



**BOROUGH OF NORTHVALE  
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT  
June 21, 2023, at 7:30 P.M.  
MINUTES**



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**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 the 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, Mayor McGuire, Councilman Hogan, Mr. Giannotti, Chief Ostrow, Mr. Moran, Mr. Puppelo, Mr. Degen (Alt#1), Mr. Alfonso (Alt#2) Mr. Gullestad (Alt#3)

**ALSO PRESENT:** Gregg Paster - Board Attorney  
Yasseen Saad - Neglia Engineering  
Julia Martino - Board Secretary

**ABSENT:** Mr. Briscoe, Mr. Pothos

**REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING**



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**APPLICATION OF PDF INVESTCO, LLC**  
**APPLICATION FOR VARIANCE IN ACCORDANCE WITH**  
**N.J.S.A. 40:55-70, et seq.**  
**35 INDUSTRIAL PARKWAY**  
**BLOCK 608 - LOT 1**

This application began with Chairman Amorosso introducing this application; **PDF INVESTCO, LLC** – Continuation of Application for Variance of commercial property at 35 Industrial Parkway Block 608 – Lot 1

**Attorney Brian Yarzab**- introduced himself and his applicant **PDF INVESTCO, LLC**. Application for Variance of light Industrial and residential area, property at 35 Industrial Parkway Block 608 – Lot 1, he reminded the Planning Board Members this application was in front of them two months ago on April 19, 2023. Attorney Yarzab gave a brief description of the proposal from last meeting, looking for a variance for a 2<sup>nd</sup> story addition, covered loading area, covered parking lot. During that meeting, they also discussed the principal component of the application through variances and waivers requested. Mr. Yarzab shared with the board, that they requested at that time for the applicant to update the site plan and architectural plans with additional details. They are here today to give testimony of the changes. The board had also asked the applicant to supplement the application with details of prior applications that have come before the board. He states they have filed an OPRA request for all resolutions that this board has adopted and supplemented the application with that.

**Attorney Brian Yarzab** ask engineer Michael Hubschman to approach first to discuss some of the updates of the plans. Using the plans displayed on the television, Mr. Hubschman shared he made revisions that where discuss from the last meeting. He showed the board they added a landscaping lighting plan as well as they will be moving 2100 square feet of pavement and providing trees in that area on perimeter, this is noted from last meeting. They had revisited the parking calculation 25.8 -26 spaces required, with adding one EV space. This will be installed in between the ADA and first parking space. They also added a catch basin on the corner and showed the ADA route through the lot to the main entrance. He discussed the new overhead garage door in the rear, the removal of the overhead door in the front. The stairwells will remain the same. Chairman Amorosso questioned Mr. Yarzab-this was mostly engineering questions, then ask the Borough Engineer if he has received a report from the applicants engineer of what he ask for. Mr. Saad shared that the engineer did provide a set of plans, with a few missing items. Chairman Amorosso suggested not going over the same things, he wanted to find out what's missing. Mr. Hubschman said he can provide a short list. States a common letter was read that included landscaping and lighting around the site, this was including the building mounted lights, with a lite spillage on the paved street. Mr. Saad shared a summary of the main points for Mr. Hubschman that included the following items: drainage pit report, based on added impervious, outside agency's reports soils and NJDP for flood hazard, previous application,



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was only for one lot and now this application is for both lots 1 and 2. Lot 2 is the lot to the south where there is a drainage ditch. The overall calculations and zoning analyst on the revise plans reflect both lots together. Typically, when both lots are combined, they will ask for a lot of consolidation plan, so that both lots are one lot, being how it is being analyzed under the zoning. Chairman Amorosso ask what they are paying taxes on, one or two lots and where the drainage easement is that's the 2<sup>nd</sup> lot? Mr. Hubschman replied two lots. The deed includes lots 1 & 2. Mr. Saad recommends a consolidation. He asks, Mr. Hubschman if the entire pavement will be replaced, the portion to the east where there is no pavement right now. Mr. Hubschman noted, the entire pavement will be milled and replaced. Mr. Saad shared with Mr. Hubschman, under the Northvale code, they are required to designate a front lot line, he sees that you probably noted industrial parkway the southern portion of noted this as the front. Mr. Hubschman states the entire frontage will be on Industrial east front rear. Chairman Amorosso ask Mr. Saad if he was satisfied with what they've done so far, Mr. Saad expressed, yes but the main item is he needs a drainage report. Chances are they are going to have to install seepage pit on the property, do to the added impervious. Chairman Amorosso said, we will wait until you receive that.

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

No one approached.

**Chairman Amorosso closed the meeting to the public.**

**Attorney Brian Yarzab-** introduced Martin Cybul Architect. He was sworn in at last meeting and his testimony is considered as still being sworn in. Mr. Cybul started with the updates from last meeting showing more details on how the building is being used. Its noncombustible construction. Glass entry way with canopy, overhead door has been removed. Refrigeration space is now noted. A couple a new office has been added on the second floor, this is for the outside entity for floral arrangements. Using diagram, he showed where the air-conditioning units are being concealed on the roof. Solar will be moved to the second level. This is a refrigeration space there is not going to be many windows. The things they are doing is to improve the operations and, in the attempt, to help with noise levels and any outside impact. Loading in the back area; there is enough room for two trucks to get back there without affecting any parking or other parts of the site.

**Chairman Amorosso** ask board members and engineering if they had any questions.

Mr. Moran ask if the building was going to be sprinklered. Mr. Cybul responded, based on the construction classification and occupancy. Mr. Giannotti ask about the building material to be used. He reminded Mr. Cybul the Borough ordinance is Brick or Stone. Mr. Cybul answered it is a composite material that has a metal skin on both inside and outside, they can send over samples and some photos of other buildings they have done. Chairman Amorosso ask when they come back to bring samples no photos. No stucco.

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

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**Chairman Amorosso closed the meeting to the public.**

**Attorney Brian Yarzab**- introduced Applicant Frank D'Iorio he is here to answer any questions. Chairman Amorosso shared report from the Zoning Officer/Coded Official, Mr. Nicola Lepore, the property is already overused. The site is also kept in poor condition, warnings have been given to the applicant. Chairman Amorosso shared no permits will be issued until the property is acceptable to the Zoning Official. Mr. D'Iorio states he has not heard from Mr. Lepore, this is the first time he's hearing about the property conditions. Chairman Amorosso ask who the tenants in the building are? Mr. D'Iorio states, the party planner has a small office, and himself, there are no other tenants. Mr. Giannotti ask the Board Secretary to make sure Mr. Lepore will contact Mr. D'Iorio. Chairman Amorosso said he will also reach out to Mr. Lepore upon his return on Tuesday.

**Chairman Amorosso** ask if anyone had any questions for the owner. Mr. Giannotti ask who maintains the drainage easement? It's a mess. Mr. D'Iorio said he did not know; he was told not to touch anything; he could not go into the easement area. Mr. Saad shared typically its DPW, he would have to look at the easement documentation. Mr. Saad believes DPW is supposed to clean it up, it's a towns easement.

**Attorney Brian Yarzab**, wanted to be clear about if they have to come back for another meeting, he shared with the board, they will be happy to agree to any conditions that the board my need to proceed. **Attorney Brian Yarzab** ask, it can be conditioning of the approval with applicant's architects working with towns professionals, working together to figure out a siding that everyone is happy with, subject to a waiver of the Strick application of the brick that's required. Mr. Pastors response to Mr. Yarzab-the bigger issue is the drainage and seepage pit. The borough engineer wants to see how that's going to function, where it will be located. Everything else we can probably do as conditions, that is something that has to go through engineering. Mr. Saad replied, that if the board was to vote on this application tonight, we can make this a resolution compliance issue, basically the applicant can't get his construction permits until he gets the resolution compliance, or he can wait two weeks. Chairman Amorosso responded that the applicant can have everything ready in two weeks and then the board will vote. Mr. Paster stated we will continue in two weeks on July the 5<sup>th</sup> 2023. No need to re-notice.

A motion to adjourn the meeting at 8:05 pm was made by Councilman Hogan and seconded by Mayor McGuire -All present in favor.

**Respectfully Submitted,**

*Julia Martino*

**Julia Martino  
Board Secretary**

APPROVED: *7/19/23*