

**Agenda(Revised5/21/19)**

**REGULAR MEETING OF THE MONTVALE PLANNING BOARD**

**Tuesday, May 21, 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: on the back table**

**APPROVAL OF MINUTES: April 16, 2019**

**DISCUSSION:**

**USE PERMITS: none**

**PUBLIC HEARINGS (NEW): none**

**PUBLIC HEARINGS (CONT):**

1. **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-**
2. **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) -**

3. **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—at the request of the applicant this application is being carried to June 4, 2019 no further notice is required.
  
4. **Block 3302 Lot 1 and Block 204 Lot 2(Woodcliff Lake)-Hornrock Properties MPR, LLC-1 Sony Drive-**Applicant is amending its application to request a variance pursuant to NJS 40:55D-70(2)-Amended Site Plan Application - at the request of the applicant this application is being carried to June 4, 2019 no further notice is required.

**RESOLUTIONS:**

1. **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) –
  
2. **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-
  
3. **Block 2701 Lot 2-KPMG-3 and 75 Chestnut Ridge Road-**Amended Site Plan-  
**Resolution to be prepared and memorialized at the June 21, 2019**

**Other Business**  
**Open Meeting to the Public**  
**Adjournment**  
**Next Regular Scheduled Meeting: June 4, 2019 AT 7:30PM**