BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING
February 18, 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

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 has been advertised in the official newspapers of the Borough, 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."

Chairman Giannotti read the names of the members to be appointed.

Appointment of the following members were in attendance, and sworn in by Board Attorney Gregg F. Paster, ESQ. of Gregg F. Paster & Associates.

YEAR	POSITION	NAME	TERM	BEGINNING	ENDING
2026	Class II	Chief Howard Ostrow	1-year term	1/1/2026	12/31/2026
2026	Alt. #3	Adam Meshell	2-year term	1/1/2026	12/31/2027

ROLL CALL:

PRESENT: Chairman Giannotti, Vice Chair Gullestad, Mr. Puppelo, Councilman Bakalian, Mayor McGuire, Chief Ostrow, Mr. Pothos, Mr. Degen (ALT#1), Mr. Meshell (ALT#3),

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

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

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

APPROVAL OF MEETING MINUTES FROM JANUARY 7, 2026, REORGANIZTION MEETING.

Chairman Giannotti entertained a motion for approval of minutes from the, January 7th, 2026, Reorg meeting. The motion was made by Vice Chair Gullestad and seconded by Mr. Degen.

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ROLL CALL:
PRESENT: Chairman Giannotti, Vice Chair Gullestad, Mr. Puppelo, Councilman Bakalian, Mayor McGuire, Mr. Pothos, Mr. Degen (ALT#1).
All members present in favor -Yes

ABSENT: Mr. DeGennaro, Mr. Briscoe, Mr. Brennan (ALT 2).
Abstained: Chief Ostrow – was absent for meeting, Mr. Meshell (ALT#3) was not eligible to vote.

REVIEW OF ORDINANCE 26-05 PRESENTED BY SCOTT LOVERICH OF NEGLIA ENGINEERING ON BEHALF OF LYNDSAY KNIGHT, PP, AICP

AN ORDINANCE AMENDING SECTION 19 (AFFORDABLE HOUSING REGULATIONS) IN CHAPTER 200 (ZONING), OF THE CODE OF THE BOROUGH OF NORTHVALE TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT (FHA) AS AMENDED, AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC), AS AMENDED, REGARDING COMPLIANCE WITH THE BOROUGH'S AFFORDABLE HOUSING OBLIGATIONS

Mr. Loverich broke down the changes to the ordinance for the board members. There was discussion among the members regarding this ordinance. Ordinance can be found on the Boroughs website.

REVIEW OF ORDINANCE 26-06 PRESENTED BY SCOTT LOVERICH OF NEGLIA ENGINEERING ON BEHALF OF LYNDSAY KNIGHT, PP, AICP

Review of Ordinance 26-06- AN ORDINANCE TO AMEND CHAPTER 200 OF THE BOROUGH CODE ENTITLED "ZONING"

Mr. Loverich went over this ordinance for the board members. There was discussion among the members reviewing the ordinance. Ordinance can be found on the Boroughs website.

ADJOURNMENT

Chairman Giannotti entertained a motion to adjourn the meeting at 7:29pm, motion was made by Vice Chairman Gullestad and second by Mayor McGuire. All members present voted – all in favor -Yes.

Respectfully Submitted,
Julia Martino

Julia Martino
Board Secretary

APPROVED: 4-1-2026