

**MINUTES**  
**MEETING OF THE MONTVALE PLANNING BOARD**  
**Tuesday, August 21, 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 opened the meeting at 7:30pm and led everyone in the Pledge of Allegiance. Chairman read into the record the Open Public Meetings Statement.

**ROLL CALL:**

Present: Mr. Culhane, Councilwoman Curry, Mr. D'Agostino, Mr. Fette, Mayor Ghassali, Mr. Linter, Mr. Stefanelli, Mr. Teagno and Chairman DE Pinto  
Also Present: Ms. Hutter, Land Use Administrator; Mr. Regan, Board Attorney; Ms. Green, Borough Planner; Mr. Hipolit, Board Engineer  
Absent: Ms. O'Neill, and Ms. Russo

**MISC. MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/**

**BOROUGH ENGINEER:**

**ZONING REPORT:** Mr. Fette gave an update on the Culhane Property. They have been granted a construction loan and they will start work next week. They will have a professional contractor who will oversee the project. The fines are still outstanding. Part of their mortgage commitment is to market the property once it is complete.

**ENVIRONMENTAL COMMISSION LIAISON REPORT:** Ms. Russo was absent and carried to the next meeting.

**SITE PLAN COMMITTEE REPORT:** no report

**CORRESPONDENCE:** PLACED ON THE BACK TABLE

**APPROVAL OF MINUTES:** NONE

**USE PERMIT:**

1. **BLOCK 1001, LOT 1 – SULZER US, LLC. – 135 CHESTNUT RIDGE RD (SQ. FT. 6,814)-Mr. Mancielli** came forward representing the applicant, Ms. Shannon Marshall. Chairman read the application into the record. Space to be utilized for office space to provide IT consulting and development solutions. Signatures were identified. Zip Codes were provided along with the Police Department Report. They have 24 employees that will be on site. Parking number will be provided. It is believed to be 242. A motion to approve was made by Mr. Culhane and seconded by Mr. D'Agostino with all in favor stating aye.
2. **BLOCK 3004, LOT 2 – BECHT ENGINEERING CO., INC., 50 CHESTNUT RIDGE RD (3,171 SQ. FT.)-**Kathryn Walsh, Esq. represented the applicant. Chairman read the application into the record. Ms. Walsh made a correction to the application to occupy was changed to October 1, 2018. Zip codes and police department was presented. A floor plan was attached to the application. They will be adding a wall and taking down a half wall. A motion to approve was made by Mr. Stefanelli and seconded by Mr. D'Agostino. All in favor stating aye.
3. **BLOCK 1001, LOT 2 – CLASSIC CAFE MANAGEMENT – 155 CHESTNUT RIDGE RD**

(SQ. FT. 1,024)-Mr. Del Vecchio represented the applicant, Michael Hornidge. Chairman read the application into the record. 4c. number 155 was added to the address. Signatures were identified. A motion to approve was made by Mr. Teagno and seconded by Mr. Culhane with all stating aye.

4. Block 1001, Lot 2- Empirx Health, LLC.- 155 Chestnut ridge Road-Mr. Kessler stated that the applicant intends to occupy the premises November 1, 2018. Chairman read the application into the record. New headquarters for the company. Space to be built out. Number of employees 55.

Mr. Kessler gave an overview of the company. They provide pharmacy benefits to union groups.

Space will be utilized for Executive Management, clinical, underwriting, IT, human resources, and 2 sales people. Square footage of 4837 is what they have now and they are adding 8,807. The total is 12,954 square feet. Visitors could range from one to 3. A motion to approve was made by Mr. D'Agostino and seconded by Mr. Stefanelli with all stating aye.

## **PUBLIC HEARINGS (CONTINUED):**

1. Block 201, Lot 3-Lawrence and Tania Pinto-121 Upper Saddle River Road-Minor Subdivision Application. Mr. Del Vecchio came forward represented the application. No review was done by Ms. Green and Mr. Hipolit. The last appearance was on June 19<sup>th</sup>. New plans were submitted and marked as A9 and A10. Also reference was to A6. A motion to open to the public was made by Mr. Stefanelli and seconded by Mr. Culhane. Cheryl Sawyer, Foxhill Road., asked about the two lots where would the homes be positioned. How many trees would be cut down and how would it affect them. The board cannot make  
A motion to close was made by Mr. Stefanelli and seconded by Mr. Culhane with all stating aye. The next witness was Mr. Paul Grydel, planner. Mr. Grydel went over the variance of A6. There are 2 variances for lot width. Variance for the side lot as well. On the A10 the side yard variance goes away.  
The lots sizes were discussed in the neighborhood. The proposed lots would be larger than 13 of the 16 lot within 200 feet. The existing home would need to be moved if A9 or A10 were to be used. Open to the public by Mr. Culhane and seconded by Mr. Teagno Ms. Sawyer stated that she has a concern with the driveways.  
A motion to closed by Mr. Culhane and seconded by Mr. D'Agostino.  
Mr. Fette stated that A 10 is a disaster. He leans to A6, that doesn't have to be a street and he would rather see a private drive, it alleviates the concerns of the residents.  
Mr. Stefanelli stated he does have a problem with the original plan, the flag lot is not a concern for him. Councilwoman Curry her concern is for lot 4. She thinks A6 would preserve the neighborhood.  
Mr. Lintner is not in favor of any subdivision. The proposed drive way has an impact on lot 4 as well as lot 3.02. He doesn't believe in a subdivision. Chairman is in agreement with Mr. Lintner. Mayor stated that some lots are subdivided; he is not in favor of any subdivision. Mr. D'Agostino stated he would also choose none of the above. Mr. Culhane would be in favor of A6. Carry to next the meeting to October 2<sup>nd</sup>.
2. Block 1903, Lot 7 - Two Paragon Drive, LLC - 2 Paragon Drive -Amended Site Plan and Major Soil Movement Application.- **see attached Transcript.**

3. **Block 1103 Lot 5 and Block 403 Lot 1-Metropolitian Home Development at Werimus, LLC- 87 and 91 Spring Valley Road-Amended Site Plan and Major Soil Movement Application **This application has been carried to September 18, 2018, no further notice will be given.****
4. **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) - **This application has been carried to September 4, 2018, no further notice will be given.****
5. **Block 1902, Lot 5 - ARV at Montvale Grand LLC-Amended Site Plan Application – **This application has been carried to September 4, 2018, no further notice will be given.****

**RESOLUTIONS:** none

**DISCUSSION:**

**Other Business-none**

**Open Meeting to the Public-no public present**

**Adjournment- A motion to adjourn was made by Mr. Stefanelli and seconded by Mr. Teagno with all in favor stating aye.**

**Next Regular Scheduled Meeting: September 4, 2018 at 7:30pm**

**Respectively submitted by:**

**R. Lorraine Hutter, Land Use Administrator**