



**BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING
January 8, 2025, at 7:30 P.M.**



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ORIGINAL

CALL THE MEETING TO ORDER

Chairman Giannotti called the meeting to order at 7:30 PM in the Planning Board/Board of Adjustment meeting room located on the second floor of the Municipal Building at 116 Paris Avenue, Northvale, New Jersey 07647.

STATEMENT

This is a Reorganization 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 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.

Chairman Giannotti read the names of the members to be appointed.

Appointment of the following Members that were in attendance, were sworn in by Board Attorney Gregg F. Paster, ESQ. of Gregg F. Paster & Associates. Members that were not present will be sworn in at the next meeting-Chief Howard Ostrow and Mr. Tom Argiro.

Planning/Zoning Board-Mayor's Appointments:

YEAR	POSITION	NAME	TERM	BEGINNING	ENDING
2025	Class II	Howard Ostrow-absent	1-year term	1/1/2025	12/31/2025
2025	Class IV	Dennis Pothos	3-year term	1/1/2025	12/31/2027
2025	Class IV	Andy Gullestad	2-year term	1/1/2025	12/31/2026
2025	Alt. #1	Wayne Degen	2-year term	1/1/2025	12/31/2025
2025	Alt. #2	Ken DeGennaro	1-year term	1/1/2025	12/31/2025
2025	Alt. #3	Tom Argiro-absent	1-year term	1/1/2025	12/31/2025

Chairman Giannotti read the name of Council's Appointment to the Planning/Zoning Board- Class III.

Councilman Hovannes Bakalian as the Council's appointment to the Planning/Zoning Board for a one-year term ending 12/31/25. It was noted that Councilman Bakalian was sworn in at the Mayor and Council meeting.

YEAR	POSITION	NAME	TERM	BEGINNING	ENDING
2025	Class III	Councilman Hovannes Bakalian	1-year term	1/1/2025	12/31/2025



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ATTENDANCE ROLL CALL:

PRESENT: Chairman Giannotti, Vice Chair Amorosso, Mr. Puppelo, Mr. Gullestad, Councilman Bakalian, Mayor McGuire, Mr. Peter Briscoe, Mr. Pothos, Mr. Degen (ALT#1), Mr. DeGennaro (ALT 2).

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

ABSENT: Chief Ostrow, Mr. Argiro (ALT#3).

Chairman Giannotti called for a nomination for Board Chairman, Mr. Amorosso nominated Ed Giannotti as Chairman, Mr. Pothos 2nd the motion.

Roll call All members present individually responded with a Yes.

Ed Giannotti Nominated Mr. Charles Amorosso as Vice Chairman, put in form as a motion, Mr. Gullestad 2nd the motion.

All members present individually responded with a Yes.

Chairman Giannotti read the names of the following additional appointments:

3. Appointment of Board Secretary-Julia Martino
4. Appointment of Board Attorney-Gregg F. Paster, ESQ. of Gregg F. Paster & Associates
5. Appointment of Board Engineer-Neglia Group
6. Official Newspapers (The Record & Star Ledger)
7. 2025 Meeting Dates
8. Official Depositories (Same banks as Mayor & Council for escrow deposits)

Motion to approve appointments 3 through 8 was made by Chairman Giannotti and 2nd by Vice Chairman Amorosso.

All members present responded all in favor to each appointment with a Yes, no objections.

THIS CONCLUDES THE REORGANIZATION PORTION OF THE MEETING.

Chairman Giannotti entertained a motion to adjourn the Reorganization Meeting, motion was made by Mayor McGuire and second by Mr. Degen.



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**CHAIRMAN GIANNOTTI CALLED REGULARLY SCHEDULED COMBINED
WORK AND FORMAL MEETING TO ORDER**

**APPROVAL OF MEETING MINUTES OF
PLANNING | ZONING BOARD OF ADJUSTMENT
MEETING ON OCTOBER 16, 2024**

Chairman Giannotti entertained a motion for approval of minutes of October 16, 2024, Planning | Zoning Board of Adjustment meeting. The motion was made by Mayor McGuire and seconded by Mr. Degen

ROLL CALL- All presents in favor -Yes.

Abstain- Ken DeGennaro

Absent-Chief Ostrow, Mr. Argiro (ALT#3).

At this time Chairman Giannotti open the meeting to the public:

Resident Christopher Bombino of 123 Rockland Ave approached the podium and shared his concerns regarding the handling of Chodae Church’s approved variance and resolutions, the Zoning Board passed and was changed by the Mayor and Council. In brief, his concerns where regarding, the dropping off and parking cars of patrons on Sunday during service hours, electronic signage, parking cones. He has also shared he concerns during Mayor and Council meetings.

Vice Chairman Amorosso and Board Attorney Gregg Paster did explain to Mr. Bambino approvals or changes in borough ordinances and resolutions can be done by the Mayor and Council. The Zoning Board is under the umbrella of the Mayor and Council. Mr. Bombino was assured the area continues to be monitored. Mr. Bambino states he accepts this answer and now understands more clearly.

At this time Chairman Giannotti Closed the meeting to the public:

Chairman Giannotti ask the board Secretary to ask the building department to reach out to the builders of the new homes being built on Tappan Road and make them aware of the town’s ordinance, there is no work allowed on Sunday and make sure they know the allowed work start and stop times.

Chairman Giannotti entertained a motion to adjourn the meeting at 8:03pm, motion was made by Mr. Gullestad and second by Mr. Degen.

All present in favor responded - Yes.

Respectfully Submitted,

Julia Martino

Julia Martino
Board Secretary

APPROVED: 2/5/2025