



**BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING
June 18, 2025, at 7:30 P.M.
MINUTES**



Page 1

CALL THE MEETING TO ORDER

Mayor McGuire 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

Mayor McGuire 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 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."

ROLL CALL:

PRESENT: Mayor McGuire, Councilman Bakalian, Mr. Puppelo, Mr. Gullestad, Chief Ostrow, Mr. Pothos, Mr. Degen (ALT#1), Mr. DeGennaro

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

ABSENT: Chairman Giannotti, Mr. Briscoe, (ALT 3) Mr. Argiro,

Mayor McGuire started the meeting with a moment of silence in memory and legacy of Charles (Charlie) Amorosso, former Chairman and Vice Chair for his dedicated service to the Planning and Zoning Board and to the Borough of Northvale for over 40+ years.

Mayor McGuire elevated Ken Degennaro from an alternate member to a full member on the Planning and Zoning Board.

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING



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Page 2

Mayor McGuire explained to the board members; we need to fill the position of Vice Chairman. He ask for nominations for the Vice Chair Position.

No one responded.

Mayor McGuire nominated Mr. Andy Gullestad. Motion was second by Chief Ostrow.

ROLL CALL- All members present in favor -VOTED YES.

Absent Chairman Giannotti, Mr. Briscoe, (ALT 3) Mr. Argiro,

AT THIS TIME.
VICE CHAIRMAN GULLESTAD, TOOK OVER AND CONTINUED THE MEETING
AND PRESENTED THE FIRST ORDER OF BUSINESS TO BE HEARD.

NEGLIA GROUP-PRESENTATION OF THE
NORTHVALE AFFORDABLE HOUSING PLAN ELEMENT REPORT 4th ROUND

Scott Loverich of Neglia Engineering presented the report, prepared by Lyndsay Knight, PP, AICP.

REPORT CAN BE FOUND ON THE BOROUGH'S WEBSITE SITE - HOME PAGE.

Vice Chairman Gullestad opened the meeting to the public for any questions.

No one approached

Vice Chairman Gullestad closed the meeting to the public.

RESOLUTION # 25-02 ADOPTING HOUSING ELEMENT AND FAIRSHARE PLAN

Vice Chairman Gullestad entertained a motion for approval of resolution #25-02, the motion was made by Mr. Pothos and seconded by Mr. Degen

ROLL CALL- All members present in favor -VOTED YES.

Absent Chairman Giannotti, Mr. Briscoe, (ALT 3) Mr. Argiro,



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COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING
June 18, 2025, at 7:30 P.M.
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Page 3

**APPROVAL OF MINUTES OF
PLANNING | ZONING BOARD OF ADJUSTMENT
MEETING ON MAY 21, 2025**

Vice Chairman Gullestad entertained a motion for approval of minutes of May 21, 2025, the motion was made by Mayor McGuire and seconded by Mr. DeGennaro.

ROLL CALL- All members present in favor -Yes.

Absent Chairman Giannotti, Mr. Briscoe, (ALT 3) Mr. Argiro,

Abstain Councilman Bakalian

Vice Chairman Gullestad a motion to adjourn the meeting at 8:03:40 pm, motion was made by Mayor McGuire and second by Chief Ostrow.

All members present in favor-Yes.

Respectfully Submitted,

Julia Martino

Julia Martino
Board Secretary

APPROVED: 8/20/25 