

**REGULAR MEETING OF THE MONTVALE PLANNING BOARD**

**MINUTES**

**Tuesday, June 3, 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. Teagno, Mr. Vogt, Mr. Webber**

**ABSENT: Ms. Solomon**

**ALSO PRESENT: Mr. Regan, Board Attorney, Mr. Paul Niehoff for Mr. Hipolit, Borough Engineer, Doreen Rowland, Acting Board Secretary**

**ABSENT: Mr. Preiss, Borough Planner**

**MISC. MATTERS RAISED BY BOARD MEMBERS:**

**Mr. Vogt inquires as to the status of the subdivision at 19 Hartel Lane. Mr. Fette responds that no applications for permits have been filed with the Building Department at this time.**

**ATTORNEY/BOROUGH ENGINEER: None**

**ZONING REPORT:**

**Mr. Fette reports.**

**LIFE TIME FITNESS**

**It was determined that a shed was being constructed on the property without approval. A stop work order was issued. Mr. Fette suggests a temporary trailer permit until an amended site plan approval is granted.**

**42 SOUTH MIDDLETOWN ROAD**

Plans for a six unit group home have been received by the Building Department. Plan review of the project will address the driveway and asphalt concerns addressed in the last report.

**FIELDSTONE MIDDLE SCHOOL**

Approval has been given for one equipment shed to be installed on the astro turf field. This was an Eagle Scout project conducted by a Montvale resident therefore all building department fees have been waived.

**KRAUSERS**

Tenants were court ordered this week to remove all illegal signs from the property and have complied. An additional fine of \$250 was imposed by Fire Prevention for the illegal use of a cooking stove . The Board of Health has contacted the tenants for providing and selling food without a Food Handler's License.

**2-8 SOUTH KINDERKAMACK ROAD**

Property maintenance issues have been addressed and the property is greatly improved.

**ARTHUR COURT SUBDIVISION**

Drainage issues are being satisfactorily addressed with the builder . See J. Fette's Letter to file dated June 2, 2014.

**CULHANE PROPERTY**

Court ordered interior framing plans are expected to be received by the Building Department within the next three weeks. A property maintenance notice was issued to remove all scaffolding due to the stop work order issued to this property. Mr. Fette will research and determine the legalities of the issuance of any or all permits due to the outstanding fines and penalties totaling \$90,000 , as the court is moving to collect at this time.

**SITE PLAN REVIEW COMMITTEE:**

Mr. Stefanelli reports:

**UB Chestnut, LLC Chestnut Ridge Road, Chestnut Ridge Shopping Center**

Signage and façade upgrades and a monument sign are proposed. New renderings and plans will be presented to the site plan committee at a later date. Mr. Fette indicates to the Board a property maintenance notice has been issued due to the poor asphalt conditions at this property. Chairman requests Ms. Rowland to inform the applicant's attorney, Gail Price Esq., of this notice.

**ENVIRONMENTAL COMMISSION LIAISON REPORT:**

**Mr. Vogt reports:**

**There have been no Environmental Commission meeting since the last report.**

**An inspection was conducted at 10 Craig Road (See Environmental Commission memorandum dated June 1, 2014) Approval was granted. Chairman requests as-built plans be submitted prior to issuance of certificate of occupancy due to two minor changes to the plan.**

**CORRESPONDENCE: placed on back table**

**APPROVAL OF MINUTES: May 20, 2014**

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

**DISCUSSION:**

**The July 1 and August 5, 2014 Planning Board meetings have been canceled. Notice has been made and also posted at Borough Hall.**

**USE PERMITS: None**

**PUBLIC HEARINGS (NEW):**

**Block 2601, Lot 32.09 – 15 Cider Mill Court – Cobble Creek Builders, Inc.  
Major Soil Movement Application**

**All Notices are in order. Mr. DeVecchio, Esq. represents this applicant. Mr. Corsey is sworn in as the Engineer for this application. Chairman reads the application into the record. Mr. Vogt requests to recuse himself from this application. Mr. Neihoff of Maser Consulting reads his review letter dated May 22, 2014 into the record. Mr. DeVecchio states this application will be amended to comply with all conditions set forth by Maser Consulting as addressed in their review letter and in addition will comply with the increase of amount of cubic yards to be moved and exported. Mr. DeVecchio further states all conditions of the previous resolution regarding this property have and will continue to be complied with. In addition, the existing land buffer will continue to be respected and will receive no impact whatsoever. Mr. Fette addresses the applicant and stresses the importance of adhering to the conditions set forth above and further stresses the importance of keeping the site and surrounding areas clean of construction debris.**

A motion to approve was made by Mr. Stefanelli and seconded by Mr. Teagno. A roll call vote was taken with all members stating aye with the exception of Mr. Vogt who has recused.

**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.**

**RESOLUTIONS: None**

**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. Teagno. All in favor stating aye.**

**Next Regular Scheduled Meeting: June 17, 2014**

**Respectively submitted:**



**Doreen Rowland, Acting Secretary**