

**BOROUGH OF NORTHVALE  
PLANNING BOARD/BOARD OF ADJUSTMENT  
JULY 15, 2015**

**MINUTES**

**CALL THE MEETING TO ORDER –**

**Chairman Peter Perretti calls the meeting to order at 8:00 p.m.**

**STATEMENT –**

This is a Regularly Scheduled Formal Meeting of the Planning Board/Board of Adjustment of the Borough of Northvale. The date, time and location of this meeting has been advertised in the official newspaper of the Borough, filed with the Borough Clerk and posted on the bulletin board in the Municipal Building. All notice requirements of the Open Public Meetings Act for this meeting have been fulfilled. Please note the fire exits as required by law at public meetings.

**ATTENDANCE –**

PRESENT: MR. PERRETTI, MR. AMOROSSO, MR. DELAURA, MR. DEVLIN,  
MR. TREBINO, MR. VOLLMER, MR. SILLERY (ALTERNATE #2)

ALSO PRESENT: BOARD ATTORNEY, GREGG PASTER, BOROUGH ENGINEER,  
PAUL NIEHOFF

ABSENT: MAYOR PIEHLER, MR. GIANNOTTI, COUNCILMAN SOKOLOSKI,  
MRS. WALKER (ALTERNATE #1), MR. BARGNA (ALTERNATE #3),  
MR. MORAN (ALTERNATE #4)

**REGULARLY SCHEDULED FORMAL MEETING**

**APPLICATION OF GEORGE GOETSCHIUS, 432 TAPPAN ROAD,  
BLOCK 506, LOT 20 – FENCE VARIANCE**

Mr. Goetschius came forward and noted that his mailing address is 432 Tappan Road and the tax map address of the property is 430A Tappan Road. When the house was built, next to Westwood Motors there was a large lot there and the builder built two homes on the site. Mr. Goetschius was the first to move in as a renter and the builder instructed him that his address is 432 Tappan Road.

Mr. Goetschius was sworn in by Atty. Paster.

The side yard (the south side of the property) borders Westwood Motors on Tappan Road, a one story commercial building. The building is three feet from his property line. Currently there is a stockade fence (which belongs to Mr. Goetschius) and he would like to replace it with an eight foot wood fence. Mr. Goetschius stated that he would be willing to lower the fence if the commercial building were to be sold and the property would become residential.

Mr. DeLaura suggested putting in shrubbery as a barrier.

Mr. Niehoff mentioned that the property is unique in that he is in a residential zone and abuts a commercial building.

Mr. Sillery's concern is that if the Westwood Motors property ever goes residential, then there would be an eight (8) foot fence between your property and potential residential property.

Atty. Paster said it could be a condition of approval that if the use changes to a residential use, then the Town would have grounds to make that demand.

Mr. Devlin asked if the applicant would be willing to install a six foot fence with a two foot extension in case he would have to take it down. The Applicant agreed to this.

Mr. Vollmer asked if the Board could request a deed restriction. Atty. Paster said that if the applicant is willing to go to these lengths for the relief, then he would put it in the resolution. The applicant agreed to record a new deed with notice of this provision.

The Board recognizes that the Applicant's proposed 8 foot rear yard fence will need a variance. The good side of the fence is required to face away from the subject premises according to Article 200-15-3 and the applicant requires a variance from this section.

A motion to **approve** the application with the conditions mentioned was made by Mr. Perretti, seconded by Mr. Devlin.

ROLL CALL: Mr. Perretti, Mr. Devlin, Mr. Amorosso, Mr. Trebino, Mr. Vollmer, Mr. Sillery - YES  
Mr. DeLaura - NO

**APPLICATION OF LISA ORTELERE, 112 SANIAL AVENUE,  
BLOCK 1007, LOT 8 – DECK VARIANCE**

Ms. Lisa Ortelere came forward and was sworn in by Atty. Paster. The applicant is proposing to reconstruct a larger deck that will be 12 feet in width from the dwelling and 16 feet in length along the dwelling. The property is located in the R7.5 zone.

Rich Tomei of 56 Summit Avenue in Tappan, New York came forward. Mr. Tomei is a longtime friend/contractor. From the floor to the top of the railing measures approximately 8 feet.

Mr. Niehoff noted that the applicant proposes to build a deck that will be 12 feet in width from the dwelling. Due to this lot having minimal depth, the existing dwelling is 25.78 feet from the rear lot line. The deck will be 13.78 feet from the rear lot line.

Mr. DeLaura feels that this is an incomplete application without a drawing. He cannot vote on something that he has no drawing to refer to.

The meeting was **opened to the public**. Since no one from the public came forward, the meeting was **closed to the public**.

A motion to **approve** the application was made by Mr. Amorosso, seconded to Mr. Trebino.

ROLL CALL: Mr. Amorosso, Mr. Trebino, Mr. Perretti, Mr. Devlin, Mr. Vollmer, Mr. Sillery – YES  
Mr. DeLaura – ABSTAINED for the fact that he does not feel it is a complete application

#### **APPROVAL OF MINUTES OF MAY 20, 2015**

A motion to **approve** the minutes was made by Mr. Vollmer, seconded by Mr. Devlin. All present were in favor.

***Correspondence*** was discussed.

**General Discussion** by board members.

A motion to **adjourn** this meeting at 9:01 p.m. was made by Mr. Amorosso, seconded by Mr. Perretti.

All present were in favor.

**Meeting adjourned.**

**Respectfully submitted,**

**Laura Benvenuto, Board Secretary**

