

**REGULAR MEETING OF THE MONTVALE PLANNING BOARD**

**MINUTES**

**Tuesday, February 19, 2013 at 7:30PM**

**Municipal Complex, 12 Mercedes Drive in Council Chambers**

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.

**Vice Chairman Frank Stefanelli opened the meeting at 7:41pm and led everyone in the Pledge of Allegiance.**

**ROLL CALL:**

**PRESENT: Mr. Bardes, Mr. Culhane, Mr. Fette, Mr. Lintner, Mr. Stefanelli, Mr. Teagno**

**ABSENT: Chairman DePinto, Councilmember Cudequest, Mr. Vogt**

**ALSO PRESENT: Mr. Regan, Board Attorney and Ms. Hutter, Land Use Administrator**

**ALSO ABSENT: Mr. Hipolit, Borough Engineer, Mr. Preiss, Borough Planner**

**MISC. MATTERS RAISED BY BOARD MEMBERS: None**

**ATTORNEY/BOROUGH ENGINEER: None**

**ZONING REPORT: Mr. Fette spoke with regard to Coining Inc. and the lettered and numbered parking spaces in use at this property. Numbered spaces correlate to a security system which the Board has agreed to allow remaining. Board further determines painted letters (i.e. RESERVED) shall be eliminated, painted numbers and visitors parking shall remain.**

**Park Ridge contacted Mr. Fette regarding the construction by Life Time Fitness that has caused damage to signs, roadway and the median on Brae Blvd. LTF has agreed to replace and repair all damages. Mr. Fette stated the facility is now fully erected and heavy construction has been completed therefore, all aforementioned repair work shall begin as soon as possible.**

**SITE PLAN REVIEW COMMITTEE:**

**Block 2701 Lot 4 - 95 Chestnut Ridge Road. AEP Industries requests parking reconfiguration/resurfacing for Spring. Applicant requires additional spaces are required, for a total of 192 spaces. First phase lines to be re-stripped to allow for re-configured/smaller spaces and second phase request to pave additional area behind the building to**

allow for an additional 22 spaces. This would increase the impervious coverage at this site. Must appear before the Board for amended site plan approval.

**ENVIRONMENTAL COMMISSION LIAISON REPORT: meeting canceled**

**CORRESPONDENCE: placed on back table**

**APPROVAL OF MINUTES:**

May 1, 2012 – A motion to approve was made by Mr. Lintner and seconded by Mr. Culhane. A roll call vote was taken with Mr. Bardes abstaining and all others stating aye.

February 5, 2013 – Carried to the next meeting, March 5, 2013.

**DISCUSSION:**

**USE PERMITS:**

1. **Block 2401- Lot 2-Comp-U-Site Designs, Inc.-28 West Grand Avenue-(1778sf.)** Vice Chairman Stefanelli read the application into the record. Mr. Del Vecchio represented the applicant, Jan Bobroy was also present. Amendment to application: Number of rooms or offices contained on premises: 4. Mr. Fette states a building permit will be necessary for replacement of existing carpet as well as a CCO inspection. A motion to approve was introduced by Mr. Teagno and seconded by Mr. Culhane. A roll call vote was taken with all stating aye.
2. **Block 1901 Lot 5-The PharmaNetwork, LLC-180 Summit Ave-** Vice Chairman Stefanelli read the application into the record. Mr. Michael Austin of the law firm Rubenstein, Meyerson, Fox, Mancinelli & Conte represented the client. Peter Licata/VP, Controller for The PharmaNetwork, LLC, was also present. An amendment of the zone from B1 to OR3 was made to this application as well as an amendment to the total number of parking spaces provided for in lease from 6 to parking in common. Mr. Fette stated to the applicant permits will be required for renovations as well as a CCO inspection. A motion to approve was introduced by Mr. Lintner and seconded by Mr. Bardes. A roll call vote was taken with all stating aye.

**PUBLIC HEARINGS (NEW):** None

**PUBLIC HEARINGS (CON'T):**

1. Block 1601 Lot 21-Vinari Enterprises, LLC d/b/a 15 Grand American Bistro-19 W. Grand Avenue-Amended Site Plan **carried to March 5, 2013**

**RESOLUTIONS:**

**1. Block 1902 Lot 3- Lifetime Fitness Lease Company, 295 West Grand Avenue -  
Use Permit**

**Mr. Culhane refers to page 6, paragraph 1, condition 1. A sentence shall be added :  
“In addition the no-left turn sign shall be as depicted as on exhibit A-1.”**

**A motion to approve was made by Mr Fette and seconded by Mr. Culhane. A roll call  
vote was taken. Mr. Bardes abstained and all others stated aye.**

**Other Business: None**

**Open Meeting to the Public: No one from the public present.**

**Adjournment: A motion to adjourn was made by Mr. Bardes  
seconded by Mr. Culhane. All in favor stating aye.**

**Next Regular Scheduled Meeting: March 5, 2013**