

**TOWNSHIP OF RIVER VALE
JOINT PLANNING BOARD
AUGUST 15, 2018
REGULAR MEETING
MINUTES**

ADEQUATE NOTICE STATEMENT:

A Regular Meeting of the River Vale Planning Board was called to order at 7:30 p.m. The following statement was read: "This is a Regular Meeting of the Planning Board of the Township of River Vale. I am informed by the Clerk that adequate public notice has been provided by mailing notice to the Pascack Valley News/Post Review and The Record, by posting notice on the bulletin board in the Municipal Building, and by filing a copy of the notice to all persons who requested the same and prepaid the cost fixed by the Board".

The Planning Board saluted the flag.

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ROLL CALL:

Members Present:

Scott Lippert	Chairman
Robert Adamo	
Peter Wayne	
Craig Plescia	
John Puccio	
Robert Fortsch	
Susan Vaccaro	

Also Present:

Danielle M. Lamake	Board Attorney
Christopher Statile	Board Engineer
Maria Haag	Land Use Administrator

Absent:

Glen Jasionowski	Class I-Mayor
Kedar Gohkale	
Michael Beukas	
John Donovan	Councilman

Christopher Statile arrived after roll call.
(7:45 p.m.)

MINUTES July 18, 2018

A motion by Craig Plescia, seconded by Robert Adamo to approved the minutes of July 18, 2018, on roll call vote all those eligible voted yes, the motion carried.

RESOLUTIONS

Martin - 730 Wilson Court - Block 2101 Lot 47 - addition 1st and 2nd floor expansion

A motion by John Puccio, seconded by Peter Wayne to adopt the resolution, on voice vote, all those eligible voted yes; the motion carried.

Jafar - 574 Green Lane - Block 910 Lot 20 - new dwelling - Setbacks

A motion by Peter Wayne, seconded by Craig Plescia to adopt the resolution, on voice vote, all those eligible voted yes; the motion carried.

APPLICATIONS

Chiellini - 247 Rockland Avenue - Block 1714 Lot 5 - minor subdivision

Bruce H. Dexter, Attorney representing the applicant stated that Thomas Skrable Engineer was also present. Mr. Fortsch advised that he was an acquaintance of Mr. Dexter for a number of years. The Board saw no conflict with this.

Mr. Dexter explained the application to demolish an existing house and existing structures and build 2 new homes. No variances are requested.

Thomas Skrable was sworn in by Board Attorney Lamake. He presented his qualifications which were accepted by the Board.

Mr. Skrable testified that he prepared the site plan marked as Exhibit A-1 minor sub-division SESE Plan dated 5/22/2018 with no revisions. He reviewed the high-lights of the plan proposing 2 lots at approximately 12,600 sq. ft. each. - 10,000 sq. ft. is the requirement. The properties will front on Rockland Avenue. The lot is flat, the garage will be demolished. Drainage system, seepage pits will be an improvement as far as storm water runoff. We will comply with all requests in Mr. Statile's letter. We will be

within building and lot coverage.

Susan Vaccaro asked what the average lot size was in that area. Mr. Skrable stated to the north approximately 50 x 100; to the west approximately 60 x 250 and to the south approximately 80 x 120 there are variations.

Craig Plescia commented on a corner lot 38, 39 and 40 going into 2 lots. Mr. Skrable said yes, and we are proposing 2 lots.

Chairman Lippert opened the meeting to the public

Eileen Quartuccio asked if the garage / driveway facing Central will be serving one dwelling or 2. Mr. Skrable responded just one. Ms. Quartuccio asked about the second home driveway. Mr. Skrable responded facing Rockland Avenue. There will be separate attached garages for both houses. Ms. Quartuccio asked if the houses would be the same. Mr. Skrable responded no, different.

The meeting was closed to the public.

Mr. Skrable advised that there would be a 30 ft. setback to the right-of-way line. - 55 ft. back from the edge of the road. Ms. Quartuccio commented that 25 ft. from the edge of the blacktop is owned by the town.

Mr. Statile commented on the 25 ft. setback and asked if an analysis was done on the entire block; the ordinance requires that. Mr. Skrable responded no, we did not do a study, we are probably talking about an average of 25 ft., we have room to slide the houses back if needed. Mr. Lippert requested that the analysis be done. Susan Vaccaro agreed because the houses seem close.

Mr. Skrable commented that we would use existing utilities and there will be no cuts into Rockland Avenue and the street would not be opened. No easement is requested.

Lou Chiellini was sworn in by Board Attorney Lamake. He is the owner of Chiellini Construction, a builder and developer. He has built at least 10 houses in River Vale, Park Ridge, Old Tappan and Montvale. We are proposing to create 2 lots and 2 new homes. Mr. Chiellini provided a photograph of the proposed house for lot 5.02; the photograph was marked at Exhibit A-2.

Mr. Chiellini stated that all utilities will come out on

Central. Plantings will be placed according to Mr. Statile's requirements. He described the planting areas and buffers stating that he will be considerate to neighbors. Mr. Chiellini provided 14 photographs taken by him about one month ago describing each one. The photographs as a group were marked as Exhibit A-3.

There were no further questions or discussion.

The meeting was opened to the public

No public comment.

The meeting was closed to the public.

Mr. Lippert requested that the applicant, as a condition, provide a front yard setback analysis of the block and according to the results, if a variance is requested, come back before the Board. Mr. Dexter agreed to provide the analysis and comply with the ordinance. Mr. Statile requested the analysis be of the entire block - Rockland Avenue. Mr. Adamo added a condition that there would be no damage to Rockland Avenue.

A motion by Chairman Lippert, seconded by John Puccio to approve the application as conditioned, on roll call vote, all in favor, the motion carried.

Mr. Fortsch requested a recess of the Board; the Chairman granted the request.

The Board recessed at 8:08 p.m.

The meeting resumed at 8:15 p.m.

Sirera - 754 Rivervale Road Block 302 Lott 33 - portico - Setbacks

The applicants Lori Michaels and Christina Sirera (owner) were sworn in by Board Attorney Lamake. Ms. Michaels described the application for a portico for safety and aesthetic purposes.

Mr. Statile commented that the average setback is 64 ft. they will be at 35 ft. so far forward, makes it in violation. Mr. Adamo asked is 64 ft. based on the average of the houses around it. Mr. Statile replied correct, there are a couple of deep lots there. Mr. Adamo asked what would the table say in this zone if there were no houses. Mr.

Statile responded 45 ft. They are proposing 35 ft. where 64 ft. is required.

Mr. Adamo reviewed the figures; existing now is 54.7 ft., proposed is 35 ft. - the average is 64 ft. and the setback is 45 ft. therefore it is 8 ft. from the setback that they are asking for. He referred to the survey provided. Mr. Statile stated that the portico cannot be any closer than 35 ft. and that is what is being asked for. The relief would be for a 35 ft. setback where 64 ft. is required; 29 ft. would be the variance request.

Mr. Plescia commented to the applicants that you are building on to the existing porch to enlarge rooms inside assuming the dining room window is the dining room and you are pushing it out. Ms. Sirera stated that is correct.

Mr. Statile commented that we should ask for an as-built survey to assure the portico is where it should go for confirmation. Mr. Lippert added that an as-built will show what it would look like. Mr. Lippert explained to the applicant what an as-built drawing is and what it would tell the Board.

Mr. Statile requires the depth of the portico. He needs confirmation that the setback to the portico is 35 ft.

Ms. Lamake, Board Attorney stated that a certified letter from a surveyor would be acceptable. Mr. Fortsch agreed that a letter would suffice.

Mr. Adamo asked before you began construction, you added an addition was the porch level with the front wall of the house all the way across or was there more house further back behind a tree he referred to in a photo. Ms. Sirera responded that the porch stops where the stairs are and then you see the house setback. Mr. Adamo asked is it still setback as of today. Ms. Sirera responded yes. Mr. Adamo commented that on the survey there is a confusing dark line. Mr. Adamo reviewed that the new portico will be 6 ft. out and asked how wide. Ms. Sirera replied 8 - 10 ft. Mr. Adamo said so, it is about 48 sq. ft. coming out on a lot that has an angle; there is a fair amount of property between the property line and the street, the application is complicated but we are talking about 48 sq. ft. which is not massive. I can support this variance.

Ms. Lamake reviewed the conditions; the resolution prepared for the next meeting will state that a certified

letter will be provided from a surveyor that the portico will be no closer than 35 ft. or no more than 6 ft. out of the existing structure.

A motion by Robert Adamo, seconded by Robert Fortsch to approve the application as conditioned; on roll call vote, all in favor, the motion carried.

DISCUSSION

Mr. Fortsch commented on the absences of Board Member Gohkale. Land Use Administrator Haag reported that he had resigned from the Board via the Mayor.

Mr. Plescia brought up discussion on granting a certificate of occupancy on a non-conforming structure. Discussion ensued to clarify his questions.

PAYMENT OF INVOICES: None

NEXT MEETING: Wednesday, September 26 at 7:30 pm.

ADJOURNMENT: On motion made, seconded and carried, the meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Sylvia Kokowski
Recording Secretary