

**REGULAR MEETING OF THE MONTVALE PLANNING BOARD**  
**AGENDA**

**Tuesday, February 7, 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: December 6, 2022 & January 17, 2023

DISCUSSION:

USE PERMITS:

1. **Block 1102 Lot 1 – Office Solutions USA Inc. d/b/a Teklink** – 1 Paragon Drive, Suite 159  
(2,985 sq. ft.)
2. **Block 1102 Lot 1 – Kids First Management Inc.** – 1 Paragon Drive, Suite 100  
(2,981 sq. ft.)
3. **Block 2701 Lot 3 – Agricultural Bank of China LTD.** – 85 Chestnut Ridge Road  
(1,644 sq. ft.)
4. **Block 1902 Lot 5 – Kayal Medical Group, LLC d/b/a Kayal Orthopaedic Center** –  
305 W. Grand Avenue (7,683 sq. ft.)
5. **Block 3103 Lot 2 – EVU Residential, LLC** – 100 Philips parkway (15,000 sq. ft.)

PUBLIC HEARINGS (NEW): None

PUBLIC HEARINGS (CONT):

1. **Block 2002 Lots 13 & 14 - Montvale Grove, LLC** – 20-24 Spring Valley Road –  
Preliminary Major Site Plan and Major Subdivision Approval

RESOLUTIONS:

1. Resolution Granting a Use Permit to Evolve Med Spa for Premises Designated as Block 2801, Lot 2 and Block 2702, Lot 1 (C2000)
2. Resolution Amending Resolution Granting Variance Relief to John Chiavelli for Premises Designated as Block 603, Lot 29

OTHER BUSINESS:

OPEN MEETING TO THE PUBLIC:

ADJOURNMENT:

Next Regular Scheduled Meeting: February 21, 2023