

**BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT
OCTOBER 17, 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, MR. GIANNOTTI, MR. MORAN
(ALTERNATE #3), MR. HOGAN (ALTERNATE #4)

ALSO PRESENT: ATTY. GREGG PASTER, BOARD ATTORNEY

ABSENT: MAYOR PIEHLER, MR. DELAURA, MR. DEVLIN, CHIEF ESSMANN,
COUNCILMAN DELISIO, MR. VOLLMER, MRS. WALKER (ALTERNATE #1),
MR. SILLERY (ALTERNATE #2), BOARD ENGINEER, SUNNY MULLEN

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

**APPROVAL OF RESOLUTION – EASTERN ALLIED CONSTRUCTION,
202 WASHINGTON STREET, BLOCK 904, LOT 8 – TWO FAMILY TENURE PRE-EXISTING**

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

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

**APPROVAL OF RESOLUTION – EASTERN ALLIED CONSTRUCTION,
202 WASHINGTON STREET, BLOCK 904, LOT 8 – SUBDIVISION WITH PRELIMINARY AND FINAL
SITE PLAN APPROVAL**

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

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

**APPROVAL OF RESOLUTION – HIGH EXPOSURE, LLC,
266 UNION STREET, BLOCK 302, LOTS 2 & 3 – SITE PLAN APPROVAL**

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

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

**APPROVAL OF RIO VISTA (NORTHVALE GREENS) –
SUPPLEMENTAL AFFORDABLE HOUSING PAYMENT
199 Paris Avenue, Block 908, Lot 1, Northvale, New Jersey**

Mr. Perretti opened the meeting to the public. Since no one from the public came forward, the meeting was closed to the public.

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

ROLL CALL: Mr. Giannotti, Mr. Perretti, Mr. Amorosso, Mr. Moran – YES
Mr. Hogan – ABSTAINED

Correspondence was discussed.

Northvale Greens LLC – Paris Square

Mr. Marc Samwick of 204 Mamaroneck Road, Scarsdale, New York representing Northvale Greens LLC, came forward. The name of the project is now Paris Square. There was an amendment to the Master Deed to change the name to Paris Square.

The issue of **siding to brick on Building “H”** was discussed. There was lengthy discussion on the issue and it was determined that they must come before the Board with a full application.

A motion to **adjourn** the meeting at 8:23 p.m. was made by Mr. Perretti, seconded by Mr. Giannotti.

All in Favor – “YES”.

Meeting adjourned.

Respectfully submitted,



Laura Benvenuto, Board Secretary