

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

Tuesday, June 15, 2021

Municipal Complex 12 Mercedes Drive, Montvale, NJ

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: May 4, 2021

DISCUSSION:

USE PERMITS:

Block 2702 Lot 1.01 – Taiki USA – 200 Market Street - (6,699 sq. ft.)

Block 2701 Lot 3 – GB Allen Castro & Associates – 85 Chestnut Ridge Road -
(1,084 sq. ft.)

Block 2701 Lot 3 – TG Elliot Group – 85 Chestnut Ridge Road - (1,844 sq. ft.)

Block 1902 Lot 10 – ARTMRKT Productions, LLC – 30 Craig Road - (9,000 sq. ft.)

Block 1903 Lot 6 – Neurocognitive Associates, PC – 136 Summit Avenue - (868 sq. ft.)

PUBLIC HEARINGS (NEW):

PUBLIC HEARINGS (CONT):

Block 2802 Lot 2 Qualifier C001A & C001B – Montvale Development Associates II. LLC –
Mercedes Drive and Grand Avenue West – Application for Amended PUD Approval;
Preliminary and Final Site Plan Approval; Bulk Variance(s)

RESOLUTIONS:

Block 2504 Lot 11.01 – Cindy Rich – 9 Cottage Avenue – Resolution Granting Variance Relief to Cindy Rich for Premises Designated as Block 2504, Lot 11.01

Block 2802 Lot 2 (Qualifier C001A and C001B) –Montvale Development Associates II. LLC – Mercedes Drive and Grand Avenue West – Resolution Granting Amended Planned Unit Development Approval; Amended Phase II Preliminary Site Plan Approval; Final Site Plan Approval for Phase II; A Use Variance, Other Variance Relief and Waivers, Approval of an Environmental Impact Statement, and Approval of a Major Soil Movement Permit Relating To Premises Designated as Block 2802, Lot 2 (Qualifier C001A and C001B) To Montvale Development Associates, II, LLC

OTHER BUSINESS: Revised Fee Schedule 2021

OPEN MEETING TO THE PUBLIC:

ADJOURNMENT:

Next Regular Scheduled Meeting: July 6, 2021 at 7:30 PM