

**SPECIAL MEETING OF THE MONTVALE PLANNING BOARD**

**Minutes**

**Monday, November 25, 2013 8:00pm**

**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.

**Chairman DePinto called the meeting to order at 8:05pm**  
**ROLL CALL: Mr. Culhane, Councilmember Cudequest, Mr. Stefanelli, Mr. Lintner, Mr. Teagno, Mr. Vogt, Mr. Webber and Chairman DePinto**

**Absent: Mr. Fette**

**Also Present: Mr. Jahr, Mr. Hermann, Mr. Preiss, Mr. Regan, and Ms. Hutter, Land Use Administrator**

**Chairman welcomed back Mrs. Cudequest. She wanted to thank Councilman Ghassali for stepping in during her family emergency absence.**

**MISC. MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/BOROUGH ENGINEER:**

**ZONING REPORT:**

**SITE PLAN REVIEW COMMITTEE:**

**ENVIRONMENTAL COMMISSION LIAISON REPORT:** Mr. Vogt stated that Lifetime Athletics sent as built plans and they have scheduled a final landscaping inspection.

**CORRESPONDENCE: placed on back table**

**APPROVAL OF MINUTES: none**

**DISCUSSION: none**

**Use Permit:**

- 1. Block 2401 Lot 2-KLM Search Corporation d/b/a KLM Bryant Research-28 West Grand Avenue (1704 sq. ft.) –Mr. Antimo Del Vecchio came forward representing the applicant. Lisa Billotti was sworn in. Chairman read the application into the record. Number of employees is 12 parking spaces are 7. Ms. Billotti explained that not all 12 are in at the same time. No visitors will be coming to the site. Mr. Vogt asked what the KLM stands for. KLM are family initials. They place professionals in pharmaceutical companies. Mr. Webber asked for clarification of the fit up for the renovations. Mr. Del Vecchio noted that they are aware they will need to obtain the necessary building permits. 5e was to be amended to read none. A motion to approve was made by Mr. Vogt and seconded by Mr. Lintner. A roll call vote was taken with all stating aye.**

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

Chairman made the announcement of Ali Enterprises being carried to January 7, 2014. No further notice will be provided.

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

2. **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 Transcripts**

#### **RESOLUTIONS: none**

**Other Business-Ms. Hutter brought up the request for special borough emails for the board members. Mr. Regan stated that he thinks this is a good idea no board members should be communicating with other board members in regard to any application. Ms. Hutter will make the request. Chairman stated that Kari Solomon will be serving as the alternate for the planning board.**  
**Open Meeting to the Public-A motion to open to the public was made by Mr. Vogt and seconded by Mr. Stefanelli. No one from the public wishing to be heard the meeting was closed by a motion made by Mr. Lintner and seconded by Mr. Webber.**  
**Adjournment-a motion to adjourn was made by Mr. Vogt and seconded by Mr. Stefanelli.**

**Respectively submitted:**

**R. Lorraine Hutter  
Land Use Administrator**