

**BOROUGH OF NORTHVALE  
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT  
FEBRUARY 19, 2020  
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/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 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."*

**ROLL CALL**

**PRESENT:**

Chairman Amorosso, Mayor Marana, Councilman Devlin, Mr. Giannotti, Mr. Guyt, Mr. Moran, Mr. Sillery, Mr. Vollmer, Mr. Hogan, Mr. Pothos, Mr. Degen, Mr. Briscoe

**ALSO PRESENT:**

Gregg Paster, Board Attorney, Darlene Green, Borough Planner, Frances Weston, Board Secretary

**ABSENT:**

Mr. DeLaura

**REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING**

**PUBLIC HEARING  
2020 MASTER PLAN & DEVELOPMENT REGULATIONS  
REEXAMINATION**

Ms. Green came forward to go over the Master Plan and Development Regulations Reexamination. She has been working on this for many months. She thanked Mr. Sillery and Mr. Giannotti who were on the subcommittee. The last reexamination was done in 2009. All notices were sent and the meeting has been advertised in the newspaper. She gave a brief overview. Ms. Green went over the different chapters. Chairman Amorosso

said after this is adopted, Bill and Ed should sit with Darlene and choose which are the important ones to be done. Ms. Green agreed.

Chairman Amorosso **opened the meeting** to the public for questions on the 2020 Master Plan & Redevelopment Regulations Reexamination.

Andy Andrews, 48 Cobble Place, Blauvelt – He is a member of the Orangetown Planning Board. He explained the Architecture & Community Appearance Board of Review (ACABOR) board that Orangetown has. He also discussed some sections of the reexamination that he thought were interesting.

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

A motion was made by Mr. Giannotti, seconded by Mr. Sillery to accept the 2020 Master Plan & Development Regulations Reexamination.  
All present were in favor.

**PUBLIC HEARING**  
**2020 LAND USE PLAN ELEMENT AMENDMENT**

Ms. Green explained the 2020 Land Use Plan Element Amendment to the Board members. She took the recommendations in the Master Plan and copied them into the Land Use Plan.

Chairman Amorosso **opened the meeting** to the public for questions on the 2020 Land Use Plan Element Amendment.

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

Chairman Amorosso commended Darlene Green on a job well done. Ms. Green asked Atty. Paster to write the resolutions. Once they are memorialized they can be sent to the county and Trenton.

A motion was made by Mr. Sillery, seconded by Mr. Giannotti to **accept** the 2020 Land Use Plan Element Amendment.  
All present were in favor.

**APPROVAL OF RESOLUTION #20-05**  
**ERIN MORAN**  
**164 WALNUT STREET, BLOCK 1011, LOT 10**

A motion to approve the resolution was made by Councilman Devlin, seconded by Mr. Sillery.

**ROLL CALL** Councilman Devlin, Mr. Sillery, Mayor  
Marana, Mr. Giannotti, Mr. Vollmer,  
Mr. Hogan, Mr. Pothos, Mr. Briscoe - **YES**  
Mr. Moran - Abstained

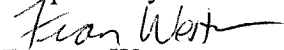
Chairman Amorosso **opened** the meeting to the public. There being no questions or comments, Chairman Amorosso **closed** the meeting to the public.

## **ADJOURNMENT**

A motion to **adjourn** the meeting at 8:32 PM was made by Mr. Vollmer seconded by Mr. Hogan.

All present were in favor.

Respectfully Submitted,



Frances Weston

Board Secretary

Approved: March 4, 2020