

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

Minutes

Tuesday, June 16, 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.

Chairman opened the meeting at 7:50 PM.

PLEDGE OF ALLEGIANCE AND OPEN MEETING ACT STATEMENT: Chairman DePinto led everyone in the Pledge of Allegiance and read the Open Meeting Act Statement.

ROLL CALL:

PRESENT: Councilmember Ghassali, Mr. Fette, Mr. Lintner, Mr. Teagno, Mr. Vogt, Mr. Webber, Mr. Stefanelli, Mr. Culhane ,Chairman DePinto.

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

NOT PRESENT: Ms. Green, Borough Planner

MISC. MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/

BOROUGH ENGINEER:

Mr. Hipolit states the Woodland Heights Development now has active water hydrants for fire protection. Water trucks have been moved off the site. Montvale Fire Department has been notified.

Mr. Fette states a deck footing inspection was conducted and failed on May 22, 2015, due to the fact that the approved plans for this home do not show a rear deck. Mr. Fette has stopped construction. It is the Board's opinion an amended site plan application must be submitted to the Board.

ZONING REPORT: Mr. Fette

Block 3101, Lot 1 – CHESTNUT RIDGE SHOPPING CENTER- CHESTNUT RIDGE ROAD

Plan review has begun for the signs that were previously approved by the Board. Signs are expected to be installed within the next 2 weeks.

SITE PLAN REVIEW COMMITTEE: Mr. Stefanelli

BLOCK 1901, LOT 3 - WENESCO RESTAURANT SYSTEMS, LLC - 121 CHESTNUT RIDGE ROAD

A drive thru Wendy's restaurant is proposed . Much feedback and recommendations were provided by the committee. It is suggested the applicant come before the committee again with revised plans.

ENVIRONMENTAL COMMISSION LIASION REPORT: None at this time

APPROVAL OF MINUTES: June 2, 2015 - A motion to approve was made by Mr. Webber and seconded by Mr. Culhane. A roll call vote was taken with all Board members stating aye.

PUBLIC HEARINGS (CON'T):

BLOCK 2001, LOT 4 – MID WEST PORTFOLIO CORP. C/O AVISON YOUNG – NEW YORK, LLC – 100 PARAGON DRIVE - Amended Site Plan, Variance Application

Chairman DePinto determines this application to be incomplete and to be carried to the meeting scheduled to be held on July 17, 2015. No further notice to be given.

BLOCK 2904, LOT 4 – BANK OF AMERICA, N.A. – 80 CHESTNUT RIDGE ROAD - Variance Application

Chairman DePinto determines this application to be incomplete. The applicant requests to be carried to the meeting scheduled to be held on July 7, 2015. No further notice to be given.

RESOLUTIONS:

BLOCK 1202, LOT 2 – MR. & MRS. JOHN MIRZA – 49 SPRING VALLEY ROAD - Variance Relief

A motion to approve was introduced by Mr. Stefanelli and seconded by Mr. Culhane. A roll call vote was taken with Councilmember Ghassali, Mr. Webber and Mr. Vogt recusing and all other members stating aye.

BLOCK 1706, LOT 13 – RONALD & CYNTHIS CENICOLA – 12 MOULTON DRIVE – Variance Relief

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

NOTICE OF PUBLIC HEARING ON THE HOUSING ELEMENT AND FAIR SHARE PLAN OF THE BOROUGH OF MONTVALE MASTER PLAN

A motion to approve was introduced by Mr. Webber and seconded by Mr. Culhane. A roll call vote was taken with and all 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 Mr. Webber and seconded by Mr. Vogt.

Next Regular Scheduled Meeting July 7, 2015

Respectively Submitted:

**Doreen Rowland
Acting Planning Board Secretary**