

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

Minutes

Tuesday, July 21, 2015 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 7:38 PM.

PLEDGE OF ALLEGIANCE AND OPEN MEETING ACT STATEMENT: Chairman DePinto led everyone in the Pledge of Allegiance and read the Open Meeting Act Statement.

ROLL CALL:

PRESENT: Mr. Fette, Mr. Lintner, Mr. Teagno, Mr. Vogt, Mr. Stefanelli, Chairman DePinto.

ALSO PRESENT: Mr. Hipolit, Borough Engineer, Ms. Green, Borough Planner, Mr. Regan, Board Attorney, Ms. Rowland, Acting Planning Board Secretary.

NOT PRESENT: Mr. Culhane, Councilmember Ghassali, Mr. Webber

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

Mr. Hipolit states a resident on Woodland Road has complaints regarding the runoff onto his property from the Woodland Heights construction site. An onsite meeting has been scheduled for July 22, 2015. Mr. Hipolit, Mr. Meyers, a site inspector for Maser Engineering and the resident will be present. Mr. Hipolit states there will no longer be runoff issues once construction is complete and Mr. Meyers has responded to the residents complaints and has taken the appropriate measures to rectify.

ZONING REPORT: Mr. Fette

Mr. Fette states Woodland Heights will need amended site plan approval from the Board before moving forward with plans for the rear decks.

Memorial Sloan Kettering has closed on the property located at 225 Summit Avenue. All plans will be submitted to the NJ State Department of Health. Site Plan improvements will be reviewed by the Building Department and Maser Engineering.

The Porterhouse has been issued a summons and is due in court July22, 2015. Zoning for seating and parking is not in compliance and are in violation of prior approvals. Mr. Fette has suggested Mr. Sealy come before the Board for a variance and amended site plan approval. Chairman DePinto states there will be no further meetings until all outstanding issues are addressed. Chairman states the site lighting is not in compliance and asks the status thereof. Mr. Fette will address such.

SITE PLAN REVIEW COMMITTEE: No report.

ENVIRONMENTAL COMMISSION LIASION REPORT: No report.

APPROVAL OF MINUTES: June 16, 2015 - A motion to approve was made by Mr. Lintner and seconded by Mr. Teagno. A roll call vote was taken with all Board members stating aye.

USE PERMITS:

1. **BLOCK 2904, LOT 3 – IVY REALTY SERVICES, LLC – 1 PARAGON DRIVE – 10,779 SQ.FT.**
Chairman read the application into the record. Bruce Whittaler, Esq. represents the applicant Anthony Cordasco. 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. Vogt and seconded by Mr. Stefanelli. A roll call vote was taken will all members stating aye.
2. **BLOCK 2404, LOT 1 – LEONID, LLC D/B/A BELLISSIMO – 14 S. KINDERKAMACK RD. – 4,000 SQ. FT.**
Chairman read the application into the record. Leonard Miller, Esq. represents the applicant Blerton Meto . Mr Fette questions the parking adequacy and further states building permits will be required for all interior renovations as well as a CCO inspection. Chairman DePinto states this use permit is conditional upon final site plan review. Mr. Miller states this applicant will be in full compliance. A motion to approve was introduced by Mr. Teagno and seconded by Mr. Vogt. A roll call vote was taken will all members stating aye.

PUBLIC HEARINGS:

1. **BLOCK 712, LOT 9 – LC DEVELOPERS, LLC – 69 MONTVALE AVENUE**
Soil Movement, Zoning Variance Application
At the applicant's request, this application will be carried.

PUBLIC HEARINGS (CON'T):

1. **BLOCK 2001, LOT 4 – MID WEST PORTFOLIO CORP. C/O AVISON YOUNG – NEW YORK, LLC – 100 PARAGON DRIVE** - Amended Site Plan, Variance Application
Chairman DePinto determines this application to be incomplete and to be carried.
2. **BLOCK 2904, LOT 4 – BANK OF AMERICA, N.A. – 80 CHESTNUT RIDGE ROAD** - Variance Application. Chairman DePinto determines this application to be incomplete. The applicant requests to be carried.

RESOLUTIONS:

BLOCK 302, LOT 1 – K. HOVNANIAN AT MONTVALE II, LLC – 32 UPPER SADDLE RIVER ROAD - Amended Site Plan Approval. A motion to approve was introduced by Mr. Vogt and seconded by Mr. Stefanelli. A roll call vote was taken with all 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. Vogt and seconded by Mr. Teagno.
Next Regular Scheduled Meeting August 4, 2015**

Respectively Submitted:

**Doreen Rowland
Acting Planning Board Secretary**