



AGENDA

**Combined Meeting of the Mayor and Council
Wednesday, December 10, 2025
7:00 PM**

To view the Mayor & Council meeting via livestream, please access the YouTube link which is posted on the Northvale website, www.northvalenj.org. Go to government tab, then to meeting livestreams.

CALL THE MEETING TO ORDER

OPEN PUBLIC MEETINGS ACT NOTICE

This is a Combined Meeting of the Mayor and Council of the Borough of Northvale. The date, time, and location of this meeting have been advertised in the two 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 Open Public Meetings Act for this meeting have been fulfilled. Please note the fire exits as required by law at public meetings.

SALUTE TO THE FLAG AND MOMENT OF SILENCE

ROLL CALL OF THE COUNCIL

APPROVAL OF MINUTES

Combined Meeting of November 12, 2025

MONTHLY CORRESPONDENCE

The following reports are on file in the Municipal Clerk's office and can be viewed by the public between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.

Building Department

Engineer – Neglia Group

Fire Prevention

Grantswriter - Bruno Associates

Recreation Minutes

Tax Collector

CORRESPONDENCE

1. Shared Service Agreement 2026-Paramus
Maintenance and Repair of Vehicles
(Resolution #2025-156)
2. Shared Service Agreement 2026-Old Tappan
Maintenance and Repair of Vehicles
(Resolution #2025-157)
3. Mediation Agreement-Affordable Housing Dispute
Resolution Program
(Resolution #2025-162)

RESOLUTIONS – Consent Agenda –

“All items are considered to be non-controversial by the Council and will be approved by one motion. There may be further discussion prior to the vote upon request of a member of the public or a Council member. Any item may be removed for further discussion or for a roll call vote in which case the item will be removed and considered in its normal sequence as part of the general order of business”.



RESOLUTION #2025-155

TITLE: RESOLUTION APPROVING THE APPOINTMENT OF HOWARD OSTROW AS OEM COORDINATOR FOR A THREE (3) YEAR TERM - JANUARY 1, 2026 – DECEMBER 31, 2028

WHEREAS, Howard Ostrow was appointed OEM Coordinator on April 12, 2023 for a three (3) year term; and

WHEREAS, the three (3) year term will expire on December 31, 2025; and

WHEREAS, Howard Ostrow is being appointed for a three (3) year term effective January 1, 2026.

NOW, THEREFORE BE IT RESOLVED, that Howard Ostrow is hereby appointed to another three (3) year term as Emergency Management Coordinator effective January 1, 2026 expiring on December 31, 2028.

RESOLUTION #2025-156

TITLE: RESOLUTION AUTHORIZING MAYOR MCGUIRE TO SIGN SHARED SERVICE AGREEMENT WITH THE BOROUGH OF PARAMUS FOR VEHICLE REPAIR/MAINTENANCE

WHEREAS, the Uniformed Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 et seq., allows any municipality or county to enter into a contract with any other municipality or county for the joint provision of any services within their joint jurisdiction; and

WHEREAS, the Borough of Northvale and the Borough of Paramus seek to enter into a Shared Services Agreement wherein the Borough of Paramus will provide maintenance and repair to Borough of Northvale vehicles which are directed to the Borough of Paramus by the Borough of Northvale effective January 1, 2026 and terminating December 31, 2026; and

WHEREAS, the Chief Financial Officer has certified that funds will be available through the various departments current budget numbers under the heading of Vehicle Maintenance and Repair; and

WHEREAS, the Mayor and Council of the Borough of Northvale hereby agree to the terms of the contract and the expenditure of funds pursuant to the terms hereof.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council authorize Mayor Joseph McGuire to execute said agreement between the Borough of Northvale and the Borough of Paramus for Vehicle Maintenance and Repair by the Borough of Paramus.

RESOLUTION #2025-157

TITLE: RESOLUTION AUTHORIZING EXECUTION OF SHARED SERVICES AGREEMENT WITH THE BOROUGH OF OLD TAPPAN

WHEREAS, the Uniformed Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 et seq., allows any municipality to enter into a contract with any other municipality or local unit for the joint provision of any services within their joint jurisdiction; and



WHEREAS, the need exists in the Borough of Northvale to enter into a Shared Services Agreement with the Borough of Old Tappan whereby the Borough of Old Tappan will provide to Northvale, at Northvale’s request, services and goods for motor vehicle and other mechanical maintenance and repairs (“the Services”); and

WHEREAS, the Borough of Northvale and the Borough of Old Tappan have negotiated a shared services agreement setting forth the terms and conditions of the services to be provided by Old Tappan and all payment rates; and

WHEREAS, it is in the best interest of the Borough of Northvale to execute the Shared Services Agreement with the Borough of Old Tappan.

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Northvale that the Mayor is hereby authorized to execute the Shared Services Agreement between the Borough of Northvale and the Borough of Old Tappan.

RESOLUTION #2025-158

TITLE: RESOLUTION APPROVING RAFFLE LICENSE #278 FOR NVOT PTSO – 50/50 ON PREMISE RAFFLE – FEBRUARY 6, 2026

NAME: NVOT PTSO
ADDRESS: 100 Central Avenue, Old Tappan, NJ
LOCATION OF RAFFLE: 199 Walnut Street, Northvale, NJ
HOURS: 7:00-11:00 PM
DATE OF RAFFLE: February 6, 2026
ID #: 366-5-38539
RAFFLE LICENSE #: RL #278

RESOLUTION #2025-159

TITLE: RESOLUTION APPROVING RAFFLE LICENSE #279 FOR NVOT PTSO – RAFFLE LICENSE – DECEMBER 12, 2025

NAME: NVOT PTSO
ADDRESS: 100 Central Avenue, Old Tappan, NJ
LOCATION OF RAFFLE: 180 Washington Street, Northvale, NJ
HOURS: 6:00 PM
DATE OF RAFFLE: December 12, 2025
ID #: 366-5-38539
RAFFLE LICENSE #: RL #279



RESOLUTION #2025-160

TITLE: RESOLUTION APPROVING BINGO RAFFLE LICENSE #280 FOR NVOT PTSO – FEBRUARY 6, 2026

NAME: NVOT PTSO
ADDRESS: 100 Central Avenue, Old Tappan, NJ
LOCATION OF RAFFLE: 199 Walnut Street, Northvale, NJ
HOURS: 7:00-11:00 PM
DATE OF RAFFLE: February 6, 2026
ID #: 366-5-38539
RAFFLE LICENSE #: RL #280

RESOLUTION #2025-161

TITLE: RESOLUTION OPPOSING S-4736

WHEREAS, municipalities are required to establish a Municipal Master Plan with a combination of mandatory and optional elements including Goals and Objectives, Land Use, Circulation, Housing, Community Facilities, Downtown Economic Development, Historic Preservation, and Sustainability; and

WHEREAS, municipalities are also required to reexamine the Municipal Master Plan every 10 years to ensure that the master plan meets the community needs and is relevant as communities, evolve, grow, and change; and

WHEREAS, municipalities complete this effort at great cost and community input to ensure their community has a roadmap for growth; and

WHEREAS, a municipality is best suited to plan for and understand their community's needs, the existing infrastructure to address the municipality's public safety, health, traffic, and character and the ability to expand such infrastructure for desired growth; and

WHEREAS, there are many mechanisms for exceptions and variances to the local planning process; and

WHEREAS, municipalities have been diligently working to comply with the changes outlined in the passage of A-4/S-50 in 2024 that made substantial changes to the 4th Round of Affordable Housing obligations; and

WHEREAS, affordable housing construction has generally comprised between 10 – 20 % of a total development, but municipalities will end up constructing far more units during this current round of affordable housing; and

WHEREAS, recent legislative proposals that preempt the planning process by permitting the conversion of underutilized properties into mixed used developments, reducing the number of parking spaces required for new developments near transit, making Accessory Dwelling Units permissible, and most recently, legislation that enhances the ability of religious and nonprofit organizations to convert certain property to inclusionary developments with affordable housing undermine the careful planning process outlined in the Municipal Land Use Law; and

WHEREAS, this proposal, S-4736 is particularly egregious because the required percentage of affordable housing units is only 20% with the remaining 80% at market rate



making it more challenging for municipalities to meet their 4th Round Affordable Housing obligations; and

WHEREAS, this legislation bypasses local planning for increased density and height, regardless of a municipality's ability to ensure safety; and

WHEREAS, a worthy project could, and should participate in the local planning and zoning process to engage with the public; and

NOW, THEREFORE BE IT RESOLVED, by the Borough of Northvale which urges the legislature to defeat S-4736 and similar legislation that denies local autonomy in land use planning and ignores the well thought out master plan; and

BE IT FURTHER RESOLVED, that a copy of this resolution shall be forwarded to Senator Holly Schepisi, Assemblymember John V. Azzariti Jr., Assemblymember Robert Auth, Governor Phil Murphy, Governor-Elect Mikie Sherrill, and the New Jersey State League of Municipalities.

RESOLUTION #2025-162

TITLE: RESOLUTION APPROVING A MEDIATION AGREEMENT BEFORE THE AFFORDABLE HOUSING DISPUTE RESOLUTION PROGRAM

WHEREAS, the Borough of Northvale (the "Borough" or "Northvale") having filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the "Program") and a declaratory judgment action pursuant to N.J.S.A. 52:27D-391 et. Seq. (the "Fair Housing Act") on January 16, 2025; and

WHEREAS, the Court entered an order on May 19, 2025 setting the Borough's Fourth Round fair share obligations as a Present Need of 8 units and a Prospective Need of 105 units, which no party appealed, and ordering the Borough to file a Housing Element and Fair Share Plan ("HEFSP") by June 30, 2025; and

WHEREAS, the Borough having filed its HEFSP on June 20, 2025 ("Adopted HEFSP"); and

WHEREAS, FSHC having filed a challenge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Borough's HEFSP on August 30, 2025; and

WHEREAS, the Borough and FSHC have entered into negotiations to resolve the issues set forth in the challenge through a mediation agreement and to present the agreement for review by the Program and referral to the Mount Laurel judge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) and Administrative Directive #14-24, which if approved will result in a compliance certification for the Borough for the Third and Fourth Round; and

WHEREAS, the Governing body believes that the aforesaid mediation agreement represents a good and fair resolution of the Borough's affordable housing requirements.

NOW, THEREFORE BE IT RESOLVED, that the Governing Body of the Borough of Northvale hereby approves the aforesaid mediation statement and authorizes the Mayor to execute same on behalf of the Borough.

RESOLUTION #2025-163

TITLE:



OPEN MEETING TO PUBLIC ON CONSENT RESOLUTIONS ONLY

ROLL CALL

ORDINANCE – 2ND Reading
PUBLIC HEARING – DECEMBER 10, 2025

ORDINANCE #25-14

AN ORDINANCE AMENDING CHAPTER 186 ARTICLE II, TRAFFIC REGULATIONS, OF THE BOROUGH CODE TO AMEND PROHIBITED PARKING ON A CERTAIN PORTION OF CHESTNUT STREET

WHEREAS, parking is currently permitted on the west side of Chestnut Street beginning 220 feet north of Rockland Avenue for a distance of 350 feet, on Sundays and Federal holidays, but only between the hours of 8 a.m. and 1 p.m.; and

WHEREAS, the Borough wishes to amend the parking regulations to prohibit parking on both sides of Chestnut Street from John Street south to the Borough of Northvale Corporate line; and

WHEREAS, the current parking situation on Chestnut Street has shown to be ineffective and creates issues with traffic on Chestnut Street.

NOW, THEREFORE BE IT ORDAINED, by the Governing Body of the Borough of Northvale, County of Bergen, State of New Jersey, that the following ordinance is hereby added:

Section 1: Chapter 186, Article II, Traffic

§ 186-17, Parking prohibited at all times on certain streets

No person shall park a vehicle at any time upon any streets or parts thereof described.

Name of Street Sides Location

Chestnut Street	Both	From John Street south to the Borough of Northvale Corporate line. except that parking will be permitted on the west side of Chestnut Street beginning 220 feet north of Rockland Avenue for a distance of 350 feet, on Sundays and Federal holidays but only between the hours of 8 a.m. and 1 p.m.
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SECTION 2. All other parts of Section 186-17 not affected by this amendment shall remain in full force and effect

SECTION 3. This Ordinance shall take effect upon passage and publication as provided by Law.

OPEN MEETING TO THE PUBLIC ON ORDINANCE #25-14 ONLY

ROLL CALL

OLD BUSINESS

NEW BUSINESS



MAYOR & COUNCIL REPORTS

BOROUGH ATTORNEY REPORT

BOROUGH ENGINEER REPORT

OPEN MEETING TO THE PUBLIC

ADJOURNMENT

DRAFT-SUBJECT TO CHANGE



DRAFT-SUBJECT TO CHANGE