

Minutes
REGULAR MEETING OF THE MONTVALE PLANNING BOARD

Tuesday, October 15, 2019-7:30pm

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.

ROLL CALL: Present: Mr. Culhane, Councilmember Curry, Mr. Fette, Mr. Lintner, Ms. O'Neill, Mr. Teagno, Mr. Zitelli and Chairman DePinto

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

Absent: Mr. D'Agostino and Ms. Cudequest

MISC.MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/BOROUGH ENGINEER:

ZONING REPORT: Mr. Lintner gave the report. Three applicants came before the board. First The Shoppes of DePiero for Snow removal. It will be a test for one season. It will be out the back.

ENVIRONMENTAL COMMISSION LIAISON REPORT:

SITE PLAN COMMITTEE REPORT:

CORRESPONDENCE: on the back table

APPROVAL OF MINUTES: September 17, 2019 A motion to introduce was made by Mr. Lintner and seconded by Mr. Culhane with Mr. Fette and Ms. O'Neill abstaining and all others present voting aye.

DISCUSSION:

AIR BNB- A discussion took place in regard to Air BNB. Short term rentals could impact home values. Due to the growth of the area it is becoming a problem. Recommendation to have an ordinance prepared.

USE PERMITS:

1. Block 1001, Lot 1 Chestnut Ridge Pediatric Associates, PA-135 Chestnut Ridge Road-(5,065 sq. ft.)-Jennifer Berardo, Esq., Represented the applicant, Chestnut Ridge Pediatric Associates, PA and Dr. Michelle S. Mayer, represented the applicant and came before the board and was sworn in. Correction was made to the Suite

number correction to 110. Chairman read the application into the record. Pediatric care of children from newborn to age 23. A motion to approve was made by Ms. O'Neill and seconded by Mr. Culhane with all present voting aye.

2. Block 2002, Lot 15-Accel Market Solutions, Inc.-221 W. Grant Avenue (1,615 sq. ft.) Ms. Berardo Esq. of Price, Meese came forward representing the applicant Mr. Elliot Stern of Accel Marketing Solutions, Inc. Change were to add the Suite of 202 and no sign required. Chairman read the application into the record. They help small firms and lawyers for marketing. A motion to approve was made by Mr. Teagno and seconded by Ms. O'Neill all present voting aye.

3. Block 1903 Lot 6-Preprogen LLC-136 Summit Avenue (2394 sq. ft.) –not present

4. Block 1001, Lot 1, Wittlingher Orthodontics-135 Chestnut Ridge Road- (2050 sq.ft.) Ms. Jennifer Berardo came forward representing Mr. Eric Wittlingher of Wittlingher Orthodontics. Suite number is 1120. Chairman read the application into the record. Mr. Wittlingher stated he does brace, and Visalign. Patients are in and out efficiently. The hours are Monday to Thursday. A motion to approve was made by Ms. O'Neill and seconded by Mr. Culhane with all present voting ayes.

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-**at the applicants requests this hearing has been carried to October 15th**

PUBLIC HEARINGS (NEW):

Block 1601 Lot 15-Atlantis Management Group, LLC-12 Railroad Avenue-Application for Site Plan and Variance Approval- **at the applicant's request this application is being carried to November 25th with no further notice required.**

Block 104 Lot 14- Moksha Investments -89 Valley View Terrace- Major Subdivision and Major Soil Movement Application- See Transcript

RESOLUTIONS:

RESOLUTION GRANTING PRELIMINARY AND FINAL MAJOR SUBDIVISION APPROVAL, VARIANCE RELIEF, A MAJOR SOIL MOVEMENT PERMIT, AND APPROVAL OF AN ENVIRONMENTAL IMPACT STATEMENT TO METROPOLITAN HOME DEVELOPMENT AT WERIMUS, LLC FOR PREMISES DESIGNATED AS BLOCK 603, LOTS 34, 35 AND 36-Chairman read by title only. Mr. Regan went over the changes. A motion to approve was made by Mr. Teagno and seconded by Mr. Culhane with all present voting aye.

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 Mr. Zitelli with all present stating aye.

Next Regular Scheduled Meeting: Monday, November 25, 2019 at 7:30pm

Respectively submitted by:

R. Lorraine Hutter, Land Use Administrator