

**BOROUGH OF NORTHVALE  
PLANNING BOARD/BOARD OF ADJUSTMENT  
November 4, 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 140 Northvale Partners, LLC, Property Location: 140 Ludlow Avenue, Block 1102, Lot 1 – Site Plan Application
2. Approval of Minutes of September 16, 2015
3. Approval of RESOLUTION – Patrick Dowling and Erin Taccogna, 428 Crest Drive, Block 410, Lot 1

**CORRESPONDENCE**

1. Letter from Michael O’Krepky, Maser Consulting dated October 29, 2015 to Planning/Zoning Board Secretary re: 140 Ludlow Avenue, 1102/1
2. Letter from Bergen County Soil Conservation District dated September 24, 2015 to Seana Construction LLC re: Block 1011, 154, 152 & 150 Walnut Street
3. Letter from County of Bergen dated September 24, 2015 to Boswell Engineering Re: OPRA Letter Request for 245 Livingston Street, Block 504, Lot 13
4. Freshwater Wetlands Application Notification Letter re: Tennessee Gas Pipeline Company, L.L.C.

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5. Zoning Bulletin – August 10, 2015, Volume 9, Issue 15
6. Zoning Bulletin – August 25, 2015, Volume 9, Issue 16
7. Zoning Bulletin – August 25, 2015, Volume 9, Issue 17
8. Zoning Bulletin – September 25, 2015, Volume 9, Issue 18
9. The New Jersey Planner – July/August 2015, Volume, 76, No. 4

**GENERAL DISCUSSION**

**ADJOURNMENT**

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