

MINUTES
REGULAR MEETING OF THE MONTVALE PLANNING BOARD

Tuesday, February 19, 2019

Municipal Complex, 12 Mercedes Drive in Council Chambers

Please note: A curfew of 1 1:15 PM is strictly adhered to by the Board. No new matter involving an applicant will be started after 10:30 PM. At IOPM the Chairrman 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 to the next regularly scheduled meeting.

Chairman DePinto opened the meeting at 7:30PM

ROLL CALL:

PRESENT: John Culhane, Councilmember Curry, Jimmy D'Agostino, Jeff Fette, Mayor Ghassali, William Lintner, Frank Stefanelli, Dante Teagno, Robert Zitelli, Chairman DePinto

ALSO PRESENT: Robert Reagan, Board Attorney, Andrew Hipolit, Borough Engineer, Darlene Green, Borough Planner

NOT PRESENT: Maggie O'Neill

ZONING REPORT: None

ENVIRONMENTAL COMMISSION LIAISON REPORT: None

SITE PLAN COMMITTEE REPORT: Frank Stefanelli reports Atlantis Management Group, LLC is seeking variance relief for the property located at 12 Railroad Avenue, Block 1601, Lot 15. Proposed is the demolition of the existing service station building, canopy and dispensers and redevelopment of the site with a new gas station and convenience store. This applicant will come before the Board for a formal hearing.

CORRESPONDENCE: Placed on back table

APPROVAL OF MINUTES: None

DISCUSSION:

Proposal for Professional Planning Services

Creation of Final Site Plan & Final Major Subdivision Checklists MC Project No. MPP-117P

A motion to approve was introduced by Mr. Lintner and seconded by Mr. Stefanelli. A roll call vote was taken with all members stating aye.

A motion for the preparation of a Resolution of Approval by the Board Attorney was introduced by Mr. Lintner and seconded by Mr. Stefanelli. A roll call vote was taken with all members present stating aye.

USE PERMITS:

Block 1901 Lot 5-McBreen & Kopko/Robert S. Moran, Jr.-180 Summit Avenue (450sf)

Chairman read the application into the record. Robert S. Moran Jr., Esq. represented himself. A motion to approve was introduced by Mr. Stefanelli and seconded by Mr. Culhane. A roll call vote was taken with all members present stating aye.

Block 2002 Lot 2-Ralph Lopez d/b/a Crystal Bay Café- 3 Paragon Drive (1,000 sf)

Chairman DePinto read the application into the record. Applicant was represented by Brian Romanowsky, Esq. A motion to approve was introduced by Mr. Culhane and seconded by Mr. D'Agostino. A roll call vote was taken with all members present stating aye.

PUBLIC HEARINGS (NEW): None

PUBLIC HEARINGS (CONT):

Block 3302 Lot I-Hornrock Properties MPR, LLC ("the applicant") relating to premises designated as Block 3302, Lot 1 as depicted on the Borough of Montvale tax map, being more commonly known as One Sony Drive ("the property") and being also designated on the Borough of Park Ridge tax map as Block 301, Lot 1 - Preliminary Site Plan Application
Please refer to transcript.

Block 3201 Lot 4-Ridgecrest Realty Associates, Inc.-21 Philips Parkway
Application for Conditional Use and Variance Approval, Major Soil Moving Permit Approval, Bulk Variance Approval, EIS Approval and Site Plan Waiver-carried to March 5, 2019

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 I) Planned Unit Development and Preliminary Site Plan (Phase II) -Glenview Road (PUD) -Carried to a Special Meeting March 11, 2019

Block 1103 Lot 5 and Block 403 Lot I-Metropolitan Home Development at Werimus, LLC- 87 and 91 Spring Valley Road-Amended Site Plan and Major Soil Movement Application-carried to March 5, 2019

Block 2802 Lot 2 & 3. Block 1002 Lots 3&5•Montvale Development Associates, LLC-Application for Amended Preliminary and Final Site Plan Approval, Amended PUD Approval, and exemption from Modified EIS Approval and Soil Moving Permit-Carried to Special Meeting March 11, 2019

RESOLUTIONS: None

OTHER BUSINESS: None

OPEN MEETING TO THE PUBLIC: No one from the public present.

ADJOURNMENT: A motion to adjourn was made by Frank Stefanelli and seconded by John Culhane

Next Regular Scheduled Meeting: March 5, 2019 AT 7:30PM

Respectfully Submitted by:

Doreen Rowland, Acting Board Secretary