

**BOROUGH OF NORTHVALE  
PLANNING BOARD/BOARD OF ADJUSTMENT  
JULY 1, 2009**

**MINUTES**

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

**ATTENDANCE:**

**PRESENT:** MR. AMOROSSO, MR. GIANNOTTI, MR. DELAURA,  
MR. PERRETTI, COUNCILMAN SOKOLOSKI, MR. TREBINO,  
MR. VOLLMER, MR. PIEHLER (ALTERNATE #1)

**ALSO PRESENT:** ATTY. GREGG PASTER, MR. LOUIS RAIMONDI,  
MR. ROBERT COSTA OF COSTA ENGINEERING

**ABSENT:** MR. DELISIO, MAYOR HOGAN, MRS. WALKER (ALTERNATE #2),  
MR. MARANA (ALTERNATE #3), MR. DEVLIN (ALTERNATE #4)

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

**WORK SESSION**

**APPLICATON OF ROBERT LIPPMAN, 407 ARGENTI PLACE,  
BLOCK 106, LOT 16 - SITE SUBDIVISION**

Mr. Robert Lippman came forward. Mr. Lippman would like to sell 35 feet at the bottom of his property to the Smothergill's. The property is 100 feet wide by about 383 feet long after they built Argenti Place. It would still leave Mr. Lippman 348 X 100, based on the 35 feet. Mr. Lippman stated that the advantage of selling 35 feet of his property to the Smothergill's is that it would give them a backyard. It was mentioned that the easement does not go into his property.

Mr. Raimondi commented that by doing this it would square off the Smothergill's property. He doesn't see a problem with Mr. Lippman doing this.

Since there were no questions from the Board members, Mr. Lippman was told to proceed with his application, send out the notices to the property owners and advertise in the local newspaper.

**FORMAL MEETING**

**APPLICATION OF BOROUGH OF NORTHVALE,  
151 LIVINGSTON STREET, BLOCK 1003, LOT 12 -  
SITE SUBDIVISION**

Councilman Sokoloski steps down from the hearing of this application. Mr. Perretti and Mr. Trebino also step down from this hearing for they are within 200 feet of the property. Atty. Thomas Randall comes forward to represent the Borough of Northvale. This is a subdivision application and the applicant is requesting a side yard variance for the northerly side line of the existing home that is on the property.

Atty. Randall stated that the purpose of this is to put a viable lot back on the books. The Borough has been working with the environmental engineers to bring the lot up to standards.

Mr. Louis Raimondi was sworn in by Atty. Paster. Mr. Robert Costa is sitting in for the Board Engineer for this application to avoid any conflict. Mr. Raimondi explained the plan that was prepared for this subdivision. The proposal is to take Lot 12, which is 100 X 200, and to subdivide it into such a manner that the lot on the existing dwelling would be 75 X 100 feet, which conforms to the zoning. In doing this, the southerly side yard for that lot would be 3.3 feet short of the required 10 foot side yard.

Mr. Raimondi said the house would remain on Lot 12. The Borough also owns Lot 6 which could serve as an access to the site in the future. The proposed lot has frontage along the County road and the Borough has applied to the County. They are holding their decision until they see the action of the Board. Mr. Raimondi doesn't feel that there would be any need for any requirement of the County Planning Board. All the other setbacks meet the code. Mr. Raimondi said that the driveway that comes in from Scharer Avenue stops. The prior owner probably used it to get in and out of the back.

Atty. Randall stated that the new owner of the old Lot 12 would not be able to access without the grant of an easement. That lot that comes in off of Scharer is not a building lot. Mr. Costa stated that if this application is approved, deeds should be filed in order to perfect it.

The meeting was opened to the public. Mr. Peter Perretti of 180 Dorato Place came forward. He asked if this property would be more valuable to the Borough if the house were knocked down. Atty. Randall said that it depends. There is an existing foundation at the site. He is not sure of the financial impact. Mr. Perretti asked would it make a difference if the right of way line to Scharer Avenue stayed. Mr. Raimondi said he doesn't think it would make a difference. Mr. Perretti commented that he thinks it would be beneficial to the Town if it stayed there because if they wanted to sell that piece of property to someone else it is already subdivided.

Mr. Piehler asked why would we create a 75 foot lot when a 100 foot lot could be created and obviously make it more valuable to somebody that would want to build. Mr. Amorosso said that the property line they made, 75 feet, goes right at the edge where the contamination is.

Mr. Giannotti asked if there are any tanks that the Town would be responsible for if they sell that lot? Did the environmentalists ever do any check on the property? Atty. Randall said that the entire site is being remediated. Mr. Raimondi said that he would find this information out from the environmental engineer. He knows that it was tested for radon.

Since no one further came from the public, the meeting was now closed to the public.

A motion to **accept** the application was made by Mr. Giannotti, seconded by Mr. Vollmer.

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

**APPLICATION OF SLEEPY'S,  
271 LIVINGSTON STREET, BLOCK 207, LOT 6 -  
VARIANCE TO PERMIT A LARGER SIGN**

The hearing of this application is being adjourned to the July 15, 2009 meeting. There is no need for the attorney to re-advertise.

**APPROVAL OF RESOLUTION – OMNIPOINT COMMUNICATIONS, INC.,  
35 INDUSTRIAL PARKWAY, BLOCK 608, LOTS 1 AND 2**

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

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

**APPROVAL OF RESOLUTION –  
2009 MASTER PLAN RE-EXAMINATION REPORT**

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

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

*Correspondence* was discussed.

General Discussion by Board members.

A motion to **adjourn** this meeting at 8:41 p.m. was made by Mr. Giannotti, seconded by Mr. Amorosso.

All in Favor - "YES".

**Meeting adjourned.**

**Respectfully submitted,**

*Laura Benvenuto*

**Laura Benvenuto, Board Secretary**