

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

**Tuesday, March 15, 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: February 15, 2022

DISCUSSION:

USE PERMITS:

1. Block 1102 Lot 1 - Reproductive Possibilities, LLC and Surrogate Fund Management, LLC – 1 Paragon Drive - Drive, Suite 160 – 4,673 sq. ft.
2. Block 1102 Lot 1 – Melissa B. Brisman, Esq. LLC – 1 Paragon Drive, Suite 115 – 1,236 sq. ft.
3. Block 1901 Lot 5 – M&T Excavation Inc., - 180 Summit Avenue – 2,594 sq. ft.
4. Block 1601 Lot 20 – Lannie’s Cleaners/Peter Sung – 2 Railroad Avenue – 1,900 sq. ft.
5. Block 2002 Lot 15 – Bergen Physical Medicine, LLC – 221 W. Grand Avenue – 1,680 sq. ft.
6. Block 3004 Lot 2 – Gezunt Diagnostics, LLC – 50 Chestnut Ridge Road, Suite 221 – 2,328 sq. ft.
7. Block 3004 Lot 2 – Fogel Klein, LLC – 50 Chestnut Ridge Road, Suite 202 – 3,597 sq. ft.
8. Block 1001 Lot 1 – Millennium Medical Billing Inc. – 135 Chestnut Ridge Rd. – 2,261 sq. ft.

**PUBLIC HEARINGS (CONT):**

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

**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 – **carried to April 5, 2022**
2. Block 3101 Lot 1 – Drop Fitness Montvale, LLC – 2 Chestnut Ridge Road – Zoning Variance Application – **carried to April 5, 2022**

**RESOLUTIONS:**

**OTHER BUSINESS:**

**OPEN MEETING TO THE PUBLIC:**

**ADJOURNMENT:**

**Next Regular Scheduled Meeting: April 5, 2022**