

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

MINUTES

Tuesday, December 16, 2014 7:30pm

Council Chambers, 12 Mercedes Drive, 2nd Floor, Montvale, NJ

Chairman called the meeting to order at 7:50 pm and led everyone in the Pledge of Allegiance.

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

ABSENT: Mr. Culhane, Councilmember Cudequest, Mr. Webber, R. L. Hutter

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

MISC. MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/

BOROUGH ENGINEER: None

ZONING REPORT:

Mr. Fette reports,

3 Morgan Court – This property has been in foreclosure for quite some time which has resulted in several property maintenance issues. Mr. Fette is happy to report the property has been sold and therefore the property maintenance issues have been resolved.

Chestnut Ridge Road CVS Shopping Center –

The Verizon Store is requesting new signage. The proposed sign is inconsistent with the shopping center signs and Mr. Fette makes an inquiry to the Board to recall if the individual signage was to be consistent amongst all tenants in color and style. The proposed signage is significantly different. Chairman suggests Mr. Fette refer to the previously approved resolution of approval for this property.

SITE PLAN REVIEW COMMITTEE: Mr. Stefanelli states The Chestnut Ridge Shopping Center came before the Site Plan Review Committee regarding signage and dumpsters. This applicant will come before the Planning Board in January.

ENVIRONMENTAL COMMISSION LIASION REPORT:

Mr. Vogt reports a final inspection was conducted at the Sulzer property at 98 East Grand Avenue. There was no meeting held in December.

CORRESPONDENCE: placed on back table

APPROVAL OF MINUTES:

March 4, 2014 – A motion to approve was made by Mr. Lintner and seconded by Mr. Teagno. A roll call vote was taken with all Board members present stating aye.

July 16, 2013 – A motion to approve was made by Mr. Teagno and seconded by Mr. Lintner. A roll call vote was taken with Mr. Stefanelli abstaining and all other Board members present stating aye.

August 20, 2013 – A motion to approve was made by Mr. Lintner and seconded by Mr. Stefanelli. A roll call vote was taken with all Board members present stating aye.

October 21, 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 present stating aye.

USE PERMIT:

1. **Block 3004- Lot 2- Maternal Science, Inc.- 50 Chestnut Ridge Road-1,786 sq. ft.-**
Chairman read the application into the record. Robert Mancinelli, Esq. represents the client Rachel Katz-Galatt for Maternal Science, Inc. Mr. Lintner requests clarification to 5e of the application indicating one (1) parking space marked for Maternal Science, Inc. use only. Ms. Katz-Galatt indicates this is specified in the lease. Chairman requests Mr. Mancinelli provide a letter from the Landlord stating this. Mr. Fette states a CCO inspection will be required. A motion to approve was made by Mr. Vogt and seconded by Mr. Teagno. A roll call was taken with all Board members present stating aye.

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 January 6, 2015.
2. **Block 1202 Lot 1 – AGRANOVICH -1 TERKUILE ROAD –**
Major Soil Movement Application
Chairman read the application into the record. Mr. Regan states this hearing started on December 2, 2014 at which time Mr. Agranovich was sworn in and all notices were determined to be in order. All required documents and fees have been submitted. Mr. Hipolit states there are no concerns with this application. Maser letter dated November 11, 2014 is marked as B-1. Mr. Agranovich agrees to comply with all requirements set forth in this letter. New topographical plans submitted dated October 9, 2014 are marked as A-2, new plot plan and soil erosion control plan revised date of November 13, 2014 marked as A-3. Board exhibits are marked as: Letter from Montvale Fire Department B-2, Environmental Commission report marked B-3. Chairman Vogt requires for condition of approval the removal of one tree of which he will go to the site and mark the tree to be removed. A motion to approve was made by Mr. Lintner and seconded by Mr. Fette. A roll call vote was taken with all Board members present stating aye.

A five minute break was taken at this time.

PUBLIC HEARINGS (NEW):

Block 505 Lot 12 – PALFREY – 23 SHEPPARD DRIVE –
Major Soil Movement Applicant

Chairman read the application into the record. Ms. Palfrey is sworn in by the Borough Attorney. Mr. Regan states all notices are in order. Engineering reports dated September 22, 2014 are marked A-1. The Maser review letter dated November 25, 2014 is marked as B-1. Mr. Hipolit summarizes and reads his letter into the record. Mr. Hipolit requests the applicant present to the Board a summary of this project. Applicant informs the Board a pool and cabana is in the process of being built which requires a major soil movement. Mr. Fette summarizes the project for the

Board and indicates a summons had been issued due to the lack of a silt fence installation which has since been installed.

A motion to open to the public was made by Mr. Vogt and seconded by Mr. Stefanelli. Mr. Kirkorian of 4 Cypress Peak Lane came forward and was sworn in by the Board Attorney. Mr. Kirkorian expressed his concerns of the lack of protective fencing surrounding the pool and construction sight. Chairman states that a summons was issued and this issue has since been addressed. Mr. Landzberg of 2 Cypress Peak Lane came forward and was sworn in by the Board Attorney. Mr. Landzberg questioned the Borough Engineer as to drainage and runoff. Mr. Hipolit states the applicant is proposing two additional seepage pits as well as perimeter drains along the pool patio and is satisfied with the drainage improvements. It is further stated the applicant has been made aware that should stormwater runoff drainage issues occur as a result of the construction of the proposed improvements, it is the Applicant's responsibility to remedy the issue. A motion to close was made by Mr. Stefanelli and seconded by Mr. Vogt. Chairman states it is the recommendation of the Board that this Applicant come before the Environmental Commission for approval of landscape plans as a condition of approval. Chairman DePinto and Mr. Fette further state the importance of obtaining a final approval ("as-built") for submission to Mr. Fette's office. Mr. Fette states this is an absolute condition to be adhered to before use of the pool. A motion to approve was made by Mr. Vogt and seconded Mr. Stefanelli with all Board members stating aye.

RESOLUTIONS:

1. Block 2203 Lot 1 – BRUCE HACKETT – 1 JUNE LANE

Variance Application – Chairman read by title only.

A motion to approve was introduced by Mr. Teagno and seconded by Mr. Lintner . A roll call vote was taken with Chairman DePinto abstaining all other Board members present stating aye.

2. Block 1703 Lot 8 - CORRA/CAPRASANO – 6 JOAN TERRACE

Variance Application – Chairman read by title only.

A motion to approve was introduced by Mr. Stefanelli and seconded by Mr. Lintner. A roll call vote was taken with Chairman DePinto abstaining and all other Board members present stating aye.

OTHER BUSINESS: None

Open Meeting to the Public-no public present.

Adjournment- a motion to adjourn was made by Mr. Fette and seconded by Mr. Vogt.
Next Regular Scheduled Meeting January 6, 2015

Respectively submitted:

Doreen Rowland
Acting Board Secretary