

Minutes
MEETING OF THE MONTVALE PLANNING BOARD
Tuesday, October 16, 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 7:47pm by leading everyone in the Pledge of Allegiance. The Open Public Meeting Statement was read into the record.

ROLL CALL:

Present: Mr. Culhane, Councilwoman Curry, Mr. D'Agostino, Mr. Fette, Mayor Ghassali, Mr. Lintner, Ms. O'Neill, Ms. Russo, Mr. Stefanelli, Mr. Teagno and Chairman DePinto

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

MISC. MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/

BOROUGH ENGINEER: Mayor Ghassali stated that they will be doing a Town Hall Meeting on November 1st. Everyone is invited. Speaker from Sloan Kettering in regard to cancer, deer population and borough survey results.

ZONING REPORT: Mr. Fette stated that the Culhane's closed on their construction loan.

ENVIRONMENTAL COMMISSION LIAISON REPORT: Ms. Russo wasn't able to attend. They had a guest speaker and she will get a report for the next meeting.

SITE PLAN COMMITTEE REPORT: Mr. Stefanelli stated that we had 4 applicants. 180 Summit Avenue came in for shared service space. 20 Craig Road-temporary trailer will be placed for remediation. The Exxon Station on Chestnut Ridge Road they have changed their signs corporately and they are looking to come in January with an amended sign application. Ali Enterprise bought the lot next to them and the house and they will be coming back with a new application for a drive thru.

CORRESPONDENCE: PLACED ON THE BACK TABLE

APPROVAL OF MINUTES: August 21, 2018; September 18th, 2018; October 2, 2018 minutes were carried.

USE PERMIT:

Block 2002 Lot 3-Gotham Technology Group, LLC-One Paragon Drive Suite 200-11861 sq. ft.— Mr. Regan swore in applicant. Chairman read the application into the record. Ms. Jennifer Knarich

attorney at law from Price Meese represented the applicant. Used for office. Matthew Schuler came forward stating he was the building manager. The 2 spaces were listed as assigned. It was stated that no reserved parking was approved for this building and cannot be designated. Applicant was in agreement. A motion to approve was made by Ms. Russo and seconded by Mr. D'Agostino and a roll call was taken with all others voting aye.

Block 2602 Lot 6-Suzanne Clark/Stations at the Parlour, LLC-d/b/a Stations 818- 116 Chestnut Ridge Road-760 sq.ft. Mr. Del Vecchio represented the applicant in Suzanne Clark. Chairman read the application into the record. The last page signage there are two existing signs one will be removed and the other one be refaced. Hair Salon. Mr. Fette spoke about renovations and the ventilation system. If it is not there she will need to install stated Mr. Fette. A motion to approve Ms. O'Neill and seconded by Mr. Culhane with all in favor stating aye.

RESOLUTION-WAS MOVED UP ON THE AGENDA

1. **Block 1405 Lot 14-Michael and Linda Libock-37 Eagle Ridge Road-Minor Subdivision-** Scott Krummholz came forward. Mr. Hipolit gave a review of what the resolution is intended to memorialize with respect to the settlement. There was a public hearing an adequate notice was given. Witnesses had been presenting. Mayor asked the chairman to allow the public to speak even though the application has been closed. Chairman stated he would. Mr. Hipolit spoke about his revised new letter dated October 15, 2018. It was marked as B5. It was inserted into the resolution. Plans were revised. The owners of the property and the Borough and the Developer of Flintlock a legal action was taken a settlement agreement reached. Although the subdivision was not part of the settlement the settlement stated that the Borough would not object to any subdivision of the property. The applicant came before the board for the settlement. A new drainage swale has been designed for behind the properties stated Mr. Hipolit. It now transverses from West to East past the current home of the Libocks and then turns south and runs out on to Eagle Ridge Road and then goes into the development. The new drainage swale will be moved to the north of the property line and directing the swale to where it originally went adjacent to the detention pond on Jules Lane and run directly to the Pascack Brook and will now not go into Eagle Ridge. A proposed house at some later date. It is a minor subdivision. Councilwoman Curry asked about the Tree Ordinance will it be followed. Mr. Hipolit stated when there is an application before the planning board it is the decision of the board. When they go to build the home, they will need to follow the tree ordinance. They can remove the five trees that they state on the plan if they want to remove any additional, they would have to go to Jeff for a tree permit. Mayor asked about the drainage and are we can sure that there will not be an issue? Mr. Hipolit stated that the new swale runs it a different way now. It will go directly to the Pascack Brook. The easement will belong to the Borough and they will maintain it. If the Libocks do not do the subdivision the Borough will take over the construction of the swale. The 10/5/2019 plan was marked. A motion to open to the public was made by Ms. O'Neill and seconded by Ms. Russo all in favor stating aye.
Mr. Regan swore in Mr. Barry Solon. He represents Eagle Ridge Homeowner's Association as President. He lives AT 15 Eagle Ridge. There concerns are the drainage and the change occurred when Flintlock was created. Mr. Hipolit stated he had a concern with talking about Woodland Heights as it could jeopardize

the settlement agreement. Mr. Solon is relying upon Mr. Hipolit's representation that the situation will be improved. Matthew Parker, 33 Eagle Ridge spoke next. He resides two houses down. He was concerned that the subdivision is part of the settlement. Mr. Hipolit clarified that it was stated that they would not object to them filing an application for a subdivision not that they were automatically giving an approval. The drainage swale is what the settlement agreement is about stated Mr. Hipolit. The work will get done whether there is a subdivision or not. Mr. Hipolit stated that there is history to the way it used to drain behind these homes. No permission needs to be granted.

Mr. Hipolit will meet with the resident on site. Chairman and the Mayor were in agreement to take a look at the runoff. A motion to approve was made by Mr. Teagno and seconded by Mr. Culhane with Councilwoman Curry and Mayor Ghassali, Ms. Russo abstaining all others present stating aye

PUBLIC HEARINGS (CONTINUED):

1. **Block 201, Lot 3-Lawrence and Tania Pinto-121 Upper Saddle River Road-Minor Subdivision Application. Carried to November 20, 2018-no further notice required.**

7:45pm to 8:45pm

2. **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-see transcript**

9:00pm to 10:15 pm

3. **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 I) Planned Unit Development and Preliminary Site Plan (Phase II) –Glenview Road (PUD) - see transcript**

10:15 pm to 11:00pm

4. **PUBLIC HEARINGS (NEW): Block 3201 Lot 4-Ridgecrest Realty Associates, Inc.-21 Philips Parkway-Application for Conditional Use and Variance Approval, Major Soil Moving Permit Approval, Bulk Variance Approval, EIS Approval and Site Plan Waiver-see transcript**

2. RESOLUTIONS:

1. **Block 1903, Lot 7 - Two Paragon Drive, LLC - 2 Paragon Drive -Amended Site Plan and Major Soil Movement Application** **carried to the Special Meeting of October 29, 2018**
2. **Block 1902, Lot 5 - ARV at Montvale Grand LLC-Amended Site Plan Application – Signage** **–carried to October 29th, 2018 to be memorialized**
3. **Block 703 Lot 4- Deliciously Alicia’s-121 N. Kinderkamack Road-(3,000 sq.ft.) -carried to October 29th, 2019**

DISCUSSION:

Proposal for Ongoing Affordable Housing Services- Darlene Green gave a summary of additional funds for tasks she needs to comply with until the end of year. A motion to approve was made by Ms. O’Neill and seconded by Ms. Russo and all in favor stating aye. The fees for the affordables in regard to Metropolitan Homes needs to be spelled out clearly stated Ms. Green. Instead of 1 ½ % it is 6 % because of the granting of a D5 density variance.

Mayor and Council Resolution No. 195-2018- A resolution Approving an Amendment to the Settlement Agreement with 2 Paragon Drive, LLC in the Matter Captioned In Re Borough of Montvale, Docket No. BER-L-6141-15, to Provide for an Alternate Mans of Supporting Active and Passive Recreation. Chairman asked for a motion to introduce by Mr. Culhane and seconded by Mr. Stefanelli with all in favor stating aye.

Other Business- Upcoming meetings were discussed.

Open Meeting to the Public-no public

Adjournment A motion to adjourn was made by Ms. O’Neill and seconded by Mr. Teagno all in favor stating aye.

Special Meeting Date: October 29th, 2018 -8:00pm

Next Regular Scheduled Meeting: November 20, 2018-7:30pm

Special Meeting Date: December 10, 2018-7:00pm

Respectively Submitted by:

R. Lorraine Hutter, Land Use Administrator