

BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT
JULY 7, 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, Mayor Marana, Councilman Hogan, Mr. Giannotti, Mr. Guyt, 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. Moran, Mr. Vollmer

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

Mayor Marana swears in: Gerard McNerney Jr. Alternate #3, filling unexpired two-year term expiring 12/31/2022

APPLICATION OF JENNIFER PORTA
516 ARROW STREET
BLOCK 703 LOT 9

Attorney John Chiaia introduced himself to the Board and proceeded to explain he was present on behalf of Jennifer Porta and Billy Jacobsen. Attorney Paster confirmed Attorney Chiaia's credentials. Attorney Chiaia started by explaining his client's request for variance relief to construct a 6-foot PVC fence on the east side of their property, on top of a two-foot rock retaining wall. This would enclose the side and rear yards. The property was described as a corner lot. Attorney Chiaia explained, on the west side, while maintaining the 10-foot Right of Way, the applicant would install a 6-foot PVC fence along the second front yard on Hughes Street. The applicant would remove the existing fences which currently encroach on the Right of Way. The fence would extend from the southwest corner of the house, on Arrow Street, westward to the 10' right of way along Hughes Street, and continue along the right of way and then along the entire north property line until it met the proposed fence on the east side of the property by the retaining wall. Attorney Chiaia also described the hardships involved with this property being on a corner lot.

Following this, Mr. Sillery asked to interrupt Attorney Chiaia to gain more clarification to fully understand the specifics Attorney Chiaia was explaining in relation to the plans and documents the Board was provided with. Attorney Chiaia specifically went through the survey with the Board, explaining the specifics of the property in detail including the existing and proposed fencing.

Next, Attorney Chiaia went through Collier's engineer report with the Board. Attorney Chiaia went through specific items of the report stating Mrs. Porta's willingness to comply with certain items. Continued discussion took place regarding the proposed fence that included the fence needing to be 25-feet back from the road. Mr. Giannotti commented the fencing would need to be 25 feet back due to this being a corner lot, currently the existing fence is 4-feet which is complaint with the ordinance. Chairman Amorosso opened questions and comments to the Board. Mayor Marana commented about the rock wall. Ms. Raffay asked a question about the proposed 6-foot fence being 10 feet back from the curb line, and if the fence was to be brought back to the side wall of the house, then it would conform to the ordinance and 6-feet would be allowed.

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

William Jacobsen, part owner of the 516 Arrow Street property, came forward to speak on behalf of the application. Mr. Jacobsen was sworn in by Attorney Paster for him to provide testimony. Mr. Jacobsen stated the yard is very small and if a pool were to be put in this would provide limited space for his grandchildren and a pool would require fencing which enabled the applicants to try and take care of all these situations now, rather than waiting till later. Mr. Jacobsen also stated his want for safety which he felt a 6-foot fence would allow. In addition to this, Mr. Jacobsen expressed his displeasure with the idea of making the yard smaller to allow for a 6-foot fence. Further discussion amongst Mr. Jacobsen and Board members continued. Attorney Paster stated, given the intent, the Board could approve a 4-foot fence on the Hughes Street side and 6-foot on the remainder, if acceptable by the applicant. Mr. Jacobsen confirmed the specifics of this and questioned if trees were permissible. Mr. Sillery read the language pertaining to trees from the newly updated fence ordinance, Attorney Paster continued to clarify. At this time, Attorney Paster confirmed relief was being sought for a 4-foot fence, 10 feet off Hughes Street side and 6-foot fencing around the Arrow Street sides.

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

ROLL CALL: Chairman Amorosso, Mr. Sillery, Mayor Marana, Councilman Hogan, Mr. Giannotti, Mr. Guyt, Mr. Pothos, Mr. Briscoe (Alt#1) Mr. Degen (Alt#2) Mr. McNerney (Alt#3)
-YES

ABSENT: Mr. Moran, Mr. Vollmer

APPROVAL OF RESOLUTION 21-12
DEVELOPERS AGREEMENT OF 192 LIVINGSTON STREET
BLOCK 909 LOT 6

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

ROLL CALL: All in Favor

ABSENT: Mr. Moran, Mr. Vollmer

ABSTAIN: Mr. McNerney

REVIEW OF ORDINANCE #1038-2021
ORDINANCE AMENDING AND MODIFYING FENCES AND FENCE
WALLS

Discussion took place and all Board members present were in favor.

APPROVAL OF MINUTES OF JUNE 2, 2021

A motion to **approve** the minutes of the June 2, 2021, meeting was made by Mr. Giannotti and seconded by Mr. Briscoe.

ROLL CALL: All in favor

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

Marcello Choi- 159 Veterans Drive- Question regarding Veterans Drive and when it will be paved. Chairman Amorosso referred Mr. Choi to the Mayor and Council. Mayor Marana explained specifics regarding paving schedule as well.

A motion to **adjourn** the meeting at 8:14 PM was made by Councilman Hogan, seconded by Mr. Sillery. All present in favor.

Respectfully Submitted,

A handwritten signature in black ink that reads "Nicole Cowley". The signature is written in a cursive style with a large, looping 'y' at the end.

**Nicole Cowley
Board Secretary**

Approved: 7.21.21