REGULAR MEETING OF THE MONTVALE PLANNING BOARD
AGENDA
Tuesday, November 17, 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:

APPROVAL OF MINUTES: **June 2, 2026; June 16, 2026; October 6, 2026; October 20, 2026**

USE PERMITS:

1. **Block 1002, Lot 1:** 135 Chestnut Ridge Road, John H. Choi & Associates LLC (1,266 sq. ft)

PUBLIC HEARINGS (NEW):

1. **Block 3102, Lot 1.01; Block 2701, Lot 2: 1 Chestnut Ridge Road (including 3 and 5) and 75 Chestnut Ridge Road. H&R Montvale LLC. Application for Minor Subdivision approval. Application requires "C" variances.**

PUBLIC HEARINGS (CONTINUED): **None**

RESOLUTIONS: **None**

DISCUSSION: **Block 1901, Lot 3: 121 Chestnut Ridge Road, Montvale Donuts -Revisions to previously approved resolution granting Site Plan Approval**

OTHER BUSINESS: **None**

OPEN MEETING TO THE PUBLIC:

ADJOURNMENT: