

REORGANIZATION & REGULAR MEETING OF THE MONTVALE PLANNING BOARD

MINUTES

**Wednesday, January 2, 2019 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- Meeting opened at 7:30pm and Chairman DePinto led everyone in the Pledge of Allegiance.

OPEN PUBLIC MEETINGS STATEMENT –Chairman read the statement into the record.

ROLL CALL: Mr. Culhane, Councilwoman Curry, Mr. D’Agostino, Mayor Ghassali, Mr. Lintner, Mr. Stefanelli, Mr. Teagno, Mr. Zitelli, Ms. O’Neill and Chairman DE Pinto
Also Present: Ms. Hutter, Land Use Administrator; Mr. Regan, Board Attorney; Ms. Green, Board Planner, and Chris Dour, Acting Engineer
Absent: Mr. Fette

OATHS OF OFFICE: Mr. Regan swore in all of the below that was present:
ALL APPOINTMENTS MADE BY MAYOR GHASSALI ON 1/1/2019

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|----|---|-----------------------|
| 1) | Class III – 1 Year
Rose Curry, Councilmember | 1/2/2019-12/31/2019 |
| 2) | Class II-1 Year
Jeffrey Fette | 01/02/19-12/31/19 |
| 3) | Class IV-John DePinto | 01/02/19-12/31/22 |
| 4) | Class IV-Environmental Liaison-3 yr term
Robert Zitelli-filling the unexpired term of Annmarie Russo-1st Alternate | 01/02/2019-12/31/2020 |
| 5) | Class IV-1 Year
Margaret O’Neill-2nd Alternate | 01/02/19-12/31/19 |

REAPPOINTMENT OF R. LORRAINE HUTTER, BOARD SECRETARY FOR 2019- A motion to reappoint was made by Mr. D’Agostino and seconded by Ms. O’Neill. A roll call was taken with all present voting aye.

NOMINATION OF BOARD CHAIRMAN-Chairman turned the meeting over to the board secretary, Ms. Hutter. Ms. Hutter asked for a motion for a nomination for Board Chairman. Mr. Culhane made the motion and seconded by Mr. Stefanelli. No other motions being made a roll call vote was taken with all present voting aye

NOMINATION OF BOARD VICE-CHAIRMAN-Ms. Hutter asked for a motion for a nomination for Vice Chairman. A motion was made by Mr. Lintner and seconded by Mr. Teagno nominating Mr. Stefanelli. No other nominations a roll call vote was taken with all present stating aye.

RESOLUTION TO APPOINT ANDREW R. HIPOLIT, PE, PP., CME OF MASER CONSULTING PA, AS PROFESSIONAL ENGINEERING CONSULTANT FOR 2019. A motion to reappoint Mr. Hipolit was made by Mr. Teagno and seconded by Ms. O’Neill. A roll call vote was taken with all present eligible voters stating aye.

RESOLUTION TO APPOINT ROBERT T. REGAN, ESQ., TO CONTINUE AS PLANNING BOARD ATTORNEY FOR 2019- A motion to reappoint Mr. Regan was made by Mr. Stefanelli and seconded by Mr. Culhane. A roll call vote was taken with all eligible voters stating aye.

RESOLUTION TO APPOINT DARLENE GREEN, MASER CONSULTING., AS THE PROFESSIONAL PLANNER TO THE PLANNING BOARD FOR 2019

- A motion to reappoint Ms. Green as planner was made by Mr. Teagno and seconded by Ms. O'Neill all eligible voters stating aye.

RESOLUTION TO APPROVE THE PLANNING BOARD MEETING SCHEDULE: Meetings to be held on the first and third Tuesdays of the month, unless otherwise specified, convening at 7:30PM and to be adjourned subject to the call of the Chairman. A motion to introduce was made by Mr. Lintner and seconded by Mr. Stefanelli. A roll call vote was taken with all eligible voters stating aye.

RESOLUTION TO APPROVE THE PLANNING BOARD BY-LAWS.- A motion to introduce was made by Mr. Culhane and seconded by Mr. D'Agostino. A roll call vote was taken with all stating aye.

RESOLUTION TO DESIGNATE THE RIDGEWOOD NEWS AND THE BERGEN RECORD AS THE OFFICIAL NEWSPAPERS. A motion to introduce was made by Mr. Stefanelli and seconded by Mr. Lintner. A roll call vote was taken with all eligible voters stating aye.

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

Chairman appointments to the Site Plan Review Committee are Mayor Ghassali, Mr. Fette, Mr. Stefanelli, Ms. Green, Mr. Regan, Mr. Hipolit and Chairman DePinto

CHAIRMAN'S APPOINTMENT OF LIAISON TO ENVIRONMENTAL COMMISSION- Mr. Robert Zitelli was appointed to the Environmental Commission as the Liaison.

Chairman moved on to the regular meeting for January 2, 2019 Agenda items.

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

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

Absent: Mr. Fette

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

ENGINEER: Mayor Ghassali asked for a volunteer for the 125 year celebration committee for the town. Chairman asked anyone interested to contact Ms. Hutter.

ZONING REPORT: none

ENVIRONMENTAL COMMISSION LIAISON REPORT: Mr. Zitelli acknowledged his appointment. No meeting has taken place as of yet.

SITE PLAN COMMITTEE REPORT: none

CORRESPONDENCE: ON THE BACK TABLE

APPROVAL OF MINUTES: October 29th, 2018- A motion to approve was made by Mr. Lintner and seconded by Mr. Teagno with a roll call vote with Ms. O'Neill abstaining and all others present voting aye.

DISCUSSION: Darlene Green- Proposal for Professional Planning Services Master Plan Review and Amendment for OR-4 Zone MC Project No. MPP-114P- Ms. Green gave an overview of her proposal. Chairman De Pinto stated that the Economic Committee had requested the change as well as the Mayor and Council. A Resolution had been prepared. A motion to introduce was made by Mr. Stefanelli and seconded by Mr. D'Agostino. A roll call was taken with Mr. Zitelli abstaining and all others voting aye.

USE PERMITS: Block 702 Lot 2-Zisan Kahya d/b/a Craving for Better-1 Magnolia Avenue (1075 sq.ft.)-Gary H. Giannantonio represented the applicant Ms. Zisan Kahya. The application was amended to state one parking space for deliveries. Chairman read the application into the record. A motion to approve was made by Mr. Lintner and seconded by Mr. D'Agostino with all present voting aye.

PUBLIC HEARINGS (NEW): Block 3302, Lot 1-Hornrock Properties MPR, LLC (“the applicant”) relating to premises designated as Block 3302, Lot 1 as depicted on the Borough of Montvale tax map, being more commonly known as One Sony Drive (“the property”) and being also designated on the Borough of Park Ridge tax map as Block 301, Lot 1. Preliminary Site Plan Application –**See attached transcripts.**

PUBLIC HEARINGS (CONT):

1. **Block 3201 Lot 4-Ridgecrest Realty Associates, Inc.-21 Philips Parkway-Application for Conditional Use and Variance Approval, Major Soil Moving Permit Approval, Bulk Variance Approval, EIS Approval and Site Plan Waiver-carried to January 15, 2019**
2. **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 February 19, 2019**
3. **Block 2702, Lot 1, Block 2801, Lot 2 and Block 3201, Lot 6-Triboro Square-Mercedes Drive, Grand Avenue and Glenview Avenue-Planned Unit Development, Preliminary and Final Site Plan (Phase 1) Planned Unit Development and Preliminary Site Plan (Phase II) –Glenview Road (PUD) - Carried to January 15, 2019**
4. **Block 2802 Lot 2 & 3, Block 1002 Lots 3&5-Montvale Development Associates, LLC-Application for Amended Preliminary and Final Site Plan Approval, Amended PUD Approval , and exemption from Modified EIS Approval and Soil Moving Permit-Carried to February 5, 2019**

RESOLUTIONS:

1. **Pay to Play**-A motion to introduce and approve was made by Mr. Lintner and seconded by Mr. D’Agostino with all present stating aye.

Other Business-Mr. Stefanelli brought up the florist downtown that it is overrun with merchandise. Chairman stated that the borough had passed a resolution to allow sidewalk displays for there as well as the hardware store. It will be brought to Mr. Fette’s attention.

Open Meeting to the Public-A motion was made by Mr. Stefanelli and seconded by Mr. Lintner. No one from the public wishing to be heard a motion to close was made by Ms. O’Neill and seconded by Mr. Culhane. All in favor stating aye.

Adjournment- A motion to adjourn was made by Mr. Stefanelli and seconded by Mr. Lintner with all present stating aye.

Next Regular Scheduled Meeting: January 15, 2019 AT 7:30PM

Respectively submitted by:

R. Lorraine Hutter, Land Use Administrator