

## **REGULAR MEETING OF THE MONTVALE PLANNING BOARD**

**Agenda (Revised 8/13/2020)**

**Tuesday, August 18, 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. Hi there,

You are invited to a Zoom webinar.

When: Aug 18, 2020 07:30 PM Eastern Time (US and Canada)

Topic: Planning Board Meeting August 18, 2020

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88127602954?pwd=UFIPTGFmTlIEVnF3TTlZTDlrUXFHZz09>

Passcode: 089885

Or iPhone one-tap :

US: +19294362866,,88127602954#,,,,,0#,,089885# or +13017158592,,88127602954#,,,,,0#,,089885#

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: 881 2760 2954

Passcode: 089885

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

ROLL CALL:

MISC.MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/BOROUGH ENGINEER:

ZONING REPORT:

ENVIRONMENTAL COMMISSION LIAISON REPORT:

SITE PLAN COMMITTEE REPORT:

CORRESPONDENCE: placed on the website

APPROVAL OF MINUTES: July 7, 2020

DISCUSSION:

7:40pm to 8:00pm

USE PERMITS:

1. Block 1001 Lot 1-Next Millennium Media-135 Chestnut Ridge Road-(2,000 sq.ft.)

8:00 -8:40pm

PUBLIC HEARINGS (NEW):

Block 702 -Lot 17- Ian O'Donnell-33 Twin Oaks Drive-Variance Application

[https://drive.google.com/drive/folders/1240mqPezLLB\\_I8MmUOOAkOK7mJ-QwoUb](https://drive.google.com/drive/folders/1240mqPezLLB_I8MmUOOAkOK7mJ-QwoUb)

Block 1002 Lots 3 and 5-Montvale Family Apartments, LLC- 159-161 Summit Avenue- Preliminary Site Plan Review and Variance Application-**at the applicant's request this application is being carried to September 1, 2020**

[https://drive.google.com/drive/folders/1cFD3F\\_NCnYBWNlhLcLOHFQIFEnCHv4lrB-at](https://drive.google.com/drive/folders/1cFD3F_NCnYBWNlhLcLOHFQIFEnCHv4lrB-at)

[https://drive.google.com/drive/folders/1qNHGWalyWhFQKjckE4JzItxV\\_cdJbTy1](https://drive.google.com/drive/folders/1qNHGWalyWhFQKjckE4JzItxV_cdJbTy1)

Block 1902 Lot 3- 140 Hopper Avenue Associates, LLC- 295 W. Grand Avenue- Amended Site Plan Review and Variance Application-**carried to September 15, 2020 no further notice will be required**

[https://drive.google.com/drive/folders/1nUD2C8jOirC9a\\_IV7ED0E-ZkwJ-mA-vr](https://drive.google.com/drive/folders/1nUD2C8jOirC9a_IV7ED0E-ZkwJ-mA-vr)

PUBLIC HEARINGS (CONT):

8:40pm-9:30pm

1. 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-

<https://drive.google.com/drive/folders/1yUJpzgT10XdSEvZdl6KVwLVNwMr5XML>

2. 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 below link for documents to view -**carried to September 1, 2020**

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

[https://drive.google.com/drive/folders/1qNHGWalyWhFQKjckE4JzItxV\\_cdJbTy1?usp=sharing](https://drive.google.com/drive/folders/1qNHGWalyWhFQKjckE4JzItxV_cdJbTy1?usp=sharing)

9:30pm – 11:00pm

3. Block 1601 Lot 15-Atlantis Management Group, LLC-12 Railroad Avenue- Application for Site Plan and Variance Approval-

<https://drive.google.com/drive/folders/1n9ehbMdClrLKcKoyUffIMDCQd6kxURUC>

RESOLUTION

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 – resolution will be memorialized at the meeting.

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

Other Business

Open Meeting to the Public

Adjournment

Next Regular Scheduled Meeting: September 1, 2020