

**BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT
SEPTEMBER 21, 2022
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, 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 Municipal 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. Guyt, Mr. Moran, Mr. Sillery (arrived 7:34)
Mr. Pothos, Mr. Degen (Alt#1) Mr. Alfonso (Alt#3)

ALSO PRESENT: Gregg Paster, Board Attorney
Marie Raffay and Austin Bejin, Colliers Engineering
Nicole Cowley, Board Secretary

ABSENT: Mayor Marana, Councilman Hogan, Mr. Giannotti, Mr. Briscoe,
Mr. McNerney (Alt#2)

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

APPLICATION OF IRINA WARMBRAND
182 SCHARER AVENUE
BLOCK 821 LOT 4.02

Attorney Dean Stamos of Ferraro & Stamos appeared before the Board on behalf of his client, Irina Warmbrand. Mrs. Warmbrand seeks a D (3) conditional use variance for relief to permit a home occupation on the second floor of her residence. Mrs. Warmbrand's home occupation includes holistic and life/health coaching, as well as lymph drainage and massage therapy. Attorney Stamos provided details regarding Mrs. Warmbrand's medical certifications including her being an RN and a Licensed Massage Therapist. Attorney Stamos confirmed the Borough's ordinance allowing home occupations, however; the space/office must be located on the first floor of the residence. Mrs. Warmbrand is seeking relief to allow her patients to be seen on the second floor of her home, as that is where the private room and bathroom is located. The main floor of the home is an open concept and not feasible to allow for privacy for patients to be seen and treated.

At this time, Attorney Stamos called upon Mrs. Warmbrand to come up to the microphone to provide testimony. Attorney Paster swore in Mrs. Warmbrand for her to provide her testimony. Attorney Stamos asked Mrs. Warmbrand to explain her medical treatments she provides to her clients. Mrs. Warmbrand explained in detail the specifics regarding the treatments and services she can provide to her clients, this also included services she has already provided and will continue to provide for the town's Senior Center. Attorney Stamos and Mrs. Warmbrand provided additional testimony regarding the specific layout of the home, including the staircase to go upstairs being located right near the front door. The stairs are complete with a chair lift if needed. Attorney Stamos and Mrs. Warmbrand provided details to the Board regarding appointment times and the number of patients that would be seen and what each appointment entails including only patient at a time. Mrs. Warmbrand stated she will not be seeing more than one patient at a time and hours would be late morning till early evening to accommodate patients who work.

Next, Chairman Amorosso asked the Board if they had any questions for the applicant. Mr. Guyt asked if there was a need for state inspections, which Mrs. Warmbrand stated her practice relies upon her license as an RN and LMT being valid and in good standing. Mr. Guyt also asked about the referral process for patients to visit this practice which Mrs. Warmbrand explained in detail. Mr. Guyt confirmed the residence is equipped and able to meet ADA guidelines, which Mrs. Warmbrand confirmed the practice does meet these needs, as there is also a chair lift. Mrs. Warmbrand also explained she is not taking patients who require extensive treatment. Mr. Guyt asked about medical deliveries which Mrs. Warmbrand stated there would be no deliveries she obtains what she needs on her own. Mr. Moran questioned if there was a need for the Department of Health to inspect which Mrs. Warmbrand said there was not a need for that as well as there being no medical waste to be disposed of. Mr. Sillery asked about the need for Borough ADA requirements to be followed, if any. Attorney Paster stated since this was a home occupation, he did not believe there was any qualifying requirements that needed to be abided by, including parking as this residence has six parking spaces available. Chairman Amorosso asked if Mrs. Warmbrand practiced anywhere previously and Mrs. Warmbrand stated she has

not. Chairman Amorosso called upon Austin Bejin of Colliers Engineering for comment. Mr. Bejin confirmed with the applicant that she would not be working with an assistant, not be changing the outside of the residence, no signage, and no on-site sales. These were all conditions of acceptance which Mrs. Warmbrand stated none of what Mr. Bejin was confirming would be taking place. Mrs. Raffay took the opportunity to ask for further clarification regarding the parking, which was six spaces and acceptable. Attorney Paster asked about Mrs. Warmbrand's licensing, ensuring it was in good standing and asked for renewal timeline. Mrs. Warmbrand stated both her nursing license and massage therapist license must be renewed every two years and is currently valid and in good standing.

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

Chairman Amorosso **closed the meeting** to the public for questions or comments.

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

ROLL CALL: Chairman Amorosso, Mr. Guyt, Mr. Moran, Mr. Sillery
Mr. Pothos, Mr. Degen (Alt#1) Mr. Alfonso (Alt#3)

ABSENT: Mayor Marana, Councilman Hogan, Mr. Giannotti, Mr. Briscoe,
Mr. McNerney (Alt#2)

APPROVAL OF RESOLUTION 22-08
477 TAPPAN ROAD
BLOCK 208 LOT 4

The vote for this Resolution will be carried to the October 5th, 2022 meeting, as there is a need for amendment and additional revisions.

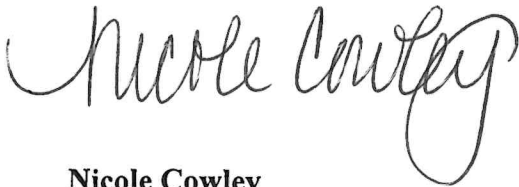
APPROVAL OF MINUTES OF AUGUST 17, 2022

A motion to **approve** the minutes of the August 17, 2022, meeting was made by Mr. Moran and seconded by Chairman Amorosso.

ROLL CALL- All present in favor

A motion to **adjourn** the meeting at 7:52 PM was made by Mr. Moran and seconded by Chairman Amorosso. All present in favor.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Nicole Cowley". The signature is written in black ink and is positioned to the right of the typed name.

**Nicole Cowley
Board Secretary**

Approved: 10/5/22