

Agenda
REGULAR MEETING OF THE MONTVALE PLANNING BOARD

Tuesday, February 19, 2019

Municipal Complex, 12 Mercedes Drive in Council Chambers

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:

ENVIRONMENTAL COMMISSION LIAISON REPORT:

SITE PLAN COMMITTEE REPORT:

CORRESPONDENCE:

APPROVAL OF MINUTES: February 5, 2019

DISCUSSION:

Proposal for Professional Planning Services
Creation of Final Site Plan & Final Major Subdivision Checklists
MC Project No. MPP-117P

USE PERMITS:

1. **Block 1901 Lot 5-McBreen & Kopko/Robert S. Moran, Jr.-180 Summit Avenue(450sf)**
2. **Block 2002 Lot 2-Ralph Lopez d/b/a Crystal Bay Café- 3 Paragon Drive- 1,000 sq.ft.)**

PUBLIC HEARINGS (NEW): none

PUBLIC HEARINGS (CONT):

1. **Block 3302, Lot 1-Hornrock Properties MPR, LLC** (“the applicant”) relating to premises designated as Block 3302, Lot 1 as depicted on the Borough of Montvale tax map, being more commonly known as One Sony Drive (“the property”) and

being also designated on the Borough of Park Ridge tax map as Block 301, Lot 1.
Preliminary Site Plan Application

2. **Block 3201 Lot 4-Ridgecrest Realty Associates, Inc.-21 Philips Parkway-**
Application for Conditional Use and Variance Approval, Major Soil Moving Permit
Approval, Bulk Variance Approval, EIS Approval and Site Plan Waiver-**carried to
March 5, 2019**

3. **Block 2702, Lot 1, Block 2801, Lot 2 and Block 3201, Lot 6-Triboro Square-
Mercedes Drive, Grand Avenue and Glenview Avenue-**Planned Unit
Development, Preliminary and Final Site Plan (Phase 1) Planned Unit
Development and Preliminary Site Plan (Phase II) -Glenview Road (PUD) -**Carried
to a Special Meeting March 11, 2019**

4. **Block 1103 Lot 5 and Block 403 Lot 1-Metropolitan Home Development at
Werimus, LLC- 87 and 91 Spring Valley Road-**Amended Site Plan and Major Soil
Movement Application- **carried to March 5, 2019**

5. **Block 2802 Lot 2 & 3, Block 1002 Lots 3&5-Montvale Development
Associates, LLC-**Application for Amended Preliminary and Final Site Plan
Approval, Amended PUD Approval , and exemption from Modified EIS Approval
and Soil Moving Permit-**Carried to Special Meeting March 11, 2019**

RESOLUTIONS: none

Other Business

Open Meeting to the Public

Adjournment

Next Regular Scheduled Meeting: March 5, 2019 AT 7:30PM