

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

May 19, 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 in-person and 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, Mayor Marana, Councilman Hogan, Mr. Giannotti, Mr. Sillery, Mr. Vollmer, Mr. Pothos, Mr. Briscoe (Alt #1) Mr. Degen (Alt#2)

PRESENT VIRTUALLY: Mr. Guyt, Mr. Moran

ALSO PRESENT: Gregg Paster, Board Attorney, (present virtually) Marie Raffay, Colliers Engineering and Design, Nicole Cowley, Board Secretary

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

Chairman Amorosso began the meeting by making a statement notifying the public of the decision to hold all further meetings in person and open to the public.

APPLICATION OF LIVINGSTON STREET HOLDINGS 256 LIVINGSTON STREET BLOCK 303 LOT 16

Attorney Matthew Capizzi came forward on behalf of the applicant to request an adjournment to allow for council to be in person to help the Board preside over this matter. Attorney Paster added that in addition to him not being able to appear in-person or on video, there were also issues with documentation/exhibits being submitted within the last few days leading up to this hearing. Attorney Paster explained this did not allow the public to view said documents in the ten days prior to the meeting which is required by the Municipal Land Use Law. Attorney Paster further explained due to these reasons stated and in conference with Council, it was decided an adjournment to a later date was in everybody's best interest. Additionally, Attorney Paster spoke with the Borough's Planner, Darlene Green who said she had a previous engagement on June 2nd which is the next scheduled meeting. Attorney Paster stated for record and noticing purpose, the Board will schedule this hearing for June 2nd without further noticing required to the public. The public was reminded all information on meeting dates and agenda items can be found on the Borough website.

The original motion to adjourn this application was **withdrawn** as this is a Zoning Board of Adjustment matter that does not allow Mayor Marana or Councilman Hogan to vote as elected officials.

A Motion to **withdraw the original motion** was made by Mr. Sillery and seconded by Mr. Pothos- All present in favor.

A Motion to **adjourn** this application till June 2, 2021 was made by Mr. Sillery and seconded by Mr. Pothos- All present in favor.

APPLICATION OF BRIAN MEADOR
105 SANIAL AVENUE
BLOCK 909 LOT 15

Attorney Frank Ferraro appeared before the Board on behalf of Brian Meador. Attorney Ferraro explained Mr. Meador is seeking a front yard setback variance. Mr. Meador is renovating the exterior of his home. Mr. Meador is attempting to add a portico to the existing front stoop. Mr. Meador's property is a preexisting non-conforming, preexisting condition with the house built in 1947. Attorney Ferraro pointed out the pictures that were provided by the applicant describing the request and explaining this as a safety measure to allow for coverage of the steps in bad weather. Chairman Amorosso asked the Board if they had any questions. There were no questions from the board. Attorney Paster confirmed this preexisting condition predates the Land Use Code.

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

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

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

ROLL CALL:

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

APPROVAL OF RESOLUTION 21-09

ERWIN GENOVA
305 VOLLMER COURT
BLOCK 209 LOT 3.02

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

ROLL CALL:

All in favor

ABSTAIN- Councilman Hogan, Mr. Moran, Mr. Vollmer

APPROVAL OF RESOLUTION 21-10

THOMAS SHERIDAN
412 TENAKILL DRIVE
BLOCK 101 LOT 8

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

ROLL CALL:

All in favor

ABSTAIN- Mr. Moran

REVIEW OF ORDINANCE #1034-2021

Mayor Marana explained this as zoning matter the Council has held a first reading of. Mayor Marana further explained, the Ordinance was passed unanimously but also required Planning Board review prior to a second reading by the Council. Mayor Marana continued to speak on the specifics of the Ordinance.

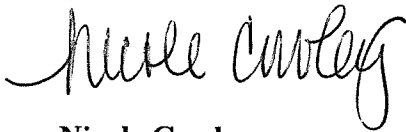
A motion to **endorse** the first reading of Ordinance #1034-2021 for second reading by the Council was made by Chairman Amorosso and seconded by Mr. Pothos.

ROLL CALL: All in favor

ABSTAIN: Mayor Marana, Councilman Hogan.

A motion to **adjourn** the meeting at 7:58 PM was made by Mr. Sillery, seconded by Mr. Briscoe. All present in favor.

Respectfully Submitted,

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

**Nicole Cowley
Board Secretary**

Approved: 6/2/21