

**TOWNSHIP OF RIVER VALE
JOINT PLANNING BOARD
September 20, 2023
7:30 p.m.
REGULAR MEETING MINUTES**

Approved 11-1-23

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.

=====

ROLL CALL:

Members Present:

Robert Adamo	
Demetria Bogosian	
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
Maria Haag	Land Use Administrator/ Recording Secretary

Absent:

Delix Alex	
Mark Bromberg	Mayor
John Donovan	Councilman
Anthony LaSpada	Alternate No. 1

=====

Applications

Klein - Block 1301 Lot 1.02 - 460 Cedar Lane - Fence/Corner Lot

Max and Alexandra Klein, residing at 460 Cedar Lane were sworn in and presented an overview of the application. The applicants explained that their property is the corner lot of Piermont Avenue and Cedar Lane. They explained that they moved to the property about a year ago. Since then, they are suffering from litter being discarded as people leave the pool and fields across the street from them. They have a dog that they would like to be fenced in and need the fence for security, privacy, to keep out trash, and protect expected children. The applicants described the proposed fences as: 4-foot with an "eagle scallop" wave design on the top foot from the southern corner 176 feet to the north, then traveling into the property to the east with the same fencing material and design for 29 feet and then changing to a 5-foot black aluminum fence for approximately 272 feet (with such gates as the applicant may see fit to install in locations to be determined) to a point on the southern property line where it will connect with a six foot privacy fence which will be erected along the southern property line to a point 34 feet from the curb. A variance for a 6-foot solid fence along the property southern line for 15 feet (even with the front façade of the home towards Cedar Lane) and then with a gradual decline to the 4-foot fence (with "eagle scallop" top foot") for 22 linear feet to match the remainder of the fence along Cedar Lane.

The meeting was opened to the board members for questions. Mr. Alex asked for clarification on the location of the fence in relation to the stream. Ms. Klein explained that the fence will be at least 25 feet away from the top of the bank. Several board members asked for clarification on the location and type of fencing being proposed. The applicants responded to all questions. The applicant stated that she met with a representative from Mr. Statile's office and went over the requirements/rules for a fence located close to a waterway. Mr. Leibman stated that the resolution of approval will be specific in type, height, and location of fencing. Photographs of the fencing were included with the application.

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 with conditions as discussed was made by Mr. Adamo; seconded by Mr. Wayne; on a roll call vote, all in favor, the motion carried.

It was noted that the application will need county approval due to the fact that Piermont Avenue and Cedar Lane are county roads. Mr. Leibman stated that the applicant should wait for approval from the county before moving forward with the installation of the fence.

Resolutions

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

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

Minutes

A motion for approval of the minutes of August 16, 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.

David Rice, 539 Bernita Drive stated that he is happy that information for the development at the Meskers Site has been posted to the Township website. He questioned why the plans for the Public Safety building are not posted. Mr. Leibman explained that the police department plans would not be posted to the website. Mr. Rice continued to ask questions regarding the development and the affordable housing in town. Mr. Statile and Mr. Leibman addressed Mr. Rice's questions.

Payments of Invoices: Chairman Lippert reviewed and signed

Next Meeting: The October 18th meeting will be carried.
The next **Regular Meeting - Wednesday, November 1, 2023 at 7:30 p.m.**

Adjournment: The meeting was adjourned at 8:02 p.m.

Respectfully submitted,

MARIA HAAG
Land Use Administrator/Recording Secretary