

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

MINUTES

Tuesday, September 21, 2021

Municipal Complex 12 Mercedes Drive, Montvale, NJ

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: John Culhane, Councilmember Koelling, John Ryan, Mayor Designee, William Lintner, Christopher Gruber, Dante Teagno, Frank Stefanelli, Robert Zitelli, Chairman DePinto

ALSO PRESENT: Robert Regan, Board Attorney; Andrew Hipolit, Borough Engineer Darlene Green, Borough Planner, Lorraine Hutter, Land Use Administrator and Erica Davenport, Assistant to the Land Use Administrator

ABSENT: Theresa Cudequest and Javid Huseynov

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

None

ZONING REPORT: None

ENVIRONMENTAL COMMISSION LIAISON REPORT: Mr. Zitelli – At the meeting last night 9/20/21, there was a tree removal request on Partridge Run. There was also discussion of the damage from Hurricane Ida regarding Huff Pond and this pond will need to be drained and dredged again.

SITE PLAN COMMITTEE REPORT: None

CORRESPONDENCE: On the back table

APPROVAL OF MINUTES: August 17, 2021 – A motion to approve was made by Mr. Lintner and seconded by Mr. Culhane. There was no discussion on the motion. A roll call vote was taken with Mr. Gruber and Mr. Teagno abstaining. All other members stated aye.

DISCUSSION: None

USE PERMITS:

Block 2802 Lot 2 – European Wax Center – 14 Farm View - (1,680 sq. ft.)

Andy Del Vecchio came forward as the attorney representing the applicant. Mr. Regan swore in applicant Ann Marie Falzone. Chairman DePinto read the application into the record. The Montvale Police Department application was filled out and zip codes were submitted. Ms. Falzone gave a brief overview of her business. She plans on operating the same as the previous owner which is strictly hair removal. There will be no changes being made to the space. They already occupy the space. No questions arose from any board members. Mr. Gruber stated that they will need to obtain a CCO once this use permit is approved. A motion to approve was made by Mr. Stefanelli and seconded by Mr. Culhane. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

Block 2702 Lot 1.01 – Janney Montgomery Scott, LLC – 200 Market Street – (5,846 sq. ft.) –

Andy Del Vecchio came forward to represent the applicant. Mr. Regan swore in Don Strangfeld, applicant. Chairman DePinto read the application into the record. Attached is the filled-out Montvale Police Department form and a list of zip codes. Mr. Strangfeld handed in a new floor plan of how he plans to change around the space. No structural walls will be coming down. This floor plan is subject to approval of the Building Department. Mr. Strangfeld then gave a brief overview of his business. They are an office of 13 people who handle financial planning and brokerage services. Mr. Lintner asked if they are relocating another office to this facility and the applicant replied yes. No other questions arose from any other board members. Mr. Gruber stated that they will need a set of plans from an architect. A motion to approve was made by Mr. Stefanelli and seconded by Mr. Teagno. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

Block 2408 Lot 2 – Alan Kornblau – Kinderkamack Road - (1,200 sq. ft.)

The applicant has not entered into a lease agreement with the owner of the property and there are numerous property maintenance violations. Mr. Gruber will put together a list of things that need to be done to the property before they sign the lease agreement.

Carried to the next regularly scheduled meeting, October 5, 2021

PUBLIC HEARINGS (NEW):

Block 2904 Lot 4 – Bank of America – 80 Chestnut Ridge Road - Application for Lighting, Landscape & Design – Carried to October 19, 2021

Block 2802 Lot 2 and Block 2702 Lot 1.01 – The Shoppes at DePiero Farms – Mercedes Drive and Grand Avenue West – Application for North Market Building and Site Signage
See attached transcript.

PUBLIC HEARINGS (CONT): None

RESOLUTIONS:

Block 1002 Lots 3 & 5 – Montvale Family Apartments, LLC – 159-161 Summit Avenue – Resolution Granting Final Site Plan Approval

Carried to our next regularly scheduled meeting, October 5, 2021

OTHER BUSINESS: None

OPEN MEETING TO THE PUBLIC: No one from the public was present.

ADJOURNMENT: A motion to adjourn was made by Mr. Zitelli and seconded by Mr. Stefanelli.
All in favor stated aye.

Next Regular Scheduled Meeting: October 5, 2021 at 7:30 PM

Respectfully Submitted,

Erica Davenport
Assistant to the Land Use Administrator