



Township of Montclair

205 Claremont Avenue

Montclair, NJ 07042

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**AGENDA FOR MEETING OF THE BOARD OF ADJUSTMENT  
WEDNESDAY, December 17, 2025 – 7:30 p.m.  
205 Claremont Avenue, Montclair, NJ 07042**

This meeting will be televised live on **TV34** and **Montclair Government YouTube**. To speak on an agenda item, you must appear in person.

- 1. Call to Order.** Reading of the New Jersey Open Public Meetings Notice.
- 2. Roll Call**
- 3. Adoption of Board of Adjustment 2026 Meeting Calendar**
- 4. Postponement Announcement**
  - a. [App. 2944: 24 William Street – Dimitri Charles.](#) Block 1511, Lot 28. *Third story addition.*
- 5. Approval of Minutes:** November 5, 2025
- 6. Resolutions**
  - a. [App. 2941: 105 Wildwood Avenue – Victoria Monte.](#) Block 3505, Lot 39. *New garage.*
  - b. [App. 2947: 14 College Avenue – Matthew Eiben & Jeena Moon.](#) Block 1001, Lot 7. *Converting garage to home office.*
  - c. Resolution to Retain Neglia Engineering as Board Engineer
  - d. Resolution to Retain Stickel, Koenig, Sullivan & Drill as Board Attorney
- 7. Old Business**
- 8. New Business**
  - a. [App. 2952: 629 Valley Road – Tiger Pacific Realty LLC.](#) Block 2602, Lot 2. *Physical therapy office on the ground floor with oversized signage.*
  - b. [App. 2932: 120 Watchung Avenue – Jernail Singh & Novdeep Singh Sandu.](#) Block 2506, Lot 22. *Converting auto bays to convenience store.*
- 9. Discussion**
  - a. Member Appointment to Development Review Committee
  - b. Board of Adjustment 2024 Annual Report
- 10. Adjournment**