

**BOROUGH OF NORTHVALE  
PLANNING BOARD/BOARD OF ADJUSTMENT  
December 2, 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 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 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 exits as required by law at public meetings.*

**ATTENDANCE:**

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

ALSO PRESENT: BOARD ATTORNEY, GREGG PASTER, BOARD ENGINEER,  
MR. O’KREPKY

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

**REGULARLY SCHEDULED FORMAL MEETING**

**APPLICATION OF CHO DAE PRESBYTERIAN CHURCH OF NJ,  
119 ROCKLAND AVENUE, BLOCK 1007, LOT 1 AND 150 RAILROAD AVENUE,  
BLOCK 1007, LOT 2 – AMENDED SITE PLAN**

Atty. John L. Van Home, III of Reeve & Van Horne, 65 North Dean Street, Englewood, New Jersey came forward to represent the applicant. This application is to modify and amend the prior approvals which were granted back in 2014. Mayor Piehler and Councilman Sokoloski recused themselves since a ‘D’ use variance was under consideration.

The Board reviewed the report and comments of the Board's engineer. The following documents and exhibits were admitted into evidence:

- A-1 Application for amended Site Plan Approval with affidavit of service and publication and proofs of mailing
- A-2 Letter from Maser Consulting, P.A. dated October 29, 2015
- A-3 Site plan entitled Proposed Cho Dae Presbyterian Church prepared by Hubschman Engineering, P.A. dated October 2, 2015, last revised, November 3, 2015 consisting of 9 pages
- A-4 Architectural drawing entitled Cho Dae Community Church, Phase 1 & 2 prepared by ES-A Architects dated October 14, 2015 consisting of two pages

The Board considered the evidence presented by the applicant and of the adjoining property owners and general public.

The applicants submitted engineering site plans and architectural drawings and other information and presented the testimony of the Applicant's elder, Ted Kim, Michael J. Hubschman P.E.; the engineering expert and Michael A. Elkin, A.I.A., the architectural expert.

The applicant proposes to modify and amend the prior approvals as set forth in Resolutions 2014-06 as amended by 2015-07, for site plan approval to construct improvements associated with a new house of worship, where the following would be modified:

1. The second floor will be eliminated from the facility as previously approved.
2. Approximately 22,400 sq. ft. would be eliminated from the facility as previously approved.
3. The use would be less intensive than the previously approved use, as the sanctuary with seating for 950 occupants has been eliminated.
4. Occupancy to be based upon the number of exits.
5. The green area would be increased to 19.66% from the previously approved 17.33%.
6. Parking spaces would be reduced from 394 approved to 388.
7. Front yard setback from Rockland Avenue would be increased from 81.06 feet approved to 84.99 feet.

8. Front yard setback from Chestnut Street would be increased from 60.43 feet as approved to 66.43 feet modified.
9. Lot coverage to be reduced from 28.86% as approved to 27.95% as modified.

All other variances and approvals will remain as previously resolved by the Board in the Resolutions mentioned.

The applicant's elder, Mr. Ted Kim came forward. He discussed the scheduling of services. The hours would be 9:00 a.m. and 10:45 a.m. on Sundays. No services during the week. No main services will be conducted at the Northvale facility. The Norwood building would be the main building.

The modified variances being sought by the Applicant is as follows:

Building Height, floor area, green area, parking stalls, front yard setbacks, lot coverage and use.

Mr. Michael A. Elkin, the applicant's architect came forward with his presentation. It was noted that the modified improvements would be in the public interest without any detrimental effects to the community. The applicant's experts testified that the modified improvements would serve a beneficial purpose to the community reducing the intensity of the use and most of the bulk variances and would reduce the impact on the surrounding area by reducing the size and hours of use at the facility.

There were no negative criteria associated with this project.

A motion to **approve** this application was made by Mr. Sillery, seconded by Mr. Devlin.

ROLL CALL: Mr. Sillery, Mr. Devlin, Mr. Amorosso, Mr. DeLaura, Mr. Vollmer, Mr. Moran - YES

**APPLICATION OF HOLMES ORREGO, 413 SEMINO ROAD,**  
**BLOCK 104, LOT 6 – PORCH ADDITION**

Mr. Orrego came forward of 413 Semino Road came forward. Mr. Orrego comes before the board for variance approval to expand an existing front porch on his residential home. The Board considered the reports and comments of Michael J. O'Krepky, the Board Engineer.

Mr. Orrego was sworn in by Atty. Paster.

Francois Nicolas came forward. Mr. Nicolas is the architect representing Mr. Orrego. He is from Stanley J. Kufel Associates/Architect and was also sworn in by Atty. Paster. He provided the architectural specifications of the proposed project. Mr. Nicolas is an architect with the firm for eight (8) years and graduated with Master's Degree. He has two more tests to take to be a licensed engineer.

***Exhibits were marked into the record.***

Proofs of mailing and publication

Site survey by Rigg Associates, PA, dated 5/21/07

General notes, site plan and foundation plan for addition and alterations

Kufel plans last revised 11/18/15, consisting of one (1) page

The applicant would like to expand an existing patio on the front of the house. The patio is proposed to be expanded by twenty (20) feet from the landing of the patio to the front property line of the home, requiring expansion of an existing non-conforming variance.

The variance sought by the Applicant is the front yard setback requirement is 30 feet and the applicant's project proposes 20 feet. The applicant will require an extension of the existing front yard setback variance.

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

ROLL CALL: Mr. Devlin, Mr. Amorosso, Mr. Perretti, Mr. DeLaura, Councilman Sokoloski, Mr. Vollmer, Mr. Sillery, Mr. Moran - YES

**APPROVAL OF MINUTES OF NOVEMBER 4, 2015**

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

All present were in favor.

**APPROVAL OF RESOLUTION –**  
**140 NORTHVALE PARTNERS, LLC, 140 LUDLOW AVENUE,**  
**BLOCK 1102, LOT 1**

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

ROLL CALL: Mr. Amorosso, Mr. Vollmer, Mr. Perretti, Mr. Devlin, Mr. Moran - YES

***Correspondence*** was discussed.

A motion to **adjourn** this meeting at 10:03 p.m. was made by Mr. Amorosso, seconded by Mr. Perretti.

All present were in favor.

**Meeting adjourned.**

**Respectfully submitted,**

**Laura Benvenuto, Board Secretary**