

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

**Tuesday, April 6, 2021 -Remote Meeting (see below)**

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.

You are invited to a Zoom webinar.

When: April 6, 2021 07:30 PM Eastern Time (US and Canada)

Topic: Planning Board Regular Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87191375276?pwd=YWxUR3NQRUNTTy9FM0c5eGlyOWZoUT09>

Passcode: 872909

Or iPhone one-tap:

US: +13126266799,,87191375276#,,,,\*872909# or +19294362866,,87191375276#,,,,\*872909#  
Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 871 9137 5276

Passcode: 872909

International numbers available: <https://us02web.zoom.us/j/kcRr90nCS1>

**OPEN PUBLIC MEETINGS STATEMENT** -Please be advised that due to the state of emergency and public health emergency declared by Governor Phil Murphy pursuant to Executive Order 103 and in an effort to prevent further spread of COVID-19, this Planning Board Meeting will be held virtually via Zoom in lieu of an in-person meeting. Notice of this meeting has been advertised in the RECORD and placed on the website. Documents have been posted on the website under the planning board agenda under documents.

All public will be muted until the chairman opens it up to the public for questions only of each applicant's or board professional testimony. The public can address their questions to the chair and he will direct it to the appropriate person. When at the end of the public hearing the chairman will again open it up to the public for comments. If you have a comment please hit the raise hand symbol and I will acknowledge you. Please state your name, spell your name and give your address when asking questions or giving comments. All questions and comments will be directed through the chair and he will in turn direct it to the appropriate person.

**ROLL CALL:**

**MISC. MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/BOROUGH ENGINEER:**

**ZONING REPORT:**

**ENVIRONMENTAL COMMISSION LIAISON REPORT:**

SITE PLAN COMMITTEE REPORT:

CORRESPONDENCE: On website

APPROVAL OF MINUTES: March 16, 2021

DISCUSSION:

USE PERMITS:

Block 3101 Lot 1 – Drop Fitness Montvale, LLC – 2 Chestnut Ridge Road - (23,400 sq. ft.)

<https://drive.google.com/file/d/1DNDQ2X-Bj8nWZYHYsCw8I3F2ME4243x/view?usp=sharing>

PUBLIC HEARINGS (NEW):

1. Block 1607 Lot 9 – Hoffmann – 23 Waverly Place – Application for Zoning Variance

<https://drive.google.com/drive/folders/1OeIR58SKmz0RHETLYRg-mCS0bkL-EJn0?usp=sharing>

2. Block 2802 Lot 2 Qualifier C001A & C001B – Montvale Development Associates II. LLC – Mercedes Drive and Grand Avenue West – Application for Amended PUD Approval; Amended Phase II Preliminary Site Plan Approval; Final Site Plan Approval; Use Variance for Medical Offices and Soil Movement Approval

<https://drive.google.com/drive/folders/1px9O5AdSgCmo2uldXt2YGtBUVfYLOuQK?usp=sharing>

3. Block 401 Lot 4 – Ferrara & Sons Construction, LLC – 53 North Avenue – Soil Movement Application

<https://drive.google.com/drive/folders/1Orb3FCQger8NxwsOES9BJTjmSNOy9SkP?usp=sharing>

PUBLIC HEARINGS (CONT):

1. Block 2904 Lot 4 - Bank of America - Chestnut Ridge Road - Amended Site Plan -Lighting  
[https://drive.google.com/drive/folders/15Y\\_tPQAcuf2AJHRpGm\\_48-Xnhcuk\\_7e4?usp=sharing](https://drive.google.com/drive/folders/15Y_tPQAcuf2AJHRpGm_48-Xnhcuk_7e4?usp=sharing)

**Carried to April 20, 2021**

2. **Block 1002 Lot 7 - Waypoint Residential Services, LLC - 127 Summit Avenue** - Application for Preliminary and Final Site Plan and Bulk Variance Approval and Soil Movement- click below link for documents to view

<https://www.dropbox.com/sh/3wpdvduuypml6l/AADMHQKfrPI-jfJZs9Z7cOY3a?dl=0>

[https://drive.google.com/drive/folders/1qNHGWalyWhFQKjckE4JzItxV\\_cdJbTy1?usp=sharing](https://drive.google.com/drive/folders/1qNHGWalyWhFQKjckE4JzItxV_cdJbTy1?usp=sharing)

<https://drive.google.com/drive/folders/1484vkWtkSafI5nUb9rEJemFjV7EuOCBQ?usp=sharing>

**Carried to April 20, 2021**

**RESOLUTIONS:**

**OTHER BUSINESS:**

**OPEN MEETING TO THE PUBLIC:**

**ADJOURNMENT:**

**Next Regular Scheduled Meeting Remote:** April 20, 2021 at 7:30 PM