



**TOWNSHIP OF RIVER VALE
PLANNING BOARD
April 18, 2005
MINUTES**

=====

ADEQUATE NOTICE STATEMENT:

A 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 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".

=====

ATTENDANCE:

Members Present:	George Paschalis	Mayor
	Chris Wahmann	Secretary
	Robert Menville	Council Liaison
	Norman Goldman	
	James Hanna	
	Bruce Carillo	Vice-Chairman
	Kenneth H. Koons	Chairman
	Mark Ericksen	
	Eric Anderson	Alternate #1
Also Present:	Paul Kaufman, Esq.	Board Attorney
	By Dena Rosenthal, Esq.	
	Joseph Zaniello, P.E.	Board Engineer
	Michael Hakim	Board Planner
Absent:	Maria Sapoppo	Alternate #2
	George Shalhoub	

PUBLIC HEARINGS:

1. River Vale Developers, Poplar Road, Parcel 16A - Major Subdivision - The matter was adjourned to 5/16/05 at the request of the applicant with the consent of the Board. Ms. Rosenthal advised that applicant has extended the time within which the Board has to act on the application.

Ms. Rosenthal departed.

2. Liguori, 494 Bryant Place - Minor Subdivision - Concept Review
Mr. Liguori came forward in a concept review and stated he intended

(RVPB 4/18/05)

to subdivide the existing lots into a two-lot subdivision, with the attempt to do this without any variances. Plan A, with a wider rear section, was preferred. Mr. Koons advised that Mr. Zaniello received the plans. The Board is not obligated or encouraged, based on the Board attorney's advice and instructions, to ask any questions or engage in testimony. Mr. Koons inquired about his intentions. Mr. Liguori asked for feedback from the Board on how it perceives this. All activity would take place to the right of the Pascack Brook line, marked by the 50', 100-year flood delineation buffer. Mr. Koons deferred to Mr. Zaniello regarding C-1. Mr. Zaniello noted they received a letter from DEP, but there are three separate agencies: Stream Encroachment, Watershed Management (C1), and Wetlands. They have the DEP, but need the other two. Also, if they were to go with this plan, they need 75' frontage at the setback. They only have 73' and would need a variance. Mr. Koons commented to the applicant that now he understands the problem and the agencies he has to contact, and once he gets the answers from the other agencies regarding C1, it would help him make a determination as to the filing. There was a brief discussion with applicant regarding the DEP. Mr. Zaniello stated that a stamped plan must be submitted. Mr. Liguori commented most items will be provided with the application. Mr. Carillo commented to applicant he received a little feedback from the Board. The concept review was concluded. The applicant thanked the Board and departed.

PUBLIC COMMENT: None

PAYMENT OF INVOICES - A motion to pay bills as presented was made by Chairman Koons, seconded by Mr. Carillo and carried unanimously on roll call vote.

NEXT MEETING DATE: May 16, 2005 - Regular Meeting

CLOSED SESSION DISCUSSION - None

ADJOURNMENT: Upon motion made, seconded and carried, the meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Mary R. Verducci, Paralegal
Administrative Secretary