



**BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING
September 18, 2024, at 7:30 P.M.**



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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, 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: Chief Ostrow, Mr. Briscoe, Mr. Moran



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REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

**EASTERN ALLIED CONSTRUCTION CO. INC.
APPLICATION FOR MINOR SUBDIVISION APPROVAL WITH BULK VARIANCES
PREMISES COMMONLY KNOWN AS
307 WHITE AVENUE, NORTHVALE NJ. 07647- BLOCK 507 - LOT 13**

Chairman Giannotti – introduced application, and Attorney Dean Stamos for applicant Eastern Allied Construction Co. Inc.

Attorney Dean Stamos from Ferraro & Stamos, LLP Northvale NJ. – introduced himself and applicant and application. Applicant is proposing an existing 120 foot by 100-foot lot, to subdivide into two lots 60 feet by 100 feet. Applicant has previously subdivided and built the same type of homes in Northvale. **Attorney Stamos** explained the application requires (3) three variances, minimum lot area of 6000 square feet, where 7500 square feet is required. Minimum lot width required is 60 feet where 75 feet is required. Front yard set back proposing 10 feet where 25 feet is required.

Attorney Stamos introduced Carol Hoernlein from Mark Martins Engineering she will be filling in for Engineer Mark Martins.

Board Attorney Gregg Paster Sworn in Engineer Carol Hoernlein.

Engineer Carol Hoernlein introduced herself and shared her educational background and qualifications. License is in good standing. **Board Attorney Gregg Paster** accepted her qualifications.

Engineer Carol Hoernlein-is familiar with the subject property and the proposed subdivision. Attorney Stamos ask **Engineer Hoernlein** to describe the property in which she did. Speaking about current conditions and proposed is to demolish the existing home and subdivide the property into two lots. **Engineer Hoernlein** went over the setbacks of the proposed homes. The lot width and lot area and setbacks will meet all other setbacks requirements. The more interior lot will meet all the setbacks. Mentioned creating these two lots have no detriment to the neighborhood or public with the undersized lot sizes with new proposed homes. It will be in line with the neighborhood.

Regarding Neglia Engineering report, minor subdivision comments, referencing the turning radius on corner, they will be submitting an easement. They will comply with the engineering report.

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



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Vice Chair Amorosso-mentioned the 60' goes right inline with what's on Lambert going North, also a 55' & 40' lot on the same street. He sees no detriment.

Mr. Puppelo-mentioned there are corner lots that are larger, 100', 90' x 100'. Ask if home was going to have a two-car garage and will it meet the 1000 square feet living space requirements.

Attorney Stamos- the space is going to be greater than 1000 square feet of living space. The design is about 2,300 square feet. Standard 400 square feet for garage. Home approximately 1900 square feet.

Mr. Puppelo-is familiar with the size of the homes in this area, personal opinion, he does not see reason for the developer to build two small homes on this large lot, with no detriment to the property, why not build one larger home and sees no reason to divide the lot.

Councilman Bakalian-no questions. **Councilman Bakalian** had some concerns with the impact, when are we going to stop sub-dividing. What's the future of the community going to look like.

Mayor McGuire-no questions

Chairman Giannotti ask **Attorney Stamos** what condition the current home is in. **Attorney Stamos**- pretty bad shape.

Mr. Degen (ALT#1)- no questions

Mr. Brunet (ALT 2)- no questions

Mr. Gullestad (ALT#3)- no questions

Scott Loverich Neglia Engineering – had one concern on Mark Martins site plan, driveway on corner is supposed to be right in the middle of a large street tree, in the boroughs right of way, that is proposed to come down. Mentioned the boroughs new tree removal ordinance, that will have to be complied with. It's a quite a large tree that provides a pretty large canopy for the area. Concern perhaps the driveway can be relocated or the site designed be realtered to avoid it. **Attorney Stamos** was concerned if driveway is to move to the other side, it would be to close to the intersection.

Mr. Pothos- had a question when it comes to trees that are 100-200 years old and you go to develop a property, during excavation and demo, utilities, the tree root system will be damaged. This is risking the tree falling on a home, powerlines etc. In his opinion, that they comply with the borough's ordinance and tree removal permit. Perhaps put ample number of trees on both properties to offset this to have a safe area for all neighbors. In presence of a subdivision, you will not be able to save this beautiful 200-year-old tree. **Attorney Stamos**- we will certainly comply.

Chairman Giannotti- ask what kind of tree this is. **Engineer Hoernlein** confirmed it was a Maple Tree. **Chairman Giannotti** ask if the builder will be doing the curbing and repair the sidewalk.

Attorney Stamos mentioned yes, certainly if its required.

Chairman Giannotti- open the meeting to the public

Resident Karen Cossseta of 316 Lambert Ave approached the podium. **Attorney Gregg Paster** Sworn in Resident Karen Cossseta. She questioned where the frontage of the two homes will be. She wants to know how close to her home will they be and their driveways.

Attorney Stamos replied to frontage will be on Lambert Ave. Mentioned the ordinance requires 10 feet from property line. **Engineer Hoernlein** showed **Karen Cossseta** how close her home will be on the drawings to the proposed homes and the driveways will be facing Lambert.



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Karen Cossseta asks if the homes will have a fence. **Attorney Stamos** does not believe they are installing a fence.

Chairman Giannotti- closed the meeting to the public

Attorney Paster – recapped the variance requirements/conditions for resolution

Vice Chair Amorosso entertained a motion to approve the application, seconded by Mr. Degen (ALT#1).

ROLL CALL: Chairman Giannotti-Yes, Vice Chair Amorosso-Yes, Mayor McGuire-Yes, Councilman Bakalian-No, Mr. Pothos-Yes, Mr. Puppelo-No, Mr. Degen (ALT#1) -Yes, Mr. Brunet (ALT 2) -Yes, Mr. Gullestad (ALT#3) -Yes.

Votes: (7) Yes, (2) No

Absent (3)- Chief Ostrow, Mr. Briscoe, Mr. Moran

**APPROVAL OF MINUTES OF
PLANNING | ZONING BOARD OF ADJUSTMENT
MEETING ON June 5, 2024**

Chairman Giannotti entertained a motion for approval of minutes of June 5, 2024, Planning |Zoning Board of Adjustment meeting. The motion was seconded by Mr. Puppelo.

ROLL CALL- All presents in favor, yes.

Absent (3)- Chief Ostrow, Mr. Briscoe, Mr. Moran

Chairman Giannotti-ask board members if there were any discussions? Board secretary was ask 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 8:03pm, 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: