

REGULAR MEETING OF THE MONTVALE PLANNING BOARD
MINUTES

Tuesday, April 18, 2023

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 DePinto opened the meeting at 7:39 pm and led everyone in the Pledge of Allegiance.

ROLL CALL:

PRESENT: John Culhane; Councilmember Koelling; Robert Zitelli; Frank Stefanelli; John Ryan, Mayor Designee; Javid Huseynov; William Lintner; Dante Teagno and Chairman DePinto

ALSO PRESENT: Robert Regan, Board Attorney; Darlene Green, Borough Planner; Carl O'Brien, Borough Engineer; Lorraine Hutter, Land Use Administrator

ABSENT: Christopher Gruber

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

ZONING REPORT: None

ENVIRONMENTAL COMMISSION LIAISON REPORT: Mr. Zitelli – Plantings are going in at Huff Pond. There will be Clean-up Day this coming Saturday, if anyone would like to participate, please show up down at Memorial.

SITE PLAN COMMITTEE REPORT/MASTER PLAN REPORT: Mr. Stefanelli – This evening we went over the Open Space plan that was drafted and will continue that at our next meeting.

CORRESPONDENCE: On back table

APPROVAL OF MINUTES: None

DISCUSSION: None

USE PERMITS:

Block 2701 Lot 3 – Asiamerica Group, Inc. – 85 Chestnut Ridge Road (1,284 sq. ft.)

Andrew P. Bolson of Meyerson, Fox & Conte stepped forward to represent the applicant. Mr. Bolson stated that the Suite number is 218 and the total number of parking spaces are 249 with parking in common. Chairman DePinto then read the application aloud into the record. Attached to the application is the Montvale Police Department report as well as a list of zip codes. Also attached and marked as Exhibit A is a floor plan. The improvements will be limited to carpeting, painting and some electrical. Mr. Bolson gave a brief overview of the business which is distributing raw ingredients such as Vitamin C. This would be their location to handle all administrative functions. They do not anticipate any visitors to the office it is strictly administrative. No questions arose from any board members. A motion to approve was made by Mr. Culhane and seconded by Mr. Huseynov. There was no discussion on the motion. A roll call vote was taken with all members stating aye. Mr. Bolson stated that he knows he needs to obtain a new tenant certificate from the Building Department.

PUBLIC HEARINGS (NEW):

Block 2305 Lot 20 – 25 Terry Court, LLC/Mike Elfant – 79 West Grand Avenue – Application for Major Soil Movement

Ms. Hutter stated that all notices are in order for this application. Antimo DelVecchio from the firm Beattie Padovano, stepped forward to represent the applicant. Mr. DelVecchio stated that this application is for a reconstruction of a new home on this property. There will be a new basement due to the old basement being filled in which is why they appear before us tonight for a major soil movement application. They are proposing to move 897 cubic yards of soil. In order for them to construct this new home there are several trees that would need to be removed. On the landscaping plan you will see new plants and trees being proposed to be put back in along with a new drainage system being proposed. That is a synopsis of what Mr. DelVecchio intends to do however, the main focus of tonight is the soil movement. No variances are being requested. The project engineer, Jeff Egarian, also appeared before the board tonight to give his testimony. Mr. Regan swore in Mr. Egarian, engineer, and deemed him qualified. Mr. O'Brien, Borough Engineer and Ms. Green, Borough Planner were also sworn in. Mr. DelVecchio requested that the date of the notice be marked as **A1** and the plans that were prepared by Mr. Egarian dated 3/6/23 be marked as **A2**. Mr. Egarian stated that the

proposed project is to construct a 2-story family home with driveway and rear patios. The purpose of the soil movement is to develop the lot and remove the fill that was brought in when they demolished the existing home. There will be some minor regrading on the property and for the installation of the seepage tanks for the water management system. The grading will remain consistent with the grade of the property as it currently is and the drainage of the water will also remain consistent. There are 5 trees along the east side and 1 tree along the north side that will be removed due to the proposed driveway and walkway. There is a landscape plan that calls for re-installation of trees and foundation plants. In terms of drainage, once the seepage pits are installed the drainage will be much improved from its current state of the property. The Collier's engineer report dated 4/3/23, was marked as **B1**. Mr. Egarian stated that once the soil movement takes place, the property will be stabilized in order to start building the single-family dwelling.

Mr. O'Brien went over the topographical map and stated that he is ok with the waiver if the board moves forward with it but there needs to be an understanding that if any work is done that is greater than what is shown on the plan then it would negatively impact the adjacent homeowners. As long as they stay within the confounds of their lot, no harm no foul. Mr. DelVecchio's client agreed to that condition. Mr. Regan will incorporate that in the resolution of approval. Mr. O'Brien also stated that he would like to review the calculations to make sure everything is correct. The Montvale Police Department form dated 3/21/23 was marked as **B2**. Their review stated that they have no concerns. There is no review letter from the fire department.

Chairman DePinto opened comments/concerns up to board members. Mr. Lintner stated that due to the new placement of the home, the backyard is going to be directly next to the neighbor's backyard so perhaps there can be more landscaping there to maintain privacy (located in the southeast corner). Mr. Regan will make this a condition of approval. Mr. Culhane asked about the stumps on this site being removed. Mr. Egarian responded yes. Mr. Stefanelli asked is any work will be done on the stone wall that's already existing? Mr. Egarian stated nothing is proposed.

A motion to open the meeting to the public was made by Mr. Teagno and seconded by Mr. Stefanelli. All in favor stated aye.

1. **Harouman - 81 West Grand Avenue** – Had concern with privacy and would appreciate any screening with landscape. He would also like the stone wall to not be touched and to keep its integrity.

A motion to close the meeting to the public was made by Councilmember Koelling and seconded by Mr. Culhane. All in favor stated aye.

A motion to request the board attorney to prepare a resolution of approval was made by Mr. Lintner 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 (CONT):

1. **Block 2002 Lots 13 & 14 - Montvale Grove, LLC** – 20-24 Spring Valley Road – Application for Preliminary and Final Subdivision and Preliminary and Final Site Plan Approval together w/ Bulk and Use Variances – **Carried to May 2, 2023**

Ms. Hutter stated that Montvale Grove, LLC has been asked to be carried to **May 16, 2023**.

RESOLUTIONS: None

OTHER BUSINESS: None

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

ADJOURNMENT: A motion to adjourn was made by Councilmember Koelling and seconded by Mr. Stefanelli. All in favor stated aye.

Next Regular Scheduled Meeting: May 2, 2023

Respectfully Submitted,

Erica Davenport

Assistant to the Land Use Administrator