

**BOROUGH OF NORTHVALE
PLANNING BOARD/BOARD OF ADJUSTMENT
JUNE 6, 2012**

MINUTES

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

ATTENDENCE:

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)
MR. DELAURA

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

ABSENT: MAYOR BAZELA, MR. DELISIO

REGULARLY SCHEDULED FORMAL MEETING

**APPLICATION OF TERRI AND JAMES MCKEEVER,
301 PITCHER COURT, BLOCK 502, LOT 19 -
VARIANCE FOR A DECK**

Mrs. Terri McKeever came forward and was sworn in by Atty. Leibman.

The applicant would like to construct an 18 foot by 16 foot deck on the back portion of the existing dwelling. A 6 foot privacy fence/rail is proposed on the south facing side of the deck. The deck would encroach 16 feet into the required rear yard setback or would be approximately 14 feet from the rear property line.

Mr. Dennis Marshall of 303 Pitcher Court came forward. Mr. Marshall was sworn in by Atty. Leibman. Mr. Marshall said that the deck would be 38 – 40 inches off the ground. The proposed deck will allow storm water to pass through.

Mr. Niehoff said that if drainage issues arise during or after construction, the applicant will be responsible to remedy any drainage issue caused by the proposed deck. Water runoff directed to neighboring properties is prohibited. If runoff water does enter neighboring properties as a result of the proposed deck construction, the applicant will be responsible to remedy the situation.

Mr. Niehoff said that the applicant should place a silt fence downgrade of all areas where disturbance of the existing ground will take place.

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

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

A motion to **approve** the application was made by Mr. Giannotti, seconded by Mr. Amorosso.

ROLL CALL: Mr. Giannotti, Mr. Amorosso, Mr. Perretti, Mr. Trebino, Mr. Vollmer, Mr. Devlin, Mrs. Walker - YES

**APPLICATION OF JASON RHEE, 232 CAMPORA DRIVE,
BLOCK 503, LOT 6 – ADDITION TO HOME**

Mr. Jason Rhee of 232 Campora Drive came forward and was sworn in by Atty. Leibman. Also sworn in was Chris Blake of 155 N. Washington Avenue in Bergenfield, New Jersey. Mr. Blake is the architect representing the applicant.

The applicant is requesting to build an approximate 1,387 sq. ft. addition. The addition includes a two story addition on the southeast side of the dwelling and a second floor addition in the northwest portion of the dwelling. Mr. Rhee said the existing rear deck will be removed and replaced with a new patio approximately 405 sq. ft. The applicant is requesting side, rear and front yard variances.

The applicant proposes a two story addition that encroaches approximately 1.8 feet into the southeast side yard. The two story addition is proposed at approximately 8.2 feet from the side lot line. The addition encroaches into the rear yard. The two story addition is proposed at approximately 21.4 feet from the rear lot line. The applicant claims that this is an existing condition as the existing dwelling is also approximately 21.4 feet from the rear lot line.

Mr. Niehoff said in his report that there is no existing or proposed contour information provided; therefore, he cannot analyze the effects to drainage that the proposed addition, driveway alteration and patio will have. The applicant was informed to submit existing and proposed contour and elevation information. The applicant must also analyze runoff/drainage of the property and submit calculations. Mr. Niehoff would like to see topography of the existing site and how the addition will blend in.

Mr. Niehoff stated that “Impervious Coverage Calculations” states that the walkways will decrease in size but the site plan does not support this. It appears some of the walkway will be removed to allow for the addition. The front walkway would have to be elongated to reach the proposed larger and relocated driveway. The applicant was asked to revise the site plan to show the elongated front walkway.

To accommodate the relocated driveway, the municipal curb will be required to be altered. The site plan does not depict curbing and restoration details.

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

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

ROLL CALL: Mr. Vollmer, Mr. Amorosso, Mr. Giannotti, Mr. Perretti, Mr. Trebino, Mr. Devlin, Mrs. Walker - YES

APPROVAL OF MINUTES OF MARCH 7, 2012

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

All present were in favor.

APPROVAL OF MINUTES OF APRIL 18, 2012

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

All present were in favor.

Mr. Perretti - ABSTAINED

APPROVAL OF MINUTES OF MAY 16, 2012

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

All present were in favor.

**APPROVAL OF RESOLUTION – JOHN KNOPP,
113 PARIS AVENUE, BLOCK 807, LOT 10**

A motion to **approve** the Resolution was made by Mr. Amorosso, Mr. Perretti.

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

Correspondence was discussed.

FOR DISCUSSION AND REVIEW

Ordinance #908-2012 – Open Air Sidewalk Cafes

There were recommendations that the Board would like to make to the Mayor and Council regarding the ordinance. Councilman Sokoloski said he would go back to the Mayor and Council with the Board members' comments. The primary objection is – what part of the sidewalk is the Borough of Northvale's or the County's and how do they stipulate this.

Another recommendation is that the Borough Clerk should not be responsible for the permits, the building department should issue the permit.

Atty. Leibman will get a letter out to the Borough Attorney with the recommendations/comments.

Atty. Leibman said that conceptual reviews are allowed. The board can charge a fee for the review. Conceptual reviews are done without public notice. The board cannot take any official action.

A motion to go into closed session was made by Mr. Perretti, seconded by Mr. Vollmer.

All present were in favor.

A motion to **adjourn** the meeting at 8:59 p.m. was made by Mr. Perretti, seconded by Mr. Vollmer.

Meeting adjourned.

Respectfully submitted,

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

Laura Benvenuto, Board Secretary