

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

AGENDA **REVISED**

Tuesday, April 7, 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: **February 17, 2026**

USE PERMITS:

1. **Block 2602, Lot 4** – 128 Chestnut Ridge Road – 128 Montvale LLC (1,900 sq. ft.)

PUBLIC HEARINGS (NEW):

1. **Block 3101, Lot 2** – 1-30 Chestnut Ridge Road – UB Chestnut LLC c/o Regency Centers – Soil Movement Application

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 – Carried to April 21, 2026**

OTHER BUSINESS: **None**

OPEN MEETING TO THE PUBLIC:

ADJOURNMENT:

Next Regular Scheduled Meeting: April 21, 2026