

**BOROUGH OF NORTHVALE  
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT  
AUGUST 17, 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, MAYOR PIEHLER, MR. DELAURA,  
MR. DEVLIN, MR. GIANNOTTI, MR. SILLERY (ALTERNATE #2)

ALSO PRESENT: ATTY. PASTER, BOARD ATTORNEY, CARL O’BRIEN, BOROUGH ENGINEER,  
AND SUNNY MULLEN, BOARD ENGINEER

ABSENT: COUNCILMAN SOKOLOSKI, MR. TREBINO, MR. VOLLMER,  
MRS. WALKER (ALTERNATE #1), MR. BARGNA (ALTERNATE #3),  
MR. MORAN (ALTERNATE #4)

Carl O’Brien, Borough Engineer, introduces Ms. Sunny Mullen who is appointed to be the Planning/Zoning Board Engineer. Ms. Mullen is a professional engineer in the State of New Jersey, a graduate of Rutgers University and a project manager working for Maser Consulting.

**REGULARLY SCHEDULED FORMAL MEETING**

**APPLICATION OF ARNOLD AND IRINA WARMBRAND,  
182 SCHARER AVENUE, BLOCK 821, LOT 4.02 – DECK VARIANCE**

Mr. and Mrs. Arnold Warmbrand residing at 66 Floral Terrace, Tenafly, New Jersey came forward. The applicant purchased the home at 182 Scharer Avenue and is seeking bulk variance relief for increasing the size of an existing deck from 89 sq. ft. to 476 sq. ft. and for the construction of a new shed in the rear yard.

Maser Consulting, the board engineering firm informed the members of the board that the application is incomplete. More information is needed. The applicant must provide information regarding the proposed storage shed (location, dimensions and height). This is needed to determine compliance with Section 200-25 of the Borough Code.

Continued hearings on this application will take place on September 7, 2016. No further notices are necessary.

**APPLICATION OF THE BOROUGH OF NORTHVALE,  
411 CLINTON AVENUE, BLOCK 501, LOT 18 – SITE SUBDIVISION**

Atty. Daniel J. Granatell from Chasan Leyner & Lamparello located at 200 Lighting Way, Secaucus, New Jersey, came forward. Also with him tonight is Atty. Kenneth Porro from the same firm.

The applicant is the Borough of Northvale, 116 Paris Avenue in Northvale, New Jersey. The location of the property in question is 411 Clinton Avenue in Block 501, Lot 18. The exhibits submitted are as follows:

**Exhibit A-1 – the proofs of mailing to the property owners within 200 feet of the property**

**Exhibit A-2 – actual notice that was conveyed to the property owners within 200 feet**

**Exhibit A-3 – notice of publication in the Record**

**Exhibit A-4 – the 200 foot property owner’s list itself**

**Exhibit A-5 – letter dated August 4, 2016 from Daniel Granatell, Esq. from the Law Offices of Chasan Leyner & Lamparello covering the application for the subdivision**

**Exhibit A-6 – the actual subdivision plan dated December 28, 2016**

**Exhibit A-7 – the meets and bounds of descriptions of the three lots proposed for the subdivision (the new lots)**

**Exhibit A-8 – a letter from the County of Bergen, Department of Planning and Engineering from Michael Varner, Principal Planner, dated August 4, 2016 requesting a copy of the plat for the subdivision – written notice of classification**

Mr. Granatell said that any approval that the Planning/Zoning Board makes tonight has to be conditioned on the County ultimately approving this application as well.

The Borough acquired the property back in August 8, 2014 for a public purpose. The applicant is now seeking to subdivide the property into three (3) separate parcels to eventually sell under the local government law NJSA 14:17 which will follow the law of a public bidder.

Borough Engineer, Carl O’Brien came forward. He describes the current condition of the property in question. It is a level area, grass field located at the intersection of Clinton Avenue and Frances Lane. Currently there is a narrow road (Frances Lane) which goes down to a dead end area. The existing size of tract is 50,842 sq. ft./1.67 acres and the property is vacant.

The property is regular shaped. The western border line of the property is skewed making the rear property line, of any potential development that would go there, to have a skewed rear property line.

There is one variance required for the third lot, proposed lot 18.03. Lot 18.01 and Lot 18.02 both meet all the bulk requirements without any variance relief. It meets all the bulk standards of the town. Proposed lot 18.03, due to the skew of the rear property line, it appears to create a variance relief needed for the depth of the lot – the way according to the code, is to measure the lot depth, is the horizontal distance between the front and rear lot lines.

The applicant is proposing the right of way to expand Frances Lane into a driveway road that will take you down to a potential cull de sac, which could be used as a turnaround area when you get to the end of the road.

Mr. Granatell stated that this application benefits the community and is more harmonious with this residential land and the applicant is seeking to sell to developers for residential properties.

This application is a Planning Board application since it is a subdivision application; however, since the Borough is applying, the elected officials cannot participate in the vote of this application.

Mr. Perretti said there were concerns about the cull de sac – is it going to be used for school pickup – is there going to be parking on the street? Whose responsibility is it to put in a street, who is responsible for the sidewalk? Mr. O'Brien said that the developer would be responsible for building a roadway, sidewalk to conform to the Borough standards. This is what is typical for a project like this, Mr. O'Brien commented.

Mr. Amorosso asked if the property will be sold as one unit or can three individuals bid on each lot. Mr. O'Brien said he does not know the answer. Mr. Granatell said that they could bid individually. The developer/purchaser would have to conform to the ordinances of Northvale. This application is seeking only to separate one large parcel into three individually sales at public bid.

Mr. Sillery asked what is the process if these are sold individually and the road still has to be put in – can the town do that and charge it through the taxes for three properties. Atty. Paster said that a special assessment would be conducted and the borough can contract to pave the roadway and then the assessment would be imposed. There is a process to do this.

Mr. O'Brien said that the right of way for the road would be 50 feet. The road is in the center and on each side you would have your sidewalks. This is where the 50 feet comes into play. Frances Lane is 20 feet wide. It was asked, why do they have to put sidewalks on both sides? The Borough would have the option to put sidewalks in on both sides.

Zoning Officer, Michael Sartori, stated that once they are subdivided, there is no requirement for a builder to come back to the Board.

Kenneth Porro, Esq. came forward. He noted that when you have a subdivision that is fully conforming, they come in and obtain a permit. Mr. Giannotti stated that Northvale has an ordinance that homes must have a paved street in front of them.

Mr. Amorosso asked why does a turnaround have to be a stipulation. He feels that parents would be going down the street and a traffic problem could occur. Mr. O'Brien said that the turnaround would be an option that it is giving the Borough an opportunity to utilize it.

Mayor Piehler said that the Borough has talked to the school and also to the Police Dept. and the likelihood of people making a left and dropping off their children – it is something that the Mayor and Council will consider. Maybe it best in just straightening out the road. Mr. O'Brien said that emergency vehicles must be taken into consideration.

Mr. DeLaura said he feels it's going to encourage people to go down that road and drop off with utilizing the cull de sac. Mr. Amorosso agreed. Mayor Piehler stated that the school and the Police Chief are against the cull de sac.

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** this subdivision application subject to the elimination of the cull de sac and to make the easterly lot lines straight was made by Mr. Amorosso, seconded by Mr. Devlin. Another condition was mentioned – to add that the sidewalk, street and drainage issue be discussed by the Mayor and Council through the Developer's Agreement.

ROLL CALL: Mr. Amorosso, Mr. Devlin, Mr. Perretti, Mr. DeLaura, Mr. Giannotti - YES  
Mr. Sillery - NO

**SUBDIVISION DEED – CANLAS – 316 SCHARER AVENUE,  
BLOCK 510, LOT 10.01**

This deed is to be signed by Chairman of the Board and Board Secretary.

**APPROVAL OF MINUTES OF MARCH 16, 2016**

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

ROLL CALL: Mr. Devlin, Mr. Amorosso, Mr. Perretti, Mayor Piehler, Mr. Giannotti,  
Mr. Sillery – YES

**APPROVAL OF MINUTES OF APRIL 6, 2016**

A motion to **approve** the minutes was made by Mr. Giannotti, seconded by Mr. Perretti.

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

**APPROVAL OF MINUTES OF MAY 4, 2016**

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

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

**Correspondence** was discussed.

**General Discussion.**

A motion to **adjourn** the meeting at 9:17 p.m. was made by Mayor Piehler, seconded by Mr. Giannotti.

All present were in favor.

**Meeting adjourned.**

**Respectfully submitted,**

**Laura Benvenuto, Board Secretary**