

**BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT**

January 20, 2021

7:30 P.M.

Zoom Meeting ID: 453 996 0939

Password: 4Qz3LR

Phone in Number: 1 646 558 8656

Meeting ID: 453 996 0939

Password: 785974

MINUTES

CALL THE MEETING TO ORDER

Chairman Amorosso called the meeting to order at 7:30 PM in the Borough Hall Office located at 116 Paris Avenue, Northvale, New Jersey 07647. Meeting included Board Members, and was open to members of the public using the Zoom virtual platform.

STATEMENT

Chairman Amorosso read the "Sunshine Statement" into the record as follows:

"This is a regularly scheduled meeting of the Combined Planning Board/Board of Adjustment of the Borough of Northvale. The date, time and location of this meeting has been advertised in the official newspaper of the Borough, filed with the Acting Borough Clerk, and posted on the bulletin board in the Municipal Building. All notice requirements of Public Meetings Act for this meeting have been fulfilled. Please note the fire exits as required by law"

ROLL CALL:

PRESENT: Chairman Amorosso, Mr. Giannotti,
Mr. Briscoe (Alternate #1) Mr. Degen (Alternate#2)

PRESENT VIRTUALLY: Councilman Hogan, Mr. Guyt, Mr. Moran, Mr. Sillery, Mr. Pothos,

ABSENT: Mayor Marana, Mr. Vollmer

ALSO PRESENT: Gregg Paster, Board Attorney, Marie Raffay, Maser Engineering (Present Virtually) & Nicole Cowley, Board Secretary

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

Attorney Paster swears in Wayne Degen at the start of this meeting.

CONTINUATION OF APPLICATION OF ANDREW RYOO
120 PHILADELPHIA AVENUE
BLOCK 919 LOT 2

VARIANCE RELIEF

The continuation of this application began with Mr. Giannotti stating a reminder for the record, and for the Board, he will recuse himself from this application as he resides within 200 feet of the property.

Mr. Ryoo began by thanking the Board for meeting with him again after being reminded by Attorney Paster of him still being under oath which Mr. Ryoo acknowledged. Mr. Ryoo asked for permission to revise the application after reviewing options and suggestions he was made aware of. Mr. Ryoo is now asking for permission to build a 4 foot high fence that is 10 feet away from Veteran's Drive. Mr. Ryoo added this is 1 foot higher than what is permitted in the zoning code.

Chairman Amorosso stated the ordinance is going to be changed after learning you cannot purchase a 3 foot fence and the smallest you can purchase from a retailer is 4 foot. This makes a 3 foot fences custom made and expensive. This change is in the works and upcoming as soon as possible.

At this time, Chairman Amorosso asked the Board members if there are any questions for Mr. Ryoo. There was no questions from the Board.

Chairman Amorosso **opened the meeting** to the public for questions.

With no questions or comments, Chairman Amorosso **closed the meeting** to the public.

A motion to **approve** the application was made by Mr. Degen, and seconded by Mr. Sillery

ROLL CALL: Mr. Degen (Alt#2), Mr. Sillery, Chairman Amorosso, Councilman Hogan, Mr. Guyt, Mr. Moran, Mr. Pothos, Mr. Briscoe (Alt#1) –YES

ABSENT: Mayor Marana, Mr. Vollmer

ABSTAIN: Mr. Giannotti

APPROVAL OF MINUTES OF JANUARY 6, 2021

A motion to **approve** the minutes of January 6, 2021 was made by Chairman Amorosso, and seconded by Mr. Giannotti

ROLL CALL: All in Favor

DISCUSSION:

Chairman Amorosso updated the Board on a meeting that took place on January 19, 2021 attended by Mayor Marana, Mr. Giannotti, Mr. Sillery, Mr. Pothos, Tracy Jeffery and Nicole Cowley to discuss a potential application from Lou Chiellini and the potential for building on Union Street. Mr. Giannotti updated the Board of the meeting details. It was determined Mr. Chiellini file a full application to come before the whole Board to present a full application.

In addition, there was discussion among those who attended the meeting and Tracy Jeffery regarding the changing of certain ordinances. Some of which included ordinances pertaining to decks and pools and Tracy was asked to create a list for the Planning Board and the Mayor and Council to review. The Board members present for the meeting also discussed with Tracy their concerns with Mother-Daughter homes within Northvale and there not being a current or accurate list of these homes. The Board would like to see a list of these homes created in order to certify the homes yearly.

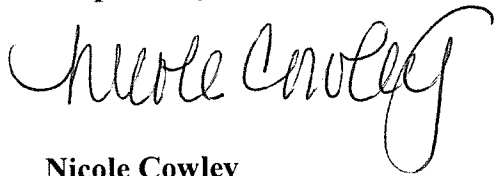
Following this, there was discussion among the Board members and Attorney Paster related to building permits and what still requires permits and what does not.

Next, Attorney Paster informed the Board of a concern that was brought to his attention that had to do zoning violations being dismissed in court. Discussion in respect to this matter and the potential for sending a letter from the Board and or the Building department was considered.

Lastly, Mr. Moran asked the Board and Attorney Paster a question having to do with ethics and an upcoming opportunity to advance his career next year as the President of the Architects League of Northern New Jersey. This would enable Mr. Moran to sit on meetings with other towns and possibly the ability to work with some of these towns as well. Mr. Moran wanted clarification on the ethics of this situation. Attorney Paster did not see this as an ethical issue as long as full disclosure of his function was transparent. The Board was in favor of Mr. Moran's endeavor and wished him much luck.

A motion to **adjourn** the meeting at 8:00 PM was made by Chairman Amoross , seconded by Mr. Giannotti All present in favor.

Respectfully Submitted,

A handwritten signature in black ink that reads "Nicole Cowley". The signature is written in a cursive, flowing style.

**Nicole Cowley
Board Secretary**

Approved: 2.3.21