



## AGENDA

Combined Meeting of the Mayor and Council  
Wednesday, September 10, 2025  
7:00 PM

To view the Mayor & Council meeting via livestream, please access the YouTube link which is posted on the Northvale website, [www.northvalenj.org](http://www.northvalenj.org). Go to government tab, then to meeting livestreams.

### CALL THE MEETING TO ORDER

### OPEN PUBLIC MEETINGS ACT NOTICE

This is a Combined Meeting of the Mayor and Council of the Borough of Northvale. The date, time, and location of this meeting have 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 Open Public Meetings Act for this meeting have been fulfilled. Please note the fire exits as required by law at public meetings.

### SALUTE TO THE FLAG AND MOMENT OF SILENCE

### ROLL CALL

### APPOINTMENTS

### APPROVAL OF MINUTES

#### Combined Meeting of August 13, 2025

### MONTHLY CORRESPONDENCE

The following reports are on file in the Municipal Clerk's office and can be viewed by the public between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.

Building Department

Engineer – Neglia Group

Fire Prevention

Grantswriter - Bruno Associates

Recreation Minutes

Tax Collector

### CORRESPONDENCE

#### ORDINANCE – 1<sup>ST</sup> Reading

#### PUBLIC HEARING – OCTOBER 8, 2025

#### ORDINANCE #25-13

### AN ORDINANCE OF THE BOROUGH OF NORTHVALE, IN THE COUNTY OF BERGEN, NEW JERSEY, AUTHORIZING A SPECIAL EMERGENCY APPROPRIATION IN THE AMOUNT OF \$110,000 FOR THE PREPARATION OF A STORMWATER SYSTEM MAP IN, BY AND FOR THE BOROUGH

**BE IT ORDAINED**, by the Borough Council of the Borough of Northvale, in the County of Bergen, New Jersey, as follows:

Section 1. Pursuant to N.J.S.A. 40A:4-53, the sum of \$110,000 is hereby appropriated for the preparation of a stormwater system map and shall be deemed a special emergency appropriation as defined and provided for in N.J.S.A. 40A:4-53 and 40A:4-55.

Section 2. The amount to finance the appropriation shall be provided for in succeeding annual budgets by the inclusion of at least 1/5 of the amount authorized, pursuant to N.J.S.A. 40A:4-55.



Section 3. A certified copy of this ordinance shall be filed with the Director of the Division of Local Government Services.

Section 4. This ordinance shall take effect at the time and in the manner provided by law.

## ROLL CALL

### RESOLUTIONS – Consent Agenda –

*"All items are considered to be non-controversial by the Council and will be approved by one motion. There may be further discussion prior to the vote upon request of a member of the public or a Council member. Any item may be removed for further discussion or for a roll call vote in which case the item will be removed and considered in its normal sequence as part of the general order of business".*

### RESOLUTION #2025-122

#### TITLE: RESOLUTION PASSING OF ORDINANCE #25-13 ON FIRST READING

**BE IT RESOLVED**, that the ordinance entitled:

“ORDINANCE OF THE BOROUGH OF NORTHVALE, IN THE COUNTY OF BERGEN, NEW JERSEY, AUTHORIZING A SPECIAL EMERGENCY APPROPRIATION IN THE AMOUNT OF \$110,000 FOR THE PREPARATION OF A STORMWATER SYSTEM MAP IN, BY, AND FOR THE BOROUGH”

Heretofore introduced, does now pass on first reading, and that said ordinance be further considered for final passage at a meeting to be held on the 8<sup>th</sup> day of October, 2025, at 7:00 PM, or as soon thereafter as the matter can be reached, at the regular meeting place of the Borough Council and that at such time and place all persons interested be given an opportunity to be heard concerning said ordinance, and that the Borough Clerk is hereby authorized and directed to publish said ordinance according to law with a notice of its introduction and passage on first reading and of the time and place when and where said ordinance will be further considered for final passage.

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### RESOLUTION #2025-123

#### TITLE: RESOLUTION RESCINDING PRIOR REFUND RESOLUTION NO. 2025-119 AUTHORIZING THE CHIEF FINANCIAL OFFICER TO ISSUE REFUNDS DUE TO THE OVERPAYMENT OF TAXES

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Northvale that warrants be drawn as indicated below in the designated amounts representing duplicate tax payments as follows:

Block/Lot	Name /Address	Date Paid	Amount
113/2	CoreLogic Tax Service Refunds Department P.O. Box 9202 Coppell, Texas 75019 Property – 425 Paulding Avenue	8/7/2025	\$3,032.27
908/1/C0152	United Land Title, LLC 600 Sylvan Avenue, Suite 102 Englewood Cliffs, New Jersey 07632 Property – 152 Rio Vista Lane	8/7/2025	\$4,080.12

**BE IT FURTHER RESOLVED**, that Resolution 2025-119 is rescinded and rewritten because the sum of \$4,080.12 was paid by United Land Title, LLC and will be returned to them, and the sum of \$3,032.27 was paid by CoreLogic and will be returned to them.



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### **RESOLUTION #2025-124**

**TITLE: RESOLUTION APPROVING RAFFLE LICENSE #268 FOR WOMAN'S CLUB OF NORWOOD-NORTHVALE – 50/50 RAFFLE-OCTOBER 24, 2025**

NAME: Woman's Club of Norwood-Northvale  
ADDRESS: 195 Veterans Drive, Northvale, NJ  
LOCATION OF RAFFLE: 190 Paris Avenue, Northvale, NJ  
HOURS: 6:00 PM – 11:00 PM  
DATE OF RAFFLE: October 24, 2025  
ID #: 355-8-21812  
RAFFLE LICENSE #: RL #268

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### **RESOLUTION #2025-125**

**TITLE: RESOLUTION APPROVING RAFFLE LICENSE #269 FOR WOMAN'S CLUB OF NORWOOD-NORTHVALE – OFF PREMISE RAFFLE – OCTOBER 24, 2025**

NAME: Woman's Club of Norwood-Northvale  
ADDRESS: 195 Veterans Drive, Northvale, NJ  
LOCATION OF RAFFLE: 190 Paris Avenue, Northvale, NJ  
HOURS: 6:00 PM – 11:00 PM  
DATE OF RAFFLE: October 24, 2025  
ID #: 355-8-21812  
RAFFLE LICENSE #: RL #269

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### **RESOLUTION #2025-126**

**TITLE: RESOLUTION APPROVING RAFFLE LICENSE #270 FOR K OF C IMMACULATE CONCEPTION COUNCIL 9021 – OFF PREMISE RAFFLE – DECEMBER 12, 2025**

NAME: K of C Immaculate Conception Council 9021  
ADDRESS: 211 Summit Street, Norwood, NJ  
LOCATION OF RAFFLE: 199 Walnut Street, Northvale, NJ  
HOURS: 6:00 PM – 11:00 PM  
DATE OF RAFFLE: December 12, 2025



ID #: 355-6-42364

RAFFLE LICENSE #: RL #270

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### **RESOLUTION #2025-127**

**TITLE: RESOLUTION APPROVING RAFFLE LICENSE #271 FOR K OF C  
IMMACULATE CONCEPTION COUNCIL 9021 – 50/50 RAFFLE – SEPTEMBER 27,  
2025**

NAME: K of C Immaculate Conception Council 9021

ADDRESS: 211 Summit Street, Norwood, NJ

LOCATION OF RAFFLE: 199 Walnut Street, Northvale, NJ

HOURS: 5:00 PM –9:00 PM

DATE OF RAFFLE: September 27, 2025

ID #: 355-6-42364

RAFFLE LICENSE #: RL #271

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### **RESOLUTION #2025-128**

**TITLE: RESOLUTION APPOINTING ALTERNATE SCHOOL CROSSING  
GUARDS**

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Northvale that Steven Eidner of 402 Clinton Avenue, Northvale, Margaret Alkhawam of 530 White Avenue, Northvale, and Elkin Chica of 14 Winthrop Street, Norwood be appointed as Alternate School Crossing Guards.

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### **RESOLUTION #2025-129**

**TITLE: RESOLUTION AUTHORIZING THE TAX COLLECTOR TO CANCEL  
TAX DUE TO TAX EXEMPT STATUS 179 FRANKLIN STREET, BLOCK 917, LOT 4 –  
BOROUGH OF NORTHVALE**

**WHEREAS**, 2025 3<sup>RD</sup> Quarter Taxes remain outstanding on the Borough of Northvale tax records; and

**WHEREAS**, the property has been granted Tax Exempt Status according to New Jersey Statute 54:4-3.6; and

**WHEREAS**, the outstanding balance of 2025 tax is \$2,786.54 as analyzed:

Assessed To	Property Location	Block/Lot	Amount	Year
Robert Bettega	179 Franklin Street	917/4	\$2,786.54	2025

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Northvale, that the Tax Collector is hereby authorized to cancel the amount of \$2,786.54 from the tax records for the tax year 2025.



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## RESOLUTION #2025-130

**TITLE: RESOLUTION AUTHORIZING THE TAX COLLECTOR TO CANCEL TAX DUE TO TAX EXEMPT STATUS 410 CREST DRIVE, BLOCK 410, LOT 22 – BOROUGH OF NORTHLAKE**

**WHEREAS**, 2025 3<sup>rd</sup> Quarter Taxes remain outstanding on the Borough of Northvale tax records; and

**WHEREAS**, the property has been granted Tax Exempt Status according to New Jersey Statute 54:4-3.6; and

**WHEREAS**, the outstanding balance of 2025 Tax is \$3,087.73 as analyze:

Assessed To	Property Location	Block/Lot	Amount	Year
Albert Chu	410 Crest Drive	410/22	\$3,082.73	2025

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Northvale, that the Tax Collector is hereby authorized to cancel the amount of \$3,082.73 from the tax records for the tax year 2025.

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## RESOLUTION #2025-131

**TITLE:**

**OPEN MEETING TO PUBLIC ON CONSENT AGENDA RESOLUTIONS ONLY**

**ROLL CALL**

**ORDINANCE – 2<sup>ND</sup> Reading**  
**PUBLIC HEARING – September 10, 2025**

## ORDINANCE #25-12

**AN ORDINANCE OF THE BOROUGH OF NORTHLAKE, COUNTY OF BERGEN, STATE OF NEW JERSEY, TO AMEND SECTION 200-5 ENTITLED “ENUMERATION OF DISTRICTS; BOUNDARIES; MAP” OF CHAPTER 200, ENTITLED “ZONING” OF THE GENERAL LEGISLATION ORDINANCES OF THE BOROUGH OF NORTHLAKE**

**WHEREAS**, by Borough of Northvale Ordinance #1026-2020 adopted December 9, 2020, the Borough of Northvale amended Chapter 200, Article II of the Code of the Borough of Northvale to incorporate a new zoning map.

**WHEREAS**, the amendments set forth above resulted in Block 915, Lots 1, 2, 4, and 6 being inadvertently rezoned from Light Industrial (LI) to Residential Single-Family (R 7.5).

**NOW, THEREFORE BE IT ORDAINED**, by the Borough Council of the Borough of Northvale as follows:

**SECTION 1.** Chapter 200 of the Code of the Borough of Northvale, Article II entitled “Districts” is hereby amended and supplemented by adding the following underlined text and by removing text in ~~strikeout~~:



A. Classification and use.

(1) For the purpose as set forth in § 200-2 of this chapter; for the purpose of promoting the health, safety, morals and general welfare of the community; for the purpose of lessening congestion in the streets; for the purpose of securing safety from fire, panic and other dangers; for the purpose of preventing the overcrowding of land and avoiding undue concentration of population; for the purpose of facilitating adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; for the purpose of conserving the value of buildings and encouraging the most appropriate use of land throughout the Borough; for the purpose of providing for public health, comfort and general welfare in living and working conditions; for the purpose of regulating and restricting the location of trades and industries and the location of buildings designed for specified uses; for the purpose of regulating and limiting the height and bulk of buildings hereafter erected; and for the purpose of regulating and determining the area of yards, courts and other open spaces hereafter erected, the Borough of Northvale is hereby divided into the following classes of zones as shown on the Building Zone Map Zoning Map prepared by Neglia Group, dated August 2019 2025, adopted with such amendments as may be made by ordinance from time to time, is made part of this chapter.

B. Zoning Map. The zoning districts as set forth in this chapter are bounded and defined as shown on the map entitled the "Zoning Map," dated October 2020 August 2025 which map, with all explanatory matter thereon, and properly certified by the Borough Clerk of the Borough of Northvale, is hereby made a part of this chapter.

**SECTION 2.** The Official Zoning Map shall be changed for the following Block and Lots to reflect the correct zoning designation of LI Light Industrial within the RMI Residential Multi-family Inclusionary Overlay Zone:

Block 915      Lots 1, 2, 4, and 6

**SECTION 3.** Notice of the hearing on this ordinance shall be provided as required by the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq.

**SECTION 4.** Prior to the hearing on adoption of this ordinance, this ordinance shall be referred to the Borough of Northvale Planning Board pursuant to N.J.S.A. 40:55D-26.

**SECTION 5.** All other ordinances, part of ordinances, or other local requirements that are inconsistent or in conflict with this ordinance are hereby repealed to the extent of any inconsistency or conflict, and the provisions of this ordinance apply.

**SECTION 6.** Notwithstanding that any provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, all remaining provisions of the Ordinance shall continue to be of full force and effect.

**SECTION 7.** This ordinance shall take effect immediately upon (1) adoption; (2) publication in accordance with the laws of the State of New Jersey; and (3) filing of the final form of adopted ordinance by the Clerk with the Bergen County Planning Board pursuant to N.J.S.A. 40:55D-16.

**OPEN MEETING TO THE PUBLIC ON ORDINANCE #25-12 ONLY**

**ROLL CALL**

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**OLD BUSINESS**

**NEW BUSINESS**

**MAYOR & COUNCIL REPORTS**

**BOROUGH ATTORNEY REPORT**

**BOROUGH ENGINEER REPORT**

**OPEN MEETING TO THE PUBLIC**

**ADJOURNMENT**



DRAFT SUBJECT TO CHANGE