

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

Minutes

Tuesday, August 20, 2013 at 7:30PM

12 Mercedes Drive, Montvale, NJ –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 opened the meeting at 7:40pm and led everyone in the Pledge of Allegiance.

ROLL CALL: Mr. Culhane, Councilman Ghassali, Mr. Fette, Mr. Teagno, Mr. Lintner, Mr. Webber, Mr. Stefanelli, Mr. Vogt

Also Present: Mr. Regan, Board Attorney, Mr. Preiss, Planner, Mr. Hipolit Board Engineer, Ms. Hutter, Land Use Administrator

MISC. MATTERS RAISED BY BOARD MEMBERS/BOARD

ATTORNEY/BOROUGH ENGINEER:

ZONING REPORT: none

SITE PLAN REVIEW COMMITTEE: Mr. Stefanelli gave the report. Two applicants came before the Committee. The first one was Mercedes Benz for electrical outlets in their parking lot which did not show up. Second applicant was Boasteel, 85 Chestnut Ridge Road for a placement of a generator. It will be de minimus and they will submit to Mr. Fette. The Porterhouse is looking to get a piece of property from O&R substation. They want this piece to expand the parking. Some issues were discussed, lighting, dumpster enclose and parking. Both will be moving forward shortly.

ENVIRONMENTAL COMMISSION LIAISON REPORT: no report

CORRESPONDENCE: placed on back table

APPROVAL OF MINUTES: March 19th, 2013 a motion to approve was made by Mr. Stefanelli and seconded by Mr. Culhane with Councilman Ghassali abstaining and all others presenting stating aye.

May 21, 2013- a motion was made by Mr. Lintner and seconded by Mr. Vogt. A roll call vote was taken with Councilman Ghassali abstaining and all others voting aye.

DISCUSSION: Mr. Vogt asked Mr. Fette if he could speak about the tree ordinance meeting from last night. Mr. Fette stated it was a preliminary meeting and they are looking at ordinances from surrounding town. Time frame is Spring to have the ordinance competed. Mr. Vogt asked if it needed to come before this board first. Mr. Regan stated no.

USE PERMITS: Block 1102 Lot 4- VNK Holdings, LLC d/b/a Krausers 108 Spring Valley Road-(3500 sq. ft.)-Mr. Thomas A. Blumenthal

represented the applicant. The name of the landlord is RBDS Realty, LLC. Chairman read the application into the record. Mr. Blumenthal's client was not able to appear. The applicant was not able to attend the meeting due to a family emergency. House of operations are Monday to Friday from 6:00 am to 9:00 pm and Saturday and Sunday from 6:30am to 9:00pm Signatures were identified. Michael Rosenblum signed it as a managing member. Item number 6a., 4 parking spaces block by fence to be removed. There is a fence on the side of the property which was placed there by the Borough delineating the property lines. That fence cannot be removed stated the chairman. Mr. Hipolit stated that they cannot remove it or use that portion of the property. Applicant's attorney asked that they stricken item 6a's comments from the application. The fence will not be moved and no additional parking will be there. Mr. Hipolit stated that the Borough is in communication with Western Union to get property as a lease for the parking. They will need to create the parking lot, the owner. When the intersections is widen the applicant will lose front parking. The facilities will remain Krausers. There will be no seating or tables. There is a grill now. Mr. Fette stated that the grill doesn't have a permit. They were unaware of it. They will be replacing the grill with an approved grilled. The parking spaces clarification was discussed. Item 5c was amended to read ten parking spaces. Mr. Fette stated that they replaced the bathroom fans and that the prior owner had a hot dog roller. They were to obtain a hood for venting and they had not. The sign ordinance was addressed. Chairman went over in detail what can and cannot be in the windows. No neon signs are permitted or "A" frame sidewalk signs. Chairman stated that the tenant needs to comply or Mr. Fette will be fining them. They will be submitting plans into the building department. Chairman asked that the board be notified of those plans. A motion to approve was made by Mr. Vogt and seconded by Mr. Culhane with all present voting aye.

PUBLIC HEARINGS (NEW): Block 702- Lots 1 and 39- Ali Enterprises LLC Kinderkamack and Magnolia Avenue- Amended Site Plan Application-see attached transcript-carried to September 17, 2013

PUBLIC HEARINGS (CON'T): Block 2802, Lots 2 and 3 300 West Grand Avenue, Block 1002, lots 3 and 5 159-161 Summit Avenue-Montvale Development Associates, LLC-Shoppes at DePieros-Application for Preliminary and Final Site Plan Approval, Preliminary and Final Subdivision Approval, Planned Unit Development and Soil Moving Permit-carried to September 3rd, 2013

RESOLUTIONS:

1. **Resolution Granting a Major Soil Movement Permit to Anthony Pucciarelli for Premises Designated as Block 1301, Lot 17-** Chairman read by title only. A motion to introduce was made by Mr. Webber and seconded by Mr. Vogt. A roll call vote was taken with Mr. Culhane and Mr. Lintner abstaining and all others voting aye.

Other Business-none

Open Meeting to the Public- A motion to open to the public was made by Mr. Culhane and seconded Mr. Teagno no one from the public wishing to be heard a motion to close was made by Mr. Vogt and seconded by Mr. Teagno.

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

Respectively submitted:

R. Lorraine Hutter
Land Use Administrator