

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

MINUTES

Tuesday, October 21, 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 7:40 pm and led everyone in the Pledge of Allegiance.

ROLL CALL: Mr. Culhane, Mr. Fette, Mr. Lintner, Mr. Webber, Mr. Vogt, Mr. Stefanelli, Mr. Teagno, Chairman DePinto.

ABSENT: Councilmember Cudequest

ALSO PRESENT: Mr. Hipolit, Borough Engineer, Mr. Regan, Board Attorney

MISC. MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/

BOROUGH ENGINEER:

ZONING REPORT:

42 South Middletown Road – Group Home. All permits have been issued. Approval granted for 20’ wide driveway and improvements for emergency access. 48 W. Grand Avenue -illegal two family-house is locked up and now for sale. Corner of Terry and Turkile clearing of the lot. Tree Ordinance was discussed and it is suppose to be placed on the agenda of the Mayor and Council. A preconstruction meeting was held with K Hovnanian regarding The Reserve at Montvale. A site work permit has been issued. Trees will start to be cut and they are looking to have two foundations complete by December. Received two inquiries regarding the property at 25 Philips Parkway inquiry for storage business. Mr. Fette stated that he told them that it is not permitted. Chairman spoke about a telephone call from someone who inquired about retail for that spot. East Grand Avenue Group home occupation is 6 units; 6 bedrooms, a few bathrooms and a common area for kitchen and living room. Sprinkler system will be installed. East Grand Avenue is one of the streets to be paved by the county. They stated they will be doing it this year stated Mr. Hipolit. He does think it will be. Mr. Hipolit stated he will call the county tomorrow. It will be a mill and repaved.

SITE PLAN REVIEW COMMITTEE: Mr. Stefanelli stated that one applicant Walters Company for 100 Paragon Drive, came forward. They will be removing the ATM aisles and adding additional parking.

ENVIRONMENTAL COMMISSION LIASION REPORT: October meeting was cancelled. Enclave final landscaping inspection was conducted and they failed. They need to redo the as built plan and there are some dead trees. They stated that they will do it in two to three weeks.

Chairman would like a better method of keeping track of bonds and Spreadsheet of bonds and escrows.

Chairman would like a better method of release. It will be discussed at the escrow meeting.

CORRESPONDENCE: placed on back table

DISCUSSION: Harris Levy 2-8 Kinderkamack Road- Mr. Levy submitted a letter. The chairman stated that a letter should be sent to Mr. Levy stating that no Kiosk is allowed and outdoor patio is permissible with the correct permits and he would need to submit a plan to us .

APPROVAL OF MINUTES:

June 10, 2010 – A motion to approve was made by Mr. Fette and seconded by Mr. Vogt. A roll call vote was taken with all Board members present stating aye.

March 18, 2014 – A motion to approve was made by Mr. Lintner and seconded by Mr. Stefanelli. A roll call vote was taken with Mr. Fette abstaining and all other Board members present stating aye.

September 16, 2014 – A motion to approve was made by Mr. Webber and seconded by Mr. Culhane. A roll call vote was taken with Mr. Fette and Mr. Teagno abstaining and all other Board members present stating aye.

USE PERMIT:

- 1. Block 2001- Lot 4- Winebow, Inc.-100 Paragon Drive-35,000 sq. ft.-Michael Green came forward representing the applicant. Mark Nowicki of Winebow, Inc. was sworn in by Mr. Regan. Chairman read the application into the record. Avis and Young is the owner of the property. Signatures were verified. It is for corporate headquarters for its management of sales and distribution of national importer and distribution houses that offer comprehensive portfolios of fine wine and craft spirits from around the world to licensees' throughout the state of NJ. They will be vacating the other building on Chestnut Ridge Road. No signage until the applicant comes before the board for site plan amendment. Mr. Culhane asked about the parking. The 5d was changed to read 135 parking spaces. A motion to approve was made by Mr. Teagno and seconded by Mr. Vogt. A roll call was taken with all Board members stating aye.**

- 2. Block 703-7-EPYJ, Inc.-d/b/a-A Dollar-Kinderkamack Road-4977 sq. ft.-Mr. Daniel Steinhagen, from Beattie Padovano came forward representing Mr. Julysse Alexandre for A Dollar. Chairman read into the record. Application was amended to read d/b/a A Dollar. There will be a new door for this space. Unloading in the rear only was discussed. Signage was discussed and the sign ordinance was provided to the applicant. A motion to approve was made by Mr. Vogt and seconded by Mr. Culhane. A roll call was taken with Councilmember Cudequest abstaining and all other Board members stating aye.**

PUBLIC HEARINGS (NEW):

Block 2203 Lot 1–Bruce Hackett-1 June Lane-Variance Application- to construct an addition onto the existing detached garage to provide for a 3rd garage bay along with the construction of a covered deck to connect the existing house on the lot to the garage addition., expansion of the existing driveway and installation of seepage pits. Mr. Hackett was sworn in by Mr. Regan. B1-dated October 3, 2014, Mr. Hipolit's review letter was marked. Mr. Hackett would like to put on a third bay to his existing garage with a cover. The original garage was built with the original house. It was originally R15 and then changed to R40. The height of the garage will match the house. House is higher than the garage stated Mr. Hackett. Mr. Webber asked about the roof pitch . Mr. Hackett said it is not a true angle it is more 90%. The roof over the covered deck is a flat roof with no walls. The back wall on the garage will be 13 feet. There is two story framed garage. The height is approximately 15 .5 feet stated Mr. Hackett.. Mr. Webber would like a picture of the roof. The odd angles of the roof Mr. Webber doesn't

understand how they will all meet. The covered deck is like a breezeway stated Mr. Hackett . It is 12 x 20 feet. The new deck will be four feet off the ground. Mr. Lintner doesn't want the applicant to spend money on architectural until he hears from other board members in regard to the bulk variances. The house is not going to be lining up with the garage. The variances are the overall coverages. Mr. Lintner, Mr. Fette and Mr. Culhane as well would like the shed eliminated. They would like to see elevations. Mr. Fette stated lot area and lot width isn't going to change. He would also like the shed eliminated. He doesn't see a problem with the other variances. Being on a corner lot is a detriment to his plan. He is going to have to generate elevations for the building department so he doesn't think it is a problem to have Mr. Hackett to supply them to the board.. Mr. Stefanelli his concerns are the same as everyone else. Mr. Vogt concurs with everybody else.

Mr. Hipolit they are concerned about water runoff and this concern is listed in his report.

Mr. Teagno asked that he provide architectural and elevation drawings. He also agrees with the other members, the shed should be removed. Ms. Hutter stated that the plans need to be in her office ten days prior to the next meeting which is December 2nd. The hearing has been carried to December 2nd with no further notice required.

PUBLIC HEARINGS (CON'T)

1. **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 December 2nd, 2014

RESOLUTIONS: none

OTHER BUSINESS: None

Open Meeting to the Public-no public present

Adjournment- a motion to adjourn was made by Mr. Webber and seconded by Mr. Stefanelli.

Next Regular Scheduled Meeting December 2, 2014

Respectively submitted:

R. Lorraine Hutter
Land Use Administrator