

**BOROUGH OF NORTHVALE  
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT  
MARCH 6, 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, MAYOR MARANA, MR. DEVLIN, MR. GUYT, MR. GIANNOTTI, MR. HOGAN, MR. POTHOS

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

ABSENT: MR. DELAURA, COUNCILMAN DELISIO, MR. VOLLMER, MR. SILLERY, MR. MORAN (ALTERNATE #2)

**REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING**

**APPLICATION OF SPACE ONE LLC (THE UPS STORE),  
246B LIVINGSTON STREET, BLOCK 303, LOTS 6/8 –  
VARIANCE FOR A WALL SIGN**

Atty. Judith C. Reilly with offices at 302 Scharer Avenue, Northvale, New Jersey comes forward to represent the applicant. The applicant is proposing to add a twelve square foot sign located on the north side of the ShopRite building. The sign will be constructed of metal and will not be illuminated. The sign dimensions are 2 feet by 6 feet.

The site is located in the C-2 zone. This property was granted a variance on March 20, 2013 for parking stall dimension, width of the driveway, green area, height and area dimension of the sign and front yard setback.

Mr. Amorosso asked if ShopRite has given permission of the proposed sign. Atty. Reilly said that there are no letters from them but they have given permission for the proposed sign. Mr. Amorosso requested documentation from both parties for the sign.

Mayor Marana recuses himself from the hearing of this application since it is a Board of Adjustment application.

This hearing will continue at the March 20, 2019 meeting.

**APPLICATION OF ERIN MORAN, 164 WALNUT STREET,  
BLOCK 1011, LOT 10 – SITE SUBDIVISION WITH VARIANCES**

Atty. Brian Chewcaskie of 2200 Fletcher Avenue in Fort Lee, NJ came forward to represent the applicant. The applicant is proposing to subdivide the lot into two lots. The property currently is a one-story, single family dwelling including a driveway, a covered concrete porch, an above ground pool, shed and walkways.

Atty. Paster mentioned that all notifications are in order.

Mr. Amorosso mentioned that the applicant is now creating two under-sized lots.

Mr. Steven Collazuol, the engineer of the applicant came forward. Mr. Collazuol has offices at 1610 Center Avenue in Fort Lee, New Jersey. Mr. Collazuol was sworn in by Atty. Paster. The property is located approximately 60 feet northeast of the intersection of Walnut Street and Legrand Avenue. The property is in the R7.5 Residential zone.

Variations requested are three “C” variations – front yard setback, minimum lot area and minimum lot width.

Mr. Collazuol said that the exhibit before the board is an exhibit that was prepared in response to the engineer’s report. The next set of plans that Mr. Collazuol describes was never submitted to the board. The Chairman of the board requests that the plan be submitted to the board secretary and that this matter be carried to the next meeting, March 20, 2019. No further notice necessary.

**APPROVAL OF MINUTES OF JANUARY 9, 2019**

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

All present were in favor.

**APPROVAL OF RESOLUTION – ROBERT BETTEGA,**  
**179 FRANKLIN STREET, BLOCK 917, LOT 4**

A motion to **approve** the Resolution was made by Mr. Devlin, seconded by Mayor Marana.

ROLL CALL: Mr. Devlin, Mayor Marana, Mr. Amorosso, Mr. Guyt, Mr. Hogan - YES

***Correspondence*** was discussed.

A motion to **adjourn** the meeting at 7:59 p.m. was made by Mr. Giannotti, seconded by Mr. Devlin.

All present were in favor.

**Meeting adjourned.**

**Respectfully submitted,**

**Laura Benvenuto, Board Secretary**