

**REGULAR MEETING OF THE MONTVALE PLANNING BOARD**

**MINUTES**

**Tuesday, May 20, 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, Ms. Solomon, Chairman DePinto**

**ALSO PRESENT: Mr. Regan, Board Attorney, Mr. Hipolit, Borough Engineer, Mr. Hughes for 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 Orange and Rockland will begin work on the sub-station which had been approved by this Board approximately two years ago.**

**The single family home located at 42 South Middletown recently sold. Plans received by the Building Department indicate it's future use to be a group home Councilmember Cudequest (also a member of Tri-Borough Ambulance Corp.) reports difficulty of emergency vehicle access due to the poor road conditions. Chairman DePinto requests Mr. Fette alert the new owner's these concerns in the interest of public safety. Chairman also requests Mr. Hughes report this information to Mr. Preiss with regard to Montvale's position affordable housing obligation.**

**SITE PLAN REVIEW COMMITTEE:**

**Councilmember Cudequest reports.**

**First Commerce Bank – Block 2701, Lot 5 – 101 Chestnut Ridge Road  
This applicant will come before the Board June 3, 2014 seeking variance approval for signs.**

**Mid-West Portfolio Corporation – Block 2001, Lot 4 – 100 Paragon Drive  
Amended Site Plan – Proposed additional parking  
Three signs from previous tenant must be removed before consideration.**

**The Learning Experience – Block 1902, Lot 3 – 295 Grand Avenue  
Amended Site Plan, sign approval  
Safety concerns due to cut thru use of parking lot, Craig Road access, must be addressed before consideration**

**ENVIRONMENTAL COMMISSION LIAISON REPORT:**

**Chairman Vogt reports.**

**Unicorn Construction (10 Craig Road) has requested a final landscape inspection.  
Date to be determined.**

**The May 19, 2014 meeting was canceled.**

**CORRESPONDENCE: placed on back table**

**APPROVAL OF MINUTES: None**

**DISCUSSION: Updated Zoning Map – Approved by Board, moved to governing body for approval. A motion to for approval and submittal to the Mayor and Council for inclusion into the current zoning ordinance was made by Mr. Stefanelli and seconded by Mr. Vogt. A roll call was taken with all Board members stating aye.**

**USE PERMITS:**

- 1. Block 3101 Lot 1 – 12 CHESTNUT RIDGE ROAD - NJ TORTILLA INC. D/B/A CALIFORNIA TORTILLA – (2,020 sf.) Chairman DePinto read the application into the record. Mr. Delvecchio represents the client Paul Sanford. Mr. Fette states a building permit will be necessary for the renovations as well as a CCO inspection. A motion to approve was introduced by Councilmember Cudequest and seconded by Mr. Vogt. A roll call vote was taken with Ms. Solomon abstaining and all others stating aye.**

**PUBLIC HEARINGS (NEW): None**

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

**Block 1505, Lot 1 – Rockland Built Homes, Inc. 6 Penn. Avenue**  
Major Subdivision, Major Soil Movement and Variance Application  
Carried to June 17, 2014 at the applicant's request.

**Block 2702, Lot 1 and Block 2801, Lot 2 – One Mercedes Drive/Three Mercedes Drive- Mercedes Benz USA, LLC**  
Site Plan and Bulk Variance Application  
**Block 2702, Lot 1 and Block 2801, Lot 2 – One Mercedes Drive/Three Mercedes Drive- Mercedes Benz USA, LLC**  
Major Soil Movement Application

All Notices are in order.

Steve Napalitano is sworn in as the applicants engineer.

Plans marked into the record as A-1.

Stormwater Management Reports (April 2014) marked. One Mercedes marked as A-2 a, Three Mercedes marked as A-2 b.

Proposed increase in parking areas, Applicant clarifies parking stackers were never installed and therefore are not included in the total count of parking spaces.

Applicant states there are 1,042 existing spaces, requesting a total of 1,127.

Chairman DePinto stresses the Board's request to be consistent with prior resolutions. Applicant is in agreement. Chairman further stresses the impact on the limiting schedule due to the stackers. All additional parking will strictly be surface parking. Chairman questions as to the possible abandonment of the approval aforementioned stackers. The applicant is in agreement.

Mr. Hipolit, Borough Engineer reads his report into the record (marked B-1)

Mr. Hughes for Mr. Preiss, Borough Planner reads his report into the record. (marked B-2) Fire(B-3) and Police (B-4) Department, Environmental Commission (B-5) reviews read into the record. County letter marked and read into the record April 4, 2014 (B-6) . Chairman supports and recommends the applicant strongly consider the County's recommendation. In conclusion, Chairman requests to poll the Board regarding a prior resolution granting approval of the parking stackers. The poll results in all Board members requesting the elimination of this approval. Environmental Chairman Vogt requests this applicant come before the Environmental Commission for landscape review.

A motion to approve was made by Mr. Teagno and seconded by Mr. Culhane. A roll call vote was taken with Ms. Solomon abstaining and all other members stating aye.

**RESOLUTIONS:**

**Block 1301, Lots 24, 26, 27 and 33 Block 2204, Lots 39 and 40 – BEAR- BAN BUILDERS, LLC, WOODLAND HEIGHTS -**

**RESOLUTION AMENDING A RESOLUTION ENTITLED "RESOLUTION GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL, VARIANCE RELIEF, MINOR SUBDIVISION APPROVAL, A MAJOR SOIL MOVEMENT PERMIT, AND APPROVAL OF AN ENVIRONMENTAL IMPACT STATEMENT TO BEAR-BAN BUILDERS, LLC FOR PREMISES DESIGNATED AS BLOCK 1301, LOTS 24,26, 27 AND 33 AND BLOCK 2204, LOTS 39 AND 40" WHICH RESOLUTION IS DATED DECEMBER 2, 2008.**

**A motion to approve was made by Councilmember Cudequest and seconded by Mr. Vogt. A roll call vote was taken with Ms. Solomon abstaining and all other Board members stating aye.**

**Block 3201, Lot 6 – One Glenview Road – Mercedes Benz USA, LLC**

**RESOLUTION GRANTING SITE PLAN APPROVAL AND VARIANCE RELIEF TO MERCEDES BENZ USA, LLC FOR PREMISES DESIGNATED AS BLOCK 3201, LOT 6**

**Mr. Regan reviews clerical changes to be made.**

**A motion to approve was made by Mr. Webber and seconded by Councilmember Cudequest. A roll call vote was taken with Ms. Solomon abstaining and all other Board members stating aye.**

**Block 204, Lot 6 – 2 Smoke Rise Court – James Frustieri**

**RESOLUTION GRANTING A MAJOR SOIL MOVEMENT PERMIT TO JAMES FRUSTIERI FOR PREMISES DESIGNATED AS BLOCK 204, LOT 6**

**A motion to approve was made by Mr. Webber and seconded by Mr. Teagno. A roll call vote was taken with Chairman DePinto and Ms. Solomon abstaining and all other Board members stating aye.**

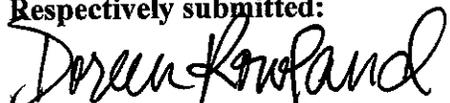
**Other Business: None**

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

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

**Next Regular Scheduled Meeting: June 3, 2014**

**Respectively submitted:**

  
**Doreen Rowland, Acting Secretary**