

**TOWNSHIP OF RIVER VALE
PLANNING BOARD
November 10, 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:

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| Kenneth H. Koons | Chairman |
| George Shalhoub | Vice-Chairman |
| Mark Ericksen | Secretary |
| Scott Lippert | |
| Robert Menville | Class I |
| Peter Wayne | Class II |

Also Present:

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

Absent:

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| Dwight de Stefan | Class III (Councilman) |
| David Ward | |
| John Donovan | |
| Alfredo Alvarado | Alt. #1 |
| John Morris | Alt. #2 |

MINUTES:

The Minutes of **10/18/10** were approved on motion of Chairman Koons, seconded by Mr. Shalhoub and carried.

DISCUSSION:

1. Master Plan Consistency Review - An Ordinance of the Township of River ale, in the County of Berge, NJ, amending Chapter 142 Section 149 of the section entitled, "Approved of Change in Use" - Report of Christopher Statile, P.A. dated 11/3/10 was presented and reviewed. See Resolution below.

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 opened to public for discussion on the request for adjournment on motion of Chairman Koons, with second by Mr. Menville. There being no interested parties, the matter was adjourned to 12/18/10 with no further notice required.

RESOLUTIONS:

1. Blue Hill Estates, Inc., 707 and 707A Orangeburgh Road, Block 202.01, Lots 15, 15.01 and 16.05 - The Board Attorney read an overview of the Resolution into the record. A motion for approval was made by Mr. Shalhoub and seconded by Mr. Menville. On roll call vote, Mr. Menville, Mr. Ericksen, Mr. Wayne, Mr. Lippert, and Mr. Shalhoub voted yes. Chairman Koons was recused.

2. River Vale Developers, LLC - Request for Amendment to Site Plan for Belgian Block Curbing - The Board Attorney read an overview of the Resolution into the record. A motion for approval was made by Chairman Koons and seconded by Mr. Menville. On roll call vote, Mr. Shalhoub, Mr. Menville, Mr. Ericksen, Mr. Wayne, Mr. Lippert, and Chairman Koons voted yes.

3. Resolution Finding Ordinance #242-2010 in Conformance with Township of River Vale Master Plan - Master Plan consistency review. Caroline Reiter, P.P., AICP, Board Planner, presented the ordinance revision which was referred by the Governing Body per the Land Use Ordinance that states ordinances must be reviewed for consistency with the Master Plan. It has to do with a change of use Ordinance. The proposed new ordinance changes the way the change of use applications are processed. Presently they come before the Planning Board. There is a request that the application be approved by the Zoning

(RVPB 11/10/10 Minutes)

Official and Township Engineer, provided there is a site plan with the application. She cited their Memo dated 11/3/10 by Christopher Statile Associates. Presently if there is no approved site plan, the application comes before the appropriate Board. The proposal is to change it to come before the Zoning Official and Township Engineer, Mr. Statile. If it is jointly determined that the site plan cannot be approved, then it would be referred to the appropriate Board. Their memo recommends this revision and clarifies how it is handled. This was proposed to streamline the process. A brief discussion ensued. Ms. Reiter stated it was her opinion that it was consistent with the Master Plan.

Chairman Koons moved to recommend to the Township Council the adoption of the proposed amendment "Approval of Change in Use" and that the Board found it to be consistent with Master Plan with the Board Planner's changes and findings as outlined in the Planner's Memo. The motion was seconded by Mr. Menville. On roll call vote, Mr. Shalhoub, Mr. Menville, Mr. Ericksen, Mr. Wayne, Mr. Lippert, and Chairman Koons voted yes.

PAYMENT OF INVOICES: None

NEXT MEETING: Monday, December 20, 2010

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