

BOROUGH OF MONTVALE

PLANNING BOARD

**NOTICE OF PUBLIC HEARING
NON-CONDEMNATION REDEVELOPMENT AREA:
DETERMINATION OF NEED STUDY
BLOCK 3102, LOT 1.01
BLOCK 3201, LOTS 5 AND 6**

PLEASE TAKE NOTICE that the Planning Board of the Borough of Montvale will conduct a public hearing pursuant to the provisions of N.J.S.A. 40A:12A-6 pertaining to a preliminary investigation to determine whether the following properties and areas (collectively “the properties”) constitute a non-condemnation redevelopment area: Block 3102, Lot 1.01 – 3 and 51 Chestnut Ridge Road, and Block 3201, Lots 5 and 6 – 25 Philips Parkway and 1 Glenview Road. The public hearing will be held on Tuesday, October 6, 2026 at 7:30 p.m. in the Council Chambers of the Municipal Building, 12 De Piero Drive, Montvale, New Jersey. At such meeting, members of the public and any person interested in or who would be affected by a determination that the area is a redevelopment area shall be given an opportunity to be heard as to the Determination of Need Study.

By resolution dated January 8, 2026 the Mayor and Council authorized and directed the Planning Board to determine whether the properties meet the statutory criteria for a non-condemnation area in need of redevelopment pursuant to the Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. As a result of this action by the Mayor and Council, maps have been prepared showing the boundaries of the proposed non-condemnation redevelopment area

and the location of the various parcels or properties included therein. In addition to the maps, a statement designated as a Determination of Need Study has been prepared setting forth the basis for the investigation. The maps and the Determination of Need Study are available for public inspection at the Office of the Borough Clerk and the Office of the Planning Board Secretary.

At the hearing, the Board shall hear all persons who are interested in or who would be affected by a determination that the delineated area is a non-condemnation redevelopment area. All objections to such a determination and evidence in support of those objections, given orally or in writing, shall be received and considered and made a part of the public record.

By order of the Planning Board of the Borough of Montvale.

Jeanne Fondacaro, Planning Board Secretary