

**TOWNSHIP OF RIVER VALE
JOINT PLANNING BOARD
April 29, 2020
REGULAR MEETING
MINUTES**

Approved 5/27/20

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 Fortsch	
Susan Vaccaro	
Gregory Lowe	
Matthew Ross	
John Puccio	
Robert Adamo	
Peter Wayne	

Also Present:

Marc Leibman	Board Attorney
Christopher Statile	Board Engineer
Maria Haag	Land Use Administrator

Absent:

Glen Jasionowski	Class I-Mayor
John Donovan	Councilman

The meeting was conducted virtually via Go To Meeting.

Mr. Leibman, Board Attorney opened the meeting stating that it is in accordance with the Open Public Meetings Act, published electronically and in accordance with law.

APPLICATION

Manoukian - Block 107 Lot 12 - 611 Antrim Road - Portico Addition

Mark Turnamian, Attorney, 11 State Street Hackensack, NJ representing the applicant stated that Robert Zaccone, Architect and George Bedrosian, acquaintance of the applicant will testify.

Mr. Turnamian thanked the Board for having the virtual meeting. He reported that the applicant purchased the house at 611 Antrim Road in August, 2019. The property is 130 ft. wide by 150 ft. deep.

The existing front entrance has an eleven ft. wide portico which is in need of replacement. The application is to replace the portico with an enclosed entry foyer of the same width. The portico extends 4 ft. into the front yard from the foundation. The present entry foyer is cramped; we will make it more esthetically pleasing and weather protected.

The front yard from the edge of the roof of the portico is about 43 ft. The roof of the proposed entry way will extend 26 inches beyond that point into the front yard. The depth of the proposed entry foyer is as shallow as we can make it to still be functional. There are five houses on the block that were taken into consideration when computing the average set back. We will add about 26 inches to the existing encroachment; the width of the entry is 11 ft. the width of the entire house is 88 ft.; we are pushing out a very small percent.

Ms. Vaccaro asked if there are plans to change the size of the door. Robert Zaccone, Architect was sworn in by Mr. Leibman, Board Attorney. The Board accepted his qualifications. Mr. Zaccone replies that the existing door will be removed and a new door placed. The existing door swings the wrong way; the new door will be installed to swing open the correct way.

Mr. Lowe asked if there were drawings of the proposed elevation. Mr. Zaccone responded yes and that elevations of the entry and zoning calculations were submitted. Mr. Leibman added that the information is contained at the bottom left of Exhibit A-1. Mr. Zaccone confirmed that he prepared the submitted plans.

George Bedrosian was sworn in by Mr. Leibman, Board Attorney. He was asked about any other proposals to the house. Mr. Bedrosian advised that windows were replaced and the house will be re-sided with vinyl siding.

Mr. Wayne asked how much relief is being sought on the variance to the street. Mr. Turnamian responded that the new portico roof will extend 26 inches farther out than the existing portico roof. Mr. Wayne commented on a 9 ft. encroachment into the front yard.

Mr. Statile reported on the front yard setback - 41.12 ft. (to overhang) proposed vs. 50.63 ft. (average setback on block from Zoning Denial), a difference of 9.51 ft. The actual projection is 6 ft. 2 inches.

Chairman Lippert opened the meeting to the public.

James Ardizone, 615 Maze Road, River Vale asked if the portico would be enclosed or open. He was told enclosed; the front door will face the street. Will the entry door be the same level going into the house? He was told that it would be 6 inches higher because we want to raise the level of the foyer above the existing grade. It will align with the floor level. It will be 6 ft. 2 inches from the existing building foundation.

Gail Eastlake, 606 Antrim Road, River Vale, asked if the portico is the only change that will be done and if it will be an open porch. She was told, enclosed foyer porch with walls and a front door with matching siding and a side light.

The meeting was closed to the public.

Ms. Vaccaro is concerned that it will be an enclosed portico; it is more of an addition, an enclosed room jetting out the front of the house. Ms. Eastlake was listening and added that it will look ugly, she does not like the plans to enclose it.

Mr. Leibman asked to hear from Mr. Statile, commenting that substantial setback exists. Mr. Turnamian commented that if it is open or closed, the setback would still be the same. Forty to 50 feet set back is substantial. Mr. Statile added that when completed, it will be 51.2 feet from the curb line.

Mr. Turnamian asked Mr. Zaccone to speak about the benefits of an enclosed entryway. Mr. Zaccone replied that an enclosed foyer is a transition point where coats can be removed, visitors welcomed and therefore an amenity; providing weather protection. Mr. Lippert asked when all is done, will esthetics be improved. Mr. Zaccone responded "without a doubt", no detriment and an improvement to the neighborhood.

Mr. Statile commented on the photographs submitted with the application.

Mr. Puccio says the plans state a 39.33 ft. setback to the stairs. Mr. Puccio recalled 50 ft. He was told 39.33 ft. is to the concrete stoop not to the portico itself. Mr. Puccio also sees 47.29 ft. to the existing front of the house. He was told that is where the house is located on the property, it was built that way. Mr. Lippert commented that there is a substantial setback in the front.

No further discussion.

A motion by Mr. Wayne, seconded by Mr. Fortsch to approve the application for an enclosed portico, on roll call vote, all in favor, the motion carried.

RESOLUTION

J.B. Farrell Contracting, L.L.C. - Block 1714 Lot 2 - 557 Central Avenue- Major Subdivision

A motion by Mr. Lowe, seconded by Ms. Vaccaro to adopt the resolution, on roll call vote, all those eligible voted yes, the motion carried.

MINUTES

February 26, 2020

A motion by Mr. Lowe, seconded by Mr. Lippert to approve the minutes of February 26, 2020; as amended, on roll call vote, all those eligible voted yes, the motion carried.

PAYMENT OF INVOICES: None

NEXT MEETING: Wednesday, May 27, 2020 7:30 p.m.

ADJOURNMENT: On motion made, seconded and carried, the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Sylvia Kokowski
Recording Secretary