



**BOROUGH OF NORTHVALE**  
**COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT**  
**May 21, 2025-7:30 P.M.**



**AGENDA**

**CALL THE MEETING TO ORDER**

**STATEMENT- Chairman Gianotti**

*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 two 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.*

**ROLL CALL**

**REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING**

1. Application for Variance pursuant to NJSA 40:55D-70(d)  
To utilize a portion of the existing “Sunday School” component of the structure for daily childcare/daycare with a religious component.  
Chodae Community Church  
119 Rockland Avenue  
Northvale NJ 07647  
Property Address:  
119 Rockland Avenue, Northvale NJ 07647  
Block #1007 Lots #1 & #2
2. Approval of Meeting Minutes from April 16, 2025.

**ADJOURNMENT**

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