

**TOWNSHIP OF RIVER VALE
JOINT PLANNING BOARD
May 29, 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.

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ROLL CALL:

Members Present:

Scott Lippert	Chairman
Robert Fortsch	
Mark Bromberg	Councilman
John Puccio	
Gregory Lowe	
Peter Wayne	
Glen Jasionowski	Class I-Mayor

Also Present:

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

Absent:

Susan Vaccaro
Robert Adamo

Minutes:

April 30, 2019

A motion by Mr. Fortsch, seconded by Councilman Bromberg to approve the minutes of April 30, 2019; on voice vote, all in favor, the motion carried.

APPLICATION

The Fairways at Edgewood, LLC - Block 1201, Lots 5 & 6

Major Site Plan and Major Subdivision (continued from 05/15/2019)

Mr. Santore, in the absence of Mr. Wolfson acted at applicant's attorney.

Ms. Reiter, Planner was sworn in by Mr. Leibman Board Attorney. She testified that she prepared the report dated May 22, 2019 regarding Block 1201, Lots 5 & 6, Township of River Vale including Block 2001, Lot 1 and Block 2201, Lots 26 and 31 Borough of Hillsdale. Preliminary & Final Major Site Plan & Major Soil Moving Application The Fairways at Edgewood, LLC. Ms. Reiter began to review her report letter.

Peter Wolfson, Attorney for the Applicant arrived. (7:40 p.m.)

Ms. Reiter continued reviewing her report letter which included:

- General Site Description
- Development Proposal
- Zoning Review - including accessory structure building height, maintenance building "A"; accessory structure building height, environmental storage building "B"; signage; fence height; size of accessory structures; bulk variances and negative criteria.
- Master Plan
- General Comments

Mr. Wolfson called Christine Nazzaro-Cofone, Planner of Cofone Consulting Group LLC, Redbank, NJ to testify. Ms. Cofone presented her qualifications which were accepted by the Board. She stated that she reviewed all letters, all documents, including letters from Mr. Van Eck's office, variances and submissions pertaining to the application.

Ms. Cofone referred to Exhibit A-3; the maintenance building and COAH buildings are shown in the lower left corner. We are required to maintain the 18-hole golf course. There is no height impact or negative impact caused by the buildings. Ms. Cofone reviewed the number of free standing signs which 2 are allowed and 4 proposed. Signs are a C-2 variance and you can rely on criteria "I" and criteria "H" of the Land Use Law. The signs are appropriately sized and scaled and are good for identification of the property.

Fence - the existing fence is chain-link and lacks curb appeal. The applicant is proposing a 5-ft. aluminum fence and 6 ft. for brick peers which creates a good architecture feature. Height is restricted to 3 ft. the applicant is at 5 and 6 ft. C-2 criteria "desirable visual environment" according to the Land Use Law.

Accessory structures are permissible with golf courses.
COAH lot - we meet more than minimum building distance.

Impervious Coverage - we have to provide 30% open space; we comply with 30%. Mr. Lippert stated that the Board and the residents need to know how coverage was calculated.

Ms. Cofone discussed the distance of the accessory buildings from the street line. We are providing a 25 ft. buffer with a 10 ft. bike path; 35 ft. total which is good.

The COAH building is not more than 3 stories; we comply. COAH building at least 25 ft.; we propose 10 ft., we comply. 30% of the site area is devoted to landscaping. Maximum 24 affordable units, we comply.

Ms. Cofone read a section of the ordinance regarding landscape buffers for identification.

Mr. Wolfson referred to sheet 2 of 61 of the zoning table; a separate calculation was done for each lot. The golf course is at 12%, the COAH building at 52% and the Town Houses at 53%.

Chairman Lippert opened the meeting to the Board for questions.

Mr. Fortsch commented on the location of the maintenance buildings referring to noise from early hour use of equipment Mr. Wolfson replied that the Township noise ordinance will be met and the developer has experience and feels the noise concern is addressed. Mr. Fortsch commented on the location of the buildings if the golf course should go out of business. Ms. Cofone replied that the golf course is a requirement and we have a solid plan better than it is today.

Mr. Santore referred to Exhibit A-3 he commented that relocating the maintenance buildings from where they are would impact more of the homes; the location they are at is the best. If the golf course closes, the buildings would

not be used. Mr. Fortsch commented that the buildings can become an eyesore if the golf course closes. Mr. Santore responded that we would add restrictions as to what the buildings could be used for; currently we do not see a better location for the buildings. Mr. Lippert commented that the variance for access are for size and height and not location. Ms. Cofone replied correct.

Mr. Wayne referred to the fence and peers and asked how far apart each are. Ms. Cofone responded 50 - 100 ft. spacing between the peers. Mr. Wolfson advised that Exhibit A-7 and A-5 are depictions of what the peers would look like.

Mr. Puccio asked if the peers are similar to a Montvale development. He was told yes, same design.

Chairman Lippert opened the meeting to the public.

Francine Darsa - questioned the % recited for impervious allowance. Ms. Galvin answered stating that impervious allowance was based on full number of the entire golf course. Ms. Darsa is concerned with where the town houses are being proposed and water as the entire allowable impervious coverage is critical to residents living downstream. Ms. Galvin said based on the full 27 holes, overall site is saying 23%. Mr. Lippert commented that all water from the entire site will drain into basins. Mr. Wolfson stated that we had a lot of discussion on this. Mr. Statile commented that some storm drains on the golf course route towards the stream and some water runs into the development and is being routed into a detention pond.

William Heppa - spoke about the berm and asked what the height would be. Mr. Wolfson replied we had extensive testimony on this. Mr. Santore stated that the height varies depending on the area. Mr. Heppa asked from Marc Lane west. Mr. Statile responded that the berm stops west of the Environmental Building (B) and there are no berms west of the buildings. Mr. Heppa asked what about east to Marc Lane. Mr. Wolfson again stated there was extensive testimony on this.

Kira Mckeowen Adamo commented that testimony was made that the existing fence lacks curb appeal; is there more chain link fence proposed? Ms. Cofone stated that if new fencing is placed it will not have a bad appearance as it has now and it will have a filtered view along Piermont Avenue. Ms. Adamo asked about the height of the wall by the chain link fence. Ms. Cofone replied it is not required as a variance.

Ms. Adamo commented that four accessory buildings are being removed and three are proposed. Ms. Cofone answered that's correct. Ms. Adamo commented less building is proposed but more square footage. Ms. Adamo asked approval for accessory structures on the golf course. Ms. Cofone replied prudent and absolutely permissible under the ordinance. Ms. Adamo asked are they required to be built. Ms. Cofone responded no. Ms. Adamo asked are you aware that the maintenance building is located in a front yard. Ms. Cofone responded technically yes. Ms. Adamo asked are they permitted in front yards. Ms. Cofone responded behind principal buildings. Ms. Adamo asked do you like to see maintenance buildings in front yards. Ms. Cofone responded that she testified as to why it makes sense. Ms. Adamo asked do you agree that the town houses are part of the golf course community one site one design intent. Ms. Cofone did not understand the question. Ms. Adamo asked if the River Vale COAH obligation is for 77 units. Ms. Cofone responded no, it is called a RDP obligation and explained. Ms. Adamo asked if it is realistic to ask the developer to change the chain link fence. Ms. Cofone responded the developer agreed to repair not fair to ask to replace all fencing.

The meeting was closed to the public

The Board entered into recess 9:07 p.m.

The Board reconvened at 9:21 p.m.

Roll Call

Present:

Scott Lippert	Chairman
Robert Fortsch	
Mark Bromberg	Councilman
John Puccio	
Gregory Lowe	
Peter Wayne	
Glen Jasionowski	Class I-Mayor
Mr. Leibman	Board Attorney
Ms. Haig	Land Use Administrator
Mr. Statile	Board Engineer
Ms. Reiter	Planner

Ms. Reiter asked Ms. Cofone about her comments on access buildings height and size. Ms. Cofone responded better for appearance. Ms. Reiter commented that the signage combination provides for better circulation and traffic.

Ms. Cofone agreed and added for deliveries, visitors and consistency with the Master Plan.

Chairman Lippert opened the meeting to the public.

Mr. Van Eck had a statement from the Holiday Farms Board Trustees and asked to read it for the record. Holiday Farms supports the application and is withdrawing its objection to proposed project. He thanked the Board members, addressed the public and thanked them for voicing their concerns. Mr. Van Eck commented on River Vale's obligation for affordable housing. He asked the public in attendance to refrain from further comments and questions of the professionals and Board members.

Stephanie Muska, 867 River Vale Road commented that you are placing as many houses as you can, taking the area and filling it up causing it to look different from the rest of River Vale; it will change the look of the middle of River Vale. We are a community that cares about each other. Has a problem with the amount of impervious ground; as you are asking for extra for this development. Things can be done, not necessary to have this; knows it has to be done but not like this.

John Vedral - is concerned about the intersection of Piermont Avenue and Rivervale Road; hopes a traffic signal will be placed in that location. Regarding the development, we have to meet the requirements of affordable housing. The Mayor has done a good job with trying to control this.

Lisa Quinn, 7 Holiday Court - doesn't feel the Board, Mayor and Council are working for the public. She commented on the maintenance building location, adding that there are already town houses on Piermont Avenue across from the proposed development, commented on traffic and character of the town.

John Daleassandro, 40 Holiday Court attended all the meetings on this development. He questioned why a COAH building is better integrated within the Fairways Community. No test on the impact of environment on Holdrum Brook. This is an isolated area; no testimony on maintenance system. Traffic study impacts onto Rivervale Road; Cedar Lane - Ruckman cause delays. Retention system concerns.

Kira Mckeowen Adamo commented that residents are frightened that they will be flooded. A third party engineer should be

hired not only for Holdrum Brook - can be affected town-wide.

Nancy Liguori, 565 Piermont Avenue questioned if storm sewers would be installed as water comes down the south side of Piermont Avenue. Mr. Statile responded that we addressed that issue with the County Planning Board.

The meeting was closed to the public.

Mr. Leibman Board Attorney stated that testimony and public comment is concluded for this application. Mr. Lippert added that final plans are required. Revision date will be inserted into the resolution and conditioned that all final plans be received.

Draft Resolution:

A motion by Mr. Lippert, seconded by Mr. Wayne to have Mr. Leibman prepare a draft resolution for the June 19th meeting regarding The Fairways at Edgewood, LLC application; on roll call vote, all in favor, the motion carried.

PAYMENT OF INVOICES: None

NEXT MEETING:

Wednesday, June 19, 2019 - 7:30 p.m. Regular Meeting

ADJOURNMENT: On motion made, seconded and carried, the meeting was adjourned at 10:05 p.m.

Respectfully submitted,

Sylvia Kokowski
Recording Secretary