

**BOROUGH OF NORTHVALE
PLANNING BOARD/BOARD OF ADJUSTMENT
FEBRUARY 18, 2009**

MINUTES

Chairman, Charles Amorosso, reads the Sunshine Statement into the record at 8:00 p.m.

ATTENDANCE:

PRESENT: MR. AMOROSSO, MR. DELISIO, MR. GIANNOTTI,
MAYOR HOGAN, COUNCILMAN SOKOLOSKI,
MR. TREBINO, MRS. WALKER (ALTERNATE #2),
MR. MARANA (ALTERNATE #3)

ALSO PRESENT: ATTY. GREGG PASTER, MR. LOUIS RAIMONDI

ABSENT: MR. DELAURA, MR. PERRETTI, MR. VOLLMER,
MR. PIEHLER (ALTERNATE #1), MR. DEVLIN
(ALTERNATE #4)

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

WORK SESSION

There were no Work Session applications submitted to the Board.

FORMAL MEETING

**APPLICATION OF TWENTY TWENTY FITNESS LLC,
100 STONEHURST COURT, BLOCK 1101, LOT 9 -
USE VARIANCE APPLICATION**

At this time, Atty. Roger Daly came forward representing the applicant, Lou Siracusano, Twenty Twenty Fitness LLC. Atty. Daly has his office at 24 Bergen Street in Hackensack, New Jersey.

The application is to turn 24% of the building at 100 Stonehurst Court into a fitness center. The use before was light manufacturing for office space. The applicant is seeking to have 7,450 sq. ft. (24% of the total building) to be used as a fitness center.

Mr. Siracusano was sworn in by Atty. Paster.

Mr. Siracusano is the owner of Twenty Twenty Fitness LLC and is also the owner of 100 Stonehurst Court. The use of the building is for office manufacturing facility for television systems. The fitness center would be entirely indoors and available to the public during daytime and nighttime hours.

The main hours of operation is from 5:30 a.m. to 10:00 a.m. and then again at around 4:00 p.m. to 9:00 p.m. There will be fitness machines in the establishment as well as trainers. The part of the building dedicated to the fitness center is 24% of the total building. Mr. Siracusano noted that there would be sufficient parking.

Mr. Siracusano stated that there are approximately ten (10) employees and four (4) trainers. There would be less traffic in the area with this fitness center use than there was with the former tenant.

- Exhibit A-1** are the notices
- Exhibit A-2** is the application
- Exhibit A-3A** are the plans dated January 28, 2009
- Exhibit A-3B** is the survey

Mr. Amorosso noted that since this is a use variance application, the Mayor and Councilman Sokoloski cannot vote.

Mr. Raimondi reviewed his letter dated February 17, 2009 with Mr. Siracusano. He mentioned that the survey map submitted does not show the parking at the site. Mr. Siracusano said that there are 55 parking spaces. Mr. Raimondi said that there are no dimensions on the parking plans. He cannot verify the size of the aisles.

Mr. Marana asked Mr. Siracusano if he is going to be able to peacefully co-exist with the compost site. Mr. Siracusano said that he has been in Northvale for thirty years. There are some things in the compost site that he requested of the Mayor. There are some things that they are trying to fix. Mr. Marana was informed that they are working on this issue with the superintendant of the Department of Public Works. It's in progress, not completely done.

Mr. Siracusano said that they are putting in a handicapped bathroom. He said they stopped work because Mr. Zavarino felt that they should go through this process for approval first.

Mr. Giannotti said that he knows the building and knows Mr. Siracusano for years. He mentioned that there are two other gyms in town which is working out successfully. This is a less intensified use and very little truck traffic going in and out of the site.

Councilman Sokoloski commented that he thinks it is a good use for the property.

Mr. DeLisio asked what the hours of operation would be at the center. The hours would be 5:00 a.m. to 9:00 or 10:00 a.m. and then 4:00 p.m. to 9:00 p.m. Atty. Paster asked if there is a proposed closing time at the fitness center. Mr. Giannotti commented - in that zone they are

allowed to manufacture 24 hours a day. He further stated that he wouldn't even put any closing time in the Resolution.

Atty. Paster agreed. No closing time will be put in the Resolution.

Mr. Amorosso sees no problem with this proposed use. Atty. Daly said that Mr. Siracusano is not abandoning the prior permitted use.

The meeting was **opened to the public**. Since no one from the public came forward, the meeting was **closed to the public**.

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

ROLL CALL: Mr. Giannotti, Mr. Marana, Mr. Amorosso, Mr. DeLisio, Mr. Trebino,
Mrs. Walker - YES

APPLICATION OF ORGANICA NATURAL FOODS,
246 LIVINGSTON STREET, BLOCK 303, LOT 8 -
SITE PLAN APPLICATION

At this time, Atty. Mark Madaio came forward to represent the applicant. Atty. Madaio has offices at 31 Legion Drive in Bergenfield.

Mr. Steven Lazarus came forward and was sworn in by Atty. Paster. Mr. Lazarus has offices in Englewood, New Jersey. He is a registered architect since 1984 and is registered in eight States. He has been before this Board. Atty. Paster said that Mr. Lazarus qualifies.

Organica has been in the Shop Rite mall for approximately 20 or more years. Organica is in need of more refrigeration and storage space. Organica tried to secure space to the north and south of them, namely, the Dry Cleaners and Super Cuts. Organica wanted to take over their leases and buy them out so that they could take over the store and use part for refrigeration and also they would be able to expand the store. Organica was unsuccessful in trying to get this space.

Organica would like to place a walk in box in the rear of the building which is roughly 7 feet by 20 feet with a 5 foot overhang. Presently there is a 4 foot 6 sidewalk in the back. The applicant proposes to put the walk in box right up against the building and jut out from the sidewalk 2 foot 6 for a total of 7 feet.

The walk in box is a big free standing refrigerator that would be placed up against the building on the existing sidewalk. Atty. Madaio said that the box would be protected by bollards in case a car happened to gear off the path and hit the box. The cardboard dumpster is now located to the north of the garbage enclosure taking up a parking space. The dumpster would be relocated to another parking space and this would allow the garbage trucks to back in to the dumpster. It was stated that the trash enclosure would not be moved. The cardboard dumpster is being moved.

Mr. Raimondi stated that the traffic aisle width is being reduced from 23 feet to 20 feet 6 inches.

Mayor Hogan said he would do anything to help this business to continue to be successful. The owner of Organica said that he has been in Northvale for 31 years.

Councilman Sokoloski asked what is the finish on the box. Mr. Lazarus answered that would be aluminum, probably a matt finish.

The meeting was **opened to the public**. Since no one from the public came forward, the meeting was **closed to the public**.

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

ROLL CALL: Mr. Amorosso, Mr. Giannotti, Mr. DeLisio, Mayor Hogan, Councilman Sokoloski, Mr. Trebino, Mrs. Walker, Mr. Marana - YES

APPLICATION OF FRANK AND JENNIFER FERRARO,
183 HIGH STREET, BLOCK 819, LOT 4 -
CONSTRUCTION OF A NEW HOME

Mrs. Jennifer Ferraro came forward. Mr. and Mrs. Ferraro are requesting two variances in order to knock down the current structure that is on the property and to build a single family home.

Mrs. Ferraro was sworn in by Atty. Paster.

The first variance requested is for lot area coverage. The town zoning ordinance requires 7,500 sq. ft. and currently on the existing property, it is 7,472 sq. ft. The second variance is for lot coverage. The zoning ordinance allows the maximum 25% and the applicant is requesting 20.33%. In looking at the survey of the property, the existing structure is a two bedroom, one bathroom ranch which is too small for their growing family.

Mrs. Ferraro said that by knocking down the existing structure, they will be giving up two variances – the side yard variance (it is 7.9 feet and the town requires a setback of 10 feet) and the front yard variance will be given up (23 ½ feet from the street to the corner and the town requires 25 feet). The new residence will conform to all setbacks - front yard, side yard and rear yard. The house that the Ferraro's are proposing is actually more conforming than the existing structure according to the town's zoning ordinance.

Mr. Raimondi discussed his letter regarding this application. The right angle width of the lot is 74.37. He is concerned in the depth of the lot that they have enough room between the front yard setback and the rear yard setback to fit the house in. Mr. Raimondi said that the architect did not give any calculations to the rear yard.

Mr. Giannotti commented that the applicant is actually making the green area larger than it is now. Mr. Raimondi said that is what the plan reads now – he did not recalculate it. Mr. Giannotti told Mrs. Ferraro to have her architect check out the green area.

Mayor Hogan talks about if seepage pits are needed or not. He feels it would be a large expense for the resident. Mr. Raimondi said that the DEP has a requirement that the runoff has to be 0%. Mayor Hogan said if the applicant can show that the runoff is a natural runoff, they will not need that seepage pit.

Mr. Amorosso stated that the applicant must have the leaders go into a seepage pit. You cannot have it run alone.

The meeting was **opened to the public**. No one from the public came forward; the meeting was now **closed to the public**.

A motion to **approve** the application was made by Mr. Amorosso, seconded by Mr. Marana.

ROLL CALL: Mr. Amorosso, Mr. Marana, Mr. DeLisio, Mr. Giannotti, Mr. Trebino,
Mrs. Walker - YES

APPROVAL OF MINUTES OF FEBRUARY 4, 2009

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

ROLL CALL: Mr. Giannotti, Mr. Trebino, Mr. Amorosso, Mayor Hogan,
Councilman Sokoloski - YES

Mr. DeLisio, Mrs. Walker, Mr. Marana - ABSTAINED
(these members were absent at the 2/4/09 meeting)

Mr. DeLaura, Mr. Perretti, Mr. Vollmer, Mr. Piehler,
Mr. Devlin - ABSENT

Correspondence was discussed at this time.

General Discussion by board members.

Parking on Veterans Drive was discussed. Mr. Amorosso asks why the town is giving up Veterans Drive to a neighboring town that did not allow for enough parking. This is currently no parking and the town is allowing a Church from Norwood to park on Sundays. Mayor Hogan said that the ordinance is up for final hearing. He suggested that a letter from the Board be sent to Mayor and Council with their concerns.

Atty. Paster will draw up a letter for the Mayor and Council.

A motion to send a letter to the Mayor and Council regarding parking on Veterans Drive was made by Mr. Amorosso, seconded by Mrs. Walker.

All in Favor - "YES".

A motion to **adjourn** the meeting at 9:10 p.m. was made by Mr. Giannotti, seconded by Mr. Amorosso.

All in Favor - "YES".

Meeting adjourned.

Respectfully submitted,

A handwritten signature in cursive script that reads "Laura Benvenuto".

Laura Benvenuto, Board Secretary