

BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT
SEPTEMBER 4, 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, Mr. DeLaura, Mr. Devlin,
Mr. Guyt, Mr. Giannotti, Mr. Vollmer, Mr. Sillery,
Mr. Hogan (Alternate #3), Mr. Pothos (Alternate #4)

ALSO PRESENT: Atty. Gregg Paster, Board Attorney, Chris Dour, Board Engineer,
Darlene Green, Planner

ABSENT: Councilman DeLisio, Mr. Moran (Alternate #2)

ALSO PRESENT: Ronda Reinstein, for Laura Carrucci LLC, Certified Court
Reporter

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

APPLICATION OF NORTHVALE GREENS, LLC
BLOCK 908, LOT 1 AND BLOCK 603, LOT 6
SITE PLAN, ARCHITECTURAL PLANS

Mayor Marana recluses himself.

Atty. Matthew Capizzi of the law firm Capizzi Law Offices located at 11 Hillside Avenue in Tenafly, New Jersey came forward representing the applicant, Northvale Greens, LLC.

All notices are in order.

The property is located at the northeast corner of the intersection of Industrial Parkway and Paris Avenue. There are two lots, Block 908, Lot 1 and Block 603, Lot 6. The property is located in the Adult Housing Zone. The applicant has applied for a density variance and bulk variances to build the remaining three townhome buildings. They are proposing to construct 48 townhomes replacing 23 townhouses that were originally approved. The AHZ Zone provides for age-restricted housing.

Atty Capizzi explains the history of the site. His client foreclosed on the property in 2016. They constructed 24 townhouses. Since 2017 only one unit has been sold. The townhouses are not marketable. They are too large and the amount of steps is not appealing to buyers. His client, Northvale Greens, has been supporting the condo association. They gave \$300,000 to the association for capital improvements. They are trying to make this project successful. They would like to construct 48 townhomes. Townhomes are a viable market. He feels this is a win win for all involved. Mr. Giannotti asked if he represents only one owner since there are 3 owners. He represents just Northvale Greens. Mr. Sillery asked if Mr. Mavroudis built the interior ones. Mr. Capizzi answered that he started to build them but did not finish them. Mr. Mavroudis built 4, Northvale Greens built 6 townhouses. Chairman Amorosso asked the six that were built by Northvale Greens, what procedure did they follow to build the six that Northvale Greens built. Did they follow the original Developer's Agreement. Mr. Capizzi said they applied for a building permit from the Building Department. Chairman Amorosso said the vinyl siding needs to be changed to brick on the one building that was built. Mr. Sillery said the town, Mr. Mavroudis, and Rio Vista Greens is a party to the developer's agreement. Mr. Capizzi said his client is not a party to the developer's agreement. Atty. Paster clarifies the developer's agreement.

Mr. Michael Hubschman of Hubschman Engineering located at 263A South Washington Avenue in Bergenfield, New Jersey was sworn in by Atty. Paster. He is a licensed Professional Engineer. He has been working on this project since 2005. Per Atty. Paster he is an expert Engineer and is qualified to testify.

Exhibit A-1 - Presently approved Site Plan, last revision date 3/28/19, changing the Client name to Northvale Greens

Exhibit A-2 – Proposed 3 Building changes, last revision date 6/15/19

Exhibit A-3 – Existing Conditions

Mr. Hubschman describes the proposal. The Existing conditions show the foundations. It shows the 88 townhouses that are built. There are 3 foundations existing today. He explains the site plan, 2 stories of townhomes, and the parking in the enclosed garage area. They would like to remove foundations D, E, G and construct new townhomes. Buildings C & D show proposed 22 units with 37 parking stalls, which they will need a bulk variance. The 3 Story building will have one way in, one way out, 24' aisles, illumination exterior parking stalls will have same lights as development The setbacks

for the building is 5' minimum from the street, they are at 6', 10' required side and rear yard. Offset to neighboring buildings all comply. Building E will have 12 units with 26 parking spots underneath, setbacks 15.9', 28' required by town, parking level on 1st floor, 3 story building. Chairman Amorosso asked what the height of the building will be. Mr. Hubschman answered 35'. The townhomes will comply with the height requirement. Chairman Amorosso asked how much above the mean, ridge 73 mid 67.7, about 5.2' above the mean. Chairman Amorosso said that is almost 40' to the ridge, a firetruck cannot get up that high. Majority of unit owners have approved this. He explains Bldg E will be 2 way in and out each far end of building. Bldg. G will have 14 units, 29 interior parking spots, access to parking area with a keycode. The offset from Bldg. G to F is 15.9', 24' to 2nd and 3rd stories. The guest parking is partially interior and outdoor lots. Mr. Capizzi asked if Mr. Hubschman reviewed the letter from Maser Consulting dated 8/29/19. He did review the few issues that were raised in the letter. Soil movement would qualify as minor soil. There will be limited disturbances around the 3 new buildings. The stormwater handling similar to what is shown on the original plan.

Chairman Amorosso **opened the meeting** to the public for questions of the Engineer.

JoAnn Reteguiz, 125 Rio Vista Lane – asked about the distance between her building to new building G. Townhouses have 3 spots(garage and 2 space in driveway). She feels that she does not have room in her driveway for two cars. None of the townhouses have 3 spaces.

There being no further questions from the public, Chairman Amorosso **closed the meeting** to the public.

Mr. Robert Zamplin, Licensed Architect in NJ since 1983 is sworn in by Atty. Paster. He is the original project Architect. Mr. Zamplin explains the history of this development. These buildings are not 100% brick, they will be using different materials. The Brick will be up to the 2nd floor area. Townhomes is where the market is now. He explained the design and measurements of each building.

Exhibit A-4 – Site Plan

Mr. Zamplin explained what each townhome will look like. You enter in south side, exit on north side. There will be windows in the garage level. He also said they will put window panes in the garage doors.

Exhibit A-5 – Colorized Elevation, Buildings C,D,E, last revised 6/14/19

Exhibit A-6 – C, D Elevations

Mr. Zamplin explains they will elevate brick all the way up. 3 stories tall. He explained the height of the building will be 40'. He told the length of the building.

Exhibit A-7 – Comparison of Front Elevation of Building G, dated 9/4/19

Mr. Zamplin explains the comparison between the townhouse and townhome. He explained the 1st floor will be brick and comes up on the 2nd floor middle area and there will be 55% vinyl siding. They will use the same color scheme as other buildings. Two

bedroom townhomes will be 1100-1300 sq. feet, 1 bedroom will be 850-900 sq. feet. Duct system will be installed on side of the building.

Exhibit A-8 – Building E Floor Plans

Exhibit A-9 – Building E Elevations

Mr. Zamplin describes the garage area. The refuse will be brought down by individual owners and the caretaker will take out to the curb. Mr. Sillery asked if the caretaker lives there and he was told he has a unit in the clubhouse. Mr. Zamplin explains the elevations of Building E.

Exhibit A-10 – Building G Floor Plan

Exhibit A-11 – Building G Elevations

Mr. Zamplin explains there will be 14 units, 2 one bedroom, 12, 2 bedroom in Building G. There are no decks on the roadway side. Mr. Sillery asked what there will be between buildings. Mr. Zamplin said it would be green area. Mr. Giannotti stated that the original ordinance site plan review was approved for all brick and he feels the siding/brick looks horrible, it is not uniformed. Mr. Zamplin has done numerous buildings using different materials. Mr. Capizzi apologized for deviating from all brick. They will consider the Board's comments and will amend variance for brick if need be.

Chairman Amorosso **opened the meeting** to the public for questions of the Architect.

Joann Reteguiz, 125 Rio Vista Lane – asked about the height of the building and said the height is much bigger than when she bought hers. She asked how many parking spaces are for guests. Mr. Zamplin said 69 on outside surface lots are for guests. The Engineer will need to address the parking spots.

Darlene Green, Borough Planner – asked in reference to her letter of 8/21, comment #18 building C & D – shows large room with an elevator, what is this room to be used for, Mr. Zamplin answered it will be a lobby area on each floor. She asked about Buildings C & D trash storage in garage area near doors, how will a dumpster fit? Mr. Zamplin said the caretaker will remove the garbage cans to the curb for pick up by the sanitation company. She would like a vision panel installed in the garage doors. Ms. Green stated that according to borough ordinance, parking may be provided in common areas, keyfobs are not common area. Each resident has same clicker, no variance needed.

There being no further questions from the public, Chairman Amorosso **closed the meeting** to the public.

Mr. Hubschman is asked again about the parking. Jo Ann Reteguiz said 29 surface spaces serve as guest parking. Are the 29 guest spaces sufficient with the proposed increase of population in the community. Mr. Hubschman said 29 spaces are adequate. Ms. Reteguiz stated that the nearest surface lot is 200' from buildings C & G, does he still think there will be no on street parking. Her opinion is there will be significant on street parking.

Linda Calandra, 1308 Rio Vista Lane – asked if it is prohibitive to park on Industrial Parkway. Mr. Giannotti answered that by ordinance, there is no parking on streets but there are no signs on the street indicating no parking.

Dominick Montalbo, 1208 Rio Vista Lane – stated there is no parking on one side, signs will be put up soon. Mr. Giannotti advised him to check with the fire inspector for the fire lanes.

There being no more questions from the public, Chairman Amorosso **closed the meeting** to the public.

Mr. Bradley Meumann, Landscape Architect, of Meumann Associates located at 7 Ledgerock Court, Morris Plains, New Jersey is sworn in by Att. Paster. He is a licensed Architect in New Jersey and has testified in 10 adjacent towns. Mr. Paster states Mr. Meumann is qualified to testify.

Exhibit A-12 – Landscape Plan, dated 7/19/19

Exhibit A-13 – Enlarged and color design dated 9/4/19

Exhibit A-14 – Concept view, typical planting front of building

Mr. Meumann explains what the landscaping around the buildings will look like. He has no problem conforming to the letter from Darlene Green on the landscaping section comments #24-27. On comment #28, they will add trees and shrubs in back of buildings C & D. He did not know they could plant in a floodplain area. Mr. Guyt asked what they will do with the snow removal if there is a significant snow storm. Mr. Meumann answered that it can be plowed on the perennials.

Chairman Amorosso **opened the meeting** to the public for questions of the Landscape Architect.

Kathleen DeFillippos, 1309 Rio Vista Lane – asked with having more a/c compressors, what kind of sound proofing will there be. Mr. Zamplin replied the compressors will be on the ground outside. Mr. Meumann said they can plant around them. Mr. Zamplin stated they can also be put on the roof if they cannot be put on the ground.

Joann Reteguiz, 125 Rio Vista Lane – asked if there will be sprinklers added to the landscaping. Mr. Meumann replied automatic irrigation will be there.

There being no further questions, Chairman Amorosso **closed the meeting** to the public.

At this time, Atty Capizzi asked to adjourn and his client will consider the comments by the Board and public and come back to the Board at a later date. Mr. Giannotti asked if the new units will be age restricted. Mr. Capizzi answered they will be. Chairman Amorosso wanted to know why they are increasing from 23 to 48 units. Mr. Capizzi stated to recapture their initial investment. The Planner will testify at the next meeting as to the number of units. Atty. Paster advised Atty. Capizzi that we can carry to the October 2nd meeting with no additional notices and they agree to waive automatic approval rights.

APPROVAL OF MINUTES OF AUGUST 21, 2019

A motion to **approve** the Minutes of the August 21st meeting was made by Mr Devlin, seconded by Mr. Hogan.

ROLL CALL: All in favor

APPROVAL OF RESOLUTION #19-13-JOHN MONTEMARANO
438 ANDRE AVENUE, BLOCK 107, LOT 4

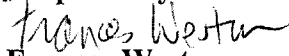
A motion to approve Resolution #19-13 was made by Mr. Devlin, seconded by Mr. Giannotti.

ROLL CALL: All in favor

A motion to adjourn the meeting at 10:06 PM was made by Mr. Devlin, seconded by Mr. Pothos.

All present in favor.

Respectfully Submitted,



Frances Weston
Board Secretary

Approved: September 18, 2019