

TOWNSHIP OF RIVER VALE
JOINT PLANNING BOARD
November 11, 2020
7:30 p.m.
REGULAR MEETING
MINUTES

Approved 12/9/20

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 Joint Planning Board saluted the flag.

=====

ROLL CALL:

Members Present:

Scott Lippert	Chairman
Robert Fortsch	Vice-Chairman
Susan Vaccaro	Secretary
Robert Adamo	
Gregory Lowe	
Matthew Ross	

Also Present:

Marc E. Leibman, Esq.	Board Attorney
Christopher Statile	Board Engineer
Caroline Reiter	Planner
Maria Haag	Land Use Administrator

Absent:	Glen Jasionowski	Class I-Mayor
	John Donovan	Councilman
	John Puccio	
	Peter Wayne	

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.

MINUTES: A motion for approval of the Minutes of 10/28/20 was made by Mr. Lowe, seconded by Ms. Vaccaro, and carried unanimously on voice vote.

APPLICATIONS:

Dharam and Jeet, LLC, Block 1719, Lot 5.01 - 209 Rivervale Road - Bulk/Use Variance - Carried to 12/9/2020 at the request of the applicant. Mr. Leibman would request an extension of time.

RESOLUTIONS: None

MASTER PLAN REVIEW:

Update of Open Space and Recreation Plan - Caroline Reiter, Planner, presented her report on the Open Space and Recreation Plan, which has been prepared under the auspices and guidelines of the NJ Green Acres Program. It is different from the Master Plan and Housing Element. In 2016, the Board did a short reexamination report that looked at those items. In order for towns in NJ to get Green Acres Grant Funding, they must have an Open Space and Recreation Plan that is updated every 10 years. The last time this was done was in 2005. Green Acres did contact the Township about this, and she prepared this plan. One of the requirements is that it becomes part of the Master Plan. It is intended that this be adopted tonight. It is not a static document. If anything changes in the Township in the next ten years regarding open space and recreation, this can be revisited. Copies were distributed to the Board in advance.

Ms. Reiter reviewed the highlights of the report, to be followed by questions. There is an introduction of the general description of the Township of River Vale. Required public notice was published. The next section deals with DEP requirements and MLUL requirements. The Summary reports parkland and active recreation. The Township did a lot of work since the last Master Plan. It acquired the River Vale Country Club in 2010 with Green Acres funding from DEP. In 2011 the Township approved the Mark Lane Recreation Complex, adding the turf field. The last time the Township did a plan River Vale Memorial Park was added to the inventory. All recreation spaces were listed. Under Goals and Policies, Ms. Reiter reviewed the prior plan's policies, and added some new ones. The Master Plan Re-examination goal was maintain the golf courses in the Township. Open space mapping was a requirement and included. Ms. Reiter gave an overview of the actual goals of the plan.

Inventory of the properties were listed. In the Township were River Vale Memorial Park, Ranges and Grove Fields, Poplar Road Park and Poplar Road Wildlife Sanctuary, 16A - 15C John Street, River Vale Country Club, and Beach Crest Park. Bergen County has three sites in the Township, namely, Baylor Massacre, Valley Brook Golf Course and an open space area owned by the County with environmentally constrained property. Board of Education properties are Roberge, Holdrum and Woodside. With respect to private education, the Edgewood Country Club, located in River Vale and Hillsdale, would be discussed.

Moving on to Recreation Needs, Ms. Reiter explained standards are shown to be very difficult for towns to meet. Some are still used, such as the Balance Land Use concept, which the NJDEP accepts, recommends 3% of the town's properties be used for recreation, which River Vale greatly exceeds. The National Recreation and Parks Association has requirements the Township also exceeds. She interviewed members of the Administration and the Recreation Director regarding parks and recreation. The current open space and recreation sites are sufficient. The Township has a wide range of recreation space. In particular, with the addition of the River Vale Country Club and Mark Lane Recreation Complex, the Township has a wide range of recreation offerings.

Finally it is also important to note, the last plan recommended acquisition of the River Vale Country Club. In 2005 the plan noted a shortage of land for recreation. In 2011 Mark Lane Recreation Complex was added, providing significant recreation opportunities for the Town. Ms. Reiter feels very confident in the recreation system. Township properties were referenced for future acquisition, since this is a 10 year plan. One she listed is the privately owned Edgewood Country Club in the event there is a separation of the golf course from the housing. It could be used as a park. Others listed were in the last plan. Linking and improving the properties, such as the bike path was mentioned and important. Ms. Reiter discussed the Action Plan in the report, such as linking and improving sites, with short and long term goals. Removal of trees and debris in the Hackensack River to help facilitate recreation use was mentioned, as was funding sources, which was nothing new.

Ms. Reiter stated for public participation, it is a requirement by the DEP for the Board to have two publicly

noticed meetings, which the Board has done. In conclusion, she believes the plan fulfills the requirements of the DEP and the Township looks forward to submit to DEP to continue its relationship, and for assistance with funding for the Country Club and any other projects going forward.

Questions by Board Members followed. Mr. Adamo asked how the DEP rates the plan. The report seems very impressive. Ms. Reiter stated our numbers are higher because of the Country Club. The Township continues to expand upon its goals and plans, and that is what the DEP looks for. The DEP was asking for an updated plan. She does not think we will be seen as having too much land at all, and River Vale is in a good situation, offering various times for recreation, and it is a very desirable town. Ms. Reiter stated she could add there is a variety of recreational and community events, per Mr. Adamo's comments. Mr. Fortsch mentioned on Sunny Hill there is large piece of property behind the houses that is vacant land not listed. Ms. Reiter saw on the map it was three acres with a drainage easement. She appreciated him bringing it up and will review it to see if it is Green Acres and should be included. Mr. Fortsch also noted there is a pumping station at border of Hillsdale. It could be a good Eagle Scout project, or perhaps a nature trail. Ms. Reiter would look into it as well. Ms. Reiter would recommend this be reviewed and if it can be included it would be added or recognized as Township owned property. There was an inquiry about the Kirk property vacant lot. It was given to United Way for approval for a group home. It is part of our Affordable Housing Plan.

Chairman Lippert asked if the Board should make a motion to approve the plan. Ms. Reiter advised it would have to be adopted as part of the Master Plan Re-examination. Chairman Lippert asked if they did get the Order approving our Affordable Housing Plan, insulating them from Builder's Remedy suits. Board Attorney Leibman advised the Order was received. There were no further questions, comments or discussions.

PAYMENT OF INVOICES: None

MEETING OPENED TO THE PUBLIC ON NON-AGENDA ITEMS: There were no members of the public present.

DISCUSSION:

NEXT MEETING:

(RVPB 11/11/2020 Regular Meeting Minutes)

Regular Meeting - Wednesday, December 9, 2020 at 7:30 p.m.

ADJOURNMENT: On motion made, seconded and carried, the meeting was adjourned at 8:11 p.m.

Respectfully submitted,

MARY R. VERDUCCI, PARALEGAL
Recording Secretary