

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

Minutes

Tuesday, June 6, 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 7:30pm and led everyone in the Pledge of Allegiance and read the open meeting act statement.

ROLL CALL: Mr. Culhane, Mr. Fette, Mr. Lintner, Mr. Teagno, Ms. O'Neill, Mr. Stefanelli, Chairman DePinto

Absent: Mayor Ghassali, Ms. Russo, Mr. D'Agostino, Councilman Weaver

Also Present: Ms. Green, Planner, Mr. Hipolit, Borough Engineer, Mr. Regan, Board Attorney

Ms. Hutter, Land Use Administrator

MISC. MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/

BOROUGH ENGINEER:

ZONING REPORT:

SITE PLAN REVIEW COMMITTEE:

ENVIRONMENTAL COMMISSION LIASION REPORT:

CORRESPONDENCE: placed on back table

DISCUSSION:

APPROVAL OF MINUTES: April 18, 2017 A motion to approve was made by Mr. Lintner and seconded by Mr. Teagno. Ms. O'Neill abstaining and all others voting aye.

May 16, 2017 minutes carried.

USE PERMITS:

- 1. Block 2802 Lot 2 C0011A-The Habit Restaurants, LLC-Mercedes Drive and Grand Avenue-2487 sq. ft.** Mr. Del Vecchio or Beattie Padovano represented the applicant. Chairman read the application into the record. Signatures were verified. There are 44 seats inside 22 seats outside -66 in total. Representative of Habit came forward gave an overview of what type of food is being served and how the operations runs. Size of the building is approximately 9,000 sq. ft. stated Mr. Del Vecchio. Amended date of occupancy was October 2017. Tenant will be responsible for cleanup with the landlord. Property maintenance was discussed. Signage was discussed 5% of window coverage. The proposed signs were approved.
A resolution will be prepared by Mr. Regan for our next meeting. A motion to approve was made by Ms. O'Neill and seconded by Mr. Stefanelli with all present stating ayes.
- 2. Block 2802 Lot 2 C001A-Chipotle Mexican Grill-Mercedes Drive and Grand Avenue-2269 sq. ft.-Mr. DelVecchio represented the applicant.** Chairman read the application in to the record. Ms. Pelligrino representing Chipotle gave an overview of the business. It is a fast casual restaurant, seating 38 indoors and 20 seats outside. Outdoor trash was discussed. A resolution will be prepared by Mr. Regan for our next meeting. A motion to approve was made by Mr. Stefanelli and seconded by Mr. Culhane. All present voting aye. A revised sign plan will be submitted as well.

PUBLIC HEARINGS (New): Master Plan Reexamination Amendment for Block 2702, Lot 1, Block 2801, Lot 2 and Block 3201, Lot 6 known as 1 & 3 Mercedes Drive & One Glenview Road-Notice was acknowledged to be in order. Ms. Green and Mr. Hipolit were sworn in. Ms. Green gave an overview of the

changes made to the Master Plan Reexamination. We are progressing along with the affordable housing obligations, and a concern arose about segregating the affordable housing solely to the Glenview property stated Ms. Green. The previous plan had all the market rate units on 1 and 3 Mercedes and all of the affordables on the Glenview site. It was determined that it was not good planning practice and we wanted to integrate the affordable units back into the market rate which would be consistent with all the other developments with affordable units that we have approved in the past of this size stated Ms. Green. The committee made the decision to make the change and the Master Plan needed to be revised. The introduction explains why it is being done. The affordable housing litigation was amended with the immunity updated to July. The other significant change is on page 20 with the bulk parameters and the uses. The changes were the height to the building on the backside because of the added units being moved back to the 1 and 3 location. A maximum of two buildings may contain 5 stories wording was added, however, the fifth story can only be on the rear portion of the building. It will look like 4 stories from the street. The multifamily residential section was changed. There can only be 10% of 3 bedrooms for the market rate units. There are standards for the affordable units that require certain % of 1, 2 and 3 bedrooms and we didn't want to commingle the units. The Glenview property is being donated to the borough which can be used for many things, such as parks, recreation or affordable housing. Mr. Hipolit also stated the height would not be noticeable. Page 29 was added entitled Municipal Facilities, this would permit municipal buildings, libraries, playgrounds, open space and other municipal units on all three of the properties. It was also noted to have a portion of One Glenview Road to bolster the boroughs inventory for parks and open space which is an ongoing issue which has been raised by the public. Goal language was amended as well. Chairman opened it for questions. Mr. Culhane asked about how we got to the 25. Darlene stated that they backed into that number. It was 8.3 times 300 stated Ms. Green. Mr. Stefanelli asked about height and how do we determine the difference of the heights. Mr. Hipolit stated that it will be specific in the ordinance. A new table will be made with a new zone stated the Chairman. Mr. Lintner stated that the integration of the affordable into the market rate has been our usual plan and he is glad to see it continued. He asked for an explanation of the housing being on the ground floor. Ms. Green stated yes because the ground floor on the high end is a second floor because of the slope. She believes this will help with the planning and will be critical with site plan review. Ms. O'Neill asked about the height will it be specific. She asked about the palette. They are trying to tie together the landscaping the two sites and that is the reference to integrating the palette. We do not want a farm theme on the Mercedes site but they do want to have the landscaping tie in together stated. Mr. Stefanelli asked about changing the name of Mercedes Drive to something else. Chairman stated that he is hoping that the governing body will address it. It was discussed and a recommendation of DePiero Dr. was a suggestion. Mr. Hipolit stated he could bring it to the attention of the Mayor and Council at their next meeting. The properties that would be affected are the Borough and 7 Mercedes Drive. No further questions. A motion to open to the public was made by Mr. Stefanelli and seconded by Mr. Lintner. No one from the public wishing to be heard, a motion to close was made by Mr. Stefanelli and seconded by Ms. O'Neill. Mr. Regan had prepared a resolution. Chairman read the resolution and asked for a motion to approve. A motion to approve was made by Mr. Lintner and seconded by Mr. Stefanelli with all present in favor stating aye.

PUBLIC HEARINGS: (Con't) none

RESOLUTIONS:

- 1. Master Plan Reexamination Amendment Resolution for Block 2702, Lot 1, Block 2801, Lot 2 and Block 3201, Lot 6 -see above**

2. **Block 712 Lot 6-Richard and Sharon Marini-75 Montvale Avenue-Granting Amended Site Plan Approval and Variance Relief to Richard and Sharon Marini for Premises designated as Block 712, Lot 6 also known as 75 Montvale Avenue for a Variance Application for a Rear Yard Setback**-Chairman read by title only. Mr. Regan went over the one change. A motion to approve was made by Mr. Teagno and seconded by Ms. O'Neill all in favor stating aye.
3. **Block 2408 Lot 3-Amazing Grace Partners, LLC-8 East. Grand Avenue-Granting Amended Site Plan Approval and Variance Relief to Amazing Grace Partners, LLC for Premises Designated as Block 2408, Lot 3-Variance for Signage**-Chairman read by title only. No changes were made. A motion to introduce was made by Mr. Lintner and seconded by Ms. O'Neill with all in favor stating aye.

OTHER BUSINESS: Discussion of changing the next meeting to June 21st. The only one who cannot attend is Mr. Fette. It was agreed that the meeting would be changed to June 21st.

OPEN MEETING TO THE PUBLIC: A motion to open to the public was made by Ms. O'Neil and seconded by Mr. Teagno, no one from the public wishing to be heard a motion to close was made by Mr. Stefanelli and seconded by Ms. O'Neil with all stating aye.

ADJOURNMENT: A motion to adjourn was made by Ms. O'Neill and seconded by Mr. Teagno will all in favor stating aye.

Next Regular Scheduled Meeting June 21, 2017

Respectively submitted:

R. Lorraine Hutter, Land Use Administrator