

**BOROUGH OF NORTHVALE**  
**COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT**  
**FEBRUARY 16, 2022**  
**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 Municipal 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, Mr. Giannotti, Mr. Pothos, 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  
Darlene Green, Colliers Engineering  
Nicole Cowley, Board Secretary

**ABSENT:** Mayor Marana, Councilman Hogan, Mr. Guyt, Mr. Moran, Mr. Sillery,  
Mr. Vollmer,

**REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING**

**APPLICATION OF JOANNE T. HILL**  
**477 TAPPAN ROAD**  
**BLOCK 208 LOT 4**

This application has been adjourned by Attorney request

**APPLICATION OF KRISTINE M. HYON**  
**194 LIVINGSTON STREET**  
**BLOCK 909 LOT 24**

Attorney Dean Stamos of Ferraro and Stamos appeared before the Board on behalf of the applicant for this application requesting variance relief. This building gained approval by the Board 10 years ago as originally an R 7.5 zone and Ms. Hyon obtained a use variance for this dentist office that included two office space. Post pandemic, Ms. Hyon has lost her tenants that occupied the office spaces with no potential for new tenants as the need for office spaces is not in demand as it was in the past with many individuals working from home. Ms. Hyon would like to convert the two office spaces to two, small, modest apartments. Michael Hubschman is a Planner and Professional Engineer who prepared the plans for Ms. Hyon. Attorney Stamos asked for this hearing to be heard in a bifurcated manner pertaining to the use variance and appreciated the Board hearing the case in this manner and its consideration of acceptableness. Attorney Stamos spoke on the site plan issues which he felt was interesting and stated from a site plan standpoint there was not much change taking place. Attorney Stamos stated the interior would not be changing very much and parking was sufficient. Attorney Stamos stated he realizes there would be some issues with compliance, and they are willing to address these issues.

Next, Attorney Paster swore in Michael Hubschman of Hubschman Engineering to provide testimony on this application. Mr. Hubschman prepared the plans for the original application of this building and spoke on the specifics of what was constructed at that time. Mr. Hubschman also provided testimony pertaining to what was being proposed at this time, calling this a mixed use which would require approval from the Board, even though the two separate uses are acceptable in this zone. Attorney Stamos asked Mr. Hubschman to provide testimony regarding parking and Mr. Hubschman explained there is a lesser parking requirement when it comes to a residential dwelling as opposed to commercial. Conversation about parking continued. Chairman Amorosso asked the Board if they had any questions and Mr. Giannotti asked about the site plan issues that were mentioned in earlier testimony. Mr. Hubschman explained one of the issues was the property would need PVC fencing as opposed to the chain link that is

currently there bordering what is now a new residential apartment complex. Another site plan issue would be the current dumpster area and it needing to be fixed up. Mr. Hubschman explained he did not see enough room to street tree as mentioned in Collier's report which is required in an overly zone. Mr. Hubschman went on to explain his feeling there was no major concerns when it comes to the site plan.

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

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

Marie Raffay from Colliers Engineering took the opportunity to speak on the site plan and reiterated her concern with the fencing, as well as the lighting and facade issues. Ms. Raffay referred anything further to her colleague, Darlene Green, Planner for Collier's Engineering. Attorney Paster added he had no additional comments but stated he spoke to Ms. Green regarding the use variance issues being two permitted uses and the only use variance is to allow these two uses on this single site that are otherwise acceptable. Darlene Green commented she would agree this is a unique D1 use variance and stated one of the things the Board needs to weigh is the seeking of relief for residential which involves an affordable unit in this overlay zone as per the Housing Plan. Mr. Giannotti asked about requirements in this situation and Attorney Paster stated specifics of requirements while Ms. Green explained if there is no onsite affordable housing, a fee of one and a half percent of development fee would go into the affordable housing trust. Attorney Paster commented it would be much more practical to pay the development fee when only 2 units are involved. In conclusion of this application, it was discussed that the site plan issues that needed to be addressed would be stated in the conditions for approval in the Resolution.

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

**ROLL CALL:** Chairman Amorosso, Mr. Giannotti, Mr. Pothos, Mr. Briscoe (Alt #1)  
Mr. Degen (Alt#2) Mr. McNerney (Alt#3) Mr. Alfonso (Alt#4)-**YES**

**ABSENT:** Mayor Marana, Councilman Hogan, Mr. Guyt, Mr. Moran, Mr. Sillery, Mr. Vollmer

**APPROVAL OF DEVELOPERS AGREEMENT OF**  
**411 CLINTON AVENUE**  
**BLOCK: 501 LOTS: 18.01,18.02, 18.03, 18.04**

A motion to **approve** the Developers Agreement was made by Chairman Amorosso and seconded by Mr. Alfonso.

**ROLL CALL**- Chairman Amorosso, Mr. Giannotti, Mr. Pothos, Mr. Briscoe (Alt #1)  
Mr. Degen (Alt#2) Mr. McNerney (Alt#3) Mr. Alfonso (Alt#4)-**YES**

**ABSENT**- Mayor Marana, Councilman Hogan, Mr. Guyt, Mr. Moran, Mr. Sillery, Mr. Vollmer

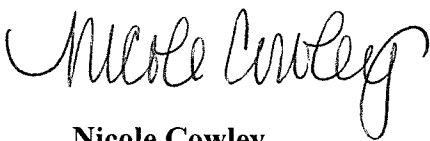
**APPROVAL OF MINUTES OF JANUARY 25, 2022**

A motion to approve the minutes of the January 25, 2022, meeting was made by Mr. Briscoe and seconded by Mr. Degen.

**ROLL CALL**-All in favor

A motion to **adjourn** the meeting at 7:55 PM was made by Mr. Briscoe, seconded by Mr. McNerney. All present in favor.

**Respectfully Submitted,**



**Nicole Cowley**  
**Board Secretary**

**Approved:** 4/6/22