

**BOROUGH OF NORTHVALE**  
**COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT**  
**AUGUST 4, 2021**  
**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 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. Please note the fire exits as required by law at the public meetings."*

**ROLL CALL:**

**PRESENT:** Chairman Amorosso, Mayor Marana, Councilman Hogan, Mr. Giannotti, Mr. Guyt, Mr. Moran, Mr. Sillery, Mr. Pothos (via conference call)  
Mr. Briscoe (Alt #1) Mr. Degen (Alt#2) Mr. McNerney (Alt#3)  
Mr. Alfonso (Alt#4)

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

**ABSENT:** Mr. Vollmer

**REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING**

**APPLICATION OF 256 LIVINGSTON STREET HOLDINGS, LLC**  
**256 LIVINGSTON STREET**  
**BLOCK 303 LOT 16**

Attorney Matthew Capizzi appeared before the Board on behalf of the applicant to request an adjournment of this application. Attorney Capizzi explained the parties are still trying to figure out how they would like to move ahead with the application and stated the applicant would appreciate some additional time to decide.

Chairman Amorosso responded to this by expressing his disappointment and explaining there are other applications before the Board and this application was scheduled as a single application hearing due to the magnitude of this proposed project. Chairman Amorosso stated he was unhappy with the notice that was provided to the Board to request an adjournment. Attorney Capizzi apologized for the inconvenience and Chairman Amorosso explained it may be some time before this application can be heard again, as there are other applications scheduled to be heard. Attorney Capizzi understood and appreciated wherever the Board could fit them in. Attorney Paster commented, stating he spoke with Council and explained the earliest this application could be heard again was most likely November. The applicant understood and confirmed they would be waving any automatic approval provisions while they go back to the drawing Board. Additionally, Attorney Paster confirmed the next hearing would be carried to November 3, 2021 with no further noticing required. Chairman Amorosso apologized to the members of the public who came out to the meeting.

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

Joe Baka- 164 Livingston Street- Asked for confirmation that the application on the agenda for this meeting was for the proposed 40-unit apartment building. Chairman Amorosso confirmed. Mr. Baka stated he would save his questions for when the application returns.

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

**APPROVAL OF RESOLUTION 21-13**  
**JENNIFER PORTA**  
**516 ARROW STREET**  
**BLOCK 703 LOT 9**

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

**ROLL CALL:** All in favor

**ABSTAIN-** Mr. Moran, Mr. Vollmer, Mr. Alfonso (Alt#4)

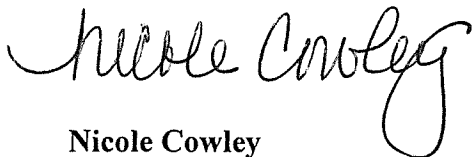
**APPROVAL OF MINUTES OF JULY 21, 2021**

A motion to **approve** the minutes of the July 21, 2021, meeting was made by Mr. Giannotti and seconded by Councilman Hogan.

**ROLL CALL-** All in favor.

A motion to **adjourn** the meeting at 7:40 PM was made by Mr. Giannotti, seconded by Councilman Hogan. All present in favor.

Respectfully Submitted,



Nicole Cowley  
Board Secretary

Approved: 8-18-21