BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT
December 2, 2026 - 7:00 P.M.

AGENDA

CALL THE MEETING TO ORDER

STATEMENT-Chairman Giannotti

This is a regularly scheduled meeting of the Combined Planning Board/Board of Adjustment of the Borough of Northvale. The date, time and location of this meeting has been advertised ***On the Borough website, under Public Notices,*** *filed with the Municipal Clerk, and posted on the bulletin board in the Municipal Building. All notice requirements of the Public Meetings Act for this meeting have been fulfilled. Please note the fire exits as required by law at the public meetings.*

ROLL CALL

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

- **Motion for Reconsideration by applicant, with notice.**
  Minor Subdivision with variances per NJSA 40:55D-47.
  Demo one Single family home, to develop, two single family dwellings
  Eastern Allied Construction Co, Inc.
  Property is located at 178 Franklin Street, Northvale NJ 07647
  Block #911, Lot #8

- **Approval of Meeting Minutes from October 7, 2026.**

ADJOURNMENT

DRAFT - SUBJECT TO CHANGE

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