

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

AGENDA

Tuesday, June 17, 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: **March 4, 2025**

DISCUSSION: None

USE PERMITS:

1. **Block 2701, Lot 4** – 95 Chestnut Ridge Road, Suite 313 – RDM Group (sq. ft 4,272)
2. **Block 403, Lot 4** – 72 Summit Ave., Suite 110 – Chester Medical Supply (590 sq. ft.)
3. **Block 2002, Lot 15** – 221 West Grand Ave. – BioReference Health, LLC (1,087 sq. ft.)
4. **Block 2701, Lot 4** – 95 Chestnut Ridge Road, Suite 205 – AJH Real Estate Management, LLC/Waste Wanted Solutions, LLC (sq. ft 3,400)

PUBLIC HEARINGS (NEW):

1. **2025 Housing Element and Fair Share Plan**

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:

1. **Resolution Commending Dante Teagno for His Years of Service to the Planning Board and Borough**
2. **Resolution Adopting the Fourth Round Housing Element and Fair Share Plan as Part of the Borough of Montvale Master Plan**

OPEN MEETING TO THE PUBLIC:

ADJOURNMENT:

Next Regular Scheduled Meeting: July 1, 2025