

**BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT
NOVEMBER 7, 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. DELAURA, MR. GIANNOTTI,
MR. VOLLMER, MRS. WALKER (ALTERNATE #1), MR. MORAN
(ALTERNATE #3), MR. HOGAN (ALTERNATE #4)

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

ABSENT: MAYOR PIEHLER, MR. DEVLIN, CHIEF ESSMANN, COUNCILMAN DELISIO,
MR. SILLERY (ALTERNATE #2)

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

**APPLICATION OF JAMES CHUN, 176 HIGH STREET,
BLOCK 820, LOT 10 – SITE PLAN WITH VARIANCES TO CONSTRUCT AN ADDITION**

Mr. Perretti recused himself from this hearing since he has a relative who resides within 200 feet of the property in question.

Atty. Paster mentions that the notices are adequate.

Mr. Jose Carballo of JCA Architectural Group, P.C. came forward and was sworn in by Atty. Paster. Mr. Carballo is the architect for the project and has an office at 171 Main Street in Hackensack. Mr. Carballo said that he has been in the architectural business since 1986.

Mr. Carballo said that he complied with all the items that the Board Engineer had addressed.

He stated that the applicant has an existing house on a very irregular lot. The applicant is proposing to construct a 163 square foot single-story building addition. This addition will be located on the rear of the dwelling. The building addition is proposed to be set back sixteen feet from the rear property line and eleven and a half feet from the northeast side property line.

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

ROLL CALL: Mr. Giannotti, Mr. Vollmer, Mr. Amorosso, Mr. DeLaura, Mr. Moran,
Mr. Hogan – YES
Mrs. Walker – had to ABSTAIN (since she didn't listen to the tape of the hearing that was held on July 18, 2018)

Correspondence was discussed.

A motion to **adjourn** the meeting at 8:00 p.m. was made by Mr. Giannotti, seconded by Mr. Amorosso.

All present were in favor.

Meeting adjourned.

Respectfully submitted,



Laura Benvenuto, Board Secretary