

Minutes
REGULAR MEETING OF THE MONTVALE PLANNING BOARD

Tuesday, April 2, 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.

ROLL CALL: Mr. Culhane, Mr. D'Agostino, Mr. Fette, Mayor Ghassali, Mr. Lintner, Ms. O'Neill, Mr. Stefanelli, Mr. Teagno, Mr. Zitelli, Chairman DE Pinto
Also Present: Mr. Hipolit, Board Engineer, Mr. Green, Board Planner, Mr. Regan, Board Attorney, R. Lorraine Hutter, Land Use Administrator

Absent: Councilwoman Curry

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

ENGINEER: none

ZONING REPORT: Mr. Fette gave a report on the Culhane Property. It became a safe issue for the structure and the town had to go in and demo the building. The cost of the demo will be added as a lien to the property owner.

ENVIRONMENTAL COMMISSION LIAISON REPORT: none

SITE PLAN COMMITTEE REPORT: Mr. Stefanelli stated that one applicant-The Alexa-160 Spring Valley Road came before the committee. They already have approval for the amenities with a pool, cabana, playground, and tennis court in New York. They need to make access from NJ into the NY amenities and parking will be changed. They will be coming in with a full application.

CORRESPONDENCE: on the back table

APPROVAL OF MINUTES:

October 29, 2018 (Special Meeting)- A motion to approve was made by Mr. Lintner and seconded by Mr. Culhane with Mr. Fette, Mayor Ghassali Ms. O'Neill and Mr. Zitelli abstaining and all others voting aye.

December 18, 2018: A motion to approve was made by Mr. Lintner and seconded by Mr. D'Agostino with Mr. Zitelli not be eligible and all others present voting aye.
January 2, 2019; A motion to approve was made by Mr. Culhane and seconded by Mr. D'Agostino. Mayor Ghassali abstained on the vote and all others voted aye.

March 5, 2019: A motion to approve was made by Mr. Teagno and seconded by Ms. O'Neill. A roll call was taken with Mr. D'Agostino, Mr. Lintner, Mr. Stefanelli abstaining and all others present voting aye.

March 11, 2019 (Special Meeting): A motion to approve was made by Mr. Stefanelli and seconded by Mr. Teagno with Mr. Culhane, Ms. O'Neill and Mr. Lintner abstaining and all others present voting aye.

DISCUSSION:

USE PERMITS:

Block 2305 Lot 13-Fresh Bagels, LLC- t/a Johns Famous Bagels Montvale Athletic League, Inc.-One Memorial Drive-(400 sq. ft.)-Mr. Lafferty came forward representing the applicant Hazem Megahed of Fresh Bagels LLC. Chairman read the application into the record. Two changes-Owner is the Borough of Montvale, Zone is the R15. Snack bar for food and drink for game participants.

Block 3101 Lot 1-Sushi Maru Express, Inc.-32 Chestnut Ridge Road-20 sq.ft.

Andrew Bolson came forward representing the applicant John Kim. Chairman read the application into the record. Occupy date was changed to April 6, 2019. Taking over Sushi with Gusto. Signatures were verified. A motion to

Block 3201 Lot 2-Health Monitor Network-11 Philips Parkway-(41,847 sq.ft.)-Mr. Del Vecchio came forward and his applicant David Zuren was sworn in by Mr. Regan. Chairman read the application into the record. Refacing of the sign. Parking will be checked for designated spots originally approved. A motion to approve was made by Mr. Stefanelli and seconded by Ms. O'Neill with all present stating aye.

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)**-Peter Scherer was sworn in along with Mr. Hipolit and Ms. Green. Mr. Scherer gave an overview. The hours of illumination were discussed and they will conform to the Mr. Asherian of Ramsey, NJ was qualified as a planner, architect and engineer. They are looking for 4 variances. They are requesting two signs. A variance of the size of the sign. The ordinance limits sign width to 90% of the width of the business unit and 16 inches in height. The proposed Valley Health System sign logo is 58 inches tall. There is also a variance for a sign type. This is more of a life cycle facility that people will need to be able to seek out. The signage is important stated Mr. Aushian. The site is very well landscaped. The branches are low and it is difficult to see at times. The signage being up high will help people to find the center
A motion was made to open the meeting to the public by Ms. O'Neill seconded by Mr. Stefanelli. No one from the public wishing to be heard a motion to close was made by Mr. Teagno and seconded by Mr. Culhane all in favor stating aye.
Board members comments: The majority of the board members agreed that the signage was not a detriment and would be appropriate. Ms. O'Neill was not in favor of the additional logo being on the wall and felt that eliminating it and the variance would be a better option. A motion to request the board attorney to prepare a

resolution was made by Mr. Stefanelli and seconded by Mr. Culhane. A roll call was taken with Ms. O'Neill voting no and all others voting aye.

2. **Block 2002 Lot 11-Kevin and Amy Linardic-36 Spring Valley Road-Variance Application-Maximum Building Coverage and Minimum Front Yard Setback-**

Mr. DelVecchio came forward representing the applicant. Mr. Dattoli, Mr. Hipolit and Ms. Green were all sworn in. Mr. Dattoli was accepted as an architect. Mr. Dattoli gave an overview of the home's addition. Proposing a second-floor addition. It will have a 1.5 ft. overhang in the front. 1371 sq. ft. will be added on the second floor stated Mr. Dattoli. They will have 4 bedrooms on the second floor. It is 10 inches variance into the front yard. Mr. Dattoli stated it is a di minimums variance. There is a building coverage variance because of the overhangs. There is no new ground mass being added. The shed will be moved onto the patio. The applicant will remove the fences encroachment. The recalculation of coverage will be listed on the plan. What is the final lot coverage asking the Chairman? Mr. Dattoli stated is 23.3% existing is 22.8%. Ms. Hipolit's review was marked as B1. Ms. Green's letter was marked as B2.

Motion to open to the public was made by Mr. Stefanelli and seconded by Ms. O'Neill no one from the public wishing to be heard a motion to close was made by Mr. Culhane seconded by Mr. Teagno. Chairman asked for deliberation. Everyone was in agreement that it was a di minimums variance. A motion to have the board attorney prepare a resolution was made by Ms. O'Neill and seconded by Mr. Lintner with all present voting aye.

Mayor Ghassali left the meeting.

PUBLIC HEARINGS (CONT):

1. **Block 1301 Lot 24.04;24.02;33- John and Tina Koerner-3 Flintlock Road-**

Variance Application - Mr. Del Vecchio came forward representing the applicant. A motion to open to the public was made by Mr. Teagno and seconded by Mr. Culhane no one from the public wishing to heard a motion to close to the public was made by Mr. D'Agostino and seconded by Ms. O'Neill. Chairman asked for a motion to have the board attorney prepare a resolution of approval. The motion was made by Mr. Teagno and seconded by Mr. Culhane with all present voting aye. Mr. Regan stated he will try to have the resolution for the meeting of April 16th.

2. **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—Affidavit A1, A2 L2A plan revision date of 3/20/ 2019. Resolution will state that the fire pit will be complying with the code. Mr. Stefanelli asked about the parking and turn around. Seating of 20 is limited to that number. Mr. Culhane seconded by Mr. Zitelli closed to the public Mr. Culhane and seconded by Mr. Zitelli.

3. **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 –**carried to April 16, 2019**
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) –**Carried to May 7, 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 May 21, 2019**
6. **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- **Carried to May 21, 2019**

RESOLUTIONS:

Other Business

Open Meeting to the Public- no one from the public present.

Adjournment A motion to adjourn was made by Ms. O'Neill and seconded by Mr. Lintner. All present stating aye.

Next Regular Scheduled Meeting: April 16, 2019 AT 7:30PM

Respectively submitted by:

R. Lorraine Hutter, Land Use Administrator