

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

Minutes

Tuesday, May 5, 2015 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.

PLEDGE OF ALLEGIANCE AND OPEN MEETING ACT STATEMENT: Meeting opened at 7:32pm. Mr. Stefanelli Vice Chairman opened the meeting and led everyone in the Pledge of Allegiance. Mr. Stefanelli read the Open Meeting Act Statement into the record.

ROLL CALL:

Present: Mr. Culhane, Councilman Ghassali, Mr. Fette, Mr. Lintner, Mr. Teagno, Mr. Stefanelli, Mr. Vogt, Mr. Webber

Also Present: Ms. Green, Planner, Mr. Niehoff, Acting Engineer

Arrived Late: Mr. Regan, Board Attorney and Chairman DePinto 7:47pm

MISC. MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/

BOROUGH ENGINEER: none

ZONING REPORT: none

SITE PLAN REVIEW COMMITTEE: Mr. Stefanelli gave the report. Reckitt Benckiser appeared for a 300 sq. ft. addition and 4 light poles. Parking lot will be resurfaced. It is de minimis in nature and they were told to proceed to the building department. Once completed an "as built" is needed to be provided to the planning board as well as the building department.

ENVIRONMENTAL COMMISSION LIASION REPORT: Mr. Vogt stated he had no meeting, however he had done an aspection at 32 Donny Brook which passed.

CORRESPONDENCE: placed on back table

DISCUSSION: none

APPROVAL OF MINUTES: April 21, 2015- A motion to approve the minutes of April 21, was made by Mr. Vogt and seconded and Councilman Ghassali. A roll call vote was taken with Mr. Teagno abstaining and all others present stating aye.

USE PERMIT:

1. **Block 2305 Lot 15-Minuto Kids, Inc.-Memorial Field-One Memorial Drive- Snack Shop on Ballfield-200 sq. ft.-** Mr. Louis Gurber representing the Shana Minuto, and Joseph Minuto of Big Daddy's Pizza in Hillsdale. Application was read into the record. Mr. Vogt asked about cooking in the facility. Yes they do cook and they will need to comply with the board health. Mr. Minuto stated that they were approached by the Montvale Baseball complex. They now do Hillsdale Hawks snack bar. They will be selling food, hot dogs, hamburgers, drinks and snacks. They are taking over and they are not sure who was doing it before. Ms. Hutter stated that they had not come in for a use permit or board of health and an incident occurred with many people getting ill from bad hamburgers. They will be open from April 1 to November 30. Mr. Webber asked for the size of the building to be amended. It was agreed to state that the building is 1800 sq. ft. approximately and that they will be occupying 200 sq. ft. They are looking to put up a banner as a sign. Mr. Fette stated that a banner is only a temporary item and can be kept only for two weeks. They will make sure they clean up the area. Mr. Lintner asked if they will be hiring employees. Mr. Minuto stated yes they will be hiring some high school kids and that they will be servicing the swim club as well. Mr. Fette stated they need to get a CCO from his department. It is in the R15 district. A motion to approved was made by Mr. Culhane and seconded by Councilman Ghassali a roll call vote was taken with all 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**-applicant has requested this application be carried. Re-notice will be given. Chairman stated that it is carried to the next meeting.

RESOLUTIONS:

1. **Block 2601, Lot 32-Memorial Properties LLC-Memorial Sloan Kettering Cancer Care Center-(150,000 sq. ft.)- Use Permit Application and Resolution to Amend a Resolution Granting Amended Site Plan Approval** dated: August 2007-Mr. Tripp attorney for the applicant came forward. Chairman read by title only. A motion to approve was made by Councilman Ghassali and seconded by Mr. Webber. A roll call vote was taken with all present stating aye. Chairman thanked them for choosing Montvale and Mr. Tripp thanked the chairman and the board for a speedy approval.
2. **Block 3101, Lot 1-UB Chestnut, LLC-30 Chestnut Ridge Road-Amended Site Plan-Signage**- Chairman read by title only. Revision to the signage table. It is referred to on page 20 paragraph 12. A new plan exhibit a-8 new date is May 1, 2015. This related to the post net sign. It is now in conformity. Ms. Green stated it is fine. Mr. Niehoff will take a look at the lighting in regard to the Fresh Market. Mr. Regan went over the changed. A motion to approve was made by Mr. Stefanelli and seconded by Mr. Lintner with a roll call vote with all stating aye.

PUBLIC HEARINGS (NEW):

1. **Block 1202 Lot 2-Mr. and Mrs. John Mirza-49 Spring Valley Road-Variance Application**- Chairman opened the public hearing. The applicant is here and conversation between attorneys occurred. Mr. Meese identified himself on the record and he is in agreement due to the fact that there is a discrepancy of the use of the property and having access to the property would be helpful by the board planner and engineer. It was decided to have the application carried to June 2, 2015, with no further notice required. Mr. Meese agreed to make arrangements for the engineer and planner to visit the property with him or someone from his office being present.

OTHER BUSINESS: none

OPEN MEETING TO THE PUBLIC: A motion to open to the public was made by Mr. Lintner and seconded by Mr. Webber. A motion to close was made by Mr. Webber and seconded by Mr. Teagno.

ADJOURNMENT: Motion to adjourn was made by Mr. Stefanelli and seconded Mr. Vogt with all stating aye.

Next Regular Scheduled Meeting May 19, 2015 7:30pm

Respectively submitted by:



R. Lorraine Hutter, Land Use Administrator