

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

AGENDA- REVISED

Tuesday, March 3, 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: **None**

USE PERMITS:

1. **Block 3004, Lot 2** – 50 Chestnut Ridge Road, Suite 210 – ARC Dental & Implant Center (3,923 sq. ft.)
2. **Block 2602, Lot 4** – 128 Chestnut Ridge Road – 128 Montvale LLC (1,900 sq. ft.) – **Carried to April 7, 2026**

PUBLIC HEARINGS (NEW): **None**

PUBLIC HEARINGS (CONTINUED): **None**

RESOLUTION:

1. **Resolution Granting Preliminary and Final Site Plan Approval, Variance Relief, Waivers, and Approval of an Environmental Impact Statement to UB Chestnut, LLC c/o Regency Centers for Premises Designated as Block 3101, Lot 1**

OTHER BUSINESS: **None**

OPEN MEETING TO THE PUBLIC:

ADJOURNMENT:

Next Regular Scheduled Meeting: March 17, 2026