

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

**Tuesday, April 5, 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: March 15, 2022

DISCUSSION:

USE PERMITS:

1. Block 2802 Lot 2 C001A- Warby Parker, c/o Lalire March Architects LLP-56 Farm View-1800 sq. ft.
2. Block 1001 Lot 1-Thrive Orthodontics-135 Chestnut Ridge Road-2205 sq. ft.
3. Block 2002 Lot 15-Imaad Khaja d/b/a Noah Khaja State Farm Agent-221. W. Grand Avenue-977 sq. ft.

PUBLIC HEARINGS (NEW):

1. Block 1606 Lot 6-Historical Designation for Montvale School #2-11 E. Grand Avenue
2. Block 3101 Lot 1 – Drop Fitness Montvale, LLC – 2 Chestnut Ridge Road – Zoning Variance Application

3. 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 June 7, 2022

**PUBLIC HEARINGS (CONT):**

1. Block 1102 Lot 3 – Gray Capital, LLC – 100 Summit Avenue – Preliminary and Final Site Plan Approval—at the request of the applicant this application is carried to April 19<sup>th</sup>, 2022

**RESOLUTIONS:**

**OTHER BUSINESS:**

**OPEN MEETING TO THE PUBLIC:**

**ADJOURNMENT:**

Next Regular Scheduled Meeting: April 19, 2022