

**BOROUGH OF NORTHVALE**  
**COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT**  
**OCTOBER 5, 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, Councilman Hogan, Mr. Briscoe, Mr. Guyt, Mr. Moran, Mr. Sillery, Mr. Pothos.

**ALSO PRESENT:** Gregg Paster, Board Attorney  
Marie Raffay, Colliers Engineering  
Nicole Cowley, Board Secretary

**ABSENT:** Mayor Marana, Mr. Giannotti, Mr. Degen (Alt#1) Mr. McNerney (Alt#2)  
Mr. Alfonso (Alt#3)

**REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING**

**APPLICATION OF ALPINE CLOSTER, LLC**  
**179 PARIS AVE**  
**BLOCK 905 LOT 6**

This application began with Attorney David Russo appearing before the Board on behalf of Alpine Closter, LLC seeking approval for a use variance to renovate an existing non-conforming two-family dwelling with two one-bedroom units into two two-bedroom units. Additionally, the renovation includes the conversion of the existing garage on the first floor to a bedroom and bathroom. The applicant is also proposing to convert the existing attic into a bedroom with a bathroom. Site improvements include an expanded driveway and a four-space parking area. This application requires D(2) variance relief.

Prior to the start of Attorney Russo's opening statements, Councilman Hogan stated for the record he would be stepping down from the dais to recuse himself as he is unable to vote on this application being it is a use variance. Attorney Russo stepped forward to begin his testimony for the Board explaining; in detail, the plans that the applicant is seeking approval for. Attorney Russo stated the Northvale zoning officer at the time, denied this zoning application documenting this was an intensification of a preexisting non-conforming use. Attorney Russo stated he was not in disagreement of this denial as it is a proposed change in a preexisting non-conforming use so this application would require a use variance. Chairman Amorosso asked a question confirming the owner bought this property as a foreclosure sale, sight unseen. Attorney Russo confirmed the sale but was unsure if it was sight unseen but confirmed the inside of the property was not seen prior to and during the sale. Chairman Amorosso expressed his concerns regarding this application and what was being asked of the Board. Attorney Russo continued to explain the purpose for converting the garage and making use of this as living space. Attorney Russo further explained how the use of the garage-as is; is not purposeful for cars since there was a wall built which makes it hard to maneuver the garage/parking area. Attorney Russo stated he was unsuccessful in trying to figure out when the wall was constructed. Chairman Amorosso proceeded to explain what he knew about the history of the property including the constructing of the wall. Attorney Russo also added to the history of the property that he had the knowledge of. Mr. Briscoe interjected his familiarity and knowledge of the property as he grew up next door and was able to provide specific detail on the history as he remembered it. Attorney Russo continued to speak on the overview of the property details and thanked the Board for their knowledge and insight.

Next, Attorney Russo called upon the Applicant's Engineer, Steven Koestner who was sworn in by Attorney Paster and stated his professional experience and credentials for the Board to accept Mr. Koestner as a qualified expert. Following this, Mr. Koestner proceeded to provide testimony for the Board and those in attendance of the application. Testimony included the explanation of the site plan that was being proposed, including the parking situation which is of a concern among the Board. The site plan that was shown was marked into evidence as A-1, 10/5/22. Continued testimony took place with discussion taking place between Mr. Koestner, Attorney Russo, and the Board. The Board continued to express their concern regarding the parking and the issues that could be potentially problematic. Mr. Moran asked if the property was in a flood plain and Attorney Russo stated it was not. Mr. Moran also asked about the turning radius in the

parking area without driving on to the neighboring property or potentially hitting a parked car, especially with a bigger vehicle. Mr. Koestner admittedly stated the maneuvering of vehicles would take work to get in and out. Mr. Sillery echoed the concerns of Mr. Moran. Mr. Briscoe questioned the idea of converting the two one-bedroom units into two two-bedroom units since, as he stated previously, he is very familiar with the house and does not believe this house was meant to be anything but a single-family home. Mr. Pothos expressed his concern regarding the parking situation and explained the potential problems he could foresee. Mr. Guyt expressed concern regarding snow plowing and removal and the potential issues that could take place if the snow was piled onto the county road. With all the concerns being stated regarding parking and space, Attorney Russo entertained the Board with the thought of potentially amending this application to have one one-bedroom unit and one two-bedroom unit which would make the parking requirement from four spots to three. Chairman Amorosso proceeded to express his apprehensions in detail, including the idea of amending what was originally being proposed. Chairman Amorosso stated his opinion that the units should remain as one-bedroom units as this is already a preexisting non-conforming use that should be left as is.

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

George Ross- 204 Franklin Street- lives a few doors down and is concerned with the chaotic parking that already is an issue at this property. Mr. Ross described this as a nuisance and believes if this is approved, it will cause more issues. Mr. Ross's concerns also include potential parking on Paris Avenue which he sees as dangerous since there has already been accidents that have taken place because of this.

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

Mr. Pothos asked a question regarding how many trees would need to be removed if this application were to be approved and the answer was three trees. Finally, Attorney Russo proceeded to give his closing statements regarding this application and summed up what was being asked of the Planning and Zoning Board to consider including the idea of leaving one of the units as a one bedroom and converting the garage as useful living space to make the two-bedroom unit.

A Motion to **deny** the application was made by Mr. Sillery and seconded by Chairman Amorosso.

**ROLL CALL:** Chairman Amorosso, Mr. Briscoe, Mr. Guyt, Mr. Moran, Mr. Sillery  
Mr. Pothos- **YES**

**ABSENT:** Mayor Marana, Mr. Giannotti, Mr. Degen (Alt#1) Mr. McNerney (Alt#2)  
Mr. Alfonso (Alt#3)

**ABSTAIN:** Councilman Hogan

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

The vote for this Resolution will be tabled to the next meeting date, as there is a discrepancy in what the Board approved as permissible parking according to RSIS, and what the applicant and her attorney would like for the Resolution to read.

**APPROVAL OF RESOLUTION 22-09**  
**182 SCHARER AVENUE**  
**BLOCK 821 LOT 4.02**

A Motion to **approve** the Resolution was made by Mr. Sillery and seconded by Mr. Moran.

**ROLL CALL:** Chairman Amorosso, Mr. Guyt, Mr. Moran, Mr. Sillery- **YES**

**ABSENT:** Mayor Marana, Mr. Giannotti, Mr. Degen (Alt#1) Mr. McNerney (Alt#2)  
Mr. Alfonso (Alt#3)

**ABSTAIN:** Councilman Hogan, Mr. Briscoe, Mr. Pothos

**APPROVAL OF MINUTES OF SEPTEMBER 21, 2022**

A motion to **approve** the minutes of the September 21, 2022, meeting was made by Mr. Sillery and seconded by Mr. Moran.

**ROLL CALL**- All present in favor

A motion to **adjourn** the meeting at 8:15 PM was made by Chairman Amorosso and seconded by Councilman Hogan. All present in favor.

**Respectfully Submitted,**

A handwritten signature in cursive script that reads "Nicole Cowley".

**Nicole Cowley  
Board Secretary**

**Approved:** 12.7.22