

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

July 15, 2020

7:30 P.M.

Zoom Meeting ID: 453 996 0939

Password: 4Qz3LR

Phone in Number: 1 646 558 8656

Meeting ID: 453 996 0939

Password: 785974

MINUTES

CALL THE MEETING TO ORDER

Chairman Amorosso called the meeting to order at 7:30 PM in the Borough Hall Office located at 116 Paris Avenue, Northvale, New Jersey 07647. Meeting included Board Members, and was open to members of the public using the Zoom virtual platform.

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.

ROLL CALL:

PRESENT: Chairman Amorosso, Mr. Giannotti, Mr. Degen (Alternate #3)

PRESENT VIRTUALLY: Mayor Marana, Mr. DeLaura, Mr. Guyt, Mr. Sillery,
Mr. Moran, Mr. Hogan (Alternate #1)
Mr. Pothos (Alternate #2) Mr. Briscoe (Alternate #4)

ALSO PRESENT: Gregg Paster, Board Attorney, Nicole Cowley, Board Secretary

ABSENT: Councilman Devlin, Mr. Vollmer

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

2020 LAND USE PLAN ELEMENT AMENDMENT

Chairman Amorosso introduced this agenda item referring to Mr. Giannotti and Mr. Sillery considering they worked very closely with the Borough Engineer, Darlene Green. Mr. Giannotti began by informing the Board that the information being provided was an update of all items discussed previously at the prior June 3, 2020 meeting where discussion took place among Ms. Green and the Board. This included all corrections and Mr. Giannotti confirmed everything was acceptable.

Mr. Sillery addressed the Board as well, confirming the document was acceptable. Mr. Sillery expressed his thoughts on the highlights including much needed improvements to many of the Borough's ordinances.

Mayor Marana asked to provide his input that included the history of the document being implemented. This document was initially accomplished before the discussion of rezoning the Veteran's Drive property, which lead into some inconsistencies in the surrounding area. Mayor Marana proceeded to express his confidence in the improvements being proposed.

At this time, Chairman Amorosso asked each Board member for their questions or comments to which there was none. Following this, Chairman Amorosso asked Atty. Paster for his input. Atty. Paster advised the Board to adopt this formally and he will be putting the amendment together in the form of a written Resolution that can also be submitted as a part of the Borough's Affordable Housing compliance.

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

With no questions, Chairman Amorosso **closed the meeting** to the public.

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

ROLL CALL:

Mr. Giannotti, Mr. Sillery, Chairman Amorosso, Mayor Marana, Mr. DeLaura, Mr. Guyt, Mr. Moran, Mr. Hogan, Mr. Pothos – **YES**

APPROVAL OF RESOLUTION 20-10 NEW CINGULAR WIRELESS PCS, LLC 37 INDUSTRIAL PARKWAY BLOCK 608 , LOTS 1 & 2

A Motion to approve the Resolution was made by Mayor Marana and seconded by Mr. Moran

ROLL CALL: Mayor Marana, Mr. Moran, Chairman Amorosso, Mr. DeLaura, Mr. Giannotti, Mr. Guyt, Mr. Sillery, Mr. Hogan

APPROVAL OF RESOLUTION 20-11
NORTHVALE GAS, INC
264 LIVINGSTON STREET
BLOCK 301, LOT 1

A motion to approve the Resolution was made by Mr. Sillery and seconded by Mr. Giannotti.

ROLL CALL:

Mr. Sillery, Mr. Giannotti, Chairman Amorosso, Mayor Marana, Mr. DeLaura, Mr. Guyt, Mr. Hogan, Mr. Pothos, Mr. Degen - YES

ABSTAIN: Mr. Moran

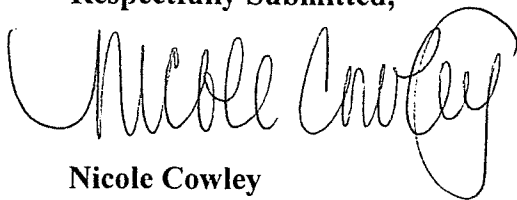
APPROVAL OF MINUTES OF JULY 1, 2020 MINUTES

A motion to **approve** the minutes of the July 1, 2020 meeting was made by Mayor Marana and seconded by Mr. Sillery

ROLL CALL: All in favor

A motion to **adjourn** the meeting at 7:46 PM was made by Mr. Giannotti and seconded by Mr. Degen. All present in favor.

Respectfully Submitted,



Nicole Cowley
Board Secretary

Approved: 8/19/20