

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

## **AGENDA**

**Tuesday, September 16, 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: **August 19, 2025**

USE PERMITS:

1. **Block 2001, Lot 3** – 10 Paragon Drive, 1<sup>st</sup> & 2<sup>nd</sup> FL. – Capital Realty Group (22,500 sq. ft)
2. **Block 1001, Lot 2** – 155 Chestnut Ridge Road, Suite LL103 – Peak Mental Health (5,005 sq. ft)
3. **Block 3004, Lot 2** – 50 Chestnut Ridge Road, Suite 126 – SmartSeal Inc. (1,560 sq. ft)
4. **Block 2602, Lot 1** – 210 Summit Avenue, Suite A6 – Sonia Alves (290 sq. ft)

PUBLIC HEARINGS (NEW):

PUBLIC HEARINGS (CONTINUED): None

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

***\*\*At the request of the Applicant, this application is being carried to the  
October 21, 2025 meeting***

***\*\* NO FURTHER NOTICE WILL BE REQUIRED \*\****

RESOLUTION:

1. **Resolution Granting a Use Permit to Valley Health System for Premises Designated as Block 2702, Lot 1.01, Qualifier C4000**
2. **Resolution Authorizing and Directing Borough Planner Darlene A. Green to Perform a Preliminary Investigation to Determine Whether Property Known as Block 3102, Lot 1.01 as Depicted on the Borough Tax Map, Being More Commonly Known as 3 and 51 Chestnut Ridge Road, is a Condemnation Redevelopment Area**
3. **Resolution Approving a Developer's Agreement with Gray Capital, LLC Premises Identified as Block 1102, Lot 3**

OTHER BUSINESS: **Disclosure Letter from Colliers Engineering & Designs Regarding Veolia  
Water New Jersey, Inc. Project at 127 Summit Avenue, Block 1002, Lot 7**

OPEN MEETING TO THE PUBLIC:

ADJOURNMENT:

Next Regular Scheduled Meeting: October 7, 2025