

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

AGENDA

Tuesday, May 19, 2026 REVISED

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: **March 17, 2026 and April 21, 2026**

USE PERMITS:

1. **Block 3004, Lot 2** – 50 Chestnut Ridge Road, Suite 207 – Kids Club ABA NJ LLC (4,7105 sq. ft.)
2. **Block 2701, Lot 4** – 95 Chestnut Ridge Road, Suite 315 – Neiman Wholesale Distributors d/b/a Masterko (250 sq. ft.)

PUBLIC HEARINGS (NEW):

1. **Block 702, Lot 36** – 14 Clover Court – Alan Trojan – Application for Variance
2. **Block 2701, Lot 5** – 101 Chestnut Ridge Road – Battleground Acquisition on behalf of Kristen Marie Hair LLC – Application for Zoning Variance

PUBLIC HEARINGS (CONTINUED):

1. **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: June 2, 2026