

**BOROUGH OF NORTHVALE  
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT  
JULY 18, 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,  
MR. DEVLIN, COUNCILMAN DELISIO, MR. GIANNOTTI, MR. VOLLMER,  
MR. SILLERY (ALTERNATE #2), MR. MORAN (ALTERNATE #3), MR. HOGAN  
(ALTERNATE #4)

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

ABSENT: CHIEF ESSMANN, MRS. WALKER (ALTERNATE #1)

**REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING**

**APPEAL OF CONSTRUCTION OFFICIAL’S DECISION – EASTERN  
ALLIED CONSTRUCTION, 202 WASHINGTON STREET,  
BLOCK 904, LOT 8 – APPEAL OF TWO FAMILY DWELLING**

Atty. Dean Stamos of Ferraro & Stamos came forward on behalf of the applicant, Eastern Allied Construction. Atty. Stamos has his office at 22 Paris Avenue, Suite 105 in Rockleigh, New Jersey. The zoning official/construction official had made a decision that the subject property was a single family and not a two family dwelling that existed prior to 1965. The application is an appeal from a decision of an administrative officer and no other relief is being requested.

***Exhibits were marked into the record.***

**Exhibit A-1** – application for appeal of denial of a Certificate of Occupancy as a two family dwelling

**Exhibit A-2** – affidavit of proof of service of notice upon property owners and newspaper publication of notice.

Atty. Stamos provided testimony as to the history of the home and the occupancy of the home as two distinct dwelling units.

At this time, Judge Roger Hauser came forward and was sworn in by Atty. Paster. Mr. Hauser stated that he has always remembered this dwelling as a two family home.

A motion to recognize 202 Washington Street as a two family dwelling was made by Mr. Perretti, seconded by Mr. Vollmer.

ROLL CALL: Mr. Perretti, Mr. Vollmer, Mr. Amorosso, Mayor Piehler, Mr. DeLaura, Mr. Devlin, Councilman DeLisio, Mr. Giannotti, Mr. Sillery - YES

**APPLICATION OF EASTERN ALLIED CONSTRUCTION, P. O. BOX 1008,  
FORT LEE, NJ PROPERTY LOCATION: 202 WASHINGTON STREET, BLOCK 904, LOT 8 –  
PRELIMINARY & FINAL MAJOR SUBDIVISION APPROVAL WITH BULK VARIANCES**

Atty. Dean Stamos of Ferraro and Stamos with offices located at 22 Paris Avenue in Rockleigh came forward on behalf of the applicant, Eastern Allied Construction.

Atty. Stamos stated that the applicant is proposing to subdivide the lot into two lots. The applicant will remove all existing improvements on the lot and build two single family homes. It was noted that the twofamily dwelling is located in the C-1 zone. Since the applicant is seeking a variance along with the subdivision of the lot, this is considered a major subdivision as opposed to a minor subdivision.

At this time, Mr. William Vogt, Jr., the applicant's licensed engineer of L2A Land Design with an office at 60 Grand Avenue in Englewood, New Jersey came forward and provided details of the site plan and the intended single family homes.

***The following documents were received and marked into evidence:***

- A-1: Application for minor subdivision and preliminary and final site plan approval; and
- A-2: Affidavit of proof of service of notice upon property owners and newspaper publication of notice
- A-3: Site Plan: Proposed Major Subdivision, 202 Washington Street in the Borough of Northvale dated 6/1/18 and consists of nine pages
- A-4: Google earth aerial view of the subject site
- A-5: Colorized version of page 3 of exhibit A-3; and
- A-6: is a copy of the tax map for the site area

The subdivision of the existing one lot to two lots and demolition of the existing two family dwelling would be in the public interest without any detrimental effects to the community. It was stated the Eastern Allied Construction made the application with the consent and permission of Mary Curtin, who is the owner of 202 Washington Street.

Atty. Paster will note in his resolution that the front yard will be at least 15 feet from the property boundary, and the rear yard setback will be at least 30 feet from the property boundary, leaving a good buffer to the neighboring residences to the rear.

The board recognizes that there is presently an existing building on the existing Lot 8 which will be demolished and that two new lots will be created. A minimum lot area variance of 6,000 square feet proposed where 7,500 square feet is required on both lots; a minimum lot width variance of 60 feet proposed where 75 feet is required on both lots; a minimum rear yard setback variance of 30 feet proposed, as was amended on the record, where 40 feet is required or as agreed by the Board Engineer.

The applicant agreed to comply with all the comments of the board's engineer and with all the recommendations by the Board.

This application of Eastern Allied Construction is for a major subdivision and preliminary and final site plan approval – subdividing lot 8 into two new lots, 8.01 and 8.02.

A motion to **approve** this application was made by Mr. Amorosso, seconded by Mr. Giannotti.

ROLL CALL: Mr. Amorosso, Mr. Giannotti, Mr. Perretti, Mayor Piehler, Mr. DeLaura, Mr. Devlin, Councilman DeLisio, Mr. Vollmer, Mr. Sillery - YES

**APPLICATION OF JAMES CHUN, 176 HIGH STREET, BLOCK 820, LOT 10 –  
VARIANCE APPLICATION FOR AN ADDITION OF HOME**

At this time, Mr. Perretti recuses himself from this application because he has a relative that lives within 200 feet of this property. Mr. Amorosso will take over the meeting.

Mr. James Chun comes forward. Mr. Chun was granted a variance for the installation of the rear deck – the resolution granted a variance to install a deck with a setback of ten feet from the rear property line. The applicant is proposing to construct a 163 sf single-story building addition located on the rear of the dwelling to replace the existing deck. The building addition is proposed to be set back 16 feet from the rear property line and 11 ½ feet from the northeast side property line.

Timothy Brainbridge came forward. Mr. Brainbridge is the design manager of the company, RWS which is the contractor of the project. He has testified many times before Bergen County boards. He has a license in general contracting and he is an expert in construction management.

Mr. Brainbridge is sworn in by Atty. Paster.

The property in question is located in the R7.5 Residential Zone. Mr. Brainbridge said the existing deck is being removed. The existing deck which has never been expanded is what is being removed and being replaced by the addition.

Requested "C" Variance is for rear yard setback. The limiting schedule requires a minimum rear yard setback of 30 feet. An existing nonconforming rear yard setback of 26 feet exists from the rear lot line to the dwelling and the existing deck is set back approximately 16 feet from the rear lot line. The applicant is proposing a setback of 16 feet from the rear lot line to the proposed addition.

At this time, a vote will not be taken on the application - an engineering and an architect's report is requested by the Board.

This matter will be heard again after all reports have been submitted.

#### **MINUTES OF MAY 2, 2018**

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

ROLL CALL: All those present were in favor.

#### **MINUTES OF JUNE 20, 2018**

A motion to **approve** the minutes was made by Mr. Sillery, seconded by Mr. Moran.

ROLL CALL: All those present were in favor.

**Correspondence** was discussed.

A motion to adjourn this meeting at 8:45 p.m. was made by Mr. Sillery, seconded by Mr. Giannotti.

All in favor – "YES".

**Meeting adjourned.**

**Respectfully submitted,**



**Laura Benvenuto, Board Secretary**