

**BOROUGH OF NORTHVALE  
PLANNING BOARD/BOARD OF ADJUSTMENT  
JANUARY 20, 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 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. PERETTI, MR. AMOROSSO, MR. DELAURA, MR. DEVLIN,  
MR. GIANNOTTI, MR. TREBINO, MR. VOLLMER, MRS. WALKER  
(ALTERNATE #1)

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

ABSENT: MAYOR PIEHLER, COUNCILMAN SOKOLOSKI, MR. SILLERY  
(ALTERNATE #2), MR. BARGNA (ALTERNATE #3), MR. MORAN  
(ALTERNATE #4)

**REGULARLY SCHEDULED FORMAL MEETING**

**APPLICATION OF WOORI MART, 206 PEGASUS AVENUE, BLOCK 601, LOTS 1-5 –  
SITE PLAN AND USE VARIANCE**

Atty. Mark Madaio of 29 Legion Drive, Bergenfield, New Jersey came forward to represent the applicant. The applicant is seeking variance approval to permit in store dining at a retail café, with no table service for up to 25 table and counter seats for in-store consumption.

The Board considered the reports and comments of Michael O’Krepky, Board Engineer.

***The exhibits were marked into the record.***

- A-1 Application for variance and site plan approval and affidavit of proof of service and newspaper publication of notice of hearing
- A-2 Axis Architectural Studio project 15-056 floor plan dated 9/15/15 consisting of two (2) pages
- A-3 Engineering plans of Hubschman Engineering dated October 19, 2015 consisting of one (1) sheet
- A-4 Letter from Michael O’Krepky, P.E., Board Engineer dated December 10, 2015

At this time, Mr. Steven Lazarus came forward. Mr. Lazarus is a registered architect in New Jersey since 1984 with the firm of Axis Architectural and has qualified many times before the Board. He also has sat on the Northvale Planning/Zoning Board as a member.

Mr. Lazarus reviews his plans with all members.

The applicant seeks to obtain approval for a use variance to permit in-store retail consumption of food products. Mr. Lazarus said that, per code, 25 seats are allowed. A wall is being constructed to divide the display area from the seating. There will be adequate trash containers available.

Mr. Michael Hubschman of Hubschman Engineering came forward to discuss the plans he has submitted to the Board.

The property is in the LI zone according to the Borough’s Zoning Map. The applicant seeks to obtain approval for a use variance to permit in-store retail consumption of food products for up to 25 table and counter seat occupancy. The use is not permitted under zoning code and needs a ‘D’ use variance.

The applicant is required to make this application since the proposed, pre-existing parking waiver is being continued as was previously approved.

There was no opposition to the project and there were minimal, non-substantial negative impacts associated with the project.

A motion to **approve** the application was made by Mr. Giannotti, seconded by Mr. Vollmer.

ROLL CALL: Mr. Giannotti, Mr. Vollmer, Mr. Perretti, Mr. Amorosso, Mr. DeLaura, Mr. Devlin, Mr. Trebino - YES

**APPROVAL OF RESOLUTION – HOLMES ORREGO,  
413 SEMINO ROAD, BLOCK 104, LOT 6**

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

ROLL CALL: Mr. Devlin, Mr. Amorosso, Mr. Perretti, Mr. DeLaura, Mr. Vollmer

**APPROVAL OF RESOLUTION – KIDDIE ACADEMY,  
271 LIVINGSTON STREET, BLOCK 207, LOT 5**

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

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

**APPROVAL OF RESOLUTION – MIZZ DAISY’S WORK,  
271 LIVINGSTON STREET, BLOCK 207, LOT 5**

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

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

**APPROVAL OF RESOLUTION – CHO DAE PRESBYTERIAN CHURCH OF NJ,  
119 ROCKLAND AVENUE, BLOCK 1007, LOT 1 AND 150 RAILROAD AVENUE,  
BLOCK 1007, LOT 2**

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

ROLL CALL: Mr. Amorosso, Mr. Vollmer, Mr. DeLaura, Mr. Devlin – YES

Note: Mr. Perretti had to recuse himself from this application.

***Correspondence*** was discussed.

A motion to **adjourn** this meeting at 8:52 p.m. was made by Mr. Amorosso, seconded by Mr. Sillery.

All present were in favor.

**Meeting adjourned.**

**Respectfully submitted,**

**Laura Benvenuto, Board Secretary**