

**BOROUGH OF NORTHVALE
PLANNING BOARD/BOARD OF ADJUSTMENT
JANUARY 16, 2013**

MINUTES

REGULARLY SCHEDULED FORMAL MEETING

Chairman, Peter Perretti, reads the Sunshine Statement into the record at 8:00 p.m.

**APPROVAL OF RESOLUTION – PETER DOLAN,
405 ARGENTI PLACE, BLOCK 106, LOT 17**

A motion to **approve** the Resolution was made by Mr. Vollmer, seconded by Mr. Trebino.

ROLL CALL: Mr. Vollmer, Mr. Trebino, Mayor Bazela, Mr. DeLaura, Mr. Perretti,
Councilman Sokoloski, Mr. Devlin, Mrs. Walker, Mr. Sillery - YES
Mr. Amorosso, Mr. Giannotti - ABSTAINED

**APPLICATION OF NORTHVALE SHOPPING CENTER ASSOCIATES,
246, 250, 252 & 254 LIVINGSTON STREET, BLOCK 303,
LOTS 5, 6, 8, 13 AND 15 – SITE PLAN WITH VARIANCES**

Atty. David Watkins came forward to represent the applicant. Atty. Watkins has offices located in Closter, New Jersey.

Mr. Perretti said that when he was Mayor of Northvale for a short time, there was a lawsuit involved with this property which he was a part of. It was more suing the Council and not the applicant or anyone involved with the property. It was a matter of procedure and some of the terms and conditions relating to the lease on this piece of property. With this being said, Mr. Perretti has determined that he can sit in on the hearings without prejudice, but he will be abstaining when it comes time to vote, if this meets the applicant's attorney.

Atty. Watkins said that this meets his approval.

The applicant is proposing to put on an addition onto the existing building about 15,000 sq. ft and construct a free standing building of approximately 24,500 sq. ft. Mr. Inserra will be moving the liquor store to the free standing building with three other tenants in that building and the ShopRite itself would be expanded to about 15,000 sq. ft.

Proof of Mailing was marked as **Exhibit A-1.**

Proof of Publication was marked as **Exhibit A-2.**

The rendering of the proposed building is marked as **Exhibit A-3.**

Atty. Dronzek swears in Mr. Hubschman. Mr. Hubschman is the engineer representing the applicant. The applicant is here tonight for the redevelopment of Lot 5, which is the Tech Danzig site and Lot 15, which is an existing commercial building on the site. The entire site (all five lots combined) contains approximately 9.74 acres. The site is located in the C-2 (Commercial) Zone.

Variations/Waivers were discussed. Mr. Hubschman refers to Mr. Paul Niehoff's letter of December 7, 2012. (A copy of this letter is attached).

Regarding the parking and traffic flow, Mr. Perretti was wondering if a new parking lot in the rear of the Tech Danzig property, possibly be one way traffic with angular parking. Come in with angular parking and it would be easier to get into the parking spaces.

Atty. Watkins stated that the spaces are 9 X 18 currently. It makes more sense to leave the parking as is but make the space 10 X 18, that gives the applicant the width they would need to get in and out. Mr. Perretti said his point is if the space were slightly angled and one way, then the applicant could get away with a 9 X 18 space.

Mr. Amorosso said that the Police Department wants 10 feet. Mr. Sillery stated, without showing a hardship, he doesn't see why you shouldn't give it to the applicant. Atty. Watkins said that the applicant is proposing 10 X 18.

Atty. Watkins said that he will have testimony at the next meeting regarding the traffic study. Mr. Niehoff mentioned in his letter that the landscaping appears to be insufficient for screening and noise purposes for neighboring properties.

Councilman Sokoloski said if the trees are going to be eliminated; the building alone gives the Board the opportunity to provide something with a little more character, like what was done at the Northvale Square. Maybe some sort of a clock tower element or something to give the Shopping Center more identity.

Atty. Watkins said the applicant will look into this.

There will not be a designated employee parking area on the site. Mrs. Walker asked if the store will be opened when the construction is going on. Atty. Watkins answered, "yes". Mr. Hubschman said that at the liquor store building, there is a loading dock area 34 feet. The dumpsters will be located in the rear of the new building.

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

Melanie Kershaw came forward. She has a business on 220 Pegasus Avenue opposite the back entrance to Shop Rite. She feels that the drainage is a problem at the site. Behind the building is always flooded. How much drainage is being put in? Mr. Hubschman said that the new requirement is to reduce the run off from the site. Drainage was discussed.

Another issue with Ms. Kershaw is the trailer trucks. The trucks back onto the property and destroy the grass. Can something be done? Mr. Hubschman will look into this and report at the next meeting. She asked if sidewalks could be placed on Pegasus Avenue.

Atty. Watkins said that there will not be sidewalks in the back. Sidewalks will be placed along the building.

It was suggested that Ms. Kershaw go to a gripe night meeting or to the Police Department regarding the sidewalk matter.

Mr. Jim Briscoe came forward. Mr. Briscoe owns a business at 250B Livingston Street. He wanted to know if the building is going to be built on the drainage tank that already exists. Mr. Hubschman said that the existing drainage system is outside of the new addition with the exception of a small portion which must be relocated. The applicant is adding a totally new system. The existing system is remaining and a new system will be added.

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

Atty. Watkins would like to continue formal hearings on February 6, 2013.

Correspondence was discussed.

A motion to **adjourn** this meeting at 9:00 p.m. was made by Mr. Giannotti, seconded by Mr. Sillery.

Meeting adjourned.

Respectfully submitted,

Laura Benvenuto, Board Secretary