

**BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT
SEPTEMBER 7, 2016**

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 Combined 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. GIANNOTTI, MR. VOLLMER, MRS. WALKER (ALTERNATE
#1),
MR. SILLERY (ALTERNATE #2), MR. MORAN (ALTERNATE #4)

ALSO PRESENT: ATTY. ALFRED EGENHOFER (IN PLACE OF BOARD
ATTORNEY,
GREGG PASTER, ESQ.), MS. SUNNY MULLEN, BOARD
ENGINEER

ABSENT: MAYOR PIEHLER, COUNCILMAN SOKOLOSKI, MR. TREBINO,
MR. BARGNA (ALTERNATE #3), BOARD ATTORNEY, GREGG
PASTER, ESQ.

REGULARLY SCHEDULED FORMAL MEETING

**Informal Hearing – Letter from Maria Kim dated August 31, 2016 re:
235 Pegasus Avenue, Block 303, Lot 4**

Atty. Stamos from the firm of Ferraro and Stamos in Rockleigh, NJ came forward for this informal hearing. Ms. Kim is looking at property located at 235 Pegasus Avenue to run her business which would be a pre-school. There is sufficient outdoor space at this location.

Atty. Stamos noted that the property is in the Industrial zone; therefore, a use variance application would be needed.

Ms. Kim said she is looking to take over a portion of the building to open up a pre-school.

She noted that she is planning to have an outdoor play area. The State requires certain regulations and she is looking into these regulations now.

Ms. Kim will decide if she will come before the board with a formal application.

**APPLICATION OF ARNOLD AND IRINA WARMBRAND,
182 SCHARER AVENUE, BLOCK 821, LOT 4.02 – DECK VARIANCE**

Mr. and Mrs. Warmbrand came forward. The proposed expansion of the existing deck will increase the lot coverage from 23.5% to 29.5%. The proposed storage shed has an area of 120 sq. ft. located 5 feet from the rear property line and setback 5 feet from the northerly side property line.

What the board will be voting on is the rear yard setback, the minimum is 21 feet where 30 feet is required and lot coverage where 25% is required and the lot coverage will now be 29.5%.

Exhibit A-1 is the survey of Tax Lot 4.02 in Block 821

Exhibit A-2 is the deck dimension plan

The Chairman **opened the meeting 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. Sillery, seconded by Mr. Amorosso.

ROLL CALL: Mr. Sillery, Mr. Amorosso, Mr. Perretti, Mr. DeLaura, Mr. Devlin,
Mr. Giannotti, Mr. Vollmer - YES

APPROVAL OF MINUTES OF AUGUST 17, 2016

A motion to **approve** the minutes was made by Mr. Giannotti, seconded by Mr. Devlin.

ROLL CALL: Mr. Giannotti, Mr. Devlin, Mr. Perretti, Mr. Amorosso, Mr. DeLaura,
Mr. Sillery - YES

APPROVAL OF RESOLUTION – 411 CLINTON AVENUE, BLOCK 501, LOT 18

Ms. Mullen requested to postpone the Resolution. There was some talk of the potential of having four lots and reducing the right-of-way width. This Resolution is being tabled.

Correspondence was discussed.

General Discussion –

Board Engineer, Ms. Mullen brought to the meeting with her two potential subdivision lot plans relating to 411 Clinton Avenue – one showing as three lots with a 50 foot right-of-way width, removing the cul de sac. A variance for the lot depth would be needed. The second plan shows four lots – one variance needed.

Mr. Perretti commented. The question is – do you really need 50 feet on a small dead end street. If you took 10 feet away from the right-of-way and made it 40 feet and added 10 feet to the property, it would be 109 feet, instead of 99 feet. It would make the footprint of the house bigger.

Mr. Amorosso commented that each piece of property would be 10 feet deeper. This gives more square footage to sell. Ms. Mullen stated that Lots 1, 2 and 3 are all conforming. The road right now is 18 or 20 feet. Mr. Amorosso asked why are we going to 40 feet.

Mr. Perretti requested that Ms. Mullen review the plan again to see if it works better by reducing the size of the right of way, to include a sidewalk and the road and the utilities. The telephone poles are on the opposite side of the street – they are on the east side. The sidewalk would be in front of the houses and it goes straight to the school for the children that get dropped off.

A motion to **adjourn** this meeting at 8:40 p.m. was made by Mr. Vollmer, seconded by Mr. Walker.

All present were in favor.

Meeting adjourned.

Respectfully submitted,

Laura Benvenuto, Board Secretary