

**TOWNSHIP OF RIVER VALE
JOINT PLANNING BOARD
August 26, 2020
REGULAR MEETING
MINUTES**

Approved 9/30/20

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 Planning Board saluted the flag.

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ROLL CALL:

Members Present:

Robert Fortsch	(8:00)
Scott Lippert	Chairman
Gregory Lowe	
Matthew Ross	
Robert Adamo	
Peter Wayne	
Susan Vaccaro	
John Puccio	

Also Present:

Marc Leibman	Board Attorney
Christopher Statile	Board Engineer
Maria Haag	Land Use Administrator
Caroline Reiter	Planner

Absent:	Glen Jasionowski	Class I-Mayor
	John Donovan	Councilman

The meeting was conducted virtually via Zoom.

Mr. Leibman, Board Attorney opened the meeting stating that it is in accordance with the Open Public Meetings Act, published electronically and in accordance with law.

ORDINANCE REVIEW

Front Yard Setbacks in Residential District - Second Reading Consistency Review / Definitions

Caroline Reiter, P.P., AICP of Statile Associates advised that discussion is for clarification of our ordinance that came from our last discussion in July.

She provided a memorandum dated August 21, 2020 stating three potential definitions for a "primary front yard setback".

1. On a corner lot, the primary front yard setback is the yard abutting the street that is the property address.
2. On a corner lot, the primary front yard setback is the yard abutting the street on which the primary entrance is located.
3. On a corner lot, the primary front yard setback is the yard with the longest street frontage. If the two street frontages are equal in length, the yard abutting the street that is the property address (or contains the primary entrance) shall be the primary front yard setback.

In all of the above examples, the front yard setback that is not the primary front yard setback would be the secondary front yard setback.

Mr. Leibman advised that if you make a material change to an ordinance after a first reading you are supposed to do another first reading prior to having a second reading. In this case it is not a material change, it is for clarification purposes. Discussion ensued on what section of the ordinance is the best place to put the clarification. Mr. Leibman advised that there are ten sections under definitions in the Code. Ms. Reiter commented that we are making recommendations to the front yard setback which are for each of the residential zone districts. Each front yard setback relates to a specific zone district. Mr. Lippert stated that it would be better to have a definition of primary front yard setback. Mr. Leibman suggested placing it in the section for setbacks. Ms. Reiter commented.

Mr. Lippert advised that he reviewed the three definitions provided in Ms. Reiter's memorandum. He felt that the street address was arbitrary. Mr. Leibman agreed with him. Ms. Reiter referred to number 3 of her memorandum.

Discussion ensued on identification language in cases of 2 side yards that are the same length. The property owner shall identify the primary and secondary front yard setback. Ms. Reiter will prepare a report for Mr. Leibman's review and circulation to the Mayor and Council.

A motion by Mr. Lippert to accept the definition of the ordinance as discussed, seconded by Mr. Fortsch, on roll call vote all in favor, the motion carried.

MINUTES

July 29, 2020

A motion by Mr. Lippert, seconded by Mr. Fortsch to approve the minutes of July 29, 2020; as amended; on roll call vote, all those eligible voted yes, the motion carried.

Mr. Lippert Opened the Meeting to the Public

No Public Comment

The meeting was closed to the public.

PAYMENT OF INVOICES

NEXT MEETING: Wednesday, September 30, 2020 7:30 p.m.

ADJOURNMENT: On motion made, seconded and carried, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Sylvia Kokowski
Recording Secretary