TOWNSHIP OF RIVER VALE
JOINT PLANNING BOARD
June 10, 2026
7:30 p.m.
REGULAR MEETING MINUTES

Approved 8/19/26

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:

John Donovan	Councilman
Anthony LaSpada	
Scott Lippert	Chairman
Matthew Ross	Vice Chair
Peter Wayne	

Also Present:

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

Absent:

Delix Alex	
Mark Bromberg	Mayor
John Greco	
Susan Vaccaro	Secretary

Minutes

A motion for approval of the minutes of **May 20, 2026**, was made by Councilman Donovan; seconded by Mr. LaSpada; on a roll call vote, all in favor, the minutes were approved.

Applications

Legentil – Block 806, Lot 3 – 571 Wittich Terrace – Accessory Building/Detached Garage – Bulk Variance Request Due to Nonconformance for Area and Height

The applicant Christopher Legentil was sworn in and presented the application for property located at 571 Wittich Terrace - Block 806, Lot 3, seeking bulk variances related to the construction of an accessory building/detached garage. The application required relief from two variance conditions: (1) total square footage of the accessory building, where the ordinance permits 600 square feet and the applicant proposed 975 square feet; and (2) maximum height pertaining to the garage structure. Mr. Legentil explained that he and his family moved into the home in 2018, and at the time the home did not have a garage. He explained that his family's needs have changed and they would like to now construct a garage in the backyard. He also explained how he is trying to create privacy due to the future development of the lot adjacent to him.

Glen Lumia of Creative Design Construction appeared before the Board and was sworn in. Mr. Lumia, who does not hold any professional engineering or architectural license in New Jersey, testified that he prepared two artistic renderings of the proposed structure, marked as **exhibits A-1 (front view) and A-2 (side view)**. These renderings were circulated to Board members for review. Mr. Lumia explained how the images were created with input from an architect and discussed the views from both the front and the side. It was noted on the record that the views help address privacy concerns, particularly with respect to a forthcoming nearby development.

The Board discussed the variance requests in greater detail. It was noted that if the proposed covered patio was connected to the primary dwelling, the square footage of the garage would have conformed to the ordinance without necessitating a variance. The discussion then moved to the loft area within the garage. Board members expressed concern that, while the loft could be a practical feature for storage, its design should not facilitate conversion into living space. It was established that the maximum ceiling height of the loft area at the collar ties would be restricted to five feet, a limitation the Board deemed sufficient to prevent habitable use. Access to the loft was confirmed to be solely via a pull-down staircase, with no separate staircase permissible.

Mr. Statile inquired about utilities to which Mr. Lumia stated there will be electric connection for the garage, gas for the fireplace and water and plumbing for the outdoor sink. An outdoor grill will also likely be installed. The board discussed conditions including prohibiting separate utility metering, forbidding any living space above the garage, restricting loft access to a pull-down stair exclusively, and requiring a foundation location survey to be submitted before permits could be issued.

The impervious coverage was noted to be 30.9%, which remained with acceptable boundaries. Mr. Lippert asked if the driveway would be extended, the applicant stated that it would not.

During the conversation, Board members expressed empathy towards the applicants, acknowledging the challenges posed by the proximity to the anticipated development nearby. They recognized that the project could alleviate some of the privacy concerns linked to this development. The Board felt the application was well-prepared and that the variances made sense and believed that benefits outweigh any downsides.

The meeting was opened to the public for questions or statements; with no questions or statements from the public, the meeting was closed to the public.

Motion to approve the application with stipulations discussed was made by Councilman Donovan and seconded by Mr. Ross. Upon roll call, the motion carried unanimously.

Conceptual Review

185 Rivervale Road, LLC – Block 2206, Lots 18 – 185 Rivervale Road – Mixed-Use Building Redevelopment

The Board received correspondence from the applicant requesting that this matter be carried to a future meeting. No testimony or discussion on the merits was held.

Resolution

Thomas and Samuel – Block 1711 Lot 13 – 548 Bryant Place – New two-story dwelling, covered rear porch, patio, outdoor kitchen & fireplace, and driveway – Setbacks/Building Coverage/Impervious Coverage/Bulk "C" Variances

The resolution for the application was presented for adoption. Motion to approve the resolution was made by Mr. Lippert and seconded Councilman Donovan; all in favor, the motion carried unanimously.

Meeting opened to the public for any non-agenda items

Chairman Lippert opened the meeting to the public for any non-agenda items. There were no members of the public present; the meeting was closed to the public.

Payments of Invoices: Chairman Lippert reviewed and signed

Next Meeting: Due to the lack of agenda, the July 15th meeting was cancelled. The next regular meeting will take place on **Wednesday, August 19, 2026, at 7:30 p.m.**

Adjournment: The meeting was adjourned at 7:57 p.m.

Respectfully submitted,

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MARIA HAAG
Recording Secretary