



TOWNSHIP OF RIVER VALE
PLANNING BOARD REORGANIZATION/ REGULAR MEETING
January 25, 2005
MINUTES

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ADEQUATE NOTICE STATEMENT:

A Reorganization /Regular meeting of the River Vale Planning Board was called to order at 8:05 p.m. The following statement was read: "This is a Reorganization / 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".

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ATTENDANCE:

Members Present: George Shalhoub
George Paschalis Mayor
Chris Wahmann Secretary
Norman Goldman
Kenneth H. Koons Chairman
Mark Ericksen
Eric Anderson

Also Present: Paul Kaufman, Esq. Board Attorney
Joseph Zaniello, P.E. Board Engineer
Michael Hakim Board Planner

Absent: Robert Menville Council Liaison
Bruce Carillo Vice-Chairman

Chris Wahmann left the meeting at 8:25 p.m.

REORGANIZATION MEETING

I. Swearing in of Member(s):
Chris Wahmann (term expired 12/31/04)

Mr. Wahmann was sworn in by Paul Kaufman, Board Attorney

The meeting was turned over to Mr. Kaufman.

II. Election of Officers:
Paul Kaufman, Board Attorney requested a nomination for the election of Chairman of the Planning Board.

Upon nomination by Mr. Wahmann, seconded by Mr. Goldman, with no further

nominations, Kenneth Koons was nominated as Chairman of the Planning Board. On roll call vote, all in favor, the motion carried.

Chairman Koons thanked everyone for their support and Mayor Paschalis for his activity on the Board.

Chairman Koons requested a nomination for the election of Vice-Chairman of the Planning Board.

Upon nomination by Mr. Koons, seconded by Mr. Goldman, with no further nominations, Chris Wahmann was nominated as Vice-Chairman of the Planning Board. On roll call vote, all in favor, the motion carried.

Chairman Koons requested a nomination for the election of Secretary of the Planning Board.

Upon nomination by Chris Wahmann, seconded by Mr. Goldman, with no further nominations, George Shaloub was nominated as Secretary of the Planning Board. On roll call vote, all in favor, the motion carried.

III. Election of Professionals - Attorney and Engineer

Chairman Koons requested a nomination for the election of Engineer for the Planning Board.

Upon nomination by Mr. Koons, seconded by Mr. Goldman, with no further nominations, Paul Kaufman was nominated as Board Attorney for the Planning Board. On roll call vote, all in favor, the motion carried.

Chairman Koons requested a nomination for the election of Engineer for the Planning Board.

Upon nomination by Mr. Koons, seconded by Mr. Goldman, with no further nominations, Joseph Zaniello of Schwanewede Hals was nominated as Engineer for the Planning Board. On roll call vote, all in favor, the motion carried.

RESOLUTION:

Upon motion by Mr. Koons, seconded by Mr. Goldman, with no further comments, Joseph Zaniello was designated as Completeness Determination Person for the Planning Board. On roll call vote, all in favor, the motion carried. Attorney Kaufman read the resolution.

IV. Approval of Meeting Dates for 2005

Upon motion of Mr. Koons, seconded by Mr. Goldman, all in favor, none opposed, the Board approved the meeting dates for the year 2005.

Chairman Koons thanked all members for their attendance and dedication as

members of the Planning Board and their service to the community.

REGULAR MEETING

MINUTES: A motion for approval of the Minutes of 12/20/04 as amended was made by Chairman Koons, seconded by Mr. Goldman and carried unanimously.

Chris Wahmann left the meeting time: 8:25 p.m.

RESOLUTION:

173 Rivervale Rd. LLC - The Pool Co. - Preliminary and Final Site Plan Approval

A motion for approval deemed as read by Mr. Koons, seconded by Mr. Goldman, on roll call vote, all in favor, the motion carried.

COMPLETENESS DETERMINATION:

JPE Contractors - 532 Cleveland Avenue

Mr. Strasser representing the applicant present. Advised that he had received a letter dated January 17, 2005 from Mr. Zaniello regarding the application only this day because he was not copied on it originally. He was not aware that the items listed had not been submitted. Mr. Kaufman stated that the Engineer, Joseph Zaniello deemed the application incomplete. Mr. Strasser was advised that he had 45 days to submit the incomplete items or to appeal. Discussion ensued. The Board directed Mr. Zaniello to copy Mr. Strasser on any future correspondence.

DISCUSSION:

Master Plan - Status Update - Mr. Hakim, Board Planner headed the discussion.

Mr. Kaufman advised that scope of study as to what remains to be done and when it will be done needs to be determined to properly notice and schedule hearings. Mr. Hakim advised that a substantial part of the Master Plan is complete. He provided a proposed "land use plan and legend", he created photographs of the downtown business area. Mr. Hakim reviewed an approximate 80 page "Introduction and Periodic Reexamination" report. He advised that around the beginning of April, the document should be 100% complete and then Public Hearings could be scheduled. Chairman Koons commented that there was too much overlapping of "legends" and that the final report on the Master Plan should include an index and page numbers and be submitted in a simpler, more distinct manor. Mr. Hakim welcomed the suggestions. To be discussed further at a later date.

PUBLIC HEARINGS:

1. River Vale Developers, Poplar Road, Parcels 16A & 16B - Major Subdivision - Stuart Liebman, Esq. represented the applicant. Eric Anderson was recused and stepped down from the dais. Chris Wahmann, also recused left the meeting earlier. Andrew Cangiano, P.E. Project Manager was present. I-6B plans were marked as Exhibit S-30. Revised drawings were

submitted on I-6A which were received late according to Chairman Koons. A letter from the River Vale Fire Department dated November 5, 2004 was reviewed by Andrew Cangiano. The 5 items in the letter can be rectified according to Stuart Liebman, Esq. Crosswalk for sidewalk location was reviewed by Andrew Cangiano. Joseph Zaniello expressed his concerns about driveways in certain unit areas. Mr. Hakim advised of his objections to the plans for driveways. Mr. Zaniello inquired if the sewers would be tested. Mr. Liebman responded "yes". Mr. Zaniello then asked if the electrical line would be relocated to the rear. Mr. Liebman responded "yes". C-1 Designation Compliance Report was discussed. Mr. Cangiano referred to sheet 5 of 17 grading plan marked as Exhibit S-32 and revised September 17, 2004. Mr. Zaniello asked that a letter be requested from the Division of Watershed Management for determination of the crest line.

Chairman Koons inquired if there were any interested parties with questions. There were none.

Mr. Hakim inquired on I-6A and I-6B if an environmental impact statement and cultural resources assessment was submitted. Mr. Liebman advised "no" not required to provide. Mr. Kaufman asked for documentation that supports his position

The meeting was opened to the public.

Sidney Flaser, 40 Pine Lake Terrace commented on storm water management documentation.

Mr. Liebman asked that the application be carried to the next meeting of the Planning Board and that the Board consider a special meeting. Mr. Koons advised that the request for a special meeting would be discussed in February.

PAYMENT OF INVOICES:

A motion by Mayor Paschalis, seconded by Mark Erickson to approve the bill list; on roll call vote, all in favor, the motion carried.

ADJOURNMENT: Upon motion made, seconded and carried, the meeting was adjourned at 9:45 p.m.

Respectfully submitted,

Sylvia Kokowski
Recording Secretary