

Minutes

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

Tuesday, January 15, 2019

Municipal Complex, 12 Mercedes Drive in Council Chambers

Roll Call: Mr. Culhane, Mr. Fette, Mr. Lintner, Ms. O'Neill, Mr. Zitelli, Mr. Stefanelli, and Chairman De Pinto

Also Present: Ms. Hutter, Land Use Administrator; Mr. Regan, Board Attorney; Mr. Hipolit, Board Engineer; Chris Gruber, Construction Code Official

Absent: Mr. D'Agostino, Councilwoman Curry, Mayor Ghassali, and Mr. Teagno

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

ZONING REPORT: Mr. Fette introduced Mr. Gruber and everyone welcomed him. He is the construction code official assistant and will be attending meetings every other month and will be Mr. Fette's replacement when he retires. Mr. Fette said that there is no progress with the Caggia Property. However, there is progress starting on the Culhane property.

SITE PLAN REVIEW: Valley Health Systems 703 Lot 7- they came in for signage. They ran into problems with the façade and have made alterations and will try to comply with the signage of Bergen Orthopedics.

USE PERMITS: Block 1902 Lot 10- Montvale Landscaping Inc.-30 Craig Road (780 sq.ft.)-Mr. Del Vecchio is representing the applicant. Jeffrey Piatt was sworn in. Chairman read into the record the application. This property sits in the OR3 zone of the borough. They are moving there secretarial and main office. A change was made to 5e to read "0". A motion to introduce and approve was made by Ms. O'Neill and seconded by Mr. Lintner with all present stating aye.

PUBLIC HEARINGS (NEW): NONE

PUBLIC HEARINGS (CON'T):

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-**see transcript**
2. **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 February 5th, 2019**

3. **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 –**carried to February 5, 2019**
4. **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**
5. **Block 2802 Lot 2 & 3, Block 1002 Lots 3 & 5-Montvale Development Associates, LLC-**Application for Amended PUD Approval, and exemption from Modified EIS Approval and Soil Moving Permit-**carried to February 5, 2019**

RESOLUTIONS: none

Other Business:

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

Adjournment: A motion to adjourn was made by Ms. O’Neill seconded by Mr. Stefanelli with all stating aye.

Next Regular Schedule Meeting is February 5, 2019 at 7:30pm

Respectively submitted:

R. Lorraine Hutter, Land Use Administrator