

MINUTES
MEETING OF THE MONTVALE PLANNING BOARD
Tuesday, October 2, 2018 at 7:30PM
Municipal Complex, 12 Mercedes Drive in Council Chambers

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 opened the meeting at 7:30 PM

ROLL CALL:

PRESENT: Chairman DePinto, John Culhane, Dante Teagno, Maggie O'Neill, William Lintner, Rose Curry, Councilmember, Annmarie Russo, Jeff Fette.

ALSO PRESENT: Robert Regan, Board Attorney, Andrew Hipolit, Board Engineer, Darlene Green, Planner, Ms. Rowland, Acting Planning Board Secretary

NOT PRESENT: Frank Stefanelli, Vice Chairman, Jimmy D'Agostino, Mayor Ghassali

MISC. MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/

BOROUGH ENGINEER: None

ZONING REPORT: Mr. Fette reports, John and Dorothy Culhane of 7 Terry Court have been approved for a \$400,000 construction loan. The Superior Court will impose and enforce a timeline for all work to be completed. At this time there has been no confirmation of the closing on this loan

ENVIRONMENTAL COMMISSION LIAISON REPORT: Annmarie Russo reports, the Environmental Commission met on September 17 and reviewed action/pending items. It is suggested at this time to close the Environmental Learning Center due to hazardous conditions. The Commission is seeking to fill the position of Board Secretary at this time.

SITE PLAN COMMITTEE REPORT: The Luke Oil Station on Railroad Avenue is seeking improvements.

CORRESPONDENCE: PLACED ON THE BACK TABLE

DISCUSSION: It was determined that a special meeting will be held on October 29, 2018 at 8PM

USE PERMIT:

Block 3101 Lot 1, Lesley Heller d/b/a The Cashmere Sale, 22 Chestnut Ridge Road 1,000 sq. ft., Pop Up one month only

Chairman read the application into the record. Ms. Lesley Heller is present and provides the Board with a brief description. As the space will only be used for the month of November only, there will be no change of signage, there will be no change to the interior, therefore no further permits will be required. A motion to approve was introduced by Ms. O'Neill and seconded by Mr. Stefanelli. A roll call vote was taken with members present stating aye.

PUBLIC HEARINGS (NEW):

1. Block 1902, Lot 5 - ARV at Montvale Grand LLC-Amended Site Plan Application – Signage

This applicant is represented by Robert Mancinelli, Esq. and is seeking amended site plan approval and variance relief. The applicant proposes two new wall signs, and 6 new freestanding signs. The site currently contains five freestanding and one wall sign which will be replaced. Mr. Seth Reese, Property manager for the applicant, states new patients and visitors often pass the building due to the lack and placement of signage and many elderly patients find it difficult to

navigate in the parking area. Mr. Reese further states the Garden State Parkway sign is in disrepair and will be replaced as well. Ms. Flynn, of MidAtlantic Sign and Awning discussed the illumination and colors of the two freestanding signs and the ordinance requirements.

The Board is in favor of the required variances, and is in shares the opinion of Mr. Reese, Property Manager. Without new signage these conditions will only worsen. The new signage will improve safe and efficient access. A waiver of submitting an Environmental Impact Statement shall also be waived. Compliance with all reviews and correspondence from both the Borough Engineer and Planner shall be a requirement.

A motion to have the board attorney prepare a resolution was introduced by Mr. Lintner and seconded by Ms. Russo. A roll call vote was taken with all members present stating aye.

PUBLIC HEARINGS (CONTINUED):

Block 201, Lot 3-Lawrence and Tania Pinto-121 Upper Saddle River Road-Minor Subdivision Application. **Carried to October 16th, 2018-no further notice required.**

Block 1103 Lot 5 and Block 403 Lot 1-Metropolitan Home Development at Werimus, LLC- 87 and 91 Spring Valley Road-Amended Site Plan and Major Soil Movement Application- **Please refer to the attached transcript.**

Block 2702, Lot 1, Block 2801, Lot 2 and Block 3201, Lot 6-Triboro Square-Mercedes Drive, Grand Avenue and Glenview Avenue-Planned Unit Development, Preliminary and Final Site Plan (Phase 1) Planned Unit Development and Preliminary Site Plan (Phase II) –Glenview Road (PUD) - **Please refer to the attached transcript.**

RESOLUTIONS:

Block 703 Lot 4- Deliciously Alicia's-121 N. Kinderkamack Road-(3,000 sq.ft.) –carried upon receipt of funds.

Block 1903, Lot 7 - Two Paragon Drive, LLC - 2 Paragon Drive -Amended Site Plan and Major Soil Movement Application. Carried for review by professionals

Block 1405 Lot 14- Michael and Linda Libock-37 Eagle Ridge Road-Minor Subdivision-carried to October 16th, 2018

Other Business-none

Open Meeting to the Public: No one from the public present

Adjournment: A motion to adjourn was made by Ms. O'Neill and seconded by Ms. Russo

Next Regular Scheduled Meeting: October 16, 2018 at 7:30pm

Respectively submitted by:

Doreen Rowland, Acting Board Secretary