



**BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING
October 2, 2024, at 7:30 P.M.**



MINUTES

Page 1

ORIGINAL

CALL THE MEETING TO ORDER

Chairman Giannotti called the meeting to order at 7:30 PM in the Planning Board/Board of Adjustment meeting room located on the second floor of the Municipal Building at 116 Paris Avenue, Northvale, New Jersey 07647.

STATEMENT

Chairman Giannotti read the "Sunshine Statement" into the record as follows:

"This is a regularly scheduled meeting of the Combined Planning Board/Board of Adjustment of the Borough of Northvale. The date, time and location of this meeting has been advertised in the official newspaper of the Borough, filed with the Municipal Clerk, and posted on the bulletin board in the Municipal Building. All notice requirements of the Public Meetings Act for this meeting have been fulfilled. Please note the fire exits as required by law at the public meetings."

ROLL CALL:

PRESENT: Chairman Giannotti, Vice Chair Amorosso, Mayor McGuire, Councilman Bakalian, Mr. Pothos, Chief Ostrow, Mr. Briscoe, Mr. Puppelo, Mr. Degen (ALT#1), Mr. Brunet (ALT 2) Mr. Gullestad (ALT#3)

ALSO PRESENT: Gregg Paster-Attorney
Scott Loverich- Neglia Engineering
Julia Martino-Board Secretary

ABSENT: Mr. Moran



MINUTES

Page 2

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

DANY ALTMAN, DC
C/O FERRARO & STAMOS LLP.
APPLICATION FOR VARNANCE; TO PERMIT A MIXED USE OF THE PROPERTY, OF
A MEDICAL OFFICE AND RESIDENTIAL APARTMENT
PREMISES COMMONLY KNOWN AS
266 LIVINGSTON STREET, NORTHVALE NJ. 07647- BLOCK 604 - LOT 13

Chairman Giannotti – introduced application, and Attorney Dean Stamos for applicant Dany Altman, DC.

Attorney Gregg Paster addressed Mayor McGuire and Councilman Bakalian will recuse themselves being, this is a Zoning Board application.

Attorney Dean Stamos of Ferraro & Stamos, LLP Northvale NJ. – introduced himself and applicant and application. Applicant is proposing an existing non-conforming 2 family home, applicant seeks to convert first floor apartment into a satellite office for his medical practice. Main office is and will remain in Englewood.

Property is in the C1 zone. The proposed use is permitted on this site, this is not the use variance. The use variance is the combination of the mix use, once the medical office is in and to retain the residential use upstairs.

Vice Chairman Amorosso – shared with Attorney Stamos, this property was once a beauty parlor downstairs and residential upstairs, many years ago.

Attorney Stamos introduced Christopher Wagner from Wagner Engineering Armonk NY.

Board Attorney Gregg Paster Sworn in Engineer Christopher Wagner.

Engineer Christopher Wagner introduced himself and shared his educational background and qualifications. License is in good standing in NY. Works for a license professional engineer in NJ. Universal engineering services. He has provided testimony as an expert in both NY and NJ. Also familiar with the applicable regulations of New Jersey. **Engineer Wagner** -is familiar with the subject property and the proposed engineering work, in which he worked closely on and prepared plans. **Chairman Giannotti, Attorney Paster, Scott Loverich of Neglia Engineering,** accept his qualifications.



**BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING
October 2, 2024, at 7:30 P.M.**



MINUTES

Page 3

Attorney Stamos ask **Engineer Wagner** to describe property current condition and proposed for medical facility. **Engineer Wagner** using displayed on easel, proposed plans, went over the property details. There will a variance needed for the parking lot. Also proposing a six-foot privacy fence, lighting and landscaping, as well as a storm water mitigation system. To help mitigate the additional storm water run-off that will be generated from the additional impervious surface being added on the site, mainly the parking area. Signage is also being proposed, 72" x 32 "luminated box sign in front yard, and another proposed, 144" x 24" luminated wall sign on the south side of the building. they are proposing a 3' high retaining wall on east side of the site. Adjacent to the wall, proposing a 6' high vinyl privacy fence. The proposed lighting plan is addressing the borough engineers concern for light spill over. They will be submitting a revise lighting plan focusing on reducing the spill over to the easterly lot to comply with town ordinances. **Engineer Wagner** also went over the parking stall size and variance for minimum distance for parking area to exterior wall of the building to meet the 9-space requirement to code. They went over the buffer strip on east side, and 24' wide drive isle for two-way traffic. Last variance, is a sign near the right a way, proposing 7' where 20' is required.

Chairman Giannotti ask each board member if they had any questions.

Mr. Pothos- ask are 9 parking spaces needed? **Engineer Wagner** explained the 9 spaces comes from the square footage of the space requirement.

Mr. Brisco- ask if the resident had parking? **Engineer Wagner** shared there is separate parking for the resident. That will remain, this is on the north side of lot. **Mr. Brisco** how many cars can you fit in the driveway? **Engineer Wagner** it's a single file, 10 cars. **Mr. Brisco-** ask about the drain over the corner of garage, concerned that it will not overflow into neighbor's yard. **Engineer Wagner** - the proposed catch basin is in the corner of the parking lot. Parking lot is graded southwest to northeast. The proposed grading and rerouting the storm water into catch basin, routed through the stormwater retention system back into the boroughs system. **Mr. Brisco** any flow into neighbors' yard? **Engineer Wagner** no storm water will go into catch basin.

Chief Ostrow – no questions

Vice Chair Amorosso- questioned the 6' fence on top of retaining wall, will it be 9'? **Engineer Wagner** explained the fence is going to be adjacent to the wall, not on top. It's going to be 6' to grade. **Chairman Giannotti-**explained the 6' ordinance

Vice Chair Amorosso- shared his option, feels the applicant is not going to need 9 parking spaces, he would like to see more greenery.

Mr. Puppelo-shared if business is sold in future they may need the parking spaces. If we lower the number to low, it will not help the future owner.

Attorney Paster- ask to confirm current residence. **Attorney Stamos** confirmed there is a one family upstairs.

Mr. Puppelo-questioned trash pickup, being chiropractor office, will there be a dumpster? **Engineer Wagner** believes trash cans will remain the same as it is now for a single-family



MINUTES

Page 4

residence. The chiropractor office will have a trash can. They do not generate much for garbage. **Mr. Puppelo** ask if the downstairs will be just for commercial use, not a single family? **Engineer Wagner** believes just commercial.

Mr. Degen (ALT#1)-ask where the EV plug was going to be located? **Engineer Wagner** shared it will be the parking spot adjacent to the building, if ok with the board. **Mr. Brisco** mentioned as long as it's not next to the building where it can catch on fire. There is discussion with **Engineer Wagner** and board members on where is a good spot for the EV charger.

Chief Ostrow-shared the handicap spot is not in a great spot, it's not near the ramp to get in.

Mr. Brunet (ALT 2)-no questions

Mr. Gullestad (ALT#3)-no questions

Chairman Giannotti ask where the water is going to run from the parking lot? Down Willow or down Livingston? **Engineer Wagner**- down Willow, to go into the catch basins. To go down Livingston it's a county road and there is a longer run for the system to get out there to Livingston. What they have proposed is direct right to the existing system.

Mr. Loverich – ask, what's the size of they pipe for the board members to understand? **Engineer Wagner** its 150 linear feet of 24" pipe. **Mr. Loverich** what is being routed to it? **Engineer Wagner** the parking lot and all of the roof top area. **Vice Chair Amorosso** ask **Mr. Loverich** if he was satisfied with this, **Mr. Loverich** shared, yes, this is an acceptable design mythology.

Chairman Giannotti ask about landscaping to be done. **Engineer Wagner** shared the separate landscaping plan. Using displayed plan on easel. Full set A-1.

Vice Chair Amorosso ask if there were any other box signs 7' off the right of way on Livingston Street. **Engineer Wagner**, he did not no. **Chairman Giannotti** ask if they have any indication of what it will look like. **Engineer Wagner** did show photo of the sign.

Mr. Loverich ask questions about Livingston Street being a county road, if they were going to make submission to them **Attorney Stamos** answered yes. **Mr. Loverich** wanted to confirm they will be getting county approval. He also mentioned lighting spillage along the eastern side of the property line, that they mentioned will also be addressed. He recommends they provide LED dimmable controls so they can be adjusted accordingly.

Chief Ostrow – questioned the main exit and entry for both resident and medical office. **Engineer Wagner** the apartment entry is in the front of the building and the medical patients will use the back of the building entrance.

Mr. Loverich recommends moving the ADA space closer to the ramp. Recommends the driveway is 24' wide standard for two-way driveway circulation, suggesting getting 2 ½ feet off the property line on the east, to make it 22'ft drive isle.

Attorney Paster-sworn in applicant Dr. Altman.

Attorney Stamos recapped to **Dr. Altman** the variance requirements, conditions and suggestions the board made. One was the 2 ½ feet off the property line on the east, to make it 22'ft drive isle.



MINUTES

Page 5

Ask if he had any objections? **Dr. Altman** is worried about people backing into the building, going over the curb. **Dr. Altman** had no objections. **Dr. Dany Altman**- introduced himself as the owner and applicant and shared his proposed use for the property. Main office is in Englewood, wants to use this building as a satellite chiropractic medical office, being he lives in the area. Himself and 2 employees approximately 3 days a week, depending on how many appointments scheduled. Closing the latest 7:00 pm. He confirmed that his office will not generate much garbage. They also went over the proposed signage.

Mr. Pothos – no questions

Mr. Brisco-no questions

Chief Ostrow-will there be any Radiological equipment onsite like Xray machines? **Dr. Altman** yes, I will. They will be located in the basement. **Chief Ostrow** make sure there is markers, signage inside/outside for emergency responders.

Vice Chair Amorosso ask if he was going to be living in the apartment. **Dr. Altman** answered no, its currently rented with a tenant.

Mr. Puppelo confirming the space downstairs is going to be commercial, and upstairs is residential. **Dr. Altman** answered correct.

Mr. Brunet ask how long he has been in practice. Any federal lawsuits or litigations? **Dr. Altman** answered 23 years. No lawsuits or litigations. **Mr. Brunet** any part time employees? **Dr. Altman** no. He went over the days and time of business operations.

Mr. Gullestad no questions for doctor. He did have a fence question for **Engineer Wagner**.

Chairman Giannotti ask what is going to be done with the exterior of the building. **Dr. Altman** explained what is going to be done like paint the exterior a light color.

Chairman Giannotti- opened the meeting to the public

Resident- Joan Giovinazzo of 201 Willow Ave, lives on the east side of the building. she had concerns with the wall that was mentioned and the lighting into her bedrooms. Also questioned the parking spots and if they can guarantee her property will not get any extra storm water. She's having concerns about more storm water to her property. **Engineer Wagner** explained and showed Joan Giovinazzo using the displayed diagrams where the wall is going to be, and the water systems are being added and explained what they are going to work. He also explained what they have planned with the new lighting, to help mitigate the light to her bedrooms. Board members and borough engineer also explained to Joan Giovinazzo what is being done should not be a detriment to her property.

Mr. Pothos – are you going to be doing your own snow plowing or hiring someone? **Dr. Altman** he has not gotten that far yet. **Mr. Pothos** suggested to have the snow plowing company plow the snow to the garage side of the property, not to put the snow by the retaining wall or fence.

Councilman Bakalian – of 164 Livingston Street, concern about the basement for radiology ask if they will be doing any treatments. **Dr. Altman** said no. **Councilman Bakalian** ask if the



**BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING
October 2, 2024, at 7:30 P.M.**



MINUTES

Page 6

apartment was a one or two bedroom. **Dr. Altman** said it's a one bedroom with a den. **Councilman Bakalian** stated in his opinion, he believes the signage is over kill, might create a blinding hazard for nighttime driving. **Attorney Stamos** assured **Councilman Bakalian** the signage will comply with the town ordinance. **Councilman Bakalian** also had concern about the narrow sidewalk in front who is going to take care of it. **Chairman Giannotti** does not believe the county will take care of it.

Joan Giovinazzo ask why they need two signs? **Attorney Stamos** one is for the side of the building and the other is for traffic going north and south.

Mayor McGuire 604 Gladys Court, shared concerns with the catch basins not sufficient enough to handle a lot of water. Part of the flooding in the homes are due on willow, are due to overflowing basins. With more water coming down the street it's going to make it worse. The pipes have to be good; he wants this on record that the pipes comply. If we add something here and there's more water that is flooding homes, it's not a good situation. **Engineer Wagner** went over the design of the peak run off rates.

Attorney Paster ask what kind of storm is this designed for? **Engineer Wagner** the borough codes require 2,10-, and 100-year storm, max intensity is 100 year you have to show net zero run off 2, 10, 100 years.

Chairman Giannotti- closed the meeting to the public

Attorney Paster – recapped the variance requirements/conditions for resolution

Chairman Giannotti entertained a motion to approve the application, motion to approve - Mr. Pothos and seconded by Chief Ostrow.

ROLL CALL: Mr. Pothos-Yes, Chief Ostrow-Yes, Chairman Giannotti-Yes, Vice Chair Amorosso-Yes, Mr. Briscoe-Yes, Mr. Puppelo-Yes, Mr. Degen (ALT#1) -Yes,

Votes: (7) Yes, (0) No

Absent: Mr. Moran

Recused: Mayor McGuire and Councilman Bakalian



**BOROUGH OF NORTHVALE
 COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING
 October 2, 2024, at 7:30 P.M.**



MINUTES

Page 7

**APPROVAL OF MINUTES OF
 PLANNING | ZONING BOARD OF ADJUSTMENT
 MEETING ON September 18, 2024**

Chairman Giannotti entertained a motion for approval of minutes of September 18, 2024, Planning |Zoning Board of Adjustment meeting. The motion was made by Mr. Pothos and seconded by Vice Chair Amorosso.

ROLL CALL- All presents in favor, yes.

Absent for September 18, 2024, meeting (3)- Chief Ostrow, Mr. Briscoe, Mr. Moran

Chairman Giannotti-ask board members if there were any discussions? Board secretary was asking if there were any upcoming applications. Board secretary mentioned application for 226 Livingston Street, should be ready for next board meeting on October 2nd.

Chairman Giannotti entertained a motion to adjourn the meeting at 8:57 pm, motion was made by Chairman Giannotti and second by Vice Chair Amorosso.

All present in favor-Yes.

Respectfully Submitted,

Julia Martino

Julia Martino
 Board Secretary

APPROVED: 10/16/24 