

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

## **MINUTES**

**Tuesday, July 19th, 2022**

**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.

Chairman DePinto opened the meeting at 7:38pm and led everyone in the Pledge of Allegiance.

### **ROLL CALL:**

**PRESENT:** John Culhane, Councilmember Koelling; John Ryan, Mayor Designee; Robert Zitelli, Dante Teagno, Javid Huseynov, Christopher Gruber and Chairman DePinto

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

**ABSENT:** William Lintner and Frank Stefanelli

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

**ENGINEER/BOROUGH PLANNER:** None

**ZONING REPORT:** Mr. Gruber - The District's build #1 now has approximately 75 CCO's which means 75 units to date have been rented and occupied. The district's building #1 pool and court yard has also been issued a TCO and is waiting for the health department approval. The land clearing contractor on Spring Valley Road has been warned to clean up the site and to install as soon as possible a privacy 6-foot-tall construction fence that will remain during construction. Lastly, the Alexa project is proceeding slowly.

**ENVIRONMENTAL COMMISSION LIAISON REPORT:** None

**SITE PLAN COMMITTEE REPORT:** Mr. Gruber stated that there was one applicant, Block 3201 Lot 1 - Reckitt Benckiser regarding Electric Vehicle Parking. They wanted to install one electric charging port in their parking lot to give their employees somewhere to charge their

electric vehicles. The Site Plan Review Committee approved this charging port as long as it is shut off by 7pm and only controlled by employee ID.

**CORRESPONDENCE:** On back table

**APPROVAL OF MINUTES:**

**September 5, 2017** – A motion to approve was made by Mr. Teagno and seconded by Mr. Culhane. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

**December 5, 2017** – A motion to approve was made by Mr. Culhane and seconded by Mr. Teagno. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

**DISCUSSION: OR4 Zone** – Carried to the next meeting

**USE PERMITS:**

**Block 3201 Lot 4 - Real Deal Management Inc. - 21 Philips Parkway - (6,000 sq. ft.)**

Joshua Kudrea, Esq. came forward on behalf of Sills, Cummins & Gross to represent applicant. No changes were made to the application that was submitted. Before reading the use permit into the record, Chairman DePinto wanted to state that the letters on the monument sign must be removed immediately. The sign states “21 Medical Plaza” and it is very confusing because it appears to be a street address and there is no street in Montvale with that name. The monument itself was originally approved however, the words on the sign were never approved. Mr. Kudrea agreed to this stipulation. Ms. Hutter stated that she received a letter from Mr. Posada stating that the square footage on the application was incorrect. It should read 6,000 sq. ft. instead of 18,425 sq. ft. Chairman DePinto amended the application accordingly. Abraham Pomerantz then came forward and was sworn into the record by Mr. Regan. Chairman DePinto then read the application aloud into the record. The application was amended to read Zone OR-4. Chairman DePinto wanted to change the parking spaces needed to none. The list of zip codes was not complete and needs to be resubmitted to Ms. Hutter. The client gave a brief overview of their business. Mr. Pomerantz stated that they run their operations out of their existing facility in Mahwah. They do accounting and general office work

and they do not have any residents from the public coming in and out of the facility. No questions arose from any board members.

A motion to approve was made by Mr. Culhane and seconded by Mr. Huseynov. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

**PUBLIC HEARINGS (NEW):**

1. Block 806 Lot 4 - LC Developers, LLC - Minor Subdivision with Variance and Major Soil Movement - **This application notice to the newspaper wasn't in time and has to be carried to August 2, 2022.**

**PUBLIC HEARINGS (CONT):**

1. 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 hearing is carried to August 2, 2022 – Notice Revised September 6, 2022**
2. Block 1102 Lot 3 – Gray Capital, LLC – 100 Summit Avenue – Preliminary and Final Site Plan Approval and Major Soil Movement  
**Please see attached transcript.**
3. Block 3201, LOT 6 - SHG Montvale MB, LLC-Preliminary and Final Site Plan Approval, Amended PUD Approval, Soil Movement Approval and Variances -**this application is carried to August 2, 2022**

**RESOLUTIONS:** None

**OTHER BUSINESS:** None

**OPEN MEETING TO THE PUBLIC:** A motion to open the meeting to the public was made by Mr. Zitelli and seconded by Mr. Culhane. No one from the public was present. A motion to close the meeting to the public was made by Mr. Zitelli and seconded by Mr. Teagno.

**ADJOURNMENT:** A motion to adjourn was made by Mr. Zitelli and seconded by Councilmember Koelling.

**Next Regular Scheduled Meeting: August 2, 2022**

Respectfully Submitted,

Erica Davenport  
Assistant to the Land Use Administrator