10/14/26

AGENDA

Regular Meeting of the River Vale Joint Planning Board

Wednesday, October 21, 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	Joseph Ziccarelli

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

APPROVAL OF MINUTES – *September 16, 2026*

APPLICATIONS

Brinskele – **Block 1605 Lot 8 –** *213 Fondiller Street* – Bulk (C) Variances – setbacks, impervious coverage, and building coverage

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 from September 16, 2026*

ORDINANCE CONSISTENCY REVIEW

AN ORDINANCE AMENDING CHAPTER 142 OF THE CODE ENTITLED "LAND USE" PART 9, ARTICLE LII, OF THE MUNICIPAL CODE OF THE TOWNSHIP OF RIVER VALE TO CREATE THE AFFORDABLE HOUSING ZONE AH-2

ORDINANCE CONSISTENCY REVIEW

Proposed changes to variance requirements for fence height – cont. discussion from 9/16/26

RESOLUTIONS - *None*

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, November 4, 2026*