

# **REGULAR MEETING OF THE MONTVALE PLANNING BOARD**

## **AGENDA **REVISED****

**Tuesday, April 21, 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: **April 7, 2026**

USE PERMITS:

1. **Block 1001, Lot 1** – 135 Chestnut Ridge Road, Suite 1160 – Signature Wealth Management Partners LLC (3,335 sq. ft.)
2. **Block 2701, Lot 5** – 101 Chestnut Ridge Road, 1<sup>st</sup> Fl – The Bedrin Organization, LLC (1,612 sq. ft.)
3. **Block 2701, Lot 4** – 95 Chestnut Ridge Road, Suite 202 – The Hustle Wig LLC (2,900 sq. ft.)

PUBLIC HEARINGS (NEW): **None**

PUBLIC HEARINGS (CONTINUED): **None**

RESOLUTION:

1. **Resolution Denying Preliminary and Final Site Plan Approval, a d(1) Use Variance, Related Variances, and a Major Soil Movement Permit to Montvale Donuts, LLC for Premises Designated as Block 1901, Lot 3**
2. **Resolution Granting a Use Permit to 128 Montvale LLC T/A Tim Horton's for Premises Designated as Block 2602, Lot 4**

OTHER BUSINESS: **Colliers Engineering & Design, Inc. Potential Conflict Disclosure Letter Regarding Wegmans Food Markets, Inc.**

OPEN MEETING TO THE PUBLIC:

ADJOURNMENT:

Next Regular Scheduled Meeting: May 5, 2026