

**BOROUGH OF NORTHVALE  
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT  
JUNE 20, 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, POLICE CHIEF ESSMANN, MR. GIANNOTTI, MR. VOLLMER, MR. SILLERY (ALTERNATE #2), MR. MORAN (ALTERNATE #3), MR. HOGAN (ALTERNATE #4)

**ALSO PRESENT:** BOARD ATTORNEY, GREGG PASTER AND BOARD ENGINEER, CHRISTOPHER DUOR (TAKING THE PLACE OF SUNNY MULLEN)

**ABSENT:** MAYOR PIEHLER, MR. DELAURA, MR. DEVLIN, COUNCILMAN DELISIO, MRS. WALKER (ALTERNATE #1)

**REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING**

**APPLICATION OF HIGH EXPOSURE, LLC, 266 UNION STREET,  
BLOCK 302, LOTS 2 & 3 – BULK AND USE VARIANCE**

Atty. Dean Stamos of Ferraro and Stamos, 22 Paris Avenue in Rockleigh, NJ came forward to represent the applicant High Exposure, LLC. Atty. Stamos is filling in for Atty. Mark Madaio.

The applicant is proposing to expand the existing use variance by utilizing the excess office space in the building. A climbing gym and physical fitness facility is the principal use for the property. Also the applicant proposes testimony regarding the type and locations of existing and proposed site signage.

The expansion of the use variance was discussed first before the signage.

Atty. Paster mentioned that the notice of publication and mailings are adequate.

It was noted that as per Resolution 2014-02 granted by the Planning Board/Board of Adjustment, any changes to the approved Resolution requires Board approval. The attorney of the applicant continues.

The "D" variance approved back in 2014 was to utilize 16,722 sq. ft. of the 23,460 sq. ft. of building space for a rock climbing/adventure zone gym. As part of the 2014 application, the applicant also improved the site by expanding the parking lot area, paving, striping, adding additional handicapped accessibility measures and signage.

The applicant is proposing to expand the rock climbing adventure zone gymnasium to occupy the remaining 6,738 sq. ft. of the building.

At this time, Stephanie Schultz of 266 Union Street, Northvale, New Jersey came forward and was sworn in by Atty. Paster.

Mrs. Schultz would not expand the footprint of the building and is not raising the roof any further at this time. Mrs. Schultz said that everyday people complain about the fact that they cannot find the location of the building. She would like to have some kind of marking along Paris Avenue so that customers can see where the location of the building is located.

**Exhibit A-1 – the application**

**Exhibit A-2 – the notices of publication and the mailings**

**Exhibit A-3 – photographs of the property at 266 Union Street**

Mr. Robert Hamburg of Majestic Signs located at 951 Teaneck Road in Teaneck, New Jersey came forward and was sworn in by Atty. Paster.

Mr. Hamburg has been in the business for 15 years and fabricates and designs all types of signs. Mr. Hamburg has been accepted for his testimony in this matter.

It was noted that the old sign will be removed and a new sign put in its place. The applicant is proposing two (2) wall signs of 51 sq. ft. each to be located on the east and west side of the building. The applicant is proposing a ground sign with a minimum clearance of 13 inches.

Mr. Hamburg stated that the graphics will be digitally printed on a piece of vinyl with a laminate over it that will protect the sign. The sign is set back off the wall. He testified that the sign will not block any site from oncoming traffic.

**Exhibit A-4 – drawing and plan of the signage proposed.** This drawing was discussed by board members and signage expert, Mr. Hamburg.

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

A motion to **approve** the application for the use variance for the expansion of the use was made by Mr. Giannotti, seconded by Mr. Vollmer.

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

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

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

**APPEAL OF CONSTRUCTION OFFICIAL AND ZONING OFFICIAL –  
EASTERN ALLIED CONSTRUCTION, 202 WASHINGTON STREET, BLOCK 904, LOT 8**

Atty. Dean Stamos came forward and asked that this matter be carried to the July 18, 2018 meeting; and hopefully the subdivision application for 202 Washington Street will be heard as well. The subdivision application will be first on the agenda.

**APPROVAL OF RESOLUTION –  
VIRGINIA GLESNER, 535 HIGH STREET, NORWOOD, NJ  
PROPERTY LOCATION: 181 HIGH STREET, BLOCK 819, LOT 5**

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, Chief Essmann, Mr. Vollmer, Mr. Sillery – YES

*Correspondence* was discussed.

**NOTICE OF VIOLATION** – A variance was approved by the Board a couple of months ago for the property at 203 Washington Avenue, Block 903, Lot 5. The fence was approved for 4 feet and after being installed it has a scallop in the fence and it slopes down three feet. It was installed and the fence itself comes out to 4 feet 2 inches. The posts exceeded that and brought the fence up to five feet. The Building Department said that if the Board would accept this, then the Building Department would accept it. Atty. Paster noted that the posts are a part of the fence.

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

Mr. Joseph Saunier residing at 205 Washington Street came forward. The Watters asked that Mr. Saunier attend the meeting to hear what the Board has to say about this situation for Mr. Watters is in the military service until Sunday and his wife had to take a test for her job. Mr. Saunier asked if he could make a suggestion to specify how tall a cap could be over the fence.

Atty. Paster said the approval cannot be changed; however, the applicant can amend the application and the approval and to send out the notices again to the property owner's within 200 feet of the property.

Tara Watters came forward, the applicant. She was notified to write a letter to amend the application from 4 feet to 5 foot 1 inch and to send the notices. There will be no further fees required of the applicant.

**Correspondence** was discussed.

Mr. Perretti, Mr. Giannotti and Mr. Vollmer got together to go over the list of multi – family homes. They have determined that they are two family homes.

Mr. Amorosso commends the committee for reviewing the list of these two and three family homes.

The Board approved to send along the list to the Mayor and Council. All present were in favor.

A motion to **adjourn** this meeting at 8:46 p.m. was made by Mr. Giannotti, seconded by Mr. Sillery. 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 above the typed name.

**Laura Benvenuto, Board Secretary**