

<b><u>REGULAR MEETING OF THE MONTVALE PLANNING BOARD</u></b>
<b><u>Agenda</u></b>
<b><u>Tuesday, June 16, 2020</u></b>
<b><u>Virtual Meeting by Zoom</u></b>

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.

**PLEASE TAKE NOTICE** that due to the current New Jersey State of Emergency and Public Health Emergency declared by Governor Phil Murphy, and in an effort to prevent further spread of COVID-19 and to protect the health and safety of residents, Borough staff, professionals, and applicants, the Municipal Building remains closed. In accordance with the Open Public Meeting Act, N.J.S.A. 10:4-6, et seq., and/or P.L. 2020, c.11, and/or the "Operational Guidance – COVID-19: Guidance for Remote Public Meetings in New Jersey" dated March 23, 2020, and "Operational Guidance – COVID-19: N.J.S.A. 40:55D-1, Recommendation for Land Use Public Meetings in New Jersey" dated April 2, 2020, both published by the New Jersey Department of Community Affairs, Division of Local Governmental Services. During this time, the Montvale Planning Board will meet using Zoom. The public is welcome **to log in using the number shown** in the information.

Topic: Montvale Planning Board Meeting

Time: June 2, 2020 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/3681334477?pwd=aHNWYUlidU1GclQ4dWx0VUpSUzBHZz09>

Meeting ID: 368 133 4477

Password: 908106

One tap mobile

+19294362866,,3681334477#,,1#,908106# US (New York)

+13017158592,,3681334477#,,1#,908106# US (Germantown)

Dial by your location

+1 929 436 2866 US (New York)

Meeting ID: 368 133 4477

Password: 908106

**ROLL CALL:**

MISC.MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/BOROUGH ENGINEER:

ZONING REPORT:

ENVIRONMENTAL COMMISSION LIAISON REPORT:

SITE PLAN COMMITTEE REPORT:

CORRESPONDENCE: placed on the website

APPROVAL OF MINUTES: June 2, 2020

DISCUSSION:  
Zoning Map

USE PERMITS:

1. Block 2602 Lot 1-Dr. Jessica Gaetano-210 Summit Avenue-(700 sq. ft.)
2. Block 1902 Lot 5- Synergy Health Advisors, LLC-305 West Grand Avenue (2,996 sq.ft.)

PUBLIC HEARINGS (NEW): none

PUBLIC HEARINGS (CONT):

1. Block 3201 Lot 4-Ridgecrest Realty Associates, Inc.-21 Philips Parkway  
Application for Conditional Use and Variance Approval, Major Soil Moving Permit Approval, Bulk Variance Approval, EIS Approval and Site Plan
2. Block 1601 Lot 15-Atlantis Management Group, LLC-12 Railroad Avenue-  
Application for Site Plan and Variance Approval  
Application is being carried to July 21, 2020 at applicant's request. New notice will be provided.
3. Block 1002 Lot 7- Waypoint Residential Services, LLC -127 Summit Avenue -Application  
for Preliminary and Final Site Plan and Bulk Variance Approval and Soil Movement-being  
carried to July 7, 2020 at applicant's request. Applicant will be providing new notice.

1. RESOLUTION

A Resolution Granting a Use Variance to Block 1601, Lot 7- Borough of Montvale-26 N. Kinderkamack Road-Use Variance-

Other Business  
Open Meeting to the Public  
Adjournment

Next Regular Scheduled Meeting: July 7, 2020