

**REGULAR MEETING OF THE MONTVALE PLANNING BOARD**

**MINUTES**

**Monday, November 9, 2015 7:30pm**

**Council Chambers, 12 Mercedes Drive, 2<sup>nd</sup> 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 led everyone in the Pledge of Allegiance and read the Open Meeting Act Statement.

**ROLL CALL:**

**PRESENT:** Mr. Culhane, Councilmember Ghassali, Mr. Lintner, Mr. Teagno, Mr. Vogt, Chairman DePinto, Ms. Rowland, Acting Planning Board Secretary, Mr. Hipolit, Borough Engineer, Mr. Regan, Borough Attorney.

**NOT PRESENT:** Mr. Fette, Mr. Stefanell, Mr. Webber, Ms. Green, Borough Planner.

**MISC. MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/  
BOROUGH ENGINEER:** None

**ZONING REPORT:** None

**SITE PLAN REVIEW COMMITTEE:** Mr. Vogt reports.

**Block 1601, Lot 15 – Super Value, Inc. - 12 Railroad Avenue – Proposed redevelopment of site. Aesthetic improvements have been incorporated including a monument sign . Drive thru has been eliminated but stacking of cars at pumps continues to be a concern to the committee. New proposal suggests moving building structure to rear of property. Landscaping plans will be required. Chairman suggests this applicant communicate with Ms. Green, Borough Planner and prepare to come before the Board for a public hearing in February 2016.**

**Block 3301, Lot 3 – Lifetime Fitness - Two canopies to be placed over the front entrances to prevent hazardous icing on walkway. The committee granted a waiver to this applicant to move directly to the Building Department.**

**Block 605, Lots 17 & 18 Rockland Built Homes – Robert Mancinelli, Esq. is present as well as Mr. and Mrs. Ratigan who currently reside at 1 Short Avenue to discuss the vacation of Short Avenue. There are still some issues. The Committee proposed the portion of land being deeded to the Borough as “green-space” shall also be deeded to the Ratigan’s.**

**Block 703, Lot 7 – Misrad Associates. New signage was proposed for this property. A total of three new signs, to better mark the entrances and exits and a monument sign. The Committee was in favor , made recommendations and suggested this applicant come before the Board.**

**ENVIRONMENTAL COMMISSION LIASION REPORT:** None

**CORRESPONDENCE:** placed on back table

**DISCUSSION:** Block 1609 Lot 21-Tax Search.

**Borough records indicate no ownership of this property. Chairman requests a title search be conducted. Mr. Reagan will obtain the cost estimate of such and report back at the next hearing.**

**APPROVAL OF MINUTES:** None at this time

**USE PERMITS:**

**1. Block 1001 Lot 2- Leading Pharma-155 Chestnut Ridge Road-(1658 sq. ft.)**

Chairman read the application into the record. David Kessler, Esq. represents the applicant Katherine Sears. Chairman states building permits will be required for all interior renovations as well as a CCO inspection. A motion to approve was introduced by Mr. Vogt and seconded by Mr. Teagno. A roll call vote was taken with all Board members stating aye.

**2. Block 1901 Lot 5- Arco, Inc.-180 Summit Avenue-(5,400 sq. ft.)** Chairman read the application into the record. Bruce Whittaker, Esq. represents the applicant Harmeet Kapoor, C.O.O. Chairman states building permits will be required for all interior renovations as well as a CCO inspection. A motion to approve was introduced by Mr. Teagno and seconded by Mr. Culhane. A roll call vote was taken with all Board members stating aye.

**3. Block 1001 Lot 2- EmpiRX Health, LLC-155 Chestnut Ridge Road-(4,800 sq. ft.)** Chairman read the application into the record. David Kessler, Esq. represents the applicant William Resnick. Mr. Culhane requests the applicant clarify the correct total number of parking spaces (item 5f) indicated as 425 on the application. Correspondence received November 23, 2015 and attached indicates total number of parking spaces as 388. Chairman states building permits will be required for all interior renovations as well as a CCO inspection. A motion to approve was introduced by Mr. Teagno and seconded by Mr. Vogt. A roll call vote was taken with all Board members stating aye.

**PUBLIC HEARINGS: (continued)**

**1. Block 3101 Lot 1- UB Chestnut, LLC- Chestnut Ridge Road- Amended Site Plan Application for Monument Sign**

Jennifer Knarich, Esq. represents the applicant. Mr. George Williams, Planner for the applicant, provides testimony in support of the application. The application requires three variances for the new pylon sign. The variances granted are as follows: number of colors on the sign, height of the sign and size of the pylon. It was determined that the condition of approval will be limited to fifteen panels. This applicant will appear before the Environmental Commission for approval. There was a discussion concerning the blue logo on the Chase panel. Council for the applicant responded that Chase requires a blue logo. The Board was polled with the majority indicating no objection. A motion to approve was introduced by Mr. Teagno and seconded by Mr. Vogt. A roll call vote was taken with Chairman DePinto and Mr. Lintner voting no and all other members stating aye.

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

Soil Movement, Zoning Variance Application- At the applicant's request this public hearing will be carried to December 1, 2015. No further notice will be given.

**3. BLOCK 403, LOT 2 – BALDANZA CONSTRUCTION COMPANY, INC. - 99 SPRING VALLEY ROAD – Preliminary and Final Site Plan & Use Variance Application. At the applicant's request this public hearing will be carried to December 1, 2015. No further notice will be given.**

**4. BLOCK 2001, LOT 4 – MID-WEST PORTFOLIO CORPORATION c/o AVISON YOUNG – NEW YORK, LLC – 100 PARAGON DRIVE - Amended Site Plan, Variance Application.- At applicants request this public hearing will be carried to December 1, 2015. No further notice will be given.**

**5. 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 December 1, 2015. No further notice will be given.**

**PUBLIC HEARINGS (New) :**

**1. BLOCK 1201, LOT 2- John and Figen Mirza-49 Spring Valley Road-Major Soil Movement Application**  
A motion to approve was introduced by Mr. Teagno and seconded by Mr. Culhane. A roll call vote was taken with all Board members stating aye.

2. **Block 1702, Lot 11- J. Aschenbrand-8 Rutherford Place-Major Soil Movement Application**  
This application will be carried to the December 1, 2015 hearing as it was determined by the Board and it's Professionals that an additional steep slope variance is required of this application. Further notice will be given.

**RESOLUTIONS:**

1. **Block 1702, Lot 11- J. Aschenbrand-8 Rutherford Place-Major Soil Movement Application**  
A new resolution will be written as it has been determined by the Board and it's professionals that an additional steep slope variance is required of the application.

**OTHER BUSINESS: No other business.**

**OPEN MEETING TO THE PUBLIC: No one from the public present.**

**ADJOURNMENT: A motion to adjourn was made by Mr. Vogt and seconded by Mr. Teagno with all Board members stating aye.**

**Next Regular Scheduled Meeting - December 1, 2015 at 7:30pm**

**Respectfully Submitted:**

**Doreen Rowland  
Acting Planning Board Secretary**