



**BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT
August 20, 2025-7:30 P.M.**



AGENDA

CALL THE MEETING TO ORDER

STATEMENT- Chairman Gianotti

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 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 Public Meetings Act for this meeting have been fulfilled. Please note the fire exits as required by law at the public meetings.

Swearing in of Alternate #2 Board Member - David Brennan

ROLL CALL

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

- 1. Application: Applicant Bo Chon seeks minor subdivision and bulk variance relief to subdivide the property into two conforming lots.**
109 Sanial Ave
Northvale NJ 07647
Block #916 Lots #6
- 2. Approval of Resolution 25-03- memorializing the Cho Dae church day care**
Chodae Community Church
119 Rockland Avenue
Northvale NJ 07647
Property Address:
119 Rockland Avenue, Northvale NJ 07647
Block #1007 Lots #1 & #2
- 3. Approval of Resolution 25-04 - Endorsing correction of the Zoning Map, for consideration. Introduction of Amendment of the Zoning Map and updating the Ordinance.**
- 4. Approval of Meeting Minutes of June 18, 2025.**

ADJOURNMENT

**ALL AGENDAS ARE SUBJECT TO CHANGE UP UNTIL AND INCLUDING
THE DAY OF THE MEETING**