

MINUTES
REGULAR MEETING OF THE MONTVALE PLANNING BOARD
Tuesday, July 21, 2020 at 7:30 PM
Municipal Complex, 12 Mercedes Drive in Council Chambers
VIRTUAL MEETING VIA ZOOM

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 10:00 PM 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 7:40 PM

ROLL CALL:

PRESENT: Chairman DePinto, Lorraine Hutter, Doreen Rowland, Ms. Cudequest, Mr. Culhane, Mr. D'Agostino, Mr. Lintner, Ms. O'Neill, Mr. Stefanelli, Mr. Teagno, Mr. Zitelli

NOT PRESENT: Councilmember Curry, Mr. Fette

ALSO PRESENT: Mr. Hipolit, Borough Engineer, Ms. Green, Borough Planner, Mr. Regan, Board Attorney, Chris Gruber, Code Official

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

ZONING REPORT: None

ENVIRONMENTAL COMMISSION LIAISON REPORT: Mr. Zitelli reports:

Plans and development of the Memorial Path are moving forward. Dredging of Huff Pond is in the process of gaining approval from the DEP.

SITE PLAN COMMITTEE REPORT: Mr. Stefanelli reports:

160 Spring Valley Road, LLC came before the committee to discuss a modification the affordable units at The Alexa. Brian Checaskie, attorney for the applicant and Peter Tiflinsky of Premier Developers propose the remaining fourteen affordable units be housed within the same buildings versus be disbursed amongst all. This applicant will bring an application before the Planning Board.

APPROVAL OF MINUTES: None

DISCUSSION: Affordable Housing Compliance 2020 Services, Darlene Green

A motion to prepare a resolution of approval was made by Mr. Lintner and seconded by Ms. Cudequest. A roll call vote was taken with all members present stating aye.

USE PERMITS:

Block 1902, Lot 5- Rothman Institute of New Jersey, PA – 305 West Grand Avenue 2,100 sq. ft. The Chairman read the application into the record. Jason Mattia, applicant, was sworn in and testified. Andrew Bolson, Esq. represented the applicant. Applicant seeks to reduce their current occupied administrative office space by 2,900 sq. ft. and relocate to a new suite at the current address.

Mr. Gruber states a CCO application is necessary as well as permits for any work to be done. A motion to approve was made by Ms. Cudequest and seconded by Mr. D'Agostino. A roll call vote was taken with all Board members stating aye.

PUBLIC HEARINGS – NEW:

Block 1401, Lot 6 Kristie and Craig Veri – 45 Woodland Road
Variance and Major Soil Movement Application, D-6 Height Variance, Steeping Slope Variance,
Non-conforming pre-existing Variance with a Major Soil Movement

Due to the numerous inaccuracies of submitted plans, it is the determination of the Board that revised plans be submitted and this application be carried to the next regularly scheduled meeting. No further notice will be required.

PUBLIC HEARINGS – CONTINUED:

1. BLOCK 1601, LOT 15 – ATLANTIS MANAGEMENT GROUP, LLC –
12 RAILROAD AVENUE
Application for Site Plan and Variance Approval
See transcript attached.
2. BLOCK 1002, LOT 7 – WAYPOINT RESIDENTIAL SERVICES, LLC – 127 SUMMIT AVENUE
Application for Preliminary and Final Site Plan and Bulk Variance approval, Major Soil Movement
See transcript attached.

Other Business: None

Open Meeting to the Public: No one from the public came forward.

Adjournment: A motion to adjourn was made by Ms. Cudequest and seconded by Mr. Teagno

Next regularly scheduled meeting: August 4, 2020

Adjournment: A motion to adjourn was made by Mr. Teagno and seconded by Mr. Stefanelli
Next Regular Scheduled Meeting: August 4, 2020 at 7:30pm via Zoom
Respectfully submitted,

Doreen Rowland
Acting Planning Board Secretary

