

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

Agenda (Revised July 20, 2020)

Tuesday, July 21, 2020

Virtual Meeting by Zoom

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: Planning Board Meeting July 21, 2020
Time: Jul 7, 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#,,,,0#,,908106# US (New York)
+13017158592,,3681334477#,,,,0#,,908106# US (Germantown)

Dial by your location
+1 929 436 2866 US (New York)
+1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
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Meeting ID: 368 133 4477
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Find your local number: <https://us02web.zoom.us/j/3681334477?pwd=aHNwYUlidU1GclQ4dWx0VUpSUzBHZz09>

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: July 7, 2020

DISCUSSION: Affordable Housing Compliance 2020 Services -Darlene Green

7:40pm-8:00pm

USE PERMITS:

1. **Block 1902 Lot 5- Rothman Institute of New Jersey, PA-305 West Grand Avenue, Suite 700 (2100 sq. ft.)-See documents listed on website**

8:00pm -9:00pm

PUBLIC HEARINGS (NEW):

1. **Block 1401 Lot 6-Kristie and Craig Veri-45 Woodland Avenue-Variance Application and Major Soil Movement Application with a D(6) Height Variance, Steeping Slope Variance, and another non-conforming pre-existing variances along with a Major Soil Movement Application- See documents listed on website**

9:00pm-10:00pm

PUBLIC HEARINGS (CONT):

1. **Block 1601 Lot 15-Atlantis Management Group, LLC-12 Railroad Avenue- Application for Site Plan and Variance Approval-See documents listed on website**

Break 5 Minutes

10:05pm to 11:15pm

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- click below link for documents to view**

<https://www.dropbox.com/sh/3wpdvdnuuypl6l/AADMHQKfrPI-jfJZs9Z7cOY3a?dl=0>

RESOLUTION- **Block 3201 Lot 4-Ridgecrest Realty Associates, Inc.-21 Philips Parkway**

1. Application for Conditional Use and Variance Approval, Major Soil Moving Permit Approval, Bulk Variance Approval, EIS Approval and Site Plan – resolution will be memorialized at the **August 4, 2020** meeting.

Other Business

Open Meeting to the Public

Adjournment

Next Regular Scheduled Meeting: **August 4, 2020**