

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

AGENDA (Revised)

Tuesday, December 5, 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 LIAISON REPORT:

CORRESPONDENCE: placed on back table

APPROVAL OF MINUTES: October 17, 2017, November 21, 2017

USE PERMITS: Block 3004 Lot 2- Montvale Executive Offices, LLC-50 Chestnut Ridge Road-(5624 sq. ft.)

PUBLIC HEARINGS (New) :

Master Plan Amendment-The Amendment relates to properties known as the **Sony/Hornrock property**, known and designated as **Block 3302, Lot 1**, being more commonly known as 12 Van Riper Road, and the **A&P** property, known and designated as **Block 1903, Lot 7**, being more commonly known as 2 Paragon Drive.

- Possible Resolution

Master Plan Amendment-The Amendment relates to properties formerly occupied by **Mercedes-Benz** and now owned by affiliates of the **S. Hekemian Group, LLC**, being known and designated as **Block 2702, Lot 1, Block 2801, Lot 2, and Block 3201, Lot 6**, being more commonly known as 1 and 3 Mercedes Drive and 1 Glenview Road

- Possible Resolution

Block 2702, Lot 1 and Block 2801, Lot 2 (also known as 1 and 3 Mercedes Drive) and Block 3201, Lot 6 (also known as 1 Glenview Road) (collectively, the “Mercedes Properties”) are currently owned by the S. Hekemian Group, LLC and/or its subsidiaries or affiliates; and

DISCUSSION:

ORDINANCE NO. 2017-1436

ORDINANCE FOR BLOCK 2702, LOT 1, BLOCK 2801, LOT 2 AND BLOCK 3201, LOT 6- 1 AND 3 MERCEDES AND 1 GLENVIEW ROAD - AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING CHAPTER 128 OF THE BOROUGH CODE TO ESTABLISH THE MIXED-USE PLANNED UNIT DEVELOPMENT DISTRICT AND TO SET FORTH THE STANDARDS AND CRITERIA APPLICABLE THERETO

Block 2702, Lot 1 and Block 2801, Lot 2 (also known as 1 and 3 Mercedes Drive) and Block 3201, Lot 6 (also known as 1 Glenview Road) (collectively, the “Mercedes Properties”) are currently owned by the S. Hekemian Group, LLC and/or its subsidiaries or affiliates; and

▪ **RESOLUTION FOR ORDINANCE NO. 2017-1436**

ORDINANCE NO. 2017-1437

1. **AN ORDINANCE OF THE BOROUGH OF MONTVALE AMENDING AND SUPPLEMENTING CHAPTER 128 OF THE BOROUGH CODE TO ESTABLISH THE AH-6A DEVELOPMENT DISTRICT AND TO SET FORTH THE STANDARDS AND CRITERIA APPLICABLE THERETO Block 1903, Lot 7 (also known as 2 Paragon Drive)**

▪ **RESOLUTION FOR ORDINANCE NO.. 2017-1437**

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.

Block 2408 Lot 26-Richard Queen-7 Franklin Avenue-Amended Site Plan Application Requesting a D(1) Use variance, D(3)Conditional Use, Multiple C Variances

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

RESOLUTIONS:

1. **Block 2802 Lot 2 (C001A)-Beets Juice Bar**-Mercedes and Grand Avenue-1300 sq. ft.

OTHER BUSINESS:

OPEN MEETING TO THE PUBLIC:

ADJOURNMENT:

Next Regular Scheduled Meeting –December 19, 2017