

REGULAR MEETING OF THE MONTVALE PLANNING BOARD
AGENDA

Tuesday, February 6, 2024

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: January 2, 2024, December 5, 2023, December 19, 2023

DISCUSSION: EV Ordinance

USE PERMITS:

Block 3201 Lot 5-Joseph M. Sanzari, Inc.-25 Philips Parkway-(1761 sq. ft.)

Block 2702 Lot 1.01 (C1001) Natural Nails & Spa V Inc.-d/b/a Natural Nails and Spa-110 Market Street-(1789 sq.ft.)

Block 2701 Lot 3 -Cleanstart Energy-85 Chestnut Ridge Road, Ste 220-(762. Sq. ft.)

Block 2002 Lot 3 -Yellow Bus ABA -5 Paragon Drive Ste 105 -(4630 sq. ft.)

Block 3004 Lot 2- Kesef Accounting fka Our Accounting Service and Our Bookkeeping Service Ste 120-(2,365 sq. ft.)

PUBLIC HEARINGS (NEW):

1. Block 603 Lot 8 AND LOT 42-Fintan and Kelly Seeley and Michael O'Donovan- 107 Woodland Ave and 83 Magnolia Avenue -Minor Subdivision
2. Block 1903, Lots 2,3,4, and 5-Estate of Elaine DePiero-Application for Minor Site Plan Review and Variance Application-53 Craig Road at the request of the applicant this is carried to February 6th

PUBLIC HEARINGS (CONT): none

RESOLUTIONS: Block 1103 Lot 3- RESOLUTION GRANTING AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL, VARIANCE RELIEF, A MAJOR SOIL MOVEMENT PERMIT, AND A WAIVER FROM REQUIRING THE SUBMISSION OF AN ENVIRONMENTAL IMPACT STATEMENT TO GRAY CAPITAL, LLC FOR PREMISES DESIGNATED AS BLOCK 1102, LOT 3

OTHER BUSINESS:

OPEN MEETING TO THE PUBLIC:

ADJOURNMENT:

Next Regular Scheduled Meeting: February 20,2024