

**REGULAR MEETING OF THE MONTVALE PLANNING BOARD**

**Minutes**

**Tuesday, September 17, 2013 at 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.

**Roll Call:**

**Present:** Mr. Culhane Councilmember Ghassali, Mr. Fette, Mr. Lintner, Mr. Stefanelli, Mr. Teagno, Mr. Vogt, Mr. Webber and Chairman DePinto

**Also Present:** Mr. Hipolit, Board Engineer, Mr. Preiss, Board Planner, Mr. Regan, Board Attorney, Ms. Hutter, Land Use Administrator

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

**ZONING REPORT:** Mr. Fette gave his report. 240 West Grand- Hughes Environmental is for sale. They have had a lot of calls on the property. The building department has issued the building permits for the charging stations to Mercedes Benz. Permits issued for Windsor Road to knock down the burnt house. Montvale Commons- handicapped ramp was changed it is a minor site changed. It will allow for better access into the building. Montvale Commons will be starting on final inspections in the next few weeks. Elevator Inspector has left looking for a new sub code official for elevators. He has a third party estimate coming in also. Montvale Commons is looking to occupy December 1<sup>st</sup>

**SITE PLAN REVIEW COMMITTEE: Mr. Stefanelli stated there was no meeting.**

**ENVIRONMENTAL COMMISSION LIAISON REPORT: Mr. Vogt stated there was no meeting.**

**CORRESPONDENCE: placed on back table**

**APPROVAL OF MINUTES: none**

**DISCUSSION:**

**USE PERMITS: NONE**

**PUBLIC HEARINGS (NEW):**

**Section 31 Review-Fieldstone Middle School Renovations** Section 31 Review-Fieldstone Middle School Renovations

Marian Latz Administrator of Montvale School District and Ken Karl Engineer came forward. Ms. Latz spoke of safety and concerns and why they needed the addition. It will provide an additional measure of safety as parents will be coming directly into the office area. The front area will be office and classrooms will be in the old offices. A small addition will house the business office and superintendent's office. People who want to come in for interviews, bids, or deliveries will enter there so there is no interaction with the children. The plans that were presented are not fully developed as they didn't want to miss out on the grant money as the plan needed to be presented by September 24<sup>th</sup>, 2013. The proposed addition is 1975 sq. ft. and it frees up the front area. Chairman asked when the plans would be ready with handicapped accessibility and landscaping. They will not know for at least 60 to 90 days about the grant. Mr. Fette will be doing the plan review.

**Block 2411 Lot 1- Carolyn McNamara-31 Hillside Terrace-Variance Application for a Sunroom Addition**

Ms. McNamara was sworn in. Mr. Culhane recused himself from this application. The chair was turned over to Mr. Teagno. Ms. McNamara came forward she would like to add a sunroom and new deck. The sunroom is going to be 16 feet by 12 feet. The survey was marked as A1, Patio Enclosure schematic was marked as A2. Ms. McNamara explained what it is she is proposing.

A motion to open the meeting was made by Mr. Vogt and seconded by Mr. Stefanelli no one wishing to be heard a motion to close the meeting was made by Mr. Stefanelli and seconded by Mr. Vogt. A roll call vote was taken with Mr. Culhane abstaining and all others voting aye. A resolution will be prepared for the next meeting.

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

**Block 2802, Lots 2 and 3 300 West Grand Avenue, Block 1002, lots 3 and 5 159-161 Summit Avenue-Montvale Development Associates, LLC-Shoppes at DePieros**-Application for Preliminary and Final Site Plan Approval, Preliminary and Final Subdivision Approval, Planned Unit Development and Soil Moving Permit **carried to October 1, 2013 at 7:30 pm**

**Block 702- Lots 1 and 39- Ali Enterprises LLC Kinderkamack and Magnolia Avenue- Amended Site Plan Application- [-See attached transcript](#)**

**RESOLUTIONS:**

**Other Business-none**

**Open Meeting to the Public-A motion to open the meeting to the public was made by Mr. Culhane and seconded by Mr. Vogt. No one from the public wishing to be heard a motion to close the meeting was made by Mr. Webber and seconded by Mr. Teagno. All in favor stating aye.**

**Adjournment-A motion to adjourn was made by Mr. Lintner and seconded by Mr. Stefanelli with all stating aye.**

**Respectively submitted by:**

**R. Lorraine Hutter  
Land Use Administrator**