

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

MINUTES

Tuesday, May 6, 2014 at 7:30PM

Municipal Complex, 12 Mercedes Drive , 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 7:35PM and led everyone in the Pledge of Allegiance.

ROLL CALL:

PRESENT: Mr. Culhane, Councilmember Cudequest, Mr. Fette, Mr. Lintner, Mr. Stefanelli, Mr. Teagno, Mr. Vogt, Mr. Webber, Chairman DePinto

ABSENT: Ms. Solomon

ALSO PRESENT: Mr. Regan, Board Attorney, Mr. Hipolit, Borough Engineer, Mr. Preiss, Borough Planner, Doreen Rowland, Acting Board Secretary

MISC. MATTERS RAISED BY BOARD MEMBERS: None

ATTORNEY/BOROUGH ENGINEER: None

ZONING REPORT:

Mr. Fette reports.

12 RAILROAD AVENUE

Gas station has been issued a stop work order. Property has recently changed hands without a use permit approval.

2-8 SOUTH KINDERKAMACK ROAD

Property maintenance violations have been outstanding for quite some time. Specifically the enclosure structure for the site dumpster.

KRAUSERS

Mr. Fette has received a report from the Fire Prevention Bureau. Violations/fines have been issued due to cooking without required cooking hood and suppression

system. A follow up inspection was performed and a reoccurrence of the same violations were found. Any further violation will require a shut down.

SOUTH KINDERKAMACK ROAD – EXXON STATION

At the time of the last report a CCO had not been issued due to the condition of the property. Excess debris and many cars are parked unlawfully to the rear of the building. Since the last report the property owners have complied satisfactorily and a CCO has now been issued.

SITE PLAN REVIEW COMMITTEE:

No meeting this evening.

The Learning Experience, 295 Grand Avenue, Amended Site Plan Approval.
This applicant has been carried to May 20, 2014

ENVIRONMENTAL COMMISSION LIAISON REPORT:

Chairman Vogt reports.

An inspection was conducted at 10 Paragon Drive, Institute of Management Accountants, Inc. Please refer to Environmental Commission memorandum dated April 27, 2014.

CORRESPONDENCE: placed on back table

APPROVAL OF MINUTES:

March 26, 2014 – A motion to approve was made by Mr. Culhane and seconded by Councilmember Cudequest. A roll call vote was taken with all Board members stating aye.

April 1, 2014 - A motion to approve was made by Mr. Teagno and seconded by Mr. Webber. A roll call vote was taken with all Board members stating aye.

April 22, 2014 -- A motion to approve was made by Mr. Lintner and seconded by Mr. Webber. A roll call vote was taken with all Board members stating aye.

DISCUSSION: Updated Zoning Map – Corrections to be made and moved to the governing body for approval .

USE PERMITS:

1. **Block 1102 Lot 1 – BLUE SPIRE STRATEGIC MARKETING – 1 PARAGON DRIVE (2,223SF) .** Chairman read the application into the record. Mr. Austin, Esq. represents the client, Mr. Suponitskiy, who is also present. Mr. Fette states building permits will be required for all interior renovations as well as a cco inspection. A motion to approve was introduced

by Mr. Vogt and seconded by Councilmember Cudequest. A roll call vote was taken with all members stating aye.

2. **Block 1903, Lot 6 – PRIORITY HEALTH AND WELLNESS OF MONTVALE, LLC – 136 SUMMIT AVENUE (1,879 sf)** Chairman read the application into the record, Jennifer M. Knarich, Esq., represents the client Renato Cappello who is present. . Mr. Fette states building permits will be required for all interior renovations as well as a cco inspection. A motion to approve was introduced by Mr. Culhane and seconded by Mr. Webber. A roll call vote was taken will all members stating aye.

PUBLIC HEARINGS (NEW):

BLOCK 204, LOT 6 – 2 SMOKE RISE COURT - JAMES FRUSTIERI - MAJOR SOIL MOVEMENT APPLICATION.

Chairman DePinto reads the application into the record. Mr. Regan states that all notices are in order. Mr. Frustieri appeared before the Board and is accompanied by his Engineer, Shan-Pei Franchiang. Mr. Hipolit requests that this applicant provide all items referenced in Maser Consulting's letter dated April 10, 2014 to the Board Secretary prior to a resolution being granted. Further requests as-built plans be submitted upon completion of this project. All permits must be filed with the Building Department . Applicant states to the record agreement to all conditions stated in Board exhibits. A motion to approve was introduced by Mr. Teagno and seconded by Mr. Stefanelli. A roll call was taken with all stating aye

BLOCK 3201, LOT 6 – MERCEDES BENZ-USA, LLC - ONE GLENVIEW ROAD SITE PLAN AND BULK VARIANCE RELIEF.

Chairman reads the application into the record. Mr. Regan states that all notices are in order. Applicant is represented by Victor Herlinsky, Esq. as well as Darius Oggioni, the applicant's property manager. Mr Steven Napolitano, Engineer for the applicant is also present. Applicant proposes the existing fence of various heights be removed and replaced by an 8'high chain link fence with screening shielding mesh enclosing approximately half of the rear parking lot for security purposes. A new and second sign is proposed, approximately 8 sq feet in area having four colors. A variance is required. The Board was polled regarding signage finding a majority supportive of the sign. Mr. Hipolit recommends the fence be black in color. The Board was polled and all in agreement. Further compliance with the Fire Department is addressed that a Knox key switch be installed to permit access by emergency vehicles. Applicant is agreeable to all conditions stated in Board exhibits. A motion to approve was introduced by Mr. Vogt and seconded by Mr. Stefanelli. A roll call was taken with all stating aye.

**BLOCK 2702, LOT 1 AND BLOCK 2801, LOT 2 –ONE AND THREE
MERCEDES BENZ USA, LLC
SITE PLAN AND BULK VARIANCE APPLICATION. Carried to May 20, 2014**

**BLOCK 2702, LOT 1 AND BLOCK 2801, LOT 2 – ONE AND THREE
MERCEDES BENZ USA, LLC. MAJOR SOIL MOVEMENT APPLICATION.
Carried to May 20, 2014**

**BLOCK 1301, LOTS 24, 26, 27 AND 33 BLOCK 2204, LOTS 39 AND 40 BEAR
BAN BUILDERS, LLC. WOODLAND HEIGHTS – CONSIDERATION OF AN
AMENDMENT TO THE SITE PLAN APPROVING RESOLUTION DATED
DECEMBER 2, 2008 (MAP FOR HOME OWNER’S ASSOCIATION)**

The applicant is represented by Antimo Del Vecchio, Esq. The applicant seeks an amendment to the December 2, 2008 approved resolution to obtain approval of a map for the establishment of a Homeowner’s Association to manage the community and its common areas. Applicant is agreeable to all conditions stated in Board exhibits. A motion to approve was introduced by Mr. Webber and seconded by Mr. Stefanelli. A roll call was taken with all stating aye.

PUBLIC HEARINGS (CON’T):

**Block 1505, Lot 1 – Rockland Built Homes, Inc. 6 Penn. Avenue
Major Subdivision, Major Soil Movement and Variance Application
At the applicants request carried to June 17, 2014.**

**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 Major Soil Movement.
A motion to approve was introduced by Councilmember Cudequest and seconded by Mr. Vogt. A roll call was taken with all stating aye.
Please refer to transcript.**

RESOLUTIONS: None

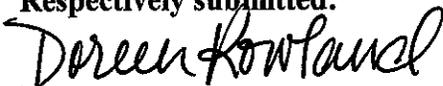
OTHER BUSINESS: None

OPEN MEETING TO THE PUBLIC: No one from the public present.

ADJOURNMENT: A motion to adjourn was made by Councilmember Cudequest seconded by Mr. Webber. All in favor stating aye.

Next Regular Scheduled Meeting: May 20, 2014

Respectively submitted:


Doreen Rowland, Acting Secretary