

**BOROUGH OF NORTHVALE  
REORGANIZATION MEETING  
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT  
JANUARY 4, 2023  
7:30 P.M.**

**MINUTES**

**CALL THE MEETING TO ORDER**

**STATEMENT**

Mr. Amorosso read the “Sunshine Statement” into the record as follows:

*“This is a Reorganization 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 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.”*

**Mayor McGuire swore in the following members:**

Chief Howard Ostrow, Ryan Moran, Michael Puppelo, Wayne Degen, Andy Gullestad

**1. Appointment of Members:**

**Planning/Zoning Board – Mayor’s Appointments –**

<b>YEAR</b>	<b>POSITION</b>	<b>NAME</b>	<b>TERM</b>	<b>BEGINNING</b>	<b>ENDING</b>
2023	Class II	Howard Ostrow	1 year	1/1/23	12/31/23
	Class IV	Ryan Moran	4 year	1/1/23	12/31/26
	Class IV	Michael Puppelo	4 year	1/1/23	12/31/26
	Alternate #1	Wayne Degen	2 year	1/1/23	12/31/24
	Alternate #3	Andy Gullestad	2 year	1/1/23	12/31/24

**ROLL CALL:**

**PRESENT:** Chairman Amorosso, Mayor McGuire, Councilman Hogan, Mr. Briscoe, Chief Ostrow, Mr. Moran, Mr. Pothos, Mr. Puppelo, Mr. Degen (Alt#1), Mr. Alfonso (Alt#2), Mr. Gullestad (Alt#3)

**ALSO PRESENT:** Gregg Paster  
Nicole Cowley, Julia Martino Board Secretary

**ABSENT:** Mr. Giannotti

**Council's Appointment to the Planning/Zoning Board- Class III**

Councilman John M. Hogan as the Council's appointment to the Planning/Zoning Board for a one-year term ending 12/31/23

2. A motion to appoint Charles Amorosso as **Chairman of the Board** was made by Councilman Hogan and seconded by Mr. Moran.

All present were in favor.

3. A motion to appoint Edward Giannotti as **Vice Chairman of the Board** was made by Councilman Hogan and seconded by Mr. Briscoe.

All present were in favor.

4. A motion to appoint Julia Martino as **Board Secretary** was made by Chairman Amorosso and seconded by Mr. Pothos.

All present were in favor.

5. A motion to appoint Gregg Paster, Esq. of Gregg E. Paster and Associates, 530 Sylvan Avenue, Englewood Cliffs, NJ as the **Board Attorney** was made by Councilman Hogan and seconded by Mr. Degen.

All present were in favor.

6. A motion to appoint Neglia Group, 34 Park Avenue, PO Box 426, Lyndhurst NJ as the **Board Engineer** was made by Chairman Amorosso and seconded by Mayor McGuire.

Councilman Hogan voted No.

All other present were in favor.

7. All members present were in favor of selecting the Record to be the **Official Newspaper** (Which is the official newspaper used by the Mayor and Council.)

8. All members present were in favor to accept the **2023 Meeting Dates:**

January 4, January 18, February 1, February 15, March 1, March 15, April 5, April 19, May 3, May 17, June 7, June 21, July 5, July 19, August 2, August 16, September 6, September 20, October 4, October 18, November 1, December 6, 2023

9. All members were in favor of the **Official Depositories** (The same bank as the Mayor and Council use for the deposits of escrow accounts)

**THIS CONCLUDES THE REORGANIZATION PORTION OF THE MEETING.**

### **REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING**

Chairman Amorosso took the opportunity to address the Board members and advise them of some meeting parameters including time commitments and ethical obligations. He thanked the new and returning Board members for serving. Mayor McGuire echoed his gratitude and expressed his looking forward to a positive year ahead and continued dedication to the residents of Northvale.

**APPROVAL OF RESOLUTION 22-12**  
**417 FRANCES LANE**  
**BLOCK 501 LOT 18.03**

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

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

**ABSENT:** Mr. Giannotti,

**ABSTAIN:** Mayor McGuire, Councilman Hogan, Chief Ostrow, Mr. Puppelo,  
Mr. Gullestad (Alt#3)

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

Billy Guyt- 195 High Street- Began his comment by thanking the Board for having him as a Board member and considered his time on the Board as an honor and a privilege. Chairman Amorosso thanked him for serving.

Mr. Guyt explained the reason he was addressing the Board was due to an ongoing issue he has with an apartment above a garage on his property that he would like to begin the process of gaining permits and bringing the premise up to code to rent. Mr. Guyt filed an OPRA request, however there was no documentation obtainable to support the dwelling having a legal apartment above the garage. Mr. Guyt further explained the previous tenant resided at this location for 23 years. Additionally, Mr. Guyt provided the Board with a letter from a previous Mayor and Planning Board Chairman attesting to his residing in this legal apartment in 1966. Mr. Guyt asked the Board to consider this document and statement to obtain the proper documents to confirm this apartment is legal.

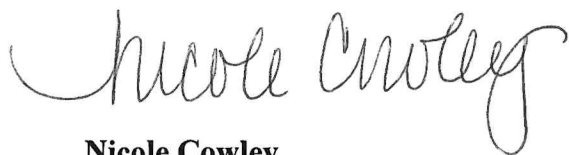
Attorney Paster explained to the new Board members, the history of two families and legal versus illegal apartments and properties that predate the 1965 Ordinance. Attorney Paster further explained there have been cases where documentation has been provided and a Resolution memorializing the acceptance of certain matters is imposed. Attorney Paster stated if the Board agrees, he can prepare a Resolution based on the documentation provided, ratifying this apartment as a legal dwelling. Mr. Guyt can then begin the process of ensuring everything is up to code and allow it to be rented. Chairman Amorosso asked for the Board to provide comment and asked for their agreement or disagreement of this matter. There was further conversation regarding the property and its history of ownership. Mr. Moran commented he felt this was in-line with previous approvals with supporting evidence including that of a previous Planning/Zoning Board Chairman and Mayor. Councilman Hogan agreed and stated the word of a previous Mayor should be respected. All members present stated their support to go forward to memorialize this apartment as legal with a Resolution prepared by Attorney Paster followed by Mr. Guyt ensuring the apartment is up to code and passes all the various inspections required.

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

At this time, Mr. Moran took the opportunity to thank Mayor McGuire for reappointing him to the Board and expressed his gratitude for the opportunity. Mr. Puppelo thanked Mayor McGuire as well. Mayor McGuire thanked Mr. Moran and Mr. Puppelo for serving.

A motion to **adjourn** the meeting at 7:54 PM was made by Councilman Hogan and seconded by Mr. Briscoe.

**Respectfully Submitted,**



**Nicole Cowley**

**Board Secretary**

**Approved:** 1/18/23