

BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT
FEBRUARY 5, 2020
7:30 P.M.

MINUTES

CALL THE MEETING TO ORDER

Vice Chairman Giannotti called the meeting to order at 7:30 PM in the Planning Board/Board of Adjustment meeting room located on the second floor of the Municipal Building at 116 Paris Avenue, Northvale, New Jersey 07647

STATEMENT

Vice Chairman Giannotti 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 Deputy 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."

Vice Chairman Giannotti asked everyone to join him in a moment of silence for Wanda Worner our Borough Clerk for 28 years who passed away on February 2nd.

ROLL CALL

PRESENT: Mayor Marana, Councilman Devlin, Mr. Giannotti, Mr. Guyt, Mr. Sillery, Mr. Vollmer, Mr. Hogan, Mr. Pothos, Mr. Degen, Mr. Briscoe

ALSO PRESENT: Gregg Paster, Board Attorney, Chris Dour, Board Engineer, Frances Weston, Board Secretary

ABSENT: Chairman Amorosso, Mr. DeLaura, Mr. Degen, Mr. Moran

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

APPLICATION OF ERIN MORAN
164 WALNUT STREET
BLOCK 1011, LOT 10

Atty. Matthew Capizzi of Capizzi Law Offices located at 11 Hillside Avenue, Tenafly, New Jersey came forward on behalf of Ms. Erin Moran.

The applicant is proposing to subdivide her existing lot into two lots. The property currently is a one-story, single family dwelling including a driveway, a covered concrete porch, an above ground pool, shed and walkways. She would like to keep the existing home and construct a new home. All notifications are in order.

Atty. Capizzi stated Ms. Moran would like to have equal lots of 6,000 sq. ft which will need a variance. In the R7.5 zone minimum lot area is 7,500 sq. feet. Another variance request is for lot width of 60 feet for each proposed lot, a minimum lot width is 75 feet. A variance is also requested for the front yard setback, which is 4.59', the ordinance requires 25 feet front yard setback.

Mr. Perry Frenzel on behalf of Steve Collazuol of Collazuol Engineering & Surveying Assoc. was sworn in by Atty. Paster and qualified as an Engineering expert. He has been a Professional Engineer in the state of New Jersey since 1983. He has been to the site and has reviewed the plans. He testified that the property is located approximately 60 feet from the intersection of Walnut Street and LeGrand Avenue and is located in the R7.5 Residential zone. There is one single family home between subject property and LeGrand Avenue. The existing house is 120' width, 120' depth, square, rectangular in shape. The one story single family dwelling is on the north half of the site. There is a small shed on the property. The driveway in the center of the site provides parking for the existing dwelling. The property lies within the flood zone and does not require flood insurance. The side yard setback on the right side is 14'-15' from further projection of the house. A portion of the driveway will be removed when the new lot is developed. There is a seepage pit to control drainage. The lots will be 60 x 100 each. On Sheet 3 it shows a 1000 gallon seepage pit on the southwest corner. Mayor Marana asked approximately how many other 60 x 100 lots are on Walnut Street right now. Atty. Capizzi answered there will be an exhibit during Architect's testimony. Mayor Marana asked how wide will the driveway be after the new lot is built. Mr. Frenzel answered 10'. Mr. Frenzel stated a seepage pit or recharge chamber will be added to the existing house.

Exhibit A-1 – Site plan for minor subdivision, last revised 8/13/19

Exhibit A-2 – Revised Site Plan, last revised 1/18/19

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

Kathleen Bodrato, 160 Walnut Street – asked if there will be an existing house, new house, driveway, shed, and pool on that property. Mr. Frenzel stated the driveway will be narrower, existing house, shed, and pool will remain. Atty. Capizzi stated that the wall on the southerly property line will be removed. Mrs. Bodrato asked how many feet between her fence and that property. Mr. Frenzel stated there will be 10-1/2 feet from her backyard line. She also stated that she has a deck in the back of her house.

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

Mr. Arthur Michels of Michels & Waldron Associates, LLC from River Vale, NJ came forward and was sworn in by Atty. Paster. He was qualified as an expert Architect since 1985 and Planner since 1986. Atty. Capizzi asked if he has reviewed the plans and did he see the site.

Exhibit A-3 – Architectural Drawing – Tax map of Blocks 1010 and 1011

Mr. Michels explained where the existing house is located and the width and shape. He states there is a small shed in the back corner of the property. There is a driveway in the center of the site for the existing dwelling. The drawing shows other lots on Walnut Street that are 60 x 100. There are 4 lots along Walnut Street that are the same size. He states that within 200' of the existing lot, there is a 120' lot. He testifies that the AE flood zone is not encroaching in the building envelope. Mr. Dour said the seepage is more than adequate and adding seepage to the existing home is a plus. Mr. Briscoe asked how big is the driveway and can it fit 4 cars. Mr. Michels answered that two cars can be in the driveway and two in the garage. The driveway is 18' x 30'.

Exhibit A-4 – Photo of site from the Southwest

Exhibit A-5 – Architectural plan of proposed new dwelling and lot lay out

Mr. Michels explains the new structure will be a 3 bedroom house with a 2 car garage. Atty. Capizzi asked about the streetscape of the proposed home. Mr. Michels said there are visual improvements over a vacant lot. Atty. Capizzi asked if there are some other homes 60' and some are closer to the street. Atty. Capizzi asked if this will enhance the streetscape and Mr. Michels answered yes. Mr. Michels stated that the requested variances positive criteria outweigh the negative criteria and fulfill sections A, C, I and E of the criteria for a C2 variance. There is no detriment to the neighborhood. Mr. Guyt stated that the quality of life to the home to the south will be a big detriment to that home. Mr. Michels stated that lot had been subdivided in the past and they went by what is required by ordinance. Mr. Guyt further stated that the consistency of homes down the street are side to side, the house to the southside will be greatly affected for barbecues and on their patio. Their quality of life will be changed. Mr. Sillery asked what the dimensions are of the landscaping on the southside. Mr. Frenzel answered bushes will be 5-6' in height and 8 of them will be planted. Mr. Sillery stated that they grow very fast. Mr. Sillery also said there is a fence there now, will the plantings be on the Moran side of the fence. Mr. Frenzel answered yes. Mr. Sillery asked if there is a fence on the northside of the existing house. Mr. Frenzel said yes, it is toward the back and across the back. Ms. Moran owns the fence. Mr. Sillery stated that the fence is in need of repair. Mr. Frenzel said the applicant will repair or replace the fence.

Vice Chairman Giannotti **opened the meeting** to the public for questions of the Planner.

Ashley Bodrato, 166 Somerset Road, Norwood – lived in the house to south on 160 Walnut Street. She asked how will this house benefit Walnut Street and her house. Mr. Michels said the benefit is twofold, they would be more consistent in appearance with the rest of the street and in the future, they could build side to side huge houses on the property which would be way out of character of the neighborhood. By subdividing there are restrictions so that they cannot build larger homes. She asked are the 60' x 100' older homes. Mr. Michels did not know when they were built. He said they are on the boro tax maps and many other lots on the street are that size. Atty. Paster asked if a new fence will be installed? Atty. Capizzi answered that it will either be repaired or replaced.

Vice-Chairman Giannotti **opened the meeting** to the public for questions of the Architect/Planner.

Kathleen Bodrato, 160 Walnut Street – stated that in 1988 she came to Northvale. It was a beautiful community with lots of open spaces. Walnut Street was a nice neighborhood. Now, all open spaces are being taken away. She said it is worse for her husband who was born and raised on that street. Taxes are high and she can move somewhere else for lower taxes with alleyways between houses. There were trees entangled in her deck and her grill. Her husband cut them down and the police were called because he trimmed the trees. She is concerned about bushes not getting trimmed. Mr. Guyt asked how much space between her house and side yard. She replied she has no rearyard, just a front yard and side yard. Mr. Giannotti asked her if the property between her and Moran is a sideyard.

There being no further questions from the public, Vice-Chairman Giannotti **closed the meeting** to the public.

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

ROLL CALL: Mayor Marana, Mr. Sillery, Councilman Devlin, Mr. Giannotti, Mr. Vollmer, Mr. Hogan, Mr. Pothos, Mr. Briscoe – **YES**

APPROVAL OF RESOLUTION #20-04
EASTERN ALLIED
192 LIVINGSTON ST., BLOCK 906, LOT 6

A motion to **approve** the Resolution was made by Mayor Marana, seconded by Mr. Hogan.


ROLL CALL: Mayor Marana, Mr. Hogan, Mr. Giannotti, Mr. Guyt, Mr. Vollmer, Mr. Pothos - **YES**

APPROVAL OF MINUTES OF JANUARY 22, 2020

A motion to **approve** the Minutes was made by Mr. Giannotti, seconded by Mr. Sillery. All present were in favor.

ADJOURNMENT

A motion to **adjourn** the meeting at 8:25 PM was made by Mr. Giannotti, seconded by Mr. Hogan. All present were in favor.

Respectfully Submitted,

Frances Weston
Board Secretary

Approved: March 4, 2020