

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

AGENDA

Tuesday, August 19, 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 5, 2025**

USE PERMITS:

1. **Block 2702, Lot 1.0, Qualifier C4000** – 400 Market Street – Valley Health Systems (60,520 sq. ft.)
2. **Block 1001, Lot 1** – 135 Chestnut Ridge Road, Suite 280 – Gold Ventures LLC (2,351 sq. ft)

PUBLIC HEARINGS (NEW):

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

PUBLIC HEARINGS (CONTINUED): None

RESOLUTION:

1. **Resolution Granting Variance Relief Pertaining to Signage to Valley Health System for Premises Designated as Block 2702, Lot 1.0, Qualifier C4000**

OPEN MEETING TO THE PUBLIC:

ADJOURNMENT:

Next Regular Scheduled Meeting: September 2, 2025