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RIVERDALE - Proposed housing project is halved

(by Leslie Scott - Staff Writer - January 14, 2009)

RIVERDALE - Later this month, the Planning Board is scheduled to hear details of a proposed 10-home development off of Windbeam Road.

The developer Anthony PioCosta scaled back his original plan after learning that the borough strictly enforces its steep slope ordinance. The plan, as submitted to the municipality last April, called for 21 homes on this site.

In this revised application, a steep slope variance is still requested; however, it is related to the construction of the roadway not the proposed homes.

This site is located between Interstate 287 and the Pequannock Township border. It has access from Evans and Windbeam roads. The total area of this site is 24.5 acres. Currently it is vacant and divided into two lots.

The 10 proposed homes would be situated on lots ranging from 1.45 to 4.45 acres. An access road, a cul-de-sac, would be constructed on the proposed site.

The application explained that the variance for steep slope disturbance is necessitated by the existing topography of the site. Also, in order to provide access to the developable portions of the property, some disturbance is needed.

The application also explains that according to a state law, a board cannot deny an application because of an undue hardship and that this steep slope variance request has to be made because of the layout of the property.

In the past the board has denied applications for steep slope variances on Mathews Avenue and the Castle Rock Estates application, which was off of Skyland Terrace.

Last year, Castle Rock Estates unsuccessfully sued the borough over its decision.

The board is scheduled to hear the Windbeam Road application 7:30 p.m. on Jan. 22.

[^ back to top](#)