

REGULAR MEETING OF THE MONTVALE PLANNING BOARD
MINUTES

Tuesday, October 3, 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.

Chairman DePinto opened the meeting at 7:39 pm and led everyone in the Pledge of Allegiance.

ROLL CALL:

PRESENT: John Culhane; Councilmember Koelling; Javid Huseynov; Robert Zitelli; Frank Stefanelli; William Lintner; John Ryan, Mayor Designee; Dante Teagno and Chairman DePinto

ALSO PRESENT: Robert Regan, Board Attorney; Darlene Green, Borough Planner; Carl O'Brien, Borough Engineer; Jamie Giurintano, Borough Engineer; Lorraine Hutter, Land Use Administrator; Erica Davenport, Assistant to the Land Use Administrator

ABSENT: Christopher Gruber

MISC. MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/BOROUGH
ENGINEER/BOROUGH PLANNER: None

ZONING REPORT: None

ENVIRONMENTAL COMMISSION LIAISON REPORT: None

SITE PLAN COMMITTEE REPORT: None

MASTER PLAN COMMITTEE REPORT: Mr. Lintner met with Steve Fox, the Co- President of the Chamber of Commerce to discuss their point of view on the needs of Montvale. Semi-final review of the Environmental Resource Inventory, a final review should be at the next meeting. They will also have a review of the business and residential surveys, which will be followed by the Economic Development Plan.

CORRESPONDENCE: On back table - None

APPROVAL OF MINUTES:

September 5, 2023 - A motion to approve was made by Mr. Teagno and seconded by Mr. Stefanelli. There was no discussion on the motion. A roll call vote was taken with all members stating aye. Mr. Gruber was absent

DISCUSSION: none

USE PERMITS:

1. **Block 2701 Lot 4 – Viewpoint Academy** – 95 Chestnut Ridge Road (2,600 sq. ft.)-carried from last meeting-No show for meeting.

PUBLIC HEARINGS (NEW):

1. **Block 1609 Lot 18**-Peter and Katherine Bowen-46 Hillcrest Avenue-Variance Application

Mr. Peter Bowen stepped forward to represent himself. Mr. Regan swore in Mr. Bowen. Chairman DePinto then read the application aloud into the record. The application was submitted to the building department in order to expand the existing bathroom of the structure into a wheelchair accessible bathroom and shower. The building department had sent a zoning letter of denial due to the fact that the structure is in a R10 zone, stating that the maximum building coverage permitted is 20%, the existing is 20.29% and the proposed changes would make it 20.86%. The plan, prepared by WJG Architects, LLC of Hillsdale, NJ was submitted on August 30, 2023 and was mark as Exhibit A1. The revised plan, which was submitted on September 28, 2023 will be marked as Exhibit A2. Mr. Bowen stated they needed to add a bathroom on the first floor for his wife who has become disabled. The bathroom needs to be made accessible for a wheelchair. The Montvale Police department was marked as B1. No comments. Colliers letter was from Mr. O'Brien and was marked as B2. Jamie gave an overview. He was asking about the limiting of disturbance. They will be little dirt being moved. The soil will be taken off site. Did the architect calculate the coverage of the overhang. The Chairman stated that Mr. Bowen will have his architect draft a letter in regard to Number 4 in the review letter and send to Ms. Hutter. There will be downspouts stated Mr. Bowen. No tree removal. An as built drawing will be required at the end to be submitted to the building department and Ms. Hutter. September 26, 2023 review from the planner was marked as B3. Ms. Green stated that a minor variance is being requested. There is an existing condition as well. Coverage questions have been answered stated Ms. Green. There are 4 bedrooms which includes the den as a bedroom. No questions from board members. A motion to open to the public was made by Mr. Stefanelli and seconded by Mr. Lintner. No one from the public. A motion to close the meeting to the public Mr. Culhane seconded by Mr. Stefanelli. It was agreed that Mr. Bowen could obtain his permit without having the resolution being memorializing as it is diminimus improvement. It will be conveyed to the building department

that it will be approved this evening. A motion to approve was made by Councilman Koelling and seconded by Mr. Lintner. A roll call vote was taken with all stating aye.

PUBLIC HEARINGS (CONT): None

RESOLUTIONS

1. Resolution Granting Amended Preliminary and Final Site Plan Approval to AR Landmark Montvale, LLC for Premises Designated as **Block 3302, lot 1**-Chairman read by title only. Mr. Regan went over the changes. There is an attachment Exhibit A, requirements for the affordable housing. A motion to approve was made by Mr. Stefanelli and seconded by Mr. Lintner. A roll call vote was taken with all present voting aye.
2. Resolution Granting Amended Site Plan Approval and Variance Relief to Twin Oaks Group II LLC for Premises Designates as Block **2408 Lot 2 – Twin Oaks Group II, LLC** – 2-8 S. Kinderkamack Road – Variance Application and Amended Site Plan -Chairman read by title only. A motion to approve was made by Mr. Teagno and seconded by Mr. Stefanelli. A roll call vote was taken with all present stating aye.

OTHER BUSINESS: Ms. Hutter stated that they are having a hard time with their studios and they want to knock down a wall and make them one bedrooms. Chairman and Mr. Regan stated they need to come for site plan review. Lighting was discussed there as well, Chairman asked Mr. Giurintano to look at that plan to make sure that it is consistent.

OPEN MEETING TO THE PUBLIC: no public present

ADJOURNMENT: A motion to adjourn was made by Councilman Koelling and seconded by Mr. Stefanelli. All in favor stating aye.

Next Regular Scheduled Meeting: October 17, 2023

Respectively submitted:

R. Lorraine Hutter, Land Use Administrator
