

BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT
AUGUST 3, 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, Mayor Marana, Councilman Hogan, Mr. Briscoe,
Mr. Guyt, Mr. Moran, Mr. Sillery, Mr. Degen (Alt#1)
Mr. Alfonso (Alt#3)

ALSO PRESENT: Gregg Paster, Board Attorney
Nick Chelius, Colliers Engineering
Nicole Cowley, Board Secretary

ABSENT: Mr. Giannotti, Mr. Pothos, Mr. McNerney (Alt#2)

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

APPLICATION OF JOANNA T. HILLS
477 TAPPAN ROAD
BLOCK 208 LOT 4

This application is being carried to the August 17th meeting with no further noticing needed.

APPLICATION OF SCOTT & DAWN FURLETTI
509 WEST AVENUE
BLOCK 708 LOT 2

Scott Furletti came forward on his own behalf to provide testimony to the Board regarding his application for variance relief. Standing with Mr. Furletti was co-applicant, Dawn Furletti as well as the applicant's architect, Robert Zaccone.

Mr. Furletti was sworn in by Attorney Paster and thereafter explained the specifics of the variance he was seeking. Once Mr. Furletti provided his testimony, Chairman Amorosso asked Mr. Furletti to confirm the variance being requested was for 3 feet but lessened in size as the addition goes down the property line, having the house be squared off.

Chairman Amorosso asked the Board members if they had any questions. Mr. Moran asked about the property being listed as a mother/daughter house and if there was intention to wall it off and be used as a rental since this was a sizable addition. Mr. Furletti confirmed this was not the intention and referred to the agreement back when this home was to be a mother/daughter, which was the house not being sold as a mother/daughter when the Furletti's choose to sell.

Next, the applicants architect came forward to provide testimony on behalf of the proposed project. Attorney Paster swore in Robert Zaccone. Mr. Zaccone provided confirmation of his license being in good standing and included his credentials to be qualified to provide testimony. Mr. Zaccone proceeded to go through the plans he prepared for the project. Mr. Moran asked for further details about the plans which Mr. Zaccone answered. Nick Chelius, of Colliers asked for further details regarding the covered patio which Mr. Zaccone explained. Mr. Sillery asked why the applicant did not want to make the addition smaller to stay within the setback limits which Mr. Furletti addressed.

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. Guyt and seconded by Mr. Degen

ROLL CALL: Chairman Amorosso, Mayor Marana, Councilman Hogan,
Mr. Guyt, Mr. Moran, Mr. Sillery, Mr. Degen (Alt#1)
Mr. Alfonso (Alt#3)

ABSENT: Mr. Giannotti, Mr. Pothos, Mr. McNerney (Alt#2)

ABSTAIN: Mr. Briscoe

APPROVAL OF MINUTES OF MAY 4, 2022

A motion to approve the minutes of the May 4, 2022, meeting was made by Mr. Sillery and seconded by Councilman Hogan.

ROLL CALL- All present in favor

APPROVAL OF MINUTES OF JUNE 1, 2022

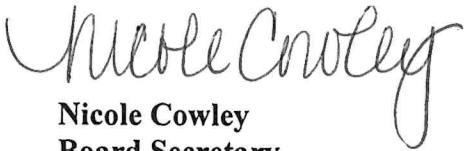
A motion to approve the minutes of the June 1, 2022, meeting was made by Mr. Sillery and seconded by Councilman Hogan.

ROLL CALL- All present in favor

A motion to **adjourn** the meeting into closed session for the purpose of potential litigation at 7:48 PM was made by Mr. Briscoe, seconded by Mr. Moran. All present in favor.

A motion to **adjourn** the meeting at 7:53PM was made by Mayor Marana and seconded by Chairman Amorosso. 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: