

**TOWNSHIP OF RIVER VALE
PLANNING BOARD
January 11, 2017
REORGANIATION/REGULAR MEETING
MINUTES**

APPROVED

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
John Donovan	Councilman

Also Present:

Marc E. Leibman, Esq.	Board Attorney
Christopher Statile	Board Engineer
Joanne Allgor	Land Use Administrator

Absent:

Glen Jasionowski	Class I-Mayor
Raymond Harvey	Class I-Mayor's Designee
Kevin Martin	
Alejandro Alvarez	Alternate #1

REORGANIZATION MEETING

Kenneth Koons turned the meeting over to Marc Leibman, Esq. for the swearing in of the Board Members. Mr. Leibman was sworn in as Board Attorney.

Swearing in of New Board Members:

- **Mark Ericksen**
- **Scott Lippert**
- **Peter Wayne**
- **John Donovan**

Election of Officers - The following Officers were elected:

Election of Chairman:

Mr. Leibman requested a nomination for Chairman. Mr. Shalhoub nominated Kenneth Koons as Chairman, with second by Mr. Ericksen. There were no further nominations. Mr. Shalhoub moved to close nominations, with second by Mr. Ericksen and all ayes. On roll call vote, all members voted yes on the nomination. Chairman Koons extended thanks to the Board.

Election of Vice-Chairman:

Chairman Koons requested a nomination for Vice-Chairman. Mr. Ericksen nominated George Shalhoub as Vice-Chairman, with second by Chairman Koons. There were no further nominations. Chairman Koons moved to close nominations, with second by Mr. Ericksen and all ayes. On roll call vote, all members voted yes on the nomination. Vice-Chairman Shalhoub thanked the Board.

Election of Secretary:

Chairman Koons requested a nomination for Secretary. Mr. Shalhoub nominated Mark Ericksen as Secretary, with second by Chairman Koons. There were no further nominations. Chairman Koons moved to close nominations, with second Mr. Shalhoub and all ayes. On roll call vote, all members voted yes on the nomination. Mr. Ericksen thanked the Board.

Appointment of Board Professionals:

A motion to appoint the Board Professionals for 2017 was made by Chairman Koons, seconded by Mr. Shalhoub and carried, as follows:

Marc Leibman, Esq., Board Attorney
Christopher Statile, Board Engineer
Carolyn Reiter, Board Planner (not present)

The Board Professionals were sworn in by the Board Attorney.

(RVPB 1/11/17 Minutes)

Approval of the 2017 By-Laws:

A motion for approval of the By-Laws for 2017, was made by Mr. Shalhoub, seconded by Mr. Ericksen and carried unanimously.

Mr. Leibman would present an amendment to the By-laws for consideration next month.

Approval of 2017 Meeting Dates:

The Board reviewed and discussed the meeting dates for 2016. A motion for approval of the 2017 Meeting Dates was made by Chairman Koons, seconded by Mr. Shalhoub and carried unanimously on roll call vote.

REGULAR MEETING

MINUTES: 12/5/16 - A motion for approval was made by Chairman Koons and seconded by Mr. Ericksen and carried.

RESOLUTIONS: None

DISCUSSION:

1. **Sileo and Chisari, 600 Colonial Road, Block 502, Lot 12.02 - Minor Subdivision Approval (lot line change -** Jennifer Knarich, Esq. represented the applicants. Mr. Statile reviewed his engineer's report dated 11/23/16. Applicant's engineer, Robert Costa, PE was sworn in and accepted. Mr. Costa testified as to his plan dated 10/13/16, as he presented the application. Applicants were seeking to shift the existing lot line approx. 50' to eliminate the encroachment of site improvements from Lot 18. Lot 18 contains 18,000 sf and Lot 12.02 contains 45,966 sf. Masonry walls and a fence extend from Lot 18 onto Lot 12.02. This would decrease the amount of impervious coverage on Lot 18 and make it conforming. The woods are also being preserved. There are no buildings or improvements being proposed. They are just taking a portion of Lot 12.02 and annexing it to Lot 18. Lot 18 would then contain 23,641 and lot 12.02 would contain 40,323 sf.

Mr. Costa had no objections to the items listed in Mr. Statile's report dated 11/23/16. They received the County's comments. Approval was conditioned upon two checks for fees and a Mylar being received. The County waived jurisdiction of the matter.

Mr. Lippert commented this was the most benign application, and he was ready to vote. Chairman Koons and

(RVPB 1/11/17 Minutes)

Mr. Shalhoub inquired about fence around pool. Mr. Costa responded if the fence was not in compliance, they would bring it into compliance. Mr. Donovan reviewed the filed map. Mr. Adamo asked about the impervious coverage details. Mr. Costa addressed the question. Mr. Leibman would include language in the Resolution that it shall comply with all building codes.

The matter was opened to public, but there were no interested parties. The matter was closed to the public.

There were no further questions, comments or discussions. A motion for approval was made by Mr. Lippert and seconded by Mr. Shalhoub. On roll call vote, all members voted yes.

PAYMENT OF INVOICES: None

NEXT MEETING: Monday, February 6, 2017 at 8:00 pm.

ADJOURNMENT: On motion made, seconded and carried, the meeting was adjourned at approximately 9:00 p.m.

Respectfully submitted,

MARY R. VERDUCCI, PARALEGAL
Recording Secretary