

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

AGENDA

Tuesday, August 2, 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: July 5, 2022 and July 19, 2022

DISCUSSION:

1. Environmental Commission Open Space
2. OR4 Zone

USE PERMITS:

1. Block 2702 Lot 1.01 - Real Hot Yoga - 310-330 Market Street-(2,200 sq. ft.)

PUBLIC HEARINGS (NEW):

1. Block 806 Lot 4 – LC Developers, LLC - Minor Subdivision with Variance and Major Soil Movement

PUBLIC HEARINGS (CONT):

1. **Block 2002 Lots 13 & 14 - Montvale Grove, LLC – 20-24 Spring Valley Road** – Preliminary Major Site Plan and Major Subdivision Approval – **Application is being carried to September 20, 2022 at the applicant's request. New notice will be provided.**
2. **Block 1102 Lot 3 – Gray Capital, LLC – 100 Summit Avenue** – Preliminary and Final Site Plan Approval and Major Soil Movement
3. **Block 3201 Lot 6 – SHG Montvale MB, LLC - Preliminary and Final Site Plan Approval, Amended PUD Approval, Soil Movement Approval and Variances**

RESOLUTIONS:

OTHER BUSINESS:

OPEN MEETING TO THE PUBLIC:

ADJOURNMENT:

Next Regular Scheduled Meeting: August 16, 2022