

**BOROUGH OF NORTHVALE  
PLANNING BOARD/BOARD OF ADJUSTMENT  
May 20, 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. Informal Hearing – Letter from Christopher Ciannella dated April 15, 2015  
Re: 179 Veterans Drive, Block 919, Lot 5
2. Concept Review – Letter from Constantine Stamos dated May 14, 2015 re:  
Filia Realty Corp., 210 Industrial Avenue, Block 603, Lot 5
3. Approval of Minutes of April 15 , 2015
4. Approval of RESOLUTION – NER Family Associates, LLC, 406 Holly Place and  
401 Argenti Place, Block 112, Lots 3, 4, 5 and 7

**CORRESPONDENCE**

1. Letter from Orange & Rockland dated April 10, 2015 re: Easements
2. Letter from Eric Timsak, County of Bergen dated April 15, 2015 to Richard Barna  
Re: 173 Northvale LLC, Block 1102, Lot 11
3. The New Jersey Planner, Vol. 76, No. 2
4. Zoning Bulletin – April 10, 2015, Volume 9, Issue 7
5. Zoning Bulletin – April 25, 2015, Volume 9, Issue 8

**FOR DISCUSSION AND REVIEW**

Letter from Darlene Green and Joseph Layton, Maser Consulting dated April 24, 2015  
to Mayor and Council re: Proposal for Professional Planning Services –  
Affordable Housing Constitutional Compliance

**GENERAL DISCUSSION**

**ADJOURNMENT**

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