

**TOWNSHIP OF RIVER VALE
JOINT PLANNING BOARD
July 28, 2021
7:30 p.m.
REGULAR MEETING MINUTES**

Approved 9-22-21

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
Matthew Ross	(Alt. #1)
Susan Vaccaro	Secretary
Peter Wayne	

Also Present:

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

Absent:

John Donovan	Councilman
Glen Jasionowski	Class I-Mayor
Scott Lippert	Chairman

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REGULAR MEETING

APPLICATIONS:

Chang - Block 1715 Lots 39&71 - 633 Fairway Terrace and 629 Cleveland Avenue

- Subdivision and Bulk Variance

Prentice Chang, homeowner residing at 633 Fairway Terrace is sworn in by Mr. Leibman. Mr. Chang presented an overview of the application. Mr. Chang and his wife Ivy Chang live in the house owned by his mother located at 633 Fairway Terrace. He currently has power of attorney. Mr. and Mrs. Chang purchased the property adjacent to his mother's home, 629 Cleveland Avenue approximately two years ago. He stated that they would like to take a portion of the land from 629 Cleveland Avenue and attach it to 633 Fairway Terrace. He stated that this is just changing a boundary line and has no plans to knock down or build any new homes. He stated that he has no intention of creating any new lots. Mr. Chang stated that the property located at 629 Cleveland Avenue is currently being rented and that the tenant would like to purchase the home.

Mr. Statile stated that the applicant and board members must agree on which lines are rear and side property lines at 633 Fairway Terrace. Mr. Adamo stated his concerns about a future owner creating a flag lot. Discussions continued with Mr. Statile, Mr. Leibman, and board members in order to designate front, rear, and side lots. Mr. Statile suggested a condition in the resolution stating that only one home can occupy that lot and further subdivision of the property is prohibited. Mr. Adamo requested a building envelope. Mr. Statile stated that this application is considered a major subdivision due to the lot depth and will need to be recorded with the county. It was decided that as a condition of approval, any structure on Fairway Terrace shall have its "front" on Fairway Terrace. The applicant agreed to send the Township Engineer a revised final major subdivision plan.

Mr. Fortsch opened the meeting to the public for questions or statements. There being none, the meeting was closed to the public.

A motion to approve the application was made by Mr. Adamo, seconded by Mr. Wayne, on roll call vote, all in favor, the motion carried.

Resolutions:

Westcott Properties, LLC - Block 1719 Lot 6 - 215 Rivervale Road

- Monument Sign

Dombkowski - Block 1701 Lot 26 - 298 Cedar Lane

- Addition

J.B. Farrell Contracting, LLC - Block 1714 Lot 2 - 557 Central Avenue

- Major Subdivision (CORRECTIVE)

A motion for approval of the above-mentioned resolutions was made by Mr. Fortsch; seconded by Mr. Wayne; and carried unanimously on voice vote.

MINUTES:

A motion for approval of the minutes of June 23, 2021 was made by Mr. Fortsch; seconded by Mr. Wayne; and carried unanimously on voice vote.

PAYMENT OF INVOICES: Vice Chairman Fortsch reviewed and signed

The meeting was opened to the public for non-agenda items. There being no members of the public in attendance, the meeting was closed to the public.

DISCUSSION:

- Resignation of John Puccio

The board is currently down two regular members and one alternate. Mr. Fortsch mentioned two former board members who may be interested. The Chairman will to speak with the Mayor about filling vacant positions.

- Status update of Master Plan Reexamination

Mr. Fortsch updated the board on the progress the sub-committee has been making regarding the Master Plan. The board members discussed the population of River Vale and potential grants. Further discussions of the Master Plan will continue at future meetings.

The meeting was opened to the public; there being none; the meeting was closed to the public.

NEXT MEETING:

Regular Meeting - Wednesday, August 25, 2021 at 7:30 p.m. in Council Chambers at River Vale Town Hall.

ADJOURNMENT:

On motion made by Mr. Wayne; seconded by Mr. Adamo; and carried, the meeting was adjourned at 8:13 p.m.

Respectfully submitted,

MARIA HAAG

Recording Secretary