

**TOWNSHIP OF RIVER VALE  
JOINT PLANNING BOARD  
June 21, 2023  
7:30 p.m.  
REGULAR MEETING MINUTES**

*Approved 7/19/23*

**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	
Delix Alex	
Demetria Bogosian	
Mark Bromberg	Mayor
John Donovan	Councilman
Scott Lippert	Chairman
Matthew Ross	Secretary
Susan Vaccaro	Vice Chair - Arrived at 7:39 pm
Peter Wayne	

**Also Present:**

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

**Absent:**

Anthony LaSpada	Alternate No. 1
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## Applications

**Guerriero - Block 1401 Lot 8 - 376 Rivervale Road** - Addition to preexisting non-conforming primary structure/Accessory Structure/Setbacks

Mr. Wayne recused himself and stepped down from the dais.

David and Lori Guerriero, 376 Rivervale Road, River Vale, introduced themselves as the owners of the property and applicants. The applicants were sworn in. Ms. Guerriero explained their reasons for the variance request and introduced her architect, Seth Leeb, AIA, Parsippany, NJ. Mr. Leeb was sworn in and presented an overview of the application. Mr. Leeb explained the variances that the applicant is seeking. He referred to pictures that were submitted with the application. He explained that the lot is a preexisting non-conforming lot, and that the existing home is non-conforming due to setbacks. He explained that the existing home is of the "Arts and Crafts" style built in or around 1927 and there is no existing garage. He explained that detached garage will have design elements that complement the architectural look of the nearly 100-year-old home and will provide a place for vehicles and lawn equipment to be stored. The addition will add a new mudroom, laundry area, kitchen and enlarge a downstairs bedroom. The second floor will enlarge the primary bedroom and add a bathroom. The addition is in keeping with the style of the existing structure. Mr. Leeb also spoke about the gravel driveway which services the property, but which appears to be on the adjoining lot.

The application was opened to board members for questions and comments. Mr. Adamo, Councilman Donovan, and Mayor Bromberg stated that they are in favor of the application being proposed and believe that the application does not cause any detriments to the adjoining neighbors.

Mr. Statile stated that the board does not, and cannot, grant any relief in regards to the driveway due to its location. The driveway encroaches onto the Veolia Water Company property. Mr. Statile suggested a reconsideration of the location of the garage. Mr. Leibman explained the risk involved if the board approves the application as is.

After further discussion, the Applicant agreed to modify the application to push the detached garage further back on the property, with the same side yard setback to allow for a car to turn around on the site. They requested to keep the request for the setback variance.

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

Under the guidance of Mr. Leibman, the Board agreed, by a separate vote, to permit an amendment to the plans provided that revised plans are submitted and approved by the Township Engineer prior to the adoption of

the resolution. A motion was made by Mr. Lippert; seconded by Ms. Bogosian; on a roll call vote, all in favor, the motion carried.

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

Mr. Wayne returned to the dais.

### **Conceptual Review**

**Friedhoff - Block 1201 Lot 1 - 525 Rivervale Road - Accessory Building to be used for Residential Purposes**

Mr. Statile informed the board that they cannot discuss any variances pertaining to the application; only site plan issues.

Beth and Lawrence Friedhoff introduced themselves as the owners of the property and explained to the board the purpose for the conceptual review. They spoke about their home, barn, and history of the property. They explained that they would like to convert an existing barn on the property into living space for family while keeping with the historical integrity of the property. The property will be used for family only and will not be rented. They referred to plans and pictures that were submitted to the board.

Mayor Bromberg asked if the property were to be subdivided, if it would create a "flag" lot. Mr. Statile confirmed that if the land were to be subdivided, it would create a "flag" lot. Mr. Leibman discussed the restrictions, conditions of approval, and deed restrictions that may need to come along with the application if it were to be submitted. The board members continued discussions.

Joseph Bruno, AIA, discussed the proposed plans that were submitted to the board.

Mr. Statile stated that the primary house is registered on the county historical list, however the barn is not included on the list. Discussions continued regarding reconstruction of the building.

The board members and professionals discussed the purpose of the conceptual review.

Brigette Bogart, Planner, discussed the historical aspect of the property and the benefits of the application in regards to historical preservation.

Discussions among the board members continued. The applicant thanked the board for their time.

## **Completeness Review**

*Incandescent Development, LLC - Block 813 Lots 17 & 18 - Preliminary and Final Site Plan Approval/Major Soil Movement*

Mr. Statile discussed the completeness review of the application. He stated that a Letter of Interpretation (LOI) from the DEP should be submitted by the applicant to address the waterway that is adjacent to the property. The application has been denied for completeness. He stated that the applicant has the option to proceed for preliminary approval only. Mr. Leibman explained the difference in the process between obtaining preliminary and final approval. The merits of the application were not discussed.

A motion to deny the application for completeness was made by Mr. Adamo; seconded by Ms. Vaccaro; on a roll call vote, Mr. Adamo, Mr. Alex, Ms. Bogosian, Mr. Ross, Ms. Vaccaro, and Mr. Wayne voted yes; Mr. Lippert voted no; the motion carried; the application was deemed incomplete.

## **Discussions**

### **Joint Planning Board By-Laws - Amended Completeness Review Process**

A motion for approval of the amended by-laws was made by Mr. Adamo; seconded by Mr. Ross; on a roll call vote, all in favor, the motion carried.

### **Bergen County Master Plan Meeting Update**

David Karlebach, Board Planner, attended the county meeting and discussed the matters that were covered during the meeting with the board. He stated that River Vale is mentioned in the County Master Plan only as a reference for general recommendations.

## **Resolutions**

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

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

## **Minutes**

A motion for approval of the minutes of May 17, 2023 was made by Mr. Wayne; seconded by Mr. Adamo; on a roll call vote, all in favor, the minutes were approved.

## **Non-Agenda Items**

Meeting opened to the public for any non-agenda items.

David Rice, 539 Bernita Drive, stated his concerns for a fence variance that was approved for 584 Ridge Road. He stated that the fence was installed in the wrong location. Mr. Statile stated that the matter is being addressed by the Zoning Official. Mr. Leibman advised the board members not to comment on the matter.

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

**Next Meeting:** Regular Meeting - Wednesday, July 19, 2023 at 7:30 p.m.

**Adjournment:** The meeting was adjourned at 9:20 p.m.

Respectfully submitted,

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MARIA HAAG  
Land Use Administrator/Recording Secretary