

REGULAR MEETING OF THE MONTVALE PLANNING BOARD
MINUTES

Tuesday, September 5, 2023

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.

ROLL CALL: Mr. Lintner, Mr. Stefanelli, Mr. Teagno, Councilman Koelling, Mr. Culhane, Mr. Gruber, Mr. Ryan, Mr. Zitelli, (arrived late 8:00pm) Mr. Huseynov, and Chairman DePinto

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

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

ENGINEER/BOROUGH PLANNER: No reports

ZONING REPORT: Memorial School has started construction on the addition. The Gas Station/Convenience Store at 12 Railroad has received their Certificate of Occupancy. Everbrook Academy at 22 Philips Parkway is ready for final inspections, however nothing can be done until Veolia installs a fire hydrant which is required by the Fire Department.

ENVIRONMENTAL COMMISSION LIAISON REPORT: no report.

SITE PLAN COMMITTEE REPORT: Memorial came in for an electronic sign with full multi color sign. They will come to us. Taco Bell did not show.

MASTER PLAN COMMITTEE REPORT: Reviewed the Housing Plan Element, a meeting with the COAH committee will need to happen before it can be finalized. The ERI was submitted and reviewed with comments going back to the EC.

CORRESPONDENCE: On back table

APPROVAL OF MINUTES: July 18, 2023- a motion to approve was made by Mr. Teagno and seconded by Mr. Culhane. Mr. Lintner abstaining and all others stating aye. & August 1, 2023 a motion to approve was made by Mr. Stefanelli and seconded by Mr. Lintner. A roll call vote was taken with all stating aye.

DISCUSSION: none

USE PERMITS:

1. **Block 2904 Lot 3 – Starfuels-** 102 Chestnut Ridge Road (2,237 sq. ft.)-Bruce Whitaker represented the applicant. Name was changed to Starfuels Inc. Mr. Regan swore in the client. Chairman read the application into the record. They have many locations throughout the world. It will be their administrative office. No alteration will be required. A motion to approve was made by Mr. Ryan and seconded by Councilman Koelling with all voting aye.
2. **Block 2904 Lot 3 – Dowell Insurance Agency, Inc.** – 102 Chestnut Ridge Road (2,507 sq. ft.)- Nathaniel Reyes attorney represent Jill Galluccio of Dowell. Chairman read the application into the record. Landlord needed to be changed to the new owner. Owner is JD Companies and was changed 3a. Suite number is 203. Ms. Galluccio gave a brief description. It is an insurance company for commercial, residential, and personal insurance. A motion to approve was made by Mr. Huseynov and seconded by Mr. Culhane. All in favor stating aye.
3. **Block 403 Lot 4 – Meir Weinberger** – 72 Summit Avenue (461 sq. ft.)-Mr. Andrew Bolson, attorney represented the applicant. Change to the application is d/b/a W. Concrete, Corp. **Mr.** Regan swore in the client. Meir Weinberger. Chairman read the application into the record. 72 Summit LLC was added Manuel. 4c. Suite number 105. 4j. IT Company previously occupied the space. 4L. General business office for concrete business. 5E should be zero. No trucks will be stored at the location. Mr. Lintner stated that they are going to runout of parking spots with assigned parking. Parking was discussed. Chairman stated they were going to hold off until the owner could be present. The application was changed to stated parking in common. Owner cam forward and put on the record that he would change all to parking in common. The alarm had gone off over the weekend and the Fire Chief had a concern. A motion to approve was made by Mr. Stefanelli and seconded by Mr. Culhane with all present stating aye.
4. **Block 403 Lot 4 – Moshe Bochner** d/b/a Co Finance Team Corp.– 72 Summit Avenue, Suite 108 (439 sq. ft.)-Mr. Bolson represented the applicant. Name was changed to d/b/a CoFinance Team Corp. Chairman read the application into the record and parking was changed to be in common with others. A motion to approve was made by Mr. Ryan and seconded by Mr. Huseynov with all presenting stating aye.
5. **Block 403 Lot 4 – B & Y Deals, Inc.** – 72 Summit Avenue, Suite 110 (423 sq. ft.)-Mr. Bolson represented the applicant. Mr. Regan swore in the applicant. Chairman read the application into the record. 4L. It will be a distribution company that sells home improvements and beauty products. There will be no products stored there. It will only be for office use. A motion to approve was made by Mr. Stefanelli and seconded by Mr. Culhane all in favor stating aye.
6. **Block 2701 Lot 4 – LifePrep Education System, Inc.** – 95 Chestnut Ridge Road (1,750 sq. ft.)- Mr.. Bolson represented the applicant. David Maumas came forward and was sworn in by Mr. Regan. Chairman read the application into the record. Remote student learning. Administrative offices. A motion to approve was made by Mr. Stefanelli and seconded by Mr. Huseynov with all stating aye.

7. **Block 2702 Lot 1.01 – Crumbl Cookies** – 100 Market Street (2,233 sq. ft.) Mr. Del Vecchio came forward representing the applicant. Name was Arron Hoeson of the client. Name of applicant was changed to Doughbuds, Inc. d/b/a Crumbl Cookies. Chairman read the application into the record. Signatures were verified. They cater to teenagers. The sell cookies and milk only. A motion to approve was made by Councilman Koelling and seconded by Mr. Ryan. A roll call vote was taken with all stating aye. A resolution is required and will be ready at the next meeting.

PUBLIC HEARINGS (NEW):

1. **Block 3101 Lot 4 – BP Products North America** – 28 Chestnut Ridge Road – Seeking variance relief for proposed signage due to re-branding
-Carried to September 19, 2023 at the request of the applicant
2. **Block 2408 Lot 2 – Twin Oaks Group II, LLC** – 2-8 S. Kinderkamack Road – Variance Application and Amended Site Plan
-Carried to September 19, 2023 at the request of the applicant
3. **Block 3302 Lot 1 – AR Landmark Montvale** – One Sony Drive – Variance Application and Amended Site Plan-**see attached transcript.**

PUBLIC HEARINGS (CONT): None

RESOLUTIONS:

1. RESOLUTION GRANTING AMENDED PLANNED UNIT DEVELOPMENT APPROVAL (AS TO PHASES I AND II), AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL (AS TO PHASES I AND II), VARIANCE RELIEF AND WAIVER FROM THE REQUIREMENT OF SUBMISSION OF AN ENVIRONMENTAL IMPACT STATEMENT TO SHG MONTVALE MB, LLC FOR PREMISES DESIGNATED AS BLOCK 2702, LOT 1.01 (VARIOUS QUALIFIERS) AND BLOCK 3201, LOT 6 There were two attachments. A motion to introduced was made by Councilman Koelling and seconded by Mr. Stefanelli. One of Mr. Hipolit’s letter and Ms. Green’s letter are referenced within the resolution. Page 10 correction was that medical use would be on the second and third floor. Chairman asked for a roll call and all stated aye.

OTHER BUSINESS: none

OPEN MEETING TO THE PUBLIC: A motion to open was made by Mr. Culhane and seconded by Mr. Ryan. No one from the public wishing to be heard, a motion to close was made by Councilman Koelling and seconded by Mr. Lintner.

ADJOURNMENT: A motion to adjourn was made by Mr. Zitelli and seconded by Mr. Teagno with all in favor stating aye.

Next Regular Scheduled Meeting: September 19, 2023

Respective submitted:

R. Lorraine Hutter, Land Use Administrator