

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

MINUTES

Tuesday, February 21, 2017

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. Culhane, Mr. Fette, Mr. Lintner, Mr. Teagno, Mr. D'Agostino, Ms. Russo, Mr. Stefanelli, and Chairman DePinto

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

Absent: Mr. Weaver, Ms. Green, Planner, Mr. Hipolit, Engineer

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

ZONING REPORT: none

SITE PLAN REVIEW COMMITTEE: Mr. Stefanelli stated that Shoppes of DePiero came in for field change of products to be used for stone walkways as the product that was initially approved is no longer available. Samples will be sent to the site plan committee and board professionals for review.

ENVIRONMENTAL COMMISSION LIAISON REPORT: Mr. Teagno stated that they reviewed Mr. Fette's form for tree removal and sent their comments back to the Mayor and Council.

CORRESPONDENCE: On the Back Table

APPROVAL OF MINUTES: December 6, 2016- A motion to approve was made by Mr. Stefanelli and seconded by Mr. Culhane, with Ms. Russo abstaining and all others voting aye.

DISCUSSION:

USE PERMITS:

1. **Block 2904 Lot 3-Oncology Services International – 102 Chestnut Ridge Road-(2507 sq. ft.)-** -Mr. D'Agostino recused himself from the dias. Mr. Michael Catania, Esq. of Catania, Mahor of Newburgh came forward representing the applicant. Ms. Fage represented the applicant. Ms. Fage stated it is for repair of Oncology machinery. Mr. Fette stated they will need building permits. Chairman asked if Sloan Kettering had any decision in them moving to Montvale. The answer was no they found out after they chose Montvale. A motion to approve was made by Mr. Stefanelli, seconded by Mr. Lintner with all voting aye.
2. **Block 2402 Lot 5- Apartments & Homes of NJ, Inc. 23 S. Kinderkamack Road-(600 sq. ft.)-**Mr. Sanzari came forward. Mr. Andrew Bolton from Rubenstein, Law Firm represented the applicant. Chairman read the application into the record. The sign application was approved last year and it has taken them this long to move in. Application was amended for 4I-occupancy for March 1, 2017-It used to be Farmers Insurance. 5e-parking in common with other tenants. Signatures were verified as Mr. Sanzari and Dr. Guller's. A motion to approve was made by Mr. D'Agostino and seconded by Ms. Russo. A roll call vote was taken with all in favor.

PUBLIC HEARINGS (NEW): none

PUBLIC HEARINGS (CONT): none

RESOLUTIONS: Block 2601 Lot 31-Martin J. Gallagher, Inc.-Sign Variance Application—Chairman read by title only. Mr. Regan stated the date needed to be changed on the last page. A motion to approve was made by Mr. Teagno and seconded by Mr. Stefanelli. Chairman stated that Mr. Gallagher stated he communicated with someone from Exxon in regard to the logo. Nothing can be done. He had submitted a letter from them which was attached in the packet. A roll call vote was taken with all eligible voters voting yes. Mr. Lintner and Chairman DePinto were not eligible as they had voted no.

Other Business-Chairman stated that Ms. Green is working on the Master Plan Re-examination for the Mercedes Benz sites. We should have it for review shortly.

Open Meeting to the Public-no public present

Adjournment- A motion to adjourn was made by Mr. Stefanelli and seconded by Mr. D'Agostino. All in favor stating aye.

Next Regular Scheduled Meeting: March 7, 2017

Respectively submitted:

R. Lorraine Hutter, Land Use Administrator