

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

**Tuesday, April 16, 2019**

**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.

Chairman opened the meeting at 7:35pm

**ROLL CALL:** Mr. Culhane, Councilmember Curry, Mr. D'Agostino, Mr. Fette, Mayor Ghassali, Mr. Lintner, Mr. Stefanelli, Mr. Teagno Mr. Zitelli and Chairman DE Pinto

**ABSENT:** Ms. O'Neill

**ALSO PRESENT:** Ms. Green, Planner; Mr. Hipolit, Board Engineer; Mr. Regan, Board Attorney; Ms. Hutter, Land Use Administrator

**MISC. MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/BOROUGH ENGINEER:** Mr. Hipolit brought a sample of the Turf that he believes would work at the Triboro Square.

**ZONING REPORT:** Mr. Fette gave a report with a video on the Culhane House on Grand Avenue. There was no flooring and walls were eliminated and the integrity of the structure was compromised. The Borough paid to have it taken down.

**ENVIROMENTAL COMMISSION LIAISON REPORT:** Mr. Zitelli stated that there was a town wide clean up that went well. They had a meeting last evening. They discussed bag elimination.

**SITE PLAN REVIEW COMMITTEE REPORT:** Mr. Stefanelli stated that L&M Developers came in regard to building a house at 1 Roberts Road that requires a steep slope variance. Mr. Hipolit will review the plan and they will file a full application.

**CORRESPONDENCE:** on the back table

**APPROVAL OF MINUTES:**

**February 19, 2019-**A motion to approve was made by Mr. Teagno and seconded by Mr. D'Agostino. A roll call vote was taken with Mayor Ghassali abstaining and all others present voting aye.

**March 19, 2019-**A motion to approve was made by Mr. Culhane and seconded by Mr. D'Agostino. A roll call vote was taken with Mayor Ghassali abstaining and all others voting aye.

**April 2, 2019-**A motion to approve was made by Mr. Teagno and seconded by Mr. D'Agostino with a roll call vote being taken and Councilmember Curry abstaining and all others present voting aye.

**USE PERMIT:**

**Block 1901 Lot 3 Alliance Education Services Inc.-**121 Chestnut Ridge Road- Ms. Gatto represented the applicant, Joseph Croccio. Mr. Croccio apologized to the board and to Mr. Fette on their lack of knowledge of knowing what needed to be done to occupy the building. Many changes were made to the application. Sales staff makes sale calls by telephone for education software computer training programs. Hours of operation Monday to Friday 9am to 8pm and Saturday 10 am to 4pm. 8 Employees and 2 parking spaces for visitors. 10 parking spaces in lease. Mr. Fette will contact Mr. Douglas in regard to the sign. Mr. Fette stated that there is no stripping and there are no handicapped spots. The sign is a challenge to pull out without it being dangerous. Removal of the sign and handicapped parking spot will be a condition of approval. The landlord needs to have the lot stripped and signed removed. It was determined that Mr. Hipolit will look back on aerials to see if there is a plan for parking. A motion to approve with conditions was made by Mr. D'Agostino and seconded by Mr. Stefanelli with all present voting aye. It was asked of Ms. Hutter to ask Ms. Iarossi-Alwan to look up the 1995 Road Widening Plan to look at the survey. Ms. Hutter stated she would.

**Block 1902 Lot 6-Rothman Institute of New Jersey, PA-** 50 Craig Road (13,945 sf)- Mr. Mancinelli came forward representing the applicant Michael Silverman. Chairman read the application into the record. It is in the OR3 zone. They will be occupying the entire building. Signatures were identified. This is an orthopedic medical practice. Mr. Mancinelli stated the building will be gutted in the morning. Exam rooms, surgical suites, xray room. Rooms for Physical Therapy as well. Mr. Fette stated that the building has been stopped a work order. They have demo the entire interior and numerous trees have been taken down stated Mr. Fette. . Chairman stated that you cannot arbitrarily remove a tree an application would need to be made to the building department. . The applicant will need to go before the environmental commission. Mr. Mancinelli stated that they would comply. They will have to do a site inspection with the owner, Mr. Hipolit and Mr. Fette, Chairman De Pinto stated. A motion to approve with all of the above conditions was made by Mr. Stefanelli and seconded by Mr. Culhane. A roll call vote was taken with all present stating ayes.

**Block 703 Lot 7-JAG-ONE Physical Therapy, LLC-** 133-149 Kinderkamack Road- David Motisi was represented by Mitchell J. Decter, Esq. Chairman read the application into the record. Date of occupancy is May 15, 2019. Proposed use is outpatient physical therapy and occupational therapy services. Monday to Friday 8am to 8pm

**PUBLIC HEARINGS (NEW):** none

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

1. **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 Transcript.**
  
1. **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 May 7, 2019**
  
2. **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 May 21, 2019**
  
3. **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 21, 2019**

#### **RESOLUTIONS:**

1. **Block 2002 Lot 11**—Resolution granting Variance Relief to Kevin and Amy Linardic for Premises designated as Block 2002, Lot 11: A motion to introduced was made by Mr. Teagno and seconded by Mr. D’Agostino with all in favor stating aye.
  
2. **Block 1301 Lot 24.04;24.02;33-** Resolution granting amended Site Plan Approval and a Waiver from Requiring the submission of an Environmental Impact Statement to John D. Koerner and Tina M. Koerner for Premises at 3 Flintlock Road carried to May 7, 2019
  
3. **Block 703, Lot 7-** Resolution Granting Amended Site Plan Approval and Variance Relief to Valley Physician Services, Inc. d/b/a Valley Medical -carried to May 7, 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 May 7, 2019

**DISCUSSION:**

1. General Code Renumbering-carried to May 7, 2019
2. UB Chestnut, LLC- Block 3101, Lot 1-carried to May 7, 2019
3. Sports Courts-Authorization of Maser reviewing Ordinances-A motion to approve was made by Mr. Lintner and seconded by Mr. Zitelli with all in favor stating aye.

**Other Business-none**

**Open Meeting to the Public-** a motion to open the meeting to the public was made by Mr. Culhane and seconded by Mr. Stefanelli. No one from the public wishing to be heard a motion to close was made by Mr. Stefanelli and seconded by Mr. Zitelli with all stating aye.

**Adjournment-** A motion to adjourn was made by Mr. Zitelli and seconded by Mr. Stefanelli.

**Next Regular Scheduled Meeting: May 7, 2019 AT 7:30PM**

**Respectively submitted by,**

**R. Lorraine Hutter  
Land Use Administrator**