

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

AGENDA

Tuesday, July 1, 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: **June 3, 2025**

DISCUSSION: None

USE PERMITS:

1. **Block 2602, Lot 5** – 120 Chestnut Ridge Road – JNA Montvale LLC d/b/a JNA Fitness (sq. ft 1,479)
2. **Block 403, Lot 3** – 103 Summit Ave., Suites 301 & 303 – Bluepeak Management LLC (800 sq. ft.)
3. **Block 1001 Lot 1** – 135 Chestnut Ridge Road – Divorce Logic LLC, Suite 260 (1,266 sq. ft.)
4. **Block 2602, Lot 1** – 210 Summit Ave – Carbo Constructors Corp. (415 sq. ft.)
5. **Block 403, Lot 4** -72 Summit Ave, Suite 108 Tamar Capital (326 SQ FT)

PUBLIC HEARINGS (NEW): None

PUBLIC HEARINGS (CONTINUED):

1. **Block 1601, Lots 12, 13 & 14** – 22 Railroad Avenue – JTZ Holdings, LLC – Application for approval for Amended Site Plan and Major Soil Movement Application

RESOLUTION:

OPEN MEETING TO THE PUBLIC:

ADJOURNMENT:

Next Regular Scheduled Meeting: August 5, 2025