

**BOROUGH OF NORTHVALE
PLANNING BOARD/BOARD OF ADJUSTMENT
JANUARY 3, 2013**

MINUTES

**REORGANIZATION MEETING AND
REGULARLY SCHEDULED FORMAL MEETING**

Chairman, Charles Amorosso reads the Sunshine Statement into the record at 8:00 p.m.

Mr. Amorosso mentioned that Mr. DeLisio sent a letter to the Mayor saying that he will be resigning as a member of the Planning Board.

At the Reorganization Meeting of the Mayor and Council, Mayor Bazela reappointed Class II Member, Ed Giannotti, Class III – Council, Councilman Roy Sokoloski, Class IV Member, Vito DeLaura and Alternate Members, Ed Devlin, Lisa Walker, William Sillery and Robert Bargna.

The above members appointed read the Oath of Allegiance into the record.

ATTENDANCE:

PRESENT: MR. AMOROSSO, MAYOR BAZELA, MR. DELAURA,
MR. GIANNOTTI, MR. PERRETTI, COUNCILMANN SOKOLOSKI,
MR. TREBINO, MR. VOLLMER, MR. DEVLIN (ALTERNATE #1),
MRS. WALKER (ALTERNATE #2), MR. SILLERY (ALTERNATE #3),
MR. BARGNA (ALTERNATE #4)

ALSO PRESENT: ATTY. JAMES DRONZEK, BOARD ATTORNEY,
MR. PAUL NIEHOFF, BOARD ENGINEER

Mr. Amorosso steps down as Chairman of the Planning Board/Board of Adjustment.

A motion to appoint Peter Perretti as **Chairman of the Board** was made by Mr. Vollmer, seconded by Mr. Amorosso.

All present were in favor.

A motion to appoint Charles Amorosso as **Vice Chairman of the Board** was made by Mr. Vollmer, seconded by Mr. Perretti.

All present were in favor.

A motion to re-appoint Laura Benvenuto as **Board Secretary** was made by Mr. Vollmer, seconded by Mr. Giannotti.

All present were in favor.

A motion to appoint James F. Dronzek from the Law Office of Chasan Leyner & Lamparello, PC from 300 Harmon Meadow Boulevard in Secaucus, New Jersey as the **Board Attorney** was made by Mayor Bazela, seconded by Mr. Vollmer.

All present were in favor.

A motion to re-appoint Paul Niehoff of Maser Consulting, P.A. from 200 Valley Road, Suite 400 in Mount Arlington, New Jersey as the **Board Engineer** was made by Mayor Bazela, seconded by Mr. Amorosso.

All present were in favor.

All present were in favor of selecting The Record to be the **Official Newspaper** (the official newspaper used by the Mayor and Council).

All present were in favor to accept the **2013 Meeting Dates** submitted by the Board Secretary.

All present were in favor to designate **Official Depositories**, (the same banks as the Mayor and Council use for the depositories of escrow accounts).

Mr. DeLaura had to leave the meeting at this time due to a prior engagement.

REGULARLY SCHEDULED FORMAL MEETING

Mr. Perretti steps up as Chairman of the Board. Mr. Perretti said that on behalf of the Planning/Zoning Board, he would like to thank Mr. Amorosso for his many years of service and devotion as Chairman of the Board.

APPLICATION OF CHO DAE COMMUNITY CHURCH OF NJ, 119 ROCKLAND AVENUE, BLOCK 1007, LOT 2 – SITE PLAN APPROVAL

Mr. Perretti and Mrs. Walker recused themselves from the hearing of the application, along with Mayor Bazela and Councilman Sokoloski. The meeting is turned over to the Vice Chairman at this time.

Atty. John Van Horne III, attorney representing the applicant came forward. He mentioned that a Planning Report was prepared by Roger DeNiscia, PP. The report is dated October 18, 2012. Mr. DeNiscia is a Professional Planner with offices at 347 Upper Mountain Avenue in Upper Montclair, New Jersey. He has been licensed since 1972 and has an Undergraduate Degree from the University of Notre Dame and a Graduate Degree in Urban Planning from New York University. Mr. DeNiscia stated that he has been practicing local planning for the past 45 years.

Mr. DeNiscia said that his findings and conclusions of the report are based on the review of the site plans prepared by Hubschman Engineering, the architectural plans prepared by Youngmin

Woo, the Architect, the Northvale Zoning Ordinances, the Northvale Master Plan and personal inspections of the site and area. This report is on file in the office of the Building/Planning/Zoning Department and is also attached to this set of minutes.

At this time, Mr. Hubschman, engineer representing the applicant came forward.

Mrs. Darlene Green, planner with Master Consulting asked Mr. Hubschman about the lighting at the property. There will be shields around the lights from all residential homes around the perimeter. Landscaping was discussed. The architect will be discussing the landscaping plan. The green roof will not be opened to the general public only by invitation.

More landscaping will be added to the north of the property. They could move the driveway back into the Railroad Avenue portion. They would have to modify the plan for additional landscaping to the north.

Mr. Bombino of 123 Rockland Avenue came forward. He thought the light shield was included in the plan. He wanted to know when the updated plan will be ready for review. Mr. Niehoff said to check with the Board Secretary from time to time.

Atty. Van Horne said that he will wait for another meeting to give his summation. He will contact the Board Secretary for another date.

APPROVAL OF MINUTES OF OCTOBER 17, 2012

A motion to **approve** the minutes was made by Mr. Giannotti, seconded by Mr. Devlin.

ROLL CALL: Mr. Giannotti, Mr. Devlin, Mr. Amorosso, Mayor Bazela, Mr. Perretti, Councilman Sokoloski, Mr. Trebino, Mr. Vollmer, Mrs. Walker, Sillery, Mr. Bargna - YES

APPROVAL OF MINUTES OF DECEMBER 5, 2012

A motion to **approve** the minutes was made by Mr. Devlin, seconded by Mr. Sillery.

ROLL CALL: Mr. Devlin, Mr. Sillery, Mayor Bazela, Mr. Perretti, Councilman Sokoloski, Mr. Trebino, Mr. Vollmer, Mrs. Walker, Mr. Bargna - YES
Mr. Amorosso, Mr. Giannotti – ABSTAINED (they were absent at the December 5, 2013 meeting)

APPROVAL OF RESOLUTION – PETER DOLAN, 405 ARGENTI PLACE, BLOCK 106, LOT 17

A motion to **approve** the Resolution was made by Mr. Vollmer, seconded by Mr. Sillery.

ROLL CALL: Mr. Vollmer, Mr. Sillery, Mr. Perretti, Councilman Sokoloski, Mr. Trebino, Mr. Devlin - YES

APPROVAL OF RESOLUTION TO ADOPT ANNUAL REPORT

A motion to **approve** this Resolution was made by Mr. Vollmer, seconded by Mr. Devlin.

All present were in favor.

Correspondence was discussed.

A motion to **adjourn** this meeting at 10:39 p.m. was made by Mr. Amorosso, seconded by Mr. Perretti.

All in Favor - "YES".

Meeting adjourned.

Respectfully submitted,

Laura Benvenuto, Board Secretary