

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

AGENDA

Tuesday, November 21, 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 3, October 17

DISCUSSION: NJ Turnpike Authority-Application for a Transition Area Waiver and Flood Hazard Area

USE PERMITS:

1. Block 3004 Lot 2- Clearscope Tax 1 Inc.-50 Chestnut Ridge Road-(1626 .sq. ft.)
2. Block 2702 Lot 1.01 C3002-Sweetgreen-340 Market Street-(2864 sq. ft.) Signage and Use Permit (public hearing for variance will be heard on the December 18, 2023)

PUBLIC HEARINGS (NEW):

1. **Block 1601 Lot 7**-Nouvelle, LLC- 26 N. Kinderkamack Road-Application for Site Plan Review and Variance Relief for Veterans Affordable Housing
2. **Block 1301 Lot 1**-Brett Unger-45 Akers Avenue-Minor Subdivision and Preliminary Site Plan Approval and Variance Relief
3. **Block 2802 Lot 2, Qualifier C)01A**-Nava Health MD Inc.-34 Farm View-D1 Variance Application, Use Variance and Waivers Application
4. **Block 2802, Lot 2, Qualifier C001B**-Motvale Development Associates II, LLC (New York Blood Center, Inc. d/b/a New Jersey Blood Services) 36 Philips Parkway-Variance Use Application D1 with C Variance and waiver and exceptions

PUBLIC HEARINGS (CON'T):

1. **Block 2702, Lot 1.01, Qualifiers C1001, C1002, C2002, C3001 C3002, C4001, C6000 and C9000 Block 3201 Lot 6**-William Sonoma & Pottery Barn- DePiero Drive, W. Grand Avenue Glenview Road-Application for Amended Preliminary and Final Site Plan Approval, Tenant Signage and Use Permit

PUBLIC HEARINGS (CONT): None

RESOLUTIONS:

1. Montvale Planning Board Professional Planning Services to assist the Borough in the preparation of an Open Space and Recreation Plan
2. Resolution Granting Amended Preliminary and Final Site Plan Approval (as to Phase II), Variance Relief, and a Waiver from the Requirement of Submission of an Environmental Impact Statement to SHG Montvale LB, LLC and its Affiliates for Premises designated as **Block 2702, Lot 1.01** with various Qualifiers

OTHER BUSINESS:

OPEN MEETING TO THE PUBLIC:

ADJOURNMENT:

Next Regular Scheduled Meeting: December 5, 2023