

**BOROUGH OF NORTHVALE
PLANNING BOARD/BOARD OF ADJUSTMENT
AUGUST 19, 2015**

MINUTES

CALL THE MEETING TO ORDER –

Chairman Peter Perretti calls the meeting to order at 8:00 p.m.

STATEMENT –

This is a Regularly Scheduled Formal Meeting of the 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 Borough Clerk and posted on the bulletin board in the Municipal Building. All notice requirements of the Open Public Meetings Act for this meeting have been fulfilled. Please note the fire exists as required by law at public meetings.

ATENDANCE –

PRESENT: MR. PERRETTI, MR. AMOROSSO, MR. DELAURA,
COUNCILMAN SOKOLOSKI, MR. TREBINO, MR. SILLERY
(ALTERNATE #2), MR. MORAN (ALTERNATE #4)

ALSO PRESENT: BOARD ATTORNEY, GREGG PASTER, BOROUGH ENGINEER,
PAUL NIEHOFF

ABSENT: MAYOR PIEHLER, MR. DEVLIN, MR. GIANNOTTI, MR. VOLLMER,
MRS. WALKER (ALTERNATE #1), MR. BARGNA (ALTERNATE #3)

REGULARLY SCHEDULED FORMAL MEETING

**APPLICATION OF KARI LYNN SEDANO,
327 SCHARER AVENUE, BLOCK 510, LOT 37 – DECK VARIANCE**

Mr. DeLaura recuses himself from this hearing.

Mr. Perretti asked that each applicant submit a sketch from the contractor showing the size of the deck – a hand written sketch with all the elevations. Mr. Niehoff points out the dimensions.

Ms. Sedano comes forward. The applicant is proposing to construct a larger deck that will be 12 feet in width from the dwelling and 30 feet in length along the dwelling. The property is located in the R7.5 (residential) zone.

Mr. Niehoff pointed out in his letter of August 13, 2015 that due to this lot having a proportionally small rear yard caused by its location on a cul-de-sac, the existing dwelling is 28 feet from the rear lot line. The deck will be approximately 16 feet from the rear lot line.

Mr. Perretti commented that another 10 inches lower, the applicant wouldn't need a variance; they would be on the ground. If the applicant changed her mind, instead of having a wood deck and to have a paver patio, she would need to put in two new steps.

Mr. Paster said that the variance would be good for a year from the date of memorialization. The rear yard dimension is 28 feet from the house now. The deck will be up to 12 X 30.

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

ROLL CALL: Mr. Amorosso, Mr. Sillery, Mr. Perretti, Mr. Trebino, Mr. Moran.

APPROVAL OF RESOLUTION – LISA ORTELERE,
112 SANIAL AVENUE, BLOCK 1007, LOT 8

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

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

APPROVAL OF RESOLUTION – GEORGE GOETSCHIUS,
432 TAPPAN ROAD, BLOCK 506, LOT 20

A motion to **approve** the Resolution was made by Mr. Perretti, seconded by Mr. Sillery.

ROLL CALL: Mr. Perretti, Mr. Sillery, Mr. Amorosso, Mr. Trebino - YES
Mr. DeLaura – NO

Correspondence was discussed.

Regarding the Cho Dae Church Application granted last summer, Atty. Paster stated that they have not yet proceeded with their permits and it will soon be a year since the memorialization. Atty. Van Horne, who represented the applicant, is asking the Board for a one year extension of their approval.

A motion to **grant a one year extension of approval if taxes are being paid at the commercial rate and that they are paid up to date** was made by Mr. Amorosso, seconded by Mr. Perretti.

ROLL CALL: Mr. Amorosso, Mr. Perretti, Mr. DeLaura, Mr. Trebino, Mr. Sillery, Mr. Moran - YES

A motion to **adjourn** the meeting at 8:35 p.m. was made by Mr. Amorosso, seconded by Mr. Trebino.

All present were in favor.

Meeting adjourned.

Respectfully submitted,

Laura Benvenuto, Board Secretary