



BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT
June 7, 2023, at 7:30 P.M.
MINUTES
Page 1



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. Moran, Mr. Pothos, Mr. Puppelo, Mr. Degen (Alt#1), Mr. Gullestad (Alt#3)

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

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

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING



BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT
June 7, 2023, at 7:30 P.M.
MINUTES
Page 2

APPLICATION OF GH MANAGEMENT LLC
196 WALNUT STREET – BLOCK 914 LOT 1
APPLICATION FOR VARIANCE IN ACCORDANCE WITH
N.J.S.A. 40:55-70, et seq.

This application began with Chairman Amorosso introducing this application; **GH MANAGEMENT LLC** - Application for Variance of commercial property at **196 WALNUT STREET – BLOCK 914 LOT 1**

Chairman Amorosso Referring to opening and closing the meeting to the public, addressed audience with directions on when to approach with any questions, statements, or concerns, assuring they will get a turn.

Chairman Amorosso introduced the applicants Attorney, **Mr. Stephan Sinisi**.

Mr. Sinisi introduced himself and his practice. Mr. Sinisi introduced his applicant and application for a 10-unit multifamily residential project at 196 Walnut Street in the Borough of Northvale.

Mr. Gregg Paster ESQ. Briefly interrupted Mr. Sinisi and mentioned to **Chairman Amorosso** that this is a Zoning Board of adjustment application as the recuse variance is involved, so the mayor McGuire, and Mr. Hogan should recuse themselves. Mr. Paster continued and mentioned this is a seven-member vote, five votes will require action by the board. Putting information on the record so all is on the same page.

Mr. Sinisi continued with application introduction.

Spoke about the location and description of project and what is proposed. Mentioning the Borough Engineer did an admiral job, in summarizing project, no need to repeat the obvious plans in front of board members. Also mentioning the Borough Engineered laid out what an opening statement, would layout. For the record Block 194 Lot 1 is the location of property at 196 Walnut Street.

Mr. Gregg Paster ESQ Briefly interrupted Mr. Sinisi and mentioned, that Mr. Sinisi gave the wrong Block & Lot number and corrected it with the right one for the record, Block 914 Lot 1.

Mr. Sinisi continued with application introduction, going over the existing building. two story residential over retail brick building. presently sixteen off street parking spaces, including one ADA space. **Mr. Sinisi** states, they are proposing to demolish the entire structure and with the board's permission and approval, this project consist of ten residential units with twenty spaces. two spaces per one unit. Configuration presently consist of one 1-bedroom unit, eight 2-bedroom units, one 3-bedroom unit.

Mr. Sinisi called first witness, Mr. Mark Martins Civil Engineer, and Land Surveyor.

Mr. Gregg Paster ESQ sworn in Mr. Martins.



BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT
June 7, 2023, at 7:30 P.M.
MINUTES



Page 3

Mr. Sinisi for the record, introduced with **Mr. Martins**, his qualifications, he is a Professional Engineer and a License Land Surveyor, **Mr. Martins** confirms both professions are licensed in the state of New Jersey in good standing and confirms, he's been in front of this board on prior occasions. **Mr. Martins** shared his Civil Engineers number 35858. Board accepted **Mr. Martins** qualifications.

Mr. Martins shared his engagement with the applicant to survey the property and prepare a civils engineer plan to develop a 10-unit multifamily | multi-residential development. Before coming in front of the board, he has familiarized himself with the zoning code, site plan ordinances of the Borough of Northvale applicable to this project. Initially **Mr. Martins** has submitted a set of plans dated April 27, 2022. These plans have been superseded by review correspondence from the board engineer and planner.

The current set of plans that **Mr. Martins** submitted to is in response to the Board Engineer and Board Planners reviews. **Mr. Martins** referring to Exhibit A-1 dated March 8, 2022, on easel. There is also a colorized Version of site plan sheet three.

Mr. Sinisi asked **Mr. Martins** to describe what is depicted on A-1 which is the site plans he prepared the latest revision.

Mr. Martins began to describe the property known as 196 Walnut Street which is situated on the southeast corner of Walnut Street and Paris Ave, Block 914 | Lot 1 on borough tax map. Continued to point out surrounding businesses. Continuing with the second sheet, which is the existing survey, which depicts the existing conditions of the property. **Mr. Martins** confirms he prepared this survey to **Mr. Sinisi**. The property has a wither frontage along Walnut of 120' feet. A wither frontage of 100' along Paris Ave and a total lot area of 12,000 square feet, zone PAI. **Mr. Martins** describes the current property as an existing two-story brick frame dwelling, with mix use of commercial on first floor and residential on second floor. Site has 16 parking spaces on south side of property. **Mr. Martins** confirms to **Mr. Sinisi** the entire property including existing structure, sidewalks will be demolished.

Mr. Martins continued his presentation going over the proposed project. Starting with the new rectangular footprint of building having two levels of residential apartments over some parking areas. Some of the parking will be covered by the building above. Ground floor will have a lobby, porch, mailboxes, and stairwells, access will be from Walnut Street. Two-way driveway area will have same access from Walnut Street. The existing site has 16 parking spaces, the new area will have 20 parking spaces, which complies with residential site approval standards **Mr. Martins** confirms to **Mr. Sinisi** they are the RSIS state standards. Parking mix space will include 1 handicap and 3 electrical charging stations that are now are required. They will be located up against the building one is the handicap space. Because they are providing the electrical vehicle spaces, this gives them a credit that will give them 2 additional spaces, in fact they will have 22 parking spaces.

Mr. Martins explains setbacks, zoning PAI which permits multifamily. They do have a density variance; requirements are 30 units per acre. They are proposing a density of 36.36 units per



BOROUGH OF NORTHVALE COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT



June 7, 2023, at 7:30 P.M.

MINUTES

Page 4

acre. The other density variance is lot area variance. The lot area requirement is 22,000 per square feet. The existing condition lot area is 12, 000 square feet. The variance is adding 22,000.

square feet multi-dwelling to and existing area of 12,000 square foot lot. The lot with requirement is 100 feet, there is 120 feet along Walnut Street which is being designated as the front yard. The lot depth is 100 feet, there is 100 feet in existing proposed. There are two front yards. One frontage of 5 feet each on Paris Ave and the other is 5 feet on Walnut Street. Mr. Martins continues to explain the set back of the front step encroaches 3.1 feet short and will need a variance. The rear yard east of the property the setback requirement is 40 feet, they are proposing 11 feet which needs a variance. Requirements for green impervious area, minimum is 10%, they are proposing 24.56%, no variance is required. Building height in overlaying zone, they are permitted to have 3 stories 40' feet and they are proposing 3 stories and 31.9 feet to main roof, the tower bulkhead above that brings it to 39.95 feet. No variance needed for height requirement. Trash pad requirement location not needed they are proposing a trash room within the structure itself. It is a sufficient design to accommodate the number of proposed tenants and size of the building for this property. The architect has varied the design and facade of the building give the appearance of the requirements.

Addressing the storm water management issues, Mr. Martins has prepared a storm water management report dated November 3, 2022. This report is noted as A-2, it has been presented to the board and moved into evidence. Mr. Martins in summary, and findings as required, he has analyzed the condition of the current property compared to the post developed side post conditions of the property, addressing the storm water management to provide mitigation to storm water management measures and making sure they are not creating any adverse effects. Mr. Martins using the current exhibit page 4 of 5 titled grading. He described to the board members the storm water management plan they have put in place with the current property storm water findings. This does include run offs from roof top drains and driveway areas, this does not include the mechanical engineers' findings to provide the exact locations of drop downs. The exhibit does show run off from roof drains to the new system and overflow to catch the basins. He states this is designed in accordance with requirements. In addition, all utilities will be on the ground connected on Walnut Street. Electrical wires are on the opposite side of the street, they are proposing a new pole on property side of the street. Utility companies servicing area will be notified to make sure they service and provide service in their compacity to this site.

Chairman Amorosso – asked borough engineer Mr. Saad, if everything was in accordance with what he requested?

Mr. Saad stated, currently no. they are not there yet.

Mr. Martins responded, the borough engineer had some comments in his letter that they will address, providing additional information, anything else in letter they will accommodate. He doesn't see anything outstanding that they can't address.

Mr. Saad will share a summary of the highlighted high-level items when it's his turn to speak.

Chairman Amorosso ask **Mr. Martins** is this in a partial flood zone?



BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT
June 7, 2023, at 7:30 P.M.
MINUTES
Page 5



Mr. Martins answered it is.

Chairman Amorosso told **Mr. Martins** that he has not mentioned it at all why not? You're the engineer. This is a very important item; this area gets flooded all the time.

Mr. Martins apologized. Mentioned the property is in a partial flood zone and he will make the applicable DEP application in when the time is right. We are just presenting our proposal to the board first.

Chairman Amorosso had concerns with the parking space sizes 9x18 that are not within the ordinance of 10x20.

Mr. Sinisi states the spaces would be another variance.

Chairman Amorosso shared garbage room concerns, how the garbage was going to be taking out?

Mr. Martins replied, there is going to be a super taking the garbage out the night before, for regular garbage pickup on the street.

Mr. Giannotti ask if there was going to be cans or a dumpster? Was the garbage being removed by town garbage. He's also concerned with the time of garbage removal and moving dumpsters on busy street.

Mr. Martins replied, 1 or 2 one-yard dumpsters. Yes, Town garbage. If there is an issue, then the best was to handle this would be and they can have private pickup arranged.

Mr. Pothos ask **Mr. Martins** about the 10x20 parking space. He also asked about the garbage room size fitting 1or 2 1-yard containers plus recycling. Also had concerns about the ventilation system in room.

Mr. Martins replied both garbage and recycling receptacles will be in the garbage room. Both the ventilation and garbage room questions are noted on architect's plan.

Mr. Degen- ask **Mr. Martins** if the three electric car plugs will be under the building, and if he was aware of how hard it is to be put out if they catch on fire.

Mr. Martins replied, if that's referable to the fire department, they can relocate them outside the building the only one that would have to remain is the handicap one.

Chairman Amorosso shared; what **Mr. Degen** is referring to is, it's been proven that an electric car on fire submerged in water keeps burning.

Chief Ostrow concern with this being in a flood zone, he questioned the drainage, the four 24 perforated pipes 55" long, where are they going to be connected, county road Paris Ave?

Mr. Martins replied while showing plans, that they will be connecting with an overflow, so they have a controlled structure. The overflow will be going into existing catch basin on Walnut Street.

Mr. Giannotti-had concerns with increasing drainage on Paris Ave, with the water that flows now, the road was caved in twice already due to drainage. He also asks about the one handicap space, in this case it's an electric vehicle space that will be handicap, is only one handicap space required?



BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT
June 7, 2023, at 7:30 P.M.
MINUTES



Page 6

Mr. Martins replied, they will be decreasing the overall run off onsite post development.

Mr. Saad shared that if you are under 50 spaces, you are required to have one make ready or EV space which does not need to be handicap.

Mr. Martins replied, his interpretation was you had to have one.

Mr. Giannotti ask if these units will be rentals or for sale.

Mr. Martins replied he did not no.

Mr. Sinisi said the planner will share that information he wants it to be on the record.

Mr. Puppelo – ask about the equipment of the roof, also the guest parking is that included in the 20 spaces, if so, is that enough with the bedroom to space ratio. Guest will be using street parking or church parking. He also asks, will parking spaces be assigned to each unit or have to pay for a spot?

Mr. Martins the architect will address the rooftop equipment. 20 parking spaces are required, it's not an additional requirement. The guest parking is included in the 20 spaces. The building manager will normally assign spaces any additional will be up to them.

Mr. Moran ask about the front entrance of buildings French drainage; will it catch any additional runoff, so the draining doesn't go into the street.

Mr. Sinisi shared they are willing to include that in the plans.

Mr. Moran also commented on the lot coverage, from his findings doing the math, showing brown and gray areas, he asks Mr. Martin if he was calculating the gray area on the boards set of plans as the brown area is considered lot coverage.

Mr. Martins pointing out the building and porch are in the brown area.

Mr. Moran ask about sheet #308, the US Postal mailbox location he does not see it, is to be determined. Also ask about the lighting spillage

Mr. Martins Yes mailbox location to be determined. All the lights will be shielded to prevent spillage.

Chairman Amorosso ask for the number of bedrooms in this 10-unit building. There is just enough parking for the number of bedrooms. Northvale requires one parking spot per bedroom. Sharing concerns for guest parking, where are the guest to park. Also, if all bedrooms are drivers.

Mr. Sinisi believes the count is 1-one bedroom, 8 two bedrooms, and 1 three bedroom the architect will confirm. Assuming everyone occupying a potential bedroom is a driver, some occupants can be taking public transportation.

Vice Chair Giannotti shared with the board members; the application is going by the Boroughs own ordinance of 40'.

Mr. Saad – addressed high level comments Mr. Sinisi mentioned. First mentioned were outside agency approvals, this included NJDEP, Bergen County Soil, ask if they applied, what is the status.



BOROUGH OF NORTHVALE COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT



June 7, 2023, at 7:30 P.M.

MINUTES

Page 7

Mr. Martins they have not applied to NJDEP or Bergen County Soils thus far, it will be posting approval. They do have an application into Bergen County planning for their review, have not had a response from them at this time.

Mr. Saad shared letter received from Mr. Martins, and Mr. Martins confirming, that they will be applying for an individual permit. Mr. Saad shared with the board the steps for applying for an individual permit, such as copy of application needs to be sent to Borough Clerk, it has to be available for any resident to come and view, a notice within 200ft of property has to go out to every property owner, this is a requirement for NJDEP individual strenuous, more involved

permits that the DEP offers. Mr. Saad addressed storm water, as if Mr. Martins was proposing in filtration drainage Mr. Martins said yes. Mr. Saad shared properties in or near a flood hazard, there is problems with infiltration such as water table being very high, there's just not a lot of percolation in these areas. For the record, Mr. Saad stated to Mr. Martins, your storm water design hinges on the soil testing. If soil conditions are found unfavorable you would have to redesign the plan and resubmit your design to his office for further review.

Mr. Martins concurred with Mr. Saad. States the benefit is the system is designed as such to be easily convert from a retention to a detention system.

Mr. Saad informed Mr. Martins, that we will need a maintenance plan for the basin, and it needs to be recorded on the deed of the property. Mr. Martins response was that he understood and is happy to comply. Mr. Saad informed Mr. Martins of Northvale's Zoning requires you to designate your front yard. Mr. Martins confirmed the front yard setback is Walnut Street, Paris is side yard. Mr. Saad ask for the plans to reflect the front & side yards mentioned. Also Zoning tables should include existing conditions as well. Mr. Martins concurred. Mr. Saad, shared column locations are very close to parking spaces. Northvale requires bollards or other means of protection, L plates to protect edges, which he recommended. We want the sanitary and storm sewer dimidiate downstream pipes cleaned and televised, and reports for Neglia's review. Mr. Martins concurred. Lastly, Mr. Saad ask Mr. Martins if the clearance was 9 ½' feet, he said yes, he believed so. Mr. Saad ask isn't the clearance requirement 10'ft. Clearance height and signage needs to be confirmed with architect. Mr. Martins agreed to provide that information.

Mr. Paster shared the engineers review notes, mentioned the density. Mr. Martins referred this question to the planner.

Chairman Amorosso opened the meeting to the public.

One resident approached. **Mrs. Lillian Giannotti**, of 191 Veterans Drive. She was first sworn in by Mr. Paster. Mrs. Giannotti had many concerns regarding the significant flooding especially during a rainstorm in this area. Speaking to Mr. Martins, she asks if they ever been to the area during a rainstorm. She explained how you cannot turn down Veterans Drive from Paris Ave, the sewers, catch basins do not catch the water, and it is getting worse, the entire area floods. She asks, if they had taking into consideration the residents and people that live in the area. She insisted they need to go down to the area of Walnut & Paris Ave, to watch the traffic flow. Mrs. Giannotti shared she drives a school bus and believes an 8' van will not be able to fit into proposed residential area. She feels everything they are proposing they are not going to do and if



BOROUGH OF NORTHVALE COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT



June 7, 2023, at 7:30 P.M.

MINUTES

Page 8

they do, it's still not going help the flooding issue. She also had concerns with the lighting in the parking lot, she asks, will it shine in her neighbors' yards and her yard? Mr. Martins said no it will not. Also, they are going to use same existing entrance that's there, with some modification. He assured her anything proposed in the plan has to be constructed according to what is approved. light is mostly going to be on inside of garage. Other parking area lights will be facing downward not to spill onto adjoining properties. Mrs. Giannotti shared, the residence of Philadelphia, had the same problem with the church property lighting. It looks like Yankee stadium. She states it's not fair to the people who live here all their lives.

Mr. Sinisi responded to Mrs. Giannotti. He shared that in many venues throughout the county or state, it can be a condition to imposing in the approval resolution, in respect to lighting. If there is an approved lighting plan, there is a six month look back provision. Is what was approved is

not working and complaints received the board will have and will have and propose a condition to have the engineer review the lighting plan after 6 months to see if adjustments are in order. As far as the flooding issues Mrs. Giannotti reminded her the board engineer has a requirement that was agreed to conduct a televised test and inspect the lines to ensure that there is no breakage infiltration that is creating a blockage inside. Chairman Amorosso stated this area has been flooding for years and it's going to add more. Mrs. Giannotti went over what her concerns. Mr. Martins shared this lot was specifically zoned with this Paris Ave overlay for multifamily and we are following those rules. Mrs. Giannotti states what they are looking to put there is a nice building, ten units is overcrowding everything she suggested 5 units.

Second resident approached. **Mr. Tom Peppi**, He was first sworn in by Mr. Paster. Mr. Peppi has a building at 200 Franklin Street, adjacent to proposed property. He states he agrees with Mrs. Giannotti and has concerns with the traffic.

No one else approached.

Chairman Amorosso closed the meeting to the public.

Mr. Giannotti has a question, where the sewer line was going to be Paris or Walnut Street? Mr. Martins response was Walnut Street. Mr. Giannotti mentioned Walnut Street was just paved last year after waiting 15 years. Mr. Saad ask Mr. Giannotti if there was a moratorium on Walnut? Mr. Saad stated, chances are if they paved it, there is a 5-year moratorium on Walnut. Any trenching in Walnut Street will be required to be restored curb to curb.

Mr. Sinisi called Mr. Robert Lee Architect. Mr. Robert Lee was first sworn in by Mr. Paster. Mr. Robert Lee introduced himself and presented his qualifications to the board, states his license in good standing.

Mr. Sinisi ask Mr. Robert Lee what the scope of this project was. Mr. Lee responded, to demolish the existing structure and provide a new 3 story multifamily dwelling. Mr. Sinisi ask Mr. Lee to make sure he covers in his testimony, the answers to the questions that were ask of Mr. Martins intended for him. Mr. Lee said he would. Mr. Lee identified with direction from Mr. Sinisi – using exhibit posted on tripod the latest set of plans before the board for 196 Walnut Street, Northvale dated March 6, 2023. He confirmed his signature and seal on the plans, that he



BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT
June 7, 2023, at 7:30 P.M.
MINUTES



Page 9

personally worked on and provided the plans. Mr. Sinisi ask Mr. Robert Lee to describe what each sheet of his plans show. Mr. Lee describes sheet A-1 #100 first page, its referencing the parking area with 20 spaces, with one elevator & two staircases leading from upstairs for egress access. Also on this level is the trash room and the electrical service room. Mr. Lee described the trash room and what it was intended for. Trash and recyclables. He's proposing to have a compacter system and private pickup. Mr. Sinisi confirmed with Mr. Lee, what he is proposing has changed based upon the earlier testimony's this evening Mr. Lee agreed that's what he is referring to. Mr. Sinisi ask Mr. Lee said if he heard the testimony regarding the lighting and if he had anything to do with the lighting referring to the parking field and parking spaces on this site. Mr. Lee said yes, they did have influence in a variety of fixtures they may choose to use in accordance with engineering standards. Referring to the light spillage in parking area and lot area. Mr. Lee went over the 2nd page of his plan A101 Sheet 2 – proposed 2nd floor which is the 1st level of the residence and the 3rd floor which is the 2nd level of the residence, above parking

spaces. he also describes bedroom types as well as approximate 1125 square feet for a 2 bedroom. Mr. Sinisi ask Mr. Lee to describe what was on sheet 3. Mr. Lee describe a three-dimensional rendering what will be the final appearance at the end of construction, including landscaping and color composition. The facade will be made of stucco. Both Chairman Amorosso and Vice Chairman Giannotti shared they believe Stucco is not in the Borough ordinance. Mr. Saad confirmed the overlay ordinance says Brick. Mr. Lee ask if it can be brick veneer. It's better construction to use a thinner brick as same as a brick. Chairman Amorosso mentioned, veneer is not brick. Mr. Lee said, then they shall use brick a full brick. He also shared they now will have to change the size of the structure due to change of material they planned to use. They will now be losing space. Vice Chairman Giannotti shared the ordinance information says, facing material should be brick, stone, or other approved material by the board. Mr. Lee said, he will modify his design to use brick, he wanted to go with more of a modern design. Mr. Sinisi confirmed with Mr. Lee, that he agrees if final plan is approved, the exterior facade will be brick or stone. Whatever the ordinance options are, no stucco Mr. Lee agreed. Chairman Amorosso ask if the building was going to be sprinkled, Mr. Lee responded 100% sprinkled. Wet system, Garage will be dry. Mr. Sinisi ask Mr. Lee if he has received a copy of the boards professionals reports to testify today specifically with respect to comments made about the architectural features on, he plans, his replied was yes. Mr. Sinisi ask Mr. Lee, on behalf of the applicant have you been authorized to comply with the requirements, his answer was yes. We will comply 100%. He also responded, he has a clear direction on what he has to do to satisfy the board, they will comply 100%.

Mr. Saad has a clearance question. What is the clearance of covered parking? Mr. Lee responded 9'.6" Mr. Saad reminding Mr. Lee his proposed number was 9'.5". Mr. Saad's wants Mr. Lee to run the clearance number by Northvale Emergency Services, to ensure that it is the clearance they want. Northvale emergency services being, Fire, Police, and any Ambulatory services. Mr. Saad also ask, where are the gas and meters and mechanical equipment going to be located. Mr. Lee responded near the utility room. Mechanical equipment's will be a split heat pump system, condenser unit will be on the roof top. This will include 6' sound fence for to trap noise. They



BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT
June 7, 2023, at 7:30 P.M.
MINUTES
Page 10

will not exceed 40 DPA. Mr. Paster suggested in six months they can do a sound study. Mr. Saad ask how high the para pit walls are going to be, it also helps with sound. Mr. Lee respond 3’.

Chairman Amorosso ask board members if they had any questions, Mr. Gullestad question ask, about access to the trash room only from the outside gate? Mr. Lee responded. Yes. Mr. Gullestad ask about consideration with ADA access, using a push button for the gate? Mr. Lee responded. Yes, for handicap person, they can provide a separate push automatic button.

Mr. Puppelo question regarding units having A/C and water heaters. Mr. Lee shared there will be A/C units on the roof providing A/C to resident units below. Water heaters inside units. Mr. Puppelo also questioned with new brick facade changes, will that change the weight of the building. Mr. Lee shared, not necessarily, when they build a design a building that is a minimum difference. It depends on live and dead loads.

Mr. Moran – ask about bring gas into the building. Mr. Lee responded. If gas service is available at this capacity, they will work with the utility company. New technology they have

efficient stoves with ovens also water heaters. If there is an opportunity to use electricity on a multifamily unit, yes, he would like to utilize electricity. He has to consult with utility company. Mr. Moran shared the electrical rooms seems to be very undersized. Seems like you’re trying to pack a lot of things into a small bag. Mr. Lee responded the transformer will be 120-128 service to a 400 to 600 amps. He believes they have enough space for the meters. Mr. Moran as about the height of the structure is showing 1.6 between the bottom of the garage ceiling and the second floor, how are you doing that with a 30-foot span between columns? Mr. Lee responded they are leaving that up to the structure engineer, with his experience they can go up to w16-of 25 pounds per linear feet of the weight or they can go up to 120 pounds per linear feet, it’s a little more expensive. Emergency vehicles needs an 8 – 9-foot clearance. Mr. Moran also commented, to keep the footing out the flood zone.

Mr. Paster ask if there is a power generation in the building, Mr. Lee shared there is no code for an emergency backup generator, they do have emergency egress lighting. Life safety issues are in the code, and he believes they meet the code without any issues.

Mr. Giannotti ask will units be rentals or for sale. Mr. Sinisi responded he believes it’s going to be rentals. He also questioned is the candle power 40. Mr. Lee corrected its 40’ candle power 400 watts. Mr. Giannotti ask if they were going to do anything with the sidewalk on Paris Ave? Mr. Lee said we can. Mr. Martins said they can match the new street scape that’s there now.

Chairman Amorosso ask **Chief Ostrow** is he had any questions. **Chief Ostrow** had questions regarding the height of the trash room dumpster area, is it going to be covered? Mr. Lee responded that it will be under the cover space. Chief Ostrow questioned where the compactor is going to be in the dempster area, how is a sanitation truck going to pick up and deliver? Space is very small. Mr. Lee shared that its going to be contracted to a private third-party company. He believes there is enough space, they will revisit that to be certain. Chief Ostrow questioned who



BOROUGH OF NORTHVALE COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT

June 7, 2023, at 7:30 P.M.

MINUTES

Page 11



is going to have access to the compactor? Will each resident have access? Mr. Lee said a maintenance person will use the compactor. Chief Ostrow also questioned residence access to the building, what will they be using keys or key fob? Mr. Lee said that has to be discussed with owner. Chief Ostrow ask to make sure the police department gets a set of keys for safety reasons.

Chairman Amorosso ask **Mr. Degen** if he had any questions; he did ask if the building was going to be heated with heat pumps? Mr. Lee, yes, it's a great option.

Chairman Amorosso ask **Mr. Pothos** if he had any questions; he did, regarding the trash bin area, he asks; will it be fully enclosed? Mr. Lee responded fully enclosed. Mr. Pothos ask, being fully enclosed will you have anything to mitigate the odor? Mr. Lee's response was the area will have a ventilation system. Plus, the garage area is all open space. Mr. Pothos also ask will there be sprinkler system? Mr. Lee responded, yes. Mr. Pothos also ask about the parking spaces on the south and east side of the building, the flooded area, the parking spaces bump up to the vinyl fence of the property, what is the distance from the car bumper to the vinyl fence? The plans do not show anything to stop a vehicle in case of an emergency. Mr. Lee responded, it depends on size of vehicle, very good point, they will put a wheel stop by every fence, this will also be addressed with their engineer. Mr. Sinisi states the engineer said approximate 1 ½ feet.

Mr. Paster ask about snow removal from parking area. Mr. Lee shared the snow can be pushed over to the green space area that is not covered this can be used.

Mr. Pothos ask Mr. Lee responded, will there be a maintenance or super that will be residing on property? Mr. Lee said yes this has to be discussed with owner. Mr. Sinisi states from his understanding there will not be a resident super there will be superintendent services contracting outsourced for the owner.

Chairman Amorosso opened the meeting to the public.

No one approached.

Chairman Amorosso closed the meeting to the public.

Mr. Sinisi called Planner Mr. Michael Pessolano. Mr. Paster sworn Mr. Pessolano in. Mr. Pessolano introduced himself and shared his qualifications, he is a License Professional Planner in the state of NJ in good standing. Mr. Pessolano also shared is scope of his involvement in this project. He inspected the property and surrounding area. He also familiarized himself with the ordinance and master plan for the Borough of Northvale. Mr. Pessolano describe the plan of the project as he understood it to be a 10-unit multifamily development, with 2 affordable units. He also describes some conditions which are deviated by this plan. He shared there are two criteria's, one being minimum lot area and the other being 22,000 square feet to be provided, this lot is just 12,000 square feet. The other provision is for density a limit of 3 units per acre. 36.36 per acre, this is 3 units above max. Mr. Pessolano referring to exhibit A-4 that consist of 5 sheets.



BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT
June 7, 2023, at 7:30 P.M.
MINUTES
Page 12

Sheet one- tax map colorized, sheet two – is the zoning map, sheet three is an ariel view, sheets four are ground photos and five is landscaping. He went over the use variance D3. As well as the two units HUD affordable housing. He states the lot coverage is way below the limit at 76%.

Chairman Amorosso ask if anyone had any questions for the Planner. No one answered.

Chairman Amorosso opened the meeting to the public.

No one approached.

Chairman Amorosso closed the meeting to the public.

APPROVAL OF MINUTES OF 04/19/2023
PLANNING | ZONING BOARD OF ADJUSTMENT MEETING

A motion to **approve** the minutes of April 19, 2023, Planning | Zoning Board of Adjustment meeting was made by **Councilman Hogan** and seconded by **Mayor McGuire**.

ROLL CALL: Chairman Amorosso Yes, Mr. Giannotti Yes, Chief Ostrow Yes, Mr. Moran Yes, Mr. Pothos Yes, Mr. Puppelo Yes, Mr. Degen (Alt#1) Yes, Mr. Gullestad (Alt#3) Yes

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

A motion to adjourn the meeting at 10:06 pm was made by Chairman Amorosso and seconded by Vice Chair Giannotti-All present in favor.

Respectfully Submitted,

Julia Martino

Julia Martino
Board Secretary

APPROVED: _____

7/5/23 