

**BOROUGH OF NORTHVALE
PLANNING BOARD**

**IN RE APPLICATION OF NORTHVALE GREENS, LLC,
145 RIO VISTA LANE-BLOCK 603, LOT 6 and
BLOCK 908, Lot 1**

Resolution 20-18

WHEREAS, application has been made by Northvale Greens, LLC, (hereinafter, "Northvale Greens" or the "Applicant") to the Northvale Planning/Zoning Board of Adjustment sitting as a Zoning Board of Adjustment (hereinafter, "the Board") for amended major preliminary and final site plan approval with building modifications, along with a D(5) density variance and several 'C' or bulk variances on the premises commonly known as 145 Rio Vista Lane (Block 603, Lot 6 and Block 908, Lot 1), Northvale, New Jersey; and

WHEREAS, the Application was approved by the Board after a public hearing was held by the Zoning Board of Adjustment in Council Chambers, Borough Hall, Northvale, New Jersey on Wednesday, September 4, 2019, at 7:30 p.m. and continued on Wednesday, November 6, 2019 at 7:30 p.m.; and

WHEREAS, the Board memorialized the approval by way of Resolution 2020-01 on January 8, 2020; and

WHEREAS, a condition of the memorializing Resolution was that the Applicant will execute a Developer's Agreement to be prepared by the Board Attorney and acceptable to the Borough Attorney and Mayor and Council; and

WHEREAS, such an agreement has been negotiated, prepared, reviewed and approved by counsel for all parties.

NOW THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Northvale on this 2nd day of December, 2020 that the Board hereby adopts and approves the Developer's Agreement prepared by the Board Attorney, subject to ratification and execution by the Mayor and Council and Northvale Greens LLC, and satisfaction of all other conditions set forth in the Developer's Agreement and Resolution 20-01 and prior applicable resolutions; and

BE IT FURTHER RESOLVED, that the Board Chairman or his designee and Secretary be and hereby are authorized and directed to execute said Developer's Agreement and Assignment on behalf of the Board forthwith.

DATED:

CHARLES AMOROSSO, CHAIRMAN
NORTHVALE PLANNING BOARD

ROLL CALL VOTE

MOVED BY:
SECOND BY:
THOSE IN FAVOR: _____
THOSE OPPOSED: _____
ABSENT: _____

The foregoing is a true copy of a Resolution adopted by the Zoning Board of Adjustment of the Borough of Northvale at its meeting as copied from the minutes of said meeting.

DATE:

NICOLE COWLEY
BOARD SECRETARY