

**BOROUGH OF NORTHVALE
PLANNING BOARD/BOARD OF ADJUSTMENT
MAY 6, 2009**

MINUTES

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

ATTENDANCE:

PRESENT: MR. AMOROSSO, MAYOR HOGAN, MR. DELAURA,
MR. PERRETTI, COUNCILMAN SOKOLOSKI, MR. TREBINO,
MR. VOLLMER, MRS. WALKER (ALTERNATE #2),
MR. DEVLIN (ALTERNATE #4)

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

ABSENT: MR. DELISIO, MR. GIANNOTTI, MR. PIEHLER (ALTERNATE #1),
MR. MARANA (ALTERNATE #3)

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

WORK SESSION

**APPLICATION OF THE BOROUGH OF NORTHVALE,
151 LIVINGSTIN STREET, BLOCK 1003, LOT 12 -
SITE SUBDIVISION**

Borough and Board Engineer, Louis Raimondi, came forward to speak on the application.

Mr. Raimondi said that the Borough owns this lot which is known as the Deluxe Cleaners site. The lot is 100 X 200, 200 foot frontage along Livingston Street. There is another lot in the back that goes out to Scharer Avenue which is 25 feet wide. This is not really part of this subdivision. The lot is also owned by the town.

A lot line was created so that it becomes a minor subdivision without any variances. Mr. Raimondi said that a public hearing is not needed for this minor subdivision. He does need a Resolution from the Planning Board declaring this as a minor subdivision so that he can send it down to the County to get their approval on it.

Mr. Raimondi said the new lot with the house on it would be 78.4 feet wide; this was created this wide in order to miss the southerly side of the house by 10 feet with the new lot line. There is a driveway that comes in off of Scharer Avenue that serviced this house over the years. If the person who buys this house, keeps the house on the lot, the Borough could give them an easement over that 25 foot strip to get into the back of the lot. Once the house is ever torn down

or whoever buys it tears it down, then they would not need it and the easement would be extinguished, that way the town keeps the land.

It was noted that the lot is much lower than what is being subdivided. Mr. Amorosso said he would rather not see anyone have a driveway out onto Livingston Street. Mr. Vollmer commented that the house would more than likely have a garage under it like the rest of the homes. As long as this house exists, let them use the driveway as it is, Mr. Vollmer stated.

Atty. Paster mentioned that the Statute says you have to give the adjoining land owners first choice to acquire the land if you wouldn't take it out for public bid.

Mrs. Walker asked why can't the lot be made bigger? Mr. Amorosso answered that the piece to the south is contaminated.

Mayor Hogan said that he would like this application to be heard at a formal hearing since it involves Borough property.

Mr. Perretti asked if they knock down the house, what happens to the variance? Mr. Raimondi said the variance disappears once they knock down the building.

Atty. Paster said that this is the Borough's application and that the Borough Clerk should send the notices to property owners and the ad in the paper. This matter will be heard for public hearing on June 3, 2009.

APPLICATION OF SHENGQUAN DUAN,
184A WALNUT STREET, BLOCK 919, LOT 1.01 –
VARIANCE FOR A FENCE

Mr. Duan came forward. Mr. Duan would like to put up a six foot fence for safety reasons for his children. Mr. Vollmer commented that he thinks a four foot fence would do the job and would look better in the front of the property. Mr. Amorosso agrees. A six foot fence along the back line would be fine.

Mr. Raimondi said the applicant has a 25 foot setback to the property line from the house. He cannot go out beyond that. The recommendation of the Board is that if the applicant wants to put in a four foot fence in, the Board would vote on it as a variance. A six foot fence cannot be approved because of the aesthetics for the neighborhood. It would not look right. Mr. Amorosso suggested that he stays in six inches. Mr. Duan was advised that the fence cannot go on Borough property.

Mr. Duan must come back to another work session.

The Chairman mentioned that the Board received a letter regarding the application of ***Omnipoint Communications, Inc., Block 608, Lots 1 and 2*** stating that they would like to carry the formal hearing to June 3, 2009. The applicant does not have to re-advertise.

FORMAL MEETING

APPROVAL OF MINUTES OF APRIL 1, 2009

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

ROLL CALL: Mr. Vollmer, Mr. Amorosso, Mayor Hogan, Councilman Sokoloski,
Mr. Trebino, Mrs. Walker, Mr. Devlin - YES

Correspondence was discussed.

Regarding the Master Plan Review with Mr. Kauker, Mr. Perretti mentioned that the Planner will come on May 20, 2009 to the Planning Board meeting to finalize the Zoning Map and the ordinance.

A motion to **adjourn** this meeting at 8:53 p.m. was made by Mr. Amorosso, seconded by Mr. Walker.

All in Favor - "YES".

Meeting adjourned.

Respectfully submitted,

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

Laura Benvenuto, Board Secretary