

**BOROUGH OF NORTHVALE  
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT**

**March 4, 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 Acting 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. Vollmer, Mr. Hogan, Mr. Pothos, Mr. Degen, Mr. Briscoe

**ALSO PRESENT:** Gregg Paster, Board Attorney, Frances Weston and Nicole Cowley, Board Secretary

**ABSENT:** Mr. DeLaura, Mr. Sillery

**REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING**

Fran was asked by Chairman Amorosso to introduce the new Board Secretary, Nicole Cowley. The Board welcomed Nicole.

**APPROVAL OF AMENDED RESOLUTION #19-01, JOEL NEGRON**

**415 SEMINO ROAD**  
**BLOCK 104, LOT 5**

Atty. Paster explained this was simply a mother/daughter style approval that was basically a part of the application. This included a separate entrance with not much

changed since presentation to the board. Tracy was reluctant to give the applicant a building permit as she was viewing the plans as a mother/daughter. Rather than have the applicant come back and represent, Atty. Paster added language to include the board failed to recognize the mother/daughter style and amend the resolution to approve.

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

**ROLL CALL:** Mr. Giannotti, Mr. Moran, Mr. Amorosso, Councilman Devlin,  
Mr. Vollmer, Mr. Hogan

**ABSTAIN:** Mayor Marana, Mr. Guyt, Mr. Pothos

**APPROVAL OF AMENDED RESOLUTION #17-04**  
**EDWARD WITKOWSKI**  
**172 DORATO PL., BLOCK 1006, LOT 9.01**

Atty. Paster explained when this rear setback variance was granted, it was to be 17.4 feet to the building, steps and with a deck. Tracy denied the as built CO due to the actual set back to the steps being 13 feet not 17.4. To note, the property is backed to the railroad tracks.

A motion to **approve** the Resolution was made by Chairman Amorosso and seconded by Councilman Devlin

**ROLL CALL:** Chairman Amorosso, Councilman Devlin, Mr. Moran, Mayor Marana, Mr. Vollmer, Mr. Giannotti,- **YES**

**ABSTAIN:** Mr. Delaura, Mr. Guyt, Mr. Sillery, Mr. Hogan, Mr. Pothos, Mr. Degen, Mr. Briscoe

**APPROVAL OF MINUTES OF FEBRUARY 5, 2020**

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

**ROLL CALL:** Mayor Marana, Mr. Hogan, Chairman Amorosso, Councilman Devlin, Mr. Giannotti, Mr. Guyt, Mr. Vollmer, Mr. Pothos, Mr. Degen, Mr. Briscoe

**ABSTAIN:** Mr. Moran

**APPROVAL OF MINUTES OF FEBRUARY 19, 2020**

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

## **ADJOURNMENT**

A motion to **adjourn** the meeting at 7:45 PM was made by Mr. Giannotti, seconded by Mayor Marana.

All present were in favor.

Respectfully Submitted,

Nicole Cowley  
Board Secretary

Approved: July 1, 2020