

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

AGENDA (Revised 6/21/22)

Tuesday, June 21, 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, May 17, 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:

1. Block 1102 Lot 1-Panches Bando, LLC-One Paragon Drive Suite 112- (1559 sq. ft).
2. Block 2701 Lot 4-CCB Management LLC-95 Chestnut Ridge Road-(7,000 sq. ft.)
3. Block 2701 Lot 4 Lewlop Management- 95 Chestnut Ridge Road-(15,900 sq. ft.)
4. Block 3201 Lot 5-Sharp Electronics-25 Philips Parkway-(8,000 sq. ft.)
5. Block 1902 Lot 8-Empowered Pelvic Health-160 Summit Avenue-(1198 sq. ft.)
6. Block 1902 Lot 8-Refuah Health Center, Inc.-160 Summit Avenue-(4332 sq. ft.)

PUBLIC HEARINGS (NEW):

1. 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 a Special Meeting of July 11, 2022**

None

PUBLIC HEARINGS (CONT):

1. Block 1102 Lot 3 – Gray Capital, LLC – 100 Summit Avenue – Preliminary and Final Site Plan Approval and Major Soil Movement—**carried to July 21st, 2022**
2. BLOCK 3201, LOT 6-SHG Montvale MB, LLC-Preliminary and Final Site Plan Approval, Amended PUD Approval, Soil Movement Approval and Variances – **carried to July 5th, 2022**

RESOLUTIONS:

Block 2702, Lot 1.01-Resolution Granting a Use Permit and Approval of Signage to Paris Baguette located at 100 Market Street, Montvale, NJ

OTHER BUSINESS:

OPEN MEETING TO THE PUBLIC:

ADJOURNMENT:

Next Regular Scheduled Meeting: July 5th, 2022-
Special Meeting: July 11, 2022