

**TOWNSHIP OF RIVER VALE
PLANNING BOARD
May 17, 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	
Dwight de Stefan	Class III (Councilman)
Peter Wayne	Class II
John Donovan	
John Morris	Alt. #2

Also Present:

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

Absent:	Robert Menville	Class I
	David Ward	
	Alfredo Alvarado	Alt. #1

MINUTES:

(RVPB 5/17/10 Minutes)

The Minutes of **4/19/10** were approved 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** - The Chairman announced that the matter was carried to the next meeting at the request of applicant's attorney, with all time periods waived by applicant.

RESOLUTIONS:

1. **River Vale Developers, L.L.C., Block 1001.01, Lot 2.01, Parcel I-6B - Application for Mayor Soil Movement to construct 50 residential units, comprised of 22 townhouse units and 28 multiplex, units, proposed throughout seven (7) new buildings** - Vice-Chairman Shalhoub moved the Resolution of Approval deemed as read, with second by Mr. de Stefan. On roll call vote, Mr. de Stefan, Mr. Shalhoub, Mr. Donovan, Mr. Ericksen, Mr. Wayne, and Mr. Lippert voted yes. Chairman Koons voted no.

2. **Rockland Built Homes, 722 Westwood Avenue, Block 1801.01, Lot 30 - Application for Preliminary and Final Major Subdivision Approval, Variance Relief and Major Soil Movement Permit to Subdivide the Property into two lots - (DENIAL)** - The Board reviewed and discussed the Resolution of Denial, and agreed that Paragraph 7E should be stricken. A motion to approve the Resolution of Denial with Paragraph 7E removed was made by Mr. Lippert and seconded by Mr. Wayne. On roll call vote, Mr. de Stefan, Mr. Shalhoub, Mr. Donovan, Mr. Ericksen, Mr. Wayne, Mr. Lippert and Chairman Koons voted yes.

3. **Resolution Appointing Dennis S. Deutsch, Esq. for Professional Services in the matter of Bonnabel vs. Township of River Vale** - A motion for approval deemed as read was made by Chairman Koons, seconded by Mr. de Stefan and carried unanimously.

DISCUSSION: None

PAYMENT OF INVOICES: None

NEXT MEETING: Monday, June 21, 2010

(RVPB 5/17/10 Minutes)

ADJOURNMENT: On motion made, seconded and carried, the meeting was adjourned at approximately 8:35 p.m.

Respectfully submitted,

Mary R. Verducci, Paralegal
Recording Secretary