

**BOROUGH OF NORTHVALE
PLANNING BOARD/BOARD OF ADJUSTMENT
FEBRUARY 4, 2009**

MINUTES

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

ATTENDANCE:

PRESENT: MR. AMOROSSO, MR. GIANNOTTI, MAYOR HOGAN,
MR. PERRETTI, COUNCILMAN SOKOLOSKI, MR. TREBINO,
MR. VOLLMER, MR. PIEHLER (ALTERNATE #1),
MR. DEVLIN (ALTERNATE #4)

ALSO PRESENT: ATTY. GREGG PASTER

ABSENT: MR. DELISIO, MR. DELAURA, MRS. WALKER
(ALTERNATE #2), MR. MARANA (ALTERNATE #3),
MR. LOUIS RAIMONDI

**REGULARY SCHEDULED COMBINED
WORK SESSION AND FORMAL MEETING**

WORK SESSION

**APPLICATION OF ORGANICA NATURAL FOODS,
246 LIVINGSTON STREET, BLOCK 303, LOT 8 -
SITE PLAN APPLICATION**

At this time, Atty. Mark Madaio, came forward to represent the applicant. Atty. Madaio has offices at 31 Legion Drive in Bergenfield. The sole purpose of the application is that Organica requires the construction of a walk-in refrigeration unit. They would like to construct this at the back of the premises facing Pegasus Avenue. Atty. Madaio said it would also require the relocation of a solid waste container. Atty. Madaio said this requires an amendment to the site plan.

Architect, Steven B. Lazarus came forward. He has an office at 16 Highwood Avenue in Englewood, New Jersey. Mr. Lazarus said that Organica is located in the strip center south of Shop Rite. In the back of Organica which faces Pegasus Avenue, the applicant would like to place a walk in box which is roughly 20 feet long by 7 feet wide with a 5 foot overhang in front. There is an existing 4 foot 6 inch sidewalk and the applicant proposes to add on to the sidewalk making it a 7 foot slab in which the walk in box could be placed. The dumpster right now is located to the north on the other side of the enclosed trash container. The applicant would like to relocate the cardboard dumpster to the other side right where the walk in box would be.

Mr. Amorosso asked if the applicant is going to replace the sidewalk around the box. Mr. Lazarus said that he does not intend to because he thought it would be a little more hazardous if there was a sidewalk going out into the right-of-way for cars.

The Police Chief was concerned about pedestrians walking in the back there if they are doing away with the sidewalk. Mr. Lazarus said that if the sidewalk is put in, they would probably make it three or four feet. He suggested making it one way. Organica has three doors; one door would still be accessible for Organica.

Mr. Perretti asked what would be stored in the box. The owner of Organica, Mr. Mark Marone, came forward. He needs to have more refrigeration for produce. Mr. Marone has been in business for thirty years. The box would be just south of the fire exit.

This matter will be heard for formal hearings on February 18, 2009.

APPLICATION OF TWENTY TWENTY FITNESS LLC,
100 STONEHURST COURT, BLOCK 1101, LOT 9 -
USE VARIANCE APPLICATION

At this time, Atty. Roger Daly came forward. Atty. Daly has an office at 24 Bergen Street in Hackensack, New Jersey. Atty. Daly represents the applicant, Twenty Twenty Fitness LLC.

Mr. Siracusano of Twenty Twenty Fitness LLC appeared before the mini review board on January 27, 2009 and the members of the board felt that this application should be heard as a work session item before all Planning Board members.

The applicant is looking for a use variance to have a fitness center at the premises. The zone is light industrial. There won't be any problems with the parking. The center will be opened to the public for recreational opportunities. Atty. Daly said that the peak hours for this type of operation is 6:00 a.m. to 9:00 a.m. and 4:00 to 9:00 p.m. There would be no impact on traffic, no impact on safety and parking.

Mr. Piehler stated that he was at a Council meeting and Mr. Siracusano was at this meeting expressing his concern with the smell from the DPW mulching site. Has this been resolved? How would this affect Mr. Siracusano's fitness center business, asked Mr. Piehler.

Mr. Siracusano said that he has been in the building for thirty years and he continually has this problem. Mr. Peihler was wondering if he would have the same problem, the odors coming through the windows. Would it affect his business? Mr. Siracusano said that the odors are a big problem in that area.

This matter will be heard for formal hearings on February 18, 2009.

APPLICATION OF FRANK AND JENNIFER FERRARO,
183 HIGH STREET, BLOCK 819, LOT 4 -
CONSTRUCTION OF A NEW HOME

Mr. & Mrs. Frank Ferraro came forward. The applicant is looking to build a new home on his property. Two variances are being requested. One of them is an existing condition. 7,500 sq. ft. is required in the zone and the property in question is a little under that. It measures 7,472 sq. ft. It meets the lot depth and lot frontage requirements but because it is an odd shape, it ends up being 28 sq. ft. short.

The second variance is for lot coverage. 25% is permitted in the zone, 25% exists and the proposed house would be 28.33%, which is 3.33% over. Atty. Ferraro said that these are the two variances that he is requesting. The house right now is a two bedroom, one bathroom ranch house, built in 1960. The existing house will be demolished. No side, front or rear yard variances are needed. Atty. Ferraro would like to build a single family home.

This matter will be heard for a formal hearing on February 18, 2009.

FORMAL MEETING

APPROVAL OF MINUTES OF JANUARY 7, 2009

A motion to **approve** the minutes with the correction mentioned was made by Mr. Giannotti, seconded by Mr. Amorosso.

ROLL CALL: Mr. Giannotti, Mr. Amorosso, Mayor Hogan, Mr. Perretti, Councilman Sokoloski, Mr. Trebino, Mr. Vollmer, Mr. Piehler, Mr. Devlin - YES
Mr. DeLisio, Mr. DeLaura, Mrs. Walker, Mr. Marana - ABSENT

Correspondence was discussed.

A motion to go into **CLOSED SESSION** was made by Mr. Vollmer, seconded by Mr. Perretti.

All in Favor - "YES".

Meeting adjourned.

Respectfully submitted,



Laura Benvenuto, Secretary