

**BOROUGH OF NORTHVALE
PLANNING BOARD/BOARD OF ADJUSTMENM
MAY 4, 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. PERRETTI, MR. AMOROSSO, MR. GIANNOTTI,
MR. VOLLMER, MRS. WALKER (ALTERNATE #1), MR. SILLERY
(ALTERNATE #2), MR. MORAN (ALTERNATE #4)

ABSENT: MAYOR PIEHLER, MR. DELAURA, MR. DEVLIN, COUNCILMAN SOKOLOSKI,
MR. TREBINO, MR. BARGNA (ALTERNATE #3), BOARD ATTORNEY,
GREGG PASTER, BOARD ENGINEER, MICHAEL O’KREPKY

REGULARLY SCHEDULED FORMAL MEETING

**Mini Review Request – Won’s Tae Kwon Do Academy LLC,
159B Paris Avenue, Block 902, Lot 4**

Mr. Jong Geun Ha, Mr. Jimmy Choi and Na-lee Ha came forward. Mr. Ha and Na-lee Ha would like to occupy space at 159B Paris Avenue. The business they would like to open is a martial arts, physical athletic training and k-pop dancing, which is similar to aerobics. The hours of operation would be Monday – Friday 9:00 a.m. to 9:30 p.m. and some Saturday mornings for private lessons. There will be two (2) employees.

If any alterations are planned, the applicant will come to the building department for the proper paperwork.

Mr. Giannotti and Mr. Perretti **approved** this request.

Mini Review Request – National Metering Services Inc.,
408J Paulding Avenue, Block 205, Lot 1

Mr. Steve Sanzari of National Metering Services Inc. came forward. National Metering Services primary business focus is the installation of water meters for private and public utilities. National Metering Services also provides meter testing and meter reading systems. At this location, National Metering Services intends to conduct ancillary administrative support functions, including data entry and appointment scheduling.

The hours of operation are from 8:00 a.m. to 5:00 p.m. Parking spaces available are five (5) spaces and there are five (5) employees. No alterations are planned.

Mr. Giannotti and Mr. Perretti **approved** this request.

APPROVAL OF RESOLUTION – 240 PEGASUS ASSOCIATES, LLC,
BLOCK 301, LOT 6

A motion to **approve** the Resolution was made by Mr. Giannotti, seconded by Mr. Moran.

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

APPROVAL OF RESOLUTION – JESSICA CHUNG,
531 WHITE AVENUE, BLOCK 702, LOT 11

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

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

Mr. Giannotti made a comment – he would like the ordinance to be changed because the way it is worded the board has to approve it. It says family members and does not say anything about mother and daughter. Parent and sibling was a suggestion or immediate family members.

A motion was made by Mr. Giannotti, seconded by Mr. Amorosso to have the Board Attorney review that portion of the ordinance to bring back to the Board, changing the words in the ordinance and then the Planning Board will bring it to the Mayor and Council.

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

Mr. Sillery wanted to know if there is a data base on mother/daughter dwellings. This is something that must be discussed when the town hires a new zoning officer.

APPROVAL OF RESOLUTION – D’ERCOLE FARM & GARDEN CENTER, LLC,
489 TAPPAN ROAD, BLOCK 205, LOT 3

Mr. Perretti noted that there should be a revision on page 4 b). It should read ten (10) feet is required where 9.7 feet is provided/existing.

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

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

Correspondence was discussed.

A motion to **adjourn** this meeting at 8:28 p.m. was made by Mr. Amorosso, seconded by Mr. Vollmer.

All present were in favor.

Meeting adjourned.

Respectfully submitted,

Laura Benvenuto, Board Secretary