

**BOROUGH OF NORTHVALE
PLANNING BOARD/BOARD OF ADJUSTMENT
MARCH 17, 2010**

MINUTES

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

ATTENDANCE

**PRESENT: MR. AMOROSSO, MR. GIANNOTTI, MAYOR HOGAN,
MR. PERRETTI, COUNCILMAN SOKOLOSKI,
MR. TREBINO, MR. VOLLMER, MR. DEVLIN
(ALTERNATE #1), MR. MARANA (ALTERNATE #3),
MR. BARGNA (ALTERNATE #4)**

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

**ABSENT: MR. DELISIO, MR. DELAURA, MRS. WALKER
(ALTERNATE #2)**

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

WORK SESSION

**APPLICATION OF EDUTAINMENT INC.,
D/B/A KIDS KINGDOM, 273 LIVINGSTON STREET,
BLOCK 207, LOTS 3, 5 & 6 - INSTALLATION OF
EIGHTEEN (18) ADDITIONAL GAMES OF AMUSEMENT**

At this time, Atty. Stephen Sinisi came forward. Atty. Sinisi had previously appeared before this Board representing Edutainment Inc. which trades as Kids Kingdom. He came before the Board seeking approval to install 65 video games of amusement. The ordinance has a two machine limitation. This application seeks permission from the Board to grant 18 additional games of amusement at the site. Atty. Sinisi will have a representative as a witness from an amusement company, not just from sales but in planning and scheme implementation.

A composite of the colorized pictures of the kinds of video games being proposed were handed out. The games are not violent games of amusement, noted Atty. Sinisi.

Mr. Amorosso said that the April 7th meeting is going to be canceled due to a police officer's retirement dinner that evening. Many of the members of the Board will be

attending; therefore, there may not be a quorum. Atty. Sinisi said that he will come for a formal hearing on April 21, 2010.

Mr. Amorosso talked of the parking problem which is basically the landlord's problem. He further brought to Atty. Sinisi's attention a letter received from Aslanian & Khorozian, Attorneys At Law who represents the Northvale Jewelry Exchange. He is complaining about Kids Kingdom taking parking spaces for three (3) hours. Mr. Amorosso mentioned that the landlord and tenants of the Northvale Square should meet and find additional parking. He does own property across the creek. The Chairman of the Board stated that if there are two people that work in every store that would be 96 parking spaces taken.

Mr. Giannotti asked why this attorney who represents the Jewelry Store is asking the town to resolve the problem of their parking lot. He feels that the town should not get involved with this whatsoever. It's not the town's problem. If the tenants are complaining, Mr. Amorosso commented that this may have an effect on the application.

Mr. Robert Costa came forward. Mr. Costa is that engineer representing Kids Kingdom. Mr. Costa noted for the record that there are strictly children's games. There are different game rooms with small tables and chairs in the establishment. Mr. Costa said that it would be beneficial for the Board members to visit Kids Kingdom and see exactly what happens at the site. Older children would not be interested in the games that are there.

Mr. Costa said that the applicant is proposing two security check points in the room where there would be the additional proposed games. Mr. Costa said he had spoken to Mr. Puccio, the owner of the Northvale Square, regarding the parking. He was supposed to have come to this meeting tonight but was just returning from a business trip. Mr. Puccio will definitely be at the formal hearing.

Mr. Vollmer asked why the need for the additional games of amusement. Atty. Sinisi said he will have testimony at the formal meeting as to the need for the additional games.

Mr. Perretti said he had concerns about possible walk in customers off the street. Atty. Sinisi said that any individual can walk in but there would be a security person in the front to determine where each individual is going to go to.

Mr. Vollmer said additional games would be creating another business, not just a party related business. Atty. Sinisi said that no parent would be able to drop off their child at the door, give them money and let them go in alone.

A letter from the Police Chief was read into the record. Mr. Amorosso told Mr. Sinisi that he would have to come up with a stern figure of what the age scheme is. In his letter, the Police Chief commented on the following issues:

- The issue of increased traffic of customers would more than likely increase the vehicular traffic to the Plaza.
- Lack of sufficient parking currently at the site would only be more enhanced with the increase in the vehicular volume.
- It is his position he feels that the allowance of additional machines to the site would not be beneficial to the Borough of Northvale.

The formal hearing of this application is scheduled for April 21, 2010.

**APPLICATION OF INVESTORS FIRST MORTGAGE CORP.,
171 PARIS AVENUE, BLOCK 904, LOT 7 - SITE PLAN WITH VARIANCES**

David M. Watkins, Esq. came forward. Atty. Watkins has his office in Closter, New Jersey. The property is the left over piece of property from the Contini transaction when First Investors subdivided and built the medical office building on Paris Avenue. This piece of property is 30 X 100, 3,000 square feet and the applicant is proposing to put up a building. All the variances for the exception of one side yard variance are pre-existing on the lot.

7,500 feet is required and the applicant has 3,000 feet. Atty. Watkins said that this is an isolated lot case. This property never merged with any of the contiguous lots. He will show the Board that he could put a building on this property that substantially is in compliance with the ordinance. If the Board should deny this application, then the Town has to buy the property.

Mr. Perretti suggested that he should try to acquire additional property again.

Atty. Watkins will contact the Board Secretary as to when to be placed on the agenda for a formal hearing.

FORMAL MEETING

APPROVAL OF MINUTES OF JANUARY 20, 2010

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

ROLL CALL: Mr. Giannotti, Mr. Vollmer, Mr. Amorosso, Mr. Perretti,
Mr. Devlin, Mr. Marana - "YES"

Mayor Hogan, Councilman Sokoloski, Mr. Trebino, Mr. Bargna -
ABSTAINED (these members were absent at the
January 20th meeting)