

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

Minutes

Tuesday, October 15, 2013

Council Chambers, 12 Mercedes Drive, 2<sup>nd</sup> Floor, Montvale, NJ

Chairman opened the meeting at 7:40pm and led everyone in the Pledge of Allegiance.

Roll Call:

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

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

Absent: Mr. Hipolit, Engineer

MISC. MATTERS RAISED BY BOARD MEMBERS/BOARD

ATTORNEY/BOROUGH ENGINEER: NONE

ZONING REPORT: Mr. Fette gave his report. Mr. Fette stated that the Tower 26 work has begun on Middletown Road. The Exxon on Kinderkamack Road needs a Use Permit for the Gas Station and the Bays. The owner, NJ Energy has been noticed that they need to comply and he met with Chris Gent of NJ Energy who is working getting the applications into the board secretary. Ms. Hutter stated as of this date she has not received a Use Permit for either. Mr. Fette stated he would make another visit.

Also final inspections on Montvale Commons and Lifetime Fitness are underway stated Mr. Fette.

**Site Plan Review Committee:** Mr. Stefanelli stated that one applicant came before the committee; Bank of Communications, 85 Chestnut Ridge Road, they are looking to place a generator on site. It is a de minimus change and will go before the construction code official, Mr. Fette. Mr. Fette also stated that the Tree Ordinance is pretty well wrapped up and they will be sending it to the Mayor and Council for consideration and the Planning Board.

**Environmental Commission** –Mr. Vogt gave his report. They have not met and he is canceling the October meeting. Mr. Vogt stated that he heard and received plans from Enclave he has received their as built plans but they are not finished with the plantings.

**Minutes:** October 1, 2013- A motion to approve was made by Mr. Lintner and seconded by Mr. Teagno. Mr. Stefanelli abstained and all others voted aye.

Use Permit:

1. Block 1902 Lot 8-Summit Physical Therapy-160 Summit Avenue - Steven.Schefers, Esq., represented the applicant. Chairman read the application into the record. A motion to approve was made with the condition that verification of parking being assigned be verified as well as if a sign would be required. A motion to approve was made by Mr. Vogt and seconded by Mr. Stefanelli. All present stating aye.

Chairman made notice of the Ali Enterprise being carried to October 22, 2013

**PUBLIC HEARING (CON'T)**-Block 2802, Lots 2 & 3;Block 1002, Lots 3 & 5-  
Montvale Development Associates, LLC  
Application for Preliminary and Final Site Plan Approval, PUD Approval, EIS Approval  
and Soil Moving Permit Approval- [see attached transcripts](#)

**Block 702-Lots 1 and 39**-Ali Enterprises LLC –Kinderkamack and Magnolia Avenue-  
Amended Site Plan Application-carried to October 30, 2013 special meeting beginning at  
7:30pm

**Other Business**-none

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

**Adjournment:** A motion to adjourn was made by Mr. Stefanelli and seconded by Mr.  
Culhane.

Respectively submitted:

R. Lorraine Hutter, Land Use Administrator