

**BOROUGH OF NORTHVALE**  
**COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT**  
**March 18, 2020**  
**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 Deputy 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, Mr. Giannotti, Mr. Guyt, Mr. Moran, Mr. Sillery Mr. Vollmer, Mr. Pothos, Mr. Degen, Mr. Briscoe

**ALSO PRESENT:** Frances Weston and Nicole Cowley, Board Secretary

**ABSENT:** Councilman Devlin, Mr. DeLaura, Mr. Gianotti, Mr. Briscoe, Mr. Hogan

**REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING**

**INFORMAL HEARING: JOHN SAUNIER**

**RE: POTENTIAL BUSINESS- GARAGE OFF OF TAPPAN RD, BEHIND TASTE OF SPAIN**

John Saunier, 194 Washington Street, a lifelong Northvale resident and mechanic presented his situation to the board which included his current place of business not working out for him at this time. He has been looking for a new location for his business and one of the locations he is interested in is behind Taste of Spain off of Tappan Rd,

backing Paulding Ave. The location is zoned for commercial use but not for auto repair. Tracy Jeffery suggested Mr. Saunier make an informal appearance before the Board to determine if this would be allowed. The Board discussed the exact location so each Board member had an exact understanding of where this location was. Chairman Amorosso confirmed with Mr. Saunier the building was equipped for his business without the need for any work to be done, other than moving his equipment in. Chairman Amorosso asked the opinion of Mayor Marana who was supportive, especially since the business is isolated enough. Mr. Sillery confirmed the business would be facing the tracks and added he was supportive as well. Chairman Amorosso asked the opinions of each Board member to which they all agreed it was fine and wished Mr. Saunier luck.

### DISCUSSIONS:

Chairman Amorosso stated Mayor Marana would like to bring up the VFW property and get some input from the Board. Mayor Marana explained the idea of this borough property and subdivision being residential on the Walnut St side. The property is flanked on both sides. Mayor Marana has polled some people and Maser developed a drawing (distributed to Board Members before the meeting) Mayor Marana asked the Board their opinion of going ahead with the subdivision or make it all commercial. Mr. Amorosso replied with residential being more in tune with the neighborhood. With that said, commercial on the other side would be fine as well. They continued conversation in regards to lot sizes. Mr. Sillery and Mr. Marana discussed options including financial gain, while keeping residents best interest on the forefront. Conversations regarding lot size options continued with Board Members. Chairman Amorosso asked Mayor Marana to go forward with the planning of this subdivision.

Mr. Sillery reported to the Board he had met with Mr. Giannotti and Darlene Green making recommendations towards the Master Plan. These recommendations were not available at this meeting but would be available for the next. Recommendations included changes to codes that were not clear. Mr. Sillery went on to explain some of the changes to the codes and how things would move forward.

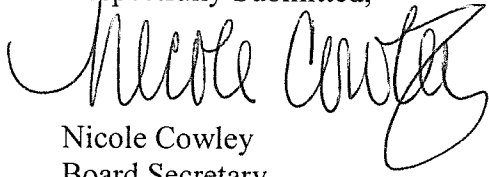
Last, Chairman Amorosso asked Mayor Marana why the Mini Review Board was let go. Mayor Marana explained it was strictly following ordinance. Mayor Marana plans on undoing this and bringing this back.

### **ADJOURNMENT**

A motion to **adjourn** the meeting at 7:54 PM was made by Mr. Sillery, seconded by Mr. Vollmer

All present were in favor.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Nicole Cowley". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Nicole Cowley  
Board Secretary

Approved: July 1, 2020