

**BOROUGH OF NORTHVALE
PLANNING BOARD/BOARD OF ADJUSTMENT
MARCH 20, 2013**

MINUTES

Chairman, Peter Perretti, reads the Sunshine Statement into the record at 8:00 p.m.

ATTENDANCE:

PRESENT: MR. AMOROSSO, MR. GIANNOTTI, MR. PERRETTI,
COUNCILMAN 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, MR. PAUL NIEHOFF

ABSENT: MAYOR BAZELA, MR. DELAURA

REGULARLY SCHEDULED FORMAL MEETING

**APPLICATION OF NORTHVALE 173, LLC, 173 LUDLOW AVENUE,
BLOCK 1102, LOT 11 – SITE PLAN WITH VARIANCES,
BULK VARIANCE**

Atty. David Watkins comes forward. Atty. Watkins has his office in Closter, New Jersey and represents the applicant, Northvale 173, LLC. The applicant is proposing to expand the commercial warehouse building on Lot 11 in Block 1102 from existing 76,410 sq. ft. to 150,270 sq. ft. with a 2,045 sq. ft. glassed walkway between 170 Ludlow and 173 Ludlow.

Mr. Michael Hubschman of Hubschman Engineering was sworn in by Atty. Dronzek. Mr. Hubschman is the engineer who is representing the applicant. The application was noted as **Exhibit A-1**.

The site is located in the LI (Light Industrial) Zone. Commercial warehouse is a principal use in the LI Zone. In addition to this building expansion, the applicant proposes eighty-two (82) parking stalls distributed in four (4) parking lot areas, sidewalk and mulched walking path. Mr. Hubschman said that the requirements for front yard setback is 50 feet and the applicant proposes a front yard setback of 30.8 feet. A variance is needed for the building height. The property is in the flood plain. The Limiting Schedule limits the maximum height within the Light Industrial Zone to 35 feet and the applicant proposes a building height of 38.25 feet.

Regarding the parking stall size, a variance is needed. The minimum required parking stalls requires industrial uses in any zone to provide one (1) parking space for every 600 sq. ft. of floor area. The proposed building is 150,270 sq. ft., which results in 250 required parking stalls. The

applicant proposes to provide eight-two (82) parking stalls. Regarding the parking stall size, the code requires that parking stalls for non-residential uses shall be not less than ten feet in width and not less than 200 sq. ft. in area. The applicant proposes parking spaces that are nine (9) feet wide with an area of 162 sq. ft.

Mr. Perretti asked, because of the DEP regulations in the flood plain, is this a claim that it is a hardship and that is why the building must be elevated above the 35 feet? Mr. Hubschman answered that it is a hardship because of it being in the flood plain. Mr. Amorosso asked what impact is this going to have on the Fire Department getting through the roof of the building. Mr. Giannotti said the old building stays the same, one half of the building (the existing building) is going to stay 22.5 feet and the new structure will be 38.25 feet. The reason for the additional height is due to the pallet situation. It is a campus facility to put the pallets in and the height is needed.

Mr. Perretti commented that he has a concern on the south side of the building; there is only one way to get out of that area. He doesn't want it to be a trap issue.

Referring to Mr. Niehoff's letter of March 12, 2013, he asked that the applicant provide the Board with information on the existing number of employees per shift and the total number of employees.

Concerning the proposed elevated walkway, the applicant must clarify if the structure is at ground level or elevated and testimony should be provided regarding the purpose of the temporary walkway.

Mr. Niehoff noted that the applicant intends to tie into a 44" X 60" municipal storm drain pipe in two locations with 15" storm drain pipes without the use of a manhole. This deviates from common storm drain design and is not acceptable.

Mr. Hubschman stated that, from a zoning standpoint, he doesn't think that there would be any negative impact if the Board were to approve this application. The applicant would comply with all recommendations of the Board.

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

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

Continued hearings on this application will be held on April 3, 2013. No further notice is necessary from the applicant.

**Courtesy Presentation – Letter from Steven Cohen, Architect dated
March 6, 2013 to Planning/Zoning Board re: Proposed Senior
Citizen’s Apartment Building, St. Anthony’s Church, Block 913, Lot 1**

At this time, representative, Mr. John Biale came forward. Mr. Biale is the President of the Board of Trustees for the Housing Development Corporation of Bergen County, which is a non-profit arm of the Housing Authority. Present also is the Executive Director, Domingo Senande , Director of Development, Charlotte Vandervalk, Architect, Steven Cohen, and their Attorney, Ms. Holly Schepisi.

Mr. Steven Cohen came forward. Mr. Cohen has an office at 63 Moran Avenue in Princeton, New Jersey. Mr. Cohen stated that the applicant is proposing to take down a portion of the existing school, the portion that fronts on Franklin Street and Philadelphia Avenue. The portion just below the gymnasium will be taken out as well as the existing one story that fronts on Franklin Avenue. In its place, the applicant proposes a three-story thirty (30) unit senior building. The general layout will be somewhat consistent with what is there although the applicant wants to separate the buildings and have some green space in between the two buildings.

The applicant proposes parking on Franklin Street and Philadelphia Avenue as it exists now with some modifications. The Church property would be separate from the units. There will be two entrances, one in the new courtyard that separates the existing remaining school from the building and then a walkway between the two buildings and a separate entrance to the building on the Philadelphia end of the building, which is ADA compliant. There is parking along Philadelphia Avenue which exists now and they have several handicapped spaces and ramps and secure entrance.

The building itself is 29 one bedroom apartments and one two bedroom apartment for the manager. The units will be 650+ square feet, independent living in which they will have full kitchens, full bathroom, living and sleeping area.

The exterior of the building will be a combination of stone and siding. Fiberglass windows and decorative trim. Mr. Cohen has two alternatives on parking, one he angled the parking. He proposes 28 spaces for the use. In an area like this, parking at even 50% is high. He thinks the 28 spaces are more than enough.

Mr. Cohen stated that the Church would be given \$10,000 for every unit that is filled. No portion of that money goes to the Archdiocese of Newark.

Councilman Sokoloski commented that the Church will receive a considerable amount of money which can be used to upgrade the existing school building, windows, roofs, etc.

**APPROVAL OF RESOLUTION – CHO DAE COMMUNITY CHURCH OF NJ,
119 ROCKLAND AVENUE, BLOCK 1007, LOT 1 AND 150 RAILROAD AVENUE,
BLOCK 1007, LOT 2**

This Resolution will be tabled to the meeting of April 3, 2013.

**APPROVAL OF RESOLUTION – NORTHVALE SHOPPING CENTER
ASSOCIATES, 246, 250, 252 & 254 LIVINGSTON STREET,
BLOCK 303, LOTS 5, 6, 8, 13 AND 15**

This Resolution will be tabled to the meeting of April 3, 2013.

APPROVAL OF MINUTES OF MARCH 6, 2013

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

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

Correspondence was discussed.

General Discussion by board members.

A motion to **adjourn** the meeting at 9:11 p.m. was made by Mr. Devlin, seconded by Mr. Sillery.

All present were in favor.

Respectfully submitted,

Laura Benvenuto, Board Secretary