

<u>REGULAR MEETING OF THE MONTVALE PLANNING BOARD</u>
<u>Agenda (revised May 18th, 2020)</u>
<u>Tuesday, May 19th, 2020</u>
<u>Virtual Meeting by Zoom</u>
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.

PLEASE TAKE NOTICE that due to the current New Jersey State of Emergency and Public Health Emergency declared by Governor Phil Murphy, and in an effort to prevent further spread of COVID-19 and to protect the health and safety of residents, Borough staff, professionals, and applicants, the Municipal Building remains closed. In accordance with the Open Public Meeting Act, N.J.S.A. 10:4-6, et seq., and/or P.L. 2020, c.11, and/or the "Operational Guidance – COVID-19: Guidance for Remote Public Meetings in New Jersey" dated March 23, 2020, and "Operational Guidance – COVID-19: N.J.S.A. 40:55D-1, Recommendation for Land Use Public Meetings in New Jersey" dated April 2, 2020, both published by the New Jersey Department of Community Affairs, Division of Local Governmental Services. During this time, the Montvale Planning Board will meet using Zoom. The public is welcome **to log in using the number shown** in the information.

Topic: Montvale Planning Board Meeting

Time: May 19, 2020 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/3681334477?pwd=aHNWYUlidU1GclQ4dWx0VUpSUzBHZz09>

Meeting ID: 368 133 4477

Password: 908106

One tap mobile

+19294362866,,3681334477#,,1#,908106# US (New York)

+13017158592,,3681334477#,,1#,908106# US (Germantown)

Dial by your location

+1 929 436 2866 US (New York)

Meeting ID: 368 133 4477

Password: 908106

ROLL CALL:

MISC.MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/BOROUGH ENGINEER:

ZONING REPORT:

ENVIRONMENTAL COMMISSION LIAISON REPORT:

SITE PLAN COMMITTEE REPORT:

CORRESPONDENCE: placed on the website

APPROVAL OF MINUTES:

DISCUSSION:

Procedures for Site Plan Review Committee

USE PERMITS:

1. Block 2404 Lot 1-TJY Nails, LLC-d/b/a Happy Nails & Spa-16 South Kinderkamack Road (2000 sq.ft.)

PUBLIC HEARINGS (NEW):

1. Block 1601, Lot 7- Borough of Montvale-26 N. Kinderkamack Road-Use Variance-At the applicants request this application is being carried to the next virtual meeting of June 2nd, with no further notice required.
2. Block 2802 Lot 2, Qualifier C001A- CityMD-Shoppes at DePiero Farms-60 Farm View-Use Permit and Use Variance and Signage Variances. Application requires a D(1) Use Variance and C Variances

PUBLIC HEARINGS (CONT):

1. Block 1601 Lot 15-Atlantis Management Group, LLC-12 Railroad Avenue-
Application for Site Plan and Variance Approval
Carried and new notice will be given at a later date.
2. Block 1002 Lot 7- Waypoint Residential Services, LLC -127 Summit Avenue -Application for Preliminary and Final Site Plan and Bulk Variance Approval and Soil Movement-carried
3. Block 3201 Lot 4-Ridgecrest Realty Associates, Inc.-21 Philips Parkway
Application for Conditional Use and Variance Approval, Major Soil Moving Permit Approval, Bulk Variance Approval, EIS Approval and Site Plan -carried

RESOLUTIONS: none

Other Business

Open Meeting to the Public

Adjournment

Next Regular Scheduled Meeting: June 2, 2020