

BOROUGH OF NORTHVALE  
PLANNING BOARD/BOARD OF ADJUSTMENT  
JANUARY 8, 2014

MINUTES

REORGANIZATION MEETING AND  
REGULARLY SCHEDULED FORMAL MEETING

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

ATTENDANCE:

PRESENT: MR. PERRETTI, MR. AMOROSSO, MAYOR BAZELA, MR. DELAURA,  
MR. GIANNOTTI, COUNCILMAN SOKOLOSKI, MR. TREBINO,  
MR. VOLLMER, MRS. WALKER (ALTERNATE #2), MR. BARGNA  
(ALTERNATE #4)

ALSO PRESENT: ATTY. JAMES DRONZEK, MR. PAUL NIEHOFF, BOARD ENGINEER

ABSENT: MR. DEVLIN (ALTERNATE #1), MR. SILLERY (ALTERNATE #3)

The appointed members to serve on the Planning Board/Board of Adjustment are Mr. Amorosso, Mr. Trebino, Mr. Giannotti and Mr. Vollmer. Also, Mr. Devlin will be appointed as a CLASS IV member to fill the unexpired 4 year term of Mr. Louis DeLisio. Since Mr. Devlin is not present tonight, he will be sworn in at the February 5, 2014 meeting.

Mr. Perretti announced that this year marks Mr. Trebino's 46<sup>th</sup> year as a member of the Planning Board/Board of Adjustment.

The appointed members read the Oath of Allegiance into the record.

A motion to appoint Peter Perretti as **Chairman of the Board** was made by Mr. Amorosso, seconded by Mr. Giannotti.

All present were in favor.

A motion to appoint Charles Amorosso as **Vice Chairman of the Board** was made by Mr. Perretti, seconded by Mr. Giannotti.

All present were in favor.

A motion to re-appoint Laura Benvenuto as **Board Secretary** was made by Mr. Vollmer, seconded by Mr. Amoroso.

All present were in favor.

Since there was a mix up with the Request for Qualifications (RFQ's) for Board Attorney, the Board will hold over in appointing the board attorney until the proper procedure is taken.

A motion to re-appoint Paul Niehoff of Maser Consulting, P.A. from 200 Valley Road, Suite 400 in Mount Arlington, New Jersey as the **Board Engineer** was made by Mr. Amoroso, seconded by Mr. Vollmer.

All present were in favor.

All present were in favor of selecting The Record to be the **Official Newspaper** (the official newspaper used by the Mayor and Council).

All present were in favor to accept the **2013 Meeting Dates** submitted by the Board Secretary.

A motion to designate the **Official Depositories**, (the same banks as the Mayor and Council use for the depositories of escrow accounts), was made by Mr. Vollmer, seconded by Mr. Amoroso.

All present were in favor.

This concludes the Reorganization portion of the meeting.

### REGULARLY SCHEDULED FORMAL MEETING

### APPROVAL OF MINUTES OF DECEMBER 4, 2013

A motion to **approve** the minutes was made by Mr. Vollmer, seconded by Mr. Amoroso.

ROLL CALL: Mr. Vollmer, Mr. Amoroso, Mayor Bazela, Mr. Perretti, Mr. DeLaura,  
Mr. Giannotti, Mr. Trebino, Mrs. Walker, Mr. Bargna - YES  
Councilman Sokoloski - ABSTAINED  
Mr. Devlin, Mr. Sillery - ABSENT

*Correspondence* was discussed.

There was a discussion on reviewing ordinances. It was suggested that everyone look over a section of the zoning ordinances and to make suggestions/recommendations for any changes or

deletions. Councilman Sokoloski will think over a plan for the members to research and review the zoning ordinances first.

A motion to **adjourn** the meeting at 8:22 p.m. was made by Mr. Amorosso, seconded by Mr. Vollmer.

All present were in favor.

**Meeting adjourned.**

Respectfully submitted,

A handwritten signature in cursive script that reads "Laura Benvenuto". The signature is written in black ink and is positioned below the typed name.

**Laura Benvenuto, Board Secretary**

BOROUGH OF NORTHVALE  
PLANNING BOARD/BOARD OF ADJUSTMENT  
JANUARY 15, 2014

MINUTES

SPECIAL MEETING  
COURTESY REVIEW REQUESTED BY MR. JOHN MAVROUDIS  
RE: RIO VISTA GREENS

Mr. Mavroudis came before the board and stated that he is a member of the law firm of Mavroudis and Guarino, with offices at 690 Kinderkamack Road in Oradell, New Jersey 07649. Mr. Mavroudis is the attorney for the development at Rio Vista Homes in Northvale. This is an informal courtesy review regarding a zoning request.

Mr. Mavroudis commented that the market has changed and the project has since been a failure. He is looking for a way, with the comments and recommendations from the Mayor and Council and the Planning/Zoning Board, to help this project be a success. He doesn't want his project to end like this. The project is not in bankruptcy.

Under the current zoning – AHZ Zone – all of the 88 condominiums in Rio Vista Greens are age restricted. The AHZ requires that each of the 88 units must be occupied by at least one person 50 years of age or older and children under 19 years of age are not permitted.

The only zoning change proposed is to remove the age restriction for all of the 43 townhouse units. The proposed change would permit the 43 townhouses to be sold to owners and occupied by individuals of any age and permit children without any age restrictions.

The board suggested that Mr. Mavroudis think over what benefits and impacts this zoning change would have on the town. It was suggested that he go back and figure out how he would like to pursue the next course of action.

Mr. Mavroudis asked when the next meeting would be for a more formal review/application.

A motion to **adjourn** this meeting at 9:06 p.m. was made by Mr. Perretti, seconded by Mr. Giannotti. All in favor - "YES".

Meeting adjourned.

Respectfully submitted,

  
Laura Benvenuto, Board Secretary