

Agenda(revised April 2, 2019)
REGULAR MEETING OF THE MONTVALE PLANNING BOARD

Tuesday, April 2, 2019

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: on the back table

APPROVAL OF MINUTES: October 29, 2018 (Special Meeting); December 18, 2018; January 2, 2019; March 5, 2019; March 11, 2019 (Special Meeting)

DISCUSSION:

USE PERMITS:

Block 2305 Lot 13-Fresh Bagels, LLC- t/a Johns Famous Bagels Montvale

Athletic League, Inc.-One Memorial Drive-(400 sq. ft.)

Block 3101 Lot 1-Sushi Maru Express, Inc.-32 Chestnut Ridge Road-20 sq.ft.

Block 3201 Lot 2-Health Monitor Network-11 Philips Parkway-(41,847 sq.ft.)

PUBLIC HEARINGS (NEW):

1. **Block 703, Lot 7- Valley Physician Services, Inc. d/b/a Valley Medical Group (VMG) 135-139 Kinderkamack Road-Variance Application-(sign)**
2. **Block 2002 Lot 11-Kevin and Amy Linardic-36 Spring Valley Road-Variance Application-Maximum Building Coverage and Minimum Front Yard Setback**

PUBLIC HEARINGS (CONT):

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

2. **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-

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 April 16, 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 May 7, 2019**

5. **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- **carried to May 21, 2019**

6. **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- **Carried to May 21, 2019**

RESOLUTIONS:

Other Business

Open Meeting to the Public

Adjournment

Next Regular Scheduled Meeting: April 16, 2019 AT 7:30PM