

**MINUTES
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT
JUNE 5, 2019**

Chairman Charles Amorosso calls the meeting to order at 7:30 PM.

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. DEVLIN, MR. GUYT, COUNCILMAN DELISIO, MR. GIANNOTTI, MR. VOLLMER, MR. SILLERY, MR. HOGAN (ALTERNATE #3), MR. POTHOS (ALTERNATE #4)

ALSO PRESENT: GREGG PASTER, ESQ., BOARD ATTORNEY

ABSENT: MAYOR MARANA, MR. DELAURA, MR. MORAN (ALTERNATE #2), MR. DOUR

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**

The sign variance is to add a freestanding sign panel to the existing freestanding sign located on the North side of the ShopRite building. The proposed sign will be constructed of acrylic and will be illuminated. The dimensions of the proposed sign are three feet by ten feet. The site is located on the west side of Livingston Street approximately 50 feet south of Pegasus Avenue and Livingston Street. The site is located in the C-2 zone.

Attorney Gary Newman of Newman & Denburg, LLC, 22-01 Broadway, Fair Lawn, New Jersey came forward to represent the applicant, Maxim Enterprises, LLC. Attorney Newman was told the board never received the photos of the sign. He gave each member a photo and also displayed the photo.

Attorney Newman had two witnesses in attendance. Mr. Todd Lanthier of GNS Group, 97 North Clinton St., Poughkeepsie, NY was sworn in by Attorney Paster. Mr. Lanthier explained the sign will show 240 Pegasus Plaza with an arrow to turn. He stated that there was plenty of clearance under the sign. Mr. Giannotti asked how big the sign is.

Mr. Lanthier advised the sign is 10 ft wide, 3 ft high, will add 30 square feet to existing sign. Mr. Lanthier advised that this sign is needed to show where 240 Pegasus Plaza is. Mr. Gerri Puccio of Maxim Realty Trust, 26 Paris Avenue, Rockleigh was sworn in by Attorney Paster. Mr. Puccio is the owner of Northvale Square and 240 Pegasus Plaza. Mr. Puccio stated that the sign will help people find the new businesses at 240 Pegasus. He would like the businesses to be successful and a lot of people come from out of town. He feels, if approved, the arrow should be much larger.

Chairman Amorosso opened the meeting to the public. There being no comments, 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. Amorosso, Mr. Devlin, Mr. Guyt,
Mr. Giannotti, Mr. Hogan - YES

APPROVAL OF MINUTES OF MAY 1, 2019

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

All present were in favor.

APPROVAL OF MINUTES OF MAY 15, 2019

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

All present were in favor.

APPROVAL OF RESOLUTION #2019-06 - BERGEN BAKING COMPANY LLC 173 LUDLOW AVENUE, BLOCK 1102, LOT 11

A motion to approve Resolution #2019-06 was made by Mr. Giannotti, seconded by Mr. Sillery.

ROLL CALL: Mr. Giannotti, Mr. Sillery, Mr. Amorosso, Mr. Devlin, Mr. Guyt,
Mr. Vollmer - YES

APPROVAL OF RESOLUTION #2019-07 - PRIME COMMUNICATIONS (AT&T INC) 254 LIVINGSTON STREET, BLOCK 303, LOT 5

A motion to approve Resolution #2019-07 was made by Mr. Giannotti, seconded by Mr. Devlin.

ROLL CALL: Mr. Giannotti, Mr. Devlin, Mr. Guyt, Mr. Vollmer, Mr. Sillery - YES

Correspondence was discussed.

A motion to **adjourn** the meeting at 8:30 p.m. was made by Mr. Giannotti, seconded by Mr. Hogan.

All present were in favor.

Meeting adjourned.

Respectfully submitted,

**Frances Weston,
Board Secretary**