

REGULAR MEETING OF THE MONTVALE PLANNING BOARD
MINUTES

Tuesday, March 16, 2021 -Remote Meeting (see below)

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.

You are invited to a Zoom webinar.

When: March 16, 2021 07:30 PM Eastern Time (US and Canada)

Topic: Planning Board Regular Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87191375276?pwd=YWxUR3NQRUNTTy9FM0c5eGlyOWZoUT09>

Passcode: 872909

Or iPhone one-tap:

US: +13126266799,,87191375276#,,,,*872909# or +19294362866,,87191375276#,,,,*872909#
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Webinar ID: 871 9137 5276

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OPEN PUBLIC MEETINGS STATEMENT -Please be advised that due to the state of emergency and public health emergency declared by Governor Phil Murphy pursuant to Executive Order 103 and in an effort to prevent further spread of COVID-19, this Planning Board Meeting will be held virtually via Zoom in lieu of an in-person meeting. Notice of this meeting has been advertised in the RECORD and placed on the website. Documents have been posted on the website under the planning board agenda under documents.

All public will be muted until the chairman opens it up to the public for questions only of each applicant's or board professional testimony. The public can address their questions to the chair and he will direct it to the appropriate person. When at the end of the public hearing the chairman will again open it up to the public for comments. If you have a comment please hit the raise hand symbol and I will acknowledge you. Please state your name, spell your name and give your address when asking questions or giving comments. All questions and comments will be directed through the chair and he will in turn direct it to the appropriate person.

ROLL CALL:

PRESENT: Theresa Cudequest, John Culhane, Christopher Gruber, Mayor Ghassali, William Lintner, Frank Stefanelli, Dante Teagno, Robert Zitelli, Javid Huseynov, Chairman DePinto

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

ABSENT: Councilmember Curry; Lorraine Hutter, Land Use Administrator

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

Mayor Ghassali stated that on the corner of Mercedes and Grand Avenue there have been 18 accidents in the last 4 years and several in the last 3 months. The Mayor has spoken to the county and traffic engineers to talk about what can be done to make this intersection safer. Also, regarding the stimulus bill, the Borough will be getting about \$18,050 that will be going toward COVID related projects. He doesn't know exactly what projects will be as of yet however, he wanted to keep the Board abreast of this topic.

Chairman DePinto stated that at the Site Plan Review meeting, the committee did discuss the difficulty with respect to Mercedes Drive and the work that is taking place on that road. Mr. Hipolit is going to have his people meet with the developers of that project to discuss the paver blocks and repave the road. They are waiting for the blocks to come in. Since they will be there to look at the road, Chairman DePinto would like them to look at the traffic relating to what the Mayor had brought up. Mr. Hipolit stated that it looks like the accidents occurring are from cars traveling East on Grand with the cars traveling West on Grand relating to sight distance.

ZONING REPORT: None

ENVIRONMENTAL COMMISSION LIAISON REPORT: Mr. Zitelli stated that they had their monthly meeting last night and two important items were discussed. The applicant on Upper Saddle River Road and Candlelight Drive, both were referred to the Environmental Commission because both wanted to remove some trees. They were both approved and a letter will be coming from the Environmental Commission to give the green light on these projects. Also, the Commission scheduled a “Montvale Cleanup Day” on April 11th – weather permitting and virus permitting. Also, plastic bag recycling has continued where residents can drop off their bags at the recycling center.

SITE PLAN COMMITTEE REPORT: The Site Plan Review Committee, fire/police officials and Board of Health official heard applications from 4 major restaurant owners in town (Fire & Oak, Bellissimo, Hearth & Tap and Davey’s Irish Pub), all seeking to re-install their tents that they had from last summer/fall. They submitted their applications and were given advise as to how to properly install their tents. They will be submitting their applications to the building department to get their permits. It was made clear to all 4 applicants that the tents were temporary and not intended to be permanent.

Mr. Regan stated that there is an expiration date as of November 20, 2022 that if the limits on indoor seating are lifted by the governor to restore full capacity for indoor dining, then the permits would expire. All 4 restaurant owners acknowledged receipt of this statement and agreed to remove tents once they are permitted to gain 100% occupancy in their restaurants.

CORRESPONDENCE: On website

APPROVAL OF MINUTES: March 2, 2021 – A motion to approve was made by Ms. Cudequest and seconded by Mr. Huseynov. There was not discussion on the motion. A roll call vote was taken with all members stating aye.

DISCUSSION: Zoning Map – Mr. Regan stated that the governing body must adopt this updated Zoning Map by ordinance. A motion to approve was made by Mr. Culhane and seconded by Ms.

Cudequest. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

USE PERMITS:

Block 1001 Lot 1 – Chestnut Ridge Pediatric Dental – 595 Chestnut Ridge Road, Suite 5 - (3,691 sq. ft.)

<https://drive.google.com/file/d/1IHDPuA7S8xXNrRv1MXZC-wLy3WeH95C8/view?usp=sharing>

Jennifer Berardo, Esq. of Price, Meese, Shulman & D’Arminio, P.C. represented the applicant. The applicant, Dr. Eli Rachlin, could not attend due to family matters however, Mr. Regan thought it was acceptable for Ms. Berardo to proceed with the application on his behalf. Mr. Stefanelli read the application aloud into the record. Ms. Berardo gave an overview of what her client plans to do on the premises. She stated that it is simply a practice that does routine dental work on children. There is only one doctor, Dr. Rachlin, who will be practicing in the space with three hygienists and one receptionist. They plan to have a start date of November 1, 2021 to begin their regular working hours. A motion to approve was made by Mr. Teagno and seconded by Mr. Stefanelli. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

PUBLIC HEARINGS (NEW): None

PUBLIC HEARINGS (CONT):

1. **Block 1002 Lot 7 - Waypoint Residential Services, LLC - 127 Summit Avenue** - Application for Preliminary and Final Site Plan and Bulk Variance Approval and Soil Movement- click below link for documents to view

<https://www.dropbox.com/sh/3wpdvduuypl6l/AADMHQKfrPI-jfJZs9Z7cOY3a?dl=0>

https://drive.google.com/drive/folders/1qNHGWalyWhFQKjckE4JzItxV_cdJbTy1?usp=sharing

<https://drive.google.com/drive/folders/1484vkWTKSafI5nUb9rEJemFjV7EuOCBQ?usp=sharing>

Carried to April 20, 2021. A request for an extension of time was stated on the record by Chairman DePinto.

2. **Block 2904 Lot 4 - Bank of America - Chestnut Ridge Road** - Amended Site Plan - Lighting

https://drive.google.com/drive/folders/15Y_tPQAcuf2AJHRpGm_48-Xnhcuk_7e4?usp=sharing
Carried to April 20, 2021

RESOLUTIONS:

1. **Block 2002, Lot 3 – Mobius Solar 1, LLC (“Mobius”) – 5 Paragon Drive** – Amended and preliminary and final site plan approval and a Major Soil Movement Permit for Solar Panels

https://drive.google.com/drive/folders/1tqMRk8jWLOldw5e_XQWEuKPzvYcbV9-K?usp=sharing

A motion to introduce was made by Ms. Cudequest and seconded by Mr. Culhane. Mr. Regan stated that there was one change under the conditions on pages 17 and 18, where conditions 15 and 19 are identical so he would like to strike condition 19. A question arose about cameras being on site. Mr. Regan stated that that was a condition of approval and was referenced during the hearing. The police department suggested including cameras and it was a condition. The attorney for the applicant indicated that they were not in favor of that however, since it was discussed at the public hearing with no rebuttal then it will stay as a condition in the resolution. A roll call vote was taken with Mr. Teagno abstaining and all other members stating aye.

OTHER BUSINESS: Mayor Ghassali stated that Perfect Limo located on Grand Avenue is looking to downsize and merge with another company. They are looking to sell their octagonal shaped office building, which is a symbol for the Borough of Montvale, and the Borough is very interested in buying it. The Borough had a contribution of \$1,000,000 from *The Hekemian Group* for road improvements. They were able to take that \$1,000,000 and use it for the roads and bond to buy the building. This will be at no cost to the taxpayers and the building purchase price will be at \$825,000 plus closing costs. The intent is to use this building as a sub-library, a museum and an extension of offices for fire prevention so they have more space. This is a work in progress and if anyone starts to hear anything regarding the transition of this building, this is what it is intended to be used as.

OPEN MEETING TO THE PUBLIC: A motion to open the meeting up to the public was made by Ms. Cudequest and seconded by Mr. Lintner. All in favor stated aye. No one from the public raised their hand to speak. A motion to close the meeting to the public was made by Ms. Cudequest and seconded by Mr. Lintner. All in favor stated aye.

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

Next Regular Scheduled Meeting Remote: April 6, 2021 at 7:30 PM

Respectfully Submitted,

**Erica Davenport
Assistant to the Land Use Administrator**