

**BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT
DECEMBER 6, 2017
8:00 P.M.**

AGENDA

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

1. Application of Josh Watters, 203 Washington Street, Block 903, Lot 5 – Fence Variance
2. Application of Ronald R. Magnani, 118 Stuhr Place, River Vale, NJ 07675
Property Location: 167 Livingston Street, Block 1004, Lot 9 – Use Variance
3. Application of Livingston 2017 LLC, 25 Norman Place, Tenafly, NJ 07670-
Property Location: 225 Livingston Street, Block 510, Lot 6 – Site Subdivision with Variances and Bulk Variance
4. Letter from Huntington Bailey, L.L.P. dated November 22, 2017 re: Resolution of 240 Pegasus Associates, LLC – Block 301, Lot 6
5. Application of Wally's Hot Bagels, LLC, 246 Livingston Street, Block 303, Lots 5, 6, 8, 13, 15 – Site Plan with Variances and Use Variance

CORRESPONDENCE

1. Letter from Sunny Mullen dated November 15, 2017 to Planning/Zoning Board re: 203 Washington Street, Block 903, Lot 5
2. Letter from Sunny Mullen dated October 26, 2017 to Planning/Zoning Board re: 225 Livingston Street, Block 510, Lot 6
3. Letter from Sunny Mullen dated November 15, 2017 to Planning/Zoning Board re: 246 Livingston Street, Block 303, Lots 5, 6, 8, 13, 15
4. The New Jersey Planner, September / October 2017, Vol. 78, No. 5

FOR DISCUSSION

Time for 2018 Meeting Dates

GENERAL DISCUSSION

ADJOURNMENT