

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

AGENDA-Revised 2/4/14

Tuesday, February 4, 2014 7:30pm

Council Chambers, 12 Mercedes Drive, 2nd Floor, Montvale, NJ

Please note: A curfew of 11:15 PM is strictly adhered to by the Board. No new matter involving an applicant will be started after 10:30 PM. At 10PM the Chairman will make a determination and advise applicants whether they will be heard. If an applicant cannot be heard because of the lateness of the hour, the matter will be carried over to the next regularly scheduled meeting.

ROLL CALL:

MISC. MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/BOROUGH ENGINEER:

ZONING REPORT:

SITE PLAN REVIEW COMMITTEE:

ENVIRONMENTAL COMMISSION LIAISON REPORT:

CORRESPONDENCE: placed on back table

APPROVAL OF MINUTES: November 6, 2013, January 7, 2014

RESOLUTIONS:

- 1. Resolution Granting a Use Permit To Vitacar, Inc. for Premises designated as Block 2405, lots 1,2 & 3**
- 2. Resolution Granting a Use Permit To NJ Energy Inc. for Premises designated as Block 2405, Lots 1,2 & 3**

USE PERMIT:

- 1. Block 1102 Lot 2- The Seely Financial Group-110 Summit Avenue- (3,100 sq. ft.)**
- 2. Block 1902 Lot 5- Bergen Gastroenterology-305 W. Grand Avenue- (5,725 sq. ft.)**
- 3. Block 1001- Lot 2- Gus Nadzak-d/b/a Café 155-155 Chestnut Ridge Road (1800 sq. ft.)**

DISCUSSION: ORDINANCE NO. 2014-1382- AN ORDINANCE TO PROVIDE FOR THE PRESERVATION OF TREES ON RESIDENTIAL PROPERTIES THROUGHOUT THE BOROUGH OF MONTVALE AND CREATING A NEW CHAPTER 119A IN THE BOROUGH CODE ENTITLED "TREE PRESERVATION"

PUBLIC HEARINGS (NEW):

Block 1505 Lot 1- Rockland Built Homes, Inc., 6 Penn Avenue-Major Subdivision, Major Soil Movement and Variance Application-At the applicant's request this public hearing is being carried to March 4th, 2014 7:30 pm no further notice will be given.****

PUBLIC HEARINGS (cont):

1. **Block 2802, Lots 2 and 3 300 West Grand Avenue, Block 1002, lots 3 and 5 159-161 Summit Avenue-Montvale Development Associates, LLC-Shoppes at DePieros-**
Application for Preliminary and Final Site Plan Approval, Preliminary and Final Subdivision Approval, Planned Unit Development and Soil Moving

2. **Block 702- Lots 1 and 39- Ali Enterprises LLC Kinderkamack and Magnolia Avenue- Amended Site Plan Application-** **Carried to MARCH, 4 2014 -7:30pm**

Other Business

Open Meeting to the Public

Adjournment-

Next Regular Scheduled Meeting March 4, 2014

Special Meeting February 10th, 2014 7:30 pm -K. Hovnanian-Del Ben

Special Meeting February 26th, 2014-7:30 pm- Block 2802 Lots 2 and 3, Shoppes at DePieros