

**BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT
JANUARY 16, 2019**

MINUTES

Chairman, Charles Amorosso 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. AMOROSSO, MR. GUYT, COUNCILMAN DELISIO,
MR. GIANNOTTI, MR. VOLLMER, MR. SILLERY,
MR. MORAN (ALTERNATE #2), MR. HOGAN (ALTERNATE #3),
MR. POTHOS (ALTERNATE #4)

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

ABSENT: MAYOR MARANA, MR. DELAURA, MR. DEVLIN

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

**APPLICATION OF VETERANS PROPERTY LLC, 281 COUNTY ROAD,
CRESSKILL, NJ – PROPERTY LOCATION: 185 PARIS AVENUE,
BLOCK 905, LOT 5 – SITE PLAN AND VARIANCE APPLICATION**

Atty. Dean Stamos of the law firm of Ferraro & Stamos, LLP located at 22 Paris Avenue, in Rockleigh, New Jersey came forward to represent the applicant, Veterans Property LLC. All notices are in order.

The property is currently developed with a pre-existing non-conforming two family home and the applicant proposes to construct a mixed use building that includes a small retail area and two one bedroom apartments that are ADA handicapped accessible on the first floor and then five single bedroom units on the second floor.

According to the Board Engineer, the retail area would be 1,720 square feet.

At this time, Mark Martins of 55 Walnut Street, Norwood, NJ came forward. He is a professional engineer and a licensed land surveyor in the State of New Jersey. Mr. Martins has appeared before many boards in Bergen County. He has been licensed since 1991. Mr. Martins is qualified to testify.

Exhibit A-1 - application and notices

Exhibit A-2 - site plan consisting of six sheets dated September 18, 2018

It was noted that the property is located at the intersection of Paris Avenue and Walnut Street and is located in the C-1 – commercial zone. Mr. Martins describes the site plan in detail to Board Members and to the public.

The property is currently improved with a two-family dwelling including a driveway, a deck rock wall and concrete walkways. The current two-family dwelling is an existing non-conforming use. Proposed is to construct a two-story mixed use dwelling. It would entail seven one-bedroom residential rental units and, according to our board engineer, a 1,720 square foot retail space. Seventeen parking stalls and a recycling and refuse area are also proposed. The applicant is in agreement to provide the streetscape plan with lighting.

In referring to the Board Engineer's letter of November 18, 2018, the applicant is requesting a use variance for the mixed use of residential and commercial uses – a "D" Variance. Also listed in the letter are the "C" Variances the applicant is requesting. The Board Engineer states that the applicant's professionals must provide testimony to support the granting of the "C" variances listed in her letter of November 18, 2018.

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

Mr. Thomas Pepe of 49 Demarest Avenue in Demarest comes forward. He is the owner of 200 Franklin Street in Northvale. Mr. Pepe asks if a fence is to be installed. Mr. Martins mentioned that the applicant could butt the applicant's fence up against Mr. Pepe's fence.

Mr. Walter Masterson of 202 Walnut Street comes forward. His concern with the project is the flow of water. In the Board's Engineer letter she mentioned that the applicant is proposing to install five underground seepage pits. The applicant will also provide drainage calculations to support the seepage pit design and to comply with the Borough's Stormwater Management Ordinance.

Mr. George Ross of 204 Franklin Street comes forward. His concern is the parking. Would people be parking on Paris Avenue? He doesn't think this would be a good idea. It's hard enough to get through that street now.

Mr. Patrick Murphy of 206A Franklin Street comes forward. Mr. Murphy's concern is the parking. He comments that he is not in favor with this application.

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

Mr. Lachanaris comes forward and is the architect for the applicant. Mr. Lachanaris is a licensed architect in the State of New Jersey since 1993 and is also licensed in the State of New York. He has worked for the past 25 years. He has been an expert witness in numerous towns.

Exhibit 3 – architectural drawings consisting of three sheets dated 8/20/18

Mr. Lachanaris reviews his plan with all board members. The project is to construct a two-story mixed use dwelling offering seven one-bedroom residential rental units and a 1,720 square foot space which would be for retail use. The units will be small units. The applicant will provide testimony to ADA accessibility to the proposed retail use.

The meeting was **opened to the public for questions of the applicant.**

Mr. Thomas Pepe came forward of 200 Franklin Street. He would like to confirm the comments regarding the water table.

Atty. Stamos said that he would submit revised drawings and come back to the board.

Correspondence was discussed.

A motion to **adjourn** the meeting at 9:10 p.m. was made by Mr. Giannotti, seconded by Mr. Vollmer .

All present were in favor.

Meeting adjourned.

Respectfully submitted,

Laura Benvenuto, Board Secretary