

**REGULAR MEETING OF THE MONTVALE PLANNING BOARD**

**MINUTES**

**Tuesday, April 1, 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 7:45PM and led everyone in the Pledge of Allegiance.**

**ROLL CALL:**

**PRESENT: Mr. Culhane, Councilmember Cudequest, Mr. Fette, Mr. Lintner, Mr. Stefanelli, Mr. Teagno, Mr. Vogt, Mr. Webber, Ms. Solomon**

**ALSO PRESENT: Mr. Regan, Board Attorney, Mr. Hipolit, Borough Engineer, Mr. Preiss, Borough Planner, Doreen Rowland, Acting Board Secretary**

**MISC. MATTERS RAISED BY BOARD MEMBERS: Chairman Vogt requests using his personal e-mail versus the Borough assigned e-mail. Mr. Regan states the Borough e-mail must be used. Chairman suggests contacting Mr. George (IT)**

**ATTORNEY/BOROUGH ENGINEER: None**

**ZONING REPORT:**

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

**Impervious concrete schedule has been submitted to Mr. Fette. Sand and debris is to be removed from asphalt as per compliance with the resolution. Jeff Fette will continue to follow up on this matter.**

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

**Mr. Fette received notice that drug paraphernalia is being sold at the establishment. They have been issued a warning to remove all such items immediately. Applied and approved for a banner permit. In violation because more than one banner is in use in addition to penant flags. All in violation to be removed immediately. Mr. Webber states that he believes the spot lights in the parking lot are in violation and inquires as to the appropriate signage and marking of handicapped spaces.**

**SITE PLAN REVIEW COMMITTEE:**

**Councilmember Cudequest reports Woodland Heights development proposing no change to plan of 2008. Requesting implementation of a Home Owner's Association. They will come before the Board April 22, 2014.**

**ENVIRONMENTAL COMMISSION LIAISON REPORT:**

**Chairman Vogt reports final landscape inspection at Davies Locker and Excel Orthopedics have failed and not in compliance. Watson residence at 5 Quail Ridge Road passed inspection and is in compliance. Mr. Fette questions the status of the water line installation at 15 Grand Avenue. This is holding up asphalt paving at Montvale Commons Police and Tri-Boro Ambulance has safety concerns of rolling gurney's over rough terrain. Chairman asks Mr. Fette to follow up with Mr. Hipolit.**

**CORRESPONDENCE: placed on back table**

**APPROVAL OF MINUTES:**

**February 4, 2014 – Carried to April 22, 2014**

**February 26, 2014 – Carried to April 25, 2014**

**DISCUSSION: Updated Zoning Map – Corrections to be made and moved to the governing body for approval .**

**USE PERMITS:**

- 1. Block 2401 Lot 2 – 28 WEST GRAND AVENUE OLD STONE PHARMACY, LLC (1,504 sf.) Chairman DePinto read the application into the record. Mr. DelvecchioVecchio represents the client, Tara Fricke also present. This site will be a compounding pharmacy, non-retail. Mr. Fette states a building permit will be necessary for the renovations as well as a CCO inspection. A motion to approve was introduced by Mr. Vogt and seconded by Mr. Teagno. A roll call vote was taken with Chairman voting no, Ms. Solomon abstaining and all others stating aye.**
- 2. Block 2401, Lot 2 – 28 WEST GRAND AVENUE – LUXURY MORTGAGE CORP. (1,579 sf.) Chairman DePinto reads the application into the record. Mr. DelVecchio, the client Robert Grosser also present. The site will be occupied by licensed mortgage brokers, loan officers and support staff. Mr. Fette states a building permit will be necessary for the renovations as well as**

a CCO inspection. A motion to approve was introduced by Mr. Culhane and seconded by Mr. Stefanelli. A roll call vote was taken with all stating aye.

**PUBLIC HEARINGS (NEW):**

**BLOCK 301, LOT 5 – TONI JOVANOSKI – MAJOR SOIL MOVEMENT APPLICATION.**

Chairman DePinto turns the chair over to Mr. Stefanelli at this time. Mr. Stefanelli reads the application into the record. Mr. Regan states that all notices are in order. Mr. Jovanoski is agreeable to the road widening easements to be provided to the Borough . DEP permit must be filed with the Building Department as well as all necessary permits . Applicant is agreeable to all conditions stated in Board exhibits. A motion to approve was introduced by Mr. Vogt and seconded by Mr. Lintner. A roll call was taken with all stating aye

**Block 2702, Lot 1 and Block 2801, Lot 2 – Mercedes Benz USA, LLC  
Site Plan and Bulk Variance Application  
Carried to April 22, 2014**

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

**Block 1505, Lot 1 – Rockland Built Homes, Inc. 6 Penn. Avenue  
Major Subdivision, Major Soil Movement and Variance Application  
Carried to May 6, 2014**

**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  
Carried to April 22, 2014**

**RESOLUTIONS:**

**Block 302 , Lots 1 & 4 and Block 1002, Lot 7 – K. Hovanian New Jersey  
Acquisition – Del Ben nowknown as The Reserve at Montvale – Preliminary and Final Site Plan Approval, Related Variances, Waivers, Preliminary and Final Subdivision Approval and a Major Soil Movement Permit  
Mr. Regan reviews clerical changes to be made.  
A motion to approve was made by Mr Teagno and seconded by Mr. Culhane. A roll call vote was taken with all Board members stating aye.**

**Block 2602, Lots1 – Valley Chabad Center for Jewish Life – 210 Summit Avenue (881 sq ft.) A motion to approve was made by Councilmember Cudequest and seconded by Mr. Culhane. A roll call vote was taken with Chairman DePinto abstaining and all other Board members stating aye.**

**Block 1508, Lot 4 – Anthony Costelloe – 11 Myrtle Street – Variance Application  
A motion to approve was made by Mr. Webber and seconded by Mr. Vogt. A roll call vote was taken with Chairman DePinto abstaining and all Board members stating aye.**

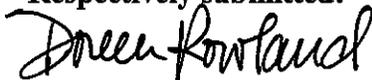
**Other Business: None**

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

**Adjournment: A motion to adjourn was made by Mr. Teagno seconded by Mr. Vogt. All in favor stating aye.**

**Next Regular Scheduled Meeting: April 22, 2014**

**Respectively submitted:**



**Doreen Rowland, Acting Secretary  
For R.L. Hutter, Land Use Administrator**