

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

MINUTES

Tuesday, October 4, 2011 at 7:30PM

Municipal Complex, 12 Mercedes Drive in Council Chambers

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 opened the meeting at 7:40pm

Roll Call: Mr. Bardes, Mr. Culhane, Councilman Lane, Mr. Fette, Mr. Moltzen, Mr. Stefanelli, Mr. Vogt, Mrs. Widmer, Mr. Teagno, Chairman DePinto

Also Present: Mr. Preiss, Planner, Ms. Hutter, Land Use Administrator, Mr. Regan, Board Attorney

Absent: Mr. Lintner, Board Member, and Mr. Hipolit, Board Engineer

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

ZONING REPORT: Mr. Fette stated that the dumpster gates at 305 W Grand have been replaced. The Culhane property on Grand Avenue was discussed. There was suppose to be a bankruptcy on the property. Mr. Fette stated that Mr. Voytus sent an email stating that the auction is not going to happen. Mr. Fette read the email into the record. The trustee was called and the property has been released from the bankruptcy and he had a meeting with the Culhanes. They went over all that needs to be addressed and how the refinancing has been secured. The current building permit for the roof is still valid. They were considering knocking the house down but they still want to try and renovate the property. Back taxes need to be paid. They stated they fully intend to spend some money and fix up the property.

Mr. Fette stated in our zoning section 128-6.32 dealing with accessory building. It has been that was not more than 12 feet in height for an accessory building. Under the definition of the building to the half the building dwelling it is defined that is determined from the average grade to the peak. The definition has only applied to the main dwelling. He would like to make a small change Section 128 6.-32 shall be no more than 12 feet in height. Chairman DePinto stated that Mr. Preiss has planned to implement some of the recommendations in the Master Plan inclusive of making changes to the code. Chairman would like to incorporate it in to the work that Mr. Preiss is doing now. Mr. Preiss agreed. He stated that he will be going over all of the definitions he will be reaching out to the zoning officer for other changes. Chairmen asked if Mr. Fette could donate some time to going over some of the codes and then share his recommendations with Mr. Preiss. All agreed.

SITE PLAN REVIEW COMMITTEE REPORT: Mr. Stefanelli stated that Kwalter Associates 102 Chestnut Ridge Road-former tenant was Pentax.

The applicant came before the review committee with four separate plans. There are 163 parking spaces and they would like to increase the parking. They will bring it back as an application.

ENVIRONMENTAL COMMISSION LIAISON REPORT: Mr. Vogt states that they hadn't met so he has no report.

CORRESPONDENCE: it was available in the rear of the room

MINUTES: A motion to approve the September 6, 2011 was made by Mr. Vogt and seconded Mr. Teagno. A roll call vote was taken with all voting aye. A motion to approve September 20, 2011 minutes was made by Mrs. Widmer and seconded by Councilman Lane. A roll call vote was taken with all voting aye.

USE PERMITS:

1. Block 1102 Lot 1-General Electric Capital Corporation-1 Paragon Drive-(3779 sq.ft.) –Mr. Peter Flannery, attorney represented the applicant and came forward. Both gentlemen were sworn in. It was determined that the applicant did not need to appear. No use permit was need.

2. Block 2001- Lot 4-TJK Montvale, LLC- 100 Paragon Drive-(1009 sq.ft.) –Mr. Del Vecchio came forward and chairman read the application into the record. Applicant was sworn in by Mr. Regan. Thomas J. Kourgelis, member of TJK Montvale, LLC came forward. He was asked if he would be doing outside catering. It was stating not at this time. All existing equipment will be used and they will need an inspection for a CCO and need to contact the Board of Health. Chairman asked about offsite consumption. Mr. Del Vecchio stated that they provide to outside other companies. The use permit was changed to state that they will supply for tenants of the building as well as their visitors and guests. A motion to approve was made by Mr. Vogt and seconded by Mr. Culhane. A roll call vote was taken with all present voting aye.

PUBLIC HEARINGS (NEW): none

PUBLIC HEARINGS (con't): none

RESOLUTIONS:

1. Block 1503, Lot 15-Maureen and Michael Andrikanich-2 Walnut Street-Variance application for Driveway Chairman DePinto asked Mr. Teagno to chair. Acting Chairman read by title only. A motion to approve was made by Mr. Stefanelli and seconded by Mr. Vogt. Mr. Regan stated that it was for coverage of 1%. A roll call vote was taken with Mr. Bardes and Chairman DePinto abstaining and all others voting aye.

2. Block 302, Lot 1 & 4;Block 1002, Lot 7-K.Hovnanian North Jersey Acquisitions, LLC- Application for Combined Preliminary & Final Major Subdivision and Application for Preliminary Site Plan Approval for Del Ben at Montvale.

Chairman read by title only.

Mr. Regan went over the Resolution in detail page by page and corrections, amendments and modifications were made. A motion to introduce was made by Councilman Lane and seconded by Mr. Bardes. All eligible voters stating aye.

Other Business- Mr. Teagno stated that the comment that Mr. Fette stated about the height on an accessory structure. Mr. Teagno stated that is how the zoning board defined it. Mr. Fette stated that he has a situation with a home in Montvale with a garage. Mr. Stefanelli asked about the DePiero's. Chairman DePinto stated that they are reviewing their plans and focusing on the recommendations to them when they appeared before the committee. It was recommended that they look at the site in its entirety. Mr. Preiss stated that they are working with an architect to develop a plan and that Andy is working with them on traffic and access. Chestnut Ridge Village proposed shopping center was discussed. It was asked if Montvale can formerly object to the site. Mr. Preiss stated yes. An Environmental review, is conducted which includes everything except fiscal. Chairman DePinto asked Mr. Preiss to follow up on what is going on with the project. The borough could attend the meetings and comment. A lot of this is done outside the public hearing. Mr. Preiss stated that there are public records and they can be reviewed. The borough can object during those hearings stated Mr. Regan. Mr. DePinto stated that when John Pavlovich did the traffic study one of his prime recommendation was the improvement of the Spring Valley Road and Summit Avenue. We have provided Mr. Garrison with that traffic study from the county. There is funding for those improvements. Follow up a letter to Garrison on the traffic study we sent them. Mr.

Preiss stated that we need to find out where they are in the process for the application. Mr. Preiss stated that they could review the traffic and then he himself, Andy Hipolit and John Pavlovich could comment on the traffic on the intersections. NYS is different stated Mr. Preiss. Mr. Bardes stated that it is being put out as a massive mall. Ms. Hutter stated that the application is still before the Mayor and council for rezoning. SEQRA process needs to be looked at and find out where it is in the process of approval stated Mr. Preiss. Ms. Widmer asked about the old BMW building and that site is contaminated. Mr. Fette stated that it could be but clean up is not that difficult. An environmental impact study would be necessary by anyone who wants to build there. The road widening was discussed for Chestnut Ridge Road and Spring Valley Road and Summit Avenue.

Open Meeting to the Public –no public present

Adjournment- A motion to adjourn was made by Mrs. Widmer and seconded by Mr. Stefanelli with all stating aye. Meeting ended at 9:30 pm

Next Regular Scheduled Meeting: October 18th, 2011

Respectively submitted:

R. Lorraine Hutter
Land Use Administrator