

**TOWNSHIP OF RIVER VALE
JOINT PLANNING BOARD
August 16, 2023
7:30 p.m.
REGULAR MEETING MINUTES**

Approved 9/20/23

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
Susan Vaccaro	Vice Chair
Peter Wayne	

Also Present:

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

Absent:

Robert Adamo	
Mark Bromberg	Mayor
John Donovan	Councilman

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DISCUSSIONS

Lake Tappan Urban Renewal LLC - Block 701 Lot 8.02 - River Vale Road - One year extension request of the resolution adopted August 31, 2022, granting Use Variance and Preliminary and Final Site Plan Approval

David S. Lafferty, Esq. - Huntington Bailey, L.L.P. explained the letter requesting the extension of the resolution of approval, submitted August 9, 2023. Mr. Leibman explained that public notice is not required and that a developer's agreement and pilot agreement is in the process of being signed off by the governing body.

A motion for approval was made by Mr. Lippert; seconded by Ms. Vaccaro; all in favor, the motion carried.

Applications

Shale/Deutsch - Block 814 Lot 29 - 637 Midvale Court - Use "D" Variance/Professional Office located in an "A" Residence Zone District

Dr. Allison Shale Deutsch PsyD., residing at 637 Midvale Court presented an overview of the application. The applicant is seeking a use variance to permit a home office to conduct her business as a licensed psychologist working with children, adolescents, and families. The applicant stated that she has been licensed to practice psychology in New Jersey and New York since 2014. She also has a license for "tele-psychology" which allows her to see patients remotely from other states. She stated that she has been operating remotely since Covid in 2020. She stated that she would like to begin seeing patients in person, however will continue to see patients residing in other states remotely as well. She operates a small private practice for herself only and does not have any onsite employees other than herself. Dr. Shale Deutsch testified that she does not prescribe medication and generally sees patients for 45-60 minutes at a time, with her final appointment concluding by 8:30 p.m. and with appointments starting no earlier than 9:30 a.m. She stated that she intends to see two to three patients in person per day. Dr. Shale Deutsch further testified that her property has sufficient parking to allow two patients to park on site without interfering with vehicular movement in the driveway. The home has a separate entrance for the patients to enter and travel to the basement office. No signage will be visible from the street. She has lived in this home for the past two years with her family and previously resided in another home in River Vale and chose this home, in part, because its design is favorable for a home office use.

The meeting was opened to the board members for questions. Mr. Wayne asked about access to the basement, where patients will be seen. He asked if the basement would be ADA compliant. Dr. Shale Deutsch stated that the basement is not ADA compliant, however she can accommodate patients remotely or in another section of her home. The board decided to include in the resolution that the office space will not exceed more than 500 square feet of the basement. Dr. Shale Deutsch confirmed that her driveway

will accommodate parking of the cars of her patients. There will not be more than two additional cars, and only if her patients are scheduled back-to-back.

Mr. Leibman stated that he will add the conditions of approval discussed to the resolution.

David Karlebach spoke about the application and stated that he does not see a negative impact on the neighborhood. He stated that the maximum sign area is 10" X 18" and that the applicant must abide by that.

Mr. Lippert referred to Mr. Statile's letter stating that the 2005 Master Plan encourages home offices.

The meeting was opened to the public for questions or comments. Several residents were present in support of the application; however, no statements were made on the record. The meeting was closed to the public.

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

Resolutions

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

A motion for approval was made by Mr. Lippert; seconded by Mr. Wayne; all in favor, the motion carried.

Minutes

A motion for approval of the minutes of July 19, 2023 was made by Mr. Lippert; seconded by Mr. Ross; 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, September 20, 2023 at 7:30 p.m.

Adjournment: The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

MARIA HAAG
Land Use Administrator/Recording Secretary