

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

Minutes

Tuesday, May 2, 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.

PLEDGE OF ALLEGIANCE AND OPEN MEETING ACT STATEMENT: Chairman opened the meeting by leading everyone in the Pledge of Allegiance.

ROLL CALL: Mr. Culhane, Mr. D’Agostino, Mr. Fette, Mayor Ghassali, Mr. Lintner, Ms. O’Neill, Mr. Stefanelli, Mr. Teagno, Councilman Weaver, and Chairman DePinto

Absent: Ms. Russo

Also Present: Ms. Hutter, Land Use Administrator, Mr. Regan, Board Attorney, Mr. Hipolit, Board Engineer, Ms. Green, Borough Planner

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

ZONING REPORT: Mr. Fette stated that a follow up from the last meeting, Ms. Hutter had found a floor plan that was submitted previously for Ray’s Pizza and it is consistent with what was previously approved for 26 seats. There is one fence in the back property that is in need of repair and Mr. Fette is seeking to find out who it belongs to. The property is in good shape. Lights out on Hamilton Street was reported to the Mayor. Mr. Fette stated that summons have been issued to CVS.

SITE PLAN REVIEW COMMITTEE: Mr. Stefanelli gave his report. Shoppes at DePieros landscaping needs to change due to plantings that could not be gotten and a fence are moved to let plantings to be placed. Junipers will be weeping over the wall which will soften the look. Second applicant, Tonnelli Development for the property known as 20 Spring Valley Road-to build townhomes. They will require a “D” Variance and will be filing an application. Third applicant, 50 Chestnut Ridge Road represented by Mr. Del Vecchio. They will be restriping and repaving the parking lot.

ENVIRONMENTAL COMMISSION LIASION REPORT: Has not met this month yet.

CORRESPONDENCE: placed on back table

DISCUSSION:

APPROVAL OF MINUTES: none at this time

USE PERMITS:

1. Block 2802 Lot 2 (COO 1A)-Ulta Salon, Cosmetics & Fragrance, Inc. Mercedes Dr and Grand Ave-(10506 sq. ft.) Mr. DelVecchio came forward representing the applicant. Jeannie Kopec represented Ulta Salon. Chairman read the application into the record. Applicant plans to occupy in August, 2017. Mr. DelVecchio identified the signatures. Mayor asked about the date of opening. The road work needs to be completed and site made safe stated the Chairman. Site cannot be occupied until the bldg. dept. and Maser Engineering release the site. Chairman stated a resolution will be issued. Mr. Fette stated that he has no problem with tenant fit ups being done now. A motion to request the board attorney to prepare the board attorney was made by Mr. Stefanelli and seconded by Mr. D’Agostino with all stating aye. Mr. Regan stated the resolution should be available for the next meeting.

PUBLIC HEARINGS (New): Block 2408 Lot 3- Amazing Grace Partners, LLC-8 East. Grand Avenue-Site Plan Review and Variance Application – **Thomas Williams Esq., came forward representing the applicant. Mr. George Varghese owner of the building, Ms. Green, Mr. Hipolit and Louis Di Geronimo were all sworn in by Mr. Regan. Mr. Di Geronimo was deemed qualified as an Architect and Planner. Mr. Di Geronimo stated that the plan that was presented they are not moving forward with. They will not be placing building mounted signs. They are going to be placing one monument sign with a signage on both sides that will conform in color. It will be white, red and blue. They will need a variance for the placement of the sign. It was decided and agreed that they would reduce the sign to a single sign from 10 feet from the street, two faced with two messages on each side. One monument sign internally illuminated with shadow behind each letter. Maintenance was discussed. The leader on the Northwest corner is not hooked up to anything. Mr. Varghese stated that is what is sitting on the horses in the parking lot. They will be completed this week. The garbage fence has been completed, landscaping is done as well. The meeting has been carried to May 16th where they will produce a new sign and site placement of the sign. Chairman DePinto stated if they finish what is needed by the building department and Maser he has no issues with them taking occupancy once they are deemed complete.**

A motion to open to the public was made by Mr. Lintner and seconded by Mr. Stefanelli. Mr. Steve Mesino, 11 A Franklin Avenue stated he lives directly behind the subject property. The fence doesn't help with the lights streaming into his windows. He asked if a better fence or additional landscaping can be placed to screen the parking lot. He stated he spoke to the HOA and they plan on doing some additional planting as well. Chairman DePinto asked Mr. di Geronimo if his client would be willing to take a look at the landscaping again to see if anything can be added to help with the problem. Mr. Varghese, owner, had no issue with planting additional plantings.

Chairman read into the record simultaneously the LifeLine Urgent Care and the MGM Graphic Use Permits. One change was made to MGM Graphic for square footage to read 3000 sq. ft. A motion to approve was made by Mr. D'Agostino and seconded by Mr. Culhane with all stating aye.

2. Block 2408 Lot 3-Lifeline Urgent Care LLC- 8 East Grand Avenue-(2000 sq. ft.)
3. Block 2408 Lot 3-MGM Graphics-8 East Grand Avenue-(1000 sq. ft.)
4. Block 2408 Lot 3-George Varghese CPA-8 East Grand Avenue-(200 sq. ft.)-Mr. Varghese pulled this Use Permit from the agenda.

A motion to close to the public was made by Mr. D'Agostino and seconded by Mr. Culhane with all in favor stating aye. Hearing is carried to May 16th. New plans are to be submitted to the land use administrator.

PUBLIC HEARINGS: (Con't)

RESOLUTIONS: Block 3004 Lot 1 St. Joseph Regional High School-40 Chestnut Ridge Road **RESOLUTION GRANTING AMENDED SITEPLAN APPROVAL AND VARIANCE RELIEF TO ST. JOSEPH REGIONAL HIGH SCHOOL FOR PREMISES DESIGNATED AS BLOCK 3004, LOT 1 – Chairman read by title only. Mr. Regan went over the changes. A motion to approve was made by Mr. Teagno and seconded by Mr. Stefanelli with Mr. D 'Agostino abstaining and all others stating aye.**

OTHER BUSINESS: Mr. Stefanelli asked about the Culhane property. The Culhane's came to the review board for the abandoned property list. They were given to January 18th to secure occupancy in 2018. If they are unsuccessful, a decision would need to be made by the Mayor and Council if they want to proceed with condemnation. That decision will not be made until after January. To demolish the property however is a tax payers expense of monies.

School #2- Mr. Toronto will be appearing before the Mayor and Council in regard to the lack of progress on the site.

OPEN MEETING TO THE PUBLIC:

ADJOURNMENT: A motion to adjourn was made Mr. D'Agostino and seconded by Mr. Culhane with all in favor stating aye.

Next Regular Scheduled Meeting – May 16, 2017 at 7:30pm

Respectively submitted:

R. Lorraine Hutter, Land Use Administrator