

**BOROUGH OF NORTHVALE
PLANNING BOARD/BOARD OF ADJUSTMENT
DECEMBER 3, 2014
8:00 P.M.**

AGENDA

REGULARLY SCHEDULED FORMAL MEETING

1. Application of Luke Don Builders LLC, 154 Walnut Street, 150-152 Walnut Street, 159 Veterans Drive
2. Approval of Minutes of September 17, 2014
3. Approval of Minutes of October 1, 2014
4. Approval of Minutes of October 15, 2014
5. Approval of RESOLUTION – Rio Vista Homes at Northvale, LLC, 199 Paris Avenue

CORRESPONDENCE

1. Letter from County of Bergen, Eric Timsak dated October 8, 2014 to Northvale Planning Board re: Walnut Street Subdivision, Block 1011, Lots 6,7
2. Letter from Paul Niehoff dated October 9, 2014 to Planning/Zoning Board re: Major Subdivision Application, Block 1011, Lots 6, 7 and 24
3. Application for Subdivision Approval – 154 Walnut Street – Major Subdivision
4. Memo dated November 5, 2014 re: Mini Review Request – Sara Cho Jewelry & Accessories, 260 Livingston Street, Block 303, Lot 1
5. The New Jersey Planner, July/August 2014, Vol. 75, No. 4
6. The New Jersey Planner, September/October 2014, Vol. 75, No. 5
7. 2015 Meeting Dates
8. Zoning Bulletin – October 10, 2014, Volume 8, Issue 19
9. Zoning Bulletin – October 25, 2014, Volume 8, Issue 20
10. Zoning Bulletin – November 10, 2014, Volume 8, Issue 21

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11. COAH correspondence from Maser Consulting P.A.

GENERAL DISCUSSION

ADJOURNMENT

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