

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

**April 7, 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. Briscoe (Alternate #1)  
Mr. Degen (Alternate #2)

**PRESENT VIRTUALLY:** Mayor Marana, Mr. Guyt, Mr. Moran, Mr. Sillery, Mr. Pothos,

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

**ABSENT:** Councilman Hogan

**REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING**

**APPLICATION OF ERWIN GENOVA**  
**305 VOLLMER COURT BLOCK 209 LOT 3.02**

This application began with Erwin Genova introducing himself to the Board and Attorney Paster swearing him in as well as confirming all notifications were in order. Mr. Genova began by explaining why he is coming before the Board, this included him applying for a permit for an extension of his deck which was denied due to setback limitations. Mr. Genova is seeking relief to allow for the expansion of his existing deck from 80 square feet to 144. Mr. Genova continued to discuss his reasonings for wanting to complete the expansion. Rear yard setback limitations were discussed as well. Mr. Giannotti asked for clarification regarding Mr. Genova's side yard and rear yard measurements. Mr. Giannotti also questioned Mr. Genova's oversized fence height. Mr. Genova confirmed he obtained a permit for the existing fence. Mr. Giannotti expressed concern regarding this, as it is a violation, and he was unsure of how a permit would have been obtained. Mr. Genova stated again, he had a valid permit and could provide the Board with a copy. Discussion regarding the fence placement and measurements continued. Chairman Amorosso and Attorney Paster discussed the fence concern in relation to the deck extension request. Attorney Paster discussed the possibility of adjourning the meeting at this time and amending the application to include the fence if relief is needed. It was stated, Ms. Cowley could obtain the permit issued for the fence to confirm it is valid. Mr. Genova agreed to the continuation to avoid the possibility of having to appear before the Board for a second time. Attorney Paster stated for the record, Mr. Genova would reappear at a later date, to be determined, to continue this application with no further noticing necessary.

**APPLICATION OF ANDREW ANTINORE**  
**423 PAULDING AVENUE BLOCK 113 LOT 3**

This application began with Andrew Antinore introducing himself and being sworn in by Attorney Paster and confirmation of all noticing requirements being accepted. Mr. Antinore explained he was appearing before the Board due to a pool that was built to which he is now asking for leniency to be granted with a variance for work that was already completed. Mr. Antinore explained his situation pertaining to pavers he used which are not compliant with the setbacks needed. Mr. Antinore also explained the road that is near his property that was built on and unfortunately his builder did not realize this was not his property. It remains unknown by everyone who the actual owner of this road is. Mr. Antinore explained the difficulty in building his pool on such a steep hilled area and he is seeking leniency on this 16.5 feet of roadway that was needed to level this project. Mr. Antinore also discussed exploring the idea of buying the

unknown property that he already maintains but without knowing who owns this, it was explained this would not be possible.

Chairman Amorosso asked the Board for any questions or comments. Mr. Moran asked a question regarding the number of pavers that were used which was over the imperviousness being allotted. Mr. Moran asked for evidence regarding the installation of a storm chamber being properly installed. Mr. Moran was concerned with a runoff issue. Mr. Antinore stated he would provide any information the Board requested. Attorney Paster clarified in the report, Mr. Antinore was within limits and this was not a problem. Mr. Sillery asked further questions regarding the road and its unknown ownership. Attorney Paster clarified this is not town property and is typically referred to as "Public Right of Way." Mr. Guyt commented his thoughts on this property and the unknown ownership. Mayor Marana interjected as well. Mr. Dour confirmed there was a pool complaint fences that is in addition to the fence that is on the unknown land. Mr. Antinore conformed there is currently a pool complaint fence.

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

Christine Alfonso stated she was attending the Planning/Zoning Meeting as a new realtor and a resident of Northvale and she was interested in sitting in on a meeting.

Brian Alfonso was also in attendance of this meeting and expressed his interest in attending these meetings as a Senior at Rutgers who is majoring in Planning and Public Policy.

Chairman Amorosso suggested the two residents seek a seat as an alternate of the Planning/Zoning Board as they are always looking for younger people to get involved.

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

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

## **ROLL CALL:**

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

**ABSENT-** Councilman Hogan

**APPROVAL OF RESOLUTION 21-07**  
**ANTHONY CARECCIA**  
**403 TAPPAN ROAD**  
**BLOCK 805 LOT 1**

A Motion to **approve** the Resolution was made by Chairman Amorosso and seconded by Mr. Briscoe.

**ROLL CALL:**

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

**ABSENT-** Councilman Hogan

**ABSTAIN-** Mayor Marana, Mr. Sillery

**APPROVAL OF MINUTES OF MARCH 17, 2021**

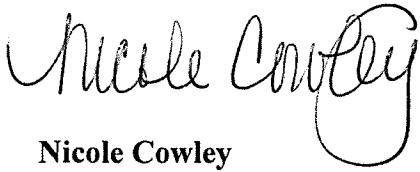
A motion to **approve** the minutes of the March 17, 2021 meeting was made by Mr. Giannotti and seconded by Mr. Moran.

**ROLL CALL:** All in favor

**ABSTAIN:** Mayor Marana, Mr. Sillery

A motion to **adjourn** the meeting at 8:11 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 style with a large, prominent loop at the end of the word "Cowley".

**Nicole Cowley  
Board Secretary**

**Approved:**