

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

AGENDA

Tuesday, December 19, 2023

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 17

DISCUSSION: Proposal for Professional Planning Services

OR Zones Permitted Use & Bulk Standards Analysis

Proposal No.: MPP-0226P

USE PERMITS:

Block 3004 Lot 2-Rokowsky Realty Organization-50 Chestnut Ridge Road, Suite 103-(1795 sq. ft.)

PUBLIC HEARINGS (NEW):

1. **Block 1102 Lot 8**-Gray Capital, LLC-100 Summit Avenue-Site Plan Review and Variance Application and Major Soil Movement Application-
2. **Block 27092, Lot1.01**, Qualifier C3002-Sweetgreen-340 Market Street-Variance Application to install a sign bearing the trade name of the applicant on top of an existing structure

PUBLIC HEARINGS (CON'T):

RESOLUTIONS:

1. Block 1301 Lot 1-Brett Unger-45 Akers Avenue-Resolution granting Minor Subdivision Approval and Variance Relief to Bret Unger-
2. **Block 1601 Lot 7**-Nouvelle, LLC- 26 N. Kinderkamack Road-Resolution Granting Preliminary and Final Waiver from the Requirement of Submitting an Environmental Impact Statement to Nouvelle, LLC for Premises Designated as Block 1601 Lot -Site Plan Review and Variance Relief for Veterans Affordable Housing
3. Block 2802, Lot 2-(C001B)-Resolution Granting a Use Variance and Variance Relief Pertaining to signage to Montvale Development Associates II, LLC and a Use Permit to New York Blood Center, Inc. d/b/a New Jersey Blood Services for Premises Designates as Block 2802, Lot 2 (C001B)

OTHER BUSINESS:

OPEN MEETING TO THE PUBLIC:

ADJOURNMENT:

Next Regular Scheduled Meeting and Reorganizational Meeting: January 2, 2024