

**REGULAR MEETING OF THE MONTVALE PLANNING BOARD**

**MINUTES**

**Tuesday, March 26, 2014 at 7:30PM**

**Municipal Complex, 12 Mercedes Drive , Council Chambers**

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 at 7:51 PM and led everyone in the Pledge of Allegiance.

**ROLL CALL:**

**PRESENT: Mr. Culhane, Mr. Fette, Mr. Lintner, Mr. Stefanelli, Mr. Teagno, Mr. Vogt, Mr. Webber, Ms. Solomon**  
**Councilmember Cudequest arrived at 8:55PM**

**ALSO PRESENT: Mr. Regan, Board Attorney, Mr. Hipolit, Borough Engineer, Mr. Preiss, Borough Planner, R. L. Hutter, Land Use Administrator, Doreen Rowland**

**MISC. MATTERS RAISED BY BOARD MEMBERS: NONE**

**ATTORNEY/BOROUGH ENGINEER: NONE**

**ZONING REPORT:**

**BLOCK 3302, LOT 2 – 1 VAN RIPER WAY – LIFE TIME FITNESS**

Sand and debris is to be removed from asphalt as per compliance with the resolution. Corporate has been made aware of the situation. Jeff Fette will continue to follow up on this matter.

**BLOCK 1102, LOT 4 – 106-108 SPRING VALLEY ROAD, MONTVALE SNACK SHOP**

A sign violation has been issued.

**SITE PLAN REVIEW COMMITTEE:**

**NO MEETING THIS EVENING**

**ENVIRONMENTAL COMMISSION LIAISON REPORT:**

**NONE**

**CORRESPONDENCE: placed on back table**

**APPROVAL OF MINUTES:**

**NONE**

**DISCUSSION: Borough Tree Ordinance**

Three documents prepared by Mr. Preiss were discussed. Memos dated February 26, 2014 and revised March 10, 2014, additional Amendments to Land Subdivision Regulation and Zoning Regulations Pertaining to Tree Removal and Protection dated March 14, 2014. Mr. Preiss gave an explanation of the changes. Chapter 56 is now placed in the Land Use Zoning, therefore encompassing the Zoning Officer and the Planning Board. Definitions were added regarding dead and diseased trees, "breast height" and the difference between evergreen and deciduous trees. The words "imminent threat" were added to the exemption regarding public safety, and includes all zones and properties. Section 128.811.I is referenced as the basis for the requirement. The applicant is required to provide a landscaping plan to be reviewed by the Environmental Commission. Revised ordinance proposes a maximum number of trees to be removed will require a Minor Tree Removal Permit. Any number of trees beyond that within a 12 month period will require an appearance before the Planning Board and will require a Major Tree Removal Permit, and requires notice. Mr. Preiss requests Mr. Regan to review the language. This matter has now been moved to the Governing Body for review.

**USE PERMITS:**

**NONE**

**PUBLIC HEARINGS (NEW):**

**NONE**

**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 Major Soil Movement**

**Mr. Culhane requests status of Maser's report of offsite improvements.**

**Please refer to transcript**

**RESOLUTIONS:**

**NONE**

**Other Business: None**

**Open Meeting to the Public: No one from the public present.**

**Adjournment:** A motion to adjourn was made by Mr Stefanelli and seconded by Mr.Vogt. A roll call vote was taken with all Board members stating aye.

**Next Regular Scheduled Meeting:** April 1, 2014

**Respectively submitted:**



**Doreen Rowland, Acting Secretary**

**For R.L. Hutter, Land Use Administrator**