

**BOROUGH OF NORTHVALE**  
**COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT**  
**DECEMBER 7, 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. Pothos, Mr. Degen (Alt#1), Mr. Alfonso (Alt#3)

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

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

**REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING**

**APPLICATION OF GREAT HOPE DEVELOPMENT, LLC**  
**417 FRANCES LANE**  
**BLOCK 501 LOT 18.03**

This application began with Councilman Hogan stating for the record, he would be recusing himself from this application as he resides within 200 feet of the property. Councilman Hogan stepped off the dais and into public seating.

Attorney Stephen P. Sinisi came forward before the Board on behalf of the Applicant introducing himself and stating specifics as to what Great Hope Development, LLC will be seeking at this hearing. Great Hope Development, LLC proposed a single variance for maximum lot coverage regarding the construction of a new two-family dwelling and storm water improvements on the subject property. Attorney Sinisi further explained the property is in the R-7.5 zone and pursuant to Article 1, Section 200-3 a maximum permitted lot coverage of 25% is required; the current lot coverage is 30.2%; thus, requiring a variance. Attorney Sinisi continued to provide background testimony including the Applicant being previously granted a variance on the property during a subdivision approval process and a use variance to allow for the construction of a two-family dwelling on the property.

Before turning over to the Applicant's Architect, Chairman Amorosso asked clarifying questions as to the reason the Applicant is coming before the Board again. Chairman Amorosso questioned the need for making the building bigger. Attorney Sinisi explained how this came about due to calculation issues that transpired following the original application's approval and the Applicant seeking permits from the Building Department but would defer further explanation to the Applicant's Architect to explain specifics.

Prior to calling upon the Applicant's professionals to provide testimony, Attorney Paster asked Attorney Sinisi to confirm for the record this application was that of a Planning Board matter and not that of a Zoning Board to which Attorney Sinisi agreed and confirmed that to be accurate.

Next, the Applicant's Architect, Robert Lee came before the Board to be sworn in by Attorney Paster and provide his professional experience, credentials, and qualifications to be deemed an expert witness to provide testimony before the Board. Attorney Paster and the Board agreed Mr. Lee qualified as an expert witness. Mr. Lee provided testimony explaining the plans he created for the Applicant. Mr. Lee further explained the specifics of the lot and why the variance is needed, mostly due to the lot and its irregular shape. Further testimony from Mr. Lee continued including the plans being entered into evidence as A-1, collectively. Mrs. Raffay from Colliers Engineering commented on the plans that were originally provided and the additional plans provided to the Board addressing the comments of Colliers Engineering. Further testimony continued regarding application specifics. Attorney Paster commented on the application and agreed everything submitted is acceptable at this point. Mrs. Raffay commented the same. Chairman Amorosso asked for Mrs. Raffay to confirm she is satisfied with what was submitted to the Board for review, which Mrs. Raffay confirmed her satisfaction.

At this time, Chairman Amorosso opened questions and comments from the Board Members. Mr. Moran asked if there would be a basement and the answer from Mr. Lee was no. Mayor Marana asked specific questions pertaining to some of the architectural plans. Mr. Sillery asked clarifying questions regarding ownership of each lot and wanted to ensure the variance being asked for was not going to be needed for each of the other lots. Mrs. Raffay confirmed the other lots were under coverage and did not have this issue. Chairman Amorosso, Mrs. Raffay and Attorney Paster discussed the requirements set forth regarding the road as previously memorialized and stated in the Developers Agreement. Mr. Pothos added to this conversation regarding replacing the sewer lines which is also stated in the Developers Agreement.

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 Mayor Marana and seconded by Mr. Guyt.

**ROLL CALL:** Mayor Marana, Mr. Guyt, Chairman Amorosso, Mr. Briscoe, Mr. Moran, Mr. Sillery, Mr. Pothos, Mr. Degen (Alt#1) Mr. Alfonso (Alt#3) - **YES**

**ABSENT:** Mr. Giannotti

**ABSTAIN:** Councilman Hogan

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

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, Mr. Degen (Alt#1)  
Mr. Alfonso- **YES**

**ABSENT:** Mr. Giannotti,

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

**APPROVAL OF RESOLUTION 22-10**  
**159 LIVINGSTON ST.**  
**BLOCK 1004 LOT 13**

A Motion to **approve** the Resolution was made by Chairman Amorosso and seconded by Mayor Marana.

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

**ABSENT:** Mr. Giannotti,

**APPROVAL OF RESOLUTION 22-11**  
**DENIAL OF 179 PARIS AVE**  
**BLOCK 905 LOT 6**

A Motion to **approve** the Resolution of denial was made by Mr. Sillery and seconded by Mr. Guyt.

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

**ABSENT:** Mr. Giannotti,

**ABSTAIN:** Mayor Marana, Councilman Hogan, Mr. Degen (Alt#1) Mr. Alfonso (Alt#2)

**APPROVAL OF MINUTES OF OCTOBER 5, 2022**

A motion to **approve** the minutes of the October 5, 2022, meeting was made by Mr. Moran and seconded by Mr. Guyt.

**ROLL CALL-** All present in favor

A motion to **adjourn** the meeting at 8:09 PM was made by Mayor Marana and seconded by Mr. Degen. All present in favor.

**Respectfully Submitted,**



**Nicole Cowley**  
**Board Secretary**

**Approved:** 1/18/23