

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

MINUTES

Tuesday, April 22, 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 7:40PM and led everyone in the Pledge of Allegiance.

ROLL CALL:

PRESENT: Mr. Culhane, Councilmember Cudequest, Mr. Fette, Mr. Lintner, Mr. Teagno, Mr. Vogt, Mr. Webber

ABSENT: Mr. Stefanelli, 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: None

ATTORNEY/BOROUGH ENGINEER: None

ZONING REPORT:

BLOCK 1102, LOT 4 106-108 Spring Valley Road, Montvale Snack Shop

Continuing issues, two summonses have been issued. One for sign violations and a second for a fire prevention violation. A grill is being operated without a ventilation hood. Robert Ludwig, Fire Prevention was called in for an inspection and found the grill to be in violation, a penalty has been issued and will increase until the grill is removed.

BLOCK 2405 LOT1 ,2 & 26 28-30 SOUTH KINDERKAMACK RD.

NJ ENERGY CORP.

Failed CCO inspection. The condition of property has deteriorated since the applicant has come before the Board. Mr. Fette at this time distributes photos of the deterioration to the Board. Mr. Fette further states he believes auto body work using hazardous materials is being performed at this sight, a condition which was not approved by the Board. Additionally, a sign permit was denied by Mr. Fette. This applicant has yet to file an "as-built" plan to the building department.

BLOCK 2408, LOT 3 – 8 EAST GRAND AVENUE AMAZING GRACE PARTNERS, LLC

Revising plans for underground electric. Chairman requests a reminder to this applicant regarding the lighting on the property.

Jeff Fette to follow up.

SITE PLAN REVIEW COMMITTEE: NO REPORT

ENVIRONMENTAL COMMISSION LIAISON REPORT:

Chairman Vogt reports final landscape plan approval for the following applicants at the Environmental Committee meeting of April 21, 2014: Montvale Development Associates, LLC and Ali Enterprises, LLC

CORRESPONDENCE: placed on back table

APPROVAL OF MINUTES:

February 4, 2014 - A motion to approve was made by Councilmember Cudequest and seconded by Mr. Lintner. A roll call vote was taken with all Board members stating aye.

February 26, 2014 – A motion to approve was made by Mr. Vogt and seconded by Mr. Culhane. A roll call vote was taken with Mr. Lintner abstaining and all other Board members stating aye.

DISCUSSION: Updated Zoning Map carried to May 6, 2014

USE PERMITS:

1. **Block 1902- Lot 5- LHP New Jersey MD Services PC (2273sf.)** Chairman DePinto read the application into the record. Mr. Boccher of DeCotiis, Fitzpatrick & Cole, LLP represented the applicant, Ms. Tosher was also present. 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. Teagno and seconded by Mr. Webber. A roll call vote was taken with all stating aye.

PUBLIC HEARINGS (NEW):

Block 1301 Lots 24,26,27 and 33 Block 2204, Lots 39 and 40
Bear Ben Builders, LLC, Woodland Heights
Requested Public Hearing, Discussion
Carried to May 6, 2014

Block 3206, Lot 6 – Mercedes Benz USA, LLC

Site Plan and Bulk Variance Application

Carried to May 6, 2014

Block 2702, Lot 1 and Block 2801, Lot 2 – Mercedes Benz USA, LLC

Site Plan and Bulk Variance Application

Carried to May 6, 2014

Block 2702, Lot 1 and Block 2801, Lot 2 – Mercedes Benz USA, LLC

Major Soil Movement Application

Carried to May 6, 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

See Transcript

Carried to May 6, 2014

RESOLUTIONS:

Block 301, Lot 5- T. Jovanoski - Major Soil Movement

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 702 Lots 1 and 39 – Ali Enterprises,LLC

Preliminary and Final Site Plan Approval, Variance Relief, and Approval of an Environmental Impact Statement

Mr. Regan states the word “Plan” is missing from the title on the first page.

Revision to be made.

A motion to approve was made by Mr. Vogt and seconded by Mr. Teagno. A roll call was taken with Councilmember Cudequest and Mr. Webber 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 Councilmember Cudequest seconded by Mr. Teagno. All in favor stating aye.

Next Regular Scheduled Meeting: May 6, 2014

Respectively submitted:

A handwritten signature in black ink that reads "Doreen Rowland". The signature is written in a cursive style with a large initial "D" and "R".

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