BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING
August 19, 2026, at 7:00 P.M.
MINUTES

Chairman Giannotti called the meeting to order at 7:00 PM in the Planning Board/Board of Adjustment meeting room located on the second floor of the Municipal Building at 116 Paris Avenue, Northvale, New Jersey 07647.

ORIGINAL

STATEMENT

Chairman Giannotti read the "Sunshine Statement" into the record as follows:

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 have 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:

PRESENT: Chairman Giannotti, Vice Chairman Gullestad, Mayor McGuire, Councilman Bakalian, Mr. Puppelo, Mr. DeGennaro, Mr. Briscoe, Mr. Pothos, Mr. Degen (ALT#1),

PRESENT: Gregg Paster-Attorney
Scott Loverich- Engineering
Julia Martino-Board Secretary

ABSENT: Chief Ostrow, Mr. Brennan (ALT#2), Mr. Meshell (ALT#3),

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

CHAIRMAN GIANNOTTI AND MR. POTHOS RECEIVED NOTICE. THEY HAVE HOMES WITHIN 200 FEET OF TONIGHTS APPLICATION, 178 FRANKLIN STREET. BOTH MR. GIANNOTTI AND MR. POTHOS RECUSE THEMSELVES FROM THE DAIS. VICE CHAIRMAN GULLESTAD PRESIDED OVER THE MEETING.

Attorney Gregg Paster noted; there was material that was from a neighbor of 178 Franklin Street, that was circulated by email from the Clerk's office. The Chairman and himself was not notified. Anything submitted outside the meeting process is testified to, especially if the office is to arrange a final expert information is not qualified and sworn expert and not to be considered part of the application and not be considered presented, evidence xy2 and cross examine.

BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING
August 19, 2026, at 7:00 P.M.
MINUTES

APPLICATION FOR EASTERN ALLIED CONSTRUCTION CO INC, SEEKS TWO (2) VARIANCES FOR SUBDIVISION OF TWO-(2) UNDER-SIZED SINGLE-FAMILY DWELLINGS AT 178 FRANKLIN STREET NORTHVALE NJ. 07647 BLOCK #918 | LOT#8 | ZONE-R7.5

Vice Chairman Gullestad introduced the first application; Eastern Allied Construction seeks to demo current home and subdivide property and construct two (2) single family homes. Property located at 178 Franklin Street Northvale NJ 07647, Block #918 Lots #8.

Attorney Dean Stamos of Ferraro & Stamos, LLP, introduced himself and his client, Eastern Allied Construction Company. Mr. Stamos's witness is running late. He shared the details of the application. 178 Frankin Street Northvale. He describes the property's current and proposed use. They are proposing to demolish the existing home and subdivide two 6000 square foot lots. Two variances needed. This will comply with all other setbacks, coverage green area. Lots will be undersized for that area. Attorney Greg Paster checked and approved the 200-foot notice.

Being Mr. Stamos's witness was running late, Engineer Mr. Martins, Vicechair Gullestad continued with the meeting.

APPROVAL OF MEETING MINUTES JULY 15, 2026, PLANNING / ZONING BOARD MEETING.

Vice Chairman Gullestad entertained a motion for approval of meeting minutes from the April 1, 2026, the motion was made by Chairman Giannotti and seconded by Mr. Brisco. Minutes passed- all present members 8-Yes, 0-No, 3-Absent
Absent: 3 - Mr. DeGennaro, Mr. Briscoe, Mr. Brennan (ALT#2), Mr. Meshell (ALT#3)

Meeting went into recess, OFF RECORD 7:09PM - BACK ON RECORD-7:14PM.

Attorney Stamos introduced Mr. Mark Martins of Mark Martins Engineering, LLC. Board Attorney Gregg Paster Sworn in Engineer Mr. Mark Martins. He is a licensed engineer and surveyor in the state of New Jersey. License is in good standing. Mr. Martins has been in front of this board many times before. Board Attorney Gregg Paster accepted his qualifications.

Engineer Mark Martins introduced himself and is familiar with the subject property and the proposed Development. Attorney Stamos asked Mr. Martins to describe the existing one-story dwelling on the property, current conditions and size, which he did using first page of his plans. The proposed plan is to demolish the existing single-family home and construct on the property two single family homes. Mr. Martins went over the proposed homes and layout, each home will have a 60ft frontage and 100-foot depth, and lot area of 6000 square feet, in zone R7.5. Using page 2 of plans is the site plan sheet, showing the proposed locations of structures and setbacks.

He went over the existing structure, existing nonconforming uses. They are proposing to reduce the impervious areas by 1600 square feet. Each home will have a two-car garage, leading out to Franklin Street. The existing home has no storm water management. They are proposing to improve drainage on site by installing stormwater seepage pits to each home. Mr. Martins went over the utility's gas, sanitary, water and overhead wires. Going back to the first page of his plans, identified some homes and their similarity in size. Mr. Martins doesn't see any detriment impact to the neighborhood or public with the new proposed homes, being it will be in same lot size as the neighborhood and surrounding homes.

Regarding Neglia's Engineering report, comments referencing the conditions, they will comply with the engineering report and provide information that's requested.

Vice Chairman Gullestad ask board members if they have questions for Mr. Martins.

Mr. Brisco commented; a smaller single-family home will have less kids going to school. Mr. Martins agreed, that's a possibility. He also mentioned he sees the seepage pits. Mr. Martin agreed, yes. There is no current storm water management.

Mr. Puppelo asks, it equates the number of impervious surfaces, not sub-dividing the lot, then building a new home, Mr. Martins replied, "Of course you can, yes. Mr. Puppelo asks what's the meaning of dividing into smaller properties. Mr. Martins replied that he believes it fits with the neighborhood. He took it as; there is a need for housing. Building two single family homes rather than one larger home, he believes it will be out of character. Mr. Puppelo shared there are (7) seven, 60 x100 lots in that area. Mr. Martins replied there are (3) Lots out of 10 are less than 75 x 100, which is 30% of the homes. If you include the house on the corner, it's 40% less average 75 x 100. In his option, it's in character of the vicinity homes. Mr. Puppelo shared there is a property right across the street 100x150 he asks; is that uncharacteristic for this area? Mr. Martins replied, that's a large lot. Mr. Puppelo pointed out other homes in this area including the neighboring properties which are considered on larger lots. Mr. Puppelo asked if the current house is on a slab or basement, Mr. Martins answered he was not sure. Mr. Puppelo asked if the new homes will have a basement or slab? Mr. Martins answered, right now they are proposing a basement, depending on the results of the groundwater test. Mr. Puppelo asks Mr. Martins if he still thinks the benefits of subdividing the home substantially outweigh the detriment of the area? Mr. Martins replied yes that was his opinion as an engineer.

Scott Loverich-Neglia Engineering-pointed out notes from the engineer's letter, including drainage, soil testing and the borough ordinance for right of ways of less than 50 feet. Mr. Martins replied they may ask for a variance or easement regarding this ordinance, they prefer an easement. They will amend their plans to indicate 6' easement across the entire frontage, for right away purposes. Mr. Loverich went over the removal of trees. He also discussed the neighbors to the northeast, are below the property grades, he recommends installing a swale or similar measure. Mr. Martins replied that the best option would be some kind of landscape berm or swale.

Councilman Bakalian-asked, what's the difference between the dedication and the easement, why should the borough be concern?

Mr. Loverich explained the difference. He also mentioned he would go to the borough for improvements, including roadway and sidewalks.
Gregg Paster-explained a bit more about the easement dedication and function.
Mr. DeGennaro asks if water testing was done, Mr. Martins replied, not yet.

Vice Chairman Gullestad - open the meeting to the public

Resident Robert Bettega 179 of Franklin Street is home is directly across the street from property. He shared his concerns about builders coming in and building undersized lots. He shared it's ruining the character of the neighborhood. This is devaluing the surrounding properties. The town created an ordinance for 75' x 100' lots to stop underside lots and protect the people that live in town. He wants the town to maintain the integrity of the ordinance, in regard to the reduction in the new homes, lot sizes, will be smaller than the surrounding homes.

Resident Andrew Durfee of 174 Walnut Street. shared the same concerns as Mr. Bettega. He wants the town to stick with the ordinance and not deviate from the plan.

Resident Edward Giannotti of 185 Walnut Street. Mr. Giannotti asks how old the house is, Mr. Martins did not know the exact age. Mr. Giannotti shared this house that was built between 1900-1930. He asks if there is any way to renovate this home into a livable house? Mr. Martins said he was not inside the house; from the outside it looked a little bit down. Mr. Giannotti asks if there are going to be more run-off now than there will be in the new houses? Mr. Martins answered yes, there is more now than after development. They are decreasing the impervious coverage, and they are adding stormwater management.

Mr. Stamos shared, they will be reducing and controlling significant water source. It will be a big improvement.

Vice Chairman Gullestad - closed the meeting to the public

Mr. Puppelo ask, if this house is currently unlivable? Mr. Martins shared he has not inside the house to respond to that question.

Councilman Bakalian asks, if this was a new single-family home, you would still have to do all the improvements in water drainage, catch basins? Mr. Martins replied yes, technically by decreasing the impervious area, he would say they would not have to. Just by virtue decreasing the impervious area and enhancing the storm water management. Councilman Bakalian asked, impervious coverage, building a single-family home, would the impervious coverage be equal to or greater than building the two single family homes? Mr. Martins replied that the coverage will be the same, the footprints will be the same. He thinks a single-family home will have a similar impact as the two single families.

BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING
August 19, 2026, at 7:00 P.M.
MINUTES

Vice Chairman Gullestad - open the meeting to the public for general comments:

Resident Andrew Durfee of 174 Walnut Street, comments where focus on the flooding area, are really bad. When it rains, it fills up the street and water basins. He feels making decisions and having ordinance and sticking by them, especially around the water issues is important.

Vice Chairman Gullestad - closed the meeting to the public

Meeting went into a 6-minute recess, OFF RECORD. 7:50PM-7:54PM.

Upon returning from recess, this application will not be voted on tonight. Application will be continued at the Planning / Zoning Board Meeting, to be held on September 16, 2026, without further notifications.

ADJOURNMENT

Vice Chair Gullestad entertained a motion to adjourn the meeting at 8:00pm, motion was made by Vice Chair Gullestad and second by Chairman Giannotti. All members present in favor, voted yes.
Meeting adjourned at 8:00pm

Respectfully Submitted,
Julia Martino

Julia Martino
Board Secretary

APPROVED: 10/7/2026