

**BOROUGH OF NORTHVALE
PLANNING BOARD/BOARD OF ADJUSTMENT
OCTOBER 17, 2012**

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,
COUNCILMAN SOKOLOSKI, MR. TREBINO,
MR. VOLLMER, MR. DEVLIN (ALTERNATE #1),
MRS. WALKER (ALTERNATE #2), MR. SILLERY
(ALTERNATE #3), MR. BARGNA (ALTERNATE #4)

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

REGULARLY SCHEDULED FORMAL MEETING

Atty. Leibman mentioned that the Cho Dae Community Church Application will be carried to the December 5, 2012 meeting. There will be no further notice.

**APPLICATION OF KEITH AND MICHELE ALBELLI,
446 TAPPAN ROAD, BLOCK 506, LOT 27 –
VARIANCE FOR A DECK**

Mayor Bazela and Councilman Sokoloski recuse themselves from this hearing.

Mr. Keith Albelli was sworn in by Atty. Leibman. This is an application for a deck that was constructed without a permit. Mr. Albelli is here before the Board to apply for a variance for the deck. The required setback is 30 feet and Mr. Albelli has 17.9 feet. For bulk variance, the deck was built already in error. The applicant did not realize that the deck would have a different setback than the pool.

Mr. Albelli said he had made a mistake, he didn't realize that he needed that 30 foot setback. He went by the setback that he had on the pool. The deck goes from two feet to four feet because his property goes down. The fence is four feet high on his property.

The meeting was **opened to the public**. No one from the public came forward. This portion of the meeting was now **closed to the public**.

A motion to **approve** this application was made by Mr. Giannotti, seconded by Mr. Perretti.

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

CONCEPTUAL REVIEW – 160 PARIS AVENUE
MULTI-FAMILY BUILDING, BLOCK 910, LOT 2

Mr. Richard Glielmi of Avelino Realty came forward along with the architect for the applicant. Mr. Glielmo is the owner of the building. The applicant has a property that he believes is underutilized and is looking to develop a total of 13 one-bedroom units. It was noted that this property is not in a commercial zone, it was rezoned to a professional office zone. Also it would be a dual use on this property. The main concern relating to the application is the residents that abut this piece of property.

APPROVAL OF MINUTES OF SEPTEMBER 19, 2012

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

ROLL CALL: Mr. Giannotti, Mr. Vollmer, Mr. Amorosso, Mayor Bazela, Mr. DeLaura,
Mr. DeLisio, Mr. Perretti, Mr. Trebino, Mr. Devlin, Mr. Sillery - YES
Councilman Sokoloski, Mr. Walker, Mr. Bargna - ABSTAINED
(they were absent at this meeting)

Mr. Niehoff mentioned the Deluxe Cleaners property on Livingston Street. Darlene Greene is a planner with Maser Consulting. Mr. Niehoff was requested by Mayor and Council to have his planner to come to the meeting tonight to submit a proposal for some professional/planning services that are related to the redevelopment at the site. Darlene Greene was introduced to all Board members.

Mrs. Greene said she said that under the local redevelopment housing law, this is what guides us to tell us what has to be done legally in looking at a redevelopment area. The first three steps is the area in redevelopment study and last four steps is a redevelopment plan. If you do not qualify your area in need, you cannot do a redevelopment plan.

Mrs. Greene described what her duties involve for her study of this redevelopment plan.

A motion to **approve** the retention of Maser Consulting's Planner was made by Mr. Vollmer, seconded by Mr. DeLisio.

All present were in favor.

Correspondence by board members.

A motion to **adjourn** this meeting at 8:40 p.m. was made by Mr. Amorosso, seconded by Mrs. Walker.

All in Favor - "YES"

Meeting adjourned.

Respectfully submitted,

Laura Benvenuto

Laura Benvenuto, Board Secretary