

**Montvale Planning Board
Reorganizational Meeting**

MINUTES

**Tuesday, January 2, 2018 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.

PLEDGE OF ALLEGIANCE: Chairman led everyone in the Pledge of Allegiance and read the Open Public Statement into the record.

OATHS OF OFFICE: Mr. Regan swore in Mr. Fette and Ms. Russo.

ALL APPOINTMENTS MADE BY MAYOR GHASSALI ON 1/1/2018

- | | | |
|----|---|-----------------------|
| 1) | Class III – 1 Year
Rose Curry, Councilmember | 1/2/2018-12/31/2018 |
| 2) | Class II-1 Year
Jeffrey Fette | 01/02/18-12/31/18 |
| 3) | Class IV-Dante Teagno | 01/02/18-12/31/21 |
| 4) | Class IV-Environmental Liaison
Annmarie Russo-1 st Alternate-3 yr. term | 01/02/2018-12/31/2020 |

ROLL CALL:

Present: Mr. Culhane, Mr. Fette, Mr. Lintner, Mr. D'Agostino, Ms. Russo, Ms. O'Neill, Mayor Ghassali, Councilmember Curry, and Chairman DePinto

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

Absent: Mr. Stefanelli and Mr. Teagno

REAPPOINTMENT OF R. LORRAINE HUTTER, BOARD SECRETARY FOR 2018- Mr. Lintner made a motion for the reappointment of Ms. Hutter as Board Secretary and it was seconded by Mr. Culhane with all in favor stating aye.

NOMINATION OF BOARD CHAIRMAN-Ms. Hutter asked for any nominations for board Chairman. Mr. Culhane nominated John DePinto and it was seconded by Mr. Lintner. No other nominations from the floor a roll call vote was taken with all present stating aye. Chairman DePinto accepted.

NOMINATION OF BOARD VICE-CHAIRMAN- Ms. Hutter called for a motion to open up the nominations for Vice-Chairman. Mr. Lintner nominated Mr. Stefanelli and it was seconded by Mr. Culhane. No further nominations a roll call vote was taken with present stating aye.

RESOLUTION TO REAPPOINT ANDREW R. HIPOLIT, PE, PP., CME OF MASER CONSULTING PA, AS PROFESSIONAL ENGINEERING CONSULTANT FOR 2018. A motion to reappoint Mr. Hipolit was made by Mr. Culhane and seconded by Ms. O'Neill with a roll call vote of all present stating aye.

RESOLUTION TO REAPPOINT ROBERT T. REGAN, ESQ., TO CONTINUE AS PLANNING BOARD ATTORNEY FOR 2018-A motion to re-appoint Mr. Regan as board attorney was made by Mr.

Lintner and seconded by Mr. D'Agostino. A roll call vote was taken with all stating aye.

RESOLUTION TO REAPPOINT DARLENE GREEN, MASER CONSULTING., AS THE PROFESSIONAL PLANNER TO THE PLANNING BOARD FOR 2018- A motion to re-appoint Ms. Green as board planner was made by Mr. D'Agostino and seconded by Ms. O'Neill. A roll call vote was taken and all present voted aye.

CHAIRMAN'S APPOINTMENT OF MEMBERS TO THE SITE PLAN REVIEW COMMITTEE.

Chairman appointed to the Site Plan Review Committee Mr. Stefanelli, Mr. Fette, Mayor Ghassali and board professionals.

CHAIRMAN'S APPOINTMENT OF LIAISON TO ENVIRONMENTAL COMMISSION.

Chairman appointed Annmarie Russo as the liaison to the environmental commission from the planning board.

Chairman moved on to the Regular Meeting Agenda.

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

Tuesday, January 2, 2018

MINUTES

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ROLL CALL: Mr. Regan stated it was not necessary for another roll call.

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

ENGINEER: Mayor thanked on behalf of himself and the borough everyone for their service and he is counting on this board to keep the Borough of Montvale number 7. He would like to not only be business friendly but resident friendly as well. Chairman thanked Councilmember Curry for her service to the board. Mr. Hipolit stated The Trailer Ridge project the culvert has been replaced and they are moving forward. Libock property was discussed. Mr. Hipolit stated that in the late 90's John Paterno built a house there and wanted to subdivide the property but it didn't happen. The Libocks will be coming in with a two lot subdivision. Intersections have all been completed, stripping hasn't been completed yet. They are meeting with the County to have the right turn on red removed. Ms. Green stated that Fairshare Hearing is January 25th. There will be secondary ordinances that will be required. We will have a very busy Spring stated Ms. Green..

ZONING REPORT: Mr. Fette spoke about the Park Avenue gas station. It did not change ownership they changed the brand of gas. The bays are going to stay. Mr. Fette stated that SHARP, 1 Paragon Drive the site work has not been completed as of yet. The drive thru needs to be demolished and the progress is slow. The property is in disarray. Consistent with the approval was to address the waterway on the north side of the property. There are a number of outstanding items on this property. He is trying to have the owner comply with what was approved. 11 Myrtle is an illegal 3 family. The property owner was to remove the illegal equipment and the property is a two family house which is a preexisting condition. Mayor Ghassali asked about the Culhane property. They have a drop dead date by January 15 which

comes under the abandon property owner ordinance. He has a conference call with Mr. Voytus tomorrow and will give an update. They are supposed to obtain a certificate of occupancy by that date.

SITE PLAN REVIEW: Mr. Lintner stated that there were two applicants before the committee:

1. Shoppes of DePieros- in response to some site violations that had been noticed. The big one is the snow removal equipment and for storage container that they were using for salt. It was decided to allow them to temporarily use the One Mercedes Property to store the equipment and stock pile their salt there and they will need to come up with a plan on how they will handle snow removal moving forward..

Mr. Lintner recommended that it should be looked at on all sites for snow removal especially moving forward with any new application.

2. Applicant from Cottage Lane for a minor subdivision. They plan on dividing and taking 3,000 sq ft from one lot to the other to bring it more into compliance. They will be coming in for an application. Chairman DePinto stated that the impervious pavement at the Shoppes of DePieros that they cannot use salt or sand as it gets embedded in it and like LifeTime they then had to vacuum it out which was a costly expense. The developer assured the chairman he will be on top of it tomorrow it was stated.

ENVIRONMENTAL COMMISSION LIAISON REPORT: The tree removal ordinance. They need to have some changes made and it will be re-introduced at a later date.

CORRESPONDENCE: on the back table

APPROVAL OF MINUTES: none

DISCUSSION:

USE PERMITS: none

PUBLIC HEARINGS (CONT):

- 1. Block 2408 Lot 26-Richard Queen-7 Franklin Avenue-Amended Site Plan Application Requesting a D(1) Use variance, D(3)Conditional Use, Multiple C Variances- at the applicants request carried to January 16th, 2018**

PUBLIC HEARINGS (NEW):

- 1. Block 2601 Lot 32-Memorial Sloan Kettering Cancer Center- 225 Summit Avenue-Amended Preliminary and Final Site Plan** – Mr. Tripp came forward for the applicant. The sign design was marked as A1, revision date of 11/28/17. Peter Scherer, principal in the company was sworn in. He gave a description of the signage, starting with the

circle, to drop off to valet parking. Directional signs. On west Grand directs for ambulance, main entrance sign is in the medium, Sign A size is 7 feet high and does comply with the setback requirement. The main entrance sign is internally illuminated. Sign c is not illuminated. The main entrance sign is a central pylon with two flanks of glass. A2 photo graph of the Middletown location sign. This sign illumination will look the same. Opaque metal box and a laminated glass box with the up light is in the footing. The Montvale sign is a two sided sign. The maintenance of the space between the pylon and glass was discussed. Chairman is concerned about the maintenance. MSKCC has not had any issue with the maintenance at their other locations. B, C, D signs were discussed. B and D are internally illuminated and the C sign. A Sample of materials was marked as A3. 8 feet high 4.3 high for signs B, C, D. They all have black copy on them with a reflective material. They 34 sq. ft. in size. Sign C is not illuminated. Chairman is concerned with the placement of the sign c. He is concerned with people passing by and letter from State of NJ was marked as B1 dated December 21. A4 BOCA Flasher was marked into evidence. Ms. Green went through her letter dated December 20, 2017 was marked B2. Ms. Green went over page 4 of the C variances required. Mr. Hipolit's letter was marked as B3 dated December 18, 2017.

Mr. Hughes, planner for the applicant was sworn in. Mr. Hughes stated that the use of property he believes that this property relief granting. In terms of the relief can be justified on a C2 basis. The benefits outweigh the detriments. It has multiple access it is not a typical office use. There will be people coming from different regions stated Mr. Hughes. The intent is to rationalize the safe and circulation. He believes the tenant requires additional signage.

IT promotes the general welfare while giving safe circulation. There is no detriment to the public. There is no visual detriment to surround residential neighbors.

Questions from board members: Ms. Russo asked about the sign C being illuminated. Mayor asked about solar lighting. It is a difficult venture stated Mr. Hughes to have it solar lite.

Sign B states two different words. It should be deliveries. The arrow directions should be marked clearer. Mr. Culhane asked about the logo being on every sign. Mr. Hughes stated that the oval in the arrow quickly gets recognizes. Way finding signs less is more on the sign stated Mr. Hipolit.

Polling of members:

Ms. Curry stated the entrance sign should just stay entrance and remove visitor parking. The sign will be deliveries and ambulance. Sign 7 will stay staff parking.

The alignment of the eastern sign needs to be dressed.

Variances that have been requested the board was polled. Mr. Lintner stated that it isn't having the same people coming. Every day there will be new people coming. Mr. Lintner stated because of it being a medical building he believes it is a good use and the changes are warranted.

There is a unique configuration of the site. The signs are essential. The traffic signs are quite large but it is a unique location.

Sign C will be determined by the visit of Mr. Hipolit and Mr. Fette.

Sign D no changes.

Sign 7 moves closer to Summit Avenue to be consistent with A, B and D. Sign 7 will not be more than 36 inches wide stated Mr. Hughes.

Fire Department review was marked as B4. It stated no comments.

A motion to open to the public was made by Mr. Lintner and seconded by Mr. Culhane no one from the public wishing to be heard a motion to close was made by Mr. Culhane and seconded by Lintner to close. All in favor stating aye.

Mr. Tripp thanked the board for all of the suggestions and how seriously the board took the application and he believes it isn't setting precedence because it is a unique circumstance. The board made a motion to have Mr. Regan prepares a resolution for the next meeting as long as Mr. Tripp and Mr. Hughes get him the revised plans as soon as possible. Mr. Regan asked when they could have the revised plans. Mr. Hughes stated he could have them to him tomorrow. The revised plan will have to marked into evidence stated Mr. Regan. If he can get the plans into him then Mr. Regan will be able to if not it won't be ready for the next meeting. A motion was made by Mr. Culhane and seconded by Ms. Russo with all stating aye.

RESOLUTIONS:

1. **Pay to Play-** Mr. Regan gave an overview of what Pay to Play law. A motion to approve was made by Mr. Culhane and seconded by Mr. D'Agostino with all present stating aye.
2. **Block 2501 Lot 11-Robert Boyle and Nancy Wilson-1 Fairview Avenue-Variance Application-** Chairman read by title only. A motion to approve was made by Mr. Lintner and seconded by Mr. D'Agostino with Chairman DePinto, Maggie O'Neill and Councilwoman Curry abstaining and all others present voting aye.

Other Business

Open Meeting to the Public- A motion to open to the public was made by Ms. Russo and seconded by Mr. Culhane. No one from the public present a motion to close it was made by Ms. O'Neill and seconded by Ms. Russo.

Adjournment- A motion to adjourn was made by Ms. O'Neill and seconded by Ms. Russo.

Next Regular Scheduled Meeting: January 16, 2018

Respectively submitted:

R. Lorraine Hutter, Land Use Administrator