BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING
July 15, 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 Chair Gullestad, Mayor McGuire, Councilman Bakalian, Mr. Puppelo, Chief Ostrow, Mr. Briscoe, Mr. Degen (ALT#1), Mr. Meshell (ALT#3)

PRESENT: Gregg Paster-Attorney
Julia Martino-Board Secretary

ABSENT: Mr. DeGennaro, Mr. Pothos, Mr. Brennan (ALT#2), Scott Loverich- Engineering

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING
July 15, 2026, at 7:00 P.M.
MINUTES

APPROVAL OF RESOLUTION 26-02
EASTERN ALLIED CONSTRUCTION CO, INC.
155 WALNUT STREET, NORTHVALE NJ 07647 Block #1009, LOT #9,
CONSTRUCTION OF A SINGLE FAMILY | DUPLEX

Chairman Giannotti entertained a motion for approval of Resolution #26-02 the motion was made by Chairman Giannotti and seconded by Mr. Degen

ROLL CALL:
Chairman Giannotti-yes, Degen (ALT#1) -yes, Vice Chair Gullestad-yes, Chief Ostrow-yes, Mr. Briscoe-yes.
Resolution 26-02 was approved
5-yes
0-no
1 - Absent: Mr. Pothos

APPROVAL OF MEETING MINUTES
FROM JUNE 17, 2026

Chairman Giannotti entertained a motion for approval of meeting minutes from the June 17, 2026, the motion was made by Chairman Giannotti and seconded by Mayor McGuire.

ROLL CALL: Chairman Giannotti-yes, Mayor McGuire-yes, Vice Chair Gullestad-yes, Councilman Bakalian-yes, Mr. Puppelo-yes, Chief Ostrow-yes, Mr. Briscoe-yes, Mr. Degen (ALT#1) -yes, Mr. Meshell (ALT#3) -yes - Minutes approved.

ABSENT: Mr. DeGennaro, Mr. Brennan (ALT#2), Mr. Pothos

ADJOURNMENT

Chairman Giannotti entertained a motion to adjourn the meeting at 7:05 pm, motion was made by Vice Chair Gullestad and second by Mayor McGuire. All members present voted all in favor -Yes.

Meeting adjourned at 7:06pm

Respectfully Submitted,
Julia Martino

Julia Martino
Board Secretary

APPROVED: 8/19/2026