

**REGULAR MEETING OF THE MONTVALE PLANNING BOARD**

**MINUTES**

**Tuesday, August 4, 2015 7:30pm**

**Council Chambers, 12 Mercedes Drive, 2<sup>nd</sup> 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.

**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. Culhane, Councilmember Ghassali, Mr. Lintner, Mr. Teagno, Mr. Vogt, Mr. Webber, 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. Fette, Mr. Stefanelli

**MISC. MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/**

**BOROUGH ENGINEER:**

Mr. Culhane requests Ms. Rowland include a copy of the Fair Share Housing Element in his packet for the September 1, 2015 meeting.

**ZONING REPORT:** No report

**SITE PLAN REVIEW COMMITTEE:** Mr. Vogt reports.

**BLOCK 2002, LOT 3 - 5 PARAGON DRIVE -** Mr. George Kimmerle of Kimmerle Newman Architects presented to the Site Plan Review Committee a proposal to improve the parking lot and increase the number of parking spaces at 5 Paragon Drive. A parking deck was suggested in addition to proposed improvements and the addition of 100-130 parking spots. The Committee made recommendations and suggests an additional site plan review before coming before the Planning Board.

**BLOCK 3101, LOT 1 – CHESTNUT RIDGE SHOPPING CENTER –** Property maintenance issues are to be resolved immediately. The pylon sign was discussed. The intensity of the lighting, colors, tenant placement and fonts were reviewed. Ms. Green suggests enlarging the sign to create more “white space” for better visibility. The Committee made recommendations and suggests an additional site plan review before coming before the Planning Board.

**ENVIRONMENTAL COMMISSION LIASION REPORT:** No report

**APPROVAL OF MINUTES:** July 21, 2015. A motion to approve was made by Mr. Vogt and seconded by Mr. Lintner. A roll call vote was taken with all Board members stating aye.

**USE PERMITS:**

1. **BLOCK 2701, LOT 3 – RAUSA, BARLOTTA & ASSOCIATES – 85 CHESTNUT RIDGE ROAD – 3,420 SQ.FT.**

Chairman read the application into the record. Jeremy S. Piccini, Esq. represents the applicant, Richard Rausa. 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. Culhane. A roll call vote was taken with all Board members stating aye.

2. **BLOCK 2401, LOT 2 – SSNA, INC. (SANSUI AMERICA, INC.) – 28 WEST GRAND AVENUE – 8,041SQ.FT.**

Chairman read the application into the record. James K. Pryor represents the applicant, Edward Beller. 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. Culhane and seconded by Mr. Teagno. A roll call vote was taken with all Board members stating aye.

3. **BLOCK 1901, LOT 5 – GGI INTERNATIONAL – 180 SUMMIT AVENUE – 1,868 SQ. FT.**  
At the applicant's request, this application will be heard September 15, 2015

#### **PUBLIC HEARINGS:**

1. **BLOCK 1607, LOT 19 – RICHARD RAKOWSKI – 18 FOREST AVENUE – Zoning Variance Application**

Chairman DePinto turns the Chair to Mr. Teagno. Mr. Teagno read the application into the record. Mr. Regan states that all notices are in order. Andrew Rakowski, engineer for the applicant is present as well as the applicant Richard Rakowski. A new deck to the rear of the existing home is proposed. Two variances are required, the rear yard setback requirement and building coverage. All exhibits were marked into evidence. Discrepancies in the calculations were noted and at the recommendation of the Board Engineer it was determined that the applicant's calculations should govern the Board's review of the application. Mr. Vogt recommends two evergreen trees be planted for privacy. The Board finds the addition of this deck to be an improvement to this property.

A motion to approve was introduced by Mr. Vogt and seconded by Mr. Lintner. A roll call vote was taken with all Board members stating aye.

2. **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 to September 1, 2015.**

3. **BLOCK 403, LOT 2 – BALDANZA CONSTRUCTION COMPANY, INC. - 99 SPRING VALLEY ROAD – Preliminary and Final Site Plan & Use Variance Application.**

At the applicant's request, this application has been carried to September 15, 2015. Further notice will be given.

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

1. **BLOCK 2001, LOT 4 – MID-WEST PORTFOLIO CORPORATION c/o AVISON YOUNG – NEW YORK, LLC – 100 PARAGON DRIVE - Amended Site Plan, Variance Application.**

**At the applicant's request, this application will be carried to September 1, 2015**

2. **BLOCK 1902, LOT 11 – BANK OF AMERICA – 80 CHESTNUT RIDGE ROAD – Amended Site Plan Application**

**At the applicant's request, this application will be carried to September 1, 2015**

#### **RESOLUTIONS:**

1. **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. Teagno and seconded by Mr. Lintner. A roll call vote was taken with all Board members stating aye.

**OPEN MEETING TO THE PUBLIC: No one from the public present.**

**ADJOURNMENT: A motion to adjourn was made by Mr. Webber and seconded by Mr. Teagno**

**Next Regular Scheduled Meeting - September 1, 2015 at 7:30pm**