BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING
May 20, 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.

STATEMENT

ORIGINAL w/revisions

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 Chair Gullestad, Mayor McGuire, Councilman Bakalian, Mr. Puppelo, Chief Ostrow, Mr. Pothos, Mr. Degen (ALT#1),

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

ABSENT: Mr. DeGennaro, Mr. Briscoe, Mr. Brennan (ALT#2), Mr. Meshell (ALT#3),

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

APPROVAL OF MEETING MINUTES FROM APRIL 1, 2026, PLANNING / ZONING BOARD MEETING.

Chairman Giannotti entertained a motion for approval of meeting minutes from the April 1, 2026, the motion was made by Chairman Giannotti and seconded by Mr. Degen.

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ROLL CALL:

PRESENT: Chairman Giannotti-Yes, Vice Chair Gullestad-Yes, Mayor McGuire-Yes, Councilman Bakalian-Yes, Mr. Puppelo-Yes, Chief Ostrow-Yes, Mr. Pothos-Yes, Mr. Degen (ALT#1) -Yes, **members present in favor yes - minutes approved**

ABSENT: Mr. DeGennaro, Mr. Briscoe, Mr. Brennan (ALT#2), Mr. Meshell (ALT#3)

Board Discussion

Chairman Giannotti mentioned, the property at 226 Livingston Street started doing work. He noticed signs were now up and owner painted the building.

Chairman Giannotti shared a list from former Chairman Peter Perretti of 2 family homes in Northvale. This list of two-family homes as of July 18, 2018. This list was supposed to be submitted to Mayor and Council to adopt the list by resolution or other legal means. Chairman Giannotti suggest to the current board members, to review the list and share their thoughts and finds before submitting to the Mayor and Council. We need to see which are approved with a variance and ones that are not. Board secretary is to email list to members.

APPLICATION FOR EASTERN ALLIED CONSTRUCTION CO INC, SEEKS USE VARIANCE, CONSTRUCTION OF A DUPLEX WITH TWO SINGLE FAMILY DWELLING AT 155 WALNUT STREET NORTHVALE NJ. 07647 BLOCK #1009 | LOT#9

Chairman Giannotti introduced the first application; Eastern Allied Construction seeks to demo current home and construct a duplex with two single family homes. Property located at 155 Walnut Street Northvale NJ 07647, Block #1009 Lots #9.

Attorney Dean Stamos of Ferraro & Stamos, LLP, introduced himself and his client, Eastern Allied Construction Company. He shared the details of the application. He describes the property's current and proposed use in the LI zone. There will be a duplex, side by side single family dwelling. There will be a master deed, they will be individually owned. They will jointly care for the property. D1 use variance, John Street, undeveloped.

Attorney Stamos introduced Mr. Mark Martins of Mark Martins Engineering, LLC. **Board Attorney Gregg Paster** Sworn in Engineer Mr. Mark Martins. Mr. Martins shared his educational background and qualifications. He is a licensed engineer and surveyor in the state of New Jersey. License is in good standing. He has been an engineer in NJ since 1994. Mr. Martins has been in front of this board many times before. Board Attorney Gregg Paster and Chairman Giannotti 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 conditions of the property, current conditions and size, which he did. Using site plan marked as A1 dated 3/5/2026 no revisions. Proposed is to demolish the existing home and construct on the property one Duplex - two single family homes. Mr. Martins went over the proposed home layout, lot width and area and setbacks, utilities. Mr. Martins mentioned there is no detriment to the neighborhood or public with the new proposed home, being in a commercial industrial and single-family mixed district. It will be in character with the neighborhood.

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

Chairman Giannotti ask board members if they have questions for Mr. Martins.
Mr. Pothos asked why he did not set 150x100 where east side faces 75x100? Mr. Martins explained John Street is unimproved, they felt it was not the best way to do it. You would be removing vegetation and trees. It is more in character and makes sense for the house to face Walnut Street. He went over details why.

Mr. Puppelo asks, if you were to build a new single family, will you still have to deal with the drainage issue? Mr. Martins replied yes, they would probably add additional drainage, it is pretty standard for new construction. Mr. Puppelo asks what's the benefits of making it a two family as proposed keeping a one family. Mr. Martins explained his reasons to Mr. Puppelo. He continued asking how Mr. Martins justifies the standard required to grant a d(1) use variance, as the duplex proposed is not a permitted use in the zone? Mr. Martins explained that the duplex is, in his opinion, a better alternative to subdividing the property into 2 compliant lots facing John Street, as it will maintain consistency with the surrounding neighborhood and not result in two new homes facing in a different direction than the other surrounding properties. Mr. Puppelo objected to this explanation, questioning how the benefits of the proposed development substantially outweigh the detriments, as he did not agree with the analysis.

Scott Loverich-Neglia Engineering-pointed out notes from the engineer's letter from April 2, 2026, including drainage size, utility pole, soil movement.

Chairman Giannotti- open the meeting to the public
Resident William Maxwell of 156 Chestnut St. Northvale. His home is behind the property. He had a question regarding 25'setback on north side, John Street is a road to be improved. He shared his past experience coming in front of the board for his home. He also asks if they will have to get a 10'setback variance on northside. Mr. Martins and Chairman Giannotti answered Mr. Maxwells questions.

Chairman Giannotti- closed the meeting to the public

Attorney **Stamos** introduced Mr. Joseph Donato of Joseph M. Donato, R.A. Architect.

Board Attorney Gregg Paster Sworn in Architect Mr. Joseph Donato of Riveredge NJ.

Mr. Donato shared his educational background and qualifications. He is a licensed Architect in the state of New Jersey. License is in good standing. He has been an Architect in NJ since 1992. Mr. Joseph Donato was in front of this board 5 years ago. Board Attorney Gregg Paster and Chairman Giannotti accepted his qualifications.

Attorney Stamos asked Mr. Donato if is familiar with the subject property and the proposed development, layouts and design. Mr. Donato designed the two units. Mr. Donato describes the existing conditions of the property and location near commercial warehouses.

Using site plan marked as A2 3 pages dated 3/15/2026 no revisions. Mr. Donato went over the proposed home layout; each unit is just under 3000 sq ft including 2 car garage, no basement. Utilities and driveways are separate. The only shared element is the firewall between the two units. Mr. Donato mentioned there is no detriment to the neighborhood or public. It is designed to fit in character of nearby homes, using stone veneer and vinyl siding.

Chairman Giannotti ask board members if they have questions for Mr. Donato.
Chief Ostrow asked if they were going to have A/C Units in attic with condensers outside. Mr. Donato confirmed yes.
Vice Chairman Gullestad asked what separates the driveway area? Mr. Donato, Paved area.

Chairman Giannotti asked about parking and improving the curb area.

Chairman Giannotti- open the meeting to the public

Mr. Bakalian, 164 Livingston Street, asked about the finishes on Chestnut Street, he also asked whether there were balconies, Mr. Donato, no. Mr. Bakalian asked what will separate the homes, Mr. Donato landscape trees vegetation.

Chairman Giannotti- closed the meeting to the public

Meeting went into a 6-minute recess.

This application will carry to the next Planning / Zoning Board Meeting, held on June 3, 2026, with no further notifications.

ADJOURNMENT

Chairman Giannotti entertained a motion to adjourn the meeting at 8:12pm, motion was made by Chief Ostrow and second by Puppelo. All members present voted – all in favor -Yes.

Meeting adjourned at 8:12pm

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Respectfully Submitted,
Julia Martino

Julia Martino
Board Secretary

APPROVED: 6/19/2026