

**BOROUGH OF NORTHVALE
PLANNING BOARD/BOARD OF ADJUSTMENT
AUGUST 19, 2009**

MINUTES

ATTENDANCE:

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

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

ABSENT: MR. DELAURA, MR. VOLLMER, MRS. WALKER,
(ALTERNATE #2), MR. MARANA (ALTERNATE #3)

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

WORK SESSION

**APPLICATION OF PAOLO PETRILLO,
208-210 LIVINGSTON STREET,
BLOCK 901, LOTS 7 & 8 – BULK AND USE VARIANCE**

Atty. Mark Madaio came forward representing the applicant, Paolo Petrillo. Atty. Madaio has his office in Bergenfield, New Jersey. The applicant proposes to construct a six (6) unit two-story rental structure in the back. There will now be two principal uses on the property, two principal structures on the property and bulk variances will be required.

Mayor Hogan and Councilman Sokoloski steps down from the hearing of this application since it is a use variance.

Atty. Madaio stated that on the first floor there will be two one bedroom units and on the second floor there will be four one bedroom units. The goal is to limit any impact upon the Board of Education. The applicant is considering limiting the units to 55 and older. Atty. Madaio is currently doing research on this issue.

The applicant will need a front yard variance and green area. There will be six garages which do conform. The sizes of the units are 855 sq. ft. and two at 740 sq. ft.

Mr. Piehler comments – when driving on Livingston Street and Paris Avenue, there is always someone trying to get out on Firenze and either goes east or west through the traffic, the same thing on Willow Avenue. He said it will not dramatically change the traffic profile.

Mr. Amorosso asked Mr. Piehler if he is suggesting maybe one way in from Firenze Street and one way out right hand turn only in the front. Mr. Piehler asked Atty. Madaio if he could look at the possibilities and the areas that may be a problem. Atty. Madaio said he will come up with a couple of scenarios relating to this matter.

Mr. Giannotti said that the area is congested as it is and he doesn't think by making it a one way would make it work. He said you will be putting more traffic onto Paris and onto Willow Avenue.

All the garages and the six windows will be facing Firenze Street and the north elevation will be facing the parking lot. This would be the main entrance to the building. Atty. Madaio said that there is a south entrance as well. The primary focus of the structure is in and out of the parking lot.

Mr. Joseph Cecco, architect representing the applicant, came forward. He said that there are six entrances; each unit has their own entrance.

Mr. Trebino commented that they should work something out – he feels it would be a good thing.

Mr. Amorosso asked Mr. Cecco why the front is faced toward the parking lot and not towards Firenze Street and to have the garages on the parking lot side. Mr. Cecco said that it would interfere with the parking that goes along the building. It maintains parking in the parking area with the separation of the garages.

Mr. Perretti stated that a senior complex is the most desirable – there will be no impact with the schools. He said he understands that age restriction becomes a legal issue. Mr. Perretti said that he could understand if it was a COAH obligation but when it is landlord controlled he doesn't know how it would become a legal issue. How would this be policed three months from now, would it open up to everyone? Would there be a builder's agreement involved?

Atty. Madaio said the he would suggest that they record a developer's agreement as an exhibit – a recorded resolution that all of the leases contain that language which is 55 and older and that they are limited to that group. This is how it could be controlled. Atty. Madaio will look into this with Atty. Paster.

The application was deemed complete.

Mr. Raimondi asked Mr. Costa about the proposed detention system between the buildings. He asked if this is for the roof runoff. Mr. Costa said that under the original proposal, there is actually a detention system built along Firenze Street. Mr. Raimondi said that he would rather see it out from between the buildings because this is going to be an infiltration system. Mr. Costa said that he believes he could move the dumpster adjacent to the building. This matter will be heard for formal hearings at the September 2, 2009 meeting if the revised plans are ready.

Mr. Piehler asked if there is any way the applicant could do the streetscape on this project in the front. Atty. Paster said the Board could make it a condition. Mr. Amorosso said the applicant agreed to the streetscape.

Correspondence was discussed.

General discussion by the Board.

A motion to go into Closed Session was made by Mr. Perretti, seconded by Mr. Amorosso.

All in Favor - "YES".

The meeting was **adjourned** at 8:37 p.m.

Meeting adjourned.

Respectfully submitted,

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

Laura Benvenuto, Board Secretary