

**BOROUGH OF NORTHVALE  
PLANNING BOARD/BOARD OF ADJUSTMENT  
JANUARY 6, 2016**

**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 REORGANIZATION and 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. DELAURA,  
MAYOR PIEHLER, COUNCILMAN SOKOLOSKI, MR. TREBINO,  
MR. VOLLMER, MR. SILLERY (ALTERNATE #2), MR. MORAN  
(ALTERNATE #4)

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

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

**REORGANIZATION MEETING**

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

All present were in favor.

A motion to appoint Charles Amorosso as **Vice Chairman of the Board** was Mr. Vollmer, seconded by Mr. Sillery.

All present were in favor.

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

All present were in favor.

A motion to appoint Gregg Paster, Esq. of Gregg Paster and Associates with offices at 18 Railroad Avenue, Suite 104, Rochelle Park, New Jersey as **Board Attorney** was made by Mr. Perretti, seconded by Mr. Sillery.

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

A motion to appoint Maser Consulting with offices at 200 Valley Road, Suite 400 in Mount Arlington, New Jersey as **Board Engineer** was made by Mr. Perretti, seconded by Mr. Amorosso.

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

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 designate **Official Depositories**, (the same banks as the Mayor and Council use for the depositories of escrow accounts).

### **REGULARLY SCHEDULED FORMAL MEETING**

#### **APPLICATION OF KA OF NORTHVALE LLC d/b/a "KIDDIES ACADEMY" & MIZZ DAISY'S WORLD LLC d/b/a "DONNA'S PET DEPOT" ("CO-APPLICANTS"), 271 LIVINGSTON STREET, UNITS L-0, BLOCK 207, LOT 5 – SIGN VARIANCE APPLICATION**

At this time, Steven P. Sinisi, Esq. of 2 Sears Drive in Paramus, New Jersey came forward to represent the co-applicant's.

The application is for site plan approval with a 'C' or bulk variance to permit a variance of 63.5 square feet of signage where 24 square feet is required on the premises.

It was stated that notices were sent to all property owners within 200 feet and others as required.

Mayor Piehler and Councilman Sokoloski recused themselves from the bulk measurement 'C' signage variance.

At this time, Todd Lanthier, the applicant's sign expert came forward and was sworn in by Atty. Paster. The plans submitted were reviewed and it was noted that the applicant proposes to install signage in excess of the legal size for the commercial businesses operating at the location.

The only variance being sought is for a signage area size variance of 63 square feet rather than 24 square feet as required by ordinance. The area is commercial in nature and the existing building is suitable for retail commercial space.

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

- A-1 Application for variance along with affidavit of service and proof of publication of notice
- A-2 Sign rendering dated November 16, 2015 consisting of one (1) page

Mr. Lanthier stated that Donna's Pet Depot is a 63 square foot proposed sign and Kiddie Academy is 63.5 square foot. He noted that the sign size would reduce confusion and improve traffic safety within the parking area. Mr. Lanthier said that there are larger signs in this plaza. Mr. Lanthier said the size existing at Donna's Pet Depot is 38 square feet. Mr. Amorosso stated that a variance was already granted for the Pet Depot. He doesn't feel another variance should be given for this establishment.

The meeting was **opened to the public**. Since no one from the public came forward, the meeting was **closed to the public**.

Atty. Sinisi noted that there are minimal negative criteria and there was no opposition to the application.

A motion to **approve** Donna's Pet Depot was made by Mr. Sillery, seconded by Mr. Vollmer

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

A motion to **approve** Kiddie Academy was made by Mr. Sillery, seconded by Mr. Vollmer

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

***Correspondence*** was discussed.

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

All present were in favor.

**Meeting adjourned.**

**Respectfully submitted,**

**Laura Benvenuto, Board Secretary**