

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

MINUTES

Tuesday, June 17, 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 7:30PM and led everyone in the Pledge of Allegiance.

ROLL CALL:

PRESENT: Mr. Culhane, Councilmember Cudequest, Mr. Fette, Mr. Lintner, Mr. Teagno, Mr. Vogt, Mr. Stefanelli, Ms. Solomon

ABSENT: Mr. Webber

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

MISC. MATTERS RAISED BY BOARD MEMBERS :None

ATTORNEY/BOROUGH ENGINEER: None

ZONING REPORT:

Mr. Fette reports.

CULHANE PROPERTY -79 WEST GRAND AVENUE

The court has ruled to revoke Mr. Culhane's driver's license due to the outstanding fines.

MIRZA PROPERTY - 49 SPRING VALLEY ROAD

Mr. Fette refers to his letter dated June 11, 2014 regarding the variances required for this application and suggests the homeowners retain a land use attorney. They have since withdrawn their original application

SITE PLAN REVIEW COMMITTEE: No Meeting this evening.

ENVIRONMENTAL COMMISSION LIAISON REPORT:

Mr. Vogt reports:

Mercedes Benz USA, LLC – 1&3 Mercedes Drive landscape approval has been granted.

CORRESPONDENCE: placed on back table

APPROVAL OF MINUTES:

May 6, 2014

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

June 3, 2014

A motion to approve was made by Mr. Vogt and seconded by Mr. Lintner. A roll call vote was taken with all Board members stating aye.

USE PERMITS:

1. BLOCK 1001, LOT 2 – PEARL VENTURES, INC. – 155 CHESTNUT RIDGE ROAD

(5,000 sf)

Chairman read the application into the record. Mr. David Kessler Esq. represents the client, Mr. Ron Gold, both 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 Mr. Culhane. A roll call vote was taken with all board members stating aye.

2. BLOCK 1601, LOT 24 – KMRG,LLC D/B/A MOMMA’S KITCHEN – 15 WEST GRAND AVENUE (3,300 sf)

Chairman read the application into the record. Mr. Walter Hanley Esq. represents the client, Mr. Paul Skiadas, both present. Chairman indicates sign compliance and recommends Christmas lights be removed from the exterior of the building. Offsite parking is addressed and access to the Borough owned parking lot on Railroad Avenue is suggested for employees. 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. Teagno and seconded by Mr. Vogt. A roll call vote was taken with all board members stating aye.

**3. Block 2701, Lot 5 – First Commerce Bank – 101 Chestnut Ridge Road
(3,752.5 sf)**

Chairman read the application into the record. Mr. Antimo Del Vecchio Esq. represents the client, Mr. C. Herbert Schneider, both present. Applicant states there will not be a drive-thru window at this location and the ATM machine will be located inside the building 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 Mr. Stefanelli. A roll call vote was taken with all board members stating aye.

PUBLIC HEARINGS (NEW):

Block 2701, Lot 5 – First Commerce Bank – 101 Chestnut Ridge Road

Application for sign variance for two new signs. One a proposed wall sign facing Grand Avenue, and the second for a proposed monument sign to be located at the Grand Avenue driveway. (refer to R. Preiss' letter dated June 16, 2014) A motion to approve was introduced by Mr. Vogt and seconded by Mr. Culhane. A roll call vote was taken with all board members 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
Carried to July 15 , 2014 at the applicant's request.**

DISCUSSION:

School #2 – Block 1606, Lot 6 – BERGEN UNITED WAY

RESOLUTIONS:

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

A motion to approve was introduced by Mr. Stephanelli and seconded by Mr. Culhane. Mr Vogt abstains. A roll call vote was taken with all other board members stating aye.

Block 2702, Lot 1 and Block 2801, Lot 2 – One and Three Mercedes Drive – Mercedes Benz-USA, LLC – Amended Site Plan Approval, Variance Relief, and a Major Soil Movement Permit.

A motion to approve was introduced by Mr. Stefanelli and seconded by Mr. Culhane. A roll call vote was taken with all 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 Councilmember Cudequest and seconded by Mr. Stefanelli. All in favor stating aye.

Next Regular Scheduled Meeting: July 15, 2014

Respectively submitted:

Doreen Rowland, Acting Secretary