

**BOROUGH OF NORTHVALE  
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT  
FEBRUARY 21, 2018**

**MINUTES**

***Vice Chairman, Charles Amorosso (sitting in for Chairman, Peter Perretti) calls the meeting to order at 7:30 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 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. AMOROSSO, MR. DELAURA, MR. DEVLIN, CHIEF ESSMANN, COUNCILMAN DELISIO, MR. GIANNOTTI, MR. VOLLMER, MRS. WALKER (ALTERNATE #1), MR. MORAN (ALTERNATE #3) MR. HOGAN (ALTERNATE #4)

**ALSO PRESENT:** ALFRED EGENHOFER, ESQ. (IN PLACE OF GREGG PASTER, ESQ.) AND BOARD ENGINEER, SUNNY MULLEN

**ABSENT:** MR. PERRETTI, MAYOR PIEHLER, MR. SILLERY (ALTERNATE #2)

**REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING**

**APPLICATION OF SAFEGUARD BIO SYSTEMS CORP., C/O BR GROUP,  
95 HUGEUNOT AVENUE, ENGLEWOOD, NJ, PROPERTY LOCATION:  
240 PEGASUS AVENUE, SUITE 106, BLOCK 301, LOT 6 – VARIANCE FOR A GENERATOR**

Atty. Holly Schepisi, Esq. from the Law Firm of Huntington Bailey, LLP with offices at 373 Kinderkamack Road in Westwood, New Jersey came forward to represent the applicant.

The applicant is seeking approval to install a generator to guarantee uninterrupted electric power service to the leased premises. The application before the Board is for a C bulk variance to continue a pre-existing nonconformity, and to expand same to permit the backup generator

to be installed 34 feet from the rear yard boundary, where a 50 foot is required and there is a pre-existing encroachment into the setback of 48.9 feet.

Mr. Brian Riley, P.E. of Stonefield Engineering and Design came forward to represent the applicant. Mr. Riley is the project manager at Stonefield Engineering and Design located at 92 Park Avenue in Rutherford, New Jersey. He has eight years of land development experience and has worked on hundreds land development projects all across New Jersey including Bergen County and Northvale. He is a duly licensed professional engineer in the State of New Jersey and his license is in good standing.

The applicant was sworn in by Atty. Egenhofer.

The applicant is proposing to place a small generator behind the building. The applicant would like to install a hard-lined natural gas powered generator, elevated 12 inches to avoid the flood zone. The generator will be adjacent to the trash enclosure, fully screened from view and will not require the removal of any trees.

**Exhibits were marked into the record.**

**Exhibit A-1: Application for variance and site plan approval and the affidavit of proof of service of notice upon property owners and newspaper publication of Notice of Hearing.**

**Exhibit A-2: Zoning plan by Stonefield Engineering and Design project id #T-15270 dated December 13, 2017 consisting of one sheet.**

Mr. Mark Berman came forward to represent the applicant. He is a managing member of BR Group and is the general contractor and agent for Safeguard Bio Systems in New Jersey. He was sworn in by Atty. Egenhofer. The laboratory is a research lab. They do a variety of research projects for several clients of theirs specializing in refrigerators and freezers. There is no hazardous material on site.

There was no public opposition to the project.

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

ROLL CALL: Mr. Vollmer, Mr. Giannotti, Mr. Amorosso, Mr. DeLaura, Mr. Devlin, Chief Essmann, Mrs. Walker - YES

This application requires 7 votes.

**Correspondence** was discussed.

A motion to **adjourn** this meeting at 7:51 p.m. was made by Mr. Vollmer, seconded by Mr. Devlin . All present were in favor to adjourn.

**Meeting adjourned.**

**Respectfully submitted,**

A handwritten signature in cursive script that reads "Laura Benvenuto". The signature is written in black ink and is positioned above the typed name.

**Laura Benvenuto, Board Secretary**