

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

AGENDA

Tuesday, June 20, 2023

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:

MASTER PLAN COMMITTEE REPORT:

CORRESPONDENCE: On back table

APPROVAL OF MINUTES: May 16, 2023

DISCUSSION:

USE PERMITS:

1. **Block 2002 Lot 3 – Balchem** – 5 Paragon Drive (6,380 sq. ft.)
2. **Block 2904 Lot 3 – Bergen Prosthodontics, LLC** – 102 Chestnut Ridge Road (2,429 sq. ft.)
3. **Block 1001 Lot 1 – Franzese and Balian, LLC** – 135 Chestnut Ridge Road (1,770 sq. ft.)
4. **Block 2701 Lot 4 – Sapphire Advance** – 95 Chestnut Ridge Road (1,500 sq. ft.)
5. **Block 1001 Lot 1 – Montvale Acupuncture & Pain Center** – 135 Chestnut Ridge Road (2,025 sq. ft.)

6. **Block 1001 Lot 2 – Kiewit Infrastructure Co.** – 155 Chestnut Ridge Road (31,470 sq. ft.)
7. **Block 403 Lot 4 – Turnkey Capital Improvements, LLC** – 72 Summit Avenue, Suite 107 (635 sq. ft.)
8. **Block 403 Lot 4 – Neurolinks** – 72 Summit Avenue (792 sq. ft.)
9. **Block 2802 Lot 2 – Petz Love Food’n Stuffz** – 54 Farm View (1,134 sq. ft.)

PUBLIC HEARINGS (CONT):

1. **Block 2002 Lots 13 & 14 - Montvale Grove, LLC** – 20-24 Spring Valley Road – Application for Preliminary and Final Subdivision and Preliminary and Final Site Plan Approval together w/ Bulk and Use Variances

PUBLIC HEARINGS (NEW):

1. **Block 201 Lot 5 – Peter Papay** – 135 Upper Saddle River Road – Application for Minor Subdivision Approval
2. **Block 703 Lot 6 - Rockland Electric Company** – 131 N. Kinderkamack Road – Application for Conditional Use and Conditional Use Variance Approval
– Carried to July 18, 2023 at the request of the applicant

RESOLUTIONS:

1. Affordable Housing Compliance Resolution
2. RESOLUTION GRANTING A USE PERMIT AND APPROVAL OF SIGNAGE TO NAYA MONTVALE, LLC FOR PREMISES DESIGNATED AS BLOCK 2702, LOT 1.01 (C3001 and C3002)

OTHER BUSINESS:

OPEN MEETING TO THE PUBLIC:

ADJOURNMENT:

Next Regular Scheduled Meeting: July 18, 2023