

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

Tuesday, February 1, 2022

Remote Meeting

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.

Topic: Montvale Planning Board Meeting

Time: Feb 1, 2022 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87383254779?pwd=eVFtUFgzVmVQbUU2OWpkVEIHWY0Zz09>

Meeting ID: 873 8325 4779

Passcode: 318707

One tap mobile

+13017158592,,87383254779#,,,,*318707# US (Washington DC)

+13126266799,,87383254779#,,,,*318707# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 436 2866 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 873 8325 4779

Passcode: 318707

Find your local number: <https://us02web.zoom.us/j/kik6TUJRF>

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/BOROUGH PLANNER:

ZONING REPORT:

ENVIRONMENTAL COMMISSION LIAISON REPORT:

SITE PLAN COMMITTEE REPORT:

CORRESPONDENCE: Available at Borough Hall to view.

APPROVAL OF MINUTES: January 18, 2022

DISCUSSION: OR-4 Zone Permitted Use Analysis

USE PERMITS:

Block 3004 Lot 2 – Northwood Healthcare, LLC – 50 Chestnut Ridge Road - occupy 3,319 sq. ft. and
adding an additional 3,014 sq. ft. - Total 6,333 sq. ft.

PUBLIC HEARINGS (NEW):

Block 1103 Lot 5 & Block 403 Lot 1 – Metropolitan Home Development – 91 Spring Valley
Road – Amended Site Plan Approval

https://drive.google.com/drive/folders/1D0V4m_Uzm2HQtyKdIClfYWoVYgphPtvAf?usp=sharing

Block 1002 Lots 3 & 5 – Montvale Family Apartments, LLC – 159-161 Summit Avenue –
Soil Movement

https://drive.google.com/drive/folders/1apBwwfXipPn4jyCuLbh_6GU-88occJei?usp=sharing

Block 1102 Lot 3 – Gray Capital, LLC – 100 Summit Avenue – Preliminary and Final Site
Plan Approval

https://drive.google.com/drive/folders/1A8howszf3wk9bNskK28vmv9vYJrwt_H9?usp=sharing

PUBLIC HEARINGS (CONT): None

RESOLUTIONS: None

OTHER BUSINESS:

OPEN MEETING TO THE PUBLIC:

ADJOURNMENT:

Next Regular Scheduled Meeting: February 15, 2022