

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

## **MINUTES**

**Tuesday, July 6, 2021**

**Municipal Complex 12 Mercedes Drive, 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.

### **ROLL CALL:**

**PRESENT:** Theresa Cudequest, John Culhane, Councilmember Koelling, John Ryan, Mayor Designee; Christopher Gruber, Javid Huseynov, William Lintner, Frank Stefanelli, Dante Teagno, Robert Zitelli, Chairman DePinto

**ALSO PRESENT:** Robert Regan, Board Attorney; Andrew Hipolit, Borough Engineer Darlene Green, Borough Planner, Lorraine Hutter, Land Use Administrator and Erica Davenport, Assistant to the Land Use Administrator

### **ABSENT:**

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

Mr. Hipolit reported that Mercedes Drive was paved today. The stripe will be painted either tomorrow or Thursday.

**ZONING REPORT:** Mr. Gruber reported that there are several abandoned properties in town that are now being maintained by the mortgage holders. Also, the big dirt mound at Phase II of DePiero's is slowly being removed. The vegetation that you see on top of the mound is purposely there to keep any mud from running off into the street.

**ENVIRONMENTAL COMMISSION LIAISON REPORT:** None

**SITE PLAN COMMITTEE REPORT:** None

**CORRESPONDENCE:** On the back table

**APPROVAL OF MINUTES:** June 15, 2021 – A motion to approve was made by Mr. Stefanelli and seconded by Mr. Lintner. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

**DISCUSSION:** Chairman DePinto advised the board that former Mayor Metlitz passed away about a week ago. There was a funeral which he attended and brought with him a proclamation recognizing his years of service. His family was very appreciative of it.

**USE PERMITS:**

**Block 1902 Lot 10 – ARTMRKT Productions, LLC – 30 Craig Road - (9,000 sq. ft.)**

This application was carried from the last meeting of 6/15/21. There were improvements that were being undertaken on the property without the appropriate permits from the Building Department nor the appropriate Use Permit approval as required by the Borough.

Mr. DelVecchio came forward to represent applicant ARTMRKT Productions, LLC. Since last meeting, they filed all of the correct demolition permits with the Building Department. All activity had ceased following Mr. Gruber's "stop work order" pending the demolition permit being filed and ultimately approved. Everything is now in order and he hopes to move forward to approve this applicant. Ms. Green, Mr. Hipolit and Mr. Gruber were sworn in. Jeffery Wainhouse, applicant, was also sworn into the record. Mr. Gruber stated that all applicable permits are in order.

Chairman DePinto stated that any approval shall be memorialized in a resolution because of the concerns of intended use of the property. Mr. DelVecchio stated that he had no objection to that. Chairman DePinto read the application aloud into the record. Attached to the application was the filled-out police department form as well as a list of zip codes. Mr. DelVecchio stated that there was some miscommunication last meeting about the use of the space they are applying for. They are applying for office space and to store materials for a trade company. There is no warehouse function that they are applying for. Mr. Wainhouse stated that they have

a production company to mimic what a gallery would look like. His displays go up at trade shows and then he breaks them down and stores them at his location. There would be no retail sales on site. Chairman DePinto stated that there cannot be any storage containers on the grounds or trucks parked overnight. Mr. Wainhouse understands that he cannot have any storage containers or trucks on premises and/or parked overnight. No questions arose from any of the board members. Chairman DePinto noticed that there is a Montvale Landscaping monument sign out front that needs to be removed. Mr. DelVecchio will have it removed. Chairman DePinto also amended the application to read “storage” instead of “warehouse”. Mr. DelVecchio agreed to that amendment. Mr. Gruber stated that he needs to get all proper inspections done in order to get the CO. Chairman DePinto suggested to request the Board Attorney to prepare a resolution to incorporate an inspection schedule annually. Mr. DelVecchio agreed. A motion was made by Mr. Zitelli and seconded by Mr. Ryan. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

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

**Block 1002 Lots 3 & 5 – Montvale Family Apartments, LLC – 159-161 Summit Avenue -**  
Application for Final Site Plan Approval

Damian Del Duca came forward to represent the applicant, Montvale Family Apartments, LLC. Mr. Regan asked if the notices were in order and Ms. Hutter confirmed. Chairman DePinto stated that this application should never have been on the agenda this evening because it was not submitted properly. Chairman DePinto stated that the applicant had submitted changes to the plan before the board heard the original plans submitted. Amended plans should have been submitted and carried to a future date to give adequate time for the proper reviews. This application was carried to the August 17, 2021 hearing.

**PUBLIC HEARINGS (CONT):** None

**RESOLUTIONS:** None

**OTHER BUSINESS:** Ms. Hutter brought up the Woodland Heights/Flintlock plantings. Some of the residents were concerned with it being their responsibility to maintain them. Mr. Hipolit

explained that the trees in question are not on the residents' properties. The trees are in fact on municipal land and it should not be their concern.

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

**ADJOURNMENT:** A motion to adjourn was made by Mr. Stefanelli and seconded by Ms. Cudequest.

**Next Regular Scheduled Meeting:** July 20, 2021 at 7:30 PM

Respectfully Submitted,

Erica Davenport  
Assistant to the Land Use Administrator