

**Minutes**  
**REGULAR MEETING OF THE MONTVALE PLANNING BOARD**

**Tuesday, March 5, 2019**

**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.

**ROLL CALL:** Mr. Culhane, Mr. Fette, Ms. O'Neill, Councilwoman Curry, Mr. Teagno, Mr. Zitelli and Chairman DE Pinto

**Also Present:** Ms. Hutter, Land Use Administrator; Ms. Green, Borough Planner; Mr. Hipolit, Borough Engineering; and Mr. Regan, Board Attorney

**Absent:** Mayor Ghassali, Mr. D'Agostino, Mr. Stefanelli and Mr. Lintner

**MISC.MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/BOROUGH**

**ENGINEER: none**

**ZONING REPORT: none**

**ENVIRONMENTAL COMMISSION LIAISON REPORT: none**

**SITE PLAN COMMITTEE REPORT: none**

**CORRESPONDENCE: on the back table**

Chairman stated that the Mayor received documents from the Town of Ramapo in regard to zone changes. It was suggested that Ms. Green take on the task to review with the cost not to exceed \$1,000.00. A motion to approve was made by Mr. Zitelli and seconded by Mr. Teagno with all stating aye. The deadline for comments back is March 28, 2019.

**APPROVAL OF MINUTES: January 15, 2019;** A motion to approve was made by Ms. O'Neill and seconded by Councilwoman Curry with Mr. Zitelli abstaining and all others present stating aye.

**DISCUSSION:**

**USE PERMITS:**

**1.-Block 1102 Lot 1-Broad Management Group, LLC-1 Paragon Drive Suite 260-(12,730 sq. ft.)-** Mr. Mancinelli came forward representing the application.

Chairman read the application into the record. Mr. Mervyn Klein represented the

business. Signatures were identified. Floor plan was submitted as well from SNS dated 2/8/19. They manage approximately 13 states of managing buildings. No storage of vehicles, snow equipment or landscaping equipment is allowed. Joel Schapiro owner of the property was sworn in. Mr. Fette stated that there is a retaining wall in the back of the building that needed to be addressed. Mr. Schapiro stated that part of the wall is done and the rest will be done in the Spring. A motion to approve was made by Mr. Culhane and seconded by Ms. O'Neill with all present voting aye.

**2. Block 1102 Lot 1- HESP Solar, LLC-1 Paragon Drive-(2682 sq. ft.)'-**Mr. Abe Grohman represented the application and Mr. Mancinelli represented the applicant. Chairman read the application into the record. Signatures were identified. Mr. Grohman stated that they are one of the largest solar companies within the state of NJ. It is usually corporate, municipal and schools. They do design, engineering, and procurement. No storage of supplies. A motion to approve was made by Ms. O'Neill and seconded by Mr. Teagno with all present voting aye.

**3. Block 102 Lot 1-Stonefield Investment, LLC-1 Paragon Drive Suite 255 (1667 sq. ft.)**Mr. Mancinelli represented the applicant. Mr. Ephraim Finkelstein was sworn in from Stonefield Investment. Chairman read the application into the record. Date of occupancy was changed to March 30, 2019. Signatures were identified. Mr. Finkelstein gave an overview of the business. He stated that they manage real estate funds; analyst and finance will be out of this space. A motion to approve was made by Ms. O'Neill and seconded by Mr. Teagno with all present voting ayes.

#### **PUBLIC HEARINGS (NEW):**

**Block 1301 Lot 24.04;24.02;33- John and Tina Koerner-3 Flintlock Road-Variance Application** –Mr. Del Vecchio came forward representing the applicant. Mr. Del Vecchio gave an overview of the history of the property. This is one house pad in the cluster of the home. They are looking to do exterior home renovations. A raised deck, basement entrance is being proposed. Bob Meyer's homeowners' association signature has been supplied. A 4 the woodland homeowner's association home pad 5/7/14 revision date. Sheet 1. Recording Number 9578 5/30/14 recorded in the county clerk's office.

Chairman asked to proceed that with the understanding that we get a copy of the PO and an added effort be made with the 12 homeowners permission. Mr. Doolittle , Ms. Green and Mr. Hipolit were all sworn in by Mr. Regan. Mr. Doolittle came forward. His exemption letter was marked as A2. Mr. Hipolit stated that the EIS Exemption recommendation is to accept the exemption. The house pad that was deeded out are in most cases are larger than any of the homes constructed. The proposed staircase and patio are within the footprint stated Mr. Doolittle. No increase in impervious stated Mr. Doolittle. There are no new additional living area. A 6 ft. high retaining wall is being proposed. There are no trees to be removed but landscaping will be moved. The landscaping will be shown on future plans. There are 5900 sq .ft. based on the 12 units built.. Mr. Hipolit stated that he needs something on the record that the line that is concerned is limited common area site. A separate letter from Mr. Meyers was requested with a condition of approval to consent to crossing of the common elements. The porch light is the only lighting being proposed. There will be a drain at the bottom of the stairwell. An as built will be provided. Mr. Hipolit's letter of December 21, 2018 was marked as B1. Police Department review letter of October 25, 2018 was marked B2. Montvale Fire Dept. , review letter of October 24, 2018 was marked as B3. Mr. Teagno asked about the patio. The patio was built and part of the proposal when first built. All of the pools and patios are out of the site plan. One hand rail will be needed and they are proposing to install.

Mr. Doolittle will submit within a week. Chairman wants something from the other owners stating that they are in agreement with this application. Meeting will be carried to April 2, 2019.

A motion to open to the public was made by Ms. O'Neill seconded by Mr. Zitelli.

Mr. Eftychiou 50 Woodland Road came forward. He asked about the lot 33 it shows as a road. An explanation was provided.

Michael Libock- 37 Eagle Ridge Road- Asked about the run off. It will come out on the other side and will go into a drainage system. He has had water issues and wants to make sure that this will not impact his property.

A motion to close was made by Mr. Zitelli and seconded by Mr. Culhane with all stating aye. Consent of the other owners is requested by the chairman. Carried to April 2, 2019.

Councilwoman Curry stepped down.

## **PUBLIC HEARINGS (CONT):**

1. **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- Mr. Del Vecchio came forward representing the applicant. **See attached transcript.**  
**Carried to April 2, 2019**
2. **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-****carried to the 19<sup>th</sup> of March.**
3. **Block 3302, Lot 1-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 – **carried to March 19<sup>th</sup>, 2019**
4. **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) –**  
**Carried to a Special Meeting March 11, 2019**
5. **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:**

1. Proposal for Professional Planning Services  
Creation of Final Site Plan & Final Major Subdivision Checklists  
MC Project No. MPP-117P

#### **Other Business-none**

**Open Meeting to the Public**-a motion to open to the public was made by Mr. Culhane and seconded by Ms. O'Neill no one from the public wishing to be heard a motion to close was made by Mr. Zitelli and seconded by Mr. Culhane. All in favor stating aye.

**Adjournment**-A motion to adjourn was made by Mr. Culhane and seconded by Ms. O'Neill all in favor stating aye.

**Special Meeting on March 11, 2019 at 7:30pm**

**Next Regular Scheduled Meeting: March 19, 2019 AT 7:30PM**

Respectively submitted by:

R. Lorraine Hutter