

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

AGENDA **UPDATED**

Tuesday, February 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: **January 6, 2026**

USE PERMITS:

1. **Block 1102, Lot 1** – 1 Paragon Drive, Suite 157 (f/k/a 153) – One Twenty One Financial Services (4,036 sq. ft.) – ***Carried to March 3, 2026***
2. **Block 403, Lot 4** – 72 Summit Avenue, Suite 106 – Clever Maintenance Inc. and Clever Rubbish Removal LLC (423 sq. ft.)

PUBLIC HEARINGS (NEW): **None**

PUBLIC HEARINGS (CONTINUED):

1. **Block 1901, Lot 3** – 121 Chestnut Ridge Road – Montvale Donuts LLC – Applications for Variance and Soil Movement

RESOLUTION:

1. **Resolution - 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**
2. **Resolution Granting Amended Site Plan Approval and Variance Relief to Dynarex Corporation for the Premises Designated as Block 1001, Lot 2**
3. **Resolution Granting Preliminary and Final Site Plan Approval, Variance Relief, Approval of an Environmental Impact Statement and Approval of a major Soil Movement Permit to Veolia Water New Jersey, Inc. for Premises Designated as Block 1002, Lot 7**

OTHER BUSINESS: **None**

OPEN MEETING TO THE PUBLIC:

ADJOURNMENT:

Next Regular Scheduled Meeting: February 17, 2026