

**NICOLE M. MAGDZIAK**  
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December 10, 2018

**VIA UPS OVERNIGHT**

Ms. Maria Haag  
Joint Planning Board Secretary  
Township of River Vale  
406 Rivervale Road  
River Vale, NJ 07675

**Re: Hearing Date: December 20, 2018  
The Fairways at Edgewood, LLC (“Applicant”)  
Preliminary and Final Major Site Plan Application  
Block 1201, Lots 5 and 6, Township of River Vale  
Block 2001, Lot 1 and Block 2201, Lots 26 and 31, Borough of Hillsdale  
 (“Property”)**

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Dear Maria:

Regarding the above matter, enclosed please find the original Affidavit of Publication for the December 20, 2018 hearing.

Please do not hesitate to contact me if you have any questions.

Very truly yours,



Nicole M. Magdziak

NMM:jl  
Enclosure

2018 DEC 11 A 10:21  
TOWNSHIP OF RIVER VALE  
RECEIVED

STATE OF NEW JERSEY  
COUNTY OF PASSAIC SS:

*Diana Figueroa*

Of full age, being duly sworn according to law, on his/her oath says that he/she is employed at North Jersey Media Group publisher of the The Record. Included herewith is a true copy of the notice that was published on the following date(s):

12/05/18

in The Record, a newspaper of general circulation and published in Hackensack, in the County of Bergen and circulated in Bergen, Passaic, Hudson, Morris and Essex Counties. Said newspaper is published seven days a week.

Subscribed and sworn before me this 5 day of December, 2018 at Woodland Park, NJ

*Melanie C. Altz*  
A Notary Public of New Jersey



TOWNSHIP OF RIVER VALE  
RECEIVED  
2018 DEC 11 A 10:25

**RIVER VALE TOWNSHIP  
NOTICE OF HEARING**

PLEASE TAKE NOTICE that on December 20, 2018 at 7:30 p.m., The Fairways at Edgewood, LLC (the "Applicant") will appear before the Township of River Vale Joint Planning Board (the "Board") at the Township of River Vale Township Hall located at 406 Rivervale Road, River Vale, New Jersey for a public hearing concerning its application for preliminary and final major site plan and preliminary and final major subdivision approval to construct a residential development, as described below, on property located at 455 and 449 Rivervale Road, designated as Block 1201, Lots 5 and 6 on the official tax map of the Township of River Vale (the "River Vale Property") and designated as Block 2001, Lot 1 and Block 2201, Lots 26 and 31 on the official tax map of the Borough of Hillsdale (the "Hillsdale Property").

The Edgewood Country Club property consists of approximately 190 acres and the proposed residential development is on approximately 44 acres in River Vale. No development is planned for the Hillsdale Property.

The River Vale Property currently contains a golf course and other related site improvements. The Applicant is proposing to subdivide the River Vale Property into three lots consisting of approximately 115.65 acres (Proposed Lot A), approximately 43.09 acres (Proposed Lot B) and approximately 1.31 acres (Proposed Lot C).

Proposed Lot A will contain eighteen (18) existing golf holes and the existing clubhouse, as well as new maintenance buildings, parking and other related site improvements. The Applicant is proposing to construct 225 dwelling units, parking, and other related site improvements on Proposed Lot B, and 24 affordable dwelling units, parking and other related site improvements on Proposed Lot C.

The Applicant is requesting the following variances in connection with the submitted application:

1. To permit the proposed maintenance building to be 33.5 feet, where a maximum height for accessory structures of 25 feet is permitted.
2. To permit fences located in the front yard to be 5 feet in height, where a maximum fence height of 3 feet is permitted.
3. To permit three freestanding signs that are approximately 221 square feet in size and up to 14 feet in height, where one freestanding sign that is 32 square feet and no more than 8 feet in height above grade is permitted.

The Applicant will also seek such variances, waivers, exceptions and/or relief that may be required upon a review of the plans, testimony and other materials at the public hearing.

The application, documents and plans for which approval is being sought are available for public inspection from the Clerk to the Board at the Building Department in the Township of River Vale Township Hall located at 406 Rivervale Road, River Vale, New Jersey, from 9:00 a.m. to 4:00 p.m., Monday through Friday, except holidays. All interested persons may attend and be heard at the aforesaid hearing.

By: Peter J. Wolfson, Esq.  
Day Pitney LLP  
Attorney for Applicant

The Record December 5, 2018  
Fee: \$85.50 (114) 4304012