

AGENDA
MEETING OF THE MONTVALE PLANNING BOARD
Tuesday, July 3, 2018 at 7:30PM-Revised on July 3, 2018
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:

CLOSED SESSION-Personnel

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

ZONING REPORT:

ENVIRONMENTAL COMMISSION LIAISON REPORT:

SITE PLAN COMMITTEE REPORT:

CORRESPONDENCE: Placed on the Back Table

APPROVAL OF MINUTES: June 5, 2018, June 21, 2018

USE PERMITS:

1. Block 2802, Lot 2, Qualifier C001A- for Wind Wellness Center- 56 Farm View -Permit to occupy 1800 sq. ft. of space
2. Block 3004 Lot 2-CEM Business Solutions 50 Chestnut Ridge Road-1795 Sq. Ft.
3. Block 1601 Lot 20-Gold Standard Entertainment, LLC-2 Railroad Avenue-900 Sq. Ft.
4. Block 2802 Lot 2 Qualifier C001A-Montvale Farm Pizza d/b/a Blaze Pizza-38 Farm View-2497 sq. ft. Use Permit and Signage-carried to July 17th as per the applicants request

PUBLIC HEARINGS (CONT):

1. Block 201, Lot 3-Lawrence and Tania Pinto-121 Upper Saddle River Road-Minor Subdivision Application-at the applicant's request this application has been carried to July 17th, 2018 with no further notice required.
2. Block 505 Lot 3 - Jacovino-31 Terkuile Road- Variance Application-at the applicant's request this application has been carried to July 17th, 2018 with no further notice required.
3. 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-At the applicant's request this application has been carried to August 21, 2018
4. Block 1102 Lot 2.01-TSL Pike Predevelopment LLC-110 Summit Avenue- Amended Site Plan Application with Variances- Applicant proposes to develop an assisted/independent living facility of approximately 206,000 square feet, four stories with interior courtyards containing 203 units comprised of 81 assisted living units, 90 independent living units and 32 memory care units.- Carried to the July 17th meeting with no further notice required

PUBLIC HEARINGS (NEW):

- 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 1902 Lot 5-ARV at Montvale Grand LLC-Amended Site Plan Application-at the applicant's request this public hearing is carried to July 17th.**

DISCUSSION:

- 1. Extension of time for Block 1103 Lot 5- Metropolitan Home Development at Werimus, LLC-Spring Valley South**
- 2. Review and comments after introduction by Mayor and Council: Ordinance No. 2018-1456- An Ordinance of the Borough of Montvale Amending and Supplementing Chapter 128, "Zoning", to Prohibit Marijuana Establishments and Vapor Establishments, including the cultivation, testing or manufacturing of Marijuana or Vapor Products as well as Advertising Concerning Same in the Borough of Montvale**

RESOLUTIONS:

- 1. 2802 Lot 2, Qualifier C001A-Wind Wellness Center-Shoppes at DePiero Farms-56 Farm View-D(1) Use Variance Application**
- 2. 2802 Lot 2, Qualifier C001A-EPOCH Four LLC-d/b/a Orangetheory Fitness-Shoppes at DePiero Farms-44 Farm View Use Permit Approval and Signage**
- 3. 2802 Lot 2, Qualifier C001A-EPCH Four LLC-d/b/a Orangetheory Fitness-Shoppes at DePiero Farms-44 Farm View-D(1) Use Variance Application**
- 4. Resolution granting an Extension of time for Block 1103 Lot 5- Metropolitan Home Development at Werimus, LLC-Spring Valley South**

**Other Business
Open Meeting to the Public**

Adjournment

Next Regular Scheduled Meeting: July 17, 2018 at 7:30pm

Next Special Meeting Scheduled: Triboro Square-Block 2702, Lot 1 and Block 2801, Lot 2 and Block 3201 Lot 6-July 30, 2018 at 7:30pm