

**REGULAR MEETING OF THE MONTVALE PLANNING BOARD**

**Minutes**

**Tuesday, February 4, 2020-7:30pm**

**Council Chambers, 12 Mercedes Drive, 2<sup>nd</sup> Floor, Montvale, NJ**

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, Mr. Fette, Mr. Lintner, Mr. Stefanelli, Mr. Zitelli and Chairman De Pinto

**Absent:** Ms. Cudequest, Councilmember Curry, Mr. D’Agostino, Ms. O’Neill, and Mr. Teagno

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

**MISC.MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/BOROUGH ENGINEER:** no questions

**ZONING REPORT:** none

**ENVIRONMENTAL COMMISSION LIAISON REPORT:** none

**SITE PLAN COMMITTEE REPORT: CORRESPONDENCE:** placed on the back table

**APPROVAL OF MINUTES:** January 21, 2020 A motion to approve was made by Mr. Lintner and seconded by Mr. Stefanelli. A roll call vote was taken with all present voting aye.

**USE PERMITS:**

1. **Block 3101 Lot 1**-Meta Surgical Associates, LLC-6-8 Chestnut Ridge Road-(5,610 sq. ft.)-Mr. Mancinelli represented the applicant. Mr. Jason Santacangelo, represented Meta. Mr. Regan swore in the applicant. Chairman read the application into the record. Signatures were Identified. It will be ambulatory surgical center. It will be pain and orthopedic surgery. A motion to approve with a requirement of submitting a letter for ambulance services was made by Mr. Stefanelli and seconded by Mr. Culhane with all presenting stating aye.
2. **Block 1601 Lot 24**- Uncle Louie’s of Montvale, LLC -15 West Grand Avenue-(3,300 sq. ft.)-Aldo Nocera and Francisco A. Ortega were sworn in by Mr. Regan. Mr. William Saracino of Saracino and Saracino represented the applicant. Chairman read the application into the record. Reference to a prior Resolution was noted from April of 2013 for the previous owner in regard to seating and signage. Applicant stated he would comply with making the new sign tasteful. They will be doing pizza and Italian food for sit down and take out. A motion to approve was made by Mr.Lintner and seconded by Mr. Stefanelli with all present stating aye.
3. **Block 2402 Lot 9**-Sowaran Singh-d/b/a Luke Oil-1 Park Avenue-(1451 sq. ft.)-Ms. Anita Galvin of Mohesh Rajan, LLP, attorney at law represented the applicants. They will be operating as

Montvale Enterprises, Inc. d/b/a Delta. Stacking was discussed. Property maintenance was discussed. There were three violations issued and they are all now abated except for the painting of the building stated Mr. Fette. There will be one office and 2 bays. Signage was discussed and applicant understood that there would be unilluminated signs. A motion to approve was made by Mr. Lintner and seconded by Mr. Stefanelli with all present voting aye.

**PUBLIC HEARINGS (NEW): none**

**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 March 3, 2020**
2. **Block 1601 Lot 15-Atlantis Management Group, LLC-12 Railroad Avenue**  
Application for Site Plan and Variance Approval  
**Carried and new notice will be given at a later date.**

**RESOLUTIONS:**

1. **Block 2802 Lot 2**-Resolution Granting a Use Permit and Approval of Signage to Lululemon Athletica for Premises designated as Block 2802 Lot 2 (C001A) also known as 48 Farm View-Chairman read by title only. A request for a motion to approve was made by Mr. Stefanelli and seconded by Mr. Culhane. With all eligible voters stating aye.
2. **Block 711, Lot 6**- Resolution Granting Variance Relief to Stuart and Bernadette Munro for Premises designated as Block 711, Lot 6 also known as 8 Phyllis Drive-Chairman read by title only. A motion to approve was made by Mr. Stefanelli and seconded by Mr. Lintner. A roll call vote was taken with all present stating aye.

**Other Business-** An application should not be carried for an 11 months. By laws should be changed to **Transcripts** copies send to all board members.

**DISCUSSION:** Check off List and Ordinance Revisions for Forms- Ms. Green gave an overview. A few months ago ask her to prepare revisions and enhancements to our requirements of submission. Numbers will be added to the left of the check list. We need to look at the EIS Statement.

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

**Adjournment-** a motion to adjourn was made Mr. Stefanelli and seconded by Mr. Zitelli, all in favor stating aye.

**Next Regular Scheduled Meeting: February 18, 2020 AT 7:30PM**

**Respectively submitted:**

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