

BOROUGH OF NORTHVALE  
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT  
SEPTEMBER 18, 2013

MINUTES

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

ATTENDANCE:

PRESENT: MR. PERRETTI, MR. DELAURA, MR. TREBINO, MR. VOLLMER,  
MR. DEVLIN (ALTERNATE #1), MRS. WALKER (ALTERNATE #2),  
MR. BARGNA (ALTERNATE #4)

ALSO PRESENT: ATTY. JAMES DRONZEK, BOARD ATTORNEY  
MR. PAUL NIEHOFF, BOARD ENGINEER

ABSENT: MR. AMOROSSO, MAYOR BAZELA, MR. GIANNOTTI,  
COUNCILMAN SOKOLOSKI, MR. SILLERY (ALTERNATE #3)

REGULARLY SCHEDULED FORMAL MEETING

APPLICATION OF BECKALBE REALTY, L.P.,  
2178 COTTINGTON ST., NW, NORTH CANTON, OHIO 44720  
PROPERTY LOCATION: 183 AND 185 VETERANS DRIVE,  
BLOCK 919, LOT 3 – SITE SUBDIVISION WITH VARIANCES

At this time, Atty. Judith Reilly came forward on behalf of the applicant, Beckalbe Realty, L.P. The property in question consists of one lot designated as Lot 3 in Block 919. This lot 3 contains approximately 18,000 sq. ft. of area. The lot is located in the R7.5 zone and is located on the west side of Veterans Drive.

The applicant is proposing to subdivide the existing lot which has two single family homes on it. The existing home on proposed lot 3.1 has an approximate 13.6 ft. rear yard setback. This could be seen as an existing nonconforming setback issue.

Mr. Perretti asked if the Board gives the applicant a variance to the existing building, which is 8 feet and 13 feet, if they sell the property and the people that buy it decide that they want to fix up the house and maybe add onto the property any addition to the improvements, they would have to come back before the Board.

On the rear yard setback (proposed lot 3.2) - has an approximate 8.9 ft. rear yard setback. This could be seen as an existing nonconforming setback issue. Due to the proposed subdivision, it could also be seen as an exacerbation of the rear yard setback requirement.

Mr. Christopher Lanetelme, engineer on behalf of the applicant submitted plans dated February 20, 2013. There were no questions from Board members for the engineer.

Mr. Frederick Albe of 174 Traugers Crossing Road in Kintnersville, PA 18930 came forward and was sworn in by Atty. Dronzek. He would like to subdivide the property for future sale of the entire lot. Mr. Albe said that it would be easier to sell with the subdivision of the property.

Mr. Perretti stated by subdividing the property, it would make two conforming lots with minor variances for the rear yard setback.

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 for the variances stated and a condition that any improvements to the property outside the rear yard setback must come back to the Board, was made by Mr. Vollmer, seconded by Mr. Bargna.

ROLL CALL: Mr. Vollmer, Mr. Bargna, Mr. Perretti, Mr. DeLaura, Mr. Trebino, Mr. Devlin,  
Mrs. Walker - YES

This was approved as a minor subdivision. The Board Engineer will send a letter to the County stating this classification.

#### **APPROVAL OF MINUTES OF SEPTEMBER 4, 2013**

A motion to **accept** the minutes was made by Mr. Vollmer, seconded by Mr. Bargna.

ROLL CALL: Mr. Vollmer, Mr. Bargna, Mr. Perretti, Mr. DeLaura, Mr. Trebino,  
Mrs. Walker - YES

#### **APPROVAL OF RESOLUTION – PILDES BROTHERS, LLC, 160 LEGRAND AVENUE, BLOCK 1101, LOT 6**

A motion to **approve** the Resolution was made by Mr. Vollmer, seconded by Mr. Bargna.

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

**Correspondence** was discussed.

General Discussion by board members.

A motion to **adjourn** the meeting at 8:28 p.m. was made by Mr. Vollmer, seconded by Mr. Bargna.

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**