

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

**Monday, November 25, 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 led everyone in the Pledge of Allegiance. Chairman welcomed Ms. Theresa Cudequest back to the planning board. Mr. Regan swore her in.

**ROLL CALL:**

**Present:** Mr. Culhane, Mr. D'Agostino, Ms. Cudequest, Mr. Lintner, Mr. Stefanelli, Mr. Zitelli, Mr. Teagno, Ms. O'Neill and Chairman DePinto

**Absent:** Councilmember Curry, Mr. Fette

**Also Present:** Ms. Hutter, Land Use Administrator, Mr. Regan, Board Attorney, Ms. Green, Board Planner, and Mr. Hipolit, Borough Engineer. Mr. Gruber was sitting in for Mr. Fette from the construction department.

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

**ENGINEER:** Ms. Green is almost finished with the update of the checklist for applications.

**ZONING REPORT:** Mr. Gruber gave an update. A tentative pre-construction meeting for 2 Paragon Drive is scheduled for January.

**ENVIRONMENTAL COMMISSION LIAISON REPORT:** There was a meeting last Monday, it focused on the path around the old pool property stated Mr. Zitelli.

**SITE PLAN COMMITTEE REPORT:** Mr. Lintner stated that one applicant came before the committee, Benjamin Moore in regard to solar panels in their parking lot. This is their second time and it is a much-improved plan. They will be filing an application for a public hearing soon.

**CORRESPONDENCE: on the back table**

**APPROVAL OF MINUTES:**

**September 3, 2019** a motion to approve was made by Mr. Zitelli and seconded by Mr. Culhane. Ms. Cudequest and Mr. Teagno abstained with all others voting aye.

**October 15, 2019-a** motion to approve was made by Mr. Teagno and seconded by Mr. Culhane. Mr. D'Agostino, Ms. Cudequest abstained with all others voting aye.

**May 21, 2019**-A motion to approve was made by Mr. Lintner and seconded by Mr. Culhane. A roll call vote was taken with Ms. Cudequest, Mr. Teagno and Mr. D'Agostino abstaining and all others voting aye.

**DISCUSSION:**

**AIR BNB ORDINANCE-Short Term Rentals-** The ordinance was reviewed. Mr. Lintner made a motion to recommend to have it approved by the council. Mr. Zitelli seconded it. All were in agreement to recommend to the council to approve the ordinance.

**USE PERMITS:**

1. **Block 2602 Lot 1-Donohue Engineering, LLC- 210 Summit Avenue-(602 sq. ft.)** Chairman read the application into the record. Mr. Donohue was represented by Mr. Uzzi. He practices general engineering and this will be his only office. A motion to approve was made by Mr. Zitelli and seconded by Mr. Teagno. A roll call vote was taken with all present voting aye.
2. **Block 2602 Lot 1-The Physical Therapy La, LLC/Eve Koppelman, Managing Agent- 210 Summit Avenue-(743 sq.ft.)** Mr. Uzzi represented Eve Koppelman. Chairman read the application into the record. The Use is for a small Physical Therapy studio. Zip Codes were supplied. Motion to approve was made by Mr. Lintner and seconded by Mr. Culhane with all present stating aye.
3. **Block 1902 Lot 3-Ghassali for Congress-295 W. Grand Avenue-(4,000 sq. ft.)**-Chairman read the application into the record. Mayor Ghassali's manager was present. This office will be used for Mayor Ghassali's campaign headquarters. A motion to approve was made by Mr. Teagno and seconded by Mr. D'Agostino with all present stating aye.
4. **Block 1901 Lot 5- Benzion Goldberg- 180 Summit Avenue Suite 200- (150 sq. ft.)** no show-reported to Fire Officials.
5. **Block 1901 Lot 5- Joel Mutzen -180 Summit Avenue-(150 sq. ft.)** no show reported to Fire Officials.
6. **Block 2602 Lot 1-Dr. Carol Chu-Peralta-210 Summit Avenue-(397 sq. ft.)**-no show
7. **Block 2802 Lot 2 (C001A)-Chop't Creative Salad Company (Dennis Lee, VP Development) 52 Farm View (2,647 sq.ft.)**- Mr. Del Vecchio represented the applicant. Application was read into the record. They are appearing for a different part of the center with more square footage. A motion to approve was made by Ms. Cudequest and seconded by Mr. D'Agostino with all present voting aye.

- 8. Block 1903, Lot6- Preprogen-136 Summit Avenue (2,394 sq.ft.)** Robert S. Knoebel, Jr., Esq. represented the applicant Eli Goldberger, the principal of the business. Mr. Goldberger testified that this was a new business and it had to deal with genetic testing and collecting and analyzing data. Biowaste would be disposed of by a licensed contractor. There were many unanswered questions and conditions were specified in a resolution that Mr. Regan would prepare. Chairman asked for additional information be provided at the next meeting for the Resolution. A motion to have the board attorney prepare a resolution of approval was made by Mr. Teagno and seconded by Ms. Cudequest with all present stating aye.
- 9. Robert Rorro d/b/a Fitness Together Montvale 120 Chestnut Ridge Road (1,479 sq.ft.)-** Mr. Robert Rorro came forward and was sworn in. He will be operating a small fitness center which will be by appointment only concentrating on personal training. Chairman asked that the truck be removed from the front the parking lot. Mr. Rorro stated he would relay the message to the landlord. A motion to approve was made by Mr. Culhane and seconded by Mr. Zitelli with all in favor stating aye.

**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- **carried to December 3, 2019**
- 2. Block 1601 Lot 15-Atlantis Management Group, LLC-12 Railroad Avenue-**Application for Site Plan and Variance Approval-**carried and new notice will be given at a later date.**
- 3. Block 104 Lot 14- Moksha Investments -89 Valley View Terrace- Major Subdivision and Major Soil Movement Application-**See transcript. A vote was taken to have the board attorney prepare a Resolution of Approval was made by Ms. Cudequest and seconded by Mr. Lintner all in favor stating aye.

**RESOLUTIONS:**

**Resolution Granting Amended Site Plan Approval and Variance Relief to 160 Spring Valley Road, LLC and 47<sup>th</sup> Street, LLC for premises**

**designated as Block 301 Lots 2 and 3 also known as 160 Spring Valley Road, Montvale, NJ-** A motion to approve was made by Mr. Teagno and seconded by Mr. D'Agostino with Ms. Cudequest abstaining and all others voting aye.

**Other Business-**none

**Open Meeting to the Public-**no one from the public

**Adjournment-**a motion to adjourn was made by Mr. Culhane and seconded by Mr. Lintner with all others stating aye.

**Next Regular Scheduled Meeting: December 3, 2019**

**Respectively Submitted:**

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