

**TOWNSHIP OF RIVER VALE  
JOINT PLANNING BOARD  
April 27, 2022  
7:30 p.m.  
REGULAR MEETING MINUTES**

*Approved 5-25-22*

**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 Joint Planning Board saluted the flag.**

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**ROLL CALL:**

**Members Present:**

Robert Adamo	
Robert Fortsch	Vice-Chairman
Scott Lippert	Chairman
Matthew Ross	
Susan Vaccaro	Secretary

**Also Present:**

Marc E. Leibman, Esq.	Board Attorney
Christopher Statile, P.A.	Board Engineer
Caroline Reiter	Board Planner
Maria Haag	Land Use Administrator/ Recording Secretary

**Absent:**

Delix Alex	
John Donovan	Councilman
Glen Jasionowski	Class I-Mayor
Peter Wayne	

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**REGULAR MEETING**

**APPLICATIONS:**

**Collignon Estates - Block 1801 Lots 7 & 8 - 234 & 238 Rivervale Road**

- Preliminary and Final Major Site Plan /Major Soil Movement/Use "D" Variance/Bulk "C" Variances - *carried from the March 30, 2022 meeting*

Mr. Lippert stated that the application will be carried to the May 25, 2022 meeting, and that no further notice is required.

**Keenan - Block 2206.01 Lot 14 - 146 Doretta Street**

- Deck - Bulk Variance/Rear Yard Setback

Clifford Keenan, 146 Doretta Street, River Vale, introduced himself as the owner of the property and applicant. Andrew Laga, 565 Westwood Avenue, River Vale introduced himself as the general contractor for the project. Mr. Keenan and Mr. Laga were sworn in. Mr. Keenan presented an overview of the application. He explained that he is seeking relief for a variance to expand an existing non-conforming rear yard deck by 4'6" and move the existing stairway. He stated that the existing rear yard setback is 19', where a 30' setback is required. Mr. Keenan explained that the 19' rear yard setback will remain with the new wood deck. The applicant presented a picture of the existing deck included with the application, taken in February 2021. Mr. Keenan explained that the surrounding neighbors' decks align with his and have the same setback.

The application was opened to the board members for questions and comments.

Mr. Adamo stated that the property is a corner lot. Mr. Statile reviewed the property survey with the board members. The applicant explained that the proposed deck will be 15.2 feet from the rear property line in the southern corner and 19.2 feet from the rear property line in the northern corner. Mr. Statile

stated that an As-Built survey prepared by a professional surveyor must be provided to ensure all setbacks to existing and new structures, impervious coverage, and building coverage to the Board Engineer.

Mr. Adamo asked questions about the railings and space under the deck. Mr. Laga stated that the height under the deck is 7 feet from grade. Mr. Adamo asked for the conditions of the variance to state that there will not be a roof over the deck and that the area under the deck will not be enclosed. The applicant agreed to the conditions. The board agreed that a patio under the deck would be not be an issue as long as it is not enclosed and the impervious coverage does not exceed the maximum allowed.

Discussions continued regarding the location of the existing shed. It was decided that if the shed is changed or relocated, then it must be brought up to conformity by pulling a zoning permit. Mr. Statile stated that the shed should be included in the As-Built survey.

The meeting was opened to the public for questions and statements; there being no members of the public present, the meeting was closed to the public.

A motion to approve the application as presented with requirements and conditions was made by Mr. Adamo; seconded by Mr. Lippert; on a roll call vote, all in favor, the motion carried.

## **2022 MASTER PLAN RE-EXAMINATION REPORT**

Caroline Reiter, Township Planner presented the 2022 Master Plan Reexamination Report dated April 11, 2022, which had been submitted to the board members. Ms. Reiter thanked the subcommittee members, Robert Fortsch, Susan Vaccaro, and Matthew Ross for their time and commitment made to assist in the preparation of the draft report. Adequate notice had been provided for the hearing.

Ms. Reiter explained that the Master Plan is a document that is adopted by the Planning Board. Master Plans must be reexamined in the state of New Jersey every 10 years. She discussed the most recent Master Plan documents. The last full reexamination report was adopted in 2011. Ms. Reiter discussed how the goals and objectives from the last reexamination report

are looked at, and explained the process of how to determine if anything has since changed. She explained that development and redevelopment plan recommendations are reviewed. She stated that a new item reviewed is the location appropriate for public electric vehicle infrastructure.

Ms. Reiter explained and summarized the objectives from the 2011 Reexamination Report:

- Affordable Housing
- Zoning Regulations
- Cohesive Downtown Environment
- Historic Preservation
- Open Space
- Pedestrian Transportation Services
- Various Items Related to the Meskers Property

Mr. Reiter discussed each objective individually and explained recommendations pertaining to each for the 2022 reexamination.

Ms. Reiter stated that the items from the 2016 interim reexamination report included a study of the A-1 zone and a study of an area district between Rivervale Road and Harriot Court. She stated that she does not believe these items need to be studied or discussed much further.

Mr. Lippert asked where the township stands in regards to affordable housing as far as what is required versus what has been developed. Ms. Reiter stated that with The Fairways and Meskers Site developments, the township is currently round three compliant.

Ms. Reiter reviewed tables from the township's housing element. Mr. Reiter stated that the Municipal Land Use Law has made some revisions as to what is required in the Land Use Plan. She stated that any updates to the Land Use Plan must include the new requirements. Mr. Lippert asked Mr. Statile to review at some point in the future, the new storm water management rules with the board members and how they will affect applications.

Mr. Reiter discussed electric vehicle charging stations. Mr. Lippert stated that he would like the board to look at the model ordinance for EV charging stations critically and suggested that the township adopts its own ordinance. Mr. Leibman agreed and stated that he will reach out to the township

attorney regarding having an ordinance drafted for a consistency review. Ms. Reiter agreed and stated that she will work on the draft for the ordinance.

Ms. Reiter discussed the specific changes recommended to the Master Plan as stated in the report. She stated that the township is considered to be "built out" with not much land remaining to build on. A landscape/nursey in town was discussed. It was stated that the property is currently zoned for single family homes and it would be the township's first choice of development in that manner. Ms. Reiter stated that if it is determined that single family homes are not feasible at the site, the plan recommends that the alternative design would be for attached single family homes/townhouses. She stated multifamily development or assisted living/healthcare facilities would not be appropriate for the area. She stated that any use other than single family residential use would conflict with existing development patterns.

Questions from board members regarding the development of the landscape/nursery site continued. Any applications submitted for development of the site, including any additional uses, would need to appear in front of the joint planning board for consideration. Mr. Leibman stated that recommendations included in the Master Plan allows the governing body to adopt an ordinance that is consistent with the Master Plan. Discussions continued.

Ms. Reiter discussed the open space plan and recreation options in town. Mr. Adamo asked about field availability and age groups requiring recreation space. Ms. Reiter explained the different opportunities for field use and stated that the athletic director has stated that he is satisfied with the amount of recreation space and field availability.

Ms. Reiter continued to review the recommendations included in the report.

Ms. Reiter stated that there are no revisions to the land use plan necessary to redevelopment plans.

Mr. Adamo asked questions about in-law suites and mother/daughter residences. Mr. Leibman discussed multi-generational housing. He stated that there is currently no definition or ordinance for mother/daughter housing. He explained that the issue is with the possible creation of a two-

family home. Mr. Statile stated that the zoning officer should review the zoning application for this type of dwelling, and if necessary, require a variance.

Mr. Adamo asked for the open space to include the rivers.

Mr. Fortsch asked about zoning for apartments in the downtown area. Ms. Reiter stated that apartments are permitted. Mr. Leibman stated that the downtown area was re-zoned as part of a settlement with fair share housing. Ms. Reiter stated that she will include a recommendation to increase the density in the downtown area to allow for more apartments.

After further discussion regarding the development of the landscaping/nursery site, it was decided that the master plan reexamination should remain as it is and only reflect the current zoning which allows for single-family detached housing. The draft will be updated to remove the recommendation for attached single family homes/townhouses.

Mr. Lippert stated he would like to carry the matter to the next meeting. He asked for the draft to be revised to include the matters discussed and then redistributed to the board members for review. He thanked Ms. Reiter and the subcommittee for their time. Mr. Lippert announced that the reexamination report will be carried to the May 25, 2022 meeting; no further notice is required.

#### **RESOLUTIONS:**

##### **Approval of the 2021 Annual Report on Variance Applications**

A motion for approval was made by Mr. Lippert; seconded by Mr. Fortsch; on a roll call vote, all in favor, the motion carried.

#### **MINUTES:**

A motion for approval of the minutes of March 30, 2022 was made by Mr. Lippert; seconded by Mr. Ross; and carried unanimously on voice vote.

**PAYMENT OF INVOICES:** Chairman Lippert reviewed and signed

**NEXT MEETING:**

**Regular Meeting - Wednesday, May 25, 2022 at 7:30 p.m.**

The meeting was opened to the public for any non-agenda items. There being no members of the public present; the meeting was closed to the public.

**ADJOURNMENT:** The meeting was adjourned at 9:18 p.m.

**Respectfully submitted,**

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**MARIA HAAG**

**Recording Secretary**