

**RIVER VALE PLANNING BOARD
SPECIAL MEETING MINUTES
DECEMBER 5, 2006**

Chairman Koons opened the meeting at 8:00 p.m. by reading the Open Public Meetings Law statement; This is a Regular Meeting of the Planning Board; in compliance with the Open Public Meetings Law, notification of this meeting has been sent to all officially appointed Township newspapers and notice is posted at River Vale Municipal Offices.

ROLL CALL:	Kenneth Koons	Chairman	Present
	Bruce Carillo		Absent
	Mark Ericksen		Present
	Norman Goldman		Present
	Robert Menville		Present
	Mayor Paschalis		Present
	George Shalhoub		Absent
	Chris Wahmann		Present
	James Hanna		Present
	James Tolomeo		Absent

Also Present:	Marc Leibman, Board Attorney	Present
	Christopher Statile, Board Engineer	Present

DISCUSSION:

Consistency of Ordinances No. 168-2006 and No. 169-2006 with the Master Plan Ordinance 169-2006:

Mayor Paschalis provided an overview on conceptual plans prepared by Chemtek River Vale, Lot 5.501, 7 & 8 Block 701, known as 660 Rivervale Road. The current owner wants to comply with the Master Plan to preserve open space, build age restricted housing and a Golf Course. The Township is on a time line.

Christopher Statile, Board Engineer, referred to his letter dated December 5, 2006 and advised that the proposed ordinances have been reviewed with the Township Planner Mike Hakim who performed a consistency review against the current River Vale Master Plan. Mr. Hakim found both ordinances are in accordance with the Master Plan. Mr. Menville advised that this is scheduled for final reading next Monday evening.

Christopher Statile was sworn in by Marc Leibman, Board Attorney. Mr. Statile proceeded to

review his letter of December 5, 2006 and reviewed Mr. Hakim's findings. The conceptual plans were prepared by McNally Engineering.

Mr. Koons inquired if the Board should make recommendations to change the Master Plan regarding the northerly strip along Rivervale Road.

Mr. Hanna advised that according to the ordinance 600 ft. is required on Rivervale Road.

Mayor Paschalis commented that the new owner agreed to provide deed restrictions for 40 years.

Mr. Wahmann read from an original 1966 agreement with United Water Company.

Mayor Paschalis inquired if the Master Plan should be amended to not include the northern strip of land on Rivervale Road. Mr. Wahmann felt it is part of conservation. Mayor Paschalis suggested Mr. Hakim look into this.

Discussion ensued on tennis courts. Restrictions on lighting, guidelines and recommendations.

The Club House was discussed. Mayor Paschalis reported that 25,000 square feet is double in size of what the building is now. The Board should recommend 2 stories at 12,500 square feet per floor.

Mr. Koons recommended 1 parking stall per 50 feet as the proposed building is approximately 2 ½ times bigger than the present building. Provisions for Golf Course parking needs to be provided.

Mr. Leibman suggested amending 5C to include parking requirements in relation to square feet to include the pro shop, banquet facilities, restaurants, locker room space; the figure should be based on industry standards.

Mayor Paschalis recommended reducing the number of tennis courts to 4 as opposed to 8 proposed.

Mr. Koons commented on the maximum height of golf netting for driving range at 120 feet. Mr. Statile reported that 160 feet has been done. Mr. Koons referred to the maintenance building at 5,000 square feet and the accessory building for storage of equipment and its maximum floor area of 5,000 square feet commenting that 2 buildings at 5,000 square feet each may be too much. Combining into 1 maintenance structure with a height of 20 feet was discussed.

There were no further comments or questions by the Board.

A motion by Robert Menville, seconded by Norman Goldman to approve Ordinance #169-2006 "An Ordinance Amending the Zoning Code of the Township of River Vale" as amended; Mr. Statile is to provide an amended list of changes that were discussed; on roll call vote, all in favor, the motion carried.

Ordinance 168-2006 An Ordinance to Amend, Revise and Supplement Chapter 142 of the Code of the Township of River Vale Creating a New Zone, Entitled R-1/ARC Age Restricted

Community Residence Zone:

Mr. Koons referred to page 3, B.4 regarding 85% impervious coverage which he questioned. Mr. Wahmann referred to page 7, I.3 “permitted density of the development” and questioned wording. Mr. Statile will modify this item.

Section C. Setback and Height Requirements; page 3 discussed. C.1 – No principal building shall be located within ten (10) feet of the sites property lines. The Board recommended this be amended to 25 feet. Height – No building shall exceed three (3) stories and no building shall exceed a height of thirty five (35) feet. The Board recommended 2 1/2 stories and not to exceed a height of 32 feet.

Mr. Hanna recommended adding language allowing for access for all fire trucks to all buildings.

Mr. Koons referred to page 4 item E.3, E.5 and E.8. These items were discussed and amended.

Smoke alarms items number 3 on page 6 will be removed.

There were no other comments or questions by Board members.

A motion by Robert Menville, seconded by Norman Goldman to approve as amended and discussed during the course of the hearing; on roll call vote, Kenneth Koons, Mark Ericksen, Norman Goldman, George Paschalis and Chris Wahmann voted yes; James Hanna voted no; the motion carried.

ADJOURNMENT:

Upon motion of Norman Goldman, seconded by Chris Wahmann, on voice vote, all in favor, none opposed, the meeting was adjourned at 10:20 p.m.

Respectfully submitted,

Sylvia Kokowski - Recording Secretary

Lorraine de Stefan						

Melvina Fakazis						
Chuck Waldes						
David Rice						
Robert Fortsch						
J.J. Clancy						
Kevin Martin						
Thomas Pospisil Alt 1						
Robert Adamo Alt 2						