

**BOROUGH OF NORTHVALE
PLANNING BOARD/BOARD OF ADJUSTMENT
SEPTEMBER 17, 2014**

MINUTES

Chairman, Peter Perretti reads the Sunshine Statement into the record at 8:00 p.m.

Roll call by Lisa Walker as Laura Benvenuto is not present.

ATTENDANCE:

PRESENT: MR. PERRETTI, MR. AMOROSSO, MAYOR PIEHLER, MR. DELAURA,
MR. GIANNOTTI, COUNCILMAN SOKOLOSKI, MR. TREBINO,
MR. VOLLMER, MRS. WALKER (ALTERNATE #1), MR. SILLERY
(ALTERNATE #2)

ALSO PRESENT: ATTORNEY ANTHONY D'ELIA (TAKING THE PLACE OF ATTORNEY
JAMES DRONZEK), BOARD ENGINEER, MR. PAUL NIEHOFF

ABSENT: MR. DEVLIN, MR. BARGNA (ALTERNATE #3), MR. MORAN
(ALTERNATE #4)

REGULARLY SCHEDULED FORMAL MEETING

APPROVAL OF MINUTES OF AUGUST 20, 2014

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

ROLL CALL: Mr. Amorosso, Mr. Giannotti, Mr. Perretti, Mayor Piehler, Mr. Trebino, Mr. Sillery -
YES

Mr. DeLaura, Councilman Sokoloski, Mr. Vollmer, Mrs. Walker, Mr. Bargna -
ABSTAINED (they were absent at this meeting)

**APPLICATION OF RIO VISTA HOMES AT NORTHVALE, LLC,
199 PARIS AVENUE, BLOCK 908, LOT 1 AND BLOCK 603, LOT 6 –
SITE PLAN APPLICATION**

Mr. John Mavroudis came forward and represents himself. He has been working on this project since 2005. Publication was made and notices were sent to all property owners within 200 feet of the property.

Mr. Mavroudis amended the site plan which was originally dated January 2007. The purpose of this amendment is to reduce the size of thirty-three (33) townhomes from three stories to two

stories. He wants the units to be more affordable and receptive to homeowners that will eventually occupy those 50 + in age. Ten (10) of the approved forty-three (43) townhomes have been constructed to date.

There was a lot of feedback on the ten three story townhouses that were already built. They were too large for people ready to retire and too expensive. Regarding the site plan review, there were very little changes. Two buildings are already constructed, five townhouses of three story buildings, Cluster B of five more buildings with foundations. The Washington Building is already constructed and some CO's are issued. The Adams Building that is constructed should have CO's within the next month. Mr. Mavroudis said that sales are very good in this building. The parking area is built and on Monday they will start the installation of the park land – walking paths, patios, putting in green and a bocce court. The Clubhouse is completed and Mr. Mavroudis stated that he has a release from the DCA that does not require an elevator in that building.

As far as design goes – starting with the third floor of the original building, it is almost identical to the second floor of the two story building. One of the feedbacks was that there was not enough closet space so they substantially increased the amount of closet space, taking it away from the master bedroom. The design is still the same as the existing ones.

On the second floor, the two car garage was eliminated. Mr. Mavroudis said that the overall building coverage is reduced. He said the 43 staircases will be removed.

Regarding COAH and the Planning Issues Section 200-17F. of the Affordable Housing Zone requires the subject site to provide “a total of ten (10) low-and moderate-income housing unit credits and shall be provided within this zone; five (5) of which shall be built on site and five (5) of which shall be provided for by a money-in-lieu of contribution, in the amount of not less than \$60,000 a unit”.

The developer should fully comply with the Borough's affordable housing regulations and shall pay all development fees when due. It was mentioned that from the June 17, 2009 Planning Board/Board of Adjustment minutes, it was confirmed in these minutes the fact that Rio Vista has an affordable housing obligation.

In Mr. Niehoff's letter of September 11, 2014, he mentioned that in an email dated August 22, 2014, the Borough Clerk reported that the payment-in-lieu has not been received. Under Ordinance #809-2005, the applicant should have paid \$150,000 when the first building permit was issued. Mr. Niehoff said that if the Board is inclined to approve the application, he strongly recommends that the application be approved with a condition that requires a payment schedule linked to the release of the remaining 79 Certificates of Occupancy. It is recommended that the applicant pay \$3,800 per unit prior to each unit receiving a Certificate of Occupancy. The 79th unit would only pay \$3,600 to fulfill the required \$300,000 payment-in-lieu of required under the Affordable Housing Zone provisions.

Ms. Katherine DeFillippis of 1309 Rio Vista Lane came forward. She comments - the elevator is not working properly and is very dangerous and would like for this matter to be addressed. She asked – on the land that is not developed by the Rockleigh – how many homes are going to be constructed there? Mr. Mavroudis said that five homes will be constructed. The height of the building of the two stories will be less than 30 feet including the roof line as well.

At this time, Donna Scuderi of Friedberg Properties and Associates came forward and was sworn in by Atty. D’Elia. Ms. Scuderi has been a realtor for 26 years with Friedberg Realtors. She has been working on the Rio Vista Greens project since 2009. She testified that she believes the two story houses will sell very quickly. There are people waiting for this approval. Ms. Scuderi said that there are many people interested.

Ms. Maryann Montalbo of 1208 Rio Vista Lane came forward. She asks what will happen with the five homes that would be in the front. Ms. Scuderi said that instead of giving all the upgrades, they have taken them out and lowered the prices. Every unit will be for ages 50+.

Mr. Dominick Montalbo of 1208 Rio Vista Lane came forward. Things that are stated in the agreement are not there, carpeting in the bedroom and other amenities. Chairman Perretti suggested that he discuss this with the developer.

This matter will be placed on the agenda for October 1, 2014 with no further noticing.

Correspondence was discussed.

General Discussion by board members.

A motion to **adjourn** the meeting at 9:17 p.m. was made by Mr. Vollmer, seconded by Mr. Amorosso.

Meeting adjourned.

Respectfully submitted,

Laura Benvenuto, Board Secretary

