

Agenda
REGULAR MEETING OF THE MONTVALE PLANNING BOARD

Monday, November 25, 2019-7:30pm

REVISED 11/22/19

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: on the back table

APPROVAL OF MINUTES: September 3, 2019, October 15, 2019, May 21, 2019

DISCUSSION:

AIR BNB ORDINANCE

USE PERMITS:

1. Block 2602 Lot 1-Donohue Engineering, LLC- 210 Summit Avenue-(602 sq. ft.)
2. Block 1902 Lot 3-Ghassali for Congress-295 W. Grand Avenue-(4,000 sq. ft.)
3. Block 1901 Lot 5- Benzion Goldberg- 180 Summit Avenue Suite 200- (150 sq. ft.)
4. Block 1901 Lot 5- Joel Mutzen -180 Summit Avenue-(150 sq. ft.)
5. Block 2602 Lot 1-Dr. Carol Chu-Peralta-210 Summit Avenue-(397 sq. ft.)
6. Block 2802 Lot 2 (C001A)-Chop't Creative Salad Company (Dennis Lee, VP Development) 52 Farm View (2,647 sq.ft.)
7. Block 2602 Lot 1-The Physical Therapy Lab, LLC/Eve Koppelman, Managing Agent- 210 Summit Avenue-(743 sq.ft.)
8. Block 1903, lot 6 - Preprogen - 136 Summit Avenue (2,394 sq.ft.)
9. Block 1903, lot 6 - Robert Rorro d/b/a Fitness Together Montvale - 120 Chestnut Ridge Rd (1,479 sq.ft.)

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- **carried to December 3, 2019**
2. **Block 1601 Lot 15-Atlantis Management Group, LLC-12 Railroad Avenue-**
Application for Site Plan and Variance Approval-**carried and new notice will be given at a later date.**
3. **Block 104 Lot 14- Moksha Investments -89 Valley View Terrace- Major Subdivision and Major Soil Movement Application**

RESOLUTIONS:

Resolution Granting Amended Site Plan Approval and Variance Relief to 160 Spring Valley Road, LLC and 47th Street, LLC for premises designated as Block 301 Lots 2 and 3 also known as 160 Spring Valley Road, Montvale, NJ

Other Business

Open Meeting to the Public

Adjournment

Next Regular Scheduled Meeting: December 3, 2019