

SPECIAL MEETING OF THE MONTVALE PLANNING BOARD

MINUTES

Monday, February 10, 2014 7:30pm

Council Chambers, 12 Mercedes Drive, 2nd Floor, Montvale, NJ

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 7:30pm and led everyone in the Pledge of Allegiance.

ROLL CALL: Mr. Culhane, Councilmember Cudequest, Mr. Fette, Mr. Lintner, Mr. Teagno, Mr. Webber, Mr. Vogt, Ms. Solomon and Chairman DePinto

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

Absent: Mr. Stefanelli

MISC. MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/BOROUGH ENGINEER: Mr. Hipolit stated that he had heard from the engineer for the BearBan Project, Woodland Heights, they want to start construction March 1st. We are waiting for the Developer's Agreement stated Mr. Regan.

ZONING REPORT: Mr. Fette stated there was nothing at this time.

SITE PLAN REVIEW COMMITTEE: No report

ENVIRONMENTAL COMMISSION LIAISON REPORT: No report

CORRESPONDENCE: placed on back table

APPROVAL OF MINUTES: none at this time

DISCUSSION:

Use Permit: none

PUBLIC HEARINGS (new):

Block 302, Lot 1 & 4;Block 1002, Lot 7-K.Hovnanian North Jersey

Acquisitions, LLC- Application for Combined Preliminary & Final Major

Subdivision and Application for Preliminary Site Plan Approval for Del Ben at Montvale. Settlement Agreement – See attached Transcript.

RESOLUTIONS: none

Other Business-emails were discussed. Everyone should be using the montvaleboro.org. Discussion on the use of the laptops. Two people would use their own. Mr. Regan, and Mr. Preiss stated that they want paper.

Open Meeting to the Public-no public present

Adjournment- A motion to adjourn was made by Mrs. Cudequest and seconded by Mr. Webber. All in favor stating aye.

Next Special Meeting on February 26th, 2014 -7:30pm Shoppes at DePieros

Next Regular Scheduled Meeting March 4, 2014

Respectively Submitted by:

R. Lorraine Hutter, Land Use Administrator