

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

AGENDA (REVISED)

Tuesday, May 6, 2025

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:
- ENVIRONMENTAL COMMISSION LIAISON REPORT:
- SITE PLAN COMMITTEE REPORT:
- MASTER PLAN COMMITTEE REPORT:
- ZONING REPORT:

CORRESPONDENCE: On back table

APPROVAL OF MINUTES: **January 7, 2025**

DISCUSSION: None

USE PERMITS:

1. ~~Block 2701, Lot 4 – 95 Chestnut Ridge Road – Arthur J. Messineo III d/b/a Messineo Law LLC (2,800 sq. ft.)~~
2. **Block 2702, Lot 1.01 C2000 and C9000 – 200 and 900 Market St – INEOS Automotive Americas, LLC (sq. ft 850 and 7,500)**
3. **Block 1902 Lot 3 – 295 West Grand Avenue – LaserAway (2,328 sq. ft.)**

PUBLIC HEARINGS (NEW):

1. **Block 1601, Lots 12, 13 & 14 – 22 Railroad Avenue – JTZ Holdings, LLC – Amended Site Plan and Soil Movement Application**

RESOLUTION:

1. **Resolution Authorizing and Directing Borough Planner Darlene A. Green to Perform a Preliminary Investigation to Determine Whether Property Known as Block 3102. Lot 1.01 as Depicted on the Borough Tax Map, Being More Commonly Known as 3 and 51 Chestnut Ridge Road, is a Condemnation Redevelopment Area.**
2. **Resolution Granting a Use Permit and Approval of Signage to INEOS Automotive Americas, LLC for Premises Designated as Block 2702, Lot 1.01 (C2000 – 200 Market Street) and Block 2702, Lot 1.01 (C9000 – 900 Market Street)**

OPEN MEETING TO THE PUBLIC:

ADJOURNMENT:

Next Regular Scheduled Meeting: May 20, 2025