

**REGULAR MEETING OF THE MONTVALE PLANNING BOARD**

**AGENDA(Revised 12/18/17)**

**Tuesday, December 19, 2017 - 7:30pm**

**Council Chambers, 12 Mercedes Drive, 2<sup>nd</sup> Floor, 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.

**PLEDGE OF ALLEGIANCE AND OPEN MEETING ACT STATEMENT:**

**ROLL CALL:**

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

**ZONING REPORT:**

**SITE PLAN REVIEW COMMITTEE:**

**REGIONAL PLANNING COMMITTEE REPORT:**

**ENVIRONMENTAL COMMISSION LIASION REPORT:**

**CORRESPONDENCE:** placed on back table

**APPROVAL OF MINUTES:** November 21, 2017

**USE PERMITS:**

**DISCUSSION:**

**Ordinance No. 2017-1438-An Ordinance of the Borough of Montvale Amending and Supplementing Chapter 128 of the Code of the Borough of Montvale to Establish a New AH-26 Affordable Housing District and to Set Forth the Standards and Criteria Applicable thereto**

**Resolution-Ordinance No. 2017-1438**

**Ordinance No. 2017-1439-An Ordinance to Provide for the Preservation of Trees on Residential Properties Throughout the Borough Of Montvale and Creating a New Chapter 119A in the Borough Code Entitled "Tree and Plants"**

**Resolution-Ordinance No. 2017-1439**

**Robert Hanrahan-Environmental Commission Liaison**

- **Calendar 2018**

**PUBLIC HEARINGS: (Con't)**

- 1. Block 2002 Lot 14-Tonelli Development Corp.-20 Spring Valley Road-Minor Subdivision, Zoning Variance Application (D), Amended Site Plan Application-Request by Applicant to Bifurcate Application-at the applicants request this application is being withdrawn from the agenda and they will not be proceeding forward with any application before the Planning Board..**
- 2. Block 2408 Lot 26-Richard Queen-7 Franklin Avenue-Amended Site Plan Application Requesting a D(1) Use variance, D(3)Conditional Use, Multiple C Variances- at the applicants request carried to January 16<sup>th</sup>, 2018**

**PUBLIC HEARINGS (New):**

**Block 2501 Lot 11-Robert Boyle and Nancy Wilson-1 Fairview Avenue-Variance Application**

**RESOLUTIONS:**

**OTHER BUSINESS:**

**OPEN MEETING TO THE PUBLIC:**

**ADJOURNMENT:**

**Next Regular Scheduled Meeting and Reorganizational Meeting –January 2, 2018**