

**TOWNSHIP OF RIVER VALE
PLANNING BOARD
August 15, 2011
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	
Peter Wayne	Class II
Mark Bromberg	Councilmember
John Donovan	

Also Present:

Dennis Deutsch, Esq.	Board Attorney
Christopher Statile, PE	Board Engineer
Michael Hakim, PP	Board Planner

Absent:

Mayor Blundo	Class I
Robert Menville	Class I-Mayor's Designee
David Ward	
Alfredo Alvarado	Alt. #1
John Morris	Alt. #2

MINUTES:

The Chairman called for approval of the Minutes. The Minutes of **7/18/11** were approved on motion of Mr. Lippert, seconded by Mr. Shalhoub and carried.

PUBLIC HEARINGS: None

RESOLUTIONS:

1. Revised: MWD River Vale One, LLC, 645 Westwood Avenue, Block 2206, Lots 11, 12 and 12.01 - Application for Preliminary Site Plan with Variances. Applicant proposed to construct a new two-story commercial signing on one of the lots - The Board reviewed the Resolution and made one correction, removing Lot 12, since it had no contact with the existing property.

A motion to approve deemed as read and as amended was made by Chairman Koons, with a second by Mr. Shalhoub. There were no further questions, comments or discussions. On roll call vote, Mr. Shalhoub, Mr. Donovan, Mr. Wayne, Mr. Lippert and Chairman Koons voted yes. The remaining members present were not eligible to vote.

DISCUSSION:

1. Master Plan Re-examination - Michael Hakim, PP - Chairman Koons called for a motion on the final version of the Master Plan Re-examination as submitted by Mr. Hakim. A motion to approve as amended was made by Mr. Shalhoub and seconded by Mr. Lippert. On roll call vote, Mr. Bromberg, Mr. Shalhoub, Mr. Donovan, Mr. Erickson, Mr. Wayne, Mr. Lippert and Chairman Koons voted yes.

The matter was opened to the public. Paul Greco, Vice President of the Chamber of Commerce, Collignon Way, had come forward with questions about retail stores and the sign ordinance. Mr. Deutsch asked him if his question was related to the Master Plan, and Mr. Greco's response was no. Mr. Deutsch advised the Chairman would get back to him after the Master Plan conclusion. There were no questions, comments or discussions from the public related to the Master Plan. The Board's vote was recorded above.

Chairman Koons thanked Mr. Hakim and the Committee. Mr. Hakim confirmed the final document, thanked the Board and departed.

(RVPB 8/15/11 Minutes)

OPEN TO PUBLIC:

Paul Greco, Vice President of the Chamber of Commerce, residing at Collignon Way, came forward and asked if any Members of the Board have been owners of retail stores and also had questions about the sign ordinance. Mr. Deutsch advised the Members of the Board are not required to answer if they were not inclined to. Mr. Donovan answered he worked for many retail stores, but was never an owner. Mr. Shalhoub indicated he did not own any retail stores. Mr. Greco asked about grandfathering. Mr. Deutsch advised it means a pre-existing, non-conforming use until such time as the law is changed. Mr. Statile added the non-conformity has had to be legal at some point in the past. Mr. Deutsch advised as to same.

Mr. Lippert asked Mr. Greco if he would state his concern rather than continuing with the examination. Mr. Greco indicated he represents the commercial district and wants to do it his way. He wants to know why Board is against putting retail signs on the windows. Mr. Deutsch advised the signs are governed by ordinances and laws passed by the Governing Body. It is not up to the Board. This Board looks at the applications and makes sure they conform to those laws. He should direct his concerns to the Governing Body. Mr. Deutsch briefly explained the purpose of a Master Plan.

Mr. Greco asked for the regulations on opening a new store. Mr. Donovan commented he should go to the Clerk's office to obtain the information and asked what exactly Mr. Greco wanted to see. He responded that he wanted the retail stores to have the right to have a sign in their window as to any sales, etc., to help them bring in more business. Mr. Greco indicated he was a past owner of a supermarket and window signs were a necessity. Mr. Greco's questions were then completed. He asked for a copy of the tape and departed. Mr. Deutsch advised he had to go through the proper procedures at the Township Hall.

There were no further questions or comments from the public, and the meeting was closed to the public.

PAYMENT OF INVOICES: None

NEXT MEETING: Monday, September 19, 2011

(RVPB 8/15/11 Minutes)

ADJOURNMENT: On motion made, seconded and carried, the meeting was adjourned at approximately 8:25 p.m.

Respectfully submitted,

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