



**BOROUGH OF NORTHVALE  
COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING  
June 5, 2024, at 7:30 P.M.**



**MINUTES**

**Page 1**

**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**

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 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 Giannotti, Vice Chair Amorosso, Mayor McGuire, Councilman Bakalian, Chief Ostrow, Mr. Pothos, Mr. Puppelo, Mr. Brunet (ALT 2) Mr. Gullestad (ALT#3)

**ALSO PRESENT:** Gregg Paster-Attorney  
Julia Martino-Board Secretary

**ABSENT:** Mr. Briscoe, Mr. Moran, Mr. Degen (ALT#1)



**BOROUGH OF NORTHVALE  
COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING  
June 5, 2024, at 7:30 P.M.**



**MINUTES**

**Page 3**

**Chairman Giannotti**-ask board members if there were any discussions?

**Mr. Gullestad** had a comment to the board. The Whispering Woods project was a personal educational experience. Suggesting to the board members moving forward; for board members to be more mindful of the overall project footprint and not just focusing on the units, members agreed.

**Board Members & Attorney Paster** continued discussion on The Whispering Woods project regarding the overlays and compliance, lot coverage, units concern that where not expressed. The discussion also included affordable housing, the property at 444 Tappan Road. Board members want to send a letter to the building department to make them aware of the situation on this property. If it was indeed subdivided, it's not allowed and it's not recorded.

**Chairman Giannotti**-ask board members, how do they feel about the States plan that will allow homeowners to build another home in their back yard, units over their garages, accessible units for affordable housing. Members briefly shared their thoughts.

**Mr. Paster** shared, he spoke with Scott Loverich at Neglia Engineering, regarding the situation of sidewalks and curbing at 411 Clinton Ave project. **Scott** mentioned, putting in sidewalks and curbing on the opposite side of the street was just not practical due to the locations of the nearby homes and drainage. Neglia is formulating a new idea-program. **Mr. Paster** assured Scott, it's an improvement to the plan, and it can be extradited to keep this project moving. He had no objections to the call for a field change. Scott will keep the board updated at the next meeting.

**Chairman Giannotti** entertained a motion to adjourn the meeting at 7:54pm, motion was made by Chief Ostrow and second by Mr. Pothos

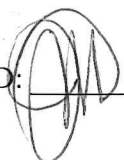
**All present in favor-Yes.**

Respectfully Submitted,

*Julia Martino*

Julia Martino  
Board Secretary

APPROVED:

 9/18/24