

**REGULAR MEETING OF THE MONTVALE PLANNING BOARD**  
**MINUTES**

**Tuesday, July 17, 2018 - 7:30 pm**  
**Council Chambers, 12 Mercedes Drive, 2<sup>nd</sup> Floor, Montvale, NJ**

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**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 10:00 pm 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 OPENING PUBLIC MEETINGS STATEMENT:**  
Chairman DePinto led everyone in the Pledge of Allegiance and read the Open Public Meetings Act Statement.

**ROLL CALL:**

**PRESENT:** Mr. Culhane, Councilwoman Curry, Mr. D'Agostino, Mr. Fette, Code Official, Mayor Ghassali, Mr. Lintner, Mr. Teagno, Ms. Russo, Environmental Commission Liaison, Alt.#1, Ms. O'Neill, Alt.#2, Chairman DePinto

**ALSO PRESENT:** Mr. Hipolit, Borough Engineer, Ms. Green, Borough Planner, Mr. Regan, Esq., Board Attorney, Ms. Rowland, Acting Planning Board Secretary

**ABSENT:** Mr. Stefanelli

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

**ZONING REPORT:** None

**ENVIRONMENTAL COMMISSION LIAISON REPORT:** None

**SITE PLAN REVIEW COMMITTEE REPORT:** None

**ZONING BOARD LIAISON REPORT:** None

**CORRESPONDENCE:** Placed on back table

**APPROVAL OF MINUTES:** July 3, 2018, carried to August 7, 2018

**USE PERMITS:**

(Montvale Planning Board Minutes 7/17/18-Regular Meeting)

1. 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 30, 2018

**PUBLIC HEARINGS (NEW):**

1. Block 1903, Lot 7 - Two Paragon Drive, LLC - Amended site Plan and Major Soil Movement Application -Carried to August 7, 2018 at the Applicant's request, no further notice required.

2. Block 1902, Lot 5 - ARV at Montvale Grand LLC-Amended Site Plan Application - At the applicant's request carried to August 21, 2018, no further notice required.

**PUBLIC HEARINGS (CONT'D):**

1. Block 1102, Lot 2.01 - TSL Pike Predevelopment, LLC - 110 Summit Avenue - Amended Site Plan Application with Variances - Transcript

2. Block 505, Lot 3 - Mario Jacovino, 31 Terkuile Road - Variance Application - A motion to approve preparation of a Resolution of Approval by the Board Attorney was made by J. D'Agostino and seconded by Ms. Russo. A roll call vote was taken with all members stating aye.

3. 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 August 21, 2018; no further notice required.

4. 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;

5. 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) -At the applicant's request, this application has been carried to a Special Meeting to be held on July 30, 2018; no further notice required.

(Montvale Planning Board Minutes 7/17/18-Regular Meeting)

**DISCUSSION:** None

**RESOLUTION:**

1. Block 2802, Lot 2, Qualifier C001A - Wind Wellness Center - Shoppes at DePiero Farms, 56 Farm View - D(1) Use Permit and Signage Application - A motion to approve was made and seconded. A roll call vote was taken with all Board Members stating aye.

**OTHER BUSINESS:** None

**OPEN TO PUBLIC:** No one from the public present.

**ADJOURNMENT** - A motion to adjourn was made by Ms. O'Neill and seconded by Mr. Teagno.

**Next Regular Scheduled Meeting:** August 7, 2018 at 7:30 pm

**Next Special Scheduled Meeting:**

Triboro Square-Block 2702, Lot 1, Block 2801, Lot 2 and Block 3201, Lot 6 - July 30, 2018 at 7:00 pm

Respectfully submitted,

MARY R. VERDUCCI, Paralegal  
Acting Recording Secretary