

**RESOLUTION NO. 25-02**

**RESOLUTION OF THE BOROUGH OF NORTHVALE PLANNING BOARD  
ADOPTING THE HOUSING ELEMENT AND FAIR SHARE PLAN**

**WHEREAS**, the Planning Board of Borough of Northvale, Bergen County, State of New Jersey, adopted its current Master Plan by way of re-examination pursuant to N.J.S.A. 40:55D-28 on February 19, 2020, memorialized on March 4, 2020; and

**WHEREAS**, the Master Plan includes a Housing Element pursuant to N.J.S.A. 40:55D-28b(3); and

**WHEREAS**, N.J.A.C. 5:94-2.2(a) requires the adoption of the Housing Element by the Planning Board and endorsement by the Governing Body; and

**WHEREAS**, N.J.A.C. 5:94-4.1(a) requires the preparation of a Fair Share Plan in accordance with the Housing Element of the Master Plan; and

**WHEREAS**, N.J.A.C. 5:94-4.1(b) requires the adoption of the Fair Share Plan by the Planning Board and endorsement by the Governing Body; and


**WHEREAS**, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of Borough of Northvale held a public hearing(s) on the Housing Element and Fair Share Plan on June 18, 2025; and

**WHEREAS**, the Planning Board has determined that the Housing Element and Fair Share Plan are consistent with the goals and objectives of the Borough of Northvale's February 19, 2020 Master Plan, as amended from time to time, and that adoption and implementation of the Housing Element and Fair Share Plan are in the public interest and protect public health and safety and promote the general welfare.

**NOW THEREFORE BE IT RESOLVED** by the Planning Board of Borough of Northvale, Bergen County, State of New Jersey, that the Planning Board hereby further amends the Master Plan and adopts the June, 2025 Housing Element and Fair Share Plan.

  
~~Edward P. Giannotti~~ Andy Gullestad  
Vice-Chairman of Planning Board

I hereby certify that this is a true copy of the resolution adopting the Housing Element and Fair Share Plan of Borough of Northvale, Bergen County, on June 18, 2025.

  
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Julia Martino  
Planning Board Secretary

Moved by: Pothos

2<sup>nd</sup> by: Degen

	Aye	Nay	Abstain/Absent
Giannotti, Chm.			✓
Bakalian, Coun.	✓		
Briscoe			✓
DeGennaro	✓		
v/c Gullestad	✓		
McGuire, Mayor	✓		
<del>Moran</del>			
Ostrow	✓		
Pothos	✓		
Puppelo	✓		
Degen, Alt. 1	✓		
Argiro, Alt. 3			✓