

## Minutes

### REGULAR MEETING OF THE MONTVALE PLANNING BOARD

Tuesday, March 19, 2019

**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 7:35 pm

**ROLL CALL:** Mr. Culhane, Mr. D'Agostino, Mr. Fette, Mr. Teagno, Mr. Lintner, Ms. O'Neill, Mr. Zitelli and Chairman De Pinto-- Mr. Stefanelli (arrived at 8:36pm)-Councilwoman Curry (arrived at 8:45pm)

**Also Present:** Mr. Regan, Board Attorney; Mr. Dour, Borough Engineer Acting; Ms. Green, Borough Planner and Mr. Gruber, Construction Code Official (not a voting member) and Ms. Hutter, Land Use Administrator

**Absent:** Mayor Ghassali

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

**ENGINEER: none**

**ZONING REPORT: none**

**ENVIRONMENTAL COMMISSION LIAISON REPORT:** A memo from the Commission was submitted in the packet in regard to Hornrock.

**SITE PLAN COMMITTEE REPORT:** Chairman stated that an applicant came forward for 89 Valley View Terrace for a 2 lot Subdivision requiring two variances; lot width requirements and steep slopes. They will make some changes and submit an application for a June or July hearing.

**CORRESPONDENCE: on the back table**

**APPROVAL OF MINUTES: none**

**DISCUSSION: none**

#### **USE PERMITS:**

**Block 2401 Lot 2-Kraner, LLC-28 West Grand Avenue Suite 14-(1685 sq. ft.)-** Andrew Bollson of Meyerson, Fox, Mancinelli and Conte PA represented Edward Beller who represented the Landlord. Chairman read the application into the record. No questions from board members. A motion to approve was made by Ms. O'Neill and seconded by Mr. D'Agostino with all stating aye.

## **PUBLIC HEARINGS (CONT):**

1. **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.** Mr. Dour was sworn in.
2. **Block 3302, Lot 1-Hornrock Properties MPR, LLC** (“the applicant”) relating to premises designated as Block 3302, Lot 1 as depicted on the Borough of Montvale tax map, being more commonly known as One Sony Drive (“the property”) and being also designated on the Borough of Park Ridge tax map as Block 301, Lot 1. Preliminary Site Plan Application –**see transcript**
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 1) Planned Unit Development and Preliminary Site Plan (Phase II) –Glenview Road (PUD) – Carried to May 7, 2019**
4. **Block 2802 Lot 2 & 3, Block 1002 Lots 3&5-Montvale Development Associates, LLC**-Application for Amended Preliminary and Final Site Plan Approval, Amended PUD Approval , and exemption from Modified EIS Approval and Soil Moving Permit-**Carried to April 2, 2019**
5. **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-**carried to April 2, 2019**
6. **Block 1301 Lot 24.04;24.02;33- John and Tina Koerner-3 Flintlock Road-** Variance Application –**carried to April 2,2019**

## **PUBLIC HEARINGS (NEW):**

1. **Block 703, Lot 7- Valley Physician Services, Inc. d/b/a Valley Medical Group (VMG) 135-139 Kinderkamack Road-Variance Application-(sign) -carried to April 2, 2019**

**RESOLUTIONS: none**

## **Other Business**

**Open Meeting to the Public-** A motion to open to the public was made by Ms. O’Neill and seconded by Councilwoman Curry. No one wishing to be heard a motion to close the

meeting was made by Mr. D'Agostino and seconded by Ms. O'Neill all in favor stating aye.  
**Adjournment-** A motion to adjourn was made by Mr. Culhane and seconded by Mr. Zitelli with all in favor stating aye.

**Next Regular Scheduled Meeting: April 2, 2019 AT 7:30PM**

**Respectively submitted:**

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