

REGULAR MEETING OF THE MONTVALE PLANNING BOARD
MINUTES

Tuesday, April 4, 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.

ROLL CALL:

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

ALSO PRESENT: Robert Regan, Board Attorney; Darlene Green, Borough Planner; Andrew Hipolit, Borough Engineer; Lorraine Hutter, Land Use Administrator

ABSENT: Erica Davenport, Assistant to the Land Use Administrator

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

ENGINEER/BOROUGH PLANNER: None

ZONING REPORT: Mr. Gruber - Market Square building #400 had a delay in construction of about a month due to steel delivery. 100 Phillips Parkway has a TCO as permitted interior renovations are being done. They are working on plans for the exterior stair/ramp modification to present before the planning board for hopes of an approval. All the other ongoing projects in town are moving along accordingly. The Culhane property the plans for a new home to be built and they will be submitting to us and Mr. Del Vecchio will be representing them. They want to know if they can change the address to 25 Terry Court.

ENVIRONMENTAL COMMISSION LIAISON REPORT: Clean up day will be April 22. They are looking for volunteers for clean up day. They are looking into EV cars for the Borough. Bob Hanrahan has been asking for plans submitted for site plan. They will be receiving plans and they can make recommendations and the board will take them under advisement. Chairman doesn't want them to be reaching out to the applicant or for them to be coming before the EC. The reviews need to be done in a timely manner. We do not want the EC to be a road block for

the applicant. The plan for trail for 127 Summit was discussed. We are looking to put the water tower there. They would be picking up the responsibility to do with the property. Ms. Hutter asked about is there engineering involved. Mr. Zitelli stated he does not believe at this time that an engineer involved. Balloons were flown today for the height of the water tower.

SITE PLAN COMMITTEE REPORT: Mr. Stefanelli stated there were 4 applicants. First was 53 North Avenue for a cover adjustment. Calculations were required and they were short. The committee stated it was di minimus. BP 128 Chestnut Ridge Road, they are looking to do new pumps and signage. Suggestions were made and they will be coming back. Parkland Estates came for changes to the drainage system because it was close to a foundation. They talked about the wall and stone was being changed on that. North Market, was looking for a canopy and signage. They will be coming back.

MASTER PLAN COMMITTEE REPORT: They met and discussed the Historical Preservation portion. The survey is being worked on for Businesses and Residents. The open space plan should be ready for submitted. We asked about it being sent over.

CORRESPONDENCE: On back table

APPROVAL OF MINUTES: March 7, 2023-A motion to approved was made by Mr. Teagno and seconded by Mr. Stefanelli. A roll call vote was taken with Mr. Lintner abstaining and all others voting aye.

DISCUSSION: none

USE PERMITS:

1. **Block 3004 Lot 2 – Portum Health, LLC** – 50 Chestnut Ridge Road, Suite 120 (3,431 sq. ft.)-were not present.
2. **Block 2408 Lot 2 – Alpha Omega Investment Group, LLC d/b/a The Pizza Parlour** – 2-8 S. Kinderkamack Road (4, 500 sq. ft.)-Changing of ownership only. Owner came forward. He attends to take possession in less than two weeks. Chairman stated that there is a delivery vehicle always making deliveries to the pizza parlour. Chairman asked that they advise their delivery people to not park in the fire delivery. Chairman read the application into the record. Application was amended to the B1 zone. No proposed modifications being done. No neon signs. A motion to approve was made by Councilman Koelling and seconded by Mr. Stefanelli with all present stating aye.
3. **Block 2702 Lot 1.01 C2000 – SQ Pizza Montvale, LLC** – 200 Market Street, Suite 260 (2,482 sq. ft.)-carried to the next schedule meeting
4. **Block 2701 Lot 3 – Eastern Drayage INC., Ste. 203** – Chestnut Ridge Road (2,890 sq. ft.) Chairman read the application into the record. Attorney representing the applicant is James Delia.

It will be administrative office for a logistic trucking company. No outdoor sign will be required. Signatures were identified. Chairman asked that they submit a letter of the zip codes. No storage of equipment stated Mr. Delia. A motion to approve was made by Mr. Culhane and seconded by Mr. Teagno with all present voting aye.

PUBLIC HEARINGS (NEW): None

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** Chairman
announced being carried and no further notice will be provided.

RESOLUTIONS:

1. **RESOLUTION GRANTING A USE PERMIT TO PORTUM HEALTH, LLC FOR PREMISES DESIGNATED AS BLOCK 3004, LOT 2-** A motion to introduce was made by Councilmember Koelling and seconded by Mr. Stefanelli with all present voting aye.

OTHER BUSINESS:

OPEN MEETING TO THE PUBLIC: no public present

ADJOURNMENT: A motion to adjourn was made by Mr. Lintner and seconded by Mr. Stefanelli all in favor stating aye.

Next Regular Scheduled Meeting: April 18, 2023