

**BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT
APRIL 4, 2018**

MINUTES

***Vice Chairman, Mr. Charles Amorosso (sitting in for Chairman, Mr. 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, CHIEF ESSMANN,
COUNCILMAN DELISIO, MR. GIANNOTTI, MR. VOLLMER, MRS. WALKER
(ALTERNATE #1), MR. SILLERY (ALTERNATE #2) MR. MORAN
(ALTERNATE #3), MR. HOGAN (ALTERNATE #4)

ALSO PRESENT: BOARD ATTORNEY, GREGG PASTER, ESQ. AND BOARD ENGINEER,
SUNNY MULLEN

ABSENT: MR. PERRETTI, MAYOR PIEHLER, MR. DEVLIN

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

Atty. Paster swears in Charles Amorosso for reappointment to the Board. (Charles Amorosso was not present at the reorganization meeting.

**APPLICANT: PREMIER STORAGE INVESTORS, LLC,
245 LIVINGSTON STREET, BLOCK 504, LOT 13 – LETTER FROM JAMES DELIA, ESQ.
DATED FEBRUARY 16, 2018 TO NORTHVALE PLANNING BOARD RE:
EXTENSION OF THE VARIANCE APPROVAL**

Atty. James Delia came forward to represent the applicant. He stated that the seller had difficulties in getting to the closing date which have now all been resolved. There were a number of environmental issues pertaining to the property. Atty. Delia is requesting an

extension of the statutory time for a twelve month period via Resolution 17-01 to commence construction and/or to apply for permits pursuant to the final site plan and variance approval. Chief Essmann asked that the Board be notified either Friday or Monday that the closing was, in fact, completed. Mr. Delia should notify the Board Secretary.

The Board originally adopted the resolution memorializing the approval of the final site plan and variance on March 16, 2016.

A motion to **approve** the one year extension was made by Mr. Giannotti, seconded by Mr. Vollmer.

ROLL CALL: Mr. Giannotti, Mr. Vollmer, Mr. Amorosso, Mr. DeLaura, Chief Essmann, Councilman DeLisio, Mrs. Walker, Mr. Sillery, Mr. Moran
(Mr. Hogan could not vote on the matter since he was not a member of the Board when the application was approved).

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

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

ROLL CALL: Mr. Giannotti, Mr. Vollmer, Mr. Amorosso, Mr. DeLaura, Chief Essmann, Councilman DeLisio, Mrs. Walker, Mr. Sillery, Mr. Moran - YES
Mr. Hogan - ABSTAINED

**APPROVAL OF RESOLUTION OF LAWRENCE REGAN,
148 WALNUT STREET, BLOCK 1011, LOT 6.01**

A motion to **approve** the resolution was made by Mr. Sillery, seconded by Mr. Giannotti.

ROLL CALL: Mr. Sillery, Mr. Giannotti, Chief Essmann, Councilman DeLisio, Mrs. Walker, Mr. Hogan - YES

**APPROVAL OF RESOLUTION OF CLEARVIEW EQUITIES LLC,
D.A.D. TOWNHOMES LLC AND NORTHVALE GREENS LLC,
199 PARIS AVENUE, BLOCK 908, LOT 1 AND BLOCK 603, LOT 6**

A motion to **approve** the resolution was made by Chief Essmann, seconded by Mr. Giannotti.

ROLL CALL: Mr. Essmann, Mr. Giannotti, Mr. Amorosso, Mr. DeLaura, Councilman DeLisio, Mr. Vollmer, Mrs. Walker, Mr. Sillery, Mr. Moran, Mr. Hogan - YES

APPROVAL OF RESOLUTION OF SAFEGUARD BIO SYSTEMS CORP,
C/O BR GROUP, 240 PEGASUS AVENUE, SUITE 106,
BLOCK 301, LOT 6

A motion to **approve** the resolution was made by Mr. Amorosso, seconded by Mr. Vollmer.

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

Correspondence was discussed.

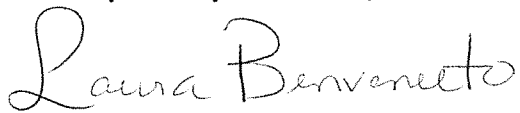
Letter from Robert Zampolin, A.I.A. dated February 20, 2018 re: Paris Square Townhomes – Vinyl Siding/Brick Façade was discussed. The construction official had an issue with a proposed change in the façade with some of the buildings at Paris Square/Rio Vista Site. It was approved as brick faced and now they are asking for a site plan waiver to put vinyl siding on two of the buildings. The prior site plan resolution says it should be consistent with the design that was submitted. The elevations were submitted as all brick.

Members commented that the siding is up already. Atty. Paster said that the board could make them change it to all brick. Mr. Sillery commented that the owners should come to the Board and tell them what is going on. Atty. Paster will contact the owners and their attorney and advise them to address the board for their change in the facade.

A motion to **adjourn** this meeting at 7:54 p.m. was made by Mr. Amorosso, 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".

Laura Benvenuto, Board Secretary