

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

## **AGENDA**

**Tuesday, June 18, 2024 (REVISED 6/18/24)**

**Municipal Complex 12 DePiero Drive, 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.

ROLL CALL:

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

ENVIRONMENTAL COMMISSION LIAISON REPORT:

SITE PLAN COMMITTEE REPORT:

MASTER PLAN COMMITTEE REPORT:

ZONING REPORT:

CORRESPONDENCE: On back table

APPROVAL OF MINUTES: April 4, 2023 and May 7, 2024

DISCUSSION: 1. Ordinance No. 2024-1558

2. Ordinance No. 2024-1556

USE PERMITS:

1. Block 1102 Lot 1-OHZ Security d/b/a Safeco Corp.-1 Paragon Drive, Suite 112-(1,559 sf)
2. Block 3101 Lot 1,2,3- Bergen Wellness Group Incorporated d/b/a Perspire Sauna Studio Montvale-30 Chestnut Ridge Road (1,980 sf)
3. Block 1902 Lot 8 -RMMLM Smiles LLC-160 Summit Avenue-(3,140 sf)
4. Block 3004 Lot 2-Leshkowitz & Company LLP-50 Chestnut Ridge Road (2,361 sf)
5. Block 2404 Lot 1 – Bipin Patel d/b/a Montvale Liquors – 20 Kinderkamack Road (4,715 sf)

PUBLIC HEARINGS (NEW):

1. Block 2802 Lot 2 (C001B)-New Jersey Brain and Spine-32 Philips Parkway-Sign Variance Application
2. 2024 Master Plan & Development Regulations Reexamination

Resolution

1. 2024 Master Plan & Development Reexamination

OPEN MEETING TO THE PUBLIC:

ADJOURNMENT:

Next Regular Scheduled Meeting: July 16, 2024