

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

**Tuesday, December 6, 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:

MASTER PLAN COMMITTEE REPORT:

CORRESPONDENCE: On back table

APPROVAL OF MINUTES: October 18, 2022 & November 1, 2022

DISCUSSION:

USE PERMITS:

1. Block 2401 Lot 2 – Pascack Valley Board of Education – 28 West Grand Avenue – Suite 2 (2,037 sq. ft.)
2. Block 3004 Lot 2 – North Point Management, Inc. – 50 Chestnut Ridge Road – Suite 205-206 (9,093 sq. ft.)
3. Block 3101 Lot 1 – Lwin Family Co, LLC d/b/a Hissho Sushi – 32 Chestnut Ridge Road (20 sq. ft.)

PUBLIC HEARINGS (NEW): None

PUBLIC HEARINGS (CONT):

1. Block 2411, Lot 7.01-Sam Matthews -19 Hillside Terrace – Major Soil Movement Application
2. Block 2002 Lots 13 & 14 - Montvale Grove, LLC – 20-24 Spring Valley Road – Preliminary Major Site Plan and Major Subdivision Approval

RESOLUTIONS:

Block 2411, Lot 7.01-Sam Matthews -19 Hillside Terrace – Resolution Granting Major Soil Movement

OTHER BUSINESS:

OPEN MEETING TO THE PUBLIC:

ADJOURNMENT:

Next Regular Scheduled Meeting: January 3, 2022