

**TOWNSHIP OF RIVER VALE**  
**JOINT PLANNING BOARD**  
June 20, 2018  
7:30 p.m.  
**REGULAR MEETING**  
**MINUTES**

**Approved 7/18/18**

**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:**

Craig Plescia	
Michael Beukas	
Robert Fortsch	Secretary
Peter Wayne	
Scott Lippert	Chairman
Susan Vaccaro	(Alt. #1)
Dr. Kedar Gokhale	(Alt. #2)

**Also Present:**

Marc E. Leibman, Esq.	Board Attorney
Christopher Statile	Board Engineer
Maria Haag/Joanne Allgor	Land Use Administrators

<b>Absent:</b>	Robert Adamo	Vice-Chairman
	Glen Jasionowski	Class I-Mayor
	John Donovan	Councilman
	John Puccio	

**MINUTES:** The Minutes of 5/16/18 were approved on motion made by Mr. Beukas, seconded by Peter Wayne and carried unanimously.

**APPLICATIONS:** None

**RESOLUTIONS:**

1. **Hopper234 LLC - 234 Rivervale Road, Block 1801, Lot 8 - Use - (Councilman Donovan recused) - Zoning**

**Interpretation and Certification of Pre-existing Uses** - An overview of the Resolution was given by Board Attorney Leibman. Board Members indicated they read the Resolution. A brief discussion followed with minor typos/corrections. A motion for approval as corrected was made by Mr. Wayne and seconded by Mr. Beukas and carried unanimously by eligible members present, Mr. Plescia, Mr. Beukas, Mr. Fortsch, and Mr. Wayne, and Mr. Lippert.

**DISCUSSION:**

**1. Updated Ordinance Review - Porticos and Bay Windows in Residential Districts, Bay Windows in Residential Districts and Fences** - Discussion by Board Attorney Leibman who advised if comfortable with the language, the Board can make a recommendation to the Governing Body to prepare an Ordinance.

Michael Sartori, Construction Code Official arrived to address the Board and discuss porticos and bay windows and fences. Mr. Sartori explained the front yard setback ordinance needs to be reviewed and considered, since back yards are narrower than they used to be, and more variances are needed for pools, etc. Mr. Wayne commented small back yards are a problem, and permitting houses to be moved closer to the street was suggested.

Mr. Leibman asked if the Board wanted their planner to do an analysis. Mr. Statile commented Caroline Reiter can make a recommendation. Mr. Lippert commented he would like Ms. Reiter to look into this and make a recommendation. Mr. Sartori noted without any help you will see more variances.

The Board discussed fences are to be inspected by Mr. Sartori. Mr. Sartori advised he inspects everything that the Board approves.

The Board agreed that Ms. Reiter should do an analysis of the front yard setback ordinance and make a recommendation.

Mr. Leibman would prepare a letter to the Governing Body regarding the Bay Windows, Porticos and Fence Ordinance.

**2. Mandatory Training Sessions for Board Members** - Mr. Leibman advised as to the necessary training sessions Board Members are required to complete, which include MEL

(RVPB 6/20/18 Regular Meeting Minutes)

Insurance, (Municipal Excess Liability Joint Insurance Fund), and Stormwater Management.

**PAYMENT OF INVOICES:** None

**NEXT MEETING:** Wednesday, July 18, 2018 at 7:30 p.m.

**ADJOURNMENT:** On motion made, seconded and carried, the meeting was adjourned at approximately 8:10 p.m.

**Respectfully submitted,**

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**MARY R. VERDUCCI, PARALEGAL**  
**Recording Secretary**