

# **REGULAR MEETING OF THE MONTVALE PLANNING BOARD**

## **MINUTES**

**Tuesday, March 20, 2018**

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 7:45pm. The Opening Meeting Statement was read.

### **ROLL CALL:**

**Present:** Mr. Culhane, Mr. Fette, Mr. Lintner, Mr. D'Agostino, Mr. Teagno, Mr. Stefanelli, Mayor Ghassali, Ms. O'Neill, and Chairman DePinto

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

**Absent:** Ms. Curry, Ms. Russo

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

**ZONING REPORT:** Packets had information on the Culhane Property. They were out there today getting an assessment.

**ENVIRONMENTAL COMMISSION LIAISON REPORT:** Mr. Hanrahan gave the report.

**SITE PLAN COMMITTEE REPORT:** Mr. Stefanelli stated that we had Pike Development 110 Summit Avenue before the committee. They are looking to put a Assisted Living Memory Care Facility in and they are almost final with their plans. They are looking to come in sometime in May with a full application.

**CORRESPONDENCE:** on the back of the table

**APPROVAL OF MINUTES: February 6, 2018--** Mr. Teagno made a motion to approve and seconded by Mr. D'Agostino. A roll call vote was taken with Mayor Ghassali abstaining and all others voting aye.

**DISCUSSION: Robert Hanrahan-Environmental Commission-** Mr. Hanrahan came forward to give a brief summary of items. The town clean up date will be April 28<sup>th</sup>, to help clean up be at the Red Shed 9:00am . Wegman's is supplying water and Dunkin Donuts is supplying donuts and coffee. The Huff Pond was discussed, he stated that they had the Bergen County Mosquito Control and the DEP come in to help us clean out some of the inlets and outlets of the pond. It helped out with the algae issue that the town was having. he stated that Mr. Hipolit and him a conversation concerning the inlet which wasn't totally designed correctly or positioned on the inlet to the pond, Mr. Hipolit had agreed that would be a good solution would be a type of a check valve . He needs to find out about the budget for that item. He doesn't believe it is a major expense but it does need to be installed and hopefully in the Spring it can get done stated Mr. Hanrahan. Secondly, The Bergen County DEP, Mr. Dressler who is willing to provide some equipment and manpower to clean out the inlet which does need work.

Center of town the EC has been working with the building department and Mr. Fette and some local landscape architect in putting together a drawing that is current. The proposal from the landscape architect was submitted. It is budget item as well. The current situation is that the 2018 budget will not be able to support that full expense. Mayor and Council has set a date of April 10th to meet with the EC to look at the drawings. They are also looking at alternate funding, potential grants and other ways to fund the project.

School House #2. He showed the slide show. There will be a fence replacement and leaving field vacant for now due to budget issues with the council.

He spoke about Mr. Weaver's committee. He went over his recommendations from the Environmental Commission that they will be presenting to the committee. One is a walking path from Pascack Brook to Grand Avenue. Second, would be a Community Garden. Self-sustaining operation which allows community gathering and open space healthy living activity and third, Community Pavilion construction of an open outdoor pavilion or pavilions to support many types of group activity.

A suggestion was made by the chairman to utilize the developers who have to plant trees to suggest where it can be plant on borough property. Mr. Stefanelli stated that there is a program from Orange and Rockland to replace trees.

Mayor stated that the commission has dedicated members and he doesn't believe we are utilizing them as much as we should be. He believes they can help with clean air issues and things that would be helpful environmentally that would make the town better.

**USE PERMITS: none**

### **PUBLIC HEARINGS (NEW):**

Block 2504, Lots 10 and 11- 13 Cottage Avenue, LLC and Cynthia Rich -9 and 13 Cottage Avenue-Variance and Subdivision Application --Variance and Subdivision Application-Mr. Richard Abrahamsen, attorney for the applicant came forward for the applicant. Plan was marked as A1. Area Map was marked as A2 prepared by Mr. Richard Eichenlaub, Jr.

Mr. Hipolit stated that the second home work is being done by permit. Mr. Hipolit stated that the plan is different from what was submitted to the building department.

Mr. Abrahamsen stated that the lot line is moving. Mr. Hipolit has a concern about a soil movement. It was decided to carry this application to April 3, 2018 in order to fix the necessary inconsistencies of the plans. No further notice is required.

### **PUBLIC HEARINGS (CONT):**

- 1. Block 1103 Lot 5 and Block 403 Lot 1-Metropolitan Home Development at Werimus, LLC- 87 and 91 Spring Valley Road-Amended Site Plan and Major Soil Movement Application-  
Carried to May 1, 2018**

### **RESOLUTIONS: none**

**Other Business-**Mayor stated that the Budget will in next Tuesday. We will have a tax deduction in the tax portion of \$2.50. Also he is hosting on April 19th a Volunteer Dinner sponsored by Maser. There will be a token gift.

**Open Meeting to the Public-**No one from the public present

**Adjournment-** A motion to adjourn was made by Mr. Teagno and seconded by Ms. O'Neill with all stating aye.

**Next Regular Scheduled Meeting: April 3, 2018**

**Respectively submitted by:**

**R. Lorraine Hutter, Land Use Administrator**