



**BOROUGH OF NORTHVALE
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT MEETING
February 18, 2026 - 7:00 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.

Swearing in of Members:

YEAR	POSITION	NAME	TERM	BEGINNING	ENDING
2026	Class II	Chief Howard Ostrow	1-year term	1/1/2026	12/31/2026
2026	Alt. #3	Adam Meshell	2-year term	1/1/2026	12/31/2027

ROLL CALL

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

1. Approval of Reorganization Meeting Minutes January 7, 2026.
2. Review of Ordinance 26-05- AN ORDINANCE AMENDING SECTION 19 (AFFORDABLE HOUSING REGULATIONS) IN CHAPTER 200 (ZONING), OF THE CODE OF THE BOROUGH OF NORTHVALE TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT (FHA) AS AMENDED, AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC), AS AMENDED, REGARDING COMPLIANCE WITH THE BOROUGH’S AFFORDABLE HOUSING OBLIGATIONS
3. Review of Ordinance 26-06- AN ORDINANCE TO AMEND CHAPTER 200 OF THE BOROUGH CODE ENTITLED “ZONING”

ADJOURNMENT

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