

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

AGENDA (REVISED)

Tuesday, June 3, 2025

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

CORRESPONDENCE: On back table

APPROVAL OF MINUTES: **January 21, 2025; March 18, 2025; April 15, 2025**

DISCUSSION: None

USE PERMITS:

1. **Block 2701, Lot 4** – 95 Chestnut Ridge Road, Suite 204 – Argo Construction Corp (1,200 sq. ft.)
2. **Block 2702, Lot 4** – 95 Chestnut Ridge Road, Suite 205 – AJH Real Estate Management, LLC/Waste Wanted Solutions, LLC (sq. ft 3,400)
3. **Block 1001, Lot 1** – 135 Chestnut Ridge Road, Suite 1150 – MJ Surgeon Group (3,434 sq. ft.)
4. **Block 2701, Lot 4** – 95 Chestnut Ridge Road, Suite 203 – Mint Funding (1,200 sq. ft.)
5. **Block 2408, Lot 2** – 2-8 S. Kinderkamack Road – Beauty Full Life, Montvale LLC C/O Yugi Quan (1,200 sq. ft.)
6. **Block 2401, Lot 2** – 28 W. Grand Ave., Suite 3 – Enterprise Food Products USA Inc. (2,219 sq. ft.)

PUBLIC HEARINGS (NEW):

1. **Block 1601, Lots 12, 13 & 14** – 22 Railroad Avenue – JTZ Holdings, LLC – Amended Site Plan and Soil Movement Application

RESOLUTION:

1. **Resolution Commending Dante Teagno for His Years of Service to the Planning Board and Borough**

OPEN MEETING TO THE PUBLIC:

ADJOURNMENT:

Next Regular Scheduled Meeting: June 17, 2025