

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

AGENDA

Tuesday, May 16, 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: May 2, 2023

DISCUSSION: Proposal for Professional Planning Services

USE PERMITS:

1. **Block 2904 Lot 3 – Bergen Prosthodontics, LLC** – 102 Chestnut Ridge Road (2,429 sq. ft.)
2. **Block 2702 Lot 1.01 C3001 and C3002 – Naya Montvale, LLC** – 310-330 Market Street
(2,300 sq. ft.)
3. **Block 403 Lot 3 – Fresh Finest, LLC** – 103 Spring Valley Road (1,800 sq. ft.)

PUBLIC HEARINGS (NEW): None

PUBLIC HEARINGS (CONT):

1. **Block 2002 Lots 13 & 14 - Montvale Grove, LLC** – 20-24 Spring Valley Road –
Application for Preliminary and Final Subdivision and Preliminary and Final Site Plan
Approval together w/ Bulk and Use Variances

RESOLUTIONS:

1. RESOLUTION GRANTING A USE PERMIT AND APPROVAL OF SIGNAGE TO SQ PIZZA
MONTVALE, LLC FOR PREMISES DESIGNATED AS BLOCK 2702, LOT 1.01 (C2000)
2. RESOLUTION GRANTING A USE PERMIT AND APPROVAL OF A BLADE SIGN TO
OSI/FLEMING'S, LLC FOR PREMISES DESIGNATED AS BLOCK 2702, LOT 1.01 (C2000)

OTHER BUSINESS:

OPEN MEETING TO THE PUBLIC:

ADJOURNMENT:

Next Regular Scheduled Meeting: June 6, 2023