

BOROUGH OF NORTHVALE  
PLANNING BOARD/BOARD OF ADJUSTMENT  
NOVEMBER 6, 2013

MINUTES

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

**ATTENDANCE:**

PRESENT: MR. PERRETTI, MR. AMOROSSO, MAYOR BAZELA, MR. DELAURA,  
MR. GIANNOTTI, COUNCILMAN SOKOLOSKI, MR. TREBINO,  
MR. VOLLMER, MR. DEVLIN (ALTERNATE #1), MR. SILLERY  
(ALTERNATE #3)

ALSO PRESENT: JAMES DRONZEK, ESQ. (BOARD ATTORNEY) AND  
MR. PAUL NIEHOFF (BOARD ENGINEER)

ABSENT: MRS. WALKER (ALTERNATE #2), MR. BARGNA (ALTERNATE #4)

REGULARLY SCHEDULED FORMAL MEETING

APPLICATION OF BEVERAGE BARN,  
224 LIVINGSTON STREET, BLOCK 901, LOT 1 -  
SIGN VARIANCE

Atty. Mark Madaio of 29 Legion Drive in Bergenfield, NJ came forward to represent the applicant. The applicant would like to add a sign to his building, commonly known as The Beverage Barn. The proposed sign would be 100 sq. ft. in size would go up above the building in the center. It would be 2 feet 6 inches high and 40 feet long. The purpose of the sign is so that customers know where they are located.

It was noted that the building was built 23 years ago. Mr. Amorosso asked if the applicant has researched the original resolution when the building was built. Atty. Madaio said that he will do the research to obtain this resolution. At the time, the property was in the residential zone and now the property is in the AH1-CC (Affordable Housing Community Commercial) zone.

Regarding taxes being paid on the property, Atty. Madaio noted that the taxes are up to date and he will have the tax certification letter available at the next meeting.

The property owner and the applicant is Shree Santram Krupa Corp. (Mr. Milan Patel).

**Exhibits were marked:**

Affidavit of service - Exhibit A-1

Proof of service to all property owners - Exhibit A-2

Survey of the property - Exhibit A-3

Photo of area properties - Exhibit A-4

Rendering of front signage - Exhibit A-5

Details of drawing - Exhibit A-6

Rendering of front of building with smaller sign - Exhibit A-7

Smaller sign details - Exhibit A-8

At this time, Mr. Placko, owner of Sign A Rama came forward. Mr. Placko was retained by Mr. Patel to design signage structure for his building. The building is set back approximately 80 feet and the width is 70 feet wide and 29 feet tall. The letters of the sign are depicted on Exhibit A-6. The letters would sit off the building 6 inches. It was noted that most of the paper signage in the windows have to come out.

Atty. Madaio stated that he is adding to the total number of signs. There is no total signage square footage requirement. There would be a wall sign which shall be no greater than 24 sq. ft. and the applicant proposes 100 sq. ft. The letters shall be no greater than 2 feet in height; the applicant is proposing 2 feet 6 inches in height. Mr. Vollmer suggested that keep within the 2 feet.

Mr. Giannotti stated that the town has an ordinance stating that signs cannot be illuminated that advertises liquor.

The board secretary will gather the files on the property to pull any resolutions that are on file.

Continued hearings on this application will be heard on December 4, 2013.

**APPLICATION OF DAVID M. WATKINS, ESQ.,**  
**285 CLOSTER DOCK ROAD, CLOSTER, NJ 07624,**  
**PROPERTY LOCATION: 189 WASHINGTON STREET,**  
**BLOCK 911, LOT 7 - USE VARIANCE**

This application has been withdrawn by David M. Watkins, Esq.

**APPROVAL OF MINUTES OF SEPTEMBER 18, 2013**

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

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

APPROVAL OF RESOLUTION – BECKALBE REALTY, L.P.,  
183 & 185 VETERANS DRIVE, BLOCK 919, LOT 3

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

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

*Correspondence was discussed.*

A motion to **adjourn** the meeting at 9:07 p.m. was made by Mr. Amorosso, seconded by Mr. Perretti.

All in Favor - "YES".

Meeting adjourned.

Respectfully submitted,

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

Laura Benvenuto, Board Secretary