

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

## **AGENDA**

**Tuesday, May 17, 2022**

**Municipal Complex 12 DePiero 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/BOROUGH PLANNER:

ZONING REPORT:

ENVIRONMENTAL COMMISSION LIAISON REPORT:

SITE PLAN COMMITTEE REPORT:

CORRESPONDENCE: On back table

APPROVAL OF MINUTES: April 5, 2022, April 15, 2022

DISCUSSION:

1. Continued from 4/19- Ordinance-Ordinance of the Borough of Montvale, County of Bergen, State of New Jersey, Establishing a New Chapter 326 Entitled "Site Plans," and Amending and supplementing Chapter 400, "Zoning", of the Borough Code to Transfer the Borough's Site Plan Requirements from Chapter 400 to a New Chapter 326, and Establishing Certain Provisions Related to Obtaining Waivers from the Borough's Site Plan Requirements

2. **OR4 Zone Analysis-Ms. Green, Planner**

USE PERMITS:

Block 2702 Lot 1.01 C1001-Paris Baguette-100 Market Street- 2680 sq. ft.

Block 1102 Lot 1- DIJY, LLC- One Paragon Drive, Suite 105-865 sq. ft.

Block 1102 Lot 1-Panches Bando, LLC-One Paragon Drive Suite 112- 1559 sq. ft.

#### PUBLIC HEARINGS (NEW):

1. Block 2702, Lot 1.01, Qualifiers C1001, C1002, C2000, C3001, C3002, C4000, C6000, AND C 9000 AND BLOCK 3201, LOT 6-SHG Montvale MB, LLC-Preliminary and Final Site Plan Approval, Amended PUD Approval, Soil Movement Approval and Variances -
2. Block 2002 Lots 13 & 14 - Montvale Grove, LLC – 20-24 Spring Valley Road – Preliminary Major Site Plan and Major Subdivision Approval –**at the request of the applicant this application is carried to June 21, 2022**

#### PUBLIC HEARINGS (CONT):

1. Block 1102 Lot 3 – Gray Capital, LLC – 100 Summit Avenue – Preliminary and Final Site Plan Approval and Major Soil Movement—

#### RESOLUTIONS:

1. Block 706 Lot 3- Donald Stoneham-32 Bryan Drive- Variance Application for a Garage requiring a Front Yard Setback
2. **Block 1606, Lot 6**-Resolution designating **Block 1606, Lot 6**, 11 East Grand Avenue and being commonly known as Montvale School No. 2,and formerly as the Montvale Library to be Historic Landmark.

#### OTHER BUSINESS:

#### OPEN MEETING TO THE PUBLIC:

#### ADJOURNMENT:

Next Regular Scheduled Meeting: June 21, 2022