



**BOROUGH OF NORTHVALE  
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT  
October 1, 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: Applicant Bo Chon seeks minor subdivision and bulk variance relief to subdivide the property into two conforming lots.  
109 Sanial Ave  
Northvale NJ 07647  
Block #916 Lots #6**
- 2. Approval of Meeting Minutes of September 17, 2025.**

**ADJOURNMENT**

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