

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

MINUTES

Tuesday, July 5, 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 7:38pm and read the Open Meeting Act Statement and led everyone in the Pledge of Allegiance.

Roll Call: Mr. Culhane, Mr. Fette, Mr. D’Agostino, Mr. Lintner, Mr. Teagno, Councilwoman LaMonica, Mayor Ghassali and Chairman DE Pinto

Also Present: Mr. Dour, Maser Consulting, Acting Engineer, Ms. Green, Borough Planner, Mr. Regan, Board Attorney, Ms. Hutter, Land Use Administrator

Absent: Mr. Hipolit, Mr. Stefanelli and Ms. Russo

Zoning Report-Mr. Fette reported that the Shell Station on KK Road was to commence work in mid-June. They are waiting for a utility pole to be removed and that is why we haven’t seen anything started.

Site Plan Review-no meeting

Environmental Commission-no meeting

Correspondence: on the back table

Approval of Minute-May 3, 2016- A motion to approve was made by Mr. Lintner and seconded by Mr. Teagno with Mr. Culhane abstaining and all others stating aye.

June 7, 2016-A motion to approve was made by Mr. Teagno and seconded by Mr. Lintner with a roll call vote where Mr. D’Agostino abstained and all others stating aye.

Block 3004 Lot 2- The Moles-A NJ Corporation-Gerard Brady, Esq., came forward representing the applicant. Thomas Groark, Executive Director of the Moles came forward and Mr. Regan swore him in. Chairman read the application into the record. Signatures were identified. Ms. Hutter stated that zip codes were provided. Mr. Groark gave a brief description, construction firms’ who do a series of events to maintain the eternal bond of the association. Space is for office only. There are three people in the office. The corporation has been since 1936. They rarely have visitors stated Mr. Groark.

CCO inspection is required stated Mr. Fette. A motion to approve was made by Mr. Culhane and seconded by Mr. Teagno. A roll call vote was taken with all stating aye.

Block 1603 Lot 1-Hyo Choi-dba Siesta-13 N. Kinderkamack Road-(475 sq. ft.)-Ms. Hyo Choi came forward with Mr. Hopper owner of the building. Mr. Regan swore in both witnesses. Chairman read the application into the record.

Signatures were identified. Ms. Choi gave a description of what is done in the space. The applicant stated that they will be doing eyelash extensions, skin care, and makeup. Chairman De Pinto stated there are no illuminated signs allowed and no window can be covered by more than 20%. A motion to approve was made by Mr. D'Agostino and seconded by Mr. Teagno with Mr. Culhane abstaining and all others stating aye.

PUBLIC HEARINGS (New): Block 1601 Lot 15-Montvale Super Value, LLC-12 Railroad Avenue-Amended Site Plan Application-D(3) Conditional Use Variance-See transcript-carried to July 19th, 2016- **See Transcript.**

PUBLIC HEARINGS (Con't): none

RESOLUTIONS: none

OTHER BUSINESS:

OPEN MEETING TO THE PUBLIC: Open by Mr. Teagno and seconded by Mr. Culhane, no one from the public present. A motion to closed by Mr. D'Agostino and seconded by Mr. Culhane

ADJOURNMENT: Mr. Lintner and seconded by Mr. Culhane.

Next Regular Scheduled Meeting is July 19, 2016-7:30pm

Respectively submitted;

R. Lorraine Hutter
Land Use Administrator