

**BOROUGH OF NORTHVALE  
PLANNING BOARD/BOARD OF ADJUSTMENT  
AUGUST 17, 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 Arnold and Irina Warmbrand, 182 Scharer Avenue, Block 821, Lot 4.02 – Deck Variance
2. Application of Borough of Northvale, 411 Clinton Avenue, Block 501, Lot 18 – Site Subdivision
3. Subdivision Deed – Canlas – 316 Scharer Avenue, Block 510, Lot 10.01
4. Approval of Minutes – March 16, 2016
5. Approval of Minutes – April 6, 2016
6. Approval of Minutes – May 4, 2016

**CORRESPONDENCE**

1. Letter dated May 11, 2016 from Joseph Femia, County of Bergen re: Document Subdivision to Bergen County Planning Board via Email
2. Letter dated May 19, 2016 from Bergen County Soil Conservation District re: 240 Pegasus Avenue, Block 301, Lot 6

3. Letter dated June 10, 2016 from Stonefield Engineering and Design, LLC to Planning/Zoning Board Secretary re: Evaluation for Presence of Wetlands, Block 301, Lot 6
4. Letter dated June 23, 2016 from Michael O'Krepky to Planning/Zoning Board Secretary re: Cho Dae Presbyterian Church, 119 Rockland Avenue, Block 1007, Lots 1 & 2
5. Letter dated June 30, 2016 from Michael O'Krepky to Planning/Zoning Board Secretary re: 240 Pegasus Avenue, Block 301, Lot 6
6. Letter dated June 30, 2016 from Michael Varner, County of Bergen to Premier Storage Investors, Block 504, Lot 13
7. Letter dated July 27, 2016 from Darlene Green to Planning/Zoning Board Secretary re: Northvale Senior Residence, LP, 187-199 Walnut Street, Block 913, Lot 1
8. Letter dated July 27, 2016 from Michael Varner, County of Bergen to D'Ercole Farm & Garden Center, LLC re: D'Ercoles Market, Block 205, Lot 3
9. Zoning Bulletin – May 10, 2016 – Volume 10 – Issue 9
10. Zoning Bulletin – May 25, 2016 – Volume 10 – Issue 10
11. Zoning Bulletin – June 10, 2016 – Volume 10 – Issue 11
12. Zoning Bulletin – June 25, 2016 – Volume 10 – Issue 12
13. The New Jersey Planner – March/April 2016, Volume 77, No. 2
14. The New Jersey Planner – May/June 2016, Volume 77, No. 3

### **GENERAL DISCUSSION**

### **ADJOURNMENT**

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

