

BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT
APRIL 19, 2017

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 the public meetings.”

ATTENDANCE:

PRESENT: MR. PERRETTI, MR. AMOROSSO, MR. DELAURA, POLICE CHIEF ESSMANN, MR. GIANNOTTI, MR. VOLLMER, MR. SILLERY (ALTERNATE #2), MR. MORAN (ALTERNATE #4)

ALSO PRESENT: BOARD ATTORNEY, GREGG PASTER, BOROUGH ENGINEER, CARL O'BRIEN (IN PLACE OF BOARD ENGINEER, SUNNY MULLEN)

ABSENT: MAYOR PIEHLER, MR. DEVLIN, COUNCILMAN SOKOLOSKI, MRS. WALKER (ALTERNATE #1)

William Sillery, Alternate Member #2 was sworn in by Atty. Paster since he was not present at the Reorganization Meeting.

REGULARY SCHEDULED FORMAL MEETING

APPLICATION OF ARNOLD AND IRINA WARMBRAND,
182 SCHARER AVENUE, BLOCK 821, LOT 4.02 – VARIANCE FOR A ROOF OVER DECK

At this time, Mr. and Mrs. Warmbrand came forward. The Warmbrand's were sworn in by Atty. Paster. All notifications of mailing and publication in the newspaper were satisfied. The applicant would like to place a roof over their deck that was approved at a prior meeting several months ago.

There is a hardship based on the location of the house on the lot. It does comply on one side. Mr. O'Brien said that the only concern from an engineering standpoint is – if this gets approved by the board and goes to construction, he is concerned where the footings will go with the addition to where the seepage pits already exist.

The deck that was previously approved is in partial construction. The contractor stopped construction since the applicant now would like to construct a roof over the deck.

The Board Secretary mentioned that a footing inspection was performed on January 13, 2017 and it did pass the inspection. The inspection was performed by Building Inspector, Joseph Zavarino.

Chief Essmann commented – regarding the seepage pit - will there be gutters and leaders that would be attached to it? Mr. O'Brien said that there would be.

The meeting was **opened to the public**.

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

Atty. Paster stated that this is a supplemental variance to the variance that was the subject of Resolution of #16-12 adopted on November 2, 2016 in order to provide a covered deck area. The variance is for rear yard setback – 30 foot required and proposed is 26.6 feet. Front setback is adequate and the sides are adequate.

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

ROLL CALL: Mr. Amorosso, Mr. Perretti, Mr. DeLaura, Police Chief Essmann, Mr. Giannotti, Mr. Vollmer, Mr. Sillery – YES

The application was approved.

**PREMIER STORAGE INVESTORS, LLC, 245 LIVINGSTON STREET,
BLOCK 504, LOT 13 – ONE YEAR EXTENSION OF THE VARIANCE APPROVAL**

The firm of Wells, Jaworski & Liebman, LLP represents Premier Storage Investors, LLC. The Resolution of Approval is approaching its anniversary date. The applicant's contract seller is still attending to ISRA matters. Therefore, the applicant is not yet able to own (and consequently develop) the property. Also, the applicant is in the final stages of perfecting its Bergen County Planning Board approval. They are asking for an extension request at this time.

A motion to **approve** this extension was made by Mr. Perretti, seconded by Mr. Giannotti.

ROLL CALL: Mr. Perretti, Mr. Giannotti, Mr. DeLaura, Chief Essmann, Mr. Vollmer, Mr. Sillery, Mr. Moran - YES

Mr. Amorosso recused himself for his grandson abuts the property.

APPROVAL OF MINUTES OF JANUARY 4, 2017

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

ROLL CALL: Mr. Giannotti, Mr. Vollmer, Mr. Perretti, Mr. Amoroso, Mr. DeLaura,
Chief Essmann, Mr. Moran - YES

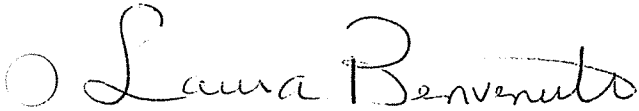
Correspondence was discussed.

A motion to **adjourn** this meeting at 8:51 p.m. was made by Mr. Amorosso, seconded by Mr. Perretti.

All present were in favor.

Meeting adjourned.

Respectfully submitted,

A handwritten signature in cursive script that reads "Laura Benvenuto". The signature is written in black ink and is positioned to the left of the printed name.

Laura Benvenuto, Board Secretary