

**REGULAR MEETING OF THE MONTVALE PLANNING BOARD**

**Minutes**

**Tuesday, March 15, 2016 7:30pm**

**Council Chambers, 12 Mercedes Drive, 2<sup>nd</sup> Floor, 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 led all in Pledge of Allegiance and read the Open Meeting Act Statement.**

**ROLL CALL: Mr. Culhane, Mr. Fette, Mayor Ghassali, Councilmember LaMonica, Mr. Lintner, Mr. Stefanelli, Mr. Teagno and Chairman DePinto**

**Also Present: Ms. Hutter, Land Use Administrator, Mr. Regan, Board Attorney, Mr. Hipolit, Board Engineer, Ms. Green, Borough Planner**

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

**BOROUGH ENGINEER: none**

**ZONING REPORT: none**

**SITE PLAN REVIEW COMMITTEE: No Report**

**ENVIRONMENTAL COMMISSION LIASION REPORT: No report.**

**CORRESPONDENCE: placed on back table**

**DISCUSSION:**

**APPROVAL OF MINUTES: March 1, 2016 carried to April 5<sup>th</sup>, 2016**

**USE PERMITS:**

1. **Block 2001 Lot 4-Sharp Electronics Corporation-100 Paragon Drive-109,732 square feet )- Mr. DelVecchio represented the applicant. William Flynn, CFO, representative of Sharp Electronics was sworn in. Chairman DePinto read the application into the record. Date to occupy will be July 2016 after renovations. It will be used for primarily administrative offices for sales and marketing. Also product testing, showroom and customer hot-line and training will be conducted on premises. 4m was amended to read; "When plans are drawn". Signatures were identified. Mr. Flynn gave an overview. The largest subsidiary in the USA. No manufacturing. They are looking to relocate their headquarters. The corporate main office represents, human resources, finance and two other businesses, their B&B units. At this time there will be no outside improvements. Sebastyan Kopolovich was sworn in. He is the building owner. There is storage of snow removal equipment to be removed from the site. Mr. Kopolovich was in agreement to have equipment removed within the week. A motion to approve was made by Mr. Stefanelli and seconded by Mr. Teagno with all in favor stating aye.**
  
2. **Block 3201 Lot 5-Rachel Ratzker-25 Philips Parkway-800 sq. ft. Rachel Ratzker came forward and was sworn in. Ms. Ratzker gave a general overview stating that the use was for general office. She is a clothes designer for children's activewear. She uses UPS and ships by mail bringing packages to the Post Office herself. She is on the first floor. Total parking spaces needed to be submitted by Mr. Kopolovich. The parking of Mercedes Benz cars on the property was discussed. Mr. Kopolovich stated he spoke to their property manager and they are starting to move them over. It was asked that Ms. Hutter look for an approved site plan. A motion to approve was made by Mr. Culhane and seconded by Mr. Teagno. All in favor stating aye.**

- 3. Block 3201 Lot 5-Sam Gilbert-25 Philips Parkway-750 sq. ft.- Mr. Sam Gilbert came forward and was sworn in by Mr. Regan. Mr. Gilbert gave a brief description of his business. Video production and some photography. Video is done offsite he brings it back to the office to work on there. Secondly is to do some photography. Chairman asked how long the tenant had been in the building. Mr. Gilbert stated almost a year and that he has a lease with Mr. Kopolovich. He wasn't aware of the procedure of obtaining a Use Permit. Mr. Kopolovich is aware of previous issues and will work with Mr. Fette's office in becoming compliant. A motion to approve was made by Mr. Lintner and seconded by Mr. Stefanelli. All in favor stating aye.**

**PUBLIC HEARINGS (Con't):**

- 1. Block 203, Lot 6-Steve and Dawn Valko-8 Foxhill Road-Variance Application-January 9**

Mr. Del Vecchio came forward now representing the applicant. Plans submitted exterior elevations 5 and 6 , 1/24/16, 2/1/16. Discussion of the height ensued. It was determined it was a "C" variance and that the Mayor and Councilmember La Monica could sit to hear the application. The board members had a concern of the cupola. The measurement was discussed that it should be to the midpoint of the rafter. The cupola was discussed in length. Mr. Del Vecchio stated that they would lower the cupola to the maximum of what the building height will be of the two peaks..

Mr. Regan said that they could move forward with the application is a "C" with the height. Project Architect Phil Finamore and Mr. Matt Evans will offer testimony with Mr. Evans giving planner testimony. Mr. Regan stated it is a fully complying application except for the height variance. They have conceded the height of the cupola but there still exists a height variance.

3/15/16- First Floor framing plan was marked as A2. Existing home has a second floor with two bedrooms. There is no increase in the footprint. The height goes with the bulk it is less than half and the impervious is less than a third. The two viewing points that are conforming were discussed. The rear is the extra height. He created a porch, and apron roof line. There is a cantilever out on the second floor. They created a faux living area. Varying material is stone veneer and trimmed cedar impressions. The same detail is also on the west end that the public has a direct line of sight. IT softens the bulk stated Mr. Finamore. The midpoint of the 125.5 is the midpoint of the rafter. There is a significant planter area. SK 7 was marked as A2. Two additional points of height, back patio right is 91.70 and twenty feet away 91.63. It falls with 28 feet of the code.

The home sits on the lot is distant from the rear property line. From the neighboring property is 190 feet to the corner of the house. On the east side is also far is 170 feet from the home.

B1-Darlene Green January 11, 2016. B2 -Mr. Andy Hipolit, December 31, 2015. B-3 Montvale Police Dept. B4-Environmental Commission -no comments dated December 3, 2015. B5-Montvale fire Department-no comments. Mr. Mark Evans was sworn in previously he is testifying as a professional planner and was qualified. The applicant submitted a photo pamphlet was marked as A3 showing existing rear elevations photo 1, photo 2-home just outside 200' area, photo 3-home just outside the 200' area, photo 4 home just outside the 200' area, photo 5, applicant existing conditions, photo 6 , applicants existing condition, photo 7-applicant rear view from existing deck-over 220 away building to building, photo 8-applicant existing rear view. Photo 9 applicant east side elevation from street, neighbor to the east is over 185' away bldg.to bldg. Mr. Evans stated it is a positive improvement to the home and the

neighboring areas. He believes that the granting of the variance would not be detrimental or negatively impact the zone or neighborhood. Chairman opened it to the board members. Mr. Stefanelli asked about the height roof and how it was designated. Mr. Finamore stated it was calculated by different parts on the rear of the house. Mr. Lintner asked about the hatched areas. If it is a half story it is another variance. They still make the height requirement stated Mr. Hipolit. Mr. Lintner asked about photo #3 if it was a NY or NJ home because it had a NY license plate. Mr. Evans stated it is a NJ home on Lark Avenue which just had a major renovation. Mr. Fette confirmed. Opened to the public was made by Mr. Stefanelli and seconded by Mr. Culhane.

Michael Murtagh, lives a few homes down and he has no objections

Lisa Penza, 9 Foxhill Road-is supportive of the application and stated that the board should welcome someone wanting to improve their home. She believes that the home will bring value to the other homes in the area.

Motion to close was made by Mr. Teagno and seconded by Mr. Culhane.

Chairman opened it up to board members for questions. Mr. Culhane had a concern of the grading plan. Grading plan was discussed. The definition of height he is concerned that the dormer is a half story. Submission of revised plans need to be received by Ms. Hutter the next Wednesday in order to give time for review. Mr. Regan cannot prepare the resolution by the next meeting . Meeting is being carried to April 19<sup>th</sup>. A motion to have the board attorney prepare a resolution of approval was made by Mr. Stefanelli and seconded by Mr. Teagno. All in favor stating aye.

2. Block 2405-Lots 1, 2 and 26-NJ Energy Corporation-28-30 Kinderkamack Road-Site Plan & Variance

Application- carried to April 19<sup>th</sup>, 2016

PUBLIC HEARINGS (NEW): None

**RESOLUTIONS:**

Block 2411, Lots 7, 8 and 9-Michele Oriolo-17-21 Hillside Terrace-Minor Subdivision-Chairman read the resolution by total only and was introduced by Mr. Teagno and seconded by Mr. Culhane with all in favor.

**OTHER BUSINESS:** Discussion of the tree ordinance and Mr. Hanrahan's comments. The board secretary will forward to all the board members.

**OPEN MEETING TO THE PUBLIC:** no public left

**ADJOURNMENT:** A motion to adjourn was made by Mr. Linter and seconded by Mr. Culhane With all in favor stating aye.

Next Regular Scheduled Meeting - April 5, 2016 at 7:30pm

Respectively submitted:

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