installed pursuant to a variance request shall be inspected by the building department following installation to confirm construction in accordance with the resolution granting approval.
- Conditions of approval to be specifically set forth clearly in the Resolution.

PAYMENT OF INVOICES: None

NEXT MEETING: Wednesday, June 20, 2018 at 7:30 p.m.

ADJOURNMENT: On motion made, seconded and carried, the meeting was adjourned at approximately 8:15 p.m.

Respectfully submitted,

MARY R. VERDUCCI, PARALEGAL
Recording Secretary