

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

AGENDA

Tuesday, August 5, 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: **May 6, 2025; June 17, 2025; July 1, 2025**

USE PERMITS:

1. **Block 1902, Lot 3** – 295 W Grand Ave, Suite C- Prime IV Wellness & Hydra (1,588 sq ft)
2. **Block 2701, Lot 4** – 95 Chestnut Ridge Road, Suite 314 – Industry Construction Services (ICS) (1,664 sq. ft)
3. **Block 1903, Lot 6** – 136 Summit Ave., Suite 201 – Sunny Days Acupuncture & Wellness LLC (494 sq. ft.)
4. **Block 1001, Lot 1** – 135 Chestnut Ridge Road, Suite 240 – E2 IP Technologies (2,939 sq. ft)
5. **Block 1001, Lot 2** – 155 Chestnut Ridge Road, Suite LL107 – eMedicals Group LLC (625 sq. ft)
6. **Block 2702, Lot 1.1** – 200 Market St, Suite 302 – HBA & MFL NY LLC d/b/a UNLOCAL (6,699 sq. ft)
7. **Block 3101, Lot 1** – 20A Chestnut Ridge Road – Moondog Ventures LLC d/b/a Woof Gang Bakery & Grooming (1,980 sq. ft)
8. **Block 3101, Lot 4** – 28 Chestnut Ridge Road – StudioR Motorsports LLC (1,750 sq. ft)

PUBLIC HEARINGS (NEW):

1. **Block 2702, Lot 1.01 (C4000)** – 400 Market Street – Valley Health Systems – Application for Zoning Variance for Signage

PUBLIC HEARINGS (CONTINUED): None

RESOLUTION:

1. **Resolution Denying Preliminary Site Plan Approval, A d(5) Density Variance, and Related Variances to JTZ Holdings, LLC for Premises Designated as Block 1601, Lots 12, 13 and 14**

OPEN MEETING TO THE PUBLIC:

ADJOURNMENT:

Next Regular Scheduled Meeting: August 19, 2025