

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

AGENDA

Tuesday, January 20, 2026

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:
- ENVIRONMENTAL COMMISSION LIAISON REPORT:
- SITE PLAN REVIEW COMMITTEE REPORT:
- MASTER PLAN COMMITTEE REPORT:
- ZONING REPORT:

CORRESPONDENCE: **On back table**

APPROVAL OF MINUTES: **October 21, 2025 and December 16, 2025**

USE PERMITS:

1. **Block 403, Lot 4** – 72 Summit Avenue, Suite 111 – CFM Design & Engineering (792 sq. ft.)
2. **Block 1903, Lot 6** – 136 Summit Avenue, Suite 204 – Triage Advisory LLC t/a Triage Advisory Financial Services (780 sq. ft.)
3. **Block 2701, Lot 4** – 95 Chestnut Ridge Road, 2nd Fl. – Chaim Medical Resource, INC. (1,537 sq. ft.)
4. **Block 2701, Lot 4** – 95 Chestnut Ridge Road, Suite 203 – Dynamic Kitchen Design & Interiors, Inc. (1,200 sq. ft.)
5. **Block 2602, Lot 1** – 210 Summit Avenue, Suite C-11 – Glacier Management LLC (857 sq. ft.)

PUBLIC HEARINGS (NEW):

1. **Block 3201, Lots 1, 5 and 6 and Block 3102, Lot 1.01** – Proposal for Professional Services – Non-Condemnation Area in Need of Redevelopment Study

PUBLIC HEARINGS (CONTINUED):

1. **Block 3101, Lot 1** – 1-30 Chestnut Ridge Road – UB Chestnut LLC c/o Regency Centers – Applications for Variance
2. **Block 1901, Lot 3** – 121 Chestnut Ridge Road – Montvale Donuts LLC – Applications for Variance and Soil Movement

RESOLUTION: **None**

OTHER BUSINESS: **None**

OPEN MEETING TO THE PUBLIC:

ADJOURNMENT:

Next Regular Scheduled Meeting: February 3, 2026