

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

MINUTES

April 17, 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.

ROLL CALL: Present: Mr. Culhane, Councilwoman Curry, Mr. D 'Agostino, Mr. Fette, Mr. Lintner, Ms. O'Neill, Mr. Stefanelli, Mr. Teagno and Chairman DePinto

Absent: Mayor Ghassali and Ms. Russo

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

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

ZONING REPORT: Mr. Fette gave his report. Property owner at 46 Foxwood installed a pond without permission and it is not permitted. They made an agreement to remove and it is now completed. He spoke about the vacancies at DePieros Farm and the mural type signs that want to be used. He stated that these murals are must less offensive and will go through a permitting process for the Shoppes of DePieros only. If you take a ride by and look at building C of the signs. Fee schedule will be updated for the sign of the mural type. Since our ordinance is sample for variance for the signs and do it together with the rear signs. Deal with as a part of the application for a variance. Mr. Fette also stated that Memorial Sloan Kettering Cancer Center trailer will be removed and they will be opening on June 16th. The transition of the trailer and the center opening will be simultaneously.

Luke Oil- 105 Spring valley Road- changing lighting, new pumps, will need an amended site plan will be coming in for site plan review.

Culhane Property- The Borough Attorney has written to Superior Judge for judgment. The town had required them to put the fence up.

25 W. Grand Avenue property was purchased by the Borough of Montvale. We do not have a closing date yet.

ENVIRONMENTAL COMMISSION LIAISON REPORT: none

SITE PLAN COMMITTEE REPORT: 3 Applicants appeared before the committee. Premier Associates 54 Craig Road came in for 26 townhouse development. DePiero's signage for buildings C and D. was discussed with a different approach to signage for this specific property. Mural Signage. Toll Brothers came in to present their plan of 80 units on Paragon Drive.. The ballfield was discussed for recreation.

CORRESPONDENCE: placed on the back table

APPROVAL OF MINUTES: April 3, 2018-Minutes carried to May 1, 2018

DISCUSSION: An Ordinance to Provide for the Preservation of Trees on Residential Properties throughout the Borough of Montvale and Creating a New Chapter 119A in the Borough Code Entitled "Trees and Plants"- The board was given a copy of the ordinance. It was review by all members. Mr. Teagno stated that this was an improvement over others that had previously been created. Mr. Fette stated that this would be handled through the building department for individual homeowners and any amended site plan would be handled by the Planning Board. A motion to introduce was made by Ms. O'Neill and seconded by Mr. Teagno with all present voting aye.

USE PERMITS:

Block 703 Lot 7-Valley Medical Group- 137-139 Kinderkamack Road-(16,000.sq.ft.)- Ms. Kathryn J. Razin, Esq., Stickel,

Koenig, Sullivan & Drill, LLC- Ms. Razin came in representing the client along with Mr. Mejias. Chairman read the application into the record. Signatures were identified. Mr. George Mejias gave an overview. They are developing a women's health in OBGYN coming from Park Ridge to Montvale. Parking was discussed. It is based on 16 exam rooms and if they had 16 waiting the max would be 32. That would be an operation nightmare stated Mr. Mejias. This facility will not be open on the weekend. There is no walk in urgent care it is my appointment only. Hours of operations. 8am to 7 pm. Interior demo permit will be requested. A resolution will memorialize the decision. A motion to have the board attorney prepare a resolution was introduced by Mr. Teagno and seconded by Mr. Culhane with all present stating aye.

PUBLIC HEARINGS (NEW):

Block 201, Lot 3-Lawrence and Tania Pinto-121 Upper Saddle River Road-Minor Subdivision Application-carried to May 15th, 2018

PUBLIC HEARINGS (CONT):

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:

Resolution Granting Minor Subdivision Approval and Variance Relief to 13 Cottage Avenue, LLC and Cynthia Rich for Premises Designated as Block 2504 Lots 10 and 11 also known as 9 and 13 Cottage Avenue- Minor Subdivision- A motion to approve was made by Mr. Lintner and seconded by Ms. O'Neill with Mr. D'Agostino abstaining and all others voting aye.

Other Business-none

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

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

Next Regular Scheduled Meeting: May 1, 2018

Respectively submitted:

R. Lorraine Hutter, Land Use Administrator