

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

Agenda – Revised Meeting CANCELLED due to State of Emergency

Tuesday, August 4, 2020

Virtual Meeting by Zoom

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.

PLEASE TAKE NOTICE that due to the current New Jersey State of Emergency and Public Health Emergency declared by Governor Phil Murphy, and in an effort to prevent further spread of COVID-19 and to protect the health and safety of residents, Borough staff, professionals, and applicants, the Municipal Building remains closed. In accordance with the Open Public Meeting Act, N.J.S.A. 10:4-6, et seq., and/or P.L. 2020, c.11, and/or the “Operational Guidance – COVID-19: Guidance for Remote Public Meetings in New Jersey” dated March 23, 2020, and “Operational Guidance – COVID-19: N.J.S.A. 40:55D-1, Recommendation for Land Use Public Meetings in New Jersey” dated April 2, 2020, both published by the New Jersey Department of Community Affairs, Division of Local Governmental Services. During this time, the Montvale Planning Board will meet using Zoom. The public is welcome to log in using the number shown in the information below.

You are invited to a Zoom webinar.

When: Aug 4, 2020 07:30 PM Eastern Time (US and Canada)

Topic: Planning Board Meeting of August 4, 2020

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83221809673?pwd=Mml2RnFLZkZ0N2JIS2pPcnJKYUFnUT09>

Passcode: 114138

Or iPhone one-tap :

US: +19294362866,,83221809673#,,,,,0#,,114138# or
+13017158592,,83221809673#,,,,,0#,,114138#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 436 2866 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253
215 8782 or +1 346 248 7799

Webinar ID: 832 2180 9673

Passcode: 114138

International numbers available: <https://us02web.zoom.us/j/83221809673>

ROLL CALL:

MISC.MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/

BOROUGH ENGINEER:

ZONING REPORT:

ENVIRONMENTAL COMMISSION LIAISON REPORT: Mr. Zitelli

SITE PLAN COMMITTEE REPORT: Mr. Stefanelli

CORRESPONDENCE: placed on the website

APPROVAL OF MINUTES: July 7, 2020

DISCUSSION:

USE PERMITS: None

PUBLIC HEARINGS (CONT):

Block 1401 Lot 6-Kristie and Craig Veri-45 Woodland Road-Variance Application and Major Soil Movement Application with a D(6) Height Variance, Steeping Slope Variance, and another non-conforming pre-existing variances along with a Major Soil Movement Application- See documents listed on website.

Carried to August 18, 2020. No further notice is required.

7:45pm – 9:00pm

Break 5 Minutes

Block 1002 Lot 7- Waypoint Residential Services, LLC -127 Summit Avenue -Application for Preliminary and Final Site Plan and Bulk Variance Approval and Soil Movement- click the link below to view documents. Carried to September 1, 2020 no further notice required

<https://www.dropbox.com/sh/3wpdvduuypl6l/AADMHQKfrPI-jfJZs9Z7cOY3a?dl=0>

https://drive.google.com/drive/folders/1qNHGWalyWhFQKjckE4JzItxV_cdJbTy1?usp=sharing

9:00 pm – 10:00 pm

Block 1601 Lot 15-Atlantis Management Group, LLC-12 Railroad Avenue

Application for Site Plan and Variance Approval—Carried to August 18th, 2020 no further Notice Required

See documents listed on website

RESOLUTIONS:

<https://drive.google.com/drive/folders/1NaVsr0oQrJYSwJgLvg6M8yB0xVAyk8uz?usp=sharing>

1. **Borough of Montvale Planning Board** –
The Montvale Planning Board requires professional planning services to assist the Borough in complying with its Affordable Housing Settlement Agreement and Judgement of Compliance and Repose. The Board is in receipt of a proposal from Darleen A. Green, P.P., AICP, and Deborah Alaimo Lawlor FAICP, P.P. of Maser Consulting.
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

Other Business:

Open Meeting to the Public:

Adjournment:

Next Regular Scheduled Meeting: August 18, 2020