

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

Tuesday, December 7, 2021

Municipal Complex 12 Mercedes 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 the back table

APPROVAL OF MINUTES: November 16, 2021

DISCUSSION:

1. Mayor Ghassali Discussion - Use Permit alternative

2. Ordinance #2021-1513 – An ordinance of the Borough of Montvale amending and supplementing chapter 400, “Zoning,” To Rezone Block 1002, Lot 7 As A New “AH-6-AR” Zoning District and Establishing the Zoning Regulations for Said District Including Implementing an Age Restriction Consistent with The Borough’s Affordable Housing Court-Approved Settlement and Judgment Of Compliance and Repose”

USE PERMITS:

1. Block 1001 Lot 1 – Brownstone Contractors – 135 Chestnut Ridge Road - (1077 sq. ft.)
2. Block 1901 Lot 5 – Benjamin Stern/Tri-State Solar – 180 Summit Avenue - (200 sq. ft.)

3. Block 1102 Lot 1 – Riverside Abstract, LLC – 1 Paragon Drive, Suite 159 - (2,300 sq. ft.)
4. Block 1102 Lot 1-Broad Management Group, LLC-1 Paragon Drive, Suite 200- (3,300 sq. ft. 12,730 sf adding 3,300 sf totaling 16030 sq. ft.)

PUBLIC HEARINGS (NEW): None

PUBLIC HEARINGS (CONT): None

RESOLUTIONS:

Block 1002 Lots 3 & 5 – Montvale Family Apartments, LLC – 159-161 Summit Avenue – Resolution Granting Final Subdivision Approval

Carried to January 4, 2022

Block 2904 Lot 4 – Bank of America – 80 Chestnut Ridge Road – Resolution Granting Amended Site Plan Approval and Variance Relief

Block 1102 Lot 1 – Sentry Laboratories – 1 Paragon Drive, Suite 125 – Resolution Granting a Use Permit to Sentry Laboratories

Professional Service Agreement – The Montvale Planning Board requires professional planning services to assist the Borough in complying with its Affordable Housing Settlement Agreement and Judgment of Compliance and Repose

OTHER BUSINESS:

OPEN MEETING TO THE PUBLIC:

ADJOURNMENT:

Next Regular Scheduled Meeting: December 21, 2021

Reorganizational and Regular Meeting: January 4, 2022 at 7:30 PM