

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

## **MINUTES**

**Tuesday, November 1, 2022**

**Municipal Complex 12 DePiero 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.

Chairman DePinto opened the meeting at 7:38 PM and led everyone in the Pledge of Allegiance.

### **ROLL CALL:**

**PRESENT:** John Culhane, John Ryan, Mayor Designee; Dante Teagno, Christopher Gruber, Robert Zitelli, Frank Stefanelli, Councilmember Koelling, and Chairman DePinto

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

**ABSENT:** William Lintner, Javid Huseynov and Andrew Hipolit, Borough Engineer

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

**ENGINEER/BOROUGH PLANNER:** None

**ZONING REPORT:** None

**ENVIRONMENTAL COMMISSION LIAISON REPORT:** None

**SITE PLAN COMMITTEE REPORT:** Mr. Stefanelli – We started with the Master Plan Committee meeting and talked about goals and objectives. We also talked about the ERI and there is more work to do on that. Next, we heard an applicant located at 100 Paragon Drive regarding snow removal. They allowed him to have a container put in to store salt and some minor equipment. The next applicant was located at 8 Surrey Lane regarding house plans. They had their barn fall down and needs it replaced however since it's a corner lot we discussed which side yard was considered the front yard. There will be no variances

associated with this project. Cherry Lane was chosen as their front yard. New plans will be submitted. Details were discussed and they were able to come to an agreement.

**CORRESPONDENCE:** On back table

**APPROVAL OF MINUTES:** None

**DISCUSSION:** Ms. Green - Proposal for Professional Planning Services. Ms. Green made a brief statement regarding this for affordable housing. A motion to introduce the resolution (listed at the bottom of these minutes) 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.

**USE PERMITS:**

**Block 703 Lot 7 – Valley Physicians Inc. d/b/a Valley Medical Group – 133-149 Kinderkamack Road - Suite 141 (14,280 sq. ft.)**

Katherine Razin of Wells, Jaworski and Leibman stepped forward to represent client. Mr. Regan swore in both George Mejias and Pashwell Avallone. Ms. Razin stated that there were no changes to the application that was submitted. Chairman DePinto read the application aloud into the record. Attached to the application is a list of employee zip codes and the Montvale Police Department form. Also attached to the application is a plan dated 10/12/22. Mr. Mejias provided a brief overview of the site. This is not an urgent care facility; it is a primary care site which is a relocation of their Nanuet location. This will be a sub-specialty practice which is occupied on different days of the week by different physicians such as X-rays, cardiologist, etc. This will also be a site to support a pediatric unit. They are investing close to 4.2 million dollars into this site. They will be re-doing columns, the porte-cochere, ceiling tiles, lighting in the parking area, timing of the lighting, etc. They will have to come back to the board with an amended site plan in the future. They are hoping to move in to this space August 31, 2023.

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 1001 Lot 1 – Rabner Baumgart Ben-Asher & Nirenberg, P.C. – 135 Chestnut Ridge Road (2,865 sq. ft.)**

David Owen stepped forward to represent client Jonathan Nirenberg. Attached to the application marked as Exhibit A is a floor plan of the subject space and also a list of zip codes of employees which was marked as Exhibit B. The Montvale Police Department form was also submitted. Chairman DePinto then read the application aloud into the record. Mr. Nirenberg stated that there will be some interior changes made to the existing space. Chairman DePinto polled the board for questions. No questions arose from any board members. Mr. Gruber stated that they will need a CO and obtain the proper permits required. A motion to approve was made by Mr. Ryan and seconded by Councilmember Koelling. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

**PUBLIC HEARINGS (NEW):** None

**PUBLIC HEARINGS (CONT):**

1. **Block 2002 Lots 13 & 14 - Montvale Grove, LLC – 20-24 Spring Valley Road – Preliminary Major Site Plan and Major Subdivision Approval – Carried to December 6, 2022 (no further notice will be given)**
2. **Block 2411, Lot 7.01-Sam Matthews -19 Hillside Terrace – Major Soil Movement Application – Carried to December 6, 2022**

**RESOLUTIONS:**

**Resolution Granting a Use Permit and Approval of Signage to MNT Group LLC D/B/A Rumble Boxing Montvale for Premises Designated as Block 2702, Lot 1.01 (C3001 and C3002) (Building No. 3)**

A motion to introduce was made by Mr. Stefanelli and seconded by Mr. Ryan. Mr. Regan stated some minor changes. No questions arose from any board members. A roll call vote was taken with all members stating aye.

**Resolution Authorizing 2022 Professional Service Agreement for Master Plan**

A motion to introduce was made by Councilmember Koelling and seconded by Mr. Stefanelli. Mr. Regan stated minor changes. A roll call vote was taken with all members stating aye.

**Resolution for Proposal for Professional Planning Services Affordable Housing Compliance: 2022-2023 Colliers Engineering & Design Project No. MPP-014I**

A motion to introduce the resolution 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.

**Resolution for Borough of Montvale 2018 Affordable Housing Trust Fund Spending Plan Amendment #1**

A motion to introduce was made by Mr. Teagno and seconded by Mr. Culhane. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

**OTHER BUSINESS:** Mr. Gruber stated that he received a letter from Veolia Water Company stating that they are not guaranteeing water pressure needed for the Montvale Family Apartments. Chairman DePinto stated that moving forward they need to be more careful to grant these approvals without a written letter stating that water will be supplied. Chairman DePinto stated that this is now creating a real public safety issue. Sites that are being looked into are Sloan Kettering, and the gas station on Chestnut Ridge Road and Hickory Hill. Some of the new sites will also run out of water pressure. We must go to the utility company to see if Montvale can install two tanks to fix this water pressure issue. Chairman DePinto would like to set up a meeting with Veolia and the Governing Body to have a very important discussion about this pressure. Councilmember Koelling will talk to the Governing Body to discuss this issue and get back to the Planning Board with their response.

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

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

**Next Regular Scheduled Meeting: December 6, 2022**

Respectfully Submitted,

Erica Davenport  
Assistant to the Land Use Administrator