

**Minutes**  
**REGULAR MEETING OF THE MONTVALE PLANNING BOARD**

**Tuesday, September 3, 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 De Pinto opened the meeting at 7:40pm

**ROLL CALL:** Mr. Culhane, Councilmember Curry, Mr. D'Agostino, Mr. Fette, Mr. Lintner, Ms. O'Neill, Mr. Stefanelli, Mr. Zitelli, and Chairman DE Pinto

**Absent:** Mr. Teagno

**Also Present:** Ms. Green, Planner; Mr. Regan; Board Attorney; Mr. Hipolit, Board Engineer; Ms. Hutter, Land Use Administrator

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

**ENGINEER:** none

**ZONING REPORT:** none

**ENVIRONMENTAL COMMISSION LIAISON REPORT:** none

**SITE PLAN COMMITTEE REPORT:** Mr. Stefanelli stated that 128 Chestnut Ridge Road Gas Station came forward. They are looking for new signs and replacement of tanks. There are some issues with the site itself and they are going to look at it.

**CORRESPONDENCE:** on the back table

**APPROVAL OF MINUTES:** August 20, 2019-carried to the next meeting due to not having the transcriptions available.

**USE PERMITS:** 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 applicants requests this hearing has been carried to October 15th**

**2. 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-see transcripts**

**PUBLIC HEARINGS (NEW):**

- 1. Block 1601 Lot 15-Atlantis Management Group, LLC- 12 Railroad Avenue- Conditional Use and Variance Application this application will be heard at the meeting of October 1, 2019 with new notice.**
- 2. Block 301 , Lots 2 and 3- 160 Spring Valley Road, LLC and 47<sup>th</sup> Street, LLC - 160 Spring Valley Road -Amended Site Plan-carried to September 17<sup>th</sup>**

**RESOLUTIONS: none**

**DISCUSSION:**

- 1. First Draft Sports Courts Ordinance-Chairman stated that the board had previously recommend that a sports court of no less than 50,000 square feet be considered and it was sent back with a consideration of making it no less than 40,000 sq. ft. Chairman asked Ms. Green her opinion. She has no problem with making it 40,000 sq. ft. Changes and recommendations were made and will be sent to the Mayor and Council.**
- 2. OR4 Zone Master Plan Amendment- Ms. Green spoke at the request of the Mayor in regard to packeting and distribution. Since we eliminated the SED zone it is approved.**

**Letter to the Mayor and Council will be sent to have them consider indoor recreation in the OR 4 and 3 but not supportive of the other uses. Industrial uses would be granted a variance by them coming before the board to seek out a D Variance.**

**Mr. D'Agostino stated that light industrial flex/use of office and warehouse limited by ceiling heights loading docks would be his recommendation. The market is unbelievable hot in Bergen County right now for that use.**

**It was suggested that stay with sports court and no light industry. If they want it could be conditional with a strict bulk standards.**

**At this time the PB is not receptive of the reintroduction of the SEC but the planning board is supportive of indoor recreational .**

**Other Business-none**

**Open Meeting to the Public-no public left**

**Adjournment- a motion to adjourn was made by Mr. Zitelli and seconded by Mr. Stefanelli.**

**Next Regular Scheduled Meeting: September 17, 2019**

**Respectively submitted by:**

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