

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

MINUTES

Tuesday, September 20, 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 De Pinto Opened the meeting at 8:55

PLEDGE OF ALLEGIANCE AND OPEN MEETING ACT STATEMENT: Chairman led everyone in the Pledge of Allegiance.

ROLL CALL: Mr. Culhane, Mr. D'Agostino, Mr. Fette, Mr. Lintner, Mr. Stefanelli, Mr. Teagno, Ms. Russo, Councilman Weaver, Chairman DePinto

Absent: Mayor Ghassali, and Ms. Green

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

MISC. MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/

BOROUGH ENGINEER: Chairman De Pinto stated that they received a letter from Mr. Meese stating that Super Value was withdrawing their application.

ZONING REPORT: Mr. Fette stated talked about the withdrawal of 12 Railroad Avenue. They have violations and now that they are not moving forward he has issued for property maintenance.

SITE PLAN REVIEW COMMITTEE: Mr. Stefanelli stated that there was two applicants. Sloan Kettering is looking for solar panels for their parking lot. Bank of America needs to move their ATM and driveway due to ADA. They also talked to them about improvement of the site.

ENVIRONMENTAL COMMISSION LIASION REPORT: Mr. Teagno stated that at the meeting the downtown area and municipal landscaping areas were discussed. Mr. DiBlasio, Landscape Architect was also present via telephone conference. Mr. Hanrahan went over some tree clearing items and he will talk to the board at the end.

CORRESPONDENCE: placed on back table

DISCUSSION:

Block 708 Lot 8, Block 708 Lot 5 and 7-Request for corrective action concerning zoning interpretation of Block 708 Lot 8- 32 Walnut Street. Pearlmont LLC (Al Caggia)- Was not Present –carried to October 4, 2016.

APPROVAL OF MINUTES: September 6, 2016-carried to the next meeting

USE PERMITS:

1. Block 1903 Lot 6-Advanced Molecular Diagnostics, LLC-136 Summit Avenue-(9447 sq. ft.)-Les Z

Ms. Susan Singer was sworn in. Chairman DePinto read the application into the record. Ms. Singer stated that the company does genetic testing, long strand of DNA. Fedex truck delivery, one truck load a day. A motion to approve was made by Mr. Stefanelli and seconded by Mr. D'Agostino. A roll call vote was taken with all present stating aye.

2. Block 3004- Lot 2- Maser Consulting, LLC-50 Chestnut Ridge Road-(8,061 square feet of office space, and another 669 square feet in another location of the building making for a total of 8730 sq. ft.) Richard Maser and Mr. Andrew Hipolit came forward and were sworn in by Mr. Regan. They are relocating their office from Chestnut Ridge Road in Chestnut Ridge, NY and looking to expand their business. The landlord is responsible for the fitup. The staff goes to the client offices. A motion

to approve was made by Mr. Teagno and seconded by Mr. Lintner with all presenting voting 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 –at the applicant’s request this application has been withdrawn

RESOLUTIONS: Block 2504 Lot 21- Kevin Chevreton-12 Maple Street-Variance Application-A motion to Approve was made by Mr. Stefanelli and seconded by Ms. Russo. A roll call vote was taken with Mr. Culhane, Councilman Weaver and chairman DePinto abstaining and all others stating aye.

OTHER BUSINESS: Mr. Teagno brought up the tree ordinance and a way to have the process happen through the building department as a condition of permitting.

His suggestion from the environmental commission is to make it start at the building department. People come to do an addition or demo they would have to supply a landscape plan. Much discussion took place and it was decided it would not be a favorable solution.

OPEN MEETING TO THE PUBLIC: no one from the public

ADJOURNMENT: A motion to adjourn Mr. Teagno and seconded by Mr. D’Agostino

Next Regular Scheduled Meeting –October 4, 2016 at 7:30pm