BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING
April 1, 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:

ORIGINAL

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. Briscoe, Mr. Pothos, Mr. Degen (ALT#1), Mr. Brennan (ALT#2), Mr. Meshell (ALT#3),

PRESENT: Gregg Paster-Attorney
Scott Loverich- Engineering not needed
Julia Martino-Board Secretary

ABSENT: Mr. DeGennaro

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

APPROVAL OF MEETING MINUTES FROM FEBRUARY18, 2026 PLANNING / ZONING BOARD MEETING.

Chairman Giannotti entertained a motion for approval of meeting minutes from the February 18, 2026, the motion was made by Vice Chair Gullestad and seconded by Mr. Degen.

ROLL CALL:
PRESENT: Chairman Giannotti, Vice Chair Gullestad, Mayor McGuire, Councilman Bakalian, Mr. Puppelo, Chief Ostrow, Mr. Briscoe, Mr. Pothos, Mr. Degen (ALT#1), Mr. Brennan (ALT#2), Mr. Meshell (ALT#3),
All members present in favor yes - minutes approved

ABSENT: Mr. DeGennaro

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EXTENTION OF RESOLUTION #25-01.
MIDAS CHAIN - 151 VETERANS DRIVE

Attorney Gregg Paster went over the reasons for the resolution extension.

Chairman Giannotti entertained a motion for approval of Resolution #25-01extension, the motion was made by Chairman Giannotti and seconded by Mr. Pothos.

ROLL CALL:
PRESENT: Chairman Giannotti, Vice Chair Gullestad, Mayor McGuire, Councilman Bakalian, Mr. Puppelo, Chief Ostrow, Mr. Briscoe, Mr. Pothos, Mr. Degen (ALT#1), Mr. Brennan (ALT#2), Mr. Meshell (ALT#3),
All members present in favor yes – extension of resolution #25-01 was approved
11-yes
0-no
1 - Absent: Mr. DeGennaro

EXTENTION OF RESOLUTION #24-05.
DANY ALTMAN – 226 Livingston Street

Attorney Gregg Paster went over the reasons for the resolution extension.

Chairman Giannotti entertained a motion for approval of Resolution #24-05 extension, the motion was made by Chairman Giannotti and seconded by Mr. Pothos.

ROLL CALL:
PRESENT: Chairman Giannotti, Vice Chair Gullestad, Mayor McGuire, Councilman Bakalian, Mr. Puppelo, Chief Ostrow, Mr. Briscoe, Mr. Pothos, Mr. Degen (ALT#1), Mr. Brennan (ALT#2), Mr. Meshell (ALT#3),
All members present in favor yes – extension of resolution #24-05 was approved
11-yes
0-no
1 - Absent: Mr. DeGennaro

BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING
April 1, 2026, at 7:00 P.M.
MINUTES

DEVELOPMENT AGREEMENT FOR AVALINO REALTY, LLC – 160 PARIS AVE

Attorney Gregg Paster went over the details of the development agreement.

Chairman Giannotti entertained a motion for approval of the development agreement. The motion was made by Vice Chairman Gullestad and seconded by Chief Ostrow

ROLL CALL:
PRESENT: Chairman Giannotti, Vice Chair Gullestad, Mayor McGuire, Councilman Bakalian, Mr. Puppelo, Chief Ostrow, Mr. Briscoe, Mr. Pothos, Mr. Degen (ALT#1), Mr. Brennan (ALT#2), Mr. Meshell (ALT#3),

All members present in favor yes – Development agreement was approved
11-yes
0-no
1 - Absent: Mr. DeGennaro

ADJOURNMENT

Chairman Giannotti entertained a motion to adjourn the meeting at 7:14pm, motion was made by Chief Ostrow and second by Vice Chair Gullestad. All members present voted – all in favor -Yes.

Meeting adjourned at 7:14pm

Respectfully Submitted,
Julia Martino

Julia Martino
Board Secretary

APPROVED: 5/20/2026