

**BOROUGH OF NORTHVALE
PLANNING BOARD/BOARD OF ADJUSTMENT
NOVEMBER 4, 2009**

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

ATTENDANCE:

PRESENT: MR. AMOROSSO, MR. DELISIO, MR. GIANNOTTI,
MR. DELAURA, MR. PERRETTI, COUNCILMAN
SOKOLOSKI, MR. TREBINO, MR. VOLLMER,
MRS. WALKER (ALTERNATE #1)

ALSO PRESENT: ATTY. GREGG PASTER, MR. PAUL NIEHOFF FROM
MASER CONSULTING

ABSENT: MAYOR HOGAN, MR. PIEHLER (ALTERNATE #1),
MR. MARANA (ALTERNATE #3), MR. DEVLIN
(ALTERNATE #4)

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

WORK SESSION

**APPLICATION OF GEORGE VOLLMER,
BRADLEY AVENUE AND VOLLMER COURT,
BLOCK 209, LOTS 3.03 AND 3.04 -
SITE SUBDIVISION**

At this time, Mr. Vollmer recuses himself. Mr. Vollmer came forward and stated that he is the owner of Lot 3.03. Mr. Vollmer is requesting that the driveway be removed from the west side of Lot 3.04 and to be placed on the east side. If the driveway were to be put on the right side, the new house could fit in making it much more conforming. Everything remains the same. Mr. Vollmer is asking that the lot lines be moved.

Mr. Niehoff said that there is an existing 15 foot utility easement and he said that there is a sewer line that is inside the easement. Mr. Vollmer said that this belongs to his daughter's house, Lot 3.01, and it feeds off the back and comes down that 15 foot easement in which he is requesting that it brought down to a 10 foot easement. He mentioned that his daughter is buying the lot.

Mr. Niehoff said that NJAC:21 requires a 20 foot easement for utilities. The reason for the required 20 feet is for access and to be able to put equipment in there to maintain the sewer line. The question is, would 10 feet be adequate for construction equipment to get

in there. He further commented, if the ownership stays within the family, it may not be a problem, but if it changes hands and not family owned, it could be an issue down the road. The applicant is going from a 15 foot utility easement that should probably have been 20 at one time to a 10 foot. This could be a problem. Again, Mr. Niehoff said, according to code, it should be 20 feet.

Mr. Vollmer's daughter owns the two family in the area and will continue to own it. Mr. Giannotti said it would be all contiguous property.

It was noted that the lots have already been created from a prior subdivision. Mr. Raimondi said that the existing lot is irregular and now the applicant would be making it a little more irregular. He said it could be modified by sliding the house over to the right and if there is a variance needed for the front yard, then the applicant should seek the variance.

Mr. Vollmer said that he would like to keep the same rear yard that is there and slide the house over and take a variance for the front if he has to.

Mr. DeLaura asked what would the front yard be. Mr. Vollmer answered it would be approximately 35 feet (not from the cul de sac). The overhangs that encroach in the rear yards are allowed by ordinance, stated Mr. Amorosso. Mr. Vollmer said that he would reposition the house so that a variance would not be required.

Mr. Lepore noted that the applicant must file a new deed with the County of this revision.

A motion to **grant** Mr. Vollmer to change the lot lines was made by Mr. Amorosso, seconded by Mr. Perretti.

ROLL CALL: Mr. Amorosso, Mr. Perretti, Mr. DeLisio, Mr. Giannotti, Mr. DeLaura, Councilman Sokoloski, Mr. Trebino, Mrs. Walker - YES

WORK AND FORMAL MEETING

APPLICATION OF THEODORA MCDANIELL, 407 ALMAR COURT, BLOCK 104, LOT 21 - VARIANCE FOR A DECK

Mrs. McDaniell came forward. Mrs. McDaniell is requesting to place a deck on the back of her home. No one will see the deck when it is built, it is all wooded area. The wooded areas belong to the homes in Old Tappan.

There was an addition off of the house when she purchased the home. She wanted to put a bedroom on the top of that addition and applied for a variance. Mrs. McDaniell said that she would like to fill in that piece with the deck.

She mentioned that the dining room is on the left corner, then the kitchen and then the doors would go out onto the deck. The original 15 foot variance was granted back in the early 80's. Now she is looking for the 6 ½ foot variance, instead of 10 feet. The deck would be 16 X 28. The width is 16 and the length is 28. Mr. DeLaura said that if she made the length 25 feet (the side yard), the applicant would not need the variance.

Mr. Amorosso noted that the applicant has two sets of steps, one down the back and one down the side. The reason for the two sets of stairs is that the way her bi-level home is set up, it is very inconvenient and she feels that the stairs would be a tremendous asset to the value of the house. She said that the most important steps would be the one that is on the back of the house because that would connect the family room with the kitchen. The reason for the side steps is that she would like to pull in the garage, and then go right up the side steps into the kitchen. The purpose of the steps was to facilitate going into the house right into the kitchen and the other purpose was to join up the family room with the kitchen.

Mr. DeLaura commented that the applicant could keep it the way it is, move the deck in 3 feet 5 inches or she can use the back steps and take the steps off the side. Mrs. McDaniell already has the variance she needs. The Board suggested that she remove the set of steps and keep the deck in to make it 10 feet, and then she would not need a variance.

The applicant will send in a revised drawing when she applies for the permit. No variance is needed if she makes those changes.

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

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

FORMAL MEETING

APPROVAL OF MINUTES OF OCTOBER 7, 2009

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

ROLL CALL: Mr. Giannotti, Mr. Vollmer, Mr. Amorosso, Mr. DeLaura, Mr. Perretti, Councilman Sokoloski, Mr. Trebino, Mrs. Walker - YES

Correspondence was discussed.

General Discussion.

A motion to **adjourn** the meeting at 8:50 p.m. was made by Mr. Perretti, seconded by Mr. Giannotti.

All in Favor - "YES".

Meeting adjourned.

Respectfully submitted,

Laura Benvenuto

Laura Benvenuto, Board Secretary