

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

Minutes

Tuesday, October 1, 2013 at 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.

ROLL CALL:

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

Absent: Mr. Stefanelli and Mr. Hipolit

Also Present: Mr. Preiss, Planner, Mr. Regan, Board Attorney, Mr. Hughes, Planner, and Mr. Hermans, Acting Engineer, Ms. Hutter, Land Use Administrator

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

ZONING REPORT: Mr. Fette gave his report. Montvale Commons is working hard to finish the building and to have residents occupy by the end of the month. School # 2 the Mayor and Council are now in possession of the deed.

SITE PLAN REVIEW COMMITTEE: Mr. Vogt gave the report. There were three applicants before the committee. The first was NJ Energy for the renovation of an existing auto service and adding a convenience store on Kinderkamack Road. Mr. Vogt stated that they are not in compliance at this time and that Mr. Fette will be making a visit to them as they do not have even a use permit. There are illegal commercial vehicles being parked there. Mr. Fette will be going out to meet with the new owner. Secondly, was 155 Chestnut Ridge Road. They are looking to make minor improvements which will be dealt with at the construction code official level. Thirdly, K. Hovnanian Del Ben Block 1002 Lot 7 and Block 302 lots 1 and 4 came before the committee. New plans will be fully prepared and resubmitted with all the changes and they are looking to come back to the board in January.

ENVIRONMENTAL COMMISSION LIAISON REPORT: Mr. Vogt stated no report.

CORRESPONDENCE: placed on back table

APPROVAL OF MINUTES: September 3, 2013 motion to approve was made by Mr. Vogt and seconded by Mr. Ghassali all present stating aye. September 17th, 2013-a motion to approve was made by Mr. Lintner and seconded by Mr. Culhane with all present stating aye.

DISCUSSION:

K. Hovnanian North Jersey Acquisition LLC Settlement Agreement Block 302 Lots 1 & 4 and Block 1002 Lot 7-Mr. Regan gave a brief description of the settlement agreement. The number of townhomes have

come down significantly to 80. They will be coming back before the board in accordance with the Whispering Woods Act. K. Hovnanian is looking to be on the agenda in January.

USE PERMITS: None

PUBLIC HEARINGS (NEW): none

PUBLIC HEARINGS (CON'T):

1. **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 –see attached transcript-carried to the next regular scheduled meeting on the 15th of October with a Special meeting being agreed to for October 22, 2013.

2. **Block 702- Lots 1 and 39- Ali Enterprises LLC Kinderkamack and Magnolia Avenue- Amended Site Plan Application- Carried to October 30, 2013 Special Meeting-7:30pm**

RESOLUTIONS:

1. **Block 2411 Lot 1- Carolyn McNamara-31 Hillside Terrace-Variance Application for a Sunroom Addition**-A motion to introduce was made by Mr. Lintner and seconded by Mr. Teagno. A roll call was asked for by the chairman with Mr. Culhane and Chairman DePinto abstaining and all others present voting aye.
- 2.
3. **Block 302 Lots 1 and 4 and Block 1002 Lot 7 K. Hovnanian NJ Del Ben Settlement Agreement**-Chairman read by title only. Mr. Vogt introduced the resolution and Mr. Culhane seconded it. Councilmember Ghassali, Mr. Lintner, Mr. Teagno, and Mr. Webber all abstained and all others voted aye.

Other Business-none

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

Adjournment-A motion to adjourn was made by Councilman Ghassali and seconded by Mr. Webber with all in favor stating aye.

Respectively submitted:

R. Lorraine Hutter, Land Use Administrator