

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

MINUTES

Tuesday, August 2, 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.

PLEDGE OF ALLEGIANCE AND OPEN MEETING ACT STATEMENT: Chairman DePinto opened the meeting at 7:30pm and led everyone in the Pledge of Allegiance. The Open Meeting Act Statement was read into the record.

NEW BOARD MEMBER: COUNCILMAN WEAVER-Councilman Weaver will be taking the place of Councilwoman Leah LaMonica. Welcome Councilman Weaver.

ROLL CALL:

Present: Mr. Fette, Mr. Linter, Mr. Teagno, Mr. Stefanelli, Mr. D'Agostino, Mr. Culhane, Councilman Weaver, Mayor Ghassali, Chairman DePinto

Absent: Ms. Russo

Also Present: Ms. Hutter, Land Use Administrator, Mr. Regan, Board Attorney, Ms. Lawlor, Acting Planner,

MISC. MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/

BOROUGH ENGINEER: Mayor asked to Mr. Fette about the land that is owned by Utilities companies do we hold them to the same standard as home. Mr. Regan stated they are not exempt. He brought to Mr. Fette's attention the corner of Morgan Court about the stumps that haven't be ground down.

ZONING REPORT: Summons issued to CVS and Jelfer for a park truck. The abandoned property list will be issued and published in Friday's newspaper. The Culhane Properties and the other home behind the Exxon property, 5 Wayne Street. The notice will give the Borough a little more leverage to have them get things done.

25 Philips Parkway-Mr. Fette stated that he is dealing with the parent company. Cars are gone and lawn has been done. The dead pine trees have been removed. They will be replacing them with the pine trees. They will be replaced with 8 foot pine trees. Any major deviation they will need to come back for amended site plan.

SITE PLAN REVIEW COMMITTEE: Mayor Ghassali stated that CVS came before the committee to make their plan ADA compliant. They will deal directly with the building department.

ENVIRONMENTAL COMMISSION LIASION REPORT: Mr. Teagno stated July 18th-Super Value plans were reviewed before the commission-correspondence was given to Gus DiBlasio. They have a concern with the planting on the south side and want a sprinkler system to be installed for the landscaping.

CORRESPONDENCE: placed on back table

APPROVAL OF MINUTES: July 19th, 2016-a motion to approve was made by Mr. Lintner and seconded by Mr. D'Agostino with Mr. Teagno, Councilman Weaver and Mayor Ghassali abstaining and all others stating aye.

USE PERMITS:

1. **Block 2602 Lot 1-HKK Super Service, Inc.-210 Summit Avenue-(640 sq.ft.)** Mr. Francis A Uzzi, Esq. represented the applicant. Khel Harjunder K. Kehal represented . Space will be used for accounting office for food distributor to gas stations/convenience stores in NJ. Signatures were verified. The Montvale Police Department needs to be submitted. Chairman DePinto asked that Mr. Uzzi represent to Ms. McCoy about the vans being removed. A motion to approve was made by Mr. Culhane and seconded by Mr. Teagno. A roll call vote was taken with all stating aye.
2. **Block 2701, Lot 3-Xchange Telecom, LLC-85 Chestnut Ridge Road (1284 sq. ft.)** Mordechai Gross, Esq., came forward representing the applicant. Chairman read the application into the record. Mr. Gross gave an overview of the nature of the business. Office space for sales and sales meetings. The sales meeting will be held in the space approximately with 5 to 6 people. On a normal day two to three employees will be present. Mayor asked that the application be consistent and that it be changed to 6 employees. A motion to approve was made by Mr. D'Agostino and seconded by Mr. Culhane with all stating aye.

PUBLIC HEARINGS (New) : none

PUBLIC HEARINGS (Con't):

Block 1601 Lot 15-Montvale Super Value, LLC-12 Railroad Avenue-Amended Site Plan Application-D(3) Conditional Use Variance Carried to September 6, 2016

RESOLUTIONS: none

OTHER BUSINESS: Congratulations to Darlene on the birth of her daughter.

OPEN MEETING TO THE PUBLIC: A motion to open to the public was made by Mr. Teagno and seconded by Mr. Culhane. No one from the public wishing to be heard. A motion to close to the public was made by Mr. Stefanelli and seconded by Mr. Lintner with all in favor stating aye.

ADJOURNMENT: A motion to adjourn was made by Mr. Stefanelli and seconded by Mr. Lintner.

August 16, 2016 –meeting cancelled

Next Regular Scheduled Meeting –September 6, 2016 at 7:30pm

Respectively submitted by:

**R. Lorraine Hutter
Land Use Administrator**