

**TOWNSHIP OF RIVER VALE
PLANNING BOARD
January 19, 2011
REORGANIZATION & REGULAR MEETING
MINUTES**

ADEQUATE NOTICE STATEMENT:

A Regular Meeting of the River Vale Planning Board was called to order at 8:00 p.m. The following statement was read: "This is a Regular Meeting of the Planning Board of the Township of River Vale. I am informed by the Clerk that adequate public notice has been provided by mailing notice to the Pascack Valley News/Post Review and The Record, by posting notice on the bulletin board in the Municipal Building, and by filing a copy of the notice to all persons who requested the same and prepaid the cost fixed by the Board".

The Planning Board saluted the flag.

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ROLL CALL:

Members Present:

Kenneth H. Koons	Chairman
George Shalhoub	Vice-Chairman
Mark Ericksen	Secretary
Scott Lippert	
Robert Menville	Class I (departed 8:32 pm)
Peter Wayne	Class II
Dwight de Stefan	Class III (Councilman)
David Ward	
John Morris	Alt. #2

Also Present:

Dennis Deutsch, Esq.	Board Attorney
Christopher Statile, PE	Board Engineer
Lauren Roehrer	Land Use Administrator

Absent:

John Donovan	
Alfredo Alvarado	Alt. #1

Mr. Menville congratulated Peter Wayne, who was named Chief of the Fire Department.

REORGANIZATION MEETING

Kenneth Koons turned the meeting over to Dennis Deutsch, Esq. for the swearing in of the Board Members.

Swearing in of Board Members:

The following Members were sworn in by Board Attorney, Dennis Deutsch, Esq.:

Councilman Dwight de Stefan - Class III - Term expiring 12/31/2011

Robert Menville - Class I Member - Term expiring 12/31/2011

Peter Wayne - Class II Member - Term expiring 12/31/2011

Kenneth Koons- Class IV Member - Term expiring 12/31/2014

Election of Chairman:

Mr. Deutsch requested a nomination for Chairman. Mr. Menville nominated Kenneth Koons as Chairman, with second by Mr. Shalhoub. There were no further nominations. Mr. Menville moved to close nominations, with second by Mr. Shalhoub and all ayes. On roll call vote, all members voted yes on the nomination. Chairman Koons extended thanks to the Board.

Election of Vice-Chairman:

Chairman Koons requested a nomination for Vice-Chairman. Mr. Menville nominated George Shalhoub as Vice-Chairman, with second by Mr. de Stefan. There were no further nominations. Chairman Koons moved to close nominations, with second by Mr. Menville and all ayes. On roll call vote, all members voted yes on the nomination. Mr. Shalhoub thanked the Board

Election of Secretary:

Chairman Koons requested a nomination for Secretary. Mr. Shalhoub nominated Mark Ericksen as Secretary with second by Mr. Menville. There were no further nominations. Chairman Koons moved to close nominations, with second Mr. Shalhoub and all ayes. On roll call vote, all members voted yes on the nomination. Mr. Ericksen thanked the Board.

Election of Board Attorney:

Chairman Koons advised they reviewed the applications received by the Township Clerk for Board Attorney. Chairman Koons proposed a Resolution, deemed as read, nominating Dennis Deutsch, Esq. as Planning Board Attorney, with second by Mr. de Stefan. There were no further nominations. Chairman Koons moved to close nominations, with second by Councilman de Stefan and all ayes. On roll call vote, all members voted yes.

Mr. Deutsch took his oath and was sworn in by Chairman Koons. Attorney Deutsch thanked the Board for its vote of confidence.

Election of Board Engineer:

Chairman Koons advised they reviewed the applications received by the Township Clerk for Board Engineer. Chairman Koons proposed a Resolution, deemed as read, nominating Christopher Statile as Planning Board Engineer, with second by Mr. Ward. There were no further nominations. Chairman Koons moved to close nominations, with second by Mr. Menville and all ayes. On roll call vote, all members voted yes.

Mr. Statile thanked the Board, took his oath and was sworn in by Board Attorney Deutsch.

Approval of Completeness Review Resolution:

A motion for approval of the Completeness Review Resolution, appointing the Board Engineer to do the completeness reviews on behalf of the Board, was made by Mr. Menville, seconded by Mr. Shalhoub and carried unanimously on roll call vote.

Election of Board Planner:

A motion to nominate Carolyn Reiter as Professional Planner was made by Chairman Koons and seconded by Mr. Shalhoub. Mr. de Stefan questioned the person, stating the Township's Planner was Michael Hakim. Mr. Deutsch advised the Board was entitled to have its own Planner, but he did not have any knowledge as to whether there would be a separate Planner. However, he advised, the Board had many choices, including carrying the motion. Mr. de Stefan stated he would prefer to get guidance from the Mayor and Council Members in so far as Mr. Hakim is the Township Planner, and why would we not continue the same for the Planning Board, when the Engineer is the same for the

(RVPB 1/19/11 Minutes)

Township and the Planning Board. We may want to consider the same Planner for both bodies.

Mr. de Stefan moved to table the motion. Mr. Menville agreed with the comments and seconded the motion to table for the time being, until at least he can understand why we would have one Engineer for both the Board and Council and not have the same Planner. He would speak with the Mayor and Council President. Mr. Wayne asked if the Board could hire a separate Planner for the Master Plan. Mr. Deutsch advised the Board can hire as many professionals as it deems fit and yes, it can. The Board discussed asking for a fee schedule and hourly rates. The matter was tabled to the next meeting.

Approval of By-Laws:

A motion for approval of the By-Laws for 2011, which contained no changes, was made by Chairman Koons, seconded by Mr. de Stefan and carried unanimously on roll call vote.

Approval of Meeting Dates:

A motion for approval of the 2011 Meeting Dates after review and discussion, was made by Chairman Koons, seconded by Mr. Menville and carried unanimously.

REGULAR MEETING

The meeting was turned over to Chairman Koons.

MINUTES:

The Minutes of **12/20/10** were approved on motion of Chairman Koons, seconded by Mr. Menville and carried.

PUBLIC HEARINGS:

1. **Bear Ban Builders, LLC, Rivervale Rd, Block 2103, Lot 10 - Application for Preliminary Major Subdivision, Major Soil Movement and Tree Removal. The applicant proposes to divide the lot into eight (8) lots for the construction of eight (8) single family homes -** The matter was adjourned to 2/16/11 at the request of the applicant, with Mr. Del Vecchio appearing and stating he planned to complete his application and have a vote at the next meeting.

RESOLUTIONS:

(RVPB 1/19/11 Minutes)

1. Brij Chopra, 209 Rivervale road, Block 1719, Lot 5.01 - Application for variance relief. The applicant proposes to install a new sign on the middle awning and requires a variance for the actual sign as well as the location of the sign - Chairman Koons moved the Resolution of Approval deemed as read, with second by Mr. Menville. On roll call vote, Mr. de Stefan, Mr. Shalhoub, Mr. Ward, Mr. Menville, Mr. Ericksen, and Chairman Koons voted yes. The remaining members were not eligible to vote.

OPEN TO PUBLIC - None

DISCUSSION:

Mr. Deutsch updated the Board on the Order for Judgment in the Bonnabel matter, advising there may be another hearing, as it was without prejudice, and there is the right of appeal. However, the law suit was dismissed.

PAYMENT OF INVOICES: None

NEXT MEETING: Wednesday, February 16, 2011

ADJOURNMENT: On motion made, seconded and carried, the meeting was adjourned at approximately 9:00 p.m.

Respectfully submitted,

Mary R. Verducci, Paralegal
Recording Secretary