

BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT
AUGUST 18, 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. Moran, Mr. Vollmer, Mr. Briscoe (Alt #1) 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: Mr. Sillery, Mr. Pothos.

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

APPLICATION OF KARL SENICAR
176 GLANZ AVENUE
BLOCK 820 LOT 1

Karl Senicar came forward before the Board and was sworn in by Attorney Paster to provide testimony on behalf of this application. Before testimony began, Chairman Amorosso questioned Mr. Senicar about previous appearances before the Board, as asked in the application under section 3. Chairman Amorosso stated the application asks if the applicant has been before the Board previously and Mr. Senicar answered "yes" to this part of the application. Documentation of a written decision is supposed to be provided and part of the application to which there was no Resolution or supporting documents included in the application. Mr. Senicar stated he could not find the documentation to his previous appearance before the Board but stated he was granted approval for prior variances he obtained. Chairman Amorosso stated the Board must have a copy of any prior decisions made as part of the application of this property. Attorney Paster asked Mr. Senicar if he asked the Board Secretary to obtain copies from the Borough. Mr. Senicar answered he did not ask the Board Secretary, stating he did not realize this was going to be needed as part of what he was requesting at this meeting. Attorney Paster stated it was at the Board's discretion to proceed or not without this information.

Following this, Mr. Senicar explained to the Board why he was seeking relief for the variances he was applying for. This included relief for an already constructed shed. In addition to the shed, and as stated in Collier's Engineering report, the applicant is seeking relief for expansion of a paver patio, two additional coverings next to an existing shed, a new roof off the rear of a detached garage with pavers under the roof and an additional driveway off High Street. In Colliers Engineering report there was mention of a shed installed in the front yard along High Street, but this was not shown in the site Plan the applicant provided as part of the application. Mr. Senicar admitted this was done without a permit but explained he did not think he needed one. There was continued discussion regarding the work that was done, and variances needed. Mr. Senicar stated he took down the shed that was next to the garage since receiving a summons for this as well. Chairman Amorosso expressed concern with the property's impervious coverage and the number of variances associated with the property. Chairman Amorosso suggested Mr. Senicar re-do his application due to some of the property's aspects requiring variances that are not a part of this application. Mr. Senicar was not in favor of this suggestion. Mr. Giannotti and Mr. Senicar discussed the summonses that were associated with the property as well as the concern of a driveway being bluestone. Mr. Senicar offered to take the driveway up. Mr. Giannotti explained the board is not in the position to tell people what they should do with their property, the Board's position is to approve or deny based on request.

At this time, Chairman Amorosso asked the Board if they had any questions or comments regarding Mr. Senicar's application. The Board did not have any questions.

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

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

Chairman Amorosso and Vice Chairman Giannotti expressed concern regarding proceeding without the required documents of previous application documents as required per the application. Attorney Paster suggested a continuation to allow for these documents to be located and reviewed by the Board. Additionally, Attorney Paster stated the noticing of this application was not exactly accurate. Per the engineer's letter, the applicant is seeking three variances where Mr. Senicar noticed two variances. Attorney Paster suggested Mr. Senicar re-notice using the language "and all necessary variances" to cover anything that the application may need for approval/denial. Attorney Paster stated with this notice, and documentation of prior approval, Mr. Senicar can reappear before the Board for reconsideration and the Board would be fully informed with these items provided. Attorney Paster continued to clarify the variances necessary to Mr. Senicar, so he understood the next steps of a continuation of his application.

The Board Secretary confirmed availability of the Sept 15th meeting. Attorney Paster reiterated Mr. Senicar did not have to re-do the mailings of those within 200 feet but he is required to re-notice in the newspaper. Attorney Paster confirmed for the record no further notice was necessary other than the newspaper publication. The Board Secretary will investigate the Borough records to see if documentation pertaining to previous approval/denial of this property can be obtained for Mr. Senicar and the Board.

APPROVAL OF RESOLUTION 21-14
PURE WELLNESS MEDICAL, LLC
199 WASHINGTON STREET/166 PARIS AVENUE
BLOCK 911 LOT 2

A Motion to **approve** the Resolution was made by Mr. Giannotti and seconded by Councilman Hogan.

ROLL CALL: All in favor

ABSENT: Mr. Sillery, Mr. Pothos.

ABSTAIN- Chairman Amorosso, Mayor Marana.

APPROVAL OF MINUTES OF AUGUST 4, 2021

A motion to **approve** the minutes of the August 4, 2021, meeting was made by Councilman Hogan and seconded by Mayor Marana.

ROLL CALL- All in favor.

A motion to **adjourn** the meeting at 7:56 PM was made by Mr. Vollmer, seconded by Mr. Giannotti. All present in favor.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Nicole Cowley".

**Nicole Cowley
Board Secretary**

Approved: 9.1.21