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June 5, 2020

OUR FILE NO. -180034

**Application for Conditional Use and Variance Approval,
Preliminary and Final Site Plan Approval, Major Soil Moving Permit
Approval, Bulk Variance Approval, E.I.S. Approval and Site Plan Waiver
Request
Ridge Crest Real Estate, LLC
Block 3201, Lot 4
21 Philips Parkway
Montvale, New Jersey**

PLEASE TAKE NOTICE that the undersigned attorneys for Ridge Crest Real Estate, LLC (hereinafter the "Applicant"), as the record owner of property known as 21 Philips Parkway, and more formally known as Block 3201, Lot 4 on the current Tax Assessment Map of the Borough of Montvale, New Jersey (hereinafter the "Property") previously filed an application and started public hearings on its application. The Property is currently improved and utilized as an office building and the Applicant proposes to demolish the existing building and related improvements and to utilize the Property as an assisted living facility. The proposed assisted living facility is intended to have 70 dwelling units within which will contain 9 affordable beds to low and moderate income residents. The Property is located in the OR-4 Zone of the Borough of Montvale, New Jersey.

PLEASE TAKE FURTHER NOTICE that the Applicant previously applied for Conditional Use and Variance Approval from §128-5.4F(3), Preliminary and Final Site Plan Approval, Major Soil Moving Approval, Bulk Variance Approval and approval of its Environmental Impact Statement. There have been no hearings for a period of time and the Applicant has elected to proceed with hearings. The Applicant proposes to redevelop the existing Property for an assisted living facility consisting of 70 dwelling units within which 9 beds will be dedicated as affordable income restricted beds.

Fifty Years of Service

PLEASE TAKE FURTHER NOTICE that the Applicant has requested Conditional Use and Variance Approval in connection with §128-5.4F(3) and, in particular, has requested Conditional Variance Approval from §128-5.4F(3)(b) Minimum Lot Size (10 acres required; 3 acres provided); §128-5.4F(3)(a), requires primary access to the Property from a road under the County jurisdiction where the Property has direct access to Philips Parkway; and §128-5.4F(3)(h) Maximum Floor Area Ratio (.35 permitted; .41 proposed). The Applicant will also request Preliminary and Final Site Plan Approval in connection with §128-1 of the Borough of Montvale Ordinance, Bulk Variance relief from: §128-7.5B(2) which restricts parking within 75' of the front property line and the Applicant proposes an access aisle located at 45' from the front property line and a parking area within 68' of the Property line; Section 128-7.1K, possible variance relief required for having less than 5% of parking lot area containing landscape islands. The Applicant has also requested approval from its Environmental Impact Statement in accordance with §128-17.1 et seq. of the Borough of Montvale Ordinance and a Major Soil Moving Permit from §104-1 et seq. of the Borough of Montvale Ordinance to permit 4,361 c.y. of cut-fill on/to/from the Property.

PLEASE TAKE FURTHER NOTICE that the Applicant will also request any and all other variances, exceptions, waivers, de minimus exceptions, interpretations and/or incidental relief from the requirements of the Borough of Montvale Ordinance that may be required by the Board after a review of the application.

PLEASE TAKE FURTHER NOTICE that the Public Hearing has been scheduled for Tuesday, June 16, 2020 at 7:30 p.m. and continuing at such further time as may be further scheduled by the Planning Board of the Borough of Montvale. Under normal circumstances, the Board's hearings are conducted in public at the Borough of Montvale Municipal Building, 12 Mercedes Drive, Montvale, New Jersey 07645. Due to and during the Covid-19 public health emergency, as set forth in Executive Order #107, the Board is not conducting in-person meetings and instead is conducting "virtual hearings" using the Zoom videoconferencing system. Any interested person or persons shall have an opportunity to be heard upon such application, either by their own representation or by attorney, using the Zoom system. Individuals can participate in the Zoom meeting using their computers, smart phones/tablets, or by standard telephones (audio only). Zoom meeting information (for both audio/video and phone only) for the above referenced meeting can be found at the Borough of Montvale website:
<https://www.montvale.org/resident/calendar/986>

Topic: Montvale Planning Board Meeting Time: June 16, 2020 07:30 PM Eastern Time (US and Canada) Join Zoom Meeting

<https://us02web.zoom.us/j/3681334477?pwd=aHNWYUlidU1GclQ4dWx0VUpSUzBHZZ09>

Meeting ID: 368 133 4477

Password: 908106

The Zoom meeting ID is 3681334477 and the video conference password is 908106.

Participation in the meeting by telephone is available by calling 1-301-715-8592 and inputting the Meeting ID and password when prompted. Meeting ID: 368 133 4477 Password: 90810

PLEASE TAKE FURTHER NOTICE that during this public emergency, the Board shall seek to make application plans and related documents available to be viewed online at: <https://www.montvale.org/resident/calendar/986e>. The physical documents will continue to be kept on file in the office of the Planning Board, Municipal Building, 12 Mercedes Drive, Montvale, New Jersey. Due to the present health emergency, the Municipal Building is closed to the public. If you cannot view the documents on file online, you may contact the Board Secretary at 201-391-5700, x 242 to make other arrangements to view the documents.

PLEASE TAKE FURTHER NOTICE that upon the end of the public health emergency, the Borough may transition back to 'in-person' meetings; appropriate announcements to that effect will be posted on the Borough's web site. Members of the public interested in participating in any such application are requested to check the web site for updated information as to status of the Board's hearings; individual notices to the public will not be sent.

BEATTIE PADOVANO, LLC

Attorneys for Ridge Crest Real Estate, LLC

BY: /s/ Antimo A. Del Vecchio
Antimo A. Del Vecchio, Esq."