

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

AGENDA –(Revised)

Tuesday, November 21, 2017 - 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:

REGIONAL PLANNING COMMITTEE REPORT:

ENVIRONMENTAL COMMISSION LIASION REPORT:

CORRESPONDENCE: placed on back table

DISCUSSION: Funding for Darlene Green-Affordable Housing

Settlement Agreement-

- **A&P Settlement Agreement-2 Paragon Drive Resolution**
- **Hornrock Settlement Agreement-Sony Drive Resolution**
- **Hekemian/Mercedes Benz Settlement Agreement Resolution**
- **For Information Only-Fair Share Settlement Agreement**

APPROVAL OF MINUTES: October 17, 2017-

USE PERMITS:

1. **Block 2701 Lot 3-JZRM Reports-85 Chestnut Ridge Road-1358 sq. ft.**
2. **Block 2701 Lot 3-Insight Strategies Group, LLC-85 Chestnut Ridge Road- 1644 sq. ft.**
3. **Block 3201 Lot 5-Executive Vehicle Leasing Corp.-25 Philips Parkway-720 sq. ft.**
4. **Block 2802 Lot 2 (C001A)-Beets Juice Bar-Mercedes and Grand Avenue-1300 sq. ft.**
5. **Block 3201 Lot 5 and 7-AWA Realty LLC-25 Philips Parkway-(850 sq.ft.)**

PUBLIC HEARINGS (New) : Block 2501 Lot 11-Robert Boyle and Nancy Wilson-1 Fairview Avenue-Variance Application-at the applicant's request this public hearing is being carried to December 19th.****

PUBLIC HEARINGS: (Con't)

1. **Block 2002 Lot 14-Tonelli Development Corp.-20 Spring Valley Road-Minor Subdivision, Zoning Variance Application (D), Amended Site Plan Application-Request by Applicant to Bifurcate Application-**at the applicant's request this public hearing is being carried to December 5th.****

RESOLUTIONS:

1. **Block 2904 Lot 4 –Bank of America**-80 Chestnut Ridge Road-Amended Site Plan Application -ADA Upgrades, Landscaping and Parking
2. Affordable Housing Resolution for Funds-Maser Consulting-Darlene Green

OTHER BUSINESS:

OPEN MEETING TO THE PUBLIC:

ADJOURNMENT:

Next Regular Scheduled Meeting –December 5, 2017