

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

Minutes

Tuesday, July 5, 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 7:45 pm and led everyone in the Pledge of Allegiance.

ROLL CALL: Mr. Culhane, Mr. Gruber, Mr. Lintner, Councilman Koelling, Mr. Stefanelli, Mr. Teagno, Mr. Ryan Mr. Zitelli, Mr. Huseynov and Chairman De Pinto

Also Present: Ms. Green, Borough Planner; Mr. Hipolit, Board Engineer; Mr. Rached, Traffic Engineer; Mr. Regan, Board Attorney

Absent: None

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

ENGINEER/BOROUGH PLANNER: no comments

ZONING REPORT: Mr. Gruber stated that Building 100 at the District has received a TCO for the apartments and common areas. The TCO does not include the pool or courtyard which is closed off to the residents at this time. The Toll Brothers project on Paragon Drive has informed the building department that they are stopping construction of the last 6 buildings until further notice. All other projects under construction in town are moving along as planned.

ENVIRONMENTAL COMMISSION LIAISON REPORT: They met on June 27th. They spoke about the Huff Pond and the trail. They are still collecting plastic bags. They have collected over 4,000 bags. The Open Space Conservatory is scheduled to be before the Mayor and Council.

SITE PLAN COMMITTEE REPORT: None

CORRESPONDENCE: On back table

APPROVAL OF MINUTES: NONE

DISCUSSION:

1. **AN 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-this was carried to July 11, 2022.

USE PERMITS:

1. **Block 1001 Lot 2-TC Services USA, INC.**-155 Chestnut Ridge Road-(7450 sq. ft.)-Mr. Molinelli came forward representing the applicant. The applicant couldn't attend. Chairman read the application into the record. Mr. Gruber stated that the plan looks like that there is improvements that will need to be done and a CCO plus building plans will be required. Mr. Molinelli stated that he doesn't believe that they are doing any fit out that it was done by the prior tenant. A motion to approve was made by Mr. Stefanelli and seconded by Mr. Culhane and a roll call vote was taken with all voting aye.
2. **Block 1102 Lot 1-Neiman Financial**-1 Paragon Drive, Suite 140-(1290 sq. ft.) Mr. Bolson represented the applicant. The representative Mr. Jacob Goldstein, came forward and is looking to occupy the space as soon as possible. Chairman asked Mr. Bolson to relay the message to the building owner that he must have his other tenants comply with coming to the building department to get their CCO. Chairman read the application into the record. This approval is conditioned on the CCO being gotten from other tenants who have not as well as their own. A motion to approve was made by Mr. Husenyov and seconded by Mr. Stefanelli and all stating aye.
3. **Block 1001 Lot 2-Account Control Systems, Inc.**- 155 Chestnut Ridge Road-(3,238 sq. ft.)- Al Nucci the applicant was represented by Mr. Bolson, of Meyerson, Fox, Mancinelli & Conte. Chairman read the application into the record. Zip Codes were noted along with Police Department form. No changes will be made. A motion to approve was made by Mr. Lintner and seconded by Mr. Culhane with a roll call vote with all stating aye.
4. **Block 1102 Lot 1-Riverside Abstract, LLC**-1 Paragon Drive (4100 sq. ft.) Arayh Lazarus was represented by Mr. Bolson of Meyerson, Fox Mancinelli & Conte. They will need to get building permits and they will be contracting out. A motion to approve was made by Mr. Teagno and seconded by Mr. Ryan. A roll call was taken with all stating aye.

PUBLIC HEARINGS (NEW):

1. **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 hearing is carried to August 2, 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—**carried to July 19th, 2022**
2. BLOCK 3201, LOT 6-SHG Montvale MB, LLC-Preliminary and Final Site Plan Approval, Amended PUD Approval, Soil Movement Approval and Variances **-See Transcript.**

RESOLUTIONS: none

OTHER BUSINESS:

OPEN MEETING TO THE PUBLIC: no public present

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

Next Regular Scheduled Meeting: July 19th, 2022

Special Meeting: July 11, 2022

Respectively submitted:

R. Lorraine Hutter, Land Use Administrator