

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

MINUTES

Tuesday, July 16, 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.

Chairman led everyone in the Pledge of Allegiance. Open Public Meetings statement was read into the record by the Chair.

Ms. Hutter

ROLL CALL: Mr. Culhane, Councilman Ghassali, Mr. Vogt, Mr. Lintner, Mr. Teagno, Mr. Webber, Mr. Fette, and Chairman DePinto

Absent: Mr. Stefanelli

Also Present: Mr. Regan, Board Attorney, Craig Hermann, Acting Engineer

MISC. MATTERS RAISED BY BOARD MEMBERS/BOARD

ATTORNEY/BOROUGH ENGINEER: none

ZONING REPORT: Mr. Fette stated that 15 W Grand Bistro has received a temporary CO. Driveway has not been paved due to the watermain not going in yet. Old Woods Lane two lot subdivision home has been demoed. Mr. Regan asked if the Developer's Agreement was signed. Mr. Fette stated yes and Ms. Hutter stated yes also. Mr. Regan stated he doesn't remember receiving a signed copy back to have recorded. 25 Philips Parkway is in foreclosure. The pile of dirt and commercial vehicles has been removed. There are still some permits outstanding that he is working with the bank on. Asphalt driveway is in bad shape. Arthur Ct subdivision two of the three house have permits, one foundation has gone in. Two of the three houses are sold. The Exxon station downtown, he is after them to do the sidewalks. They are considering redoing the sidewalk with the pavers. The Getty Station on Chestnut Ridge Road, there is a change of product there. The lease is up the end of July. The Culhane Property on 79 Grand Avenue. Judge Norton has imposed a fine of over \$90,000 they have a right to appeal within 20 days. There are now many workers on the house. Chairman asked Mr. Fette to look into the Developer's Agreement as there was supposed to be funds for curb work and sidewalks down at the county. Chairman DePinto stated that he had a telephone conversation with Mr. Hipolit in regard to the Water Company opposing to the loop that

the fire department is requesting. Mr. Hipolit is trying to set up a meeting to resolve the issue.

SITE PLAN REVIEW COMMITTEE: none

ENVIRONMENTAL COMMISSION LIAISON REPORT: Mr. Vogt stated that at last night's meeting Mr. Puccirelli for 32 Donnybrook Road his landscaping has been approved. Mr. Vogt asked who was in charge of the Tree Shade Committee. He believes it needs to be straightened out as Ms. LaMonica is only the liaison and Mr. Fette is not the chair either. He asked Mr. Hanrahan to call Councilmember LaMonica to see who was in charge. 63 North Avenue landscaping was approved. Mr. Vogt stated he received new revised plans from the Enclave and he needs to review and re-inspect. Ms. Hutter stated that 63 North Avenue has requested their escrow back but Mr. Hipolit had reported to her not to release as part of the resolution was that the driveway needs to be completed. Chairman stated that no escrow should be released.

CORRESPONDENCE: placed on back table

APPROVAL OF MINUTES: April 16, 2013- a motion to approve was made by Mr. Vogt and seconded by Mr. Culhane. A roll call vote was taken with Councilman Ghassali abstaining and all others stating aye.

DISCUSSION: hearing dates-The next meeting will be August 6th will be held at Pascack Hills High School Auditorium at 7:30pm for the Shoppes at DePieros. Chairman stated that all board members are given ample time when it is their turn to speak. He cannot say strongly enough that no one should be asking questions out of turn. Mr. Culhane made a suggestion for a sign in sheet for the public which he believes is a good thing. Speak when spoken to stated Chairman DePinto.

USE PERMITS:

Block 2904 Lot 3- NJ Lenders Corp- 102 Chestnut Ridge Road-

(6,000sq.ft.)- Mr. Greg Meese came forward representing the applicant Scott Foreman. Chairman read the application into the record. Applicant is looking to occupy 6,000 square feet.

12 full-time employees, the others are outside employees that come in from time to time. The record shows the need of 20 spaces with 25 employees. They are not all there at the same time stated Mr. Foreman.

Mr. Vogt asked if he was giving up his space at 100 Paragon Drive. He stated he is giving up that space. Mr. Webber asked if there would ever be any office meeting of the whole staff. Mr. Foreman stating no.

Chairman asked if there were any building issues. Mr. Fette stated no. They removed the generator and repaired the asphalt. They have moved the generator to the approved site. A motion to approve was made by Mr. Vogt and seconded by Mr. Teagno and a roll call vote was taken with all stating aye.

Block 1104 Lot 2-Northern Plains, LLC-110 Summit Avenue (2870 sq. ft.) Andrew Bolson, Esq. represented the applicant. Mr. Regan swore in Stanley Chao, president of the company. Chairman read the application into the record. Signatures were verified. Mr. Chao verified both signatures.

Mr. Chao gave an overview. They do all the underwriting for the lenders who write mortgages. There are two additional employees and he. Mr. Fette stated they need a CCO and they can obtain that in the building department. No customers coming to site stated Mr. Chao. A motion to approve was made Mr. Lintner and seconded by Mr. Culhane with all stating aye.

PUBLIC HEARINGS (NEW): none

PUBLIC HEARINGS (CON'T):

- 1. Block 1301 Lot 17-Anthony Pucciarelli-32 Donnybrook Road-Major Soil Movement Application-** Mr. Lintner recused himself as he is within 200'. Mr. Martins, engineer had previously been sworn in. A new set of plans were marked in as A2 dated 6/28/13. Consisting of three sheets. Mr. Martin gave an overall of the changes. Circular driveway has been eliminated. Only one ingress and egress to the garages and it has been widened to 18 feet. Same drainage and seepage pits. Details were added for the drainage for the pool area and a swale. A landscaping plan was prepared and submitted to the environmental commission which was approved by the committee last night stated Mr. Martin. 850 cubic yards of fill total soil movement is 2380 cubic yards. There is a swale now which will direct the runoff to their property. The side has been graded and the runoff will not go onto neighbor's property. He believes that there will be no adverse effects to neighboring properties. As removing the circular driveway has a huge improvement according to Mr. Fette. Generator was discussed. Mr. Fette asked if they were planning on putting one in. Mr. Fette stated they are usually placed by the air conditioners. Mr. Fette asked about the trees in the island. Mr. Regan stated in his notes they are to remain. There is one tree that is clinically dead that needs to be removed. Mr. Pucciarelli stated he would like to keep the trees. Chairman asked about maintenance from the town. Mr. Pucciarelli stated he lives up a little. Mr. Ghassali asked if there would be rooms within the cabana. Mr. Pucciarelli stated only a bathroom. The shed will be for the pool equipment. Mr. Culhane asked that the plans reflect 2 stories. The plans state 2 ½ and the plans need to be revised. At this time there will be an unfinished basement. Basement is all below level stated Mr. Martin. Mr. Vogt stated the tree that is dead needs to be removed by the Borough. After removing the trees and a landscaping architect was hired and evergreens will be placed strategically placed so that the neighbors will have a lot of privacy. The buffer area was concentrated on property line. Chairman asked that the board be supplied with the landscaping plan. A motion to open to the public was

made by Mr. Culhane and seconded by Mr. Vogt. Mr. Lintner came forward and chairman asked him about the trees. Mr. Lintner stated that the town doesn't maintain it. When they do snow plowing some of the dirt and rocks get removed. Mr. Lintner stated the removal of the tree would be beneficial to the neighborhood. The previous own had left the property in disrepair. A motion to close the meeting to the public was made by Mr. Vogt and seconded by Mr. Culhane. Chairman asked for a motion to have the board attorney prepare a resolution setting forth the requirement to comply with the standards of Maser letter and also complying the standards notice to the police department and the borough. Also Mr. Pucciarelli needs to supply the board secretary with 5 copies of the landscaping plan. The removal of the clinical south dead tree will be incorporated. The motion to approve was made by Mr. Teagno and seconded by Mr. Vogt with Mr. Culhane and Councilman Ghassali abstaining, Mr. Lintner being recused and all others present stating aye.

RESOLUTIONS: none

Other Business-none

Open Meeting to the Public-no public present

Adjournment- A motion to adjourn was made by Mr. Vogt and seconded by Mr. Culhane with all stating aye.

Next Regular Scheduled Meeting August 6, 2013 to be held at Pascack Hills High School-Auditorium at 7:30pm

Respectively submitted:

R. Lorraine Hutter