

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

AGENDA

Tuesday, September 5, 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: July 18, 2023 & August 1, 2023

DISCUSSION:

USE PERMITS:

1. **Block 2904 Lot 3 – Dowell Insurance Agency, Inc.** – 102 Chestnut Ridge Road (2,507 sq. ft.)
2. **Block 403 Lot 4 – Meir Weinberger** – 72 Summit Avenue (461 sq. ft.)
3. **Block 403 Lot 4 – Moshe Bochner** – 72 Summit Avenue, Suite 108 (439 sq. ft.)
4. **Block 403 Lot 4 – B & Y Deals, Inc.** – 72 Summit Avenue, Suite 110 (423 sq. ft.)
5. **Block 2701 Lot 4 – LifePrep Education System, Inc.** – 95 Chestnut Ridge Road (1,750 sq. ft.)
6. **Block 2702 Lot 1.01 – Crumbl Cookies** – 100 Market Street (2,233 sq. ft.)
7. **Block 2904 Lot 3 – Starfuels-** 102 Chestnut Ridge Road (2,237 sq. ft.)

PUBLIC HEARINGS (NEW):

1. **Block 3101 Lot 4 – BP Products North America** – 28 Chestnut Ridge Road – Seeking variance relief for proposed signage due to re-branding
-Carried to September 19, 2023 at the request of the applicant
2. **Block 2408 Lot 2 – Twin Oaks Group II, LLC** – 2-8 S. Kinderkamack Road – Variance Application and Amended Site Plan
-Carried to September 19, 2023 at the request of the applicant
3. **Block 3302 Lot 1 – AR Landmark Montvale** – One Sony Drive – Variance Application and Amended Site Plan

PUBLIC HEARINGS (CONT): None

RESOLUTIONS:

1. RESOLUTION GRANTING AMENDED PLANNED UNIT DEVELOPMENT APPROVAL (AS TO PHASES I AND II), AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL (AS TO PHASES I AND II), VARIANCE RELIEF AND WAIVER FROM THE REQUIREMENT OF SUBMISSION OF AN ENVIRONMENTAL IMPACT STATEMENT TO SHG MONTVALE MB, LLC FOR PREMISES DESIGNATED AS BLOCK 2702, LOT 1.01 (VARIOUS QUALIFIERS) AND BLOCK 3201, LOT 6

OTHER BUSINESS:

OPEN MEETING TO THE PUBLIC:

ADJOURNMENT:

Next Regular Scheduled Meeting: September 19, 2023