

BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT
AUGUST 7, 2019
7:30 P.M.

MINUTES

CALL THE MEETING TO ORDER

Chairman Amorosso called 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 locatioin 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 not the fire exits as required by law at the public meetings."

ROLL CALL

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

ALSO PRESENT: Gregg Paster, Board Attorney

ABSENT: Mr. Devlin, Chris Dour, Board Engineer

Darlene Green from Maser Consulting spoke to the Board on the Housing Element & Fair Share Plan. Each board member had a booklet that Ms. Green had prepared. Mr. Paster asked if the hearing was advertised. Ms. Green answered that all notices were sent and the meeting was advertised. The Board members discussed some concerns with Ms. Green.

Chaiman Amorosso opened the meeting to the public.

William Bauer, 216 Walnut Street – asked Ms. Green where the property on Paris Avenue was located. Ms. Green showed him the picture. He also asked would the building be torn down and housing built in the industrial park. Ms. Green said 95% of the existing buildings have overlay zone if the tenant leaves. Mr. Bauer said that area is in the floodplain. Ms. Green said they can build in the floodplain. Mr. Bauer said years ago you could not build in the floodplain.

There being no other comments or questions from the public, Chairman Amorosso closed the meeting to the public.

Mayor Marana wanted to know when the VFW property could be subdivided. Since the plan shows the VFW is changed to Paris then it could be done now.

Motion to adopt a resolution to adopt the Housing Element and Fair Share Plan made by Chairman Amorosso, seconded by Mr. Giannotti.

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

ABSTAIN: Mayor Marana, Councilman DeLisio

ABSENT: Mr. Devlin

APPROVAL OF RESOLUTION #19-08 – BERGEN FLEX OPPORTUNITY
235 PEGASUS AVENUE, BLOCK 303, LOT 4

A motion to **approve** the Resolution was made by Mr. Moran, seconded by Mr. Giannotti.

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

ABSTAIN: Mayor Marana, Councilman DeLisio, Mr. Sillery

ABSENT: Mr. Devlin

APPROVAL OF RESOLUTION #19-09 – NORTHVALE CAR WASH
262 LIVINGSTON STREET, BLOCK 301, LOT 2

A motion to **approve** the Resolution was made by Mr. Moran, seconded by Mr. Giannotti.

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

ABSTAIN: Mayor Marana, Councilman DeLisio, Mr. Guyt, Mr. Sillery

ABSENT: Mr. Devlin

APPROVAL OF RESOLUTION #19-10 – MAXIM REALTY
271 LIVINGSTON STREET, BLOCK 207, LOTS 3,5,6

A motion to **approve** the Resolution was made by Mr. Amorosso, seconded by Mr. Pothos.

ROLL CALL: Mr. Amorosso, Mr. Pothos, Mr. Guyt, Mr. Giannotti, Mr. Vollmer,
Mr. Sillery, Mr. Hogan, Mr. Pothos

ABSTAIN: Mayor Marana, Councilman DeLisio, Mr. DeLaura, Mr. Moran

ABSENT: Mr. Devlin

APPROVAL OF RESOLUTION #19-11 – SUPPORTING ORDINANCE #999-2019
AMENDING CHAPTER 200-9 PROHIBITED USES

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

ROLL CALL: Mr. Sillery, Mr. Amorosso, Mr. DeLaura, Mr. Guyt, Mr. Giannotti, Mr. Vollmer, Mr. Moran, Mr. Hogan, Mr. Pothos

ABSTAIN: Mayor Marana, Councilman DeLisio

ABSENT: Mr. Devlin

APPROVAL OF MINUTES OF JULY 17, 2019

A motion to **approve** the Minutes of the July 17th meeting was made by Mr. Giannotti, seconded by Mr. Moran.

ROLL CALL: All in favor

A motion to **adjourn** the meeting at 8:30 pm was made by Mr. Sillery, seconded by Mr. Hogan.

All present were in favor.

Respectfully Submitted,



Frances Weston
Board Secretary