

**BOROUGH OF NORTHVALE  
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT  
JANUARY 9, 2019**

**MINUTES**

**REORGANIZATION MEETING AND  
REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING**

*Chairman, Charles Amorosso 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, MAYOR MARANA, MR. DELAURA, MR. DEVLIN,  
MR. GUYT, COUNCILMAN DELISIO, MR. GIANNOTTI, MR. VOLLMER,  
MR. SILLERY, MR. MORAN (ALTERNATE #2), MR. HOGAN (ALTERNATE #3),  
MR. POTHOS (ALTERNATE #4)

**ALSO PRESENT:** BOARD ATTORNEY, GREGG PASTER AND BOARD ENGINEER,  
SUNNY MULLEN FOR MASER CONSULTING

**ABSENT:** MR. VOLLMER

ALTERNATE MEMBER #1, Lisa Walker sent in her resignation letter to the Board. She notes in her letter that she is grateful for having had the opportunity to serve on the boards for as long as she did.

Mayor Patrick Marana swears in the following members: William Guyt, Ed Devlin, William Sillery, Ryan Moran and Dennis Pothos.

The appointed members read the Oath of Allegiance into the record.

A motion to appoint Charles Amorosso as **Chairman of the Board** was made by Mr. Sillery, seconded by Mr. Moran.

All present were in favor.

A motion to appoint Edward Giannotti as **Vice Chairman of the Board** was made by Mr. Devlin, seconded by Mr. Sillery.

All present were in favor.

A motion to appoint Laura Benvenuto as **Board Secretary** was made by Mr. DeLaura, seconded by Mr. Sillery.

All present were in favor.

A motion to appoint Gregg Paster, Esq. of Gregg E. Paster & Associates, 18 Railroad Avenue, Suite 104, Rochelle Park, NJ as the **Board Attorney** was made by Mr. Amorosso, seconded by Mr. Sillery.

All present were in favor.

A motion to appoint Maser Consulting, P.A., 400 Valley Road, Suite 304 in Mount Arlington, New Jersey as the **Board Engineer** was made by Mr. Sillery, seconded by Mr. Giannotti.

All present were in favor.

All members present were in favor of selecting The Record to be the **Official Newspaper** (which is also the official newspaper used by the Mayor and Council).

All present were in favor to accept the **2019 Meeting Dates** starting at 7:30 p.m.

All present were in favor of the **Official Depositories**, (the same banks as the Mayor and Council use for the deposits of escrow accounts).

#### **REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING**

#### **INFORMAL HEARING – LETTER FROM DONNA VELLEKAMP, ESQ.** **DATED JANUARY 2, 2019 TO PLANNING/ZONING BOARD RE:** **192 LIVINGSTON STREET, BLOCK 909, LOT 6**

Atty. Donna Vellekamp with offices at 161 McKinley Street in Closter, New Jersey came forward. She represents a contract purchaser of the property at 192 Livingston Street, Northvale Auto Parts. The zone is a mixed use zone and her client would like to put in 19 residential units, a three story building. On the first floor, there would be nine one bedroom units, on the second and third floors would contain five two bedroom units. She wants to get the Board's input on the project.

Parking was discussed and a comment was made that there is not enough parking for this type of project. Another comment was that there should be a traffic study performed should the applicant come before the board. Atty. Vellekamp was told to go back to the drawing board.

**APPLICATION OF ROBERT BETTEGA, 179 FRANKLIN STREET,  
BLOCK 917, LOT 4 – BULK VARIANCE FOR AN ADDITION TO  
DETACHED GARAGE**

Mr. Giannotti recuses himself for he is within 200 feet of the subject property.

Atty. Judith C. Reilly comes forward with offices at 302 Scharer Avenue in Northvale, New Jersey on behalf on the applicant, Robert Bettega.

**Exhibit A-1 – the application and the notices**

**Exhibit A-2 – hand sketch drawing**

**Exhibit A-3 – site plan prepared by Hubschman Engineering dated 12/4/18**

The applicant is proposing to add an addition to convert the two-car garage into a three-car garage. This addition will be located on the south side of the garage. Mr. Bettega is proposing to widen the driveway to add an extra parking stall in the garage.

The applicant is also proposing to construct a screened porch and covered porch located on the north side of the existing garage. The property is located in the R7.5 residential zone where accessory structures are permitted. The applicant has an existing non-conforming rear setback of 9.66 feet to the existing garage and the rear setback of the improvements is 9.66 feet.

The applicant has provided the soil moving report and Maser Consulting takes no exceptions to the calculations as provided. It was noted that the applicant has revised his plan to provide drainage calculations in support of the application. Details of the driveway and the curb was provided to the board.

At this time, Mr. Robert Bettega comes forward and is sworn in by Atty. Paster.

Mr. Bettega resides at 177 Veterans Drive and is the owner of the property at 179 Franklin Drive and plans to make this property his residence in the future. He is asking the board to modify the existing garage on the property. Mr. Bettega mentioned that he would like to place a third bay on the south side and to screen in the patio on the north side. The shed on the south side next to the garage will be removed from the property.

Mr. Bettega states that he would like to use the garage for cars, motorcycles, snow blowers, etc. The screened in area will be used to sit outside in the summer. The existing garage will remain where it is and he would like to add to the left and to the right of the garage.

Board Engineer, Sunny Mullen, stated that the applicant has addressed and is satisfied with all the recommendations.

Mr. Bettega stated that the addition will be for storage only, not for living space.

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

Mr. Giannotti of 185 Walnut Street came forward. He asked if the well was still at the property. Mr. Bettega said that the well still exists.

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

A motion to **approve** the application was made by Mr. Sillery, seconded by Mr. Guyt.

ROLL CALL: Mr. Sillery, Mr. Guyt, Mr. Amorosso, Mayor Marana, Mr. DeLaura, Mr. Devlin, Councilman DeLisio, Mr. Moran, Mr. Hogan – YES  
Mr. Giannotti – ABSTAINED (he is within 200 feet of the property)

**APPROVAL OF MINUTES OF DECEMBER 5, 2018**

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

ROLL CALL: Mr. Giannotti, Mr. Devlin, Mr. Amorosso, Mr. DeLaura, Councilman DeLisio, Mr. Sillery, Mr. Moran, Mr. Hogan – YES

**APPROVAL OF RESOLUTION – JOEL NEGRON,  
415 SEMINO ROAD, BLOCK 104, LOT 5**

A motion to **approve** the Resolution was made by Mr. Devlin, seconded by Mr. Sillery.

ROLL CALL: Mr. Devlin, Mr. Sillery, Mr. Amorosso, Mr. DeLaura, Councilman DeLisio, Mr. Giannotti, Mr. Moran, Mr. Hogan - YES

***Correspondence*** was discussed.

General Discussion.

A meeting to **adjourn** this meeting at 8:34 p.m. was made by Mr. Giannotti, seconded by Mr. Sillery.

All those present were in favor.

**Meeting adjourned.**

**Respectfully submitted,**

A handwritten signature in black ink that reads "Laura Benvenuto". The signature is written in a cursive style with a large initial "L" and "B".

**Laura Benvenuto, Board Secretary**