

**BOROUGH OF NORTHVALE
PLANNING BOARD/BOARD OF ADJUSTMENT
MAY 16, 2010**

MINUTES

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

ATTENDANCE:

PRESENT: MR. AMOROSSO, MAYOR BAZELA, MR. DELAURA,
MR. DELISIO, MR. GIANNOTTI, MR. PERRETTI,
MR. TREBINO, MR. VOLLMER, MR. DEVLIN
(ALTERNATE #1), MR. SILLERY (ALTERNATE #3)

ALSO PRESENT: ATTY. MARC LEIBMAN, MR. PAUL NIEHOFF

ABSENT: COUNCILMAN SOKOLOSKI, MRS. WALKER
(ALTERNATE #2), MR. BARGNA (ALTERNATE #4)

REGULARY SCHEDULED FORMAL MEETING

**APPLICATION OF JOHN KNOPP,
113 PARIS AVENUE, BLOCK 807, LOT 7 –
VARIANCE FOR A FENCE**

Mr. John Knopp came forward to request to build a 6 foot board-on-board fence and is seeking relief from Section 200-15(A(1), which does not allow a 6-foot fence in a front yard, allowed are three foot fences only.

Atty. Leibman stated that all notices were in order for the hearing of this application.

Mr. Knopp's property is a corner lot (Paris Avenue and Bradley Avenue) and therefore it has two front yards. The requested variance relates to the front yard with Bradley Avenue. Mr. Niehoff stated that the location of the fence is very close to the north (rear) and west (side) property lines. There is very little space between the proposed fence and the neighboring properties. The applicant is responsible to maintain the outside of the fence and all the land between the fence and the adjacent properties.

Mr. Niehoff further suggested that the applicant should consider moving the proposed fence away from the neighboring properties to allow for easy access for maintenance. In Mr. Niehoff's report, on the review of the application, he states that existing drainage patterns on the site will not be altered; however, any adverse effects on drainage to neighboring properties will be the responsibility of the applicant. Any damage to

municipal improvements within the right-of-way will be the responsibility of the applicant.

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

Mr. Berta residing at 115 Paris Avenue commented that he has no objection to the construction of this fence.

The meeting was **closed to the public**.

Mr. Knopp submitted 17 photographs of the site for the board members to review. Atty. Leibman marks the photos as an Exhibit.

Most members expressed their feelings that the applicant should go with a four foot fence because of that wall effect. If the applicant were to put in a six foot fence, (looking west on Bradley Avenue) it would look almost like a ten foot fence.

It was suggested that Mr. Knopp obtain an updated survey of his property.

The application was amended to allow a four foot fence instead of a three foot fence.

A motion to **approve** a four foot fence from the back corner of the house, ten feet from the house going out, 9 ½ feet from the property line was made by Mr. Giannotti, seconded by Mr. Vollmer.

ROLL CALL: Mr. Giannotti, Mr. Vollmer, Mr. Amorosso, Mr. DeLaura, Mr. DeLisio, Mr. Perretti, Mr. Trebino - YES

**APPROVAL OF RESOLUTION – SUSAN AND ED WITKOWSKI,
172-176 DORATO PLACE, BLOCK 1006, LOTS 9, 10 AND 11**

A motion to **approve** the resolution was made by Mr. Amorosso, seconded by Mr. DeLisio.

ROLL CALL: Mr. Amorosso, Mr. DeLisio, Mr. DeLaura, Mr. Giannotti, Mr. Vollmer – YES
Mr. Perretti – ABSTAINED

**APPROVAL OF RESOLUTION – HMG FUEL, LLC,
250B LIVINGSTON STREET, BLOCK 303, LOT 14**

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

ROLL CALL: Mr. Giannotti, Mr. Vollmer, Mr. Amorosso, Mr. Perretti, Mr. Trebino, Mr. Sillery - YES

Correspondence was discussed.

A motion to *adjourn* the meeting at 8:45 p.m. was made by Mr. Giannotti, seconded by Mr. Vollmer.

All in Favor - "YES".

Meeting adjourned.

Respectfully submitted,

A handwritten signature in cursive script that reads "Laura Benvenuto". The signature is written in black ink and is positioned above the printed name.

Laura Benvenuto, Board Secretary