BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD | BOARD OF ADJUSTMENT MEETING
January 7, 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.

Chairman Giannotti read the "Sunshine Statement" into the record as follows:

This is a Reorganization 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 in the official newspapers of the Borough, filed with 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 that were in attendance, were sworn in by Board Attorney Gregg F. Paster, ESQ. of Gregg F. Paster & Associates. Members that were not present will be sworn in at the next meeting.

Planning/Zoning Board-Mayor's Appointments:

YEAR	POSITION	NAME	TERM	BEGINNING	ENDING
2026	Class IV	Chairman Ed Giannotti	4-year term	1/1/2026	12/31/2029
2026	Class IV	Vice Chairman Andy Gullestad	4-year term	1/1/2026	12/31/2029
2026	Class IV	Ken DeGennaro	4-year term	1/1/2026	12/31/2029
2026	Class II	Chief Howard Ostrow	1-year term	1/1/2026	12/31/2026
2026	Alt. #2	Dave Brennan	2-year term	1/1/2026	12/31/2027
2026	Alt. #3	TBD	2-year term	1/1/2026	12/31/2027

Chairman Giannotti read the name of Council's Appointment to the Planning/Zoning Board- Class III.

Councilman Hovannes Bakalian as the Council's appointment to the Planning/Zoning Board for a one-year term ending 12/31/26. It was noted that Councilman Bakalian was sworn in at the Mayor and Council meeting.

Appointment of Members:

1. Appointment of Chairman -Ed Giannotti
   Motion to approve: **Mr. Gullestad** 2nd **Mr. Briscoe**
   All members that are present voted - all in favor -Yes.

2. Appointment of Vice Chairman -Andy Gullestad
   Motion to approve: **Mr. Pothos** 2nd **Mr. Giannotti**
   All members that are present voted - all in favor -Yes.

3. Appointment of Class IV – Ken DeGennaro
   Motion: **Mayor McGuires' appointment**

4. Appointment of Class II – Chief Howard Ostrow
   Motion: **Absent** 2nd **n/a**

5. Appointment of Alt #2 – Dave Brennan
   Motion: **Mayor McGuires' appointment**

6. Appointment of Alt #3 – TBD

7. Appointment of Board Secretary-Julia Martino
   Motion to approve**: Chairman Giannotti 2nd Mr. Pothos**
   All members that are present voted - all in favor -Yes.

8. Appointment of Board Attorney-Gregg F. Paster, ESQ. of Gregg F. Paster & Associates
   Motion to approve: **Chairman Giannotti** 2nd **Vice Chairman Gullestad**
   All members that are present voted - all in favor -Yes.

9. Appointment of Board Engineer-Neglia Group
   Motion to approve: **Chairman Giannotti** 2nd **Mr. Briscoe**
   All members that are present voted - all in favor -Yes.

10. Official Newspaper (The Record & Star Ledger)
    Motion to approve: **Mayor McGuire** 2nd **Chairman Giannotti**
    All members that are present voted - all in favor -Yes.

11. 2026 Meeting Dates
    Motion to approve: **All Members Present all in favor-Yes**
    All members that are present voted - all in favor -Yes.

12. Official Depositories (Same banks as Mayor & Council for escrow deposits)
    Motion to approve: **Mr. Pothos** 2nd **Mr. Briscoe**
    All members that are present voted - all in favor -Yes.

THIS CONCLUDEDED THE REORGANIZATION PORTION OF THE MEETING.

BOROUGH OF NORTHVALE
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January 7, 2026, at 7:00 P.M.
MINUTES

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

ATTENDANCE ROLL CALL:

PRESENT: Chairman Giannotti, Vice Chair Gullestad, Mr. Puppelo, Mr. DeGennaro, Councilman Bakalian, Mayor McGuire, Mr. Peter Briscoe, Mr. Pothos, Mr. Degen (ALT#1), Mr. Brennan (ALT 2).

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

ABSENT: Chief Ostrow

Approval of resolution 26-01. Approval to construct a new three-family dwelling on the premises commonly known as 213 Walnut Street, (Lot 5, Block 607), Northvale, New Jersey
Motion for Approval of Resolution 26-01 was made by: **Mr. Pothos** 2nd **Mr. Briscoe**
Resolution was approved – 4 yes
Opposed – 0
Absent-1

Motion for Approval of Meeting Minutes of December 3, 2025, was made by: Vice Chairman Gullestad **2nd** Mayor McGuire. – All members that are present voted – all in favor -Yes.

ADJOURNMENT

Chairman Giannotti entertained a motion to adjourn the meeting at 7:19pm, motion was made by Vice Chairman Gullestad and second by Mr. Briscoe. All members that are present voted – all in favor - Yes.

Respectfully Submitted,
Julia Martino

Julia Martino
Board Secretary

APPROVED: 2/18/26