

MINUTES

BOROUGH OF NORTHVALE COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT JULY 17, 2019 7:30 PM

CALL THE MEETING TO ORDER

Chairman Charles Amorosso calls the meeting to order at 7:30 pm in the Planning/Board of Adjustment meeting room located on the second floor of the Municipal Building at 116 Paris Avenue, Northvale, New Jersey 07647.

STATEMENT

Chairman Amorosso read the "Sunshine Statement" into the record as follows:

"This is a regularly scheduled 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."

ROLL CALL

PRESENT: Mr. Amorosso, Mayor Marana, Mr. DeLaura, Mr. Devlin, Mr. Giannotti, Mr. Vollmer, Mr. Moran (Alternate #2), Mr. Hogan (Alternate #3), Mr. Pothos (Alternate #4)

ALSO PRESENT: Scott Krumholz for Gregg Paster, Board Attorney and Chris Dour, Board Engineer

ABSENT: Mr. Guyt, Councilman DeLisio, Mr. Sillery

APPLICATION OF NORTHVALE CAR WASH **262 LIVINGSTON STREET, BLOCK 301, LOT 2** **SIGN VARIANCE**

Attorney Dean Stamos with law offices at Paris Avenue in Rockleigh, New Jersey came forward on behalf of Attorney Mark Madaio who had a scheduling conflict.

The property is located in the C-1 Commercial Zone. The property is located on the northeast corner of the intersection of Pegasus Avenue and Livingston Street. The applicant is proposing to add 4 double-sided ground signs of 6 sq ft each at the existing vacuum structures on the southern side of the site. The proposed signs will be

constructed of aluminum. The dimensions of the proposed signs are each one foot high by six feet wide with six-inch high lettering. The applicant needs a variance since the maximum allowable width of a ground sign is 6 feet and the maximum allowable height is eight feet above the ground.

Mr. Robert Mueller of Hubschman Engineering, 263A S. Washington Ave., Bergenfield, New Jersey was sworn in by Attorney Krumholz. Mr. Mueller explained that the Car Wash would like to add 4 (2 sided) signs, 1' x 6' with letters of 6" to the vacuum structures. The signs will read "Free Vacuum". Mr. Moran asked how high off the ground the sign would be. Mr. Mueller answered no more than 12' above grate. Chairman Amorosso advised the height off the ground is 8' in the ordinance. A variance would be required for the 12'. Mr. Vollmer stated that people know the vacuums are free so signs are not needed. Mr. Giannotti asked if the signs will be centered and high enough not to obstruct cars visibility.

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. Giannotti, seconded by Mr. Devlin.

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

APPLICATION OF BERGEN FLEX OPPORTUNITY, LLC
235 PEGASUS AVENUE, BLOCK 303, LOT 4
SITE PLAN AND VARIANCE

Attorney Andrew Kohut came forward to represent the applicant, Bergen Flex Opportunity LLC, property address – 235 Pegasus Avenue.

The lot is currently improved with an existing one-story commercial masonry structure approximately 50,190 sq. ft. in area containing business offices. The applicant is proposing to install a new parking area to the north of the existing structure, including two driveways to Pegasus Avenue and concrete sidewalk connecting the parking area to existing walkways. Twenty-six additional parking spaces are proposed, including two accessible parking spaces, increasing the number of parking spaces on the property to a total of 144. Proposed improvements also include stormwater management, signage and striping.

Attorney Kohut advised he has two witnesses. Chairman Amorosso asked what is in the building now. There is 1 tenant. The majority of the space is vacant. Chairman Amorosso asked if there are petitions in the building for other rental space. Attorney Kohut believes the petitions are already there but may change. Chairman Amorosso advised him that anyone that rents must come before the Mini Review Board.

Mr. Thomas Muller of Dynamic Engineering, 1904 Main Street, Lake Como, New Jersey was sworn in by Attorney Krumholz. Attorney Kohut asked Mr. Muller for his education

and work experience. Mr. Muller is a Licensed Engineer and Professional Planner. He was asked if he was familiar with 235 Pegasus Avenue and the Borough Ordinances and he answered yes.

Exhibits are put into the record.

Exhibit A-1 – Aerial map of the property, shows existing conditions of property.

Exhibit A-2 – Site plan rendering prepared by Dynamic Engineering on 7/17/19, colorized version of the site plan.

Exhibit A-3 – Architectural rendering prepared by SAA Interiors and Architecture, colorized version of architectural plan submitted with the application.

Mr. Muller stated that there will be 24 additional parking spaces along the northern side with a total of 142 parking spaces with 2 new driveways on Pegasus Avenue. They are also proposing two 12' wide loading positions and doors. They are not large warehouse doors. The doors cannot be used by large tractor trailers, only large utility vans or utility pick ups. Mr. Muller stated there will be no changes to the utilities, landscaping is well maintained, and 2 new wall mounting fixtures in the parking lot. The loading platform will be in the rear. Mr. Muller stated that they are asking for a C1 Variance. Chairman Amorosso asked Mr. Dour if everything is being done as requested by him. Mr. Dour noted that they did the changes as per the request from the Police for the traffic flow. Mr. Dour asked if the berm was taken into consideration for traffic. Mr. Muller replied it has been. Mr. Dour asked if there were any future tenants as yet. Mr. Muller replied no. Mr. Muller stated that the tractor trailers are too large to unload. Attorney Kohut confers with his client and states that the client will agree to put in future leases that tractor trailers cannot use the doors. Mr. Giannotti asked which driveway is in and out. Mr. Muller replied the ingress is the western one and the egress is the eastern. Mr. Giannotti asked how high are the doors. Mr. Muller replied 12 feet. Mr. Vollmer asked is there are no tenants in mind now, how was the building design done. Mr. Muller replied that it meets future tenants needs. Mr. Giannotti asked if the current tenant uses the overhead doors in the back. Mr. Muller did not know. Chairman Amorosso asked how many bathrooms are in the building. Mr. Hogan asked if the approximate traffic signs are compliant and was advised they are. Mr. Moran asked is there a retention system for the water where it trickles into the storm sewer system.

Mr. Zach LaMotta, Director of Leasing for the applicant is sworn in by Attorney Krumholz. He states his name and address, 435 W 31 St, New York, NY. His business address is 104 Chestnut Street, Ridgewood, NJ. He works for the owner of the building. Mr. Giannotti asked what does his job entail. He answered that he handles leasing acquisitions. Chairman Amorosso asked if he is familiar with this building. Mr. LaMotta advised that he has been handling the leasing for two years. Mr. Giannotti asked how many bathrooms are in the building. Mr. LaMotta said at least six. Chairman Amorosso asked why the overhead doors are important. He stated that there are issues renting out the space in the building, there is no access, limited parking in the back and have to walk to the front. He feels it will attract future tenants. Mr. Moran asked if there is a demand for this and Mr. LaMotta said there is and he has done it in other buildings for smaller tenants. Mr. Vollmer asked if they could include no tractor trailers in future leases. Mr. LaMotta agreed.

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. Vollmer with the stipulation to the size of vehicles to access the property, seconded by Mr. Hogan.

ROLL CALL: Mr. Vollmer, Mr. Hogan, Mr. Amorosso, Mr. DeLaura, Mr. Devlin, Mr. Giannotti, Mr. Moran, Mr. Pothos - **YES**

APPROVAL OF MINUTES OF JUNE 5, 2019

A motion to approve the minutes was made by Mr. Devlin, seconded by Mr. Vollmer. All present in favor.

CORRESPONDENCE

Mayor Marana explained the introduction to Ordinance #999-2019 Amending Chapter 200-9 Prohibited Uses that the council introduced at the July 10th meeting. Chairman Amorosso asked Attorney Krumholz to have Mr. Paster draw up a resolution for the next meeting supporting Ordinance #999-2019.

A motion to **adjourn** the meeting at 8:37 PM was made by Mr. Giannotti, seconded by Mr. Devlin.

All present were in favor.

Meeting adjourned.

Respectfully Submitted,



Frances Weston
Board Secretary

Approved: August 7, 2019