

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

Tuesday, April 5, 2022

MINUTES

Municipal Complex 12 DePiero 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.

Meeting opened at 7:40pm

Everyone stood for the Pledge of Allegiance

ROLL CALL: Mr. Culhane, Mr. Gruber, Councilman Koelling, Mr. Lintner, Mr. Ryan, Mr. Stefanelli, Mr. Teagno, Mr. Zitelli, Mr. Huseynov and Chairman DePinto

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

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

ENGINEER/BOROUGH PLANNER:

ZONING REPORT:

ENVIRONMENTAL COMMISSION LIAISON REPORT: Mr. Zitelli gave his report. They spoke about recycling bags. They have collected over 5,000 lbs. The Montvale Clean Up Day is coming up.

SITE PLAN COMMITTEE REPORT: Two 3102-KPMG they will be doing some site work of landscaping to replace trees. They will just go ahead and do it and submit an as built.

Thrive was the applicant. There are some concerns on their property and their TCO. The engineering, ambulance and police will meet on site tomorrow to go over the concerns and make corrections as requested.

CORRESPONDENCE: On back table

APPROVAL OF MINUTES: March 15, 2022 - A motion to approve was made by Mr. Ryan and seconded by Mr. Culhane with all voting aye and Mr. Lintner abstaining.

New Public Hearing: Chairman took the agenda out of Order to hear the Historical Designation application first.

1. **Block 1606 Lot 6-Historical Designation for Montvale School #2**-11 E. Grand Avenue- Mr. Vorrhees came forward and was sworn in by Mr. Regan. Mr. Vorhees is a member of the Historical Preservation committee. The history of school number #2 was submitted and the importance of the structure. It is the most historical building in town and they have been trying to get the designation since 2002. The reason it is so important back in 1984 the school children went to school in Park Ridge. Park Ridge formed a Borough and our kids could no longer go there. Montvale decided to build their own school. It was built in 1907 and he feels that it should be designated as a historical Designation. Chairman stated that Mr. Vorhees and others fought developers who wanted to knock it down. United Way wanted to preserve the history. They saved the tin ceilings and used them as a wall border. Some of the room units have those exposed bricks. Motion to open by Mr. Teagno and seconded by Councilman Koelling no one from the public wishing to be heard a motion to close was made by Mr. Culhane and seconded by Councilman Koelling. All in favor stating aye. The report was marked into evidence as A1.

Mr. Linter made the motion to approve and seconded by Mr. Culhane with all stating aye. A resolution of approval will be prepared for our next meeting.

USE PERMITS:

1. Block 2802 Lot 2 C001A- Warby Parker, c/o Lalire March Architects LLP-56 Farm View 1800 sq. ft. Mr. Del Vecchio represented the applicant. Rand Babitz came forward for Warby Parker, c/o Laire March Architects, LLP Chairman read into the record the application. Mr. Del Vecchio's spelling of his first name was corrected. It is an eye glass exam, glasses and contacts' store. A motion to approve was made by Mr. Stefanelli and seconded by Mr. Culhane. A roll call vote was taken on the Use Permit. Signage was discussed. The signs is in compliance. One will be above the front door and second is the blade sign. Illumination is internally illuminated. A motion was made by Councilman Koelling and seconded by Mr. Lintner with all stating aye.

2. Block 1001 Lot 1-Thrive Orthodontics-135 Chestnut Ridge Road-2205 sq. ft. -Daniel Akkaway came forward represented by Mr. Bolson. Chairman read the application into the record. Mr. Akkaway gave a description of the use. It will be used as an orthodontic practice. 230 parking spaces on site. Signatures were identified. Police Department report and zip codes were submitted. A floor plan was submitted and no changes will be made. MR. Gruber stated that they need to come to the building department for a Certificate of Occupancy. A motion to approve was made by Mr. Lintner and seconded by Mr. Teagno with all voting aye.

3. Block 2002 Lot 15-Imaad Khaja d/b/a Noah Khaja State Farm Agent-221. W. Grand Avenue-977 sq. ft. Jennifer Bernardo, Esq. represented the applicant. Mr. Noah Khaja was sworn in. Chairman read the application into the record. He will be selling insurance and use the space for office space. Mr. Gruber asked if any renovations would be done. Mr. Khaja stated just painting of two walls. A motion to approve was made by Mr. Stefanelli and seconded by Mr. Culhane. A roll call vote was taken with all voting aye.

4. Block 1903 Lot 6- Raphael Rosenberg d/b/a Double R Interior-136 Summit Avenue (600 Sq. Ft.)- Mr. Pomerantz represented Mr. Rosenberg. Mr. Regan swore in Mr. Rosenberg. Chairman read the application into the record. It is in the OR3 zone. 4 employees to occupy the space. Mr. Rosenberg stated the nature of his business is for office use for his construction company. Nothing will be stored at the site. Mr. Gruber stated that no overnight parking of any kind and no trucks can be on site. A motion to approve was made by Mr. Teagno and seconded by Mr. Culhane with all stating aye.

PUBLIC HEARINGS (NEW):

Block 3101 Lot 1 – Drop Fitness Montvale, LLC – 2 Chestnut Ridge Road – Zoning Variance Application - - Mr. Jeb Blaise, Ms. Green and Mr. Hipolit were all sworn in. They are looking for a second sign for the property. It is a fitness center. They are looking for a second sign by the entrance. They have reduced the size to 15 ½ inches by 140 inches. They will no longer need a variance for the size of the sign. It will be one color. Mr. Blaise came forward. He is the CEO of the company. The site is 23,000 square feet. It has two entrances. The logo is on the center of the building. It is a droplet on the grassy back ground. The second sign will be to enter where they reception desk. Plan was marked as A1. The first sign was approved with the Use Permit approval. There is nothing neon on the signs. The plan depicts both signs. Sign will be in compliance now. A variance will be needed for the second sign only. It will be internally illuminated and soft. It will be illuminated less than the hours they are open. No awning. Chairman asked about the durability of the grass sign. That sign is affixed by drywall and vapor barrier. There are 60 blocks of grass and they are stapled to it. It is like a grid stated Mr. Blaise. Does the signage chart apply to this store? B1- Darlene Greens review letter was marked. The signage charts excluded the two anchors, Fresh Market and the Gym. She went over her letter. The outstanding questions have been addressed stated Ms. Green.

B2-Fire Department no concerns in their March 10 review. B3-Montvale Police Department also had no concerns.

Planner was sworn in Erik DeLine. He was qualified by Mr. Regan. He had reviewed the plan and the municipal land use code, reexamination reports and visited the site. He reviewed Ms. Green's Letter. The gym occupies 23000 sq feet. This application is for a second façade sign. The applicant has stated that the sign is being reduced to 15 ½ in height so no variance will now be needed for the size. It needs a variance now for only the second sign. A motion to request the board attorney to prepare a resolution of approval setting forth what was stated on the record along with a resubmission of the plan with the

correct sign size was made by Mr. Lintner and seconded by Mr. Ryan with all stating aye. No public was present.

2.

3. Block 2002 Lots 13 & 14 - Montvale Grove, LLC – 20-24 Spring Valley Road – Preliminary Major Site Plan and Major Subdivision Approval –**at the request of the applicant this application is carried to June 7, 2022**

PUBLIC HEARINGS (CONT):

1. Block 1102 Lot 3 – Gray Capital, LLC – 100 Summit Avenue – Preliminary and Final Site Plan Approval—**at the request of the applicant this application is carried to April 19th, 2022**

RESOLUTIONS: None

OTHER BUSINESS: June 7th is a primary date and Montvale Grove will not be heard and a new date it will need to be carried to and a new announcement needs to be made.

OPEN MEETING TO THE PUBLIC: no public present

ADJOURNMENT: Motion to adjourn was made by Mr. Stefanelli and seconded by Mr. Koelling all in favor stating aye.

Next Regular Scheduled Meeting: April 19, 2022

Respectively submitted:

R. Lorraine Hutter, Land Use Administrator