

**BOROUGH OF NORTHVALE**  
**COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT**  
**JANUARY 22, 2020**  
**7:30 P.M.**

**MINUTES**

**CALL THE MEETING TO ORDER**

Chairman Amorosso called the Meeting to order at 7:30 PM in the Planning Board/Board of Adjustment meeting room located on the second floor of the Municipal Building at 116 Paris Avenue in Northvale, New Jersey 07647.

**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 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 at the public meetings".*

**ROLL CALL**

**PRESENT:** Chairman Amorosso, Mr. DeLaura, Mr. Giannotti, Mr. Guyt, Mr. Moran, Mr. Vollmer, Mr. Hogan (Alternate #1), Mr. Pothos (Alternate #2), Mr. Degen (Alternate #3)

**ALSO PRESENT:** Frances Weston, Board Secretary

**ABSENT:** Mayor Marana, Councilman Devlin, Gregg Paster, Board Attorney, Chris Dour, Board Engineer

**REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING**

**INFORMAL HEARING – BROOKE GREENBERG**  
**POTENTIAL BUSINESS – 140 PARIS AVE OR 155 VETERANS WAY**

Brooke Greenberg, 84 Hillside Avenue in Cresskill, New Jersey came forward to speak with the Board. Last May she came before the Board about opening a potential boarding day care training facility for dogs. She received positive feedback from the Board members at that time. She is now interested in purchasing 140 Paris Avenue. She wanted to see if the Board members think this is a potentially good location. Mr. Giannotti said the ordinance says you cannot harbor or have a kennel within 125' of a dwelling so this ordinance would forbid her from opening at that site. He explained a dwelling is an apartment or house. She also asked about the VFW which is also within

125' of neighbor's property. Mr. DeLaura advised her to find something that falls within the ordinance.

**APPROVAL OF RESOLUTION #20-03**  
**NORTHVALE GREENS**  
**145 RIO VISTA LANE, BLOCK 603 LOT 6 AND BLOCK 908 LOT 1**

Mr. Moran asked if a new developer's agreement was going to be written. Chairman Amorosso said there would be a new agreement.

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

All present were in favor.

**APPROVAL OF MINUTES OF JANUARY 8, 2020 REORG MEETING**

A motion to **approve** the minutes was made by Mr. Guyt, seconded by Mr. Hogan.

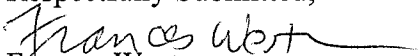
All present were in favor.

**General Discussion.**

A motion to **adjourn** the meeting at 8:00 pm was made by Mr. Hogan, seconded by Mr. Vollmer.

All present were in favor.

Respectfully Submitted,

  
Frances Weston  
Board Secretary

**Approved: February 5, 2020**