

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

MINUTES

Tuesday, June 7, 2016 7:30pm

Council Chambers, 12 Mercedes Drive, 2nd 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 DePinto opened the meeting at 7:35pm

PLEDGE OF ALLEGIANCE AND OPEN MEETING ACT STATEMENT: Chairman led everyone in the Pledge of Allegiance read the Open Public Meeting statement.

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

Absent: Mr. D 'Agostino, Mr. Hipolit, Borough Engineer

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

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

ZONING REPORT: Montvale Landscaping is now dumping in the Sony parking lot in the area that sits in Montvale. Mr. Fette stated that he has issued a summons. The Porterhouse was discussed, chairman asked about the seating. Mr. Fette stated that they are monitoring it. They have just completed an installation of the Gas Fire Stove. A legal name change was done. It was decided that no Use Permit is needed as seating has not changed.

SITE PLAN REVIEW COMMITTEE: none

ENVIRONMENTAL COMMISSION LIASION REPORT: none

CORRESPONDENCE: placed on back table

DISCUSSION: Mayor Ghassali stated he is getting questions of why things take so long to be built and can something be put into the resolution asked about time limits on building or starting to build. Specifically the old 7-11 building. Mr. Fette stated that he is nearing the end now. He addressed some of the maintenance issues with the owner. They are closing up walls now and they are making progress. If it is a variance if the work is not done within a certain amount of time would expire but there has been an extension permit from the State and all Subdivision and Site Plan Application is governed by the MLUL. Mr. Lintner stated that construction needed to be started within a year. The Uniform Construction Code also states that it must start within a year, which they have but they do a little work at a time. Mr. Teagno said that if a permit wasn't pulled and they didn't start work it would be null and void if they hadn't started within a year. The Mayor would like it to be considered to the zoning amendments. Jeff stated he would stay on the property maintenance issues. Ms. LaMonica asked about the Culhane Property. Mr. Fette stated that there is a stop work order because they haven't submitted the plans. He does address the property maintenance issues. The court has instilled fines up to \$90,000.

REVIEW:

ORDINANCE NO. 2016-1416

AN ORDINANCE OF THE BOROUGH OF MONTVALE, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 128, "ZONING," OF THE BOROUGH CODE IN ORDER TO SPECIFY VARIOUS ZONING REQUIREMENTS FOR SCHOOLS AND HOUSES OF WORSHIP AND TO IMPLEMENT THE RECOMMENDATIONS OF THE MASTER PLAN REEXAMINATION ADOPTED BY THE PLANNING BOARD ON MAY 17, 2016

Chairman read by title only and asked Ms. Green to give an overview of the Ordinance. IT is scheduled for Final Reading at the next Mayor and Council Meeting, June 14. No changes were made and the board voted to have the Land Use Administrator send a memo to the Mayor and Council recommending the adoption of the Ordinance as written. A motion to approve was made by Mr. Stefanelli and seconded by Mr. Culhane. A roll call vote was taken with all present stating aye.

APPROVAL OF MINUTES: May 17th, 2016, May 3, 2016 –carried to June 21st, 2016

USE PERMITS:

1. **Block 2408 Lot 2-Francine Ganguzza d/b/a Vision Reel Productions-8 S. Kinderkamack Road-Ms. Ganguzza came forward. This was a continuation of a Use Permit Application from the previous meeting. Since last appearing Ms. Ganguzza had straighten out the court appearance and had gotten an inspection. She had also spoken to the landlord on behalf of the board about property maintenance issues. Ms. Ganguzza stated that Mrs. Levy will be working on the improvements and that Mr. Levy is in an acute care facility. Ms. Ganguzza stated that the count for the parking spaces is 51. No other questions, a motion to approve was made by Mr. Teagno and seconded by Mr. Stefanelli with a roll call vote with all stating aye.**
2. **Block 1902 Lot 8-Embassy Funding, LLC-160 Summit Avenue-(845 sq.ft.)-Mr. Benjamin Adams, New York Attorney came forward representing himself for Embassy Funding LLC. He and his wife own the company. Mr. Regan had no objection of the representation of Mr. Adams. Chairman read the application into the record, question about designated parking came up . This property had received approval many years ago for this designation. Ms. Hutter referred to the last Use Permit that was issued that had an attached parking lot layout with designations. No questions from board members, a motion to approve was made by Mr. Teagno and seconded by Mr. Lintner with all others voting aye.**

PUBLIC HEARINGS (New) : none

PUBLIC HEARINGS (Con't): none

RESOLUTIONS:

1. **Block 1607 Lot 7-Susie Robinson Frazelle- 21 Waverly Place-Zoning Variance Application- Chairman read by title only. No changes were made a motion was made by Mr. Lintner for approval and seconded by Mr. Stefanelli all present voting aye.**

OTHER BUSINESS: none

OPEN MEETING TO THE PUBLIC: no public present

ADJOURNMENT: A motion to adjourn was made by Mr. Stefanelli and seconded by Mr. Fette all in favor stating aye.

Next Regular Scheduled Meeting –June 21, 2016 at 7:30pm