



**BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING**

February 5, 2025, at 7:30 P.M.

MINUTES

Page 1



CALL THE MEETING TO ORDER

Chairman Giannotti called the meeting to order at 7:31 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 newspapers 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, Mayor McGuire, Councilman Bakalian, Mr. Puppelo, Mr. Gullestad, Chief Ostrow, Mr. Briscoe, Mr. Pothos, Mr. Degen (ALT#1), Mr. DeGennaro (ALT 2) Mr. Argiro (ALT#3)

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

ABSENT: Vice Chair Amorosso

Appointment of Members

Planning/Zoning Board - Mayor’s Appointments sworn in by Attorney Gregg Paster

YEAR	POSITION	NAME	TERM	BEGINNING	ENDING
2025	Class II	Howard Ostrow	1-year term	1/1/2025	12/31/2025
2025	Alt. 3	Tom Argiro	1-year term	1/1/2025	12/31/2025



**BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING
February 5, 2025, at 7:30 P.M.
MINUTES
Page 2**



REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

**APPLICATION FOR BULK VARIANCE APPROVAL PER NJSA 40:55D-70c
MIDAS CHAIN | 151 VETERANS DRIVE LLC.
151 VETERANS DRIVE, NORTHVALE NJ 07647
BLOCK # 1011 LOT#'S 3, 5.01, 5.02 AND 27**

Chairman Giannotti introduced the first application, Midas Chain | 151 Veterans Drive LLC.

Attorney Mark Madaio introduced himself and his client. They have an existing conforming office building in the zone in which it is located. Explaining they do require the expansion non-conforming use to the extent of a small piece of the property back part, the front part of which was the VFW, in the R5 zone. The real improvements of the property are happening in the current zone which is permitted. He and his team will be going through the application details tonight.

Attorney Paster asked Mr. Madaio if he considered this application a use variance since he expanded on non-conforming or since it an existing, will this be a site plan. Mr. Madaio said a part of the property is in the R5 zone, and they will be adding more improvements in the R5 zone. Attorney Paster confirms this is a variance. He asked Mayor McGuire and Councilman Bakalian, to excuse themselves, they did step down from the dais.

Attorney Paster explained to the board, this is considered a use variance, the mayor and council member as an appellant body on a use variance will not participate. He mentioned 5 out of 7 votes will be required, it's not a 9-vote call, this is a D2 expansion.

Mr. Madaio introduced his civil engineer Mr. Willam Vogt Jr. Mr. Vogt presented his credentials to the board. He is a civil engineer in the state of NJ. License is in good standing. Chairman Giannotti accepted is credentials. Attorney Paster Sworn in Mr. Vogt.

Mr. Madaio marked exhibition A2- as site plan. Mr. Vogt went over the details of this site plan that was submitted. The plan consists of 12 pages dated 10/2/2024, the site is 151-155 Veterans Drive which consists of 4 lots. The properties are in a split zone. 2/3 of the properties are in one zone and the remaining curbs are in a different zone. Mr. Vogt explained the bulk of the property is in a light industrial zone and a small portion, that is up along Maple, is in the R7.5 residential zone. The entire portion of the light industrial zone is an overlay, it's the R5 overlay which is the multifamily overlay.



**BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING**

February 5, 2025, at 7:30 P.M.

MINUTES

Page 3



Exhibit A1 is an aerial google map image of the property. Mr. Vogt has outlined in red basically a u-shaped design of the property with frontage along Veterans Drive to the East of Walnut to the West. He continued to explain where the property lines are on the exhibit and the surrounding properties and zones. This is a 2-story commercial building, where the applicant is currently operating their business. Showing the parking areas and driveway access. He pointed out where the VFW building is. Mr. Vogt explained they are proposing to demolish the existing VFW building. They will be expanding the existing building to the north, over the old VFW footprint. The expansion will be in the LI zone, which is permitted. Also went over the driveways and parking areas. The rear of the VFW lot is vacant, it's in the residential zone. Mr. Vogt has brought out another exhibit, A-3, which is a colorized rendering of the site. This has been superimposed for landscaping purposes. Pointing out where the 2 zones meet. Lot 5.01 is within the R7.5 zone. Remaining lots 3, 5.02 and 27 are within the light industrial zone. He is referring to the current 57 parking spaces, they will be adding 40 spaces, in total 97 parking spaces on site. 97 are required for office use and industrial parking spaces. Mr. Vogt referring to the Neglia Engineering review letter dated December 8, 2024. Showed the highlighted area is non-conforming variances in size, of the parking spaces. Mr. Vogt references the landscaping island requirements as another variance. They will be using the current driveways. The driveway and additional parking lot will be on Walnut Street. Mr. Vogt went over the required distance of 5 feet, from the exterior of the building which is on the Veterans side of the building. They do not meet that requirement and are asking for relief. It's already existing non-confirming currently 5 feet. He believes he has a slightly closer spot at 3 ½ feet, that is an existing condition. Another requirement is the buffer strip to the residential zone, parking butts' lot 4, which is the residential parcel not part of the application. Ordinance requires 75' landscape buffer, there isn't that today. They will continue with what is there today fence, evergreens trees that are along that frontage area. He says the Neglia letter was a fair letter with its requirements. He has been in contact with Scott at Neglia and believes they can work through the comments successfully. Mr. Madaio and Mr. Vogt agree the application as presented does comply with Borough's site plan ordinance. Mr. Madaio asks if the site continues to get water, utilities' happening in the exact same way as it does now? Mr. Vogt agrees; they will be utilizing all the existing utilities service from the 2-story building over to the expansion. The only changes will be, installation of the storm water management system, to control the storm water runoff from the property. They will be relocating a storm sewer, that will run along an easement that runs by the northernly lots 5.01 and 5.02, where the building addition is going to cut through. Mr. Vogt explained the piping connections and how this is going to be done. Mr. Madaio ask Mr. Vogt to speak about the additional lighting. Mr. Vogt did go over the proposed new LED lighting fixtures in parking areas with dimming and temperature controls, which will be at a lower lighting level than the town ordinance allows. He also went over the proposed screening and landscaping components.

Chairman Giannotti ask the board members if they had any question for Mr. Vogt.

Mr. Brisco asks about the visitor park and employee parking; will they have enough spaces. Mr. Vogt answered yes and went through the town ordinance parking calculation details of the retail and office space, shared the industrial breakdown, shared they have more than enough spaces.



**BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING**

February 5, 2025, at 7:30 P.M.

MINUTES

Page 4



Mr. Puppelo asked about the drainage on the northside sewer, that runs on the west side of the property, north to south. Mr. Vogt explained it runs from Walnut Street to Veterans Drive. Mr. Puppelo asked if they would be going underneath the easements, under the property, to the other side of the property. Mr. Vogt agreed, yes. Mr. Puppelo asked if there were any other pipes coming from the west leading into the pipe. Mr. Vogt – only on Walnut, in the right of way, they are keeping all there the same. Mr. Puppelo, referring to the CO2 demolition plan, asks if the pipe being removed is under the road. Mr. Vogt uses the display showing where the existing pipe is running. Mr. Puppelo asked if there were sewers coming from the west. Mr. Vogt – on Walnut, no. He explained the drainage comes from higher up on the west side down to the inlet-north of the easement, pitching down to Veterans Drive, which is 3 or 4 feet lower. Mr. Puppelo ask does it go up or down at Veteran Drive? Mr. Vogt shared, going north. Mr. Puppelo ask, is that uphill or going downhill? Mr. Vogt- that would be heading towards Paris Ave. Mr. Puppelo, commented that the parking lot is in the residential zone. Mr. Vogt yes, using diagram, continued to explain the two properties to the north of the site. They were subdivided into 5.01 & 5.02. 5.01 is 100 x 100 and has frontage on Walnut and 5.02 is 100 x 200 that is where the VFW building is. Mr. Puppelo, ask, is the overflow going into the new sewer pipe drainage system, Mr. Vogt yes. He explains, storing the stormwater underneath the proposed parking lot, it will release that back into the pipe that's in the new easement. The existing site does the same thing, it connects into that pipe that cuts through the property on the Veterans Drive side. Mr. Puppelo, is the parking lot going down into the sewer, before that it was all grass area? Mr. Vogt yes. Explains he is creating a system that is going to be lower than what's existing. Shared this is a major development site, they will be reducing the two 100-year storms by a significant amount, more than what's required.

Scott Loverich from Neglia responded to help clarify some items. He shared he has received the storm water report and reviewed it. They are going to be reducing peak run off rates for the 2–100-year storm. He also shared with Mr. Puppelo; he might want to touch on the major development aspect. Mr. Vogt explained; because of the flood plain area, they are going to be submitted to the DEP for an individual permit for a flood hazard area. He's being conservative going to the DEP and considering this a major development. Being a major development, he will now have to take the 2 years, the 10 year and the 100 year and have to reduce them by 50%, 75% and 80%. There is a vas reduction in the amount of storm water that's going to come off this site after they are done, from what's currently coming off today. Mr. Puppelo asked about the LED lighting and temperatures, what would they be doing to prevent bleeding on to the other properties. Mr. Vogt explained he has a full lighting design plan for exhibiting CO5. He went into the details about what they are proposing for the lighting. Which is significantly lower than what the ordinance allows. Mr. Puppelo questioned the number of candles. Mr. Madaio said if 6 months after the lighting is on, should the board engineer have any comments or concerns, they can change it.



BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING
February 5, 2025, at 7:30 P.M.
MINUTES



Page 5

Mr. Gullestad stated lot 5.01 on Walnut Street, being 100 x 100 in the residential zone for residential purpose. If that were not a parking lot, would you still be able to expand the building without additional parking? Mr. Madaio stated it's part of their property now, not for residential use. Taking by itself is a rectangular lot. Taken with our property in their ownership, it's an odd shape. By itself, he agrees with its 100 x 100 lot. Without it, they will not be able to expand the building. Mr. Gullestad questioned the size of the addition 100 x 100, if it's made smaller, will you still need the parking lot? Mr. Madaio shared, there is no way to make it small enough, do not need to enhance their parking. Mr. Gullestad questioned the borough engineering report regarding the parking lot existing on Walnut Street, on the existing lot, and he believes there is no right turn. Then mentioned, on the Veterans side, the egress was there any consideration? Mr. Loverich said he is not proposing any changes to the driveway on Walnut Street. It would be up to the boards privy if they wanted. Mr. Madaio mentioned it's a left turn only and went over the details on cubage, and signage, it's an existing condition. Mr. Gullestad also questioned the EV spaces. Mr. Loverich believes 3 are required for state statute, his letter asks for the locations to be added to the plans.

Mr. Degen made a comment addressing the ordinance for EV chargers, they cannot be against the building.

Mr. DeGennaro- ask Mr. Vogt to show the R5 line on the diagram, which Mr. Vogt did. Using the present diagram, pointing at the red line, showing the perimeter of the property noting it does not follow the property lines between 5.01 & 5.02, but on the map, it does follow the lot line on the northerly adjacent property going down toward lot 27 turning west and turning back towards Walnut. Mr. DeGennaro commented; the building addition will be in the LI zone. Mr. Vogt answered, correct. Mr. DeGennaro asked how far from the zoning district line the addition is, is it on the line? Mr. Vogt- yes. Mr. DeGennaro also asked where the garbage enclosure will be, Mr. Vogt – using the diagram Mr. Vogt showed it is within the R7.5 district. Mr. DeGennaro also ask if there was going to be any new light and utility poles in the parking lot near the shared property line? Mr. Vogt answered yes and went over the details of what they would like to add to what's existing and used the diagram showing where each item will be. They thought it would be better to not have lights on the building facing outward and have lights on the perimeter facing inward. Mr. DeGennaro asked if they would consider an extra existing drop curb on Veterans? Mr. Vogt – the issue he has with that; it will be creating a dead-end parking situation. It's not ideal. He wants to work with Neglia and turn it into a one-way ingress and a one-way egress.

Mr. Giannotti had a couple of concerns, one he mentioned, when they developed the industrial building the 75' buffer zone was never put into the residential area. He also shared information on the light industrial zone, which is supposed to have a 75' buffer between residential. He asks if they are changing it to a parking lot, are you going to buffer the two houses on either side? Mr. Vogt answered -correct, they would not be able to put that parking lot in with a 75' buffer in that area.



**BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING
February 5, 2025, at 7:30 P.M.**



MINUTES

Page 6

This is the relief that the applicant is asking for. He went over the details of how he plans to add parking. Mr. Giannotti was concerned about the two-way driveway and went into detail regarding how the left turn was developed to help keep all the traffic off Walnut Street. He feels it should be a left turn only as well. Mr. Vogt - answered he could design it that way. Mr. Giannotti was also concerned about the garbage trucks going in between two houses to pick up garbage every day. Mr. Vogt – will circle back with the owners and architects to find a presentable area for the garbage.

Mr. Pothos-ask, on the Walnut Street residential side, is the reason they have the curb cut on both sides because of the tracker trailers or box trucks entering the northside? Mr. Vogt-yes, Mr. Pothos observed that the new addition has a loading dock on the residential side, and asked Mr. Vogt why wasn't it designed on the light industrial side? Mr. Vogt shared when the architect shares the interior manufacturing workings of the building is on the northern portion of the building, it logistically makes sense to have the loading dock on the northerly portion. Mr. Pothos asked if they were going to have enough room if there is going to be parking on both sides, referring to the residential side. Mr. Vogt shared the vehicles being used are UPS, FedEx, sprinters size trucks.

Scott Loverich Neglia Group-went over some items in the engineer's letter and comments. He asks about signage Mr. Vogt- no new signage only exists. They may have some directional signage. Scott Loverich Neglia Group- ask about the dimension to lot 4, 3' or will it be shortened back? Mr. Vogt gave the dimension of rear property line of lot 4 to the existing back curb 4 ½ feet, which is going to be reduced to 3'. Scott Loverich Neglia Group – states he has no objection to the waiver for the lighting, foot candle illumination levels and working with applicant for 1 year period, working on dimmability discussions. Mr. Pothos and Mr. Loverich discussed the State mandate of 3 EV chargers and the possibly the applicant can consider reducing 6 parking spaces, being more of a buffer for the neighbor. Mr. Loverich also mentioned his comment in the report, to provide a regional drainage study with the proposed improvements calculations showing what's being proposed will function properly.

Mr. Giannotti-referring to the existing catch basing connected to the easement. Ask, what is going to happen to the existing one and will they be adding a new one? Mr. Vogt explained the plan details of the existing catch basin that will run into the new. Mr. Loverich shared what Mr. Vogt will be doing, design and modeling it to show that all the flows work, as good as existing condition, with no impact on the borough system.

Mr. Giannotti opened up the meeting to the public, questions for Mr. Vogt.

Resident Johanna Bargisen of 146 Walnut Street approach the podium. Mr. Paster swore her in. Johanna Bargisen pointed out in the exhibit; her home is the white gap that sits in the middle of the u-shaped parking lot that is her home. She shared her family has lived her for over 25 years.



**BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING
February 5, 2025, at 7:30 P.M.**



MINUTES

Page 7

She has many concerns she shared with the board and applicant. One concern was about the proposed landscaping plan. She asks what the height of the proposed trees on installation 40' - 50'? The rear of her home currently has 40' - 50' evergreens. Mr. Vogt answered, not on installation. They will be leaving the current evergreens and will be adding additional evergreens along the southernly side of her property line and a few along the northerly side. Johanna Bargisen asks if there is going to be a 5' buffer on the property line not an easement, she also wanted to know how many parking spots were going to be in the residential lot? Mr. Vogt, using the diagram exhibit, pointed to the area and answered, in the back lot there will be 24 spots. Johanna Bargisen asks about the existing south side parking area Mr. Vogt answered 12 spots, up against her shared property line, and there are 30 spaces along the southernly parking lot. Johanna Bargisen also shared her concerns about the parking exit, the left turn is now going to be in front of her home. Which is going to impact her and her neighbors. Other concerns shared were the additional lighting, noise from box and garbage trucks.

Mr. Giannotti closed the meeting to the public.

Mr. Madaio introduced his project Architect Conrad Roncotti. Mr. Roncotti presented his credentials to the board. Mr. Roncotti is an Architect in the state of NJ. License is in good standing, almost 35 years. Chairman Giannotti accepted is credentials. Attorney Paster Sworn in Mr. Roncotti. Mr. Madaio- went over what drawings that have been presented. A-1 Aerial, A-2 Site plan, A-3 colorized site plan, and introduced the new set of architect plans dated 9/24/2024.

Mr. Roncotti introduced the drawings that were submitted to the board on 9/24/2024. They consist of 7 sheets and broken down as discussed; A1-Floor plan, Zoning data, Variance for fence, A-2 graph of existing and proposed addition, A5- Location of addition, A6-exterior and materials to be used.

Mr. Roncotti also went over the interior changes with the addition. They are looking to spread out the current operations. Mr. Madaio- ask why there are no windows on the first floor, Mr. Roncotti mentioned due to the movement in and out of the Vault and jewelry inventory, this is a very secure area – Mr. Madaio describes the vault to be approximately 1500 sq ft. He describes the Materials on exhibit A6- the black aluminum window panel systems they will be using. Using drawing exhibit A21- he describes the showing of the vault, shipping center and mechanical equipment and para pit walls, which will be on all four walls. Using exhibit A3- the colorized site plan, Mr. Roncotti went over the area for trash to be in the Northwest corner of the building. He shared he had a discussion with the applicant and is now proposing to move the trash to the opposite side of the property. It's all in commercial use zone. Trash is currently up against a residential home now. It would be swiping with two parking spaces. He also pointed out the landscape buffers are 18' - 19' wide, they are looking to have 20'. He also discussed that



BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING
February 5, 2025, at 7:30 P.M.



MINUTES

Page 8

The lighting is all being changed including the existing. They are going to be soft white lights not bright LED light. Mr. Giannotti asks, will they agree to also revisit in 6 months to a year if there is a problem with the lighting? Mr. Madaio answered, “We agree, it’s a condition, it’s on record and its very fair’.

Mr. Madaio and the architect had a side bar, and came back and mentioned, the option may exist to close the north driveway on Walnut. That addresses some concerns and ensures no garbage trucks and vehicle access. He will confirm with the engineer if that works. Using the exhibits he showed what they are considering. The engineer mentioned this was discussed as a possibility as long as it limits the size of the delivery trucks to the new loading dock. He will have to make the dead-end parking work, and the truck will have to make a k turn. Mr. Madaio then recapped all the changes to be made addressing the concerns.

Mr. Roncotti mentioned the Neglia letter of 12/8/2024. There were a couple of Vass majority were addressed to the site engineer. One was about the signage; they are keeping what they have. There was a reference to a code 200-19.1. H. He reviewed that section; it is applicable only on his reading to the Paris Ave overlay zone. That section is not applicable in their zone. It had to do with master planning of multi building sites in the conclusionary housing. He was asked by the engineer’s letter to talk about materials, colors and textures on the outside of the building which he did and also addressed the issue of mechanical equipment on the roof.

Chairman Giannotti ask the board members if they had any question for Mr. Roncotti.

Chief Ostrow- addressing the egress and ingress of the driveway back on Walnut Street. Shares, originally the driveway was supposed to be no right turn to traffic only left turn out, also only a right turn in from Walnut Street. Traffic was to flow from south to north. People would not come down Walnut from Paris Ave to eliminate or reduce traffic on Walnut Street. Adding in this parking lot the ingress and egress to Walnut Street is only going to increase traffic. Looking at the 24 parking spaces, does it have a positive effect to get an emergency vehicle on the property? Yes. A larger lot could keep fire trucks out of the collapse zone if they did have a structure fire. Also, in front of the building, you’re adding 11 more spots, in the architect’s testimony, mentioned they are basically to spread out the existing operations. Adding these spaces, are they adding many more employees? Mr. Roncotti responded, no. Mr. Madaio responded, they are trying to meet the boards code. He asks if the board is suggesting a variance and less space is better on that lot, then meeting the code sometimes does not make sense. They would be happy to add an EV space or two, which will take the number down again, eliminating a few spaces for fire truck safety access. He will find out what the minimum number of spaces is realistic. Chief Ostrow brought up what the Chairman mentioned earlier regarding the 75’ set back required for the buffer zone in between commercial and residential, that’s not there. He doesn’t think that it was taken into consideration when the plans were originally made. Mr. Roncotti mentioned the VFW was an all-commercial use including the residential portion of that, was sold by the borough was a commercial use, that extended from Walnut to Veterans. Attorney Paster shared



BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING
February 5, 2025, at 7:30 P.M.



MINUTES

Page 9

His thought: per variance per the stall sizes, he suggests expanding the stall size to conform and reduce the number of spots. Mr. Madaio liked that idea; he would rather give more green space to the neighbor. Looking to reduce the space to create a buffer in the critical areas. Scott Loverich shared with Mr. Madaio; he can reduce up to 10% of what's required as per parking ordinance. Each EV space counts towards 2 parking spaces towards their requirement.

Mr. Puppelo, referring to the existing building, asked if loading dock and storage area, will they still be used for their purposes? Mr. Roncotti, using exhibit sheet A11, showed the loading dock in the south-west corner, it will remain because it does go into a storage room. The new loading dock is used for going out shipping. Old loading dock is for receiving raw product. Mr. Puppelo asked about the new vaults and existing vaults. Mr. Roncotti answered they are keeping the existing one-story vault and adding the new double-height vault. Mr. Puppelo also asked about the new shipping center, he mentioned he is trying to understand the size of the building. Mr. Roncotti shared this is a small building 39 thousand square feet when done. Mr. Puppelo was wondering what the need part of the space of this building, could have been more parking in certain areas yes or no? asking, a small expansion of this building they put in parking that will reduce the parking essentials? Mr. Madaio - correct, most likely it's a building they would not renovate. Mr. Madaio, speaking to Mr. Puppelo shared, zoning in a residential area for commercial purposes, asks, is that how he's understood it? Mr. Madaio explained the use again; the lot is residential and will be merged with the property that's for commercial use. Mr. Madaio continues to explain the expansion of the non-conforming use into that lot. Yes, this will include a residential lot, adjoining this commercial zone as part of commercial use. Their goal is that commercial use will be limited to parking. Mr. Puppelo- asked, on the new part of the building, he mentioned there are 10 new offices, Mr. Madaio- yes. Mr. Puppelo ask, "Are you keeping any of the offices in the old part of the building? Mr. Madaio- yes. Mr. Puppelo, is that where the training center is? Mr. Madaio- correct. Using the existing diagram, Mr. Roncotti pointed to the area that will be used for production. They are stretching things out and giving them the room that they need. He also explained the business structure, who the applicant targets and how they target business and marketing to clients, using and naming tv shows and brick and mortar companies. Product is made in bulk volume and raw materials. Explained in full detail how the applicant client process works and how this building is storage for raw product and finished product. Mr. Puppelo asks when the current owner bought this building, did he have lot 5 before he bought this property? Mr. Madaio – No. I don't think so. Mr. Puppelo asked, "did he have the VFW property?" Mr. Madaio – No. It was two lots. Mr. Roncotti explained using the current diagram. Pointing to the VFW property explained it was a commercial property that the borough sold in an RFP to his client. VFW was not part of the purchase of the original sale of the commercial building currently being used for business. They purchased this property because most of it was in the light industrial zone, willing to do and an expansion of their use. Mr. Puppelo commented, as a commercial property. Mr. Madaio – 100 x 100 is over the line in the residential zone. Mr. Puppelo – wanted to know what is the reasoning for that hardship? Mr. Madaio – explained it's not under hardship, that would be a standard for an expansion for a non-conforming use, of which 90% of the use compliant. Explaining in detail the issue is using the



**BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING
February 5, 2025, at 7:30 P.M.**



MINUTES

Page 10

current diagram: they can't build on the rest of the property unless they can park it. They cannot cut enough of the piece out to make 20-foot parking spaces. You cannot effectively put parking in the building footprint. Mr. Puppelo- ask how big the vault was. Mr. Roncotti responded-1500 square feet - 36 x 40. Mr. Madaio- there are other things like machinery that are going to be there. He shared with Mr. Puppelo, we are not building the addition to putting a new vault in. Mr. Puppelo ask, is the current building not functional for its purposes?

Mr. Madaio responded, No. We're expanding, we are growing, we are a business in this community, we took over an old warehouse and would like to continue to grow our business in this town, by purchasing two lots from your town. We need every foot of space. Mr. Puppelo has a concern that if they grant the variance and then the building sells, there are not enough parking spaces, now they're stuck with a building that doesn't have enough parking spaces. Mr. Madaio, sharing the building will require site plan approval. The variance runs with the land, any variance the board grants, it's granted to the applicant. This is a long-term commitment for his applicant. Mr. Puppelo asked if the residential part of the property was on its own, whether it would not be able to build a parking lot there? Mr. Madaio, not without a use variance. They both need D variances. Mr. Puppelo shared; this is what he is trying to reconcile. Mr. Madaio explained, we have a unique circumstance. We are not trying to put a commercial parking lot on a residential lot, that has no other purposes. It's attached to the other 90% of our property which is fully conforming light industrial seeking the expansion and growth of the business in town. It is merged with this lot, that's why they need a D variance. They are seeking to expand their non-conforming use. Mr. Puppelo said, "you are encircling a residential into a parking lot. He has a rough time understanding that you're building a parking lot around someone's house. Mr. Madaio explained that the house in questioned is up against the zone.

Mr. Gullestad ask about the external wall offsets, we require 40 feet. Mr. Roncotti, that's part of the other zone. It's part of the affordable housing, Paris Ave over lay.

Mr. Degen asks if this goes through, what about a fence on 3 sides as a buffer. Mr. Roncotti, yes.

Mr. DeGennaro-referring to drawing A02 on lower left, black area, ask, is the house in that location? I believe your drawings show homes that are offsite. Mr. Roncotti-they don't exist. The four images just focus on the actual building shape and size. Mr. DeGennaro it's not clear how it's going to affect the neighbor, he asks if they can do a visual simulation from the street on Walnut. Mr. Roncotti confirmed what Mr. DeGennaro is asking to come back on another night. Mr. DeGennaro-yes. Both Mr. DeGennaro and Mr. Roncotti discussed what should be on the new visual 3-dimensional model to be clearer on items discussed regarding the neighbors. Mr. DeGennaro-just simulation from the street view. Mr. DeGennaro likes the idea they are not doing a dead end on Walnut Street. He's concerned about delivery trucks making turns and more sound for the neighbors. Ask what the impact will be on that. Mr. Roncotti-the trucks will need to back up, but being that they are short, boxed trucks they will be able to exit and pull out, not like a k turn. Mr. DeGennaro is concerned about the noise of the trucks backing up beeps. Mr.



BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING
February 5, 2025, at 7:30 P.M.



MINUTES

Page 11

Roncotti- good question, does not think it's going to have much of an impact. Mr. DeGennaro commented, now you have a loading dock that's aligned with a parking drive isle. Driving down the residential street you come to the building and see the loading dock. Mr. Roncotti, they can landscape. Mr. Giannotti asks if there are any trees there now. Mr. Roncotti, there are trees in this lot. Not a lot of evergreens.

Mr. Argiro asks, what's the minimum number of parking spots the company feels they need? Mr. Madaio, he's hoping to get that answer as soon as the owner's rep testifies.

Mr. Giannotti asks what kind of appliances will be on the new roof? Mr. Roncotti responded, HVAC's, Chillers. Mr. Giannotti reminded Mr. Roncotti about the noise ordinance. That's one of our biggest problems, which is the noise complaints coming from the rooftops. Mr. Roncotti shared this is why they added the parapet walls. Mr. Giannotti asked if the new buildings are going to have an elevator. Elevator shaft above the roof? Mr. Roncotti-No. Mr. Giannotti, referring to the melting room, wants to know the purpose of the room, with heat means exhaustion how it is going to vent? Mr. Roncotti, that's an operational question. He added space for it, the owner would be the better person to answer. Mr. Giannotti asks about the hydrant in front of the building, is it going to be affected by the driveways? Mr. Roncotti, no, it will not be affecting the driveways. Mr. Giannotti had a comment. Referring to the ordinance for the exterior materials to be used for the structure is to be brick, stone or other acceptable materials. When the building was built, they did not conform to the code. They did not give the 75' easement to the residential section.

Mr. Giannotti opened up the meeting to the public, questions for Mr. Roncotti.

Resident Rob Tracy from 143A Walnut Street-using the current exhibit, showing he lives across the street from his neighbor's home mentioned above. Mr. Tracy had a comment about the bedrooms being on the left side of the house, when contractors are plowing the snow, it's on the right side of the house, mentioning the trucks with back up beepers and strobe lights, flashing in the bedrooms and rooms of the house. If this project goes forward, this will happen on both sides of the house.

Joseph Scaglione, of 143 Walnut Street made comments about the business; they park on Walnut Street right across from his driveway. When he backs out, the vehicles are in his way. He has knocked on the business door many times and spoken to employees about parking.

Councilman Hovannes Bakalian of 164 Livingston Street, ask about the lighting, trying to get an idea of the brightness. Mr. Roncotti went over the details of the LED soft dim bedroom level lighting, that is going to be used and controllable and safe. They are proposing half of a foot candle and landscaping buffer. Councilman Hovannes Bakalian was concerned about the towns tree ordinance and what will be taken out and replaced. Also, he asks about the backup generator, and wanted to know if it exists or new and if it was gas or diesel? Mr. Roncotti



**BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING
February 5, 2025, at 7:30 P.M.**



MINUTES

Page 12

responded to its existing, and natural gas. Councilman Hovannes Bakalian also commented on the snow planning; it should be considered where the snow is going to be pushed to, so it doesn't impact anything else.

Mr. Giannotti closed the meeting to the public.

Mr. Madaio introduced his Planner Mr. Steven Lydon of Burgis Associates Westwood NJ. Attorney Paster Sworn in Mr. Lydon. Mr. Lydon presented his credentials to the board. He is a Planner in the state of NJ. License is in good standing. He has been in front of this board twice. Chairman Giannotti accepted his credentials.

Mr. Lydon in detail went over the site plan for this property. Explaining residential, commercial and boarder districts. He described the property and building size. If this is approved, they will be eliminating non-confirming use, the VFW building. He also went over the proposed parking in R7.5 zone and parked cars on public streets. He also explained what is planned for the property, detailed all changes. Mr. Puppelo asked what's not compliant with the VFW? Mr. Lydon responded, the use; it's not permitted in the zone. Mr. Puppelo ask, what's the history of that, it was not attached to the application? Mr. Lydon spoke of some history of the VFW from his recollection. Shared what the area VFWs are experiencing with membership loss, not able to pay property taxes and maintenance cost to mention a few things. Some are merging with the American Legion Halls. Mr. Giannotti-shared, the VFW was granted use of that property by the town, if they gave up or abandoned the use, it would be reverted back to the town. Mr. Lydon stated the use was not conforming to the zoning ordinance as of today they are eliminating that as a use. Mr. Puppelo responded to Mr. Lydon; he did not check off that this was a variance. Part of that was to indicate the existing and intended use of property, and another part that he was to be indicated on a set page was the procedural history of that property. Mr. Puppelo does not know what the history is of this property. Mr. Lydon continued with his presentation. He did discuss the purpose of the miscellaneous law. Went over the parking lot buffer landscaping and fence details, sharing the difference between shielding and buffering a building and shielding and buffering a parking lot. Mr. Lydon shared the difference between a D1, D2 variance and a brand-new variance.

Mr. Pothos- questioned the residential 75' ordinance buffer zone. Mr. Lydon responded we are proposing 25'. He also explained they are only looking to buff the parking lot. The rest of the property does not require it because it's in the light industrial zone.

Mr. Brisco commented they have two loading docks, one north and one south. Mr. Lydon responded yes, both are in the industrial zone.

Mr. Giannotti wanted to make one correction and commented; when they built this building, the town did grant them a variance, not to make it a brick building. It's not stucco; it's a fiberglass panel stucco like finish; they never got the variance for the 75' buffer.



**BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING
February 5, 2025, at 7:30 P.M.**



MINUTES

Page 13

Mr. Puppelo- ask if there were any documents or proof of when the property became non-conforming. Ask about history when the VFW property was split into two zones. The zoning map is not updated. He thought they were outside the LI zone. Mr. Madaio shared only one property that is outside the LI zone, the VFW is in the LI zone which is 5.02. Mr. Puppelo asks for proof, a deed or something. Mr. Madaio said he would be happy to title search both lots 5.01 and 5.02 and present the deeds to him. Mr. Puppelo wants to see the updated zoning map. Mr. Madaio believes lot 5.01 is in the residential zone and 5.02 is not in the residential zone. He has no way to prove it. No one appealed to the zoning officer's decision that it was true. As far as they are concerned the current zoning map is what they used. He will get the title package, that is the history of all activity. Which was auctioned by the town and purchased from the town.

Mr. DeGennaro referring to the 75' buffer, where is that planned on the LI lot? Mr. Madaio, yes. Mr. DeGennaro confirmed that the only area that is being buffered is the parking area Mr. Madaio Yes. As opposed to the industrial areas. Mr. DeGennaro agrees to the 75 buffers, and asks if the building addition, which is only 50 feet, will be encroaching into the property line? Mr. Madaio states that as the chairman mentioned, there was no requirement for the 75' buffer on the original part of the building. He feels it would seem to be dis-ingenuous to require it now, but if that's what the board wants to do, he is sure they will amend the application.

Mr. Giannotti opened the meeting to the public, to ask questions of the Planner

No one approached the podium

Mr. Giannotti closed the meeting to the public

Mr. Madaio introduced his client Mr. Sam Samual President of Operations at Midas Chain. Attorney Paster Sworn in Mr. Samual. Mr. Samual introduced himself and business to the board.

Mr. Madaio ask Mr. Samual how long he has been affiliated with Midas Chain; Mr. Samual has been with the company for over 25 years, and he is the president of the company. Mr. Madaio ask if he had any acquisitions of these lots and building plan and where you the driving force being the president of the company? Mr. Samual responded, yes. Mr. Madaio, ask how many employees does he currently has? Mr. Samual responded just shy of 80 like 76. Mr. Madaio, ask how many employees do you anticipate having after the expansion. Mr. Samual responded maybe another 10 or 12. A lot of the space down below will be eliminated, so of the people doing the manual work, it will be automated with the machines they are putting downstairs. Normally they have 4 or 5 people taking orders, the new machine will eliminate down to 1. They will repurpose those employees to another part of the ordering. Mentioning the same thing with shipping, 1 machine will sort what 6 people use to do. Mr. Madaio, using the current exhibit. ask how many parking spaces could we eliminate from here pointing to exhibit and you to have enough parking to operate? Mr. Samual responded, whatever the board requires to eliminate. They need the space in the building more than the parking spaces. Mr. Madaio shared, people are



**BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING
February 5, 2025, at 7:30 P.M.**



MINUTES

Page 14

saying your employees and visitors are parking on the street. Mr. Samuel responded, he remembers the day the gentleman who testified earlier showed up. The resident got upset that day, everyone parked on Walnut Street. That's the day they were paving Veterans Drive; they paved for the whole week. He believes that's the week the gentleman is referring to. They were forced by the town to park on Walnut Street. He also will tell his employees to stop going out the back of the building to go out the front.

Chairman Giannotto open up to questions for the Board members for Mr. Samuel.

Mr. Pothos asks, what can you reduce the back residential lot in parking. Mr. Samuel, he would like the greatest number of spots possible, so there is no reason for anyone to ever park out on the street.

Mr. Brisco commented, the fire department gets a lot of false alarms, and when they go into the building, they can't find where the sprinkled mouths are. He is requesting for the fireman to visit and do a walk through to get familiar with the facility in case of an emergency. Mr. Samuel asks, the whole team? Mr. Brisco responded yes. Mr. Madaio said of course emergency services need to go through the building any time they want.

Mr. Giannotti asks how many trucks a day are expected. Mr. Samuel responded, "Fed Ex, UPS, US Postal maybe 3 to 4 a day. Some days can be more around the holidays season.

Mr. Gullestad asked about the hours of operations. Mr. Samuel responded Monday through Friday from 9am to 5:30pm, during the Christmas season they work Saturday and Sunday. 90% of the year is just on weekdays. Mr. Gullestad asked, "are you allowed to work on Sundays?" Mr. Samuel responded, he did not know what the rules were.

Mr. DeGennaro asked if the parking lots were lit overnight. Mr. Samuel responded, they are on a timer. Scott Loverich shared the lights can be controlled. Scott Loverich recommends for the revised documents, they submit turning templates for the turning vehicles, relocating the trash, trash vehicles, delivery trucks so they can see what the new proposal is for functions onsite. Mr. Samuel responded, "They are trying to be a good neighbor, they even invited them over to a barbeque, they are not trying to be bad neighbors.

Mr. Giannotti asked, when they bought the VFW property, they knew it was a residential lot. Mr. Samuel responded, it was published and sold as a residential lot. Mr. Giannotti was published as a residential lot, knowing the town wanted a house there. Mr. Samuel responded, yes. Mr. Giannotti, so why did you buy it? Mr. Samuel responded, he thought what are the chances a lot like that would ever be opened down the road, he thought it was a good opportunity for the future down the road. Expanding the building was not his thought process at the time of purchase.

Mr. Giannotti opened the meeting to the public, to ask questions of the President of Midas Chain.



**BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING
February 5, 2025, at 7:30 P.M.**



MINUTES

Page 15

Resident Johanna Bargisen of 146 Walnut Street approach the podium. Commented on the 2021 publication, Midas chain expands again, right after he purchased the VFW. She did read parts of the article. Mr. Samuel responded, they bought the building before that. It was a marketing press release letting people know. Johanna Bargisen, speaking to Mr. Samuel, shares with him she understands it's your business; this is her home and wants to live there peacefully and she can't. She also shared her concerns about the 75' buffer and her view from here property, there will be no skyline.

Mr. Giannotti closed the meeting to the public

Mr. Giannotti opened the meeting for comments.

Resident Johanna Bargisen of 146 Walnut Street approach the podium. She read a letter of support she had prepared for the board members, not to allow the proposed zoning change and how it's going to affect her family and home.

Mr. Giannotti closed the meeting for comments.

This application was not voted on. Changes will be made by the client, and the board will revisit at the next meeting on March 5, 2025.

**APPROVAL OF MINUTES OF
PLANNING | ZONING BOARD OF ADJUSTMENT
REORGANIZATION MEETING ON JANUARY 8, 2025**

Chairman Giannotti entertained a motion for approval of minutes of January 8, 2025, Planning | Zoning Board of Adjustment reorganizing meeting. The motion was made by Mr. Gullestad and seconded by Mr. Pothos.

ROLL CALL- All presents in favor -Yes.

Absent Vice Chair Amorosso

Chief Ostrow and Mr. Argiro did not attend the reorganization meeting, they did not vote.

Chairman Giannotti entertained a motion to adjourn the meeting at 10:52:29 pm, motion was made by Mr. Brisco and second by Mayor McGuire.

All present in favor-Yes.

Respectfully Submitted,

Julia Martino

Julia Martino
Board Secretary

APPROVED:

4/16/25