

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

MINUTES

Tuesday, September 6, 2016 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.

PLEDGE OF ALLEGIANCE AND OPEN MEETING ACT STATEMENT: Chairman DePinto opened the meeting at 7:40pm, read the open meeting act statement and led everyone in the Pledge of Allegiance.

ROLL CALL: Present: Mr. D’Agostino, Mr. Fette, Mr. Lintner, Mr. Russo, Mr. Stefanelli, Mr. Teagno, Councilman Weaver, Chairman DE Pinto

Also Present: Ms. Lawlor, Acting Planner; Mr. Dour, Acting Engineer, Mr. Regan, Board Attorney, Ms. Hutter Land Use Administrator

Absent: Ms. Green, Mr. Hipolit, Mr. Culhane and Mayor Ghassali

MISC. MATTERS RAISED BY BOARD MEMBERS/BOARDATTORNEY/BOROUGH ENGINEER: none

ZONING REPORT: Mr. Fette gave his report. The Culhane Property on Grand Avenue is on for a hearing for abandoned property for September 14th. PLM is going to move to the second floor temporarily and then going to Newark.

Mr. Fette stated that he has received many calls in regard to 37 Kinderkamack Road looking for permitting for a Tire Store. He has advised that this would be a dual application for both Park Ridge-if they don’t approach it jointly it could take forever stated the Chairman. Ms. Hutter stated she received a telephone call from the land use administrator from Park Ridge asking if a plan had been filed as of yet. Ms. Hutter stated no and Park Ridge stated they will let us know if one is submitted and vice versa.

Sharp will be submitting an application for amended site plan approval stated Chairman DePinto.

Site Plan Review Committee: No report

Environmental Commission: No report

Correspondence: placed on back table

Discussion: Block 708-8-Request for corrective action concerning zoning interpretations of Block 708, Lot 8- 32 Walnut St-Pearlmount, LLC (Al Caggia)-Mr. Caggia, Ms. Lawlor, Mr. Dour were all sworn in.

Mr. Caggia stated that the property has always been used as commercial property.

Mr. Fette was sworn in by Mr. Regan. The matter came to light when he sent to Mr. Caggia a violation for the property of a commercial truck being parked overnight. Mr. Caggia would like the zone to be changed to be commercial. Mr. Regan stated that the information submitted doesn't warrant a change to the Zoning Map. Mr. Caggia needs substantial proof to show that this is an error and should be changed. Lou Raimondi was the original map creator and it was requested of Mr. Caggia to reach out to him to see if he has the original map. This discussion was carried to the next meeting.

Block 2602 Lot 1- Luxury Lease Partner, LLC-210 Summit Avenue-or1 zone- Mr. Leibowitz represented the applicant being represented by Mark Hejna. Chairman read the application into the record. Zip Codes and police department report was submitted. Leasing on luxury vehicles, office only business is conducted on the internet. There will be no retail no cars.

It is long term leasing, no cars will be left there overnight. No questions from board members. A motion to approve was made by Mr. Stefanelli and seconded by Mr. Teagno. A roll call vote was taken with all stating aye.

Block 1102 Lot 1-Rubenstein, Meyerson, Fox, Mancinelli, Conte & Bern PA-1 Paragon Drive-Existing square footage 11,378 and an additional 3,672 sq. ft., to be occupied making the total to 15,050 sq. ft.- Mr. Mancinelli came forward representing the applicant. Mr. Mancinelli is a NJ Attorney as well. Chairman read the application into record. The application was amended to read after 4h., Total space inclusive of space 15050 sq. ft. 5a. Number of employees that will occupy the premises was changed from 32 to 40. 5b was also changed from 32 to 40. Signatures were verified. Floor plan was discussed. Zip codes were supplied as well as police department report. No questions from board members. A motion to approve was made by Mr. Lintner and seconded by Mr. Stefanelli. A roll call vote was taken with all present stating aye.

Block 2504 Lot 21-Cherven Residence-12 Maple Avenue- Zoning Variance Application-Mr. Lintner took over the chair. -Ms. Cherven and Mr. Bruno have been sworn in. Mr. Dour was sworn in. Plans were marked as A1-One is for rear yard setback. The property is an undersized lot. The applicant proposed to construct a 157 square foot kitchen addition and a 199 sq. foot covered patio making the cover sq. feet to be 356. The deck will be removed with the proposed addition. Maser's letter was marked as B1. B2 police department reviewed no concerns and B3 from the fire department no comment. 26.2 to the rear wall addition

Block 1601-Lot 15-Montvale Super Value, LLC-12 Railroad Avenue-Amended Site Plan Application-D(3) Conditional Use Variance- Mr. Steve Napolitano was recalled to testify in regard to the revised plans dated 8/16/16 as A16 - [see transcript](#).

Resolutions: None

Other Business:

Open Meeting to the Public: A motion to open to the public was made by Mr. D'Agostino and seconded by Mr. Teagno all in favor stating aye. A motion to close by Mr. Teagno and Mr. D'Agostino

Adjournment: A motion to adjourn was made by Mr. D'Agostino and seconded by Mr. Teagno with all stating aye.

Next Regular Scheduled Meeting-September 20, 2016

Respectively submitted:

R. Lorraine Hutter, Land Use Administrator