

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

**Tuesday, December 17, 2019-7:30pm**

**Municipal Complex, 12 Mercedes Drive in Council Chambers**

Chairman opened the meeting at 7:30PM with the Pledge of Allegiance.

**ROLL CALL:** John Culhane, Dante Teagno, Theresa Cudequest, Chairman DePinto, Doreen Rowland, William Lintner, Margaret O'Neill, Frank Stefanelli.

**ALSO PRESENT:** Robert Reagan, Board Attorney

**NOT PRESENT:** Chris Dour, Maser Consulting, Darlene Green, Borough Planner, Councilmember Curry, Robert Zitelli, Jimmy D'Agostino

**MISC.MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/BOROUGH ENGINEER:** None

**ZONING REPORT:** Mr. Fette reports foreclosure proceedings have begun by the mortgage holder for the property located at 79 West Grand Avenue (Culhane property)

**ENVIRONMENTAL COMMISSION LIAISON REPORT:** None

**SITE PLAN COMMITTEE REPORT:** Frank Stefanelli reports. The Shoppes at DePiero's development is moving forward with plans to develop the lower portion of the property early next year. Preliminary plans for the proposed hotel at North Market (previously known as Triboro Square) were reviewed by the committee.

**CORRESPONDENCE:** Placed on back table

**APPROVAL OF MINUTES:** None

**DISCUSSION:** None

**USE PERMITS:**

**1. Block 1901 Lot 5-Portfolio Strategies, Inc. 180 Summit Avenue- (3,369 sq.ft.)**

Chairman DePinto read the application into the record. The applicant, Paul Kirshenbaum, was represented by Bruce Whitaker Esq. A motion to approve was introduced by Mr. Culhane and seconded by Mr. D'Agostino. A roll call vote was taken with all members present stating aye.

**2. Block 2602 Lot 1-Dr. Carol Chu-Peralta-210 Summit Avenue-(397 sq. ft.)**

Chairman read the application into the record. Dr. Chu-Peralta represented herself. A motion to approve was introduced by Mr. Lintner and seconded by John Culhane. A roll call vote was taken with all members present stating aye.

**3. Block 2602 Lot 6-Pinoses LLC-108 Chestnut Ridge Road (3040 sq.ft.)**

Chairman DePinto read the application into the record. The applicant, Mr. Piros-Rodriguez, was represented by Frederick Roughgarden Esq. A motion to approve was introduced by Mr. Lintner and seconded by Ms. Cudequest. A roll call vote was taken with all members present stating aye.

**4. Block 2701 Lot 4-Messineo Law, LLC-95 Chestnut Ridge Road (5,971 sq.ft)**

Chairman read the application into the record. Charles Rabolli, Esq. represented the applicant. A motion to approve was introduced by Mr. Teagno and seconded by Ms. O'Neill. A roll call vote was taken with all members present 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 January 21, 2020**
- 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.**

**RESOLUTIONS:**

- 1. Block 1903, Lot 6- Preprogen-136 Summit Avenue (2,394 sq.ft.)  
Chairman DePinto made a motion to table this resolution with all members  
present stating aye.**
- 2. Block 2802 Lot 2 (C001A)-Chop't Creative Salad Company  
(Dennis Lee, VP Development) 52 Farm View (2,647 sq.ft.)  
Chairman DePinto made a motion to approve which was introduced by Ms.  
Cudequest and seconded by Mr. Teagno. All members present stated aye.  
Mr. Fette, Ms. O'Neill and Mr. Teagno abstained.**

**Other Business None**

**Open Meeting to the Public: No one from the public present.**

**Adjournment: A motion to adjourn was made by Ms. Cudequest and seconded by Mr. Stefanilli**

**Reorganizational and Regular Scheduled Meeting: January 7, 2020**

**Respectfully submitted by:**

**Doreen Rowland**