

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

July 22, 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, Councilman Devlin, Mr. DeLaura, Mr. Sillery,
Mr. Moran, Mr. Hogan (Alternate #1)
Mr. Pothos (Alternate #2)

ALSO PRESENT: Gregg Paster, Board Attorney (Arrived shortly after roll call)
Nicole Cowley, Board Secretary

ABSENT: Mr. Guyt, Mr. Vollmer, Mr. Briscoe (Alternate #4)

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

DISCUSSION OF SUBDIVISION
155 VETERANS DRIVE
BLOCK 1011, LOT 5

Chairman Amorosso began the discussion by referring to Danielle Federico who is affiliated with the law firm Kaufman, Semeraro & Liebman. Ms. Federico was appearing on behalf of the Borough with respect to the minor subdivision being discussed. Ms. Federico explained to the Board this property is an existing oversized lot and the applicant, the Borough is seeking minor subdivision approval to subdivide into two conforming lots in order to promote development of this underutilized property. Following Ms. Federico's explanation, she proceeded to call upon the Borough Engineer, Carl O'Brien.

Carl O'Brien addressed the Board and proceeded to inform the Board of his part in the preparation of this minor subdivision pertaining to this property and this was under his direction. He explained the intentions of developing two buildable lots. One would be residential designated as 5.01, a 100 x 100 lot that fronts Walnut Street. The other lot is a 100 x 200 lot, designated as lot 5.02 fronting Veterans Drive. Mr. O'Brien further explained the potential and intention of this proposed plan.

Chairman Amorosso called upon Mayor Marana to contribute his input. Mayor Marana explained this plan has been talked about for some time now since the VFW has been closed up and the property reverted back to the Borough of Northvale. The idea has always been to keep Walnut Street residential provided the additional zoning changes that were needed to make that happen, as well keeping the lot facing Veterans commercial. Mayor Marana stated he fully supported this application and this has always been something the Borough has wanted to do. Mayor Marana expressed his feelings of ensuring he is protecting the people, single family resident home owners on Walnut Street from commercial intrusion.

At this time, Chairman Amorosso called upon the Board for any questions or comments, to which there was none. Atty. Paster added his thought on this application being a routine subdivision, non-controversial and gives his approval. He provided clarification that the Mayor spoke on behalf of the application and he and Councilman Devlin would obviously be recused from consideration as members of the Board and wanted the record to reflect this.

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. Pothos to **accept** the subdivision of 155 Veterans Drive.

ROLL CALL:

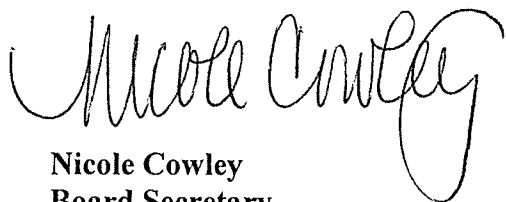
Mr. Giannotti, Mr. Pothos, Chairman Amorosso, Mr. DeLaura, Mr. Moran, Mr. Sillery, Mr. Hogan, Mr. Degen – **YES**

ABSTAIN:

Mayor Marana, Councilman Devlin

A motion to **adjourn** the meeting at 7:41 PM was made by Mr. Sillery and seconded by Councilman Devlin. All present in favor.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Nicole Cowley". The signature is written in a cursive, flowing style with a large loop at the end.

**Nicole Cowley
Board Secretary**

Approved: 8/19/20