

**BOROUGH OF NORTHVALE  
PLANNING BOARD/BOARD OF ADJUSTMENT  
FEBRUARY 18, 2015  
8:00 P.M.**

**AGENDA**

**CALL THE MEETING TO ORDER –**

**STATEMENT –**

This is a Regularly Scheduled Formal Meeting of the 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 Borough 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.

**REGULARLY SCHEDULED FORMAL MEETING**

1. Application of NER Family Associates, LLC, 406 Holly Place and 401 Argenti Place, Block 112, Lots 3, 4, 5 and 7 – Site Subdivision
2. Approval of Minutes of January 7, 2015
3. Approval of RESOLUTION – Luke Don Builders LLC, 154 Walnut Street, 150-156 Walnut Street, Block 1011, Lots 6 and 7 and 159 Veterans Drive, Block 1011, Lot 24 (Major subdivision and site plan approval – ‘D’ Use Variance)
4. Approval of RESOLUTION – Luke Don Builders, LLC, 150-156 Walnut Street, Block 1011, Lots 6 and 7 and 159 Veterans Drive, Block 1011, Lot 24 (Major subdivision and site plan approval – ‘C’ Variance for Lot Width)

**CORRESPONDENCE**

1. Letter from Paul Niehoff dated January 15, 2015 to Northvale Planning Board re: NER Family Associates, LLC, Block 112, Lots 3, 4, 5 and 7
2. Freshwater Wetlands Application Checklist re: 273 Livingston Street, 207/5
3. Zoning Bulletin – December 25, 2014, Volume 8, Issue 24
4. Zoning Bulletin – January 10, 2015, Volume 9, Issue 1

5. Zoning Bulletin – January 25, 2015, Volume 9, Issue 2

**GENERAL DISCUSSION**

**ADJOURNMENT**

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