Revised 9/15/26

AGENDA

Regular Meeting of the River Vale Joint Planning Board

Wednesday, September 16, 2026 - 7:30pm
River Vale Town Hall's Council Chambers - 406 Rivervale Road, River Vale, NJ 07675

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.

SALUTE TO FLAG / OPEN MEETING / ROLL CALL

Delix Alex	Anthony La Spada	Susan Vaccaro
Mayor Mark Bromberg	Scott Lippert - Chairman	Peter Wayne
John Greco	Matthew Ross	

ALSO PRESENT

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

SWEARING IN OF BOARD MEMBER - Joseph Ziccarelli – Class III

APPROVAL OF MINUTES – *August 19, 2026*

APPLICATIONS

272 Cedar Lane LLC and The Pet Lodge at River Vale LLC – ***Block 1705 Lot 3*** – *272 Cedar Lane* – Use (D) and Bulk (C) Variances – **carried to October 21, 2026**

CONCEPTUAL REVIEW

440 Cedar Lane LLC **- *Block 1301 Lot 41*** *- 440 Cedar Lane* - Multifamily Development

DISCUSSIONS

Discussion of proposed changes to variance requirements for fence height – cont. from 8/19/26

RESOLUTIONS

Levy – ***Block 603 Lot 8*** – *663 Handwerg Drive* – Sunroom addition - Bulk variance due to nonconformance of the rear yard setback

Saoud – ***Block 1301 Lot 1.01*** – *458 Cedar Lane* – Newly constructed single-family home - Bulk variance due to nonconformance with the required building height requirements

PAYMENT OF INVOICES

MEETING OPENED TO THE PUBLIC FOR ANY NON-AGENDA ITEMS

ADJOURNMENT

The board may hear and act upon any other items of business properly brought before the Board. The order of business may be altered by the Chairperson at his or her discretion

NEXT MEETING - *Regular Meeting - Wednesday, October 21, 2026*