

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

AGENDA

Tuesday, December 5, 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:

USE PERMITS: none

PUBLIC HEARINGS (NEW):

1. **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
2. **Block 1102 Lot 8**-Gray Capital, LLC-100 Summit Avenue-Site Plan Review and Variance Application and Major Soil Movement Application-**At the request of the applicant this application is being carried to December 19th, 2023-no further notice will be required.**

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

2. **Block 2802 Lot 2, Qualifier C)01A**-Nava Health MD Inc.-34 Farm View-D1 Variance Application, Use Variance and Waivers Application

RESOLUTIONS:

1. **Block 2702, Lot 1.01** 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
2. **Block 2702, Lot 1.01**-Resolution granting a Use Permit and Approval of signage to Sweetgreen for Premises Designated as Block 2702, Lot 1.01
3. **Block 1601 Lot 7**-Nouvelle, LLC- 26 N. Kinderkamack Road-Application for Site Plan Review and Variance Relief for Veterans Affordable Housing- **Resolution will be memorialized at our December 19th, 2023 meeting.**

OTHER BUSINESS:

OPEN MEETING TO THE PUBLIC:

ADJOURNMENT:

Next Regular Scheduled Meeting: December 19, 2023