

**TOWNSHIP OF RIVER VALE
PLANNING BOARD
February 16, 2010
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
Eric Wolf	
Peter Wayne	Class II
David Ward	
Eric Wolf	(arrived 8:12 pm)
Alfredo Alvarado	Alt. #1
John Morris	Alt. #2

Also Present:

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

Absent: Dwight de Stefan Class III (Councilman)

(RVPB 2/16/10 Minutes)

Mr. Menville stated he listened to the tape of the last meeting and was eligible to vote.

MINUTES:

The Minutes of **1/12/10** were approved with one amendment on motion of Chairman Koons, seconded by Mr. Shalhoub and carried.

PUBLIC HEARINGS:

1. Chemiteck 2006, LLC & Palisades Plaza Park North, 634, 644, 650 & 654 Rivervale Rd, Block 7021, Lots 5, 5.01, Part of 6, 7 & Part of 8 - Preliminary Subdivision Approval, Final Subdivision Approval, Preliminary Site Plan Approval & Final Site Plan Approval - Adjourned & carried to next meeting at request of applicant's attorney, with a new notice and publication required and the time period extended.

2. Image Salon, LLC, 642 Westwood Avenue, block 1719, Lot 3 - Application for Change in Use - Ronald Grosiebel, Esq. represented the applicant, Mr. Rubinoff, of owner of Image Salon, who purchased the business, Mr. Vincent's Barber Salon. The applicant was two-fold: first, an application for a change of use, basically limited to just the C/O; and secondly, a sign application. The sign would be 2' wide by 10' high, 16.7% coverage, exceeding the 10% permitted under the ordinance. It would fit exactly in the same space as the old sign---they just want to slide out what is there presently and slide in what is new. All the stores have the same type and size sign and are fairly uniform. Chairman Koons commented it is not really a change in use, since it is still a barber shop. The plan we have is outdated, so we will basically ignore it. Mr. Wayne asked if he was changing anything inside, and applicant responded no, just painting. Mr. Shalhoub asked for the hours of operation, and the applicant responded 8:30 a.m. to 7:00 p.m., Monday through Saturday, and they are closed on Sunday. There were no further questions, comments or discussions. A motion for approval was made by Mr. Menville and seconded by Mr. Shalhoub. On roll call vote, Mr. Shalhoub, Mr. Ward, Mr. Menville, Mr. Ericksen, Mr. Wolf, Mr. Wayne, Mr. Lippert, Mr. Alvarado, and Mr. Koons voted yes.

3. Request for Change of Name of Developer, 207 Rivervale Rd LLC, Block 1719, Lot 5, 207 Rivervale Road -

(RVPB 2/16/10 Minutes)

Antimo Del Vecchio, Esq. represented the applicant and explained they were seeking a change of name of the developer to 7-Eleven, since 7-Eleven will be undertaking the construction and will be the direct party in interest who will be responsible under the ground lease. A motion for approval of the change of name of developer to 7-Eleven was made by Mr. Menville and seconded by Mr. Shalhoub. On roll call vote, Mr. Shalhoub, Mr. Ward, Mr. Menville, Mr. Ericksen, Mr. Wayne, Mr. Lippert, Mr. Alvarado, Mr. Morris, and Mr. Koons voted yes.

Mr. Wolf arrived at 8:12 p.m.

RESOLUTIONS:

1. Salvatore Puleo, 652 Westwood Avenue - Application for Change of Use - Chairman Koons moved the Resolution deemed as read, with second by Mr. Shalhoub. On roll call vote, Mr. Shalhoub, Mr. Ward, Mr. Menville, Mr. Wolf, Mr. Wayne, Mr. Lippert, Mr. Alvarado, Mr. Morris, and Mr. Koons voted yes.

DISCUSSION:

Mr. Morris asked about how they could go about achieving uniformity in signage. Mr. Menville commented the Board could make recommendations to the Mayor and Council to waive the ordinance. After brief discussion, the Board agreed to discuss this further at the next meeting.

Mr. Leibman noted there was a case that Judge DeLaCruz remanded back to the Board, but it was not appropriate to discuss the case since the applicant was not present.

PAYMENT OF INVOICES: None

NEXT MEETING: Monday, March 15, 2010

ADJOURNMENT: On motion made, seconded and carried, the meeting was adjourned at approximately 8:20 p.m.

Respectfully submitted,

**Mary R. Verducci, Paralegal
Recording Secretary**

(RVPB 2/16/10 Minutes)