

**BOROUGH OF NORTHVALE  
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT  
APRIL 17, 2019**

**MINUTES**

*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, MR. DELAURA, MR. DEVLIN, COUNCILMAN DELISIO, MR. GIANNOTTI, MR. VOLLMER, MR. SILLERY, MR. MORAN (ALTERNATE #2), MR. HOGAN (ALTERNATE #3), MR. POTHOS (ALTERNATE #4)

ALSO PRESENT: GREGG PASTER, ESQ., BOARD ATTORNEY AND MR. CHRIS DOUR, BOARD ENGINEER

ABSENT: MAYOR MARANA, MR. GUYT

**REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING**

**APPLICATION OF MUNHI KIM, 179 VETERANS DRIVE,  
BLOCK 919, LOT 5 – SITE PLAN AND VARIANCE FOR THE  
CONSTRUCTION OF A DECK**

Mrs. Munhi Kim and Mr. Roger Kim came forward and were sworn in by Atty. Paster.

The applicants are applying for a setback variance of five feet for the construction of a deck. The property is located in the R7.5 zone and is located on the northwest side of Veterans Drive and approximately 20 feet north of the intersection of Ludlow Avenue and Veterans Drive. The applicant proposes to construct a new deck at the rear of the dwelling and is approximately 25 feet wide by 12 feet deep (300 square feet).

The current lot is improved with a recently constructed two story, single-family dwelling with an attached two-car garage.

***Exhibit A-1 – Site plan, consisting of two sheets, entitled “Munhi Kim, 179 Veterans Drive, Northvale, NJ 07647 prepared by Steven Koestner, P.E. of Koestner & Associates, dated October 27, 2017, consisting of two sheets.***

***Exhibit A-2 – Application for the Variance to the Board of Adjustment***

***Exhibit A-3 – List of property owners within 200 feet.***

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

Mr. Bob Bettega comes forward and stated that he resides at 177 Veterans Drive. Mr. Bettega has no objection in building the deck. His concern is that when the foundation was put in, he had a meeting with Mr. Kim, the building inspector and the Borough Engineer then, Sunny Mullen. His concern is the flooding – how the applicant built up the property between his fence and the applicant’s foundation.

Mr. Bettega feels that this is a serious flooding situation. It was determined that the board cannot do anything about this matter. The applicant’s received approval to build their home where it is built. The engineer said everything is draining correctly.

Atty. Paster said that this Board has no jurisdiction over this matter.

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

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

**APPROVAL OF RESOLUTION – SPACE ONE LLC (THE UPS STORE),  
246B LIVINGSTON STREET, BLOCK 303, LOTS 6**

A motion to **approve** the Resolution was made by Mr. Giannotti, seconded by Mr. Moran.

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

**APPROVAL OF RESOLUTION – VETERANS PROPERTY, LLC,  
281 COUNTY ROAD, CRESSKILL, NJ 07626 PROPERTY LOCATION:  
185 PARIS AVENUE, BLOCK 905, LOT 5**

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

ROLL CALL: Mr. Giannotti, Mr. Sillery, Mr. Amorosso, Mr. Vollmer, Mr. Moran – YES

***Correspondence*** was discussed.

A motion to **adjourn** the meeting at 8:01 p.m. was made by Mr. Hogan, seconded by Mr. Vollmer.

All present were in favor.

**Meeting adjourned.**

**Respectfully submitted,**

**Laura Benvenuto, Board Secretary**