



BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT
July 5, 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, Mr. Moran, Mr. Puppelo, Mr. Pothos, Mr. Gullestad (Alt#3)

ALSO PRESENT: Gregg Paster - Board Attorney
John Dunlea, PE - Neglia Engineering
Julia Martino - Board Secretary

ABSENT: Mr. Briscoe, Chief Ostrow, Mr. Degen (Alt#1), Alfonso (Alt#2)

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING



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APPLICATION OF 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

This application began with Chairman Amorosso introducing this application; PDF INVESTCO, LLC – Continuation of Application for Variance of commercial property at 35 Industrial Parkway Block 608 – Lot 1

Attorney Brian Yarzab- introduced himself and his applicant **PDF INVESTCO, LLC**. Application for Variance of light Industrial and residential area, property at 35 Industrial Parkway Block 608 – Lot 1, he reminded the Planning Board Members this application was in front of them on June 21, 2023, also two months ago on April 19, 2023. Attorney Yarzab gave a brief description of the proposal from last meeting, looking for a variance for a 2nd story addition, covered loading area, covered parking lot improvements. During that meeting, they also discussed the principal component of the application through variances and waivers requested. Mr. Yarzab shared engineer Michael Hubschman has interfaced with the borough engineer with respect to the drainage report.

Chairman Amorosso referring to the borough engineer, ask; has the report been submitted to you and is it acceptable? **Mr. Dunlea** of Neglia Group states, yes, they have received and reviewed the report and deemed it to be acceptable. They did note that test pits will be required, infiltrating testing if it is in fact required. The system is being under drained, also they will need to locate the ground water table. All requirements of an infiltration system will have to be complied with. Whether or not the report has been submitted, it is deemed the design is acceptable at this time. There are some items that need to be addressed, they can be addressed during construction. **Chairman Amorosso** ask if Neglia has been in contact with the applicants engineer on what else they need, and at this time it's acceptable from Neglia engineering? **Mr. Dunlea** replied, yes. It is acceptable.

Attorney Brian Yarzab- introduced John Artuso Architect. He was sworn by Mr. Paster.

Mr. Artuso -introduced self to board member he is here to address any questions just on the building façade. **Mr. Paster** shared with the board that Mr. Artuso is an architect with expertise with facing material. **Mr. Artuso** – using the facing samples that are displayed, Mr. Artuso described in detail, the insulated panel that they are proposing is by metal span, which is a urethane material, with a 24-26-gage metal skin. He continued to go through the layers of the panels and describes the differences between the interlocking panels, and which ones will be used for different areas on building describing on second floor, they will be using a horizontal pattern, 2"-3" of material and depth of 18" up to 2' depending on the look they are trying to achieve. He also describes how the material gets attached to the building, studs, and metal backing and how it connects. **Chairman Amorosso** ask what color it will be? **Mr. Artuso** showing the renderings color is a dark gray, but they are still in the design process.



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Chairman Amorosso ask the board members if they have any questions for Mr. Artuso. **Mr. Moran** ask what the arch value per inch is? **Mr. Artuso** shared it is almost 8-7.95.

Chairman Amorosso opened the meeting to the public.

No one approached.

Chairman Amorosso closed the meeting to the public.

Attorney Brian Yarzab in closing he ask if anyone had any questions, **Chairman Amorosso** did ask about the red light on the cell tower, that this is mentioned in a resolution to be done regardless of the FAA states it's not needed, this was never done. The boards concern is that it is near the park, with many children playing difference sports, and if the emergency helicopter comes and does not see the tower, we don't want it to crash with children on the field. We want it done. **Attorney Brian Yarzab** ask to speak to his client to discuss, they did. Attorney Brian Yarzab returned and shared, after speaking with the applicant, they are happy to use commercially reasonable efforts to try to comply. This cell tower is subject to a lease. Currently it is being negotiated. **Mr. Paster** shared some history as part of cell tower negotiations, that included the leasee, owner of the tower renter has agreed to put the light on, as part of the litigation settlement, not as a condition clause. **Attorney Brian Yarzab** agreed and just shared the same information with his client, and they are going to try and use the resolution requirements as leverage to try and make it happen.

Chairman Amorosso had one more thing, he mentioned to the applicant Frank D'Iorio, that he has received a letter from Nick Lepore-zoning officer, and he is happy they came to an agreement, that they are going to work together and thanked him. **Attorney Brian Yarzab** summed up his presentation for a variance. **Mr. Giannotti** ask him to go over the variances, **Attorney Brian Yarzab** did just that. **Chairman Amorosso** ask the board members if they agreed to the material to be used on the building. **Chairman Amorosso** ask **Mr. Paster** to add the agreement of the material to the resolution. **Mr. Paster** also recapped the application, these items are to be added to the resolution.

A motion to **approve** the application was made by Mr. Giannotti and seconded by Mr. Pothos

ROLL CALL: Chairman Amorosso – Yes, Mr. Giannotti- Yes, Councilman Hogan -Yes, Mayor McGuire –Yes, Mr. Pothos - Yes, Mr. Moran - Yes, Mr. Puppelo - Yes, Mr. Gullestad (Alt#3) -Yes

ABSENT: Mr. Briscoe, Chief Ostrow, Mr. Degen (Alt#1), Alfonso (Alt#2)



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**APPLICATION OF MR. RICHARD LEE
APPLICATION FOR VARIANCE IN ACCORDANCE WITH
N.J.S.A. 40:55-70, et seq.
196 Bradley Ave
BLOCK 608 - LOT 1**

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

Mr. Paster sworn in **Mr. Lee**.

Mr. Lee introduced himself and background to the board and shared the reason 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 set back would only leave a set back of 14 feet, as per zoning review.

Mr. Giannotti – ask **Mr. Lee** did he buy the house as is or did he have it built? **Mr. Lee** response he bought it as is. **Mr. Giannotti** shared concerns regarding many variances on the property, this property never came in front of the board, never got a side or rear yard variance, a 6' fence in front of house, it supposed to be 25' from the road. **Mr. Moran-** shared concerns of egress from second story. **Mr. Lee** shared with the board he was not aware of any the concerns he purchased the house with the understanding everything was to code. His fence company pulled permit for fence; he is aware it is up to code. **Mr. Paster** states that all things mentioned need to be addressed to comply. Being that this is after the fact, he suggests, to **Mr. Lee**, pull public records reports OPRA with (all permits issued including fence permit & violations, resolutions, and site plan for his property, amend his application to address all the variances. Perhaps get a new site plan that shows all variances, then come back in two weeks on July 19, 2023. **Mr. Lee** does not have to further notice.

This application to continue at the PZB meeting on July 19, 2023.



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**APPROVAL OF MINUTES OF 06/07/2023
PLANNING | ZONING BOARD OF ADJUSTMENT MEETING**

A motion to approve the minutes of June 07, 2023, Planning | Zoning Board of Adjustment meeting was made by Vice Chairman Mr. Giannotti and seconded by Councilman Hogan.

ROLL CALL: Chairman Amorosso, Mayor McGuire, Councilman Hogan, Mr. Giannotti, Mr. Moran, Mr. Puppelo, Mr. Pothos, Mr. Mr. Gullestad (Alt#3)
All in favor-Yes

ABSENT: Mr. Briscoe, Chief Ostrow, Mr. Degen (Alt#1), Alfonso (Alt#2)

**APPROVAL OF RESOLUTION DENIAL # 23-04
196 WALNUT GH MANAGEMENT LLC
196 WALNUT AVENUE - LOT 1, BLOCK 914
CONSTRUCT A 10 UNIT MULTI FAMILY STRUCTURE**

A Motion to approve Resolution 23-04 was made by Vice Chair Giannotti seconded by Chairman Amorosso.

ROLL CALL: Chairman Amorosso, Mr. Giannotti, Councilman Hogan, Mr. Pothos, Mr. Moran
Mr. Puppelo, Mr. Gullestad (Alt#3).
Those in favor 3
Those opposed 0.
Absent 4

ABSENT: Mr. Briscoe, Chief Ostrow, Mr. Degen (Alt#1), Alfonso (Alt#2)

A motion to adjourn the meeting at 8:05 pm was made by Councilman Hogan and seconded by Mayor McGuire -All present in favor-Yes.

Respectfully Submitted,

Julia Martino

**Julia Martino
Board Secretary**

APPROVED: 8/16/23