

MINUTES
REGULAR MEETING OF THE MONTVALE PLANNING BOARD

Tuesday, June 4, 2019-7:30pm

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.

ROLL CALL:

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

Also Present: Ms. Hutter, Land Use Administrator; Mr. Regan, Board Attorney

Arrived late at 8:15pm: Ms. Green, Board Planner

Absent: Mr. Hipolit

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

ENGINEER: none

ZONING REPORT:

ENVIRONMENTAL COMMISSION LIAISON REPORT: none

SITE PLAN COMMITTEE REPORT: none

CORRESPONDENCE: on the back table

APPROVAL OF MINUTES: none

DISCUSSION: Proposal for Professional Planning Services Affordable Housing

Compliance: 2019 Services-Resolution- Ms. Green gave an overview of what the proposal was for in regard to addition work needed to be done with compliance and affordable housing. A motion to approve was made by Mr. Culhane and seconded by Mr. Teagno with all others stating aye.

USE PERMITS:

Block 2802 Lot 2 (C001A)-Chop't Creative Salad Company-48 Farm View (2529 sf)

Amanda Ehrlich applicant, came forward represented by Mr. Del Vecchio. Ms. Hutter swore in Ms. Ehrlich. Chairman read the application into the record. Signatures were identified. Address listed in b.1., was corrected to 853 Broadway. Zip codes will be submitted to the board secretary once known. A motion to approve was made by Ms. D'Agostino and seconded by Mr. Lintner with all in favor stating aye. Signage was discussed. The back will comply with what other stores have of white lettering on a wood texture board. A motion to approve was made by Ms. O'Neill and seconded by Mr. Culhane with all in favor

stating aye.

Mr. Regan arrived.

Block 2802 Lot 2 (C001A)-First Watch Restaurant-38 Farm View (4501sf)-Mr. Del Vecchio represented the applicant, Leigh Hix. Chairman read the application into the record. It is a sit-down lunch and breakfast establishment. Seating will be for 124 seats. Police Department paperwork was amended to 21 employees. They will have the same number of seating that was previously approved for Blaze Pizza. A motion to approve the Use Permit was made by Ms. O'Neill and seconded by Mr. Stefanelli. Signage was discussed next. A motion to approve was made by Mr. Teagno and seconded by Mr. Culhane with all in favor stating aye.

PUBLIC HEARINGS (NEW): none

PUBLIC HEARINGS (CONT):

1. **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 applicant's request carried to June 18th, 2019**
2. **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 applicants request carried to July 2, 2019**

RESOLUTIONS:

1. **Block 2701 Lot 2-KPMG-3 and 75 Chestnut Ridge Road-Amended Site Plan- Resolution to be prepared and memorialized at the June 18, 2019**

Other Business-none

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

Adjournment- A motion to adjourn was made by Ms. O'Neill seconded by Mr. D'Agostino with all others stating aye.

Next Regular Scheduled Meeting: June 18, 2019 AT 7:30PM

Respectively submitted by:

R. Lorraine Hutter, Land Use Administrator