

**Agenda**  
**REGULAR MEETING OF THE MONTVALE PLANNING BOARD**

**Tuesday, December 17, 2019-7:30pm**

**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 due to the lateness of the hour, the matter will be carried 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 back table

**APPROVAL OF MINUTES:** none

**DISCUSSION:**

**USE PERMITS:**

1. Block 1901 Lot 5-Portfolio Strategies, Inc. 180 Summit Avenue- (3,369 sq.ft.)
2. Block 2602 Lot 1-Dr. Carol Chu-Peralta-210 Summit Avenue-(397 sq. ft.)
3. Block 2602 Lot 6-Pinoses LLC-108 Chestnut Ridge Road (3040 sq. ft.)
4. Block 2701 Lot 4-Messineo Law, LLC-95 Chestnut Ridge Road (5,971 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 January 21, 2020**
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.**

**RESOLUTIONS:**

1. Block 1903, Lot 6-Resolution Granting a Use Permit to Preprogen, LLC for Premises Designated as Block 1903 Lot 6 also known as 136 Summit Avenue

- 2. Block 2802 Lot 2 (C001A)-Resolution Granting a Use Permit and Approval of Signage to Chop't Creative Salad Company for Premises designated as Block 2802, Lot 2 (c001A) Chop't Creative Salad Company also known as 52 Farm View**

**Other Business**

**Open Meeting to the Public**

**Adjournment**

**Reorganizational and Regular Scheduled Meeting: January 7, 2020**