

AGENDA
MEETING OF THE MONTVALE PLANNING BOARD
Tuesday, May 15, 2018 at 7:30PM-(revised May 14, 2018)
Municipal Complex, 12 Mercedes Drive in Council Chambers

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:

ZONING REPORT:

ENVIRONMENTAL COMMISSION LIAISON REPORT:

SITE PLAN COMMITTEE REPORT:

CORRESPONDENCE: Placed on the Back Table

APPROVAL OF MINUTES: May 1, 2018

USE PERMITS:

1. Block 3004 Lot 2-Our Bookkeeping Service, LLC-50 Chestnut Ridge Road-
(currently 4710- totally 7476 sq. ft. to be occupied)

DISCUSSION:

1. Block 2305 Lot 17-Memorial School Site Improvements-Section 33 Review
2. Ordinance No 2018-1449-An ordinance of the Borough of Montvale Amending and Supplementing Chapter 128 of the Code of the Borough of Montvale to Establish a Borough-Wide Set-Aside Requirement and to Set Forth the Standards and Criteria Applicable thereto
3. Ordinance No. 2018—1450-An Ordinance Renaming Chapter 28 of the Code of the Borough of Montvale, "Affordable Housing Regulations," and Replacing the Entire Contents Thereof to Address the Requirements of the Fair Housing Act and the Uniform Housing Affordability Controls (UHAC) Regarding Compliance with the Borough's Affordable Housing Obligations
4. Ordinance No. 2018-1451-An Ordinance Amending Chapter 57 Land Use Procedures Ordinance Article VII Development Fees of the Borough of Montvale to Provide for the Collection of Development Fees in Support of Affordable Housing As Permitted by the New Jersey Fair Housing Act
5. Ordinance No. 2018-1452-An Ordinance of the Borough of Montvale Amending and Supplementing Chapter 128 of the Code of the Borough of Montvale to Rename Section 128-5.5 to be Entitled "Overlay Districts" and To Establish the Mixed-Use Inclusionary 1(MI-1)Overlay District, The Mixed-Used Inclusionary 2 (MI-2) Overlay District, and the Mixed-Used Inclusionary 3 (MI-3) Overlay District and to Set Forth the Standards and

Criteria Applicable Thereto

PUBLIC HEARINGS (NEW):

- 1. Block 505 Lot 3 - Jacovino-31 Terkuile Road- Variance Application-**at the applicants request this public hearing is carried to June 5, 2018****
- 2. Block 201, Lot 3-Lawrence and Tania Pinto-121 Upper Saddle River Road-Minor Subdivision Application-**

PUBLIC HEARINGS (CONT):

- 1. Block 1103 Lot 5 and Block 403 Lot 1-Metropolitan Home Development at Werimus, LLC- 87 and 91 Spring Valley Road-Amended Site Plan and Major Soil Movement Application-**carried to June 5th, 2018****

RESOLUTIONS:

- 1. Block 1901 Lot 5-Quality Facility Solutions, LLC-180 Summit Avenue (7037 sq. ft.)**
- 2. Block 3102, Lot 1.01 & Block 2701, Lot 2-KPMG-3 and 75 Chestnut Ridge Road-Amended Site Plan-Lighting**
- 3. Ordinance No 2018-1449-An ordinance of the Borough of Montvale Amending and Supplementing Chapter 128 of the Code of the Borough of Montvale to Establish a Borough-Wide Set-Aside Requirement and to Set Forth the Standard and Criteria Applicable thereto**
- 4. Ordinance No. 2018—1450-An Ordinance Renaming Chapter 28 of the Code of the Borough of Montvale, "Affordable Housing Regulations," and Replacing the Entire Contents Thereof to Address the Requirements of the Fair Housing Act and the Uniform Housing Affordability Controls (UHAC) Regarding Compliance with the Borough's Affordable Housing Obligations**
- 5. Ordinance No. 2018-1451-An Ordinance Amending Chapter 57 Land Use Procedures Ordinance Article VII Development Fees of the Borough of Montvale to Provide for the Collection of Development Fees in Support of Affordable Housing As Permitted by the New Jersey Fair Housing Act**
- 6. Ordinance No. 2018-1452-An Ordinance of the Borough of Montvale Amending and Supplementing Chapter 128 of the Code of the Borough of Montvale to Rename Section 128-5.5 to be Entitled "Overlay Districts" and To Establish the Mixed-Use Inclusionary 1(MI-1)Overlay District, The Mixed-Used Inclusionary 2 (MI-2) Overlay District, and the Mixed-Used Inclusionary 3 (MI-3) Overlay District and to Set Forth the Standards and Criteria Applicable Thereto**

Other Business

Open Meeting to the Public

Adjournment

Next Regular Scheduled Meeting: June 5, 2018