

**TOWNSHIP OF RIVER VALE**  
**JOINT LAND USE BOARD**  
**November 8, 2017**  
**7:30 p.m.**  
**REGULAR MEETING**  
**MINUTES**

**APPROVED**

**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 Adamo     | Vice-Chairman |
| Robert Fortsch   | Secretary     |
| Glen Jasionowski | Class I-Mayor |
| John Donovan     | Councilman    |
| Michael Beukas   |               |
| Craig Plescia    |               |
| Peter Wayne      |               |
| Susan Vaccaro    |               |

**Also Present:**

|                       |                |
|-----------------------|----------------|
| Marc E. Leibman, Esq. | Board Attorney |
| Christopher Statile   | Board Engineer |

**Absent:**

|               |                        |
|---------------|------------------------|
| John Puccio   |                        |
| Joanne Allgor | Land Use Administrator |

**SWEARING IN OF NEW MEMBER:**

Dr. Kedar Gokhale was sworn in as Alternate #2, by the Board Attorney, Mark Leibman, Esq.

**MINUTES:** A motion for approval of the Minutes of 10/16/17 was made by Mr. Fortsch, seconded by Mr. Adamo and carried unanimously on roll call vote.

**APPLICATIONS:**

1. **Stackpole - 851 Rivervale Road, Block 403, Lot 26 - Garage** - Not heard; Carried to the 12/4/17 meeting;

2. **Hopper234, LLC - 234 Rivervale Road, Block 1801, Lot 8 - Use** - Not heard; Carried to the 12/4/17 meeting;

**DEVELOPERS AGREEMENT AMENDMENT:**

1. **Rivervale Homes - Orangeburgh Road - Block 601 Lot 7 - Minor Subdivision** - Board Attorney Leibman advised the reason for the amendment is it captures language stating that no permits shall be issued until the performance bond is paid and in place. He asked for the Board's recommendation and approval. After a brief discussion, a motion for approval was made by Robert Adamo, seconded by John Donovan and carried unanimously.

**DISCUSSION:**

1. **Proposed Zoning Ordinance Change** - Board Attorney Leibman advised the Governing Body wishes to complete this ordinance change before the end of the year, and the Board needs to advise whether or not it is consistent with the Master Plan. Mr. Leibman drew up a Letter to the Governing Body on behalf of the Board. He further advised this ordinance change concerns existing, thriving, non-conforming businesses, and in particular, the catering businesses. The ordinance needs to be brought into conformance, not the use, for continued viability. The Governing Body asks for the Board's recommendation, which makes the voting process easier. With the Board's approval, he would sign the letter and forward it to the Governing Body.

Chairman Lippert commented the Planning Board gave its approval last year, stating it was consistent with the Master Plan. This just confirms it. Mayor Jasionowski commented we are addressing all the properties across the community this year and throughout next year. We will be coming to the Joint Planning Board for guidance, adding this is just one piece of the puzzle. Mr. Statile explained it creates a B1 residential district. The catering establishment becomes a pre-existing, non-conforming use, and must conform to the conditions set forth in the ordinance, such as property size of two acres, and other provisions. Councilman Donovan commented it also clears up some ambiguities. Mayor Jasionoski stated this

(RVPB 11/8/17 Minutes)

would allow the catering facility to remain as is, rather than have 100-200 townhomes constructed on the land.

The matter was opened to the public, but there were no interested parties. The matter was closed to public. Chairman Lippert called for a motion.

A motion for approval to recommend the proposed changes to the land use ordinance to the Governing Body was made by Robert Adamo and seconded by Michael Beukas. There were no further questions, comments or discussions. On roll call vote, Craig Plescia, Michael Buekas, Robert Adamo, John Donovan, Mayor Jasionowski, Robert Fortsch, Peter Wayne, Susan Vaccaro, and Scott Lippert voted yes.

**PAYMENT OF INVOICES:** None

**NEXT MEETING:** Monday, December 4, 2017 at 7:30 p.m.

**ADJOURNMENT:** On motion made, seconded and carried, the meeting was adjourned at approximately 8:00 p.m.

**Respectfully submitted,**

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