

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

February 3, 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 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, Mr. Vollmer
Mr. Briscoe (Alternate #1) Mr. Degen (Alternate#2)

PRESENT VIRTUALLY: Mayor Marana, Councilman Hogan, Mr. Moran, Mr. Sillery, Mr. Pothos,

ABSENT: Mr. Guyt

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

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

INFORMAL HEARING OF LLOYD WINANS
643 WILDWOOD WEST
BLOCK 104 LOT 28

This informal hearing began with Chairman Amorosso calling upon Lloyd Winans who was present virtually to address the Board and discuss with the Board the history of this project and his application process.

Mr. Winans took the opportunity to “screen share” the survey of his property and proceeded to speak of the history of improvements and projects that have occurred over the years during his lifelong residency at this location. In addition to the survey, Mr. Winans shared older pictures of his property taken at different angles of surrounding areas to give a better idea of his neighbor’s view after his most recent shed project. These pictures were taken in the Spring.

Next, Mr. Winans gave the Board the history of this most recent project and the reasons he decided to improve his property. Mr. Winans informed the Board of his process and dealings with the Building Department and stated his intentions were known by the Building Dept and things were progressing fine until he was visited by a Northvale Police Officer informing him there had been a complaint. In addition to the complaint filed with the Police, Mr. Winans stated he received a call from Joe, in the Northvale Building Department, questioning there being no permit for the project that was currently happening. Mr. Winans stated he explained to Joe, he was not told he needed a permit. However, Mr. Winans stated he did file for the permit after being informed it was required and then the permit was denied by the Borough’s Zoning Officer.

At this time, Chairman Amorosso asked the Board if they had any questions for Mr. Winans. Mr. Giannotti asked how the Board can proceed with this application. Attorney Paster interjected explaining this was an informal hearing but he was unsure of what the denial was based on. Mr. Sillery added to the discussion stating the height and the setback were not within the ordinance which is what is causing the issue. Chairman Amorosso proceeded to explain the history of this application as he understood it, since being filed in July of 2020. After further discussion, Attorney Paster advised Mr. Winans to go forward by noticing the residents and utilities of those within 200 feet of the property and once that is completed he may come before the Board to request the variances his application requires. Mr. Giannotti asked for any comments from Chris Dour. Mr. Dour took the opportunity to make comment and agreed to the applicant returning after formal notification to request the variances needed for the height and rear setback.

DISCUSSION OF APPLICATION
251 UNION STREET
BLOCK 602 LOT 1

The discussion regarding this application was rescheduled for a later date. A representative was not present for the meeting.

APPROVAL OF MINUTES OF FEBRUARY 3, 2021

A motion to **approve** the minutes of February 3, 2021 was made by Mr. Sillery, and seconded by Mr. Giannotti

ROLL CALL: All in Favor

OTHER BUISNESS:

Councilman Hogan took the opportunity to update the Board on an email exchange he had with the Zoning Officer, Tracy Jeffrey in regards to the conversation the Board had about citations and the court. Mayor Marana added he is looking into this matter as well.

Mr. Gainnotti updated the Board about his efforts, along with Mr. Sillery to obtain an up to date, accurate list of Mother Daughter houses in Northvale. Mr. Giannotti was informed there was a list the previous Borough Clerk had and asked the Board Secretary to check with the Acting Borough Clerk to see if it's possible to locate this list. The Board Secretary said she would follow up on this.

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

Respectfully Submitted,

A handwritten signature in black ink that reads "Nicole Cowley". The signature is written in a cursive style with a large, looping initial "N" and a long, sweeping underline.

**Nicole Cowley
Board Secretary**

Approved: