

**TOWNSHIP OF RIVER VALE  
JOINT PLANNING BOARD  
July 19, 2023  
7:30 p.m.  
REGULAR MEETING MINUTES**

*Approved 8/16/23*

**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:**

Delix Alex	
Demetria Bogosian	
Anthony LaSpada	Alternate No. 1
Scott Lippert	Chairman
Matthew Ross	Secretary
Peter Wayne	

**Also Present:**

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

**Absent:**

Robert Adamo	
Mark Bromberg	Mayor
John Donovan	Councilman
Susan Vaccaro	Vice Chair

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## Applications

**Cervantes/Dellepiane - Block 901 Lot 4 - 620 LaManna Drive - Pool Barrier Fence/Corner Lot**

Counsel for the Applicant - Robert J. Maloof, Esq., 645 Westwood Avenue, River Vale, NJ

Mr. Maloof presented an overview of the application. The applicants, Carlos Cervantes and Patricia Dellepiane Cervantes are the owners of the property. The applicant is seeking variance relief for the installation of a four-foot open black aluminum pool compliant fence on a corner lot. They are replacing an existing three-foot chain link fence. Mr. Maloof submitted the relevant portion of the tax map marked as **Exhibit A-1**, and three photographs of the subject property marked as **Exhibit A-2** at the hearing. Ms. Dellepiane explained that the existing three-foot fence does not meet the current requirements to protect a swimming pool, and they would like to make the property safe for the neighborhood. She stated that they have not opened the pool this year and are waiting for approval from the board. Mr. Statile confirmed that a pool barrier fence must be a minimum of four feet high. Ms. Dellepiane stated that they will be connecting the fence to the neighbor's existing six-foot fence.

Mr. Wayne asked if the fence would be in the same location as the existing three-foot fence. Mr. Dellepiane confirmed that the new fence would be installed in the same location and will be on the property line.

The meeting was opened to the public for questions or comments. There being none, the meeting was closed to the public.

A motion for approval of the application as discussed was made by Mr. Alex; seconded by Ms. Bogosian; on a roll call vote, all in favor, the motion carried.

## Resolutions

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

Mr. Statile confirmed that the architect submitted revisions for the application and that the revisions to the plans are compliant. The architect pushed the garage further back on the property to allow for a turnaround area.

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 June 21, 2023 was made by Mr. Lippert; seconded by Mr. Wayne; 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; there being no members of the public present; the meeting was closed to the public.

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

**Next Meeting:** Regular Meeting - Wednesday, August 16, 2023 at 7:30 p.m.

**Adjournment:** The meeting was adjourned at 7:49 p.m.

Respectfully submitted,

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MARIA HAAG  
Land Use Administrator/Recording Secretary