

Agenda
REGULAR MEETING OF THE MONTVALE PLANNING BOARD

Tuesday, March 5, 2019 (revised 3/1/19)

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:

APPROVAL OF MINUTES: January 15, 2019;

DISCUSSION:

USE PERMITS:

**1.-Block 1102 Lot 1-Broad Management Group, LLC-1 Paragon Drive Suite 260-
(12,730 sq. ft.)**

2.Block 1102 Lot 1- HESP Solar, LLC-1 Paragon Drive-(2682 sq. ft.)'

**3. Block 102 Lot 1-Stonefield Investment, LLC-1 Paragon Drive Suite 255
(1667 sq. ft.)**

PUBLIC HEARINGS (NEW):

**Block 1301 Lot 24.04;24.02;33- John and Tina Koerner-3 Flintlock Road-Variance
Application**

PUBLIC HEARINGS (CONT):

1. **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
2. **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-**
3. **Block 3302, Lot 1-Hornrock Properties MPR, LLC** (“the applicant”) relating to premises designated as Block 3302, Lot 1 as depicted on the Borough of Montvale tax map, being more commonly known as One Sony Drive (“the property”) and being also designated on the Borough of Park Ridge tax map as Block 301, Lot 1. Preliminary Site Plan Application –**carried to March 19th, 2019**
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 1) Planned Unit Development and Preliminary Site Plan (Phase II) –Glenview Road (PUD) –**Carried to a Special Meeting March 11, 2019**
5. **Block 2802 Lot 2 & 3, Block 1002 Lots 3&5-Montvale Development Associates, LLC-**Application for Amended Preliminary and Final Site Plan Approval, Amended PUD Approval, and exemption from Modified EIS Approval and Soil Moving Permit-**Carried to Special Meeting March 11, 2019**

RESOLUTIONS:

1. Proposal for Professional Planning Services
Creation of Final Site Plan & Final Major Subdivision Checklists
MC Project No. MPP-117P

Other Business

Open Meeting to the Public

Adjournment

Next Regular Scheduled Meeting: March 19, 2019 AT 7:30PM