

**AGENDA**  
**MEETING OF THE MONTVALE PLANNING BOARD**  
**Tuesday, November 20, 2018 at 7:30PM REVISED 11/19/18**  
**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:**

**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: August 21, 2018**

**USE PERMIT:**

- 1. Block 2401 Lot 2-Milcor Industries, Inc. -28 W. Grand Avenue -1,495 sq. ft. adding – existing is 1,241 sq. ft. totaling 2,736 sq.ft.**
- 2. Block 1902, Lot 5 – Rejuvenate Hair & Skin, Inc. – 305 West Grand Avenue – 300 sq. ft.**
- 3. Block 3101, Lot 1 – Central Nails & Spa, Inc. d/b/a Montvale Nail & Spa – 24A Chestnut Ridge Rd. 2420 sq. ft.**
- 4. Block 1902, Lot 5 – The Plastic Surgery Center, P.A. – 305 West Grand Avenue, Suite 500 500 sq. ft.**
- 5. Block 2602, Lot 6 - Aldo & Gianni’s Restaurant – 108 Chestnut Ridge Road – 3,040 sq. ft.**

**PUBLIC HEARINGS (CONTINUED):**

- 1. Block 201, Lot 3-Lawrence and Tania Pinto-121 Upper Saddle River Road-Minor Subdivision Application. At the applicant’s request this application is being withdrawn. No further hearings will be scheduled.**

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 Waiver**
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-**
4. **.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 I) Planned Unit Development and Preliminary Site Plan (Phase II) –Glenview Road (PUD) - carried to December 4, 2018**

**PUBLIC HEARINGS (NEW):**

**RESOLUTIONS:**

1. **Block 703 Lot 4- Deliciously Alicia’s-121 N. Kinderkamack Road-(3,000 sq.ft.)**
2. **Block 2802 Lot 2(C001A)- ULTA Salon, Cosmetics & Fragrances, Inc. c/oKieffer & Co.- 32 Farmview-Variance Application for Signage**
3. **JP Morgan Chase Bank – Use Variance Application and Use Permit Application 58 Farmview-3474 sq. ft.**

**DISCUSSION:**

**Other Business  
Open Meeting to the Public**

**Adjournment**

**Next Regular Scheduled Meeting: December 4, 2018-7:30pm**

**Special Meeting Date: December 10, 2018-7:00pm**