

**REGULAR MEETING OF THE MONTVALE PLANNING BOARD**

**Minutes**

**Tuesday, April 2, 2013 at 7:30PM**

**Municipal Complex, 12 Mercedes Drive in Council Chambers**

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 DePinto opened the meeting at 7:30pm leading everyone in the Pledge of Allegiance.**

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

Absent: Councilmember Cudequest, Mr. Fette, Mr. Bardes

Also Present: Mr. Preiss, Borough Planner, Mr. Regan, Board Attorney, and Mr. Hipolit, Board Engineer

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

**ZONING REPORT:** none

**SITE PLAN REVIEW COMMITTEE:** no meeting

**ENVIRONMENTAL COMMISSION LIAISON REPORT:** Mr. Vogt stated that the commission had not met.

**CORRESPONDENCE:** placed on back table

**APPROVAL OF MINUTES: February 19, 2013**

A motion to approve the minutes of February 19, 2013 was made by Mr. Stefanelli, and seconded by Mr. Culhane. A roll call was taken with all present voting ayes.

**DISCUSSION:** none

**USE PERMITS:** none

**PUBLIC HEARINGS (NEW):** none

**PUBLIC HEARINGS (CON'T):**

None

## **RESOLUTIONS:**

1. **Block 1601 Lot 21-Vinari Enterprises, LLC** d/b/a 15 Grand American Bistro-19 W. Grand Avenue-Amended Site Plan-Chairman DePinto read by title only. One correction was made. A motion to introduce was made by Mr. Lintner and seconded by Mr. Stefanelli with all present voting aye.
  
2. **AMENDMENT TO LAND USE ELEMENT AND HOUSING ELEMENT AND FAIR SHARE PLAN OF THE BOROUGH OF MONTVALE MASTER PLAN**-Mr. Regan stated that if the board acts favorably he would advise the Land Use Administrator to send notice to the contiguous towns the notice of approval and to provide to the County Planning Board a copy of the Amendment as well as the signed Resolution. It should also be provided to the municipal clerk. In order to implement the amended plan it would require legislation of an ordinance by the Mayor and Council. It is his understanding that the Mayor and Council is considering the introduction on first reading the ordinance to implement the recommended changes in the amendment on Tuesday, April 9, 2013 and then a public hearing would be scheduled for April 30, 2013. Chairman stated to the public that there opportunity to get full understanding of the ordinance there will be a presentation on April 9<sup>th</sup>, 2013 will be at the first reading. It is Chairman's understanding that there will be a power point presentation on April 30, 2013 will be the public hearing where people can speak. A motion to approve was made by Mr. Culhane and seconded by Mr. Vogt. All present voting aye.

## **Other Business**

**Open Meeting to the Public-** A motion to open was made by Mr. Vogt and seconded by Mr. Teagno. Mr. Kevin Roe, 1 Heartstone Way, Montvale came forward. He asked about the April 9<sup>th</sup> scheduling will they entertain inquiries from the public or do they have to wait for the 30<sup>th</sup> and will the people making the presentation be back on the 30<sup>th</sup> to answer the questions. Chairman DePinto stated that he understands that it will be a very extensive presentation that will be made to the governing body on the 9<sup>th</sup>. Inclusive of a power point presentation by the design architect of the commercial property, there will be information on the affordable housing as well as traffic testimony. The procedure that the governing body follows is that the ordinance introduction is at first reading and no public comment and then the public portion is at the final reading. Mr. Regan stated that is the law. Chairman DePinto stated he believes that the presenters will be at both meetings to answer questions. A woman had asked what time the Mayor and Council meetings start. Ms. Hutter, Land Use Administrator, stated they usually start at 7:30 pm but to check the website at [www.montvale.org](http://www.montvale.org) to

check the time. A motion to close the meeting to the public was made by Mr. Teagno and seconded by Mr. Vogt. All voting aye.

Adjournment- A motion to adjourn was made by Mr. Stefanelli and seconded by Mr. Vogt. All voting aye. Meeting ended at 7:46pm

**Next Regular Scheduled Meeting: April 16, 2013**

**Respectively submitted by:**

**R. Lorraine Hutter  
Land Use Administrator**