

**BOROUGH OF NORTHVALE  
PLANNING BOARD/BOARD OF ADJUSTMENT  
MARCH 16, 2016  
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 Pegasus Associates, L.L.C., 240 Pegasus Avenue, Block 301, Lot 6 –Bulk and Use Variances
2. Application of D’Ercole Farm & Garden Center, LLC, 489 Tappan Road, Block 205, Lot 3 – Use Variance, Bulk Variances and Site Plan Approval
3. Approval of Minutes – December 2, 2015
4. Approval of Minutes – January 6, 2016
5. Approval of Minutes – January 20, 2016
6. Approval of Minutes – February 3, 2016
7. Approval of Minutes – February 17, 2016
8. Approval of RESOLUTION – Peter Daniele, 316 Scharer Avenue, Block 510, Lots 10 & 14
9. Approval of RESOLUTION – Premier Storage Investors, LLC, 245 Livingston Street, Block 504, Lot 13 (will be available at the meeting)

## **CORRESPONDENCE**

1. Letter from Eric Timsak, County of Bergen dated February 4, 2016 to 240 Pegasus Associates re: Block 301, Lot 6
2. Letter from Michael Varner, County of Bergen dated February 25, 2016 to Northvale Senior Residence, L.P. re: Block 913, Lot 1
3. Letter from Michael Varner dated February 26, 2016 to Premier Storage Investors re: Block 504, Lot 13
4. Letter from Edward Trawinski, Attorneys At Law dated February 26, 2016 To Bergen Justice Center re: Hirschberg, et al v. Borough of Northvale Planning Board
5. Letter from Michael Varner, County of Bergen dated March 7, 2016 to Ferraro & Stamos, Esq. re: Proposed Site Development, 489 Tappan Road, Block 205, Lot 3
6. Letter from Michael O’Krepky dated March 10, 2016 to Planning Board Re: 240 Pegasus Avenue, Block 301, Lot 6
7. Zoning Bulletin – February 10, 2016, Volume 10, Issue 3
8. Zoning Bulletin – February 25, 2016, Volume 10, Issue 4

## **GENERAL DISCUSSION**

## **ADJOURNMENT**

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