

**BOROUGH OF NORTHVALE  
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT  
DECEMBER 4, 2019  
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 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, Mr. DeLaura, Mr. Devlin, Mr. Guyt, Councilman DeLisio, Mr. Giannotti, Mr. Vollmer, Mr. Sillery, Mr. Moran (Alternate #2), Mr. Pothos (Alternate #4)

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

**ABSENT:** Mr. Hogan (Alternate #3)

**ALSO PRESENT:** Ronda Reinstein, transcriber for Laura Carrucci

**REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING**

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

**Letter received from Attorney Brian Chewcaskie on behalf of Erin Moran requesting an adjournment without further notice to January, 2020.**

**APPLICATION OF THE LIGHT PRESBYTERIAN CHURCH**  
**235 PEGASUS AVENUE**  
**BLOCK 303, LOT 4**  
**SITE PLAN USE AND VARIANCE**

Atty. Steven P. Sinisi of the Law offices of Steven P. Sinisi, Esq., LLC, located at Two Sears Drive in Paramus, New Jersey came forward representing the applicant, The Light Presbyterian Church.

The applicant has proposed to occupy 8,560 square feet of the existing building at 235 Pegasus Avenue. The existing building is 50,190 square feet. The site is located in the LI-1 (Light Industrial Zone). A use variance is requested since a church is not permitted in this zone. Also a variance for a sign setback is requested. According to the Borough ordinance, all signs must be setback at least 20 feet from the edge of the right-of-way. This proposed sign is less than 20 feet from the right-of-way on Pegasus Avenue.

Atty. Sinisi states that the church is now located in Old Tappan. They would like to move to Northvale and occupy a portion of this property. Under the law, religious institutions are considered beneficial uses. He has a few witnesses – the Pastor, his translator, the Project Architect, and the Professional Planner.

Pastor Dong Eun Park and Deacon David Kim (translator) come forward and are sworn in by Atty. Paster. Atty. Sinisi asks Pastor Park what his relationship is with the Light Presbyterian Church and to describe his duties and responsibilities. Through Deacon Kim translating, Pastor Park says he is the senior Pastor that leads the service and the main administrator who oversees the management of the church. The Pastor assisted in filing this application and is personally familiar with how the church operates and conducts activities. Atty. Sinisi asked how many services will be conducted at this location. Pastor Park answered that there will be 2 services on Sunday, 10:00 am and the second service at 12:00 pm. They are 1 hour each. There will be another service on Wednesdays at 8:30 pm which will also last 1 hour. Chairman Amorosso asked how many people are at the Sunday services. Deacon Kim answered there are about 30-40 people at the 10:00 am service and about 60-70 people at the 12:00 pm service which is the main service. There are about 30-40 people at the Wednesday night service. Atty. Sinisi asked if there are any other activities the church will conduct on any other day. Deacon Kim answered there is Sunday school, bible school for kids at 12:00-2:00. Atty. Sinisi asked what is the estimated time on Sunday when everyone leaves. Deacon Kim answered 3:00 pm most are gone, Wed evening is just a service. Deacon said after the 2<sup>nd</sup> service on Sundays, at 1:00 pm, lunch is served. Prepared foods are brought in by the parishioners. They will use the kitchen to warm up the food only. The kitchen is not open to the public; it is strictly for the parishioners. Pastor Park said there are no other activities. Deacon Kim said there are about 110 Adult members and 30 kids. Atty. Sinisi asked Deacon Kim what his primary occupation is. He answered he is a commercial real estate broker and he is the one that found this location. Deacon Kim stated this is a modern church. Open space and taller ceilings are more appealing to kids and easier parking. Chairman Amorosso asked why they are leaving Old Tappan. The Deacon said the space is shared by 3 other congregations and also Montessori school rents space there. There are a limited number of classrooms. Mr. Giannotti asked if there are other tenants in this building. Deacon said both tenants moved out and the building is now empty. Deacon Kim said the parishioners drive themselves and the church has a 15

passenger van to transport people. Chairman Amorosso asked how many parking spaces are for the church. Deacon Kim answered 58. Mr. Sillery asked where does the congregation live. Deacon Kim answered in the Northern Valley area, Hillsdale, Norwood, Northvale. Mr. Guyt asked if there are any outside events to which the Deacon answered all events are indoors, not outside. Mr. DeLaura said most churches want to increase their congregation, how many would you take or cut off. Pastor Park said they will stay until current location cannot accommodate them. If they get more members in the future, they will look for other locations. The Mother church is in Englewood, this is the third church. They have a 10 year lease at this location. Mr. Sillery asked if the congregation owns the church and how does that work. Deacon Kim said they need managerial people. Mr. Paster said as a non-profit corporation you need 3 trustees. Mr. Dour asked if the 15 passenger van will be parked at the location during the week or offsite. Deacon Kim replied it will be parked on location. Atty. Sinisi asked how many church personnel are at the location when there no church services during the week. Deacon said only the main Pastor.

Chairman Amorosso **opened the meeting** to the public for questions of the Pastor or Deacon.

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

Zach Lamotta, Director of Leasing to the landlord came forward and is sworn in by Atty. Paster. He states that he is Director of Leasing to the Stro company which is the parent company of 235 Pegasus Ave. It is a 50,000 square foot building currently occupied by one tenant in the back right portion of the property which assumes 15,000 square feet. The Church is proposing a little over 8,000 square feet. Mr. Lamotta said the capital improvement parking lot in the front and adding 2 drive in overhead doors was approved by the board. Mr. Giannotti asked where the church entrance would be. Mr. Lamotta said they are proposing to add a 2<sup>nd</sup> entrance by the main entrance in the front of the property. Atty. Sinisi asked about the dumpster enclosure. Mr. Lamotta said the applicant is proposing to enclose the dumpster and cover with trees and decorative block. Mr. Lamotta said the applicant is proposing to add a sign to the front lawn. Mr. Sillery mentioned there were 8 shipping containers along the south wall of the rear parking lot. Chairman Amorosso asked the Board Secretary to have the Code Official check them out. Mr. Lamotta will check into also.

Marios Lachanaris, Project Architect, of Marios Lachanaris, Architect LLC, 1610 Center Avenue, Fort Lee, New Jersey comes forward and is sworn in by Atty. Paster. He has testified before the board and his testimony is accepted. Atty. Sinisi asks him to briefly describe the application and what he did. Mr. Lachanaris states he designed the new church, leasing about 8400 sq. feet. He explains the size of the building and adding a new entrance from Pegasus Avenue.

### **Exhibit A-1 Site Plans**

Mr. Lachanaris explains the map area, where the property is situated, the existing building, existing parking area and new parking lot approved by the board a few months ago. Atty. Sinisi asked if the applicant is changing the building footprint at all. Mr. Lachanaris answers no. Mr. Lachanaris explains the dumpster area. He explains the

classrooms and the lounge area. Atty. Sinisi asked if there is a child care center. He said just a sitting area during services. He explains the sanctuary, 160 seat sitting area, where the musicians will be, 2 offices, fellowship room, and small kitchen. At the new entrance there was a cross to be added but has been removed per Maser's request.

### **Exhibit A-2 – Revision Site Plan dated 12/3/19**

Atty. Sinisi hands out the revision site plan to the board members. This shows the dumpster detail, canopy, and elimination of the cross.

Mr. Sillery stated with 2 services on Sunday there is potentially 320 members. Deacon Kim said certain days such as Christmas, Thanksgiving, New Years Day, there will be 1 service for the whole congregation. Mr. Lachanaris explains the changes being proposed on the new revision site plan. Mr. Giannotti asked how many feet from the corner of the building will the dumpster enclosure be. Mr. Lachanaris answered 20' in front of the building in the front yard on the right side. Atty. Sinisi said other revisions of A2 are at the request of the engineer – site triangle is area in front of property. There is no obstruction for cars. The signage is outside of the triangle. There will be a new canopy at the new entrance. The new sign will be similar to the existing sign that is on the property now, same material which is aluminum blue color with white letters. The sign will say The Light Presbyterian Church (English) and Korean, bottom part #235 on pedestal. Mr. Dour asked if the sign is lighted. Mr. Lachanaris replied yes. Atty. Sinisi asked if there are existing canopies at the property. There are 2 now. The applicant is proposing a similar canopy over the proposed entrance. The sign is in compliance with the zoning ordinance. They are not asking for a variance since the sign is 18' long. Atty. Sinisi confirmed from the Engineer's review letter #8 the approximate area to occupy will be 8500 square feet. On question #12 how will the ground sign be illuminated, there will be a timer on the sign. Mr. Dour's only question was parking. The new 24 spaces will be restricted to just the church. Mr. Dour stated all other questions were answered. Mr. Giannotti went over the officials comments which Mr. Lachanaris said they will comply with all the questions.

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

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

Michael Pessolano, Project Planner of MJP Land Use Planning LLC, 140 Elmwood Avenue, Bogota, New Jersey came forward and is sworn in by Atty. Paster. He is licensed in the state of New Jersey for 30+ years and is a Certified Planner. He explains how he was involved in this application. Atty. Sinisi asked if the applicant is seeking 3 variances and to explain the variances needed. Mr. Pessolano said they are requesting 3 variances: use LI-1 house of worship not permitted, parking variance, signage closer to road rather than further away.

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

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

Atty. Sinisi summarized the application.

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

Atty. Paster summarized the variances requested.

A motion to **approve** the application was made by Mr. Vollmer, seconded by Mr. Giannotti.

**ROLL CALL:** Mr. Vollmer, Mr. Giannotti, Mr. Amorosso, Mr. DeLaura, Mr. Devlin, Mr. Guyt, Mr. Sillery

**APPLICATION OF EASTERN ALLIED**  
**192 LIVINGSTON STREET**  
**BLOCK 909, LOT 6**  
**PRELIMINARY & FINAL SITE APPROVAL WITH VARIANCES**

Mayor Marana and Councilman DeLisio recuse themselves. Mr. Moran recuses himself as he is within 200 feet of the subject property.

Atty. Dean Stamos of the law firm of Ferraro & Stamos, LLP located at 22 Paris Avenue in Rockleigh, New Jersey came forward representing the applicant, Eastern Allied Construction, Inc.

Atty. Stamos stated the applicant came before the board back in August. The governing body has since adopted the Paris Avenue overlay zone. The applicant has renoticed everyone within 200 feet. Atty. Stamos explains the Paris Avenue Overlay zone. He advises that the applicant made revisions, went from 14 units down to 10 units. They meet the density requirements.

**Copy of transcript from Laura Carucci on file.**

A motion to **approve** the application was made by Mr. Giannotti, seconded by Mr. Vollmer.

**ROLL CALL** – Mr. Giannotti, Mr. Vollmer, Chairman Amorosso, Mr. Pothos – **YES**  
Mr. DeLaura, Mr. Devlin, Mr. Guyt, Mr. Sillery – **NO**

**Atty Paster advises the motion does not carry since needed 5 to approve.**

**APPROVAL OF MINUTES OF NOVEMBER 6, 2019**

A motion to **approve** the minutes of the November 6th meeting was made by Mr. Giannotti, seconded by Mr. Vollmer.

**ROLL CALL:** All in favor

A motion to **adjourn** the meeting at 10:30 PM was made by Mr. Moran, seconded by Mr. Giannotti. All present in favor.

**Respectfully Submitted,**

*Frances Weston*

**Frances Weston**

**Board Secretary**

**Approved: January 8, 2020**