

Minutes
MEETING OF THE MONTVALE PLANNING BOARD
Tuesday, July 3, 2018 at 7:30PM
Municipal Complex, 12 Mercedes Drive in Council Chambers

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 called the meeting to order at 7:32pm and led everyone in the Pledge of Allegiance. Chairman read the Open Public Meeting Statement into the record.

ROLL CALL:

Present: Mr. Culhane, Mr. D'Agostino, Mr. Fette, Mr. Lintner, Ms. Russo, Mr. Stefanelli, Mr. Teagno, and Chairman DE Pinto

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

Absent: Councilwoman Curry, Mayor Ghassali, and Maggie O'Neill

CLOSED SESSION-Personnel –Chairman read resolution to go into close session. It was introduced by Mr. Lintner and seconded by Ms. Russo with all stating aye. Board went into executive conference room for closed session. Board came back out at 8:10 pm to continue meeting.

MISC.MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/BOROUGH ENGINEER:

ZONING REPORT: Mr. Fette spoke about the Alexa. They are over in height on Building #2 and other buildings are in question. Mr. Regan stated that if they are not complying with what was granted they need to be shut down and told to come back to the board. It was agreed to shut down the project and come back to the board. It was agreed to have them submit plans to come back before the board. They will need to notify 200' list as well stated the Chairman.

ENVIRONMENTAL COMMISSION LIAISON REPORT: Ms. Russo stated the next meeting is July 16th. Chairman would like to come to meet with them. He asked Ms. Russo to let Mr. Hanrahan know.

SITE PLAN COMMITTEE REPORT: no report

CORRESPONDENCE: Placed on the Back Table

APPROVAL OF MINUTES: June 5, 2018- A motion to approve was made by Mr. D'Agostino and seconded by Mr. Stefanelli with Mr. Fette abstaining and all others voting aye.

June 21, 2018-Special Meeting-A motion to approve was made by Mr. Teagno and seconded by Mr. Stefanelli with Mr. D' Agostino, Mr. Fette, Ms. Russo, and Mr. Lintner all abstaining and all others present voting aye.

USE PERMITS:

1. **Block 2802, Lot 2, Qualifier C001A- for Wind Wellness Center- 56 Farm View -Permit to occupy 1800 sq. ft. of space-** Mr. Del Vecchio represented the applicant, Allison Kretzer principal of the application. A yoga facility is what is being proposed. 85% yoga and one on one private sessions, area will be used for movement therapy and massage therapy. 200 square feet is devoted to the one on one private session. The front part will be the used for office and selling of mats and merchandise. Mr. Del Vecchio stated with the grant of the variance, the accessory of the store for retail and the portion of therapeutic massage which falls into the day spa the yoga is what was required for the variance. Next for discussion was the sign. The sign is not lite and it is the correct size. The rear of

the building will have a rear mounting hanging sign. A motion to approve was made by Mr. Lintner and seconded by Mr. Stefanelli for the use permit and sign to have the board attorney prepare a resolution.

2. **Block 3004 Lot 2-CEM Business Solutions 50 Chestnut Ridge Road-1795 Sq. Ft.-** Mr. Ramakrishnan principal of CEM came forward represented by Ms. Kathryn Walsh. Chairman read the application into the record. Signatures were identified. They are moving from Woodcliff Lake. A motion to approve was made by Mr. D'Agostino and seconded by Mr. Culhane all in favor stating aye.
3. **Block 1601 Lot 20-Gold Standard Entertainment, LLC-2 Railroad Avenue-900 Sq. Ft.-**Mr. Kyle Hauge came forward being represented by Mr. L Scott Berkoben. Chairman read the application into record. Applicant will be using one room as a photo studio. It will be used for wedding consulting. Mr. Fette stated they may need a demo permit and cco inspection. A motion to approve was made by Mr. Stefanelli and seconded by Mr. Teagno with all stating aye.
4. **Block 2802 Lot 2 Qualifier C001A-Montvale Farm Pizza d/b/a Blaze Pizza-38 Farm View-2497 sq. ft. Use Permit and Signage-carried to July 17th as per the applicants request**

PUBLIC HEARINGS (CONT):

1. **Block 201, Lot 3-Lawrence and Tania Pinto-121 Upper Saddle River Road-Minor Subdivision Application-at the applicant's request this application has been carried to July 17th, 2018 with no further notice required.**
2. **Block 505 Lot 3 - Jacovino-31 Terkuile Road- Variance Application-at the applicant's request this application has been carried to July 17th, 2018 with no further notice required.**
3. **Block 1103 Lot 5 and Block 403 Lot 1-Metropolitan Home Development at Werimus, LLC- 87 and 91 Spring Valley Road-Amended Site Plan and Major Soil Movement Application-At the applicant's request this application has been carried to August 21, 2018**
4. **Block 1102 Lot 2.01-TSL Pike Predevelopment LLC-110 Summit Avenue- Amended Site Plan Application with Variances-** Applicant proposes to develop an assisted/independent living facility of approximately 206,000 square feet, four stories with interior courtyards containing 203 units comprised of 81 assisted living units, 90 independent living units and 32 memory care units.- **Carried to the July 17th meeting with no further notice required**

PUBLIC HEARINGS (NEW):

1. **Block 2702, Lot 1, Block 2801, Lot 2 and Block 3201, Lot 6-Triboro Square-Mercedes Drive, Grand Avenue and Glenview Avenue-Planned Unit Development, Preliminary and Final Site Plan (Phase 1) Planned Unit Development and Preliminary Site Plan (Phase II) –Glenview Road (PUD)-**
See attached transcripts. –public hearing carried to a Special Meeting on July 30, 2018 at 7:00pm
2. **Block 1902 Lot 5-ARV at Montvale Grand LLC-Amended Site Plan Application-at the applicant's request this public hearing is carried to July 17th.**

DISCUSSION:

1. **Extension of time for Block 1103 Lot 5- Metropolitan Home Development at Werimus, LLC-Spring Valley South** –Mr. Del Vecchio stating that they haven't completed the hearings and they need an extension for one year to carry them to June 2019. A motion to approve was made by Ms. Russo and seconded by Mr. D'Agostino with all present stating aye.
2. **Review and comments after introduction by Mayor and Council: Ordinance No. 2018-1456- An Ordinance of the Borough of Montvale Amending and Supplementing Chapter 128, "Zoning", to Prohibit Marijuana Establishments and Vapor Establishments, including the cultivation, testing or manufacturing of Marijuana or Vapor Products as well as Advertising Concerning Same in the Borough of Montvale**-Mr. Lintner stated that the existing convenience stores are grandfathered in and any new convenience store would need to come to the board for a variance. It was the consensus of the board members that the Vaping products should be removed from the ordinance.

RESOLUTIONS:

1. **2802 Lot 2, Qualifier C001A-Wind Wellness Center-Shoppes at DePiero Farms-56 Farm View-D(1) Use Variance Application**-A motion to approve was made by Mr. Lintner and seconded by Mr. Stefanelli with all present stating aye.
2. **2802 Lot 2, Qualifier C001A-EPOCH Four LLC-d/b/a Orangetheory Fitness-Shoppes at DePiero Farms-44 Farm View Use Permit Approval and Signage**-A motion to approve was made by Mr. Lintner and seconded by Mr. Stefanelli with Mr. D'Agostino abstaining and all others present voting aye.
3. **2802 Lot 2, Qualifier C001A-EPOCH Four LLC-d/b/a Orangetheory Fitness-Shoppes at DePiero Farms-44 Farm View-D(1) Use Variance Application** – A motion to approve was made by Mr. Teagno and seconded by Mr. Lintner with Mr. D'Agostino abstaining and all others present voting aye.
4. **Resolution granting an Extension of time for Block 1103 Lot 5- Metropolitan Home Development at Werimus, LLC-Spring Valley South** –A motion to grant the extension of time was made by Ms. Russo and seconded by Mr. D'Agostino with all present voting aye.

Other Business-none

Open Meeting to the Public-none

Adjournment- A motion to adjourn was made by Mr. Teagno and seconded by Ms. Russo.

Next Regular Scheduled Meeting: July 17, 2018 at 7:30pm

Next Special Meeting Scheduled: Triboro Square-Block 2702, Lot 1 and Block 2801, Lot 2 and Block 3201 Lot 6-July 30, 2018 at 7:30pm

Respectively submitted:

R. Lorraine Hutter, Land Use Administrator