

BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT
JULY 21, 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. Moran, Mr. Sillery, Mr. Vollmer, Mr. Pothos,
Mr. Briscoe (Alt #1) Mr. Degen (Alt#2) Mr. McNerney (Alt#3)

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

ABSENT: Mayor Marana

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

Attorney Paster swears in: Brian Alfonso, Alternate #4, filling vacant two-year term expiring 12/31/2022.

APPLICATION OF PURE WELLNESS MEDICAL, LLC
199 WASHINGTON STREET
BLOCK 911 LOT 2

Attorney Frank Ferraro appeared before the Board on behalf of Dr. David Suarez and his application to open his wellness office on the property of 199 Washington Street. Attorney Ferraro began to explain the specifics of the property by speaking of the three existing buildings on the property. The buildings, consisting of two street addresses (166 Paris Ave and 199 Washington Street) with the subject property at 166 Paris Ave having four existing 1-bedroom apartments and 1 storefront commercial space, this commercial space to be occupied by Pure Wellness Medical LLC. The building known as 199 Washington Street contains 3 existing apartments consisting of 1-studio, 1-two bedroom, and 1-one- bedroom, as well as one small store front space. There is a standalone, 1-story building containing a one-bedroom apartment as well. There are seven existing parking spaces on site with a total of 19 spaces required. Attorney Ferraro stated the lease space to be occupied by the applicant has traditionally used on street parking along Paris Avenue. The applicant requires a parking variance since the property is existing non-conforming as to parking. Attorney Ferraro stated his belief the site can accommodate the proposed use since parking has provided sufficient, supporting several commercial uses over the years. Attorney Ferraro continued to speak on the belief this proposed medical office would provide more benefit to the town than detriment. Following this, Attorney Ferraro answered questions from Board members, primarily with concerns regarding the parking. Different parking scenarios were discussed in detail between Chairman Amorosso, Mr. Giannotti, Mr. Sillery and Attorney Ferraro.

Next, Attorney Ferraro called upon Dr David Suarez to provide testimony and Attorney Paster swore Dr Suarez in. Dr Suarez explained specifics of his practice as a wellness center and discussed the parking situation with the Board. Dr. Suarez suggested parking for employees of the medical building park off the main road on residential streets. Chairman Amorosso was not in agreement of that suggestion explaining that is not in the best interest of the residents who would have cars parked in front of their houses daily. Attorney Ferraro reiterated the on-site shared parking could be used and did not feel it would be problematic. Dr. Suarez added his practice does provide virtual visits and patients tend to come to the location for treatments only and there would not be an excessive number of patients at one time. Continued details of the practice were discussed between Board members and Dr. Suarez. Parking continued to be discussed as an area of concern. Following this, Chairman Amorosso asked the Board members if they had any specific questions. Ms. Raffay asked about any proposed exterior lighting changes. Attorney Ferraro responded there was not but spoke on the proposed exterior upgrade to the front of the building that is need of an update.

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

John Saunier- 194 Washington Street- Stated his concern regarding the parking situation and explained Washington St as a very narrow street and street parking proves to be difficult for cars to drive through, especially emergency vehicles.

Rahul Vaghasia- stated his parents own the building, but Mr. Vaghasia maintains it. Mr. Giannotti questioned the water that is pumped out on to Paris Ave from the building, causing big ice forms and Mr. Giannotti wanted to know if this problem was ever corrected. Mr. Vaghasia stated 2-3 years ago they had lines in the ground redone and would check to see if this was corrected. Mr. Vaghasia said he worked with Joe Zavarino on this, including the fire codes being up to par with Mr. Donnarumma.

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

Attorney Ferraro went through the closing comments pertaining to utilization and parking and his belief this use will prove to be a benefit to the town. Chairman Amorosso confirmed the applicant wanted the Board to take a vote and Chairman Amorosso entertained a motion to approve or deny the application.

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

ROLL CALL:

Mr. Vollmer, Mr. Giannotti, Councilman Hogan, Mr. Guyt, Mr. Moran, Mr. Pothos, Mr. Briscoe (Alt#1) Mr. Degen (Alt#2) Mr. McNerney (Alt#3) Mr. Alfonso (ALT#4) **-YES**

Chairman Amorosso, Mr. Sillery **-NO**

Mayor Marana- **ABSENT**

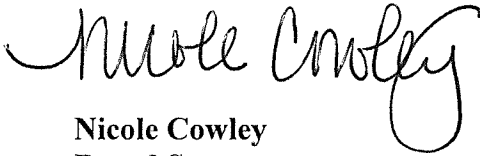
APPROVAL OF MINUTES OF JULY 7, 2021

A motion to **approve** the minutes of the July 7, 2021, meeting was made by Chairman Amorosso and seconded by Mr. Giannotti

ROLL CALL- All in favor.

A motion to **adjourn** the meeting at 8:21 PM was made by Councilman Hogan, seconded by Mr. Vollmer. 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: 8.4.21