

**BOROUGH OF NORTHVALE
PLANNING BOARD/BOARD OF ADJUSTMENT
DECEMBER 5, 2012**

MINUTES

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

*(Mr. Perretti sits in for Chairman Amorosso
who could not attend tonight's meeting)*

ATTENDANCE:

PRESENT: MAYOR BAZELA, MR. DELAURA, 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

ABSENT: MR. AMOROSSO, MR. DELISIO, MR. GIANNOTTI

REGULARLY SCHEDULED FORMAL MEETING

**APPLICATION OF CHO DAE COMMUNITY CHURCH OF NJ,
119 ROCKLAND AVENUE, BLOCK 1007, LOT 1 AND
150 RAILROAD AVENUE, BLOCK 1007, LOT 2 –
SITE PLAN APPROVAL**

Atty. Leibman mentioned that the Cho Dae Community Church Application will be carried to the January 3, 2013 meeting. There will be no further notice given.

**APPLICATION OF PETER DOLAN, 405 ARGENTI PLACE,
BLOCK 106, LOT 17 - SITE SUBDIVISION**

Mr. Peter Dolan of 405 Argenti Place and Mr. Barry Hirschberg of 403 ½ Argenti Place came forward and were sworn in by Atty. Leibman. The properties in question consist of two (2) lots designated as Lots 17 and 18 in Block 106. Lot 17 contains approximately 10,410 sq.ft. (with right-of-way) of area and Lot 18 contains approximately 9,362 sq. ft. of area. The lots are located on the west side of Argenti Place and are rectangular in shape.

The applicant, (Peter Dolan) has agreed with the lot owner (Barry Hirschberg) to transfer approximately 1,418 sq. ft. of property prior to selling his lot and house. The land to be

transferred has been maintained by the owner of Lot 18 for years. Mr. Niehoff said a natural grade break also supports the subdivision of land.

Atty. Leibman suggested that the applicant prepare a private easement agreement.

A number of existing non-conforming bulk variances exist on Lot 18 such as front yard setback (8.2 ft. where 30 ft. is required), rear yard setback (18.5 ft. where 30 ft. is required) and lot depth (56.75 where 100 ft. is required). Mr. Niehoff stated that this subdivision does not alter any of these nonconforming conditions and because of the unique nature of Lot 18, does not have any effect on neighboring properties.

Lot 17, which fronts on Argenti Place, has existing non-conforming bulk variances, such as front yard setback – Argenti Place (23.1 ft. where 30 feet is required), stated Mr. Niehoff in his letter of December 5, 2012. He further noted that it appears from Borough tax maps that the right-of-way is Borough-owned and part of Holly Place (paper street). This does not affect the subdivision of use of land as a driveway, but clarification prior to perfection of the subdivision is needed.

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

Catherine Varni of 418 Longview Court came forward. She wanted to inquire if the property in question has anything to do with her property. It was stated that the property in question is between the Dolan's and the Hirschberg's only.

Lynn Butler of 331 Sutton Place in Norwood, New Jersey came forward. Ms. Butler is in contract with Mr. Peter Dolan. Ms. Butler is concerned as to who is responsible in maintaining the areas within the easement, the easement from Argenti Place moving down towards Hirschberg's property. Atty. Leibman suggested that the three parties get together and have a private easement agreement as to who is responsible in maintaining and utilizing the areas within the easement.

A motion to **approve** the application was made by Mr. Vollmer, seconded by Mr. Sillery.

ROLL CALL: Mr. Vollmer, Mr. Sillery, Mayor Bazela, Mr. DeLaura, Mr. Perretti,
Councilman Sokoloski, Mr. Trebino, Mr. Devlin, Mrs. Walker - YES

APPROVAL OF RESOLUTION – KEITH AND MICHELE ALBELLI
446 TAPPAN ROAD, BLOCK 506, LOT 27

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

ROLL CALL: Mrs. Walker, Mr. Trebino, Mr. DeLaura, Mr. Perretti, Mr. Vollmer –
YES
Mr. Amorosso, Mr. DeLisio, Mr. Giannotti - ABSENT

**APPROVAL OF RESOLUTION – AUTHORIZING RETENTION
OF MASER CONSULTING, P.A.**

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

All present were in favor.

Correspondence was discussed.

A motion to **adjourn** the meeting at 8:45 p.m. was made by Mr. Vollmer, seconded by Mr. .

All in Favor - "YES"

Meeting adjourned.

Respectfully submitted,

Laura Benvenuto

Laura Benvenuto, Board Secretary