

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

AGENDA

Tuesday, October 21, 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:
- 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 2802, Lot 2, C001A** – 18 A Farm View – G & A Family Group LLC d/b/a EONS (1,477 sq. ft)
2. **Block 3101, Lot 1, 2, 3** – 20 Chestnut Ridge Road, Unit 4 – Tanti Aguri Hospitality Group, LLC d/b/a Diforno (2,310 sq. ft)

PUBLIC HEARINGS (NEW):

1. **Open Space and Recreation Plan 2025**

PUBLIC HEARINGS (CONTINUED):

1. **Block 603, Lots 34, 35 and 36** – 55-61 Magnolia Avenue – Metropolitan Home Development at Werimus, LLC – Applications for Major Subdivision and Soil Movement

RESOLUTION:

1. **Borough of Montvale Planning Board Resolution** – *Proposal for Professional Planning Services, Continued Services for Affordable Housing Compliance: 2025, Colliers Engineering & Design Project No. MPP-014M*

OTHER BUSINESS: None

OPEN MEETING TO THE PUBLIC:

ADJOURNMENT:

Next Regular Scheduled Meeting: November 18, 2025