

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

MINUTES

Tuesday, September 16, 2014 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 at 7:30 PM and led everyone in the Pledge of Allegiance.

ROLL CALL:

PRESENT: Mr. Culhane, Councilmember Cudequest, Mr. Lintner, Mr. Teagno, Mr. Vogt, Mr. Stefanelli, Mr. Webber, Chairman DePinto

ABSENT: Mr. Fette

ASLO PRESENT: Mr. Regan, Board Attorney, Mr. Preiss, Borough Planner, Mr. Hipolit, Borough Engineer, Lorraine Hutter, Planning Board Secretary

**MISC. MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/
BOROUGH ENGINEER: NONE**

ZONING REPORT: NONE

SITE PLAN REVIEW COMMITTEE: Mr. Stefanelli

The Shoppes at DePiero's – Ulta Beauty – Signage - Preliminary approval granted at the request of this future tenant before the lease can be signed.

Exxon Mobile – Generator - A receptacle will be placed at their sign in the event of a power failure we can access power through the traffic light. The Borough Engineer worked in conjunction with the County.

ENVIRONMENTAL COMMISSION LIASION REPORT: The Environmental Committee has not met since the last meeting therefore there is no report.

CORRESPONDENCE: placed on back table

DISCUSSION: Ordinance 2014-1393

The ordinance will provide the opportunity for low and moderate income housing consistent with the Reexamination Report and the Borough's adopted and approved Housing Element and Fair Share Plan. This will permit the construction of ten senior units in the former School #2 building and a four bedroom residence for individuals with special needs in a separate building on the property. The ordinance satisfies the objectives of the 2008 Master Plan of providing diversified and affordable housing.

The ordinance will set forth purposes of the Municipal Land Use Law, N.J.S.A 40:55d 2a,c and l. The Board finds this ordinance consistent with the 2008 Master Plan and the Reexamination Report which was adopted September 2, 2014.

APPROVAL OF MINUTES:

August 19, 2014

A motion to approve was made by Mr. Culhane and seconded by Mr. Webber. A roll call vote was taken with Councilmember Cudequest and Mr. Teagno abstaining and all other Board members stating aye.

February 10, 2014

A motion to approve was made by Councilmember Cudequest and seconded by Mr. Vogt. Mr. Stefanelli abstains and all other members state aye.

USE PERMIT:

Block 3101- Lot 1- A & J Bagels, LLC-18 Chestnut Ridge Road (1980 sq. ft.)

Chairman read the application into the record. Samuel C. Berger, Esq. represents the client, Mr. James Macagna, both present. Chairman DePinto suggests contact be made with Gayle Price, Esq. as to the proposed signage upgrades for this property being proposed to the Board. Mr. Fette states building permits will be required for all interior renovations as well as a CCO inspection. A motion to approve was introduced by Mr. Stefanelli and seconded by Mr. Vogt with all Board members stating aye.

Block 3201 Lot 8-American Medical and Dental Supplies (15,000 sq. ft.)

Chairman read the application into the record. Robert McBriar, Esq. represents the client Dinesh Sakhrani, VP American Medical and Dental Supplies, John Paul Molfetta, broker representing Mr. Sakhrani, and Mr. Peter Jewett, general contractor, all present. Chairman refers to the prior resolution and the parking restrictions of this property. Mr. Fette states building permits will be required for all interior renovations as well as a CCO inspection. A motion to approve was introduced by Mr. Teagno and seconded by Mr. Vogt with all Board members stating aye.

PUBLIC HEARINGS (NEW): None

PUBLIC HEARINGS (CON'T)

1. **BLOCK 1505, LOT 1 – ROCKLAND BUILT HOMES, INC. 6 PENN. AVENUE –**
Major Subdivision, Major Soil Movement and Variance Application- At the applicant's request this hearing is carried to October 21th, 2014 at 7:30pm

RESOLUTIONS:

1. Recommendation of the Adoption of the Ordinance 2014-1393
A motion to approve was introduced by Mr. Webber and seconded by Mr. Culhane with all Board members present stating aye.

OTHER BUSINESS: None

Open Meeting to the Public – No one from the public present.

Adjournment – A motion to adjourn was mad by Mr. Webber and seconded by Councilmember Cudequest with all members stating aye.

Next Regular Scheduled Meeting: The October 7, 2014 meeting has been canceled. The next scheduled meeting will be held on October 21, 2014.

Respectfully submitted:

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

RLH/dr