

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

MINUTES

Tuesday, March 2, 2021 -Remote Meeting (see below)

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.

You are invited to a Zoom webinar.

When: March 2, 2021 07:30 PM Eastern Time (US and Canada)

Topic: Planning Board Regular Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87191375276?pwd=YWxUR3NQRUNTTy9FM0c5eGlyOWZoUT09>

Passcode: 872909

Or iPhone one-tap:

US: +13126266799,,87191375276#,,,,*872909# or +19294362866,,87191375276#,,,,*872909#
Or Telephone:

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US: +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 871 9137 5276

Passcode: 872909

International numbers available: <https://us02web.zoom.us/j/kcRr90nCS1>

OPEN PUBLIC MEETINGS STATEMENT -Please be advised that due to the state of emergency and public health emergency declared by Governor Phil Murphy pursuant to Executive Order 103 and in an effort to prevent further spread of COVID-19, this Planning Board Meeting will be held virtually via Zoom in lieu of an in-person meeting. Notice of this meeting has been advertised in the RECORD and placed on the website. Documents have been posted on the website under the planning board agenda under documents.

All public will be muted until the chairman opens it up to the public for questions only of each applicant's or board professional testimony. The public can address their questions to the chair and he will direct it to the appropriate person. When at the end of the public hearing the chairman will again open it up to the public for comments. If you have a comment please hit the raise hand symbol and I will acknowledge you. Please state your name, spell your name and give your address when asking questions or giving comments. All questions and comments will be directed through the chair and he will in turn direct it to the appropriate person.

ROLL CALL:

PRESENT: Theresa Cudequest, John Culhane, Councilmember Curry, Christopher Gruber, Mayor Ghassali, William Lintner, Frank Stefanelli, Robert Zitelli, Javid Huseynov, Chairman DePinto

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

ABSENT: Dante Teagno; Lorraine Hutter, Land Use Administrator

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

Mr. Zitelli asked if Mr. Gruber could check out the old tile place because it is in bad disrepair. Mr. Gruber stated that he would go take a look at it as soon as possible. Mayor Ghassali stated that tomorrow at 7pm he will be having a zoom meeting regarding the traffic study from the Village of Chestnut Ridge. The link to access that meeting is on the website at www.montvaleboro.org

ZONING REPORT: None

ENVIRONMENTAL COMMISSION LIAISON REPORT: Mr. Zitelli – The Environmental Commission met on February 22nd and the discussion was about dredging on Huff Pond and Downs is all ready to go. Also, the Commission scheduled a “Montvale Cleanup Day” on April 10th – weather permitting and virus permitting.

SITE PLAN COMMITTEE REPORT: Mr. Stefanelli stated that AR Landmark came before the committee with changes to the interior courtyard wanting to remove the pool and add in other amenities such as grill stations and sitting areas to gather. They withdrew their request to add balconies. The next applicant was Beattie Padovano – Building #2 across from Wegman’s. They are looking to move in and they reviewed some construction fencing

around the perimeter of the building site to allow them to safely park cars and get into the building. The last applicant was the owner of 12 Candlelight Drive. He is in the process of removing a lot of vegetation from his property and seeking to replant about 200 various plantings. Chairman DePinto stated that rather than the Planning Board deal with it, they are referring him to the Environmental Commission for review.

CORRESPONDENCE: On website

APPROVAL OF MINUTES: February 16, 2021 – A motion to approve was made by Ms. Cudequest and seconded by Mr. Culhane. There was no discussion on the motion. A roll call vote was taken with Mr. Huseynov abstaining and all other members stating aye.

DISCUSSION: None

USE PERMITS: None

PUBLIC HEARINGS (NEW): None

PUBLIC HEARINGS (CONT):

1. **Block 1002 Lot 7 - Waypoint Residential Services, LLC - 127 Summit Avenue** - Application for Preliminary and Final Site Plan and Bulk Variance Approval and Soil Movement- click below link for documents to view
<https://www.dropbox.com/sh/3wpdvdnuuypl6l/AADMHQKfrPI-jfJZs9Z7cOY3a?dl=0>
https://drive.google.com/drive/folders/1qNHGWalyWhFQKjckE4JzItxV_cdJbTy1?usp=sharing
<https://drive.google.com/drive/folders/1484vkWTKSafI5nUb9rEJemFjV7EuOCBQ?usp=sharing>
Carried to March 16th
2. **Block 2904 Lot 4 - Bank of America - Chestnut Ridge Road** - Amended Site Plan -Lighting
https://drive.google.com/drive/folders/15Y_tPQAcuf2AJHRpGm_48-Xnhcuk_7e4?usp=sharing
Carried to April 20, 2021. A request for an extension of time was stated on the record by Mr. Hipolit.

3. **Block 2002, Lot 3 - Mobius Solar 1, LLC ("Mobius") - 5 Paragon Drive** - Amended and preliminary and final site plan approval and a Major Soil Movement Permit for Solar Panels

https://drive.google.com/drive/folders/1tqMRk8jWLOldw5e_XQWEuKPzvYcbV9-K?usp=sharing

Mr. Richard Schkolnick represented the applicant. Also present was Mr. Gary Forshner, another attorney that knows the case due to Mr. Schkolnick having to leave the meeting early. Mr. Schkolnick gave a brief overview of the application.

Revised plans dated February 3rd was marked as A5. Mr. Hipolit's technical review letter dated February 22nd was marked as B8, Ms. Green's technical review letter dated February 24th was marked as B9 and Mr. DeBlasio's review letter dated February 25th was marked as B10. Mr. Hipolit summarized his findings. The letter confirms that they have addressed all the issues that he had. Ms. Green summarized her findings and she stated that the applicant addressed all of her comments. She also stated that page 6 of her report has a numerical discrepancy where 4 shade trees are listed instead of 43 shade trees being listed. Mr. Hipolit spoke on behalf of Mr. DeBlasio and he stated that all of his comments were addressed from his review letter.

Chairman DePinto opened the meeting to the public. A motion to open the meeting was made by Ms. Cudequest and seconded by Mr. Lintner. There was no discussion on the motion. All in favor stated aye. No one from the public was raising their hand to speak. A motion to close the meeting to the public was made by Ms. Cudequest and seconded by Mr. Culhane. All in favor stated aye. Mr. Regan stated that the resolution is almost done and he just needs to finish the testimony from this evening. The resolution will be available next meeting for March 16th, 2021 and it will be ready to be voted upon and memorialized at that time. Mr. Schkolnick agreed.

RESOLUTIONS:

Block 2702 Lot 1.01 Qualifier C2000 – Beattie Padovano, LLC – 200 Market Place –
Application to Construction Non-Conforming Signage- Zoning Variance

https://drive.google.com/drive/folders/15clxJhViBafzITJsdmBhAr2pfklBx_pJ?usp=sharing

A motion to introduce was made by Ms. Cudequest and seconded by Mr. Lintner. Mr. Regan stated corrections that were on page 4, paragraph 4, where 3.25 feet should instead be marked as 3.25 inches. On page 5, second line, should be listed as 3.25 inches. Also, condition 11 on page 11, the second line was repeated which is not

necessary and should be stricken. A roll call vote was taken with Mr. Zitelli not in favor, Mr. Stefanelli abstaining, and all other board members stating aye.

Block 903 Lot 6 – Speidel – 33 Old Chestnut Ridge Road – Application for Zoning Variance

<https://drive.google.com/drive/folders/1XpP2apMznMd4I2CD2xWXgXulbZxL9hE?usp=sharing>

A motion to introduce was made by Ms. Cudequest and seconded by Mr. Huseynov. There were no corrections that needed to be made by Mr. Regan. A roll call vote was taken with Mr. Stefanelli abstaining and all other members stating aye.

Block 401 Lot 6 – Heinbockel – 49 North Avenue – Application for Zoning Variance

<https://drive.google.com/drive/folders/19Jq2acxeFnA-lY8Vsx9BbytI2DHqhO4c?usp=sharing>

A motion to introduce was made by Ms. Cudequest and seconded by Mr. Culhane. Mr. Regan made one change on page 6, last line. The word “create” should be “creative”. A roll call vote was taken with Mr. Stefanelli abstaining and all other members stating aye.

OTHER BUSINESS: None

OPEN MEETING TO THE PUBLIC: A motion was made to open the meeting to the public by Ms. Cudequest and seconded by Mr. Culhane. All in favor stated aye. There was no one from the public present. A motion to close the meeting to the public was made by Ms. Cudequest and seconded by Mr. Culhane. All in favor stated aye.

ADJOURNMENT: A motion to adjourn was made by Ms. Cudequest and seconded by Mr. Culhane. All in favor stated aye.

Next Regular Scheduled Meeting Remote: March 16, 2021 at 7:30 PM

Respectfully Submitted,

Erica Davenport

Assistant to the Land Use Administrator