

**BOROUGH OF NORTHVALE
PLANNING BOARD/BOARD OF ADJUSTMENT
FEBRUARY 3, 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, MAYOR PIEHLER, MR. GIANNOTTI, COUNCILMAN SOKOLOSKI, MRS. WALKER (ALTERNATE #1), MR. SILLERY (ALTERNATE #2), MR. MORAN (ALTERNATE #4)

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

ABSENT: MR. DELAURA, MR. DEVLIN, MR. TREBINO, MR. VOLLMER, MR. BARGNA (ALTERNATE #3)

REGULARLY SCHEDULED FORMAL MEETING

**APPLICATION OF PETER DANIELE, 316 SCHARER AVENUE,
BLOCK 510, LOTS 10 & 14 – SITE SUBDIVISION**

Atty. David Watkins with offices in the Borough of Closter, New Jersey comes forward to represent the applicant.

Although this is a 40 X 100 sized lot there are 40 and 60’s in the neighborhood. This lot fronts on Livingston Street and Scharer Avenue. The Borough of Northvale has qualified and classified this as two separate block and lots – two separate tax bills. Also, this property has two separate addresses. Lot 10 is 217 Livingston Street and Lot 14 is 316 Scharer Avenue. This property has

two separate addresses, two separate tax bills and two separate block and lots. The applicant is proposing a single family house. The property is located in the R7.5 Residential Zone.

Atty. Paster commented – technically this is not a subdivision. Atty. Watkins agreed. He thinks it is subdivided already. Atty. Watkins will submit a copy of the deed to Atty. Paster.

Mr. Michael Hubschman came forward. He is a licensed professional planner and engineer. His office address is 263 S. Washington Avenue in Bergenfield, New Jersey.

Exhibit A-1 Application

Exhibit A-2 Notices

Exhibit A-3 Colored rendering consisting of two (2) pages

Exhibit A-4 Two pages, photographs depicting the site location

The property is located on the westerly side of Livingston Street roams from Livingston Street through Scharer Avenue. It is 40 feet X 200 feet deep. There is a line on the tax map that shows there are 2 - 40 X 100 lots. A photograph was shown which is a view from Scharer Avenue that shows a vacant lot. Mr. Hubschman said that the property is a narrow lot.

The applicant is proposing to install one (1) seepage pit in the rear yard. Drainage calculations must be provided for review and approval.

Atty. Paster does not see that Atty. Watkins provided the affidavit of publication in the paper. According to Atty. Watkins staff, the notice was published.

It was stated that variances are not needed for the Livingston Street lot.

The applicant will provide the three parking spaces that the Borough is asking for. The driveway will be a paved driveway.

The meeting was **opened to the public.**

At this time, Gary Schmidt came forward speaking for his mother-in-law who lives at 331 White Avenue. He is concerned about the water drainage. He asked – if a subdivision is required legally, would the Board have to look at any variances that may occur on 217 Livingston Street? The board answered – “yes”.

Continued hearings on this application will be held on February 17, 2016.

BLOCK 407, LOT 7 – CONDITIONAL USE VARIANCE (MOTHER/DAUGHTER)

At this time, Keith Benedetti came forward. He is asking for a conditional use variance to construct a mother/daughter family home on the premises. The addition has already been approved and the additional approval being sought is for an extra kitchen for the applicant's elderly parents.

The Board received the following documents into evidence:

- A-1 Application for a conditional use variance**
- A-2 Affidavit of proof of service of notice to property owners and newspaper publication of notice**
- A-3 Sketch of the proposed improvements showing a second kitchen and a temporary wall separating the living quarters**

The applicant is proposing adequate parking, as a driveway is pre-existing in addition to an attached two car garage. All bulk standards are currently in compliance and no bulk 'C' variances are required. It was noted that a 'D/Use' variance is what the applicant is looking for.

The meeting was **opened to the public**.

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

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

ROLL CALL: Mr. Giannotti, Mr. Sillery, Mr. Perretti, Mr. Amorosso, Mrs. Walker, Mr. Sillery, Mr. Moran - YES

**APPROVAL OF REVISED 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. Perretti.

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

Correspondence was discussed.

A motion to **adjourn** this meeting at p.m. was made by Mr. Sillery, seconded by Mr. Perretti.

All present were in favor.

Meeting adjourned.

Respectfully submitted,

Laura Benvenuto, Board Secretary