

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

MINUTES

Tuesday July 15, 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 called the meeting to order at 7:45pm

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

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

MISC. MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/BOROUGH ENGINEER: none

ZONING REPORT:

LifeTime Fitness-Mr. Fette stated the shed built behind the LTF in the parking lot has been removed and they will not be moving forward with the placement of the shed. It was also stated by the Land Use Administrator, the attorney for LTF stated that their client will not be filing an application for the parking garage screening.

Old 7-11-8 E. Grand Avenue-Building permits have been issued.

SITE PLAN REVIEW COMMITTEE: Mr. Stefanelli stated that Dr. Casella came before the committee for a piece of property that he owns on the corner of Craig Road and Grand Avenue. He would like to put a small professional building with parking. It was the recommendation of the board to rethink the size of the building and the project. They will work on redoing the plan and asked to come at a later date.

ENVIRONMENTAL COMMISSION LIAISON REPORT: Mr. Vogt commented that they have not met since our last meeting.

CORRESPONDENCE: placed on back table

APPROVAL OF MINUTES: June 17, 2014- A motion to approve was made by Mrs. Cudequest and seconded by Mr. Vogt. Changes need to be made to page 3, second line. Letter needs to be attached if referenced by Mr. Preiss. A roll call vote was taken with all stating aye.

USE PERMIT:

Block 2404 Lot 1- Young Joo Lee d/b/a Nail Plus Spa- 16 S. Kinderkamack Road – (2,000 sq. ft.) Ms. Jenny Won, translator for Young Joo Lee, American name, Susan, came forward with Ms. Lee. Mr. Regan swore in Ms. Won as translator and asked her to translate her portion of the swearing in. Chairman read the application into the record. Signs were discussed and applicant agreed that they would follow the sign

ordinance and that they will not hang any Neon signs. A motion to approve was made by Mr. Webber and seconded by Mr. Vogt with all stating aye.

DISCUSSION:

Zoning Map Ordinance-

Land Use Fee Schedule-

Amendment to the MP Exam-

PUBLIC HEARINGS (NEW):

Block 901 Lot 3- Edward M. and Laura Geerlof-Major Soil Movement Permit Application-Antimo Del Vecchio, Esq. of Beattie Padovano represented the applicant. Mr. Regan swore in Mr. Jeffrey Doolittle, Engineer for applicant and Edward Geerlof, applicant. Mr. Doolittle gave a brief description of the project. Mr. Del Vecchio asked to mark the exhibits. Affidavit of Public Notices A1, the plans dated April 2, 2014, prepared by Jeffrey B. Doolittle marked as A2, the Drainage Report prepared by Jeffrey B. Doolittle, PE dated March 19, 2014 was marked as A3. The soil movement quantities were discussed. Mr. Doolittle stated the expansion to the rear of the dwelling, patios, spa, informal dining terrace and a bocce court were to added. Fencing and small retaining walls will be added. The additional runoff and drainage will be handled by the seepage pits. 622 cubic yards of soil will be moved to construct the proposed improvements. Board Exhibits were marked. B1

Mr. Niehoff was sworn in and went through the Maser's technical review letter. Mr. Niehoff stated that they will need an existing survey signed and sealed and an as built once the job is completed. Applicant will comply with everything stated in the Maser review letter.

Mr. Vogt asked how long the project would take. Mr. Geerlof stated 60 to 9 months. Mr. Vogt spoke about sheet number 3 of the stock pile. He asked that it be temporarily seeded. Applicant was in agreement will the request. Ms. Solomon asked about the fencing. Applicant stated the wood fence currently exists and there is no access.

A motion to open to the public was made by Councilmember Cudequest and seconded by Mr. Teagno. Ms. Audry Herst came forward asking

Mr. Stefanelli made a motion to close and seconded by Councilmember Cudequest with all in favor stating aye.

A motion to approve was made by
And seconded by

Ten minute break was taken.

RESOLUTIONS:

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 Soil Moving – Chairman read by title only. A motion to introduce was made by mr. Culhane and seconded by mr. Vogt. Mr. Regan went over all of the changes. A motion to approve was made by -----
See Transcript-

Other Business-none

Open Meeting to the Public-A motion to open to the public was made by Mrs. Cudequest and seconded by Mr. Stefanelli. See transcript.
Motion to close was made by Mr. Vogt and seconded by Mr. Stefanelli.

Adjournment-A motion to adjourn was made by Councilmember Cudequest and seconded by Mr. Vogt with all stating aye.

Next Regular Scheduled Meeting August 19, 2014-7:30 pm
August 5th, 2014 meeting cancelled.

Respectively submitted:

R. Lorraine Hutter, Land Use Administrator