

**BOROUGH OF NORTHVALE
PLANNING BOARD/BOARD OF ADJUSTMENT
OCTOBER 15, 2014**

MINUTES

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

ATTENDANCE:

PRESENT: MR. PERRETTI, MR. AMOROSSO, MAYOR PIEHLER, MR. DELAURA, MR. DEVLIN, MR. GIANNOTTI, COUNCILMAN SOKOLOSKI, MR. TREBINO, MR. VOLLMER, MRS. WALKER (ALTERNATE #1), MR. SILLERY (ALTERNATE #2), MR. BARGNA (ALTERNATE #3), MR. MORAN (ALTERNATE #4)

ABSENT: BOARD ATTORNEY, JAMES DRONZEK AND BOARD ENGINEER, MR. PAUL NIEHOFF

REGULARLY SCHEDULED FORMAL MEETING

Conceptual Review – J & B Realty LLC, d/b/a Industrial Rivet and Fastener, Co., 200 Paris Avenue, Block 915, Lot 2

At this time, Mr. Frank Ferraro came forward on behalf of the applicant, J & B Realty, doing business as Industrial Rivet and Fastener, Co. The property is located at 200 Paris Avenue at the corner of Paris and Charles. There is a warehouse facility that this particular owner has been using there since 2002. They are looking to expand the rear warehouse portion of the building, basically to square off the building.

A 2002 survey was submitted to all Board members. Also submitted was a set of preliminary architectural drawings prepared by Mr. Zaccone. The loading dock would be relocated to the rear of the building to make truck turns easier.

Mr. Ferraro stated that the purpose of tonight's hearing is to present the addition to the Board to see if there are any concerns that the board may identify.

Mr. William Goodman, residing at 493 Strawtown Road in West Nyack, New York came forward. He is the president of Industrial Rivet and Fastener Company and the managing member of J & B Realty LLC. Mr. Goodman said that the warehouse expansion is based on storage needs and the logistics of the trucks.

Mr. Goodman was told to go forward with his application, if he chooses to.

**Conceptual Review – Coremark Realty Northvale, 245 Livingston Street,
Block 504, Lot 13**

At this time, Mr. Thomas Tourso of Coremark Group, 392 Main Street in Wyckoff, NJ came forward.

Mr. Tourso is a partner of Coremark Group and contract purchasers at 245 Livingston Street which is currently Enor Corporation. He thought he would meet with the Board to see if they have any concerns.

Mr. Giannotti asks about the seating. Mr. Tourso said that Quick Chek is a high end convenience store. Mr. Giannotti mentioned that there is an ordinance about gas stations within so many feet of gas stations. The applicant would need to apply for a variance.

Mr. Amorosso asked why they picked a gas station/mini mart for this location. Mr. Tourso said that Quick Chek has always been a convenience store and had pumps installed within the last couple of years. Mr. Amorosso commented that he thinks that there are enough gas stations along this street.

Mayor Piehler asked about the signage. Mr. Tourso responded that he would abide by the sign ordinances in town. Mr. Amorosso commented that he would like to see a different type of business at this location.

Mr. Sillery commented that the plan is a nice plan but he feels it's for a highway stop. He stated that Northvale has quite a few gas stations in the area already.

Mr. Giannotti asked where the outdoor seating area would be located. It was noted that the seating would be at the northeast corner.

Mr. Perretti told Mr. Tourso to go forward if he chooses to.

Correspondence was discussed.

General Discussion by board members.

A motion to **adjourn** the meeting at 8:30 p.m. was made by Mr. Vollmer, seconded by Mr. Amorosso .

Meeting adjourned.

Respectfully submitted,

Laura Benvenuto, Board Secretary