

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

AGENDA

Tuesday, August 4, 2015 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.

PLEDGE OF ALLEGIANCE AND OPEN MEETING ACT STATEMENT:

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:

**PUBLIC PACKET
MONTALE PLANNING BOARD
DO NOT REMOVE FROM PACKET**

APPROVAL OF MINUTES: July 21, 2015

USE PERMITS:

1. **BLOCK 2701, LOT 3 – RAUSA, BARLOTTA & ASSOCIATES – 85 CHESTNUT RIDGE ROAD – 3,420 SQ.FT.**
2. **BLOCK 1901, LOT 5 – GGI INTERNATIONAL – 180 SUMMIT AVENUE – 1,868 SQ. FT.**
3. **BLOCK 2401, LOT 2 – SSNA, INC. (SANSUI AMERICA INC.) – 28 WEST GRAND AVENUE – 5,341 SQ.FT.**

PUBLIC HEARINGS:

1. **BLOCK 1607, LOT 19 – RICHARD RAKOWSKI – 18 FOREST AVENUE – Zoning Variance Application**
2. **BLOCK 712, LOT 9 – LC DEVELOPERS, LLC – 69 MONTVALE AVENUE
Soil Movement, Zoning Variance Application
At the applicant's request, this application will be carried to September 1, 2015. No further notice will be given.**
3. **BLOCK 403, LOT 2 – BALDANZA CONSTRUCTION COMPANY, INC. - 99 SPRING VALLEY ROAD
Preliminary and Final Site Plan & Use Variance Application.**

PUBLIC HEARINGS (CON'T) :

1. **BLOCK 2001, LOT 4 – MID-WEST PORTFOLIO CORPORATION c/o AVISON YOUNG – NEW YORK, LLC – 100 PARAGON DRIVE - Amended Site Plan, Variance Application.
At the applicant's request, this application will be carried. Re-notice will be given.**
2. **BLOCK 1902, LOT 11 – BANK OF AMERICA – 80 CHESTNUT RIDGE ROAD – Amended Site Plan Application**

At the applicant's request, this application will be carried to September 4, 2015. No further notice will be given.

RESOLUTIONS:

- 1. BLOCK 302, LOT 1 – K. HOVNANIAN AT MONTVALE II, LLC – 32 UPPER SADDLE RIVER ROAD
Amended Site Plan Approval**

OTHER BUSINESS:

OPEN MEETING TO THE PUBLIC:

ADJOURNMENT:

Next Regular Scheduled Meeting - September 1, 2015 at 7:30pm