



**BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT**



July 19, 2023, at 7:30 P.M.

MINUTES

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CALL THE MEETING TO ORDER

Chairman Amorosso 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 Amorosso 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 Amorosso, Mayor McGuire, Councilman Hogan, Mr. Giannotti, Chief Ostrow, Mr. Puppelo, Mr. Degen (Alt#1), Mr. Gullestad (Alt#3)

ALSO PRESENT: Gregg Paster - Board Attorney
Mr. Saad - Neglia Engineering
Julia Martino - Board Secretary

ABSENT: Mr. Moran, Mr. Briscoe, Mr. Pothos, Alfonso (Alt#2)

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING



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**APPLICATION OF MR. RICHARD LEE
APPLICATION CONTINUED FOR VARIANCE
IN ACCORDANCE WITH N.J.S.A. 40:55-70, et seq.
196 Bradley Ave - BLOCK 608 - LOT 11**

This application began with Chairman Amorosso introducing this application, Mr. Richard Lee Application Continued for variance in accordance with N.J.S.A. 40:55-70, et seq. 196 Bradley Ave BLOCK 608 - LOT 11.

Mr. Paster states Mr. Lee is still under oath no need to be sworn in. He continued to share with the board his conversation with the Construction Official, he was advised as well as the board receiving documentation to the effect of no open variances or violations on the 196 Bradley Avenue property. All Construction was based on pre-existing non-conformities that are pre-dated. There are no open violations, non-compliances this is including the front yard fence, which was approved. The board has jurisdiction to hear this application without further process.

Chairman Amorosso continued the meeting referring to **Mr. Lee's** original reason for coming in front of the board.

Mr. Lee reintroduced himself and family history to the area to the board. He also shared the reasons for his requests for variance. Adding a new deck, which will encroach into the required rear yard set back by 16 feet. The R 7.5 zone requires a setback of 30 feet and the house is set at 30 feet. The construction of the setback would only leave a setback of 14 feet, as per zoning review. He would like to stay in Northvale with his family and make use of his wide yard.

Mr. Saad ask Mr. Lee if the deck was going to be porous? Is water going to be able to seep through the deck? Mr. Lee answered, yes it will be 1/4 "spacing. Mr. Saad ask Mr. Lee what about surface treatment underneath the deck? Mr. Lee answered just weed blocker and soil. Mr. Saad ask if there was a seepage pit put in and does it collect all your roof runoff? Mr. Lee answered yes. Mr. Saad states, being the deck is going to be porous it's not really going to be considered impervious surface if it was, we would ask for additional drainage for this property being it is pervious surface, it does not warrant additional drainage based on his professional opinion.

Chairman Amorosso ask the board members if they had any questions. No questions.

A Motion of Approval to move to Resolution was made by Mr. Degen seconded by Councilman Hogan.

ROLL CALL:

PRESENT: Chairman Amorosso, Mayor McGuire, Councilman Hogan, Mr. Giannotti, Chief Ostrow, Mr. Puppelo, Mr. Degen (Alt#1), Mr. Gullestad (Alt#3) - YES

ABSENT: Mr. Moran, Mr. Briscoe, Mr. Pothos, Alfonso (Alt#2)



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**APPROVAL OF RESOLUTION # 23-05
PDF INVESTCO, LLC APPLICATION FOR VARIANCE
IN ACCORDANCE WITH N.J.S.A. 40:55-70, et seq.
35 INDUSTRIAL PARKWAY - BLOCK 608 - LOT 1&2**

A Motion to approve Resolution 23-05 was made by Vice Chair Giannotti seconded by Chairman Amorosso.

ROLL CALL:

PRESENT: Chairman Amorosso, Mayor McGuire, Councilman Hogan, Mr. Giannotti, Chief Ostrow, Mr. Puppelo, Mr. Degen (Alt#1), Mr. Gullestad (Alt#3) - YES

ABSENT: Mr. Moran, Mr. Briscoe, Mr. Pothos, Alfonso (Alt#2)

**APPROVAL OF MINUTES OF JUNE 21, 2023
PLANNING | ZONING BOARD OF ADJUSTMENT MEETING**

A motion to approve the minutes of June 21, 2023, Planning | Zoning Board of Adjustment meeting was made by Mayor McGuire and seconded by Councilman Hogan.

ROLL CALL:

PRESENT: Chairman Amorosso, Mayor McGuire, Councilman Hogan, Mr. Giannotti, Chief Ostrow, Mr. Puppelo, Mr. Degen (Alt#1), Mr. Gullestad (Alt#3)

ABSENT: Mr. Moran, Mr. Briscoe, Mr. Pothos, Alfonso (Alt#2)

A motion to adjourn the meeting at 7:42 pm was made by Mr. Giannotti and seconded by Councilman Hogan - All present in favor-Yes.

Respectfully Submitted,

Julia Martino

**Julia Martino
Board Secretary**

APPROVED: 8/16/23