

**BOROUGH OF NORTHVALE**  
**COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT**  
**APRIL 6, 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. Giannotti, Mr. Guyt, Mr. Moran, Mr. Sillery, Mr. Pothos, Mr. Briscoe (Alt #1)  
Mr. Degen (Alt#2)

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

**ABSENT:** Mr. Vollmer, Mr. McNerney (Alt#3) Mr. Alfonso (Alt#4)

**REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING**

**APPLICATION OF NORTHVALE GREENS**  
**145 RIO VISTA LANE**  
**BLOCK 908 LOT 1**

Attorney Matthew Capizzi appeared before the Board on behalf of Northvale Greens and Paris Square Homeowners Association. Attorney Capizzi started his testimony by explaining the history of this project including the difficulties that have taken place. Additionally, Attorney Capizzi explained the development plan in detail including the future of the project with the hope this would be the final chapter of a very long ordeal. Attorney Capizzi stated he would go through the modifications of what is being presented in this amended site plan proposal, along with the testimony from Michael Hubschman who has prepared the amended site plan. At this time, Attorney Capizzi distributed an itemized list for discussion of the changes being proposed to the original plan. He further explained the basis for the modification which was a result of budgetary needs due to the bond claim not being resolved for one hundred percent which in turn affected the budget allowable to complete this project.

Next, Mr. Michael Hubschman PE, PP, of Hubschman Engineering was sworn in by Attorney Paster and stated his credentials to confirm his ability to provide expert testimony. Mr. Hubschman presented a 2020 base map and stated he would provide the details of how the base map was to be modified. In addition, Mr. Hubschman also had the 2014 base map to present and compare. Mr. Hubschman was asked to walk the Board through the changes that were being proposed, Attorney Paster requested the documents being presented be entered into evidence marked as site plan, last modified 1/7/2022, A-1. Mr. Hubschman began by speaking on the 2014 bonding estimate and the 24 items involved, he explained these in detail. Chairman Amorosso asked if brick columns were still be used and Mr. Hubschman explained there would be PVC fencing. The next item that was discussed was the emergency exit which Mr. Hubschman further explained this aspect in detail. Further details of each of the 24 items continued. Mr. Giannotti asked a question about the replacement of pavers to pavement and how it related with impervious coverage and Attorney Capizzi explained. Ms. Raffay stated certain aspects of this can be included in the conditions of approval. Testimony pertaining to impervious coverage continued. Next, Ms. Raffay commented on the proposed stop sign, specifically the lack of space in the roadway. Mr. Sillery commented on this as well. Continued discussion regarding the possibility of a “do not enter” sign took place; however, noted concern was expressed this would not be adhered to. Mr. Giannotti added, in the original plan years ago, this entrance/exit was proposed as emergency only. Mr. Sillery suggested widening by 2 feet to accommodate fire trucks/EMS entry as well as to aid in the view of cars entering and exiting at the same time. In conclusion, it was decided the roadway would be best suited as an exit only. Mr. Giannotti asked a question about the island that was being proposed. Mr. Sillery asked about the possibility of tree planting and asked there not be in this area as space is limited, but the planting of flowers would be acceptable.

Following the explanation of the amendments being proposed, Chairman Amorosso expressed concern regarding the current appearance of the area that is being developed. Attorney Capizzi stated he thought the active construction site was coming along nicely since the recent development began 2 years ago. Attorney Capizzi stated he was confident if this application was approved, this would be the last time this property would need to come before the Board for any

approvals. Mr. Giannotti asked if the new buildings were complete, and Attorney Capizzi stated they are about 78% completed. Chairman Amorosso asked Ms. Raffay if she had anything to add at this time. Ms. Raffay confirmed she had no additional comment or concern and was satisfied with the testimony that addressed Collier's review letter. Attorney Paster provided comment with his thoughts. Mr. Moran asked a question regarding lighting which Mr. Hubschman responded to. Mayor Marana questioned Mr. Hubschman about the fencing that would be along Industrial Parkway. Mr. Hubschman explained the plan for this. Mr. Sillery asked for confirmation of trees and rod iron fencing that was proposed previously which Attorney Capizzi stated could be added to the modification list. The Board made it a point to state they were not agreeable to a chain link fence being permanent and believed this to be acceptable only during the time of construction. Attorney Capizzi took a moment to discuss this with his clients and Mr. Hubschman responded to the Board stating the chain link fence would be removed and a four-foot rod iron/aluminum fence would replace it. Questions and testimony pertaining to the fence continued.

Mr. Sillery took the opportunity to comment about how he was approached a few years ago by Bill Hughes, President of the HOA, regarding the matter of the outstanding bond. Mr. Sillery further elaborated on how he spoke to Mayor Marana, who was newly elected at the time and unaware of the situation. Mr. Sillery continued to explain how Mayor Marana, through his own due diligence and personality, took on this responsibly of securing a bond for the residents. Mr. Sillery felt Mayor Marana did an excellent job with the help of the borough's professionals in getting this difficult task completed. There were multiple residents of Rio Vista present who applauded Mayor Marana for his effort. Mayor Marana thanked the public while Chairman Amorosso echoed the sentiments of Mr. Sillery and the public who were present.

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

Alvin Sarter-Managing Member of Northvale Greens- commented on the estimated timeline of the completion of the building and the status of sales of the units. Mr. Sarter provided accolades to the current builder and the work he has done. Mr. Sillery thanked Mr. Sarter for getting involved in this project and seeing it through towards its completion.

Kathleen Defillipos- 1309 Rio Vista Lane- commented about the exit and her opinion it should be an entrance only. Chairman Amorosso suggested the roadway specifics be left up to the residents to decide at an HOA meeting. Ms. Raffay commented on the topic as well. Attorney Paster stated the roadway decision can be decided by the HOA with a Resolution and added to the Planning/Zoning Board Resolution. Additionally, Ms. Defillipos provided further comment about the bond, she was provided clarifying details regarding this from Mayor Marana.

Bill Hughes- President of the Homeowners Association- 1201 Rio Vista Lane- Thanked Mr. Sillery for his involvement in this process and for his diligence in taking this matter to Mayor Marana. Mr. Hughes expressed his gratitude towards Mr. Sillery and Mayor Marana for their roles in bringing this project to an end after many years. Mr. Hughes asked those present to "give a hand" to Mr. Sillery and Mayor Marana.

Linda Calandra-Porter-Social Director of Paris Square-1308 Rio Vista Lane- Thanked the Board for hearing the public and invited the Board to attend one of the many social gatherings held in the Paris Square community. Ms. Calandra-Porter mentioned the Police and EMS and stated when they have responded to calls, they have been wonderful. Ms. Calandra-Porter further commented on her appreciation for all the help the residents receive from the town. Chairman Amorosso expressed his gratitude for the HOA Board and their support.

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

A Motion to **approve** the application was made by Mayor Marana and seconded by Mr. Briscoe.

**ROLL CALL:** Chairman Amorosso, Mayor Marana, Councilman Hogan, Mr. Giannotti, Mr. Guyt, Mr. Moran, Mr. Sillery, Mr. Pothos, Mr. Briscoe (Alt #1)  
Mr. Degen (Alt#2)-**YES**

**ABSENT:** Mr. Vollmer, Mr. McNerney (Alt#3) Mr. Alfonso (Alt#4)

**APPROVAL OF RESOLUTION 22-02**  
**194 LIVINGSTON STREET**  
**BLOCK 909 LOT 24**

A Motion to **approve** the Resolution was made by Mr. Giannotti and seconded by Mr. Pothos.

**ROLL CALL:** Chairman Amorosso, Mr. Giannotti, Mr. Pothos, Mr. Briscoe (Alt #1)  
Mr. Degen (Alt#2)-**YES**

**ABSENT:** Mr. Vollmer, Mr. McNerney (Alt#3) Mr. Alfonso (Alt#4)

**ABSTAIN:** Mayor Marana, Councilman Hogan, Mr. Guyt, Mr. Moran, Mr. Sillery,

**APPROVAL OF MINUTES OF FEBRUARY 2, 2022**

A motion to approve the minutes of the February 2, 2022, meeting was made by Mr. Giannotti and seconded by Mr. Sillery.

**ROLL CALL**- All present in favor

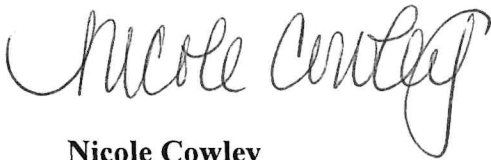
**APPROVAL OF MINUTES OF FEBRUARY 16, 2022**

A motion to approve the minutes of the February 16, 2022, meeting was made by Chairman Amorosso and seconded by Mr. Giannotti.

**ROLL CALL**- All present in favor

A motion to **adjourn** the meeting at 8:25 PM was made by Mr. Briscoe, seconded by Mayor Marana. All present in favor.

**Respectfully Submitted,**



**Nicole Cowley  
Board Secretary**

**Approved:** 4.20.22