

BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT
SEPTEMBER 1, 2021
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 Acting Borough 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, Councilman Hogan, Mr. Giannotti, Mr. Guyt, Mr. Sillery, Mr. Vollmer, Mr. Pothos, Mr. Degen (Alt#2)
Mr. McNerney (Alt#3) Mr. Alfonso (Alt#4)

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

ABSENT: Mayor Marana, Mr. Moran, Mr. Briscoe (Alt#1)

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

APPLICATION OF GOLDEN TOUCH MANAGEMENT, LLC
d/b/a NORTHVALE COLLISION CENTER
205 PEGASUS AVENUE
BLOCK 303 LOT 10

Attorney Frank Ferraro appeared before the Board at this meeting on behalf of the applicants, David and Joann Kim of Golden Touch Management, LLC. Attorney Ferraro started his testimony by explaining the use and bulk variances the applicants were requesting as well as site plan application at this address in the Light Industrial Zone.

It was stated for the record, Councilman Hogan stepped off the dais recusing himself from this application due to the application being a Board of Adjustment matter.

Attorney Ferraro continued to explain the application and the business's proposal to have a rental car business as part of the existing Collision Center. Attorney Ferraro explained the hours of operation and specifics pertaining to this proposal which included storage aspects. Chairman Amorosso asked questions related to the rental car aspects, specifically, if it would be run by a franchise company or the owners. Attorney Ferraro confirmed the current owners would run the rental car business along with the auto body. Attorney Ferraro continued to explain the aspects of the rent a car proposal that still needed to be determined, as the applicant needed to start with the necessary approval from the Board.

At this time, Chairman Amorosso asked the Board if they had any questions or comments for Attorney Ferraro. The Board did not have any questions.

Next, Attorney Ferraro called upon the applicant's engineer, Kenneth DeGennaro of Booker Engineering. Mr. DeGennaro was sworn in by Attorney Paster and stated his qualifications to be determined as an expert in civil engineering.

Mr. DeGennaro began his testimony by explaining the location of the site and the specifics as it pertained to the application. This included topography, structures, units, and parking on the site currently and as proposed. In addition, Mr. DeGennaro explained the garbage/recycling aspect, as well as the lighting, explaining there is no proposal to change lighting at this time. Attorney Ferraro confirmed with Mr. DeGennaro the details regarding the specifics of the proposed rental cars and how the process of parking and storing the vehicles would be maintained.

Chairman Amorosso called upon the Borough's engineer for input. Ms. Raffay commented regarding aspects of the application the Board may want to consider memorializing. These aspects included parking in the rear not being on asphalt or concrete, as it states in the Borough's ordinances, as well as the possibility of future variances pertaining to signage. Ms. Raffay referred back to the Borough's Planner and Engineer report regarding driveway aisles and the narrowness of them, explaining this could potentially need a variance as well. Ms. Raffay commented on enclosures around the garbage and recycling and suggested this should have a design waiver. Ms. Raffay also asked question about the requirements surrounding the green area and the current green area percentage. Attorney Ferraro commented in detail regarding this and stated he would be willing to incorporate this into the application if the Board would like.

Chairman Amorosso asked the Board if they had any questions or comments for Mr. DeGennaro. Mr. Guyt commented about the single-family home attached to the business. Attorney Ferraro stated the space has been historically used to house the workers of the business. Mr. Giannotti asked questions pertaining to paving as it reads in the Borough's ordinance and stated his opinion, the back area should be paved and provided his reasons why. Mr. DeGennaro provided input regarding this, and the topic was further discussed. Mr. Sillery asked questions about oil separators and Ms. Raffay provided her input. Attorney Ferraro circled back to the paving concerns and proposed a certain portion be paved. This topic continued to be discussed by Board members. Additional conversation continued pertaining to the building with the roll up doors and how that was being used, as well as the sliding gate. Mr. Sillery questioned if the gate was to be locked assuming that's where the rental cars would be stored. Attorney Ferraro confirmed it would be. Mr. Sillery asked how the garbage pickup would work. Attorney Ferraro referred to the applicants who stated the garbage company comes early and opens the gate to the dumpster. Mr. Sillery then asked questions about where the damaged cars would be stored. The applicants stated the cars are kept behind the gate and in front as there is ample parking available unless the damaged car is going to be at the Collision Center for a long period of time and then it is stored in the back. Mr. Giannotti asked if the owners still rent spaces out to other commercial vehicles and the applicants stated they do not rent space.

At this time, Chairman Amorosso asked Attorney Paster for his input. Attorney Paster provided his opinion regarding the paving. Discussion about paving continued between the Board and Attorney Ferraro. Mr. Giannotti commented considering this is a new use, and the many variances necessary he felt this is the time to bring the property up to the current ordinances. Attorney Ferraro offered his suggestion again, which was to pave the parts of the site where the new proposed use would be that could park at most 20 rentals.

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

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

Attorney Paster provided his summary of the conditions to make a motion for the application to be approved or denied. To confirm, Mr. DeGennaro provided an approximation of space the applicants agreed to pave. Attorney Paster continued to explain and clarify the conditions that would be stated in the Resolution to allow the Board to take a vote.

A Motion to **approve** the application was made by Mr. Vollmer and seconded by Chairman Amorosso.

ROLL CALL: Mr. Vollmer, Chairman Amorosso, Mr. Giannotti, Mr. Guyt, Mr. Sillery, Mr. Pothos, Mr. Degen (Alt#2), Mr. McNerney (Alt#3) Mr. Alfonso (Alt#4)– **YES**

ABSTAIN: Councilman Hogan

ABSENT: Mayor Marana, Mr. Moran, Mr. Briscoe (Alt#1)

APPROVAL OF MINUTES OF AUGUST 18, 2021

A motion to **approve** the minutes of the August 18, 2021, meeting was made by Mr. Giannotti and seconded by Mr. Degen (Alt#2)

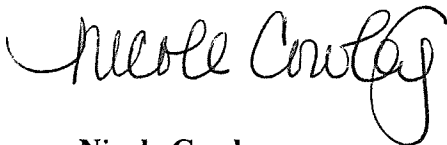
ROLL CALL- All present were in favor.

ABSTAIN- Mr. Sillery

A motion to **adjourn** the meeting at 8:11PM was made by Mr. Sillery, seconded by Mr. Vollmer.

All present in favor.

Respectfully Submitted,



**Nicole Cowley
Board Secretary**

Approved: 9-15-21