

**BOROUGH OF NORTHVALE
PLANNING BOARD/BOARD OF ADJUSTMENT
APRIL 1, 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,
MR. VOLLMER, MR. PIEHLER (ALTERNATE #1),
MRS. WALKER (ALTERNATE #2), MR. MARANA (ALTERNATE #3)
MR. DEVLIN (ALTERNATE #4)

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

ABSENT: MR. DELAURA, MR. PERRETTI

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

WORK SESSION

**Informal Discussion – Letter from Judith C. Reilly, Esq.
dated March 25, 2009 re: 250 Livingston Street, Block 303, Lot 4**

Atty. Judith C. Reilly came forward. Mr. Briscoe owns the property. He would like to change the configuration of the gas pumps and the structure of the lot. Atty. Reilly has a conceptual plan with her tonight that will give the Board an idea of what the owner would like to do.

Atty. Reilly said that the whole point of this discussion is to make the lot work better and to eliminate the situation of the backup of cars on Livingston Street. The idea would be that the cars would pull straight in, there would be three rows of pumps and the owner would like to reduce the size of the existing building to make it a deeper front.

The lot is non-conforming and there are several pre-existing variances, one of which would be eliminated if the owner were to do this.

Mr. Amorosso said that the owner would like to take the front of the building off and then stack the pumps so that the cars would go straight in. Mr. Amorosso noted that it would be a benefit to the traffic problem on Livingston Street. Mayor Hogan said it would be a thousand percent better.

Mr. James Briscoe came forward and said it would be even with the Super Value gas station.

There would be two pumps on each island.

Since it is a County road, Mr. Raimondi recommended that the owner go to the County to talk to them. They may have suggestions and/or recommendations.

Mr. Giannotti asked if the owner is going to make a convenience store. Mr. Briscoe answered, "no".

For the Record - Mayor Hogan said that the combined Planning Board/Board of Adjustment is autonomous – "no one tells anyone what to do on this Board – we all make up our own minds and the Board has a lot of respect for that. No one speaks for this Board – no former Mayors, no predecessor of mine is to speak for this Board and to tell anyone that if you come before the board, you would be denied" Mayor Hogan said that this is a rumor that he has been hearing on applications. Mayor Hogan again said that only this board speaks for itself, it is an autonomous board.

Atty. Reilly will contact the Board's secretary if the owner wants like to proceed.

FORMAL MEETING

**APPLICATION OF OMNIPOINT COMMUNICATIONS, INC.,
35 INDUSTRIAL PARKWAY, BLOCK 608, LOTS 1 AND 2 -
USE VARIANCE**

See transcript attached

THE TRANSCRIPT IS AVAILABLE AT THE PLANNING BOARD OFFICE

APPROVAL OF MINUTES OF MARCH 4, 2009

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

ROLL CALL: Mr. Giannotti, Mrs. Walker, Mr. Amorosso, Mayor Hogan, Mr. Trebino,
Mr. Piehler, Mr. Devlin - YES

Mr. DeLaura, Mr. Perretti – were absent at the meeting of March 4, 2009

Correspondence was discussed.

Councilman Sokoloski spoke about the proposed subdivision on ***Block 1003, Lot 12 – the Deluxe Cleaner Site***. The Mayor and Council is considering subdividing the property. Councilman Sokoloski said that the site had a house on it and an original dry cleaning business which has been taken down. The side that still has the house on has been deemed cleared and

could be re-developed as residential. The site that used to have the dry cleaning business is not yet cleaned but it most likely would never be able to be redeveloped as residential.

The Mayor and Council would like to subdivide the site and the existing house portion to be put on the market and sold for another residential use. They don't know what the use would be for the dry cleaning portion.

Mr. Giannotti commented – he suggested that when the Borough does this to keep that back driveway that goes with the lot because the house is up on the hill. There is no way to get into a driveway from Livingston Street.

FOR DISCUSSION AND REVIEW
ORDINANCE #865-2009
OCCUPANCY LIMITATION IN MULTI DWELLING UNITS

A motion to send a letter to Mayor and Council on the approval of Ordinance #865-2009 was made by Mr. Amorosso, seconded by Mr. Vollmer.

All in Favor - "YES".

Atty. Gregg Paster will write a letter to the Mayor and Council.

A motion to **adjourn** this meeting at 9:25 p.m. was made by Mr. Amorosso, seconded by Mr. Giannotti.

All in Favor - "YES".

Meeting adjourned.

Respectfully submitted,



Laura Benvenuto, Secretary