

**BOROUGH OF NORTHVALE
PLANNING BOARD/BOARD OF ADJUSTMENT
NOVEMBER 2, 2011**

MINUTES

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

ATTENDANCE:

PRESENT: MR. AMOROSSO, MAYOR BAZELA, MR. DELAURA,
MR. DELISIO, MR. GIANNOTTI, MR. PERRETTI,
MR. TREBINO, MR. VOLLMER, MR. DEVLIN
(ALTERNATE #1), MRS. WALKER (ALTERNATE #2),
MR. SILLERY (ALTERNATE #3), MR. BARGNA
(ALTERNATE #4)

ALSO PRESENT: MARC LEIBMAN, ESQ., MR. PAUL NIEHOFF

ABSENT: COUNCILMAN SOKOLOSKI

REGULARLY SCHEDULED FORMAL MEETING

**APPLICATION OF INVESTORS FIRST MORTGAGE CORPORATION,
171 PARIS AVENUE, BLOCK 904, LOT 7 – PROPOSED OFFICE BUILDING**

At this time, Atty. David Watkins came forward to represent the applicant. Atty. Watkins has his office located in Closter, New Jersey. This original application was heard in October of 2010. The board had denied the application in December of 2010 and Atty. Watkins had filed suit on behalf of the applicant. Atty. Watkins said that a Stipulation of Settlement was entered between the parties on October 19, 2011. This was marked as Exhibit J-1 dated November 2, 2011.

It was noted that this application is for Site Plan approval; therefore, it is a Planning Board application.

Mr. Michael Hubschman, engineer for the applicant, came forward. He notes that he prepared the plans that were submitted to the Board. The existing lot is 30' X 100' in the C-1 Commercial Zone on Paris Avenue and Washington Avenue on the corner. The existing lot area is 3,000 sq. ft. and 7,500 sq. ft. is required, an existing non-conforming condition. The existing lot width is 30 ft. and 75 ft. is required, another existing non-conforming condition. There is a side yard variance of 3 feet on the northerly side yard where 10 feet is required. The rear yard variance for 4 feet on the easterly side where 40 feet is required and the green area variance 19.1% where 20% is required.

Concerning the parking, four spaces are required and the applicant is providing two spaces. The minimum lot frontage on Washington Street is 30 feet where 60 feet is required.

Mr. Hubschman said that the original plan had the building on the west of the lot and then they moved the building to the east side. The County had requested some changes in the handicapped ramp, no real substantial changes. The plan has been conditionally approved by the County.

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** this application and the Settlement through the Court System was made by Mr. Amorosso, seconded by Mr. Perretti.

Mr. Amorosso stated that he would like the streetscape continued. Atty. Watkins said that this is not part of the settlement and that he would consider it. Mr. Amorosso said that the board would like the streetscape. Atty. Watkins said he would agree to the streetscape.

ROLL CALL: Mr. Amorosso, Mr. Perretti, Mr. DeLisio, Mr. Giannotti, Mr. Trebino,
Mr. Vollmer

Mr. Giannotti's comments - for the neighbors and the residents in the area, it wasn't the Board that approved this application; it was the County Court's, because the Board had denied this application originally. Mr. Vollmer commented that feels the same as Mr. Giannotti.

Mayor Bazela, Mr. DeLaura , Mr. Devlin – ABSTAINED

**APPROVAL OF RESOLUTION – MAXIM ENTERPRISES –
MOE'S SOUTHWEST GRILL, 271-273 LIVINGSTON STREET,
BLOCK 207, LOTS 3, 5 AND 6**

Atty. Leibman did not have the Resolution available for tonight's meeting. It will be put on the December 7, 2011 meeting.

Correspondence was discussed.

General Discussion by board members.

A motion to **adjourn** the meeting at 8:20 p.m. was made by Mr. Amorosso, seconded by Mr. Giannotti.

All in Favor - "YES".

Motion adjourned.

Respectfully submitted,

Laura Benvenuto

Laura Benvenuto, Board Secretary