

**TOWNSHIP OF RIVER VALE
JOINT PLANNING BOARD
September 22, 2021
7:30 p.m.
REGULAR MEETING MINUTES - Virtual**

Approved 10-27-21

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	
Delix Alex	
Robert Fortsch	Vice-Chairman
Scott Lippert	Chairman
Matthew Ross	
Susan Vaccaro	Secretary
Peter Wayne	

Also Present:

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

Absent:

John Donovan	Councilman
Glen Jasionowski	Class I-Mayor

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REGULAR MEETING

SWEARING IN OF BOARD MEMBERS:

- **Matthew Ross - Class IV**

Mr. Ross was sworn in and took his Oath of Office.

- **Delix Alex - Class IV**

Mr. Alex was sworn in and took his Oath of Office.

APPLICATIONS:

Sommerhoff - Block 1901 Lot 8 - 898 Westwood Avenue

- Detached Garage Bulk Variance - Accessory Building Size and Height

Carried to the October 27th meeting due to insufficient noticing in newspaper.

RESOLUTIONS:

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

- Subdivision and Bulk Variance

A motion for approval was made by Mr. Wayne; seconded by Mr. Adamo; and carried unanimously on voice vote.

CAPITAL PROJECT REVIEW FOR MASTER PLAN CONSISTENCY:

Public Safety Complex - Block 701 Lots 8.01 - 634 and 650 Rivervale Road

Mr. Leibman explained that municipal land-use law requires a review of public expenditures by the Planning Board before the Governing Body moves ahead. The Planning Board has an opportunity to weigh in and report back to the Governing Body. Mr. Lippert stated that it is the responsibility of the Joint Planning Board to make sure that everything is consistent with the Master Plan.

Caroline Reiter, Township Planner, prepared a memo for the meeting. She restated that the board's task is to offer a review and recommendation in conjunction with the master plan as

it is adopted by the board. Ms. Reiter reviewed the master plan from 2005 and the 2011 reexamination report, and found that the 2005 master plan spoke to this clearly stating that the police headquarters building is outdated and unsuitable for the future. Ms. Reiter explained that the proposed complex is a completely new building/public safety complex, with 35 on-site parking spaces and a 2-vehicle sally port. She stated that the 2011 reexamination report mentions that the issues with the police department had not been resolved. Ms. Reiter stated that in her opinion as the Board Planner, the proposal is consistent with the recommendations within the reexamination report and within the 2005 master plan community facilities element.

Mr. Wayne asked if the board had input on the way the safety complex is built and designed. Ms. Leibman stated that the board can include any review and recommendation that they would like, and that he will include that information in the correspondence to the governing body.

Mr. Adamo asked if there is any mention in the master plan of the existing building, parking lot, hardscape, and what it would be used for in the future. Ms. Reiter stated that although the 2005 master plan does not mention what would happen to the existing site, it does mention that the property is near a stream and is considered environmentally sensitive.

Mr. Fortsch stated that it had been mentioned that the existing site would be used for storage. Mr. Statile stated that although using the building for storage may be a consideration, he has not heard of what the existing building will be used for.

Mr. Adamo asked if the Joint Planning Board could make a recommendation to the council regarding future use of the existing space, especially since the building is located in a prominent part of town. Mr. Lippert stated that there will most likely be a plan in the future for the use of the site. Mr. Adamo asked to make a recommendation that a study be performed to decide what to do with the existing police building structure to make it more aesthetically pleasing and/or to allow for more pervious coverage. Mr. Leibman stated that he will include the recommendation in his letter to the governing body.

MAJOR SITE PLAN APPLICATION WITH BULK VARIANCES:

- Completeness Review

Chris Statile explained that an application came in for improvements to Edgewood Golf Course. The application is

complete, and the hearing can be scheduled. The application will be scheduled to be heard at the October, 27th Joint Planning Board regular meeting.

DISCUSSIONS:

- Overview of Reexamination Report

Caroline Reiter, Township Planner, gave an overview of the reexamination report. She presented power point slides explaining the reexamination report, what it is, and why we are doing it. The subcommittee has been meeting virtually reviewing drafts. Ms. Reiter stated that they are getting close to preparing the final draft. Mr. Lippert, Ms. Reiter, and Mr. Leibman discussed the timing of the report. The reexamination report must be completed every 10 years. Mr. Leibman stated that he doesn't anticipate any issues with timing and we will be legally protected. Mr. Lippert stated that he would like to see the final draft before the end of the year. Ms. Reiter stated that she will let the board know whether the report will be ready for the November or December Joint Planning Board meeting. At that point, a date for a public meeting will be decided.

- Harrington Park Subdivision

Christopher Statile, Township Engineer, explained a subdivision application that will appear before the Harrington Park Planning Board. The Township of River Vale has been given notice of the application because the development borders River Vale. Mr. Statile has provided recommendations to the developer. Mr. Wayne asked if the developer will be tapping into the River Vale sewer system. Mr. Statile stated that the developer will have to have an interlocal agreement due to sewer charges and that there are no plans to widen the street.

MINUTES:

A motion for approval of the minutes of July 28, 2021 was made by Mr. Adamo; seconded by Mr. Fortsch; and carried unanimously on voice vote.

PAYMENT OF INVOICES: Chairman Lippert 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

NEXT MEETING:

Regular Meeting - Wednesday, October 27, 2021 at 7:30 p.m. -
Virtual Meeting via Zoom

ADJOURNMENT: The meeting was adjourned at 8:21 p.m.

Respectfully submitted,

MARIA HAAG

Recording Secretary