

**BOROUGH OF NORTHVALE
PLANNING BOARD/BOARD OF ADJUSTMENT
MARCH 19, 2008**

MINUTES

ATTENDANCE:

PRESENT: MR. AMOROSSO, MR. DELISIO, MR. GIANNOTTI,
MAYOR HOGAN, MR. LENSKOLD, MR. PERRETTI,
COUNCILMAN SOKOLOSKI, MR. TREBINO, MR. VOLLMER,
MR. PIEHLER (ALTERNATE #1), MR. DELAURA (ALTERNATE #3),
MR. DEVLIN (ALTERNATE #4)

ALSO PRESENT: ATTY. GREGG PASTER, MR. LOUIS RAIMONDI

ABSENT: MRS. WALKER (ALTERNATE #2)

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

WORK SESSION

There were no applications submitted for the work session portion of this meeting.

FORMAL MEETING

**APPLICATION OF JAMES IPPOLITO,
345 BRADLEY AVENUE, BLOCK 502, LOT 11 –
VARIANCE FOR A FENCE**

Mr. Ippolito came forward and was sworn in by Atty. Paster. Mr. Ippolito stated that he would like to put up a six foot vinyl fence in his backyard along the back side. The variance he is requesting is for an additional 10 feet going to a six foot fence. He would still have 15 feet left on the property line. The chain link fence would stay.

Mr. Perretti mentioned that the back yard is very small. Mr. Vollmer stated that the fence doesn't seem to block any sight vision at the premises.

Atty. Paster marked the exhibits into the record. **Exhibit A-1** is the application and **Exhibit A-2** is the notices and publication in the paper.

A motion to **approve** the application was made by Mr. Vollmer, seconded by Mr. Lenskold.

ROLL CALL: Mr. Vollmer, Mr. Lenskold, Mr. Amorosso, Mr. DeLisio, Mr. Giannotti,
Mr. Perretti, Mr. Trebino, Mr. Piehler - YES
Councilman Sokoloski - ABSTAINED

APPLICATION OF TAKASAGO INTERNATIONAL CORP. (USA),
267 UNION STREET, BLOCK 302, LOT 1 – SITE PLAN WITH VARIANCES

Atty. Charles Strenk came forward who is representing the applicant. Atty. Strenk has offices at 13 Pine Street in Morristown, New Jersey.

Atty. Strenk stated that this is an application by Takasago with respect to 267 Union Street, a Light Industrial Building. The purpose of the application is for the approval of the installation of a box on the roof of the building which is a part of an HVAC upgrade that is being installed throughout the facility. The variances are required because the structure itself does not have the stone facing that may be required under the ordinance in the light industrial zone.

Atty. Strenk stated that the other issue is that there is another existing nonconformity which is fewer parking spaces that is required by the ordinance. The spaces are smaller than what is required by the ordinances.

At this time, Mr. Flavio Tamburri, Automation Concepts Inc., came forward. Mr. Tamburri has offices at 2 Galloping Way, Tinton Falls, New Jersey. Mr. Tamburri is a chemical engineer working for approximately 30 years. He was asked by Takasago to design part of their HVAC upgrade system that will be placed on the roof should this application be granted.

Mr. Tamburri stated that the applicant would like to improve the existing carbon scrubbing system at the site. They would like to replace two fans and two boxes on the system. The installation on the roof is below 35 feet. The unit itself, the box, is made out of structural steel and could be painted any color the applicant chooses so that it blends in with the surrounding building area.

Mr. Tamburri said that the unit is more efficient than the one existing. There is an assurance that there would not be any odors for a year and a half or two years. Mr. Amorosso asked what happens after two years. Mr. Tamburri said that there would be a vacuum truck that will come to the site, they will open up the box in a controlled environment and they will vacuum out all the carbon that is in a very large bag. Then they would bring in new carbon and load it in. The odors will be a lot less.

Mr. Perretti asked about the fan system. Mr. Tamburri said that currently there are two fans, one runs at a time. They will replace the two fans with one fan and this fan will run all the time. It is the same size as the two that are there now. There would be no increase in noise.

Mr. Vollmer asked what happens if the system goes down. What happens to the odors in the place then? Mr. Tamburri said that will be done during a plant shutdown. They close off the space so that there is no air escaping.

Mr. Lenskold said he never heard the fan from the premises.

Mr. DeLisio asked about the weight of the structure – is it the same as what is there now? Is this a factor? Mr. Tamburri said that the structure to be designed will be designed to support the weight on the roof and this is submitted in the plans.

Mr. Raimondi asked if Mr. Tamburri is a licensed professional engineer in the State. Mr. Tamburri is not a licensed professional engineer. Mr. Tamburri is a chemical engineer in practice for 30 years with a Bachelor's Degree in Chemical Engineering from the New Jersey Institute of Technology.

Mr. Raimondi asked at what point from the building the structure will be seen. Mr. Tamburri commented that the structure is just as visible as what is there now. You would not see anything more than what you currently see except that the stack is a couple of feet higher.

The meeting is now **opened to the public**.

Since no one from the public came forward, the meeting was **closed to the public**.

A motion to **approve** the variance requested for the new A/C and air unit system and the parking spaces from required 75 to 63 spaces and the size 10 X 20 spaces to 9 X 18 spaces, was made by Mr. Lenskold, seconded by Mr. Vollmer.

ROLL CALL: Mr. Lenskold, Mr. Vollmer, Mr. Amorosso, Mr. DeLisio, Mr. Giannotti, Mayor Hogan, Mr. Perretti, Councilman Sokoloski, Mr. Trebino - YES

**APPROVAL OF RESOLUTION – BRIAN AND KATHLEEN WARD,
319 BRADLEY AVENUE, BLOCK 507, LOT 10**

A motion to **approve** the resolution was made by Mr. Lenskold, seconded by Mr. Vollmer.

ROLL CALL: Mr. Lenskold, Mr. Vollmer, Mr. Giannotti, Mr. Trebino, Mr. Piehler - YES

APPROVAL OF MINUTES OF MARCH 5, 2008

A motion to **approve** the minutes was made by Mr. Vollmer, seconded by Mr. Amorosso.

ROLL CALL: Mr. Vollmer, Mr. Amorosso, Mr. Giannotti, Mayor Hogan, Mr. Lenskold, Mr. Perretti, Councilman Sokoloski, Mr. Trebino, Mr. Piehler, Mr. DeLaura, Mr. Devlin - YES

Correspondence was discussed.

DISCUSSION

Mini Review Request Fees

Mr. Amorosso would like recommend that mini reviews for residents be charged \$50.00 application fee and \$100.00 for commercial or industrial. This should be recommended by the Board to the Mayor and Council.

A motion to recommend to the Mayor and Council that fees be charged for mini review requests was made by Mr. Lenskold, seconded by Mr. Vollmer.

ROLL CALL: All present voted "yes".

A motion to **adjourn** the meeting at 8:32 p.m. was made by Mr. Vollmer, seconded by Mr. Lenskold.

All in Favor - "YES".

Meeting adjourned.

Respectfully submitted,

A handwritten signature in cursive script that reads "Laura Benvenuto".

Laura Benvenuto, Secretary