

**TOWNSHIP OF RIVER VALE  
JOINT PLANNING BOARD  
May 17, 2023  
7:30 p.m.  
REGULAR MEETING MINUTES**

*Approved 6/21/23*

**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	Arrived at 8:00pm
Mark Bromberg	Mayor
John Donovan	Councilman
Anthony LaSpada	Alternate No. 1
Scott Lippert	Chairman
Matthew Ross	Secretary
Susan Vaccaro	Vice Chair - Arrived at 7:45pm
Peter Wayne	

**Also Present:**

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

**Absent:**

Delix Alex	
Demetria Bogosian	
David Karlebach	Board Planner

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## Applications

### **Downes - Block 2204 Lot 15 - 588 Baker Court - Fence/Corner Lot**

Colleen Downes and Richard Van Cleft, 588 Baker Court, River Vale, introduced themselves as the owners of the property and applicants. The application that was submitted was amended to reflect that. The applicants were sworn in. Ms. Downes presented an overview of the application. She explained that she is seeking relief for two variances pertaining to a 6-foot solid privacy fence at the rear left side of her property. Ms. Downes explained that her property is on the corner of Baker Court and backs up to the Roberge Elementary School field. She stated that her backyard is heavily trafficked by parents, children and coaches that often "cut through" her backyard as a means to get to the field. She stated that they are seeking privacy, separation, and boundaries from this ongoing situation. Ms. Downes stated that there is also an unsightly portable restroom that they would like to have privacy from.

The application was opened to board members for questions and comments. The board members discussed the location of the fence in relation to the garage. The board members discussed the application and asked questions for clarification. The applicant explained that they submitted two zoning applications and have obtained approval for the portion of the fencing that did not require a variance.

Councilman Donovan and Mayor Bromberg agreed that the applicant has presented a unique set of circumstances given the proximity to the school field. Mr. Leibman clarified that the applicant is requesting approval for the fencing to be located at the property line and that the highlighting on the property survey exhibit should be amended to reflect the correct location. This information will be reflected in the resolution.

The meeting was opened to the public for questions and statements; there being none, the meeting was closed to the public.

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

## Discussions

### **Completeness Review Process**

The process for completeness review for applications that are not being submitted to the Township Engineer was discussed. An overview of the current process was explained by Mr. Leibman. A formal process was discussed in relation to the Joint Planning Board By-laws. Mr. Leibman stated that either an ordinance must be adopted or the by-laws should be updated annually in determining the completeness process. After further

discussion, the board decided that the Zoning Official along with a designated board member should be reviewing these types of applications and determining completeness. This will be amended in the by-laws to be reviewed and approved at the next meeting.

**Bergen County Master Plan Meeting Update**

David Karlebach attended the county meeting. He will be present at the June 21<sup>st</sup> Joint Planning Board meeting to discuss. Mr. Liebman shared a link of topics discussed at the county meeting to be shared with the board members.

**Resolutions**

***Toll NJ 1, LLC - Block 1201 Lot 6.03 - The Fairways at Edgewood  
- Amended Preliminary and Final Site Plan Approval***

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

**Minutes**

A motion for approval of the minutes of April 19, 2023 was made by Mr. Lippert; seconded by Councilman Donovan; all in favor, the minutes were approved.

**Non-Agenda Items**

The board members discussed the on-going construction of the tennis courts located at Edgewood Country Club. The installation of pickle ball courts included at the site was discussed. Mr. Statile and Mr. Liebman stated that the matter is under the discretion of the Zoning Official. Mr. Liebman stated that the terms of the variance approval has not be changed. The matter may be addressed at a later date should there be a violation of the noise ordinance in the future.

Meeting opened to the public for any non-agenda items; there being none; the meeting was closed to the public.

**Payments of Invoices:** Chairman Lippert reviewed and signed

**Next Meeting:** Regular Meeting - Wednesday, June 21, 2023 at 7:30 p.m.

**Adjournment:** The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

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MARIA HAAG  
Land Use Administrator/Recording Secretary