

MINUTES
MEETING OF THE MONTVALE PLANNING BOARD
Tuesday, November 20, 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. The Open Public Meeting Statement was read into the record.

ROLL CALL:

Present: Mr. Culhane, Mr. D’Agostino, Mayor Ghassali, Mr. Lintner, Ms. O’Neill, Ms. Russo, Mr. Stefanelli, and Chairman DePinto

Absent: Councilwoman Curry, Mr. Fette, and Mr. Teagno and Ms. Hutter

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

MISC. MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/

BOROUGH ENGINEER: none

ZONING REPORT: no report

ENVIRONMENTAL COMMISSION LIAISON REPORT: no report

SITE PLAN COMMITTEE REPORT: Mr. Fette stated that there were three applications. First was 13 Flintlock Road, They are looking to put a pool in and they would need an amended site plan. They will reappear. Second, was Montvale Landscaping for 30 Craig Road. They purchased the building and want to add a small vestibule 50 sq. ft. it is di minmus but they will need to appear before the board. Third applicant was Benjamin Moore as they are looking to repave their lot. This is di minimus and will be handled through the building permit.

CORRESPONDENCE: PLACED ON THE BACK TABLE

APPROVAL OF MINUTES: August 21, 2018: a motion to approve was made by Mr. Lintner and seconded by Ms O’Neill. A roll call was taken with Mr. D’Agostino, Ms. Russo, and Ms. O’Neill abstaining and all others present voting aye.

USE PERMIT:

- 1. Block 2401 Lot 2-Milcor Industries, Inc. -28 W. Grand Avenue -1495 sq. ft. adding –**

existing is 1241 sq. ft. totaling 2736 sq.ft. Chairman read the application into the record. Mr. Mancinelli represented the applicant. A motion to approve was made by Ms. Russo and seconded by Ms. O'Neill with all others present stating aye.

2. **Block 1902 Lot5-** Rejuvenate Hair & Skin, Inc. -305 W. Grand Avenue– Mr. Mancinelli was representing the applicant. Chairman read the application into the record. The business is work on rejuvenate hair and regrowth. She also does hair removal for which she is licensed. It reestablishes blood flow across the entire scalp. This is a sublease from Dr. Saint. 4L was amended that the applicant is proposing to occupy 2 rooms. A motion to introduce was made by Mr. Stefanelli and seconded by Mr. Culhane with all present voting aye.
3. **Block 1902 Lot 5 –** The Plastic Surgery Center, PA-305 W. Grand Avenue Ste. 500- Chairman read the application into the record. A motion to approve was made by Ms. O'Neill and seconded by Mr. D'Agostino. All present voting aye.
4. **2602 Lot 6-** Aldo & Gianni Restaurant 108 Chestnut Ridge Road - Chairman read the application into the record. New owners came forward. Tomas A motion to approve was made by Mr. Culhane and seconded by Mr. Stefanelli.
5. **Block 3101 Lot 1-**Central Nails & Spa d/b/a Montvale Nail & Spa-24 A. Chestnut Ridge Road- (2420 sq.ft.)-Janice Gatto represented the applicant. Ms. He the applicant was sworn in. They will be doing nails, pedicures, waxings and eyelash extensions. M to S 9:30am to 7:30pm- A motion to approve was made by Mr. D'Agostino and seconded by Mr. Culhane with all present voting aye

PUBLIC HEARINGS (CONTINUED):

1. **Block 201, Lot 3-Lawrence and Tania Pinto-121 Upper Saddle River Road-Minor Subdivision Application. At the applicant's request this application is being withdrawn. No further hearings will be scheduled.**
2. **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. Carried to December 4, 2018.**
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-see transcript-carried to December 4, 2018**
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 I) Planned Unit Development and Preliminary Site Plan (Phase II) –Glenview Road (PUD) - carried to December 4, 2018**

PUBLIC HEARINGS (NEW): none

RESOLUTIONS:

1. **Block 703 Lot 4- Deliciously Alicia's-121 N. Kinderkamack Road-(3,000 sq.ft.) -carried**
2. **Block 2802 Lot 2(C001A)- ULTA Salon, Cosmetics & Fragrances, Inc. c/oKieffer & Co.- 32 Farmview-Variance Application for Signage- chairman read by title only. Mr. Regan went over the changes. Mr. Stefanelli made a motion to introduce by Mr. Stefanelli and seconded by Mr. D'Agostino and Ms. O'Neill abstaining and all others present voting aye.**
3. **JP Morgan Chase Bank – Use Variance Application and Use Permit Application 58 Farmview-3474 sq. ft.—Chairman read by title only. A motion to introduce was made by Mr. Lintner and seconded by Mr. Culhane. A roll call vote was taken with Ms. O'Neill abstaining and all others voting aye.**

DISCUSSION:

**Other Business-none
Open Meeting to the Public**

Adjournment- A motion to adjourn was made by Mr. Culhane and seconded by Ms. O'Neill with all present stating aye.

**Next Regular Scheduled Meeting: December 4, 2018-7:30pm
Special Meeting Date: December 10, 2018-7:00pm**

Respectively submitted by:

R. Lorraine Hutter, Land Use Administrator