

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

MINUTES

Tuesday, October 5, 2021

Municipal Complex 12 Mercedes Drive, 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: Theresa Cudequest, John Culhane, Councilmember Koelling, John Ryan, Mayor Designee; William Lintner, Christopher Gruber, Javid Huseynov, Dante Teagno and Chairman DePinto

ALSO PRESENT: Robert Regan, Board Attorney; Darlene Green, Borough Planner; Lorraine Hutter, Land Use Administrator and Erica Davenport, Assistant to the Land Use Administrator

ABSENT: Frank Stefanelli, Robert Zitelli and Andrew Hipolit, Borough Engineer

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

None

ZONING REPORT: Mr. Gruber questioned election signs and where they are placed on resident's properties. Chairman DePinto stated that was a discussion for Mayor and Council, not the Planning Board.

ENVIRONMENTAL COMMISSION LIAISON REPORT: None

SITE PLAN COMMITTEE REPORT: Mr. Lintner – There were two applicants tonight. The first was Bergstol Enterprises and they will have 16 units with 3 affordable units. Mr. Del Vecchio represented them and they will be coming before us for a hearing sometime in the new year. The next applicant was Memorial Sloan Kettering to discuss solar panels. The Site Plan Review wasn't in agreeance with the location of the panels and they will be re-evaluating

their design and coming back before the board for a hearing.

CORRESPONDENCE: On the back table

APPROVAL OF MINUTES: September 21, 2021 – A motion to approve was made by Mr. Teagno and seconded by Mr. Culhane. There was no discussion on the motion. A roll call vote was taken with Ms. Cudequest and Mr. Huseynov abstaining. All other members stated aye.

DISCUSSION: Robert Hanrahan, Chairman of the Environmental Commission, came forward and gave a brief description of what the Environmental Commission does. There are seven members of the Environmental Commission and they are a body that makes suggestions to the Mayor and Council and Planning Board. They discuss pollution, sound, water, tree removal, etc. They have three programs in place right now, one is the plastic bag program. This program comes into effect in November. They also just had a bat clinic held at the Community Center discussing all of the benefits bats bring and they plan on having a bee clinic next.

Chairman DePinto stated that he will be redoing our Master Plan and will be seeking the input of the Environmental Commission. He would welcome any assistance from them when we get the funding for the Master Plan.

USE PERMITS:

Block 2408 Lot 2 – Alan Kornblau – Kinderkamack Road - (1,200 sq. ft.)

Andrew Bolson, attorney, came forward to represent the applicant, Alan Kornblau. Mr. Regan swore in Alan Kornblau. Chairman DePinto read the application aloud into the record. The Montvale Police report was attached to the application. Mr. Kornblau gave a brief explanation of his business. He would like to keep the space as a pizza place and do most of his business as take-out due to COVID. He is aware of the sign ordinance and he knows he is not allowed illuminated signs. No questions arose from any board members. Mr. Gruber stated that he will need to obtain a CCO and he will need to fill out a sign permit. Mr. Gruber has had some problems with this property regarding maintenance and Mr. Kornblau will do his best to keep it clean. Chairman DePinto stated that he hopes he will communicate the Borough's concern about the property maintenance. A motion to approve was made by Mr. Lintner and seconded by Mr. Culhane. A roll call vote was taken with all members stating aye.

PUBLIC HEARINGS (NEW):

Block 2904 Lot 4 – Bank of America – 80 Chestnut Ridge Road - Application for Lighting, Landscape & Design – Carried to October 19, 2021

PUBLIC HEARINGS (CONT): None

RESOLUTIONS:

Block 2802 Lot 2 (Qualifier C001A & C001B) – Montvale Development Associates II, LLC – Resolution Amending a Resolution Entitled, “Resolution Granting Amended Planned Unit Development Approval, Amended Phase II Preliminary Site Plan Approval, Final Site Plan Approval For Phase II, a Use Variance, Other Variance Relief And Waivers, Approval of An Environmental Impact Statement, And Approval of a Major Soil Movement Permit”

A motion to introduce was made by Mr. Culhane and seconded by Councilmember Koelling. A roll call vote was taken with all members stating aye.

Block 1002 Lots 3 & 5 – Montvale Family Apartments, LLC – 159-161 Summit Avenue – Resolution Granting Final Site Plan Approval

A motion to introduce was made by Councilmember Koelling and seconded by Mr. Ryan. This vote will be tabled for 30 days to give the applicant time to replenish deficient and projected escrow as well as revised final site plan drawings. If they are not in by October 29th, then it will be denied. The next meeting will be November 16th to vote on this resolution.

Councilmember Koelling withdrew his motion to introduce and so did Mr. Ryan who seconded the motion. A motion to table this resolution was made by Mr. Teagno and seconded by Mr. Lintner. A roll call vote was taken with all members stating aye.

Block 2702 Lot 1.01 (various qualifiers) and Block 2802 Lot 2 (various qualifiers) – Montvale Development Group c/o Hekemian – 100-400 Market Street, 10-60 Farm View – Resolution Granting Amended Preliminary and Final Approval and Variance Relief to Various Entities
Carried to October 19, 2021 at the request of the applicant.

OTHER BUSINESS:

OPEN MEETING TO THE PUBLIC: No one from the public was present.

ADJOURNMENT: A motion to adjourn was made by Ms. Cudequest and seconded by Mr. Teagno.
All in favor stated aye.

Next Regular Scheduled Meeting: October 19, 2021 at 7:30 PM

Respectfully Submitted,

Erica Davenport
Assistant to the Land Use Administrator