

**TOWNSHIP OF RIVER VALE
JOINT PLANNING BOARD
February 15, 2023
7:30 p.m.
REGULAR MEETING MINUTES**

Approved 4/19/23

ADEQUATE NOTICE STATEMENT:

In accordance with the provisions set forth in the Open Public Meetings Law, notification of this meeting has been sent to all officially appointed Township newspapers and notice is posted at the River Vale Municipal Office.

The Joint Planning Board saluted the flag.

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ROLL CALL:

Members Present:

Robert Adamo	
Demetria Bogosian	
Mark Bromberg	Mayor
Scott Lippert	Chairman
Matthew Ross	Secretary
Peter Wayne	

Also Present:

Marc Leibman, Esq.	Board Attorney
Christopher Statile, P.A.	Board Engineer
David Karlebach	Board Planner
Maria Haag	Land Use Administrator/ Recording Secretary

Absent:

Delix Alex	
John Donovan	Councilman
Anthony LaSpada	Alternate No. 1
Susan Vaccaro	Vice Chair

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REGULAR MEETING

Applications - None

Discussions

The Fairways at Edgewood - Block 1201 Lot 6.03

Generators/Accessory Structures/Patio Expansions - continued from January 25, 2023

Chairman Lippert stated that a summary of the research that has been conducted by Christopher Statile's office has been submitted to the board. David Karlebach, Board Planner explained the two separate issues being addressed. One being the generators and the other being patios and accessory structures.

Mr. Karlebach explained the various issues and concerns with generators proposed to be installed at The Fairways. He further explained the common area property at The Fairways site. He stated that all of the applications that have been submitted to the building department are being denied by the Zoning Officer due to the fact that there is no mechanism in place to approve generators at the site. He suggested that Toll Brothers or the future HOA come back to the board with a plan for generators.

Mr. Lippert stated that more information will be needed regarding the matter. He stated that in order to accommodate the residents at The Fairways, the cooperation of Toll Brothers will be needed. Mr. Lippert stated that the board may need to recommend the adoption of a new ordinance which addresses generators at multifamily dwellings to the governing body.

Mr. Leibman stated that he has had contact with Toll Brothers to discuss the various issues and options pertaining to the matter.

Mr. Statile explained the option of stationary generators at the site. Mayor Bromberg asked Mr. Statile if he was aware of any town house developments that are similar in nature to The Fairways that have provisions for generators. Mr. Statile and Mr. Karlebach both stated that they are not aware of other developments that have individual generators. Mr. Karlebach stated that even with an amended ordinance, the HOA will need to decide if generators are right for the community. Mr. Lippert stated that an amended ordinance would give the option to allow generators at multi-unit dwellings, however it would require internal association approval.

Mr. Adamo stated that the application was originally presented as a whole project. He stated that there are not any property lines for each individual unit and that the owner of the property or HOA should be

presenting an application for the site. Mr. Lippert stated that the units are individually owned and that there is also common area.

Mr. Leibman stated that he has a copy of the master deed, however he would need guidance from the board as to how much time he should spend on this matter.

Discussions continued amongst the board members.

Keith and Susan Loeb, residing at 25 St. Andrews Circle were present at the meeting. Mr. Loeb commented on the proposed location of the generators. He stated that he had a conversation with Toll Brothers and stated what he thought their position was on the matter. He stated that Toll Brothers explained to him that they will support the wishes of the HOA once it is in place. He also spoke about units with elevators and stated his opinion for their need for generators.

The board continued to discuss amending the generator ordinance to include multi-unit dwellings. The board members also discussed portable generators.

The board discussed giving authority to Mr. Leibman and Mr. Statile to continue to work on this matter. Mr. Leibman explained the time that would be required in order to address the matter properly.

Mr. Adamo suggested that the applicant provide the research that would be required to the board. Mr. Leibman agreed that the HOA of The Fairways should take the lead on providing the board with the research and required information. Mr. Lippert also agreed that the HOA should come back to the board at a future date with additional information or plans. Once more information is received from the HOA, the board will discuss the matter further.

Resolutions

Collignon Estates - Block 1801 Lots 7 & 8 - 234 & 238 Rivervale Road
- Preliminary and Final Major Site Plan /Major Soil Movement/Use "D" Variance/Bulk "C" Variances - Reconsideration of Application with proposed changes

A motion for approval was made by Mr. Ross; seconded by Mr. Wayne; on a roll call vote, all in favor, the motion carried.

Minutes

A motion for approval of the minutes of January 25, 2023 was made by Mr. Wayne; seconded by Ms. Bogosian; all in favor, the minutes were approved.

Meeting opened to the public for any non-agenda items

There being no members of the public present; the meeting was closed to the public.

Payments of Invoices: Chairman Lippert reviewed and signed

Next Meeting: Regular Meeting - Wednesday, March 15, 2023 at 7:30 p.m.

Adjournment: The meeting was adjourned at 8:20p.m.

Respectfully submitted,

MARIA HAAG
Land Use Administrator/Recording Secretary