

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

MINUTES

Wednesday November 6, 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.

Chairman opened the meeting and led everyone in the Pledge of Allegiance.

ROLL CALL: Mr. Culhane, Councilman Ghassali, Mr. Fette, Mr. Lintner, Mr. Stefanelli, Mr. Vogt, Mr. Webber and Chairman DePinto

Absent: Mr. Teagno

Also Present: Ms. Hutter, Land Use Administrator, Mr. Keenan, Planner, Mr. Hipolit, Board Engineer, Mr. Hermanns, Engineer, Mr. Jahr, Traffic Engineer, Mr. Regan, Board Attorney

MISC. MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/BOROUGH ENGINEER: NONE AT THIS TIME

ZONING REPORT: Mr. Fette stated the Exxon on Kinderkamack Road has removed their soda machine as requested.

295 West Grand Avenue-Lifetime Fitness temporary monument sign has been removed and the ground has been reseeded.

SITE PLAN REVIEW COMMITTEE: No report.

ENVIRONMENTAL COMMISSION LIAISON REPORT: Mr. Vogt stated they did not meet and they will cancel their next meeting and they will not meet until January 2014.

CORRESPONDENCE: placed on back table

APPROVAL OF MINUTES:

DISCUSSION:

Chairman DePinto turned the meeting over to Mr. Lintner.

Mr. Lintner chaired the next application. Mr. Vogt recused himself from the Preston application.

PUBLIC HEARINGS (NEW):

Block 710 Lot 8-Randall and Laurie Preston-15 Bryan Drive-Variance Application for a Side Yard - Randall Preston and Laurie Preston came forward and were sworn in by Mr. Regan.-Mr. Preston stated that they have a detached 20 by 20 garage they are planning on constructing a two car garage attached to the house and a family room above. Mr. Preston stated that they would remove the existing garage. It was noted by the Land Use Administrator that Tennessee Gas sent back their comment that they are fine with the application as long as silt fencing is provided. Plans consisting of three sheets prepared by Kevin M. Martin, the applicant's architect was marked as A1.

Maser Review was marked as B1. Mr. Hipolit asked if any of the easement was being disturbed. Mr. Preston stated no.

A full plot plan and a full survey showing topographic grades and what the actual dimensions are will be requested by Mr. Hipolit. Also the borough engineer requested a submission of the site plan depicting a stormwater management system capable of storing and infiltrating three inches of runoff flowing from the new impervious area. Other requirements were requested; a driveway detail, detail for drainage improvements and location and details for construction access and topsoil stockpiles and where the proposed silt fence would be placed. Fire Dept review was marked as B2 and the Environmental Commission review was marked as B3. It was agreed that a side yard variance was needed as 15 is required and only 9.25 feet would be remaining after the addition.

A motion to open to the public was made by Councilman Ghassali and seconded by Mr. Stefanelli. No one wishing to be heard, a motion to close by Mr. Stefanelli and seconded by Mr. Culhane. Mr. Lintner asked for a motion to have the board attorney prepare a resolution of approval. A motion was made by Mr. Stefanelli and seconded by Mr. Culhane. A roll call was taken with Chairman DePinto and Mr. Vogt abstaining and all others present stating aye.

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**
2. **Block 702- Lots 1 and 39- Ali Enterprises LLC Kinderkamack and Magnolia Avenue- Amended Site Plan Application- Carried to January 7th, 2014-7:30pm**

RESOLUTIONS: none

Other Business-none

Open Meeting to the Public A motion to open to the public was made by Mr. Lintner and seconded by Mr. Fette. No one from the public wishing to be heard a motion to close to the public was made by Mr. Stefanelli and seconded by Councilman Ghassali, all voting aye.

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

Respectively Submitted:

R. Lorraine Hutter, Land Use Administrator