

**BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT**

March 3, 2021

7:30 P.M.

Zoom Meeting ID: 453 996 0939

Password: 4Qz3LR

Phone in Number: 1 646 558 8656

Meeting ID: 453 996 0939

Password: 785974

MINUTES

CALL THE MEETING TO ORDER

Chairman Amorosso called the meeting to order at 7:30 PM in the Borough Hall Office located at 116 Paris Avenue, Northvale, New Jersey 07647. Meeting included Board Members and was open to members of the public using the Zoom virtual platform.

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.

ROLL CALL:

PRESENT: Chairman Amorosso, Mr. Giannotti, Mr. Briscoe (Alternate #1)
Mr. Degen (Alternate #2)

PRESENT VIRTUALLY: Councilman Hogan, Mr. Guyt, Mr. Moran, Mr. Sillery,
Mr. Pothos

ALSO PRESENT: Gregg Paster, Board Attorney, Chris Dour, Colliers Engineering and Design (Present Virtually)
Jaime Placek, (Kauffman, Semeraro & Leibman, LLP)
Nicole Cowley, Board Secretary

ABSENT: Mayor Marana, Mr. Vollmer

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

APPLICATION OF LLOYD WINANS
643 WILDWOOD WEST BLOCK: 104 LOT: 28

This application began with Attorney Paster confirming he reviewed the notices required for the continuation of this application and stated for the record, all noticing checked out and were accepted. At this time, the Applicant, Lloyd Winans addressed the Board thanking them for allowing him to appear before them again following the February 3, 2021 discussion of his application. Next, Attorney Paster took the opportunity to swear Mr. Winans in. Mr. Winans explained he was reappearing before the Board after formally noticing all property owners within 200 feet of his residence. Mr. Winans provided testimony at the February 3rd meeting and it was decided by the Chairman and Board, there was not a need to restate the testimony again.

Mr. Winans did acknowledge the letter from Colliers Engineering & Design (formerly known as Maser Engineering) he received following his last appearance before the Board. He stated the letter indicated the lot coverage maximum was not exceeded, the green acres minimum was not breached, and no significant slopes or drainage issues were apparent. Confirming the previous testimony was recorded and not necessary to state again, Chairman Amorosso opened questioning up to the Board. There were no questions from the Board pertaining to this application.

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

With no questions, Chairman Amorosso **closed the meeting** to the public.

Attorney Paster confirmed Mr. Winans was seeking a height variance and a set back variance so the Board could move to vote on this application.

A motion to **approve** the application was made by Mr. Giannotti, seconded by Mr. Degen.

ROLL CALL:

Mr. Giannotti, Chairman Amorosso, Mr. Guyt, Councilman Hogan, Mr. Moran, Mr. Sillery, Mr. Pothos, Mr. Briscoe (Alt#1) Mr. Degen (Alt#2) – **YES**

DISCUSSION OF APPLICATION 251 UNION HOLDINGS, LLC
251 UNION STREET
BLOCK 602 LOT 1

Attorney Lauren Tardanico was present for this discussion along with expert engineer Matthew Welch, P.E., representing the Applicant. Attorney Tardanico is affiliated with CSG Law Firm, located in West Orange, NJ. Attorney Tardanico began by providing background for the Board pertaining to the Applicant's initial application that came before the Board requesting variance relief which was granted on October 7th, 2020. Attorney Tardanico explained to the Board the Applicant is returning to discuss Administrative Approval to modify the approved site plan to construct less improvements than what the Board previously approved.

Chairman Amorosso made a statement questioning the need for this application to be resubmitted as a new application. Attorney Paster explained what the Applicant was requesting, specifically; the Applicant will not be widening the bay doors and will simply be moving one roll up door slightly south. Attorney Paster stated he spoke to the Attorney handling this application and in theory, the Applicant would not require approval as this is now less construction than what they were originally seeking. In addition, Attorney Paster stated, he suggested the Applicant request official amendment approval out of an abundance of caution. Chairman Amorosso asked the Board to confirm they agreed to proceed with an amendment, as opposed to a new application. The Board confirmed their agreement of an amendment.

Following this, Matthew Welch came forward to be sworn in by Attorney Paster and credentials were accepted as an expert engineer as they were accepted for the initial testimony. Mr. Welch explained his position as Senior Project Manager with Langan Engineering. Mr. Welch proceeded to explain the original application and how it exists today and what is being proposed for official amendment purposed.

Chairman Amorosso opened questioning up to the Board. Mr. Briscoe reminded Mr. Welch of the request by the officers of the fire department to be able to have the ability to have a walk thru of the building. Mr. Welch stated he could arrange this, as the Applicant agreed to this previously so it would not be a problem going forward.

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

With no questions, Chairman Amorosso **closed the meeting** to the public.

A motion to **accept** this amendment and to **APPROVE RESOLUTION 21-05** was made by Mr. Giannotti, seconded by Mr. Briscoe.

ROLL CALL: All in favor

APPROVAL OF RESOLUTION 21-03
REINVESTIGATION OF BLOCK 1011 LOTS 5.01 & 5.02
AREA IN NEED OF REDEVELOPMENT

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

ROLL CALL:

Mr. Giannotti, Mr. Guyt, Councilman Hogan, Mr. Moran, Mr. Sillery, Mr. Pothos, Mr. Briscoe (Alt#1) Mr. Degen (Alt#2) – **YES**

Chairman Amorosso -**ABSTAIN**

APPROVAL OF RESOLUTION 21-04
ROBERT BETTEGA
179 FRANKLIN STREET
BLOCK 917 LOT 4

A Motion to approve the Resolution was made by Mr. Sillery and seconded by Mr. Degen.

ROLL CALL:

Mr. Guyt, Councilman Hogan, Mr. Moran, Mr. Sillery, Mr. Pothos, Mr. Briscoe (Alt#1) Mr. Degen (Alt#2) – **YES**

Chairman Amorosso, Mr. Giannotti -**ABSTAIN**

APPROVAL OF MINUTES OF FEBRUARY 17, 2021

A motion to **approve** the minutes of the February 17, 2021 meeting was made by Mr. Moran and seconded by Mr. Pothos.

ROLL CALL: All in favor

A motion to **adjourn** the meeting at 7:51 PM was made by Mr. Sillery, seconded by Mr. Degen. All present in favor.

Respectfully Submitted,



**Nicole Cowley
Board Secretary**

Approved: 3-17-21