

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

March 17, 2021

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. Vollmer,
Mr. Degen (Alternate #2)

PRESENT VIRTUALLY: Councilman Hogan, Mr. Guyt, Mr. Moran, Mr. Pothos,
Mr. Briscoe (Alternate #2)

ALSO PRESENT: Gregg Paster, Board Attorney, Chris Dour, Colliers Engineering and Design (Present Virtually) Nicole Cowley, Board Secretary

ABSENT: Mayor Marana, Mr. Sillery

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

APPLICATION OF THOMAS SHERIDAN
412 TENAKILL DRIVE BLOCK 101 LOT 8

Due to unforeseen circumstances, this application was postponed and will be heard at a later date. The applicant will complete the noticing requirements for a second time.

APPLICATION OF ANTHONY CARECCIA
403 TAPPAN ROAD BLOCK 805 LOT 1

This application began with Anthony Careccia introducing himself to the Board and Attorney Paster confirming all noticing requirements were accurate. Mr. Careccia began the hearing by explaining why he was appearing before the Board which included an addition to his home. Currently, Mr. Careccia's home is non-conforming to the Zotti Ave side. Mr. Careccia is seeking a variance for the construction of a porch, on the Zotti Avenue side. Initially, the porch was not part of the plan, since the pandemic Mr. Careccia decided the porch would be helpful to comply with social distancing guidelines, this would allow for his friends and family to congregate safely, he stated.

Chairman Amorosso suggested the Board stop, and work on this variance before moving forward. Chairman Amorosso confirmed with Mr. Careccia and the Board their understanding of exactly what was being requested. Next, Chairman Amorosso asked each Board member if they had any questions pertaining to this variance. The Board did not have any questions. Attorney Paster stated, to be clear, this is an expansion of an existing non-conforming. The Chairman agreed and stated this was why he wanted to gain clarity so there was no confusion as the Board moves forward with the next section.

Next, Mr. Careccia explained to the Board, the second variance he was seeking was for a fence to close his property in. Mr. Careccia explained the two main reasons he is seeking this variance. He explained the need for safety and privacy and the fact his property is near the bus stop, which is not common on most other properties in town. Mr. Careccia stated he has resided at this location for four years now and has had multiple instances where people are waiting at the bus stop, and people have used his property as an area to relieve themselves while waiting for the bus. This can be seen from inside his home and Mr. Careccia stated he has addressed this himself; he has not contacted the local police since the offender would be gone by the time an officer would be able to respond. There is also an abundance of garbage being left at the bus stop which ultimately ends up on his property. Mr. Careccia continued to provide the Board with

details as to why he would like a variance for a six-foot fence. Attorney Paster took the opportunity to state for the record, the two set of visuals provided for the Board's review, will be marked as A-1 and A-2. Discussion regarding the fence specifics and options continued. Mr. Giannotti commented regarding his concerns granting a six-foot fence especially on a corner lot, expressing this would be a safety concern and not something the Board has granted in the past. Mr. Careccia understood the concerns but reiterated his unique situation with having the bus stop located very close to his property and the hinderance it has caused. Chairman Amorosso suggested six-foot fencing (eight-foot sections) behind the bus stop portion of the property and drop it down to four feet on all other existing sections. There was further discussion regarding footage and options that continued. Mr. Careccia asked if the Board would consider a five-foot fence. Attorney Paster stated that would require an amendment to the original application. Further discussion regarding options continued. Chairman Amorosso asked each Board member if they had any questions. Mr. Moran made a suggestion as to where he thought the fence should connect to help Mr. Careccia's situation pertaining to the bus stop to help the hindrance. Mr. Pothos, Mr. Guyt, Mr. Briscoe, and Mr. Degen added they did not have any questions but added they agreed with Mr. Moran's suggestion to allow Mr. Careccia his privacy.

At this time, Mr. Careccia asked the Board questions regarding amending his application from a six-foot fence to a four- or five-foot fence. The Board and Attorney Paster explained Mr. Careccia would need to decide as to what he is seeking for the record. Amending his application is an option. Attorney Paster further explained, once a decision is determined, there cannot be another option requested. Mr. Careccia was told he would have to reapply to the Board all over again if the decision was not what he wanted. More clarifying questions continued between Mr. Careccia, Chairman Amorosso and Mr. Giannotti. Following this, Mr. Careccia's engineer, Chris Blake commented on his views of the project overall.

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

Ed Capellini- 401 Zotti Ave- Mr. Capellini stated Mr. Careccia is an asset to the neighborhood and has young children to look out for and he wanted to come forward to show his support.

Drew Porschen- 603 Oakwood Drive- Mr. Porschen wanted to express his support for Mr. Careccia. He explained his relationship with him, knowing him for a long time and expressed his understanding of Mr. Careccia's situation living on a busy road with a young family. Mr. Porschen expressed his gratitude towards the Board for any consideration they would provide.

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

Mr. Careccia asked the Board how they thought the aesthetic look of a six-foot fence dropping down to a four-foot fence may look. Mr. Careccia felt like a five-foot fence may be better seeing it would look more uniform. After further discussion, it was decided a formal amendment to the application would take place. Including four-foot fencing with six-foot fencing behind the bus stop. Attorney Paster stated the conditions for the record, including the number of panels and where those would be located. Chris Dour commented on this and adding what he felt the needed

number of panels would be. Formal amendment was stated for the record to include a four-foot fence with six-foot panels behind the bus stop.

Chairman Amorosso **opened the meeting** to the public for questions or comments pertaining to the amendment.

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

A Motion to **approve** the application was made by Councilman Hogan and seconded by Mr. Degen.

ROLL CALL:

Councilman Hogan, Mr. Degen (Alt#2) Chairman Amorosso, Mr. Giannotti, Mr. Guyt, Mr. Moran, Mr. Vollmer, Mr. Pothos, Mr. Briscoe (Alt#1) – **YES**

ABSENT- Mayor Marana, Mr. Sillery

APPROVAL OF RESOLUTION 21-06
LLOYD WINANS
643 WILDWOOD WEST
BLOCK 104 LOT 28

A Motion to **approve** the Resolution was made by Mr. Giannotti and seconded by Mr. Vollmer.

ROLL CALL:

Mr. Giannotti, Mr. Vollmer, Chairman Amorosso, Mr. Guyt, Councilman Hogan, Mr. Moran, Mr. Pothos, Mr. Briscoe (Alt#1) Mr. Degen (Alt#2) – **YES**

ABSENT- Mayor Marana, Mr. Sillery

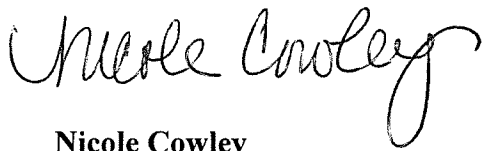
APPROVAL OF MINUTES OF MARCH 3, 2021

A motion to **approve** the minutes of the March 3, 2021 meeting was made by Mr. Giannotti and seconded by Councilman Hogan.

ROLL CALL: All in favor

A motion to **adjourn** the meeting at 8:09 PM was made by Mr. Giannotti, seconded by Mr. Degen. All present in favor.

Respectfully Submitted,

A handwritten signature in black ink that reads "Nicole Cowley". The signature is written in a cursive, flowing style.

**Nicole Cowley
Board Secretary**

Approved: 4-7-21