

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

December 2, 2020

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 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. Please note the fire exits as required by law"

ROLL CALL:

PRESENT: Chairman Amorosso, Mr. Giannotti, Mayor Marana,
Mr. Degen (Alternate #3) Mr. Briscoe (Alternate#4)

PRESENT VIRTUALLY: Councilman Devlin, Mr. DeLaura, Mr. Guyt
Mr. Moran, Mr. Sillery, Mr. Hogan (Alternate #1) Mr. Pothos
(Alternate #2)

ALSO PRESENT: Gregg Paster, Board Attorney, Chris Dour, Borough Engineer (Present
Virtually)
Nicole Cowley, Board Secretary

ABSENT: Mr. Vollmer

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

**CONTINUATION OF APPLICATION OF 411 CLINTON
ASSOCIATION LLC
411 CLINTON AVENUE
BLOCK 501 LOTS 18.01, 18.02, 18.03, 18.04**

VARIANCE RELIEF

This application began with Mr. Giannotti stating he was absent for the original September 16, 2020 meeting when this application was first heard. Mr. Giannotti confirmed he listened and watched the Zoom recording of the original meeting at Borough Hall on December 1, 2020. Mr. Hogan added he would be recusing himself from hearing this application as he is within 200 feet of this property. Mayor Marana recused himself as well and removed himself from the dais and remained in the audience for the duration of this application being heard. Next, Attorney Paster provided clarification for the Board and stating the voting specifics for this application.

Following this, Attorney Harold Cook began to provide his opening statement regarding the original meeting specifics, explaining the meeting was continued in order for the applicant to return with their architect, and time to implement a traffic study of this application. Before the traffic study was discussed, Chairman Amorosso asked a question pertaining to recent listings of this property. Attorney Cook explained this listing was done in error and recently brought to the attention of him by his client and has since been rectified. Clarification of this was accepted and Attorney Cook proceeded by requesting the applicant's architect provide testimony next. Scott Bella stated his name and qualifications for the record. Attorney Paster accepted this and swore Mr. Bella in. Mr. Bella began his testimony by summarizing this application and explaining the specifics of the duplexes. Parking was discussed as well, confirming parking was compliant with RSIS standards. At this time, Attorney Cook stated he did not have any further questions for Mr. Bella. The purpose for Mr. Bella attending this hearing was to provide answers to questions from the Board and opened questioning for Mr. Bella at this time. Chairman Amorosso and Mr. Giannotti asked questions regarding driveways and parking. Mr. Bella responded he was not a part of the civil engineering. Next, Mr. Sillery added he had a question for the architect as well as the Attorney. Mr. Sillery asked for clarification regarding parking/driveway and if the width of the driveway was sufficient. This led to Mr. Sillery explaining his rationale for the questions and his concern with over all parking problems. He asked Mr. Bella and Attorney Cook for their input as to how this can be managed effectively. Mr. Bella confirmed the parking/driveway is within zoning regulations and provided further explanation based on his knowledge. Attorney Cook provided input also confirming this is

within RSIS standards. Next, Mr. Moran asked a question regarding fire code which was answered by Mr. Bella. Mr. Pothos asked about a separate access door to the basement and Mr. Bella responded by saying there would only be access by the interior of the dwelling. Mr. Giannotti proceeded to comment and ask questions he had pertaining to the initial meeting he reviewed and additional clarifying questions for the current testimony being provided. This included questions pertaining to parking and the existing road and improvements being done. Attorney Cook provided clarification for each question.

Chairman Amorosso **opened the meeting** to the public for questions

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

Attorney Cook then called upon the Traffic Engineer, Craig Peregoy. Mr. Peregoy provided his name, affiliations and qualifications to which Attorney Paster accepted and swore in Mr. Peregoy. Attorney Cook asked Mr. Peregoy for confirmation he prepared this Traffic Study for this application and Mr. Peregoy confirmed and proceeded to explain the findings of this study. The information obtained for this study was initially provided by the school's Superintendent. This included the amount of students enrolled while taking into consideration the school was not being run with a full capacity of students. Mr. Peregoy proceeded to explain specifics of the data used to implement this study. Mr. Peregoy proceeded to explain the in person observations that took place during drop off and dismissal times. This included the counting of pedestrians and cars and included prorating the amount of cars and pedestrians. Mr. Peregoy added the use of the crossing guard in this area is effective. With continued use of the crossing guard, paired with the road improvements and the sidewalk being proposed by the applicant, in his opinion; would be an even safer and effective system having this area turned into a much more conventional area. Mr. Peregoy then began to discuss the traffic that would occur from the four proposed duplexes. Mr. Peregoy stated he did not believe the traffic coming from the proposed duplexes would affect the school's traffic but he did feel, in his professional opinion, the road/sidewalk improvements would provide a much safer area for the children and community to travel on. Attorney Cook added confirmation noted in this report, the applicant would work with the Board of Education in regards to the connection of the sidewalk and would coordinate accordingly. Attorney Cook also added confirmation regarding the applicant's willingness to work with the Northvale Police Dept in the event extra school signage is required. At this time, Chairman Amorosso asked the Borough's Engineer, Chris Dour, if he had any questions. Mr. Dour replied he did not and each item of his letter was addressed by the applicant previously. Mr. Dour added he was satisfied with the applicant's responses. Next, Mr. Giannotti provided comments regarding the traffic the duplexes would generate and discussion regarding this topic occurred. Mr. De Laura asked additional questions pertaining to the amount of students enrolled and clarification regarding the prorated numbers. Mr. DeLaura expressed concerns with this factor and additional discussion regarding traffic continued. Mr. Moran asked a question about the sources being used to implement the study and Mr. Peregoy responded with information regarding the source used. There were no further questions from the Board at this time.

Chairman Amorosso **opened the meeting** to the public for questions

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

Attorney Cook took the time to sum up this application reiterating the specifics of what was being proposed with the planner setting forth the criteria for granting a use variance, which is a variance to allow two units per lot. Attorney Cook proceeded to provide testimony regarding this proposal allowing for a positive safer environment for the area with road improvements and a sidewalk being created at the applicant's expense. All bulk requirements will be met; the property will be aesthetically pleasing and provide an upgrade to the community. These lots would allow for a single family home with no relief needed. By allowing the additional unit, per lot is a tradeoff for the road and sidewalk improvements to the area being provided at the applicant's expense. Following Attorney Cook's closing statement; Attorney Paster provided a summary of what was being proposed by the applicant for the Board's vote.

A motion to **approve** the application was made by Mr. Sillery, seconded by Mr. Guyt

ROLL CALL: Mr. Sillery, Mr. Guyt, Chairman Amorosso, Mr. Moran, Mr. Pothos (Alt#1)
-YES

Mr. DeLaura, Mr. Giannotti **-NO**

Mayor Marana, Councilman Devlin, Mr. Hogan **-RECUSED**

APPROVAL OF RESOLUTION #20-17

JOHN FINAN
412 TAPPAN ROAD
BLOCK 806 LOT 8

A motion to **approve** the Resolution was made by Mr. Giannotti, seconded by Chairman Amorosso

ROLL CALL: All in favor

APPROVAL OF RESOLUTION #20-18
NORTHVALE GREENS, LLC
145 RIO VISTA LANE
BLOCK 603 LOT 6 & BLOCK 908 LOT 1

A motion to **approve** the Resolution was made by Chairman Amorosso, seconded by Mayor Marana

ROLL CALL: All in favor

APPROVAL OF MINUTES OF NOVEMBER 4, 2020

A motion to **approve** the Minutes was made by Mr. Giannotti, seconded by Mayor Marana

All present were in favor.

A motion to **adjourn** the meeting at 8:30 PM was made by Chairman Amorosso seconded by Mayor Marana. All present in favor.

Respectfully Submitted,



Nicole Cowley
Board Secretary

Approved: 1-6-21