

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

## **Minutes**

**Tuesday, May 17, 2022**

**Municipal Complex 12 DePiero 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.

Chairman opened the meeting at 7:45pm and led everyone in the Pledge of Allegiance.

### ROLL CALL:

Present: Mr. Culhane, Mr. Gruber, Councilmember Koelling, Mr. Lintner, Mr. Ryan, Mr. Stefanelli, Mr. Teagno, Mr. Zitelli, Mr. Huseynov and Chairman DePinto

Also Present: Ms. Hutter, Land Use Administrator; Mr. Regan, Board Attorney; Ms. Green, Planner; Mr. Hipolit, Board Engineer and Mr. Halzack, Fire Prevention

Absent: Ms. Davenport

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

ENGINEER/BOROUGH PLANNER: None

ZONING REPORT: 100 DePiero Drive has received gas meters and some electric meters installed and are still waiting to have permanent power hooked up by for O&R which is delayed. They are looking for a TCO mid-June.

Thrive 110 Summit has a TCO to finalize some items, Landmark is underway also known as the old Sony Property. They have provided a privacy fence between them and Lifetime to protect the clientele from dust. Caution signs are being installed for trucks entering and leaving the site. The second Phase of the Farm is moving along well with no problems. Toll Brothers is moving along with no problems.

ENVIRONMENTAL COMMISSION LIAISON REPORT: The Environmental Commission reviewed 19 Brook Avenue for tree removals. A conditional go ahead was issued. They did clean-up for the town over 5,000 lbs. of garbage was collected. Recycling of bags was discussed..

SITE PLAN COMMITTEE REPORT: Mr. Stefanelli gave his report. 5 Applications, One for a tent for Hearth and Tap. Second 57 Kinderkamack Road about sub division and we told him it only can support two homes.

HOA of Woodland Heights in the buffer zone. North Market signage for the apartments was approved and staircases for fire pumps both approved.

CORRESPONDENCE: On back table

**APPROVAL OF MINUTES:** April 5, 2022, carried

April 19, 2022 a motion to approve was made by Mr. Lintner and seconded by Mr. Ryan. A roll call vote was taken with Mr. Lintner abstaining and all others all stating aye.

**DISCUSSION:**

1. Continued from 4/19- Ordinance-Ordinance of the Borough of Montvale, County of Bergen, State of New Jersey, Establishing a New Chapter 326 Entitled "Site Plans," and Amending and supplementing Chapter 400, "Zoning", of the Borough Code to Transfer the Borough's Site Plan Requirements from Chapter 400 to a New Chapter 326, and Establishing Certain Provisions Related to Obtaining Waivers from the Borough's Site Plan Requirements carried to our next meeting.

2. **OR4 Zone Analysis-Ms. Green, Planner-carried to our next meeting.**

**USE PERMITS:**

**Block 2702 Lot 1.01 C1001-Paris Baguette-100 Market Street- 2680 sq. ft.-**Mr. Del Vecchio came forward representing the applicant, Brian Egran. Chairman read the application into the record. Zip codes will be provided when employees are hired. Mr. Egran stated it is a bakery café mainly sandwiches, coffee, and baking done on site. Bakery displays will be out front. It will be located in building Number 1. A sign package was submitted and discussed. A motion to approve and have the board attorney prepare a resolution was made by Mr. Teagno and seconded by Mr. Culhane. A roll call vote was taken with all stating aye.

**Block 1102 Lot 1- DIJY, LLC- One Paragon Drive, Suite 105-865 sq. ft.-**Ari Haas was represented by Andrew Bolson, Esq. Chairman read the application into the record. Mr. Haas represented that he is already occupying the space for the last three years and he wasn't aware he needed to come here. Mr. Haas stated this business is Digital Marketing clients. He needs a CCO stated Mr. Gruber. A motion to approve was made by Mr. Stefanelli and seconded by Mr. Ryan. A roll call vote was taken with all voting aye.

**Block 1102 Lot 1-Panches Bando, LLC-One Paragon Drive Suite 112- 1559 sq. ft.-not present**

**PUBLIC HEARINGS (NEW):**

1. **Block 2702, Lot 1.01, Qualifiers C1001, C1002, C2000, C3001, C3002, C4000, C6000, AND C 9000 AND BLOCK 3201, LOT 6-SHG Montvale MB, LLC-Preliminary and Final Site Plan**

Approval, Amended PUD Approval, Soil Movement Approval and Variances -see transcript-carried to the June 21<sup>st</sup>, 2022 meeting.

2. Block 2002 Lots 13 & 14 - Montvale Grove, LLC – 20-24 Spring Valley Road – Preliminary Major Site Plan and Major Subdivision Approval –at the request of the applicant this application is carried to June 21, 2022

#### PUBLIC HEARINGS (CONT):

1. Block 1102 Lot 3 – Gray Capital, LLC – 100 Summit Avenue – Preliminary and Final Site Plan Approval and Major Soil Movement— Applicant didn't get heard and hearing was carried to July 21, 2022.

#### RESOLUTIONS:

1. Block 706 Lot 3- Donald Stoneham-32 Bryan Drive- Variance Application for a Garage requiring a Front Yard Setback Chairman read by title only. A motion to approve was made by Mr. Stefanelli and seconded by Mr. Lintner, no corrections to the resolution. A roll call vote was taken with all stating aye.
- 2.
3. **Block 1606, Lot 6**-Resolution designating **Block 1606, Lot 6**, 11 East Grand Avenue and being commonly known as Montvale School No. 2, and formerly as the Montvale Library to be Historic Landmark. Chairman read by title only. A motion to approve was made by Mr. Stefanelli and seconded by Mr. Teagno all in favor stating aye.

#### OTHER BUSINESS:

#### OPEN MEETING TO THE PUBLIC:

**ADJOURNMENT:** A motion to adjourn was made by Mr. Ryan and seconded by Mr. Stefanelli with all stating aye.

Next Regular Scheduled Meeting: June 21, 2022

Respectively submitted by:

R. Lorraine Hutter, Land Use Administrator