

**BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT
MAY 2, 2018**

MINUTES

Chairman, Peter Perretti calls the meeting to order at 7:30 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 Public Meetings Act for this meeting have been fulfilled. Please note the fire exits as required by law at the public meetings.”

ATTENDANCE:

PRESENT: MR. PERRETTI, MR. AMOROSSO, MAYOR PIEHLER, MR. DELAURA, CHIEF ESSMANN, COUNCILMAN DELISIO, MR. GIANNOTTI, MR. VOLLMER, MRS. WALKER (ALTERNATE #1), MR. SILLERY (ALTERNATE #2), MR. MORAN (ALTERNATE #3), MR. HOGAN (ALTERNATE #4)

ALSO PRESENT: BOARD ATTORNEY, GREGG PASTER AND BOARD ENGINEER, SUNNY MULLEN

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

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

**APPLICATION OF VIRGINIA GLESNER, 535 HIGH STREET,
NORWOOD, NJ, PROPERTY LOCATION: 181 HIGH STREET,
BLOCK 819, LOT 5 – APPEAL FROM
ADMINISTRATIVE OFFICER (TWO FAMILY RESIDENCE –
PRE-EXISTING LEGAL NON-CONFORMING USE)**

Since this is a Board of Adjustment matter, Mayor Piehler and Councilman DeLisio have been excused from the vote on this application.

Atty. Judith Reilly comes forward to represent the applicant, Virginia Glesner.

Atty. Paster noted that the proofs of mailings and notices are adequate.

Six exhibits have been marked into evidence.

Exhibit A-1 – the application

Exhibit A-2 – the notices and proofs of mailings

Exhibit A-3 – March 22, 1988 memo from Harold Benel

Exhibit A-4 – Memo from Wanda Worner supporting documentation

Exhibit A-5 – April 1994 Borough Listing – non-owner occupied two family dwellings

Exhibit A-6 – Undated tax assessor’s building card for the subject premises

Atty. Reilly is seeking a certificate from the zoning board that the structural use is legal non-conforming use.

Atty. Paster mentioned that this is not a use variance – it doesn’t require the majority of five votes; however, it is a board of adjustment application. It is a denial by the administrative officer.

Mr. Perretti mentions that on the application – the rider – on the bottom it reads 1955, it was 1965 – just for the record.

Mrs. Virginia Glesner came forward. Mrs. Glesner was sworn in by Atty. Paster. Virginia Arcella Glesner stated that she is a widow and was born September 9, 1932. Mrs. Glesner’s address is 535 High Street in Norwood, NJ. Mrs. Glesner states to the best of her ability who rented at 181 High Street was George and his wife Hait in 1936. She continues – then came Tommy and Hilda Magnani in 1940. Tommy was called to be in WWII in 1941 but Hilda stayed on and had a son called Ronald. The next people to rent was Dino Austino and wife Stella in 1950. John D’Ercole in 1954 and then the Berta girl in 1956, then the Martini girl in 1958 and then Mary and Jack Marcason in 1980. Mary stayed after Jack died until she died in 2014. Then Brian Gannon came in 2015 and to rent the apartment on December 20, 2017, she was told that it is not a two-family house to her surprise.

The upstairs was the rented apartment and Mrs. Glesner’s parents lived downstairs. After her mother died, she rented the downstairs apartment as well.

Chief Essmann asked about the driveway – how many cars could accommodate this driveway. Mrs. Glesner answered – “4 comfortably”. There is a garage existing at the site also.

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

Mr. Roger A. Hauser came forward. Mr. Hauser was sworn in by Atty. Paster. Mr. Hauser resides at 219 Livingston Street in Northvale, New Jersey. Mr. Hauser has personal knowledge about the property. Mr. Hauser was born in 1940. His parents were very close with Mr. & Mrs. Arcella and very, very close with Harold and Virginia Glesner. From the age of 7 or 8, he used

to deliver groceries to Mr. and Mrs. Arcella and to Tommy and Hilda Magnani. To Mr. Hauser's knowledge, the property has always been a two family residence.

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

Mr. Magnani came forward and was sworn in by Atty. Paster. Mr. Magnani said he was born in the town of Northvale and 181 High Street was always a two family house. His grandparents lived across the street from the owners of the property.

Rosa Chun of 176 High Street came forward. The driveway is narrow but long and she could see it housing four cars. She is concerned about the number of cars a family may have. She is concerned about the number of cars that will be parking on the street. If that happens, it would be hard for her to back out of her driveway.

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

A motion to the **certification** of the continuing non-conforming use for the property was made by Mr. Amorosso, seconded by Mr. Giannotti.

ROLL CALL: Mr. Amorosso, Mr. Giannotti, Mr. Perretti, Mr. DeLaura, Chief Essmann,
Mr. Vollmer, Mrs. Walker - YES

This matter is a Board of Adjustment matter and seven votes are required.

APPROVAL OF MINUTES OF FEBRUARY 7, 2017

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

ROLL CALL: Mr. Giannotti, Mrs. Walker, Mr. Perretti, Councilman DeLisio, Mr. Sillery,
Mr. Hogan - YES

APPROVAL OF MINUTES OF FEBRUARY 21, 2018

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

ROLL CALL: Mr. Amorosso, Mr. Vollmer, Mr. DeLaura, Chief Essmann, Councilman DeLisio,
Mr. Giannotti, Mrs. Walker, Mr. Moran, Mr. Hogan - YES

APPROVAL OF MINUTES OF APRIL 4, 2018

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

ROLL CALL: Mr. Giannotti, Mr. Vollmer, Mr. Amorosso, Mr. DeLaura, Chief Essmann,
Councilman DeLisio, Mr. Walker, Mr. Sillery, Mr. Moran, Mr. Hogan – YES

Correspondence was discussed.

Chairman Perretti noted that the Master Plan Re-examination is due next year. The Council must first allocate the funds in the budget. A proposal must be made from the Planner so that the funds can be allocated. Mrs. Mullen said that the engineering firm will present a proposal to the Council.

A motion to **adjourn** this meeting at 8:31 p.m. was made by Mr. Perretti , seconded by Mr. Amorosso. All present were in favor to adjourn.

Meeting adjourned.

Respectfully submitted,

A handwritten signature in cursive script that reads "Laura Benvenuto". The signature is written in black ink and is positioned below the typed name.

Laura Benvenuto, Board Secretary