

Minutes
REGULAR MEETING OF THE MONTVALE PLANNING BOARD

Tuesday, May 21, 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 DePinto opened the meeting at 7:37pm

ROLL CALL: Mr. Culhane, Councilmember Curry, Mr. Fette, Mr. Lintner, Ms. O'Neill, Mr. Stefanelli, Mr. Zitelli and Chairman DePinto

Also present: Mr. Dour, Acting Engineer; Mr. Regan, Board Attorney; and Ms. Green, Planner, Ms. Hutter, Land Use Administrator

Absent: Mr. D'Agostino, Mr. Teagno, Mayor Ghassali

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

ENGINEER: none

ZONING REPORT: Mr. Fette gave an update on the Culhane Property. He received a call from the architect and the Judge gave them until the end of the week to come up with a plan that is viable for the property. Mr. Fette believes there is financial issues.

136 Summit Avenue-Property Maintenance violations were issued for panels on the side of the building. The property owner was issued three summonses for the illegal tenants and notice of violation for CCO and penalty of the two of the units that didn't have permits. All the other tenants are in compliance.

CORRESPONDENCE: The letter from Day Pitney was distributed and Mr. Wolfson came forward. The application for Hornrock would like meeting adjourned to June 4th. Application carried to that date with no further notice required.

ENVIRONMENTAL COMMISSION LIAISON REPORT: Mr. Zitelli stated that they discussed the trail for Memorial Drive. A meeting with residents will be scheduled. They talked about plastic bag ordinances for Borough of Montvale. Limiting the number of plastic bags was for discussions.

SITE PLAN COMMITTEE REPORT: Mr. Stefanelli stated we had two applicants Block 1002 lot 7 127 Summit Avenue-The Del Ben property they are looking to put 169 units for an active adult community. Second application was for 11 Philips Parkway for parking repaving and sidewalk fixing. It was determined that the improvements were di minimums

and can move forward to the building department.

APPROVAL OF MINUTES: April 16, 2019- A motion to approve by Mr. Lintner and seconded it by Mr. Culhane. Ms. O'Neill abstaining and all others voting aye.

DISCUSSION: none

USE PERMITS: none

PUBLIC HEARINGS (NEW): none

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**
2. **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) – see transcript**
3. **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—**at the request of the applicant this application is being carried to June 4, 2019 no further notice is required.**
4. **Block 3302 Lot 1 and Block 204 Lot 2(Woodcliff Lake)-Hornrock Properties MPR, LLC-1 Sony Drive-Applicant is amending its application to request a variance pursuant to NJSA 40:55D-70©(2)-Amended Site Plan Application - at the request of the applicant this application is being carried to June 4, 2019 no further notice is required.**

RESOLUTIONS:

1. **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) – see transcript** A motion to introduce was made Mr. Stefanelli and seconded by Ms. O'Neill with all present voting aye.

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- Amendment to the plans and application. --see transcript** A motion to introduce was made by Mr. Culhane and seconded by Mr. Lintner. Mr. Regan went through the changes. A roll call was taken with all stating aye.

3. **Block 2701 Lot 2-KPMG-3 and 75 Chestnut Ridge Road-Amended Site Plan- Resolution to be prepared and memorialized at the June 21, 2019**

Other Business-none

Open Meeting to the Public-a motion to open to the public was made by Ms. Stefanelli and seconded by Mr. Culhane. No public wishing to speak a motion to close was made by Ms. O'Neill and seconded by Mr. Lintner.

Adjournment-a motion to adjourn was made by Mr. Culhane seconded by Ms. O'Neill all in favor stating aye.

Next Regular Scheduled Meeting: June 4, 2019 AT 7:30PM

Respectively submitted by:

R. Lorraine Hutter, Land Use Administrator