

**BOROUGH OF NORTHVALE
PLANNING BOARD/BOARD OF ADJUSTMENT
APRIL 6, 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 Jessica Chung, 35 Gregory Avenue, West Orange, NJ 07052
Property Address: 531 White Avenue, Block 702, Lot 11 – Conditional Use –
Mother/Daughter Dwelling
3. Approval of Minutes – February 17, 2016
4. Approval of RESOLUTION – Peter Daniele, 316 Scharer Avenue,
Block 510, Lot 14

CORRESPONDENCE

1. Letter from Eric Timsak, County of Bergen, dated March 17, 2016 to Northvale Board of Adjustment re: D’Ercole Farm & Garden Center, Block 205, Lot 3
2. Letter from Bergen County Soil Conservation District dated March 21, 2016
To Premier Storage Investors LLC re: 245 Livingston Avenue, Block 504, Lot 13
3. Letter from Michael O’Krepky dated March 25, 2016 to Planning/Zoning Board Secretary re: Cho Dae Presbyterian Church, 119 Rockland Avenue, 1007/1 & 2

4. Letter from Michael Hubschman dated March 29, 2016 to Property Owners Within 200 Feet of 173 Ludlow Avenue, Block 1102, Lot 11 re: Flood Hazard Area Permit
5. Letter from Michael O’Krepky dated April 1, 2016 to Planning/Zoning Board Re: 531 White Avenue, Block 702, Lot 11
6. Bergen County Bar Association – Annual Land Use Committee Symposium
7. Zoning Bulletin – March 10, 2016 – Volume 10 – Issue 5

GENERAL DISCUSSION

ADJOURNMENT

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