

**BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT
MAY 1, 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. DELAURA, MR. DEVLIN,
MR. GUYT, COUNCILMAN DELISIO, MR. GIANNOTTI, MR. VOLLMER,
MR. SILLERY, MR. MORAN (ALTERNATE #2), MR. HOGAN (ALTERNATE #3),

ALSO PRESENT: GREGG PASTER, ESQ. (BOARD ATTORNEY), MR. CHRIS DOUR
(BOARD ENGINEER)

ABSENT: MR. POTHOS (ALTERNATE #4)

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

**APPLICATION OF MAXIM ENTERPRISES, LLC,
26 PARIS AVENUE, ROCKLEIGH, NJ, PROPERTY LOCATION:
271 LIVINGSTON STREET, BLOCK 207, LOTS 3, 5, 6 –
SIGN VARIANCE**

Atty. Paster mentioned that he received a letter from the applicant’s attorney requesting adjournment to the May 15, 2019 meeting with no further notice necessary.

**APPLICATION OF PRIME COMMUNICATIONS (AT&T),
254 LIVINGSTON STREET, BLOCK 303, LOT 5 – SIGN VARIANCE**

At this time, Luke Pontier, Esq. comes forward to represent the applicant, Prime Communications. Atty. Pontier is with the Law Firm of Day Pitney LLP located at One Jefferson Road in Parsippany, New Jersey.

Exhibits were marked into the record.

Exhibit A – Notice of Hearing

Exhibit B – Property Owners List

Exhibit C – Return receipts evidencing mailing

Exhibit D – Affidavit of Publication

The property is in the commercial zone, the C-2 zone. The site currently consists of a multi-use shopping center with mixed uses. The applicant leases a portion of the building adjacent to the ShopRite Wines and Spirits. The previously existing signage consisted of three wall signs.

The applicant is seeking a variance to put up signs. Two wall signs, each 34 square feet, located on the west and south facades of the building. The proposed signs will be constructed of acrylic and aluminum and will be illuminated. The dimensions of each sign are 40 inches high by 122.41 inches wide. Two of the proposed signs will be mounted 20 feet 7 inches from the ground, as measured from the top of the signs. The height of the third sign at the rear side of the building is unknown.

Ms. Annette Hubert, company address is 1701 Golf Road in Rolling Meadows, Illinois (corporate headquarters). Ms. Hubert was sworn in by Atty. Paster. The reason for changing the sign is that the applicant wants to go from a lower case AT&T sign to an upper case AT&T sign.

The property was granted a variance in 2013 for parking stall dimensions, driveway width, green area, height and area dimensions of signs, front yard setback and for the restaurant location.

At this time, David Karlbach, president of David Karlbach, located at 96 Linwood Plaza, Fort Lee, NJ came forward. Mr. Karlbach has a Master's Degree in City and Regional Planning from Rutgers University and is a licensed professional planner. He has qualified and testified before many towns in the State of New Jersey.

Three wall signs with the Applicant's re-branded logo currently exist. The application stated two signs were proposed, with one older sign to be removed. The first criteria, related to providing reasons of hardship. The second criteria allows deviation from the zoning ordinance requirement where the benefits of the deviation would substantially outweigh any detriment and the MLUL would be advanced by the deviation.

Mr. Karlbach stated that the sign would beautify the site and is consistent with the other stores at the location. The proposal is for an attractive sign and he believes the variance be granted without substantial detriment to the public good.

Mr. Giannotti mentioned that there is a letter from the owner approving the sign to be installed.

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

Since no one from the public came forward, the meeting was **closed to the public**.

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

ROLL CALL: Mr. Sillery, Mr. Vollmer, Mr. DeLaura, Mr. Devlin, Mr. Guyt, Mr. Giannotti - YES
Mr. Amorosso - NO

**APPLICATION OF BERGEN BAKING COMPANY LLC, 173 LUDLOW AVENUE,
BLOCK 1102, LOT 11 – SITE PLAN APPROVAL AND HEIGHT VARIANCE FOR SILOS**

At this time, Atty. Lino Sciarretta with offices at 67 N. Main Street, New City, NY came forward. This application is for approval of a height variance, "C" variance for this project and for site plan approval. The applicant is Bergen Baking Company LLC. The lot is currently improved with an existing warehouse structure approximately 76,410 square feet.

Mr. Michael Hubschman, engineer representing the applicant came forward. Mr. Hubschman has offices at 263 S. Washington Avenue in Bergenfield, NJ. The site plan was discussed. The site is located in the LI (Light Industrial) zone. Commercial warehouse is the principal use in the LI zone.

The whole site is located within the FEMA Flood Zone "AE" according to the FEMA Flood Map. The applicant is proposing to raise the roof in two sections of the structure by approximately 10.83 feet. The applicant is proposing to modify the existing parking lot located at the northern corner of the property; to repave a portion of the lot located along the east, west and southern portion of the property. The applicant is proposing to construct a 2,600 sq. ft. concrete pad for the placement of seven, forty-five feet high silos and a proposed POD/Blower housing.

According to the Borough Engineer's letter of April 30, 2019, the applicant is proposing to also install the following on concrete pads:

- A 330 square foot mechanical room
- A 408 square foot electric distribution room
- Four generators
- One pad mounted transformer
- One 15 kV meter enclosure
- One pad mounted 15 kV service switch
- Space for a second future pad mounted transformer

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

The applicant has requested a variance for maximum building height – 35 feet is the maximum height within the LI zone and the applicant proposes a silo height of 45 feet.

Mr. David Spatz of 60 Friend Terrace in Harrington Park, New Jersey came forward. Mr. Spatz is a licensed professional planner since 1986. Mr. Spatz has qualified before this board several times. Mr. Spatz reviews the parking variances for parking stall size and driveway width. The applicant proposes to resurface the existing driveway with a width of twenty feet.

The applicant is proposing to increase the impervious coverage of the site by approximately 10,260 square feet.

Mr. Spatz feels that this application will have no negative impact on the borough's master plan.

Mr. Anthony Battaglia came forward and was sworn in by Atty. Paster. Mr. Battaglia's family purchased Rockland Bakery in 1986. Mr. Battaglia graduated high school in 1990 and went right to work along with his brothers.

Mr. Battaglia describes the process of the silos.

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

Since no one comes forward, the meeting was **closed to the public**.

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

ROLL CALL: Mr. Giannotti, Mr. Devlin, Mr. Amorosso, Mr. Guyt, Mr. Vollmer, Mr. Sillery - YES
Mr. DeLaura – NO

APPROVAL OF MINUTES OF APRIL 3, 2019

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

All those present were in favor.

APPROVAL OF MINUTES OF APRIL 17, 2019

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

All those present were in favor.

APPROVAL OF RESOLUTION – MUNHI KIM, 179 VETERANS DRIVE, BLOCK 919, LOT 5

A motion to **approve** the resolution was made by Mr. Sillery, seconded by Mr. Amorosso.

ROLL CALL: Mr. Sillery, Mr. Amorosso, Mr. DeLaura, Mr. Devlin, Mr. Giannotti, Mr. Vollmer,
Mr. Moran, Mr. Hogan – YES

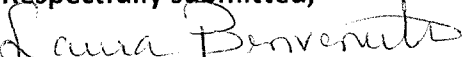
Correspondence was discussed.

A motion to **adjourn** the meeting at 9:01 p.m. was made by Mr. Vollmer , seconded by Mr. Amorosso.

All present were in favor.

Meeting adjourned.

Respectfully submitted,


Laura Benvenuto, Board Secretary

**BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT
MAY 15, 2019**

MINUTES

Chairman, Charles Amorosso calls the meeting to order at 7:30 p.m.

STATEMENT –

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ATTENDANCE:

PRESENT: MR. AMOROSSO, MR. DELAURA, MR. GUYT, MR. GIANNOTTI, MR. VOLLMER, MR. SILLERY, MR. MORAN (ALTERNATE #2), MR. HOGAN (ALTERNATE #3), MR. POTHOS (ALTERNATE #4)

ABSENT: MAYOR MARANA, MR. DEVLIN, COUNCILMAN DELISIO, ATTY. GREGG PASTER, BOARD ATTORNEY AND MR. CHRIS DOUR, BOARD ENGINEER

Note: Since the three items on this agenda are informal hearings, the Board Attorney and Board Engineer were told that they did not have to attend.

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

Informal Hearing – Letter from Lou Chiellini dated April 24, 2019 re: Walnut Street and Union Street (development of properties)

Mr. Lou Chiellini of 22 Ruth Place, Park Ridge, NJ came forward. Mr. Chiellini said that he is a builder and developer for 30 years in the area. He is the present owner of two vacant lots – 204 and 206 Walnut Street. Behind 204 and 206 Walnut Street properties, is two other lots that he purchased. It is on the corner of Paris Avenue and Union Street – a paper street and is being used as Bidy O’Malley’s parking lot.

Mr. Chiellini is looking for direction. He is proposing a 20 foot roadway that will have two driveways to service the two lots. He would like to bring more revenue to the town and to clean up the area and to put the proper drainage in. Mr. Amorosso noted that he would have

to get a variance on the 60 foot house. It was noted that the engineer would have to be involved with project if it comes before the board for a formal hearing.

Informal Hearing – E-mail from Brooke Greenberg dated April 26, 2019
Re: Potential Business – Mind Body Paws

Brooke Greenberg comes before the board for an informal hearing. She would like to purchase property in the town for a potential business in various nonresidential zones. Her business background is a canine activities center and boarding facility. The space planning is 75 sq. ft. per dog for k9 activities, 50 sq. ft. per dog for boarding.

There would be 8 full time staff positions available. A human will stay overnight with the dogs. Look and smell are top criteria when choosing a pet care facility. Cleaning protocols are documented to cover bulk cleaning and detailed cleaning. Baffles will be hung from the ceiling to help with noise absorption.

The chairman told Ms. Greenberg to go forward.

Informal Hearing – Letter from Judith C. Reilly dated May 7, 2019 re:
LAB-TECH, INC., 170 LeGrand Avenue, Block 1101, Lot 11

Atty. Reilly came forward. They would like to add on an addition of approximately 11,000 square feet. If they do this, they would be significantly below the required parking going by the ordinance. They would use less than half of the spaces they use now. She doesn't feel that this request is unreasonable.

Mr. Daniel Pildes came forward. He is the owner of both of the properties. LAB-TECH manufactures ophthalmic products which cannot be obtained from factories directly. Mr. Amorosso asked on the 37,000 sq. ft., how many parking spaces would he need? Mr. Pildes answered, maybe 30 or 35 spaces and he would be proposing 44 spaces. This would require two variances - rear yard setback and for parking spaces. Mr. Amorosso said to go forward.


Correspondence was discussed.

A motion to **adjourn** the meeting at 8:08 p.m. was made by Mr. Giannotti, seconded by Mr. Vollmer.

All present were in favor.

Meeting adjourned.

Respectfully submitted,


Laura Benvenuto, Board Secretary