

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

AGENDA

Tuesday, December 2, 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 LIASION REPORT:

CORRESPONDENCE: placed on back table

DISCUSSION:

1. **Resolution No. 152-2014- A resolution Authorizing the Execution of a Stipulation with United Water NJ in Connection with the Pending Application before the Board of Public Utilities, PBU Docket NO. WO-0902115**
2. **Tree Ordinance**
3. **Montvale Development Associates, LLC and Mr. and Mrs. Edward DePiero Request for Interpretation pursuant to NJSA 40:55D-70b**

APPROVAL OF MINUTES: March 4, 2014, July 16, 2013, August 20, 2013, October 21, 2014

USE PERMIT:

1. **Block 2401 Lot 2-SSNA Inc.-28 West Grand Avenue (2700 sq. ft.)**
2. **Block 1001 Lot 2 -Café Amore at Montvale, LLC- 155 Chestnut Ridge Road-(1800 sq. ft.)**

PUBLIC HEARINGS (CON'T)

1. **Block 2203 Lot 1-Bruce Hackett-1 June Lane**-Variance Application- to construct an addition onto the existing detached garage to provide for a 3rd garage bay along with the construction of a covered deck to connect the existing house on the lot to the garage addition., expansion of the existing driveway and installation of seepage pits.
2. **BLOCK 1505, LOT 1 – ROCKLAND BUILT HOMES, INC. 6 PENN. AVENUE – Major Subdivision, Major Soil Movement and Variance Application**-**applicant has requested this application be carried to December 16th**

PUBLIC HEARINGS (NEW):

1. **Block 1703- Lot 8-Bryanne Corra-6 Joan Terrace-Variance Application**
2. **Block 1202 Lot 1-Agranovich-1 Terkuile Road-Major Soil Movement Application**
3. **Block 1606 Lot 6 –United Way- 11 E. Grand Avenue-Amended Site Plan Application**

RESOLUTIONS: none

OTHER BUSINESS: None
Open Meeting to the Public
Adjournment
Next Regular Scheduled Meeting December 16, 2014