

Minutes
REGULAR MEETING OF THE MONTVALE PLANNING BOARD

Tuesday, July 16, 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.

Chairman DePinto opened the meeting at 7:35pm and led everyone in the Pledge of Allegiance. The notice was read into the record.

ROLL CALL:

Present: Mr. Culhane, Councilwoman Curry, Mr. D'Agostino, Mr. Lintner, Mr. Fette, Mr. Teagno, Mr. Stefanelli, Chairman DePinto

Absent: Mr. Zitelli, Ms. Hutter, Land Use Administrator

Also Present: Mr. Regan, board attorney; Ms. Scordo, Acting Secretary

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

ENGINEER: Councilwoman Curry stated that they would like to be made aware of any established. Mr. Fette stated he spoke to Angela Muscella from the Board of Health and they automatically notify Northwest. Such as for a restaurant.

ZONING REPORT: Mr. Fette stated that about a few weeks ago there was a letter in our packets in regard to Wegman's being in violation of signage. They had placed pick up signs for customers who order on line. Since then the Wegman's has taken down the signs and they will be coming for Site Plan Review. They will also have a 2go drive up for hot foods.

ENVIRONMENTAL COMMISSION LIAISON REPORT: no report as Mr. Zitelli is absent.

SITE PLAN COMMITTEE REPORT: An applicant came before the committee of the owners of 102 Chestnut Ridge Road. The property owner is seeking to put a patio and four tables as a request of tenants of the building. By advice of counsel it is a proposed improvement and an application is not required and they only need to apply to the building department. There was another item for Kroener and they did not show.

CORRESPONDENCE: on the back table

APPROVAL OF MINUTES: May 7, 2019 not heard

DISCUSSION: none

USE PERMITS:

1. **Block 1001 Lot 1- Caretech Supplies, LLC-135 Chestnut Ridge Road (6,590 sq. ft.)**-Ms. Walsh represented the applicant. Correction of zip codes was submitted. Chairman read the application into the record. Signatures were identified. Home care for adult living, and senior housing for supplies and they negotiate contracts and place orders for them. No products are stored. Office are for administration. The suite number is 100. A cco will be needed stated Mr. Fette. Chairman asked for a breakdown of tenants in the building in square footage by Ms. Walsh. A motion to approve was made by Mr. Stefanelli and seconded by Ms. O'Neill. All in favor stating aye.
2. **Block 1001 Lot 1-Partner Engineering and Science, Inc.-135 Chestnut Ridge Road (1,580 sq. ft.)** Ms. Bernardo from Price, Meese represented the applicant. The zip codes were corrected. The last one is 10966. Chairman read the application into the record. An application needs to be made to the police department. They are relocating their Upper Saddle River to Montvale. They have 40 offices around the wall. The work with large banks and insurance companies and they check when they want to buy a building to make sure there are no environmental issues. They do inspections and they do a report. No clients visit the site. He stated that he was impressed with how the board is run as they appear before many boards. They will provide the suite number and a building permit and cco. A motion to approve was made by Mr. Culhane and seconded by Mr. Teagno. A roll call vote was taken with all stating aye.

PUBLIC HEARINGS (CONT):

1. **Block 2903 Lot 4-Dionysios & Victoria Visassopoulos-354 West Grand Avenue-Major Soil Movement Application**-Applicants were sworn from the last meeting. The engineer was sworn, Mr. Jeff Egarian. Plan was marked as A2. The pool location and grading plan. Mr. Hipolit's Letter of July 9 was marked as B2 and Ms. Green's report was marked as B3. The new plan is now in the conforming of Mr. Hipolit's letter and Ms. Green's. Mr. Lintner asked about the covered patio. They will amend the plan to make sure it complies with the 12 feet height Mr. Egarian stated. Mr. Fette stated that the height of the structure is measured to the peak for accessory buildings. Mr. Egarian stated that they will comply. Mr. Stefanelli asked how are they going to get down to the 12 feet. Police dept. report was marked as B4. A motion to have the board attorney prepare a resolution of approval subject us to us receiving revised plans. Motion made by Mr. Stefanelli and seconded by Ms. O'Neill and all voting aye.

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-**at the applicant's request carried to August 6, 2019**

PUBLIC HEARINGS (NEW):

Block 603, Lots 34,35 and 36-The Metropolitan Home Development at Weirmus, LLC
-55-61 Magnolia Avenue-Preliminary and Final Major Subdivision Application, and Soil Movement Application -Chairman made an announcement that the applicant called this afternoon for the application to be heard now on August 20th, 2019. It was carried so that they can amend the plan due to the technical review letters. No further notice will be provided.

RESOLUTIONS:

1. **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-70C(2)-Amended Site Plan Application -**August 6, 2019**
2. **Block 1704, Lot 17-L & M Developers, Inc.-1 Roberts Road-**Major Soil Movement Application and Variance Relief- Chairman read by title only, Mr. Regan went over the changes and corrections. An as built survey will be needed. A motion to approve was made by Mr. D'Agostino and seconded by Mr. Teagno with Ms. O'Neill abstaining and all others voting aye.

Other Business

Open Meeting to the Public-none

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

Next Regular Scheduled Meeting: August 6, 2019 AT 7:30PM

Respectively submitted by:

R. Lorraine Hutter, Land Use Administrator