

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

MINUTES

Tuesday, September 15, 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 7:30 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. Lintner, Mr. Teagno, Mr. Vogt, Mr. Webber, Chairman DePinto

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

NOT PRESENT: Mr. Culhane, Mr. Fette, Mr. Stefanelli

**MISC. MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/
BOROUGH ENGINEER:**

Mr. Vogt and Ms. Green visited the stone facility regarding the DePiero property. Pictures of preferred stone were distributed. The standard ledge stone is the preferred design. This choice provides more color and design choices. Andrew Hipolit will distribute photos to the developers.

ZONING REPORT: None at this time.

SITE PLAN REVIEW COMMITTEE: None at this time.

ENVIRONMENTAL COMMISSION LIASION REPORT: None at this time.

CORRESPONDENCE: placed on back table

APPROVAL OF MINUTES: None at this time

USE PERMITS: None at this time.

PUBLIC HEARINGS:

1. BLOCK 712, LOT 9 – LC DEVELOPERS, LLC – 69 MONTVALE AVENUE

Soil Movement, Zoning Variance Application

Bruce Dexter, Esq. represents the client, Louis Chiellini. Mr. Teagno recuses himself from this application. This application has been amended to a “C” variance. A slope variance and major soil movement application are also required. Applicants exhibits are marked into the record. Chairman DePinto determines this application to be incomplete and authorizes Mr. Hipolit to communicate with the Applicant’s Engineer. This application will be carried to the October 6, 2015 hearing. No further notice will be given.

**2. BLOCK 403, LOT 2 – BALDANZA CONSTRUCTION COMPANY, INC. - 99 SPRING VALLEY ROAD
– Preliminary and Final Site Plan & Use Variance Application.**

Ray Flood, Esq. represents the applicant Louis Baldanza. All exhibits are read into the record. Mr. Hipolit requests the applicant provide a drainage and soil report. Mr. Hipolit further requests a revised

lighting plan. Mr. Regan advised this application includes a D variance therefore, Mr. Webber and Councilmember Ghassali must recuse. The Board is without a quorum. Absent Board members will receive and review a copy of recordings. Chairman states this application will be carried to the October 6, 2015 hearing. No further notice will be given.

PUBLIC HEARINGS (CON'T) :

1. **BLOCK 2001, LOT 4 – MID-WEST PORTFOLIO CORPORATION c/o AVISON YOUNG – NEW YORK, LLC – 100 PARAGON DRIVE - Amended Site Plan, Variance Application. Application is carried to October 6, 2015**

2. **BLOCK 1902, LOT 11 – BANK OF AMERICA – 80 CHESTNUT RIDGE ROAD – Amended Site Plan Application**
At the applicant's request, this application will be carried to October 6, 2015. No further notice will be given.

RESOLUTIONS:

OTHER BUSINESS:

OPEN MEETING TO THE PUBLIC:

ADJOURNMENT:

Next Regular Scheduled Meeting - October 6, 2015 at 7:30pm

Respectfully submitted:



**Doreen Rowland
Acting Planning Board Secretary**