

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

Minutes

Tuesday, March 7, 2017 - 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 7:35 PM.

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

ROLL CALL:

PRESENT: Mr. Culhane, Mr. D'Agostino, Ms. Russo, Mr. Teagno, Mr. Stefanelli, Chairman DePinto.

ALSO PRESENT: Mr. Chris Dour, Maser Consulting, Ms. Green, Borough Planner, Mr. Regan, Board Attorney, Ms. Rowland, Acting Planning Board Secretary.

NOT PRESENT: Mr. Fette, Mayor Ghassali, Mr. Lintner, Councilman Weaver

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

ZONING REPORT: None

SITE PLAN REVIEW COMMITTEE: Mr. Stefanelli reports.

MISRAD ASSOCIATES C/O BRAUN MANAGEMENT – 133-49 KINDERKAMACK ROAD

Bruce Whittaker, Esq and David Hall, Engineer represent the applicant.

Applicant requests one large sign in the center of the landscape island and remove the two existing signs. The committee made recommendations and the applicant will come before the committee at a later date.

MERCEDES-BENZ USA, LLC – 1 & 3 MERCEDES DRIVE

Nilufer Descherer, Esq and Steven Napolitano, Engineer represent the applicant.

Applicant requests removal of a Declaration of Restriction on Block 2701, Lot 1. Chairman De Pinto at this time invites the applicant to take the floor this evening at the Planning Board meeting to be heard. Applicant agrees.

ENVIRONMENTAL COMMISSION LIASION REPORT: No report.

APPROVAL OF MINUTES:

Mr. Reagan notes a correction to the minutes. The attorney for Apartments & Homes of New Jersey should read as Bolson.

OTHER BUSINESS: None

Open Meeting to the Public:

A Woodcliff Lake resident came forward who did not announce his name. He had an interest in the Wegman's development. He stated his concern that the Board wait until the completion of Wegman's before granting any approvals on the Mercedes Benz properties. He is concerned about the traffic. Chairman De Pinto stated that the applicant has aloted 2.2 million dollars for road improvements that must be completed before the opening of Wegman's. Said resident also stated he believes the laws regarding affordable housing would be changing and Monvale would not be required to build additional units. Board members stated they believed the same, thirty years ago. The resident thanked the board for their time and found the meeting very interesting.

**Adjournment: A motion to adjourn was made by Mr. D'Agostino and seconded by Mr. Teagno.
Next Regular Scheduled Meeting March 21, 2017**

Respectively Submitted:


Doreen Rowland
Acting Planning Board Secretary