REGULAR MEETING OF THE MONTVALE PLANNING BOARD MINUTES

Tuesday, February 15, 2022

Municipal Complex 12 Mercedes 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; John Ryan, Mayor Designee; William Lintner, Robert Zitelli, Frank Stefanelli, Dante Teagno, Javid Huseynov and Chairman DePinto

ALSO PRESENT: Robert Regan, Board Attorney; Darlene Green, Borough Planner; Andrew Hipolit, Borough Engineer; Lorraine Hutter, Land Use Administrator and Erica Davenport, Assistant to the 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: None

SITE PLAN COMMITTEE REPORT: None

CORRESPONDENCE: On back table

APPROVAL OF MINUTES: February 1, 2022 – A motion to approve was made by Mr. Teagno and seconded by Mr. Culhane. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

DISCUSSION:

OR-4 Zone Permitted Use Analysis

Ms. Hutter stated that this is in regard to the OR-4 zone and we would like Ms. Green to do work in regard to light manufacturing to include other uses. We are looking to revisit what was previously permitted in the SED zones. If we are going to be more liberal in that zone, we have to establish conditions that go along with that. Ms. Green stated that she prepared a table to show what is provided today and what was permitted in the SED zone. She also wants to do an analysis on what newer uses can be permitted in this zone compared to what was permitted in the 1980's. This analysis proposes conditions. The items we have to be concerned with is noise, odor and lighting. Chairman DePinto stated that we have re-do the master plan and the most important part in the plan is that times have changed. We have to look to expand uses without negatively impacting our community because soon the tax appeals will be coming in and it's going to be easy for developers to expand these uses which will no longer be commercial, it will be residential which opens up a lot of concern. No objections came from board members for Ms. Green's proposal. A motion to approve was made by Mr. Lintner and seconded by Mr. Culhane. All in favor stated aye.

Montvale School No. 2- Historic Landmark Designation

Ms. Hutter explained that the Historic Preservation would like to have School No. 2 be deemed a historical site. She did speak with Mr. Turanto and Mr. DePalma from United Way and they have no issue with this. Mr. Vorhees is here if anyone has any questions in regard to the letter that was submitted. Richard Vorhees, Vice Chair of the Historic Perseveration Commission, came forward to give a brief summary about the Historic Landmark Designation. Ms. Green stated that the procedure is to look back at the 2008 Master Plan to see if this site was on the list to be preserved. Then we would add it to any necessary ordinances of the borough. Mr. Regan explained that we have the initial process from the commission and then the planning board can include an addendum in the master plan. The next step would be to get certified letters to the property owners. The planning board would then have to conduct a hearing but the final decision is with the governing body. No questions or concerns were brought up by any board members. Chairman DePinto authorized Ms. Hutter to send a notice and a date for a hearing was chosen for March 15, 2022. A motion was made by Mr. Culhane and seconded by Mr. Ryan. A roll call vote was taken with all members stating aye.

USE PERMITS:

Block 2602 Lot 1 – Luxury Lease Partners, LLC – 210 Summit Avenue – 2, 632 sq. ft. (additional space)

Richard S. Leibowitz, Esq. came forward to represent client James Moscatello. Mr. Regan swore in Mr. Moscatello. Chairman DePinto read the application into the record. Attached to the application was a list of zip codes and the Montvale Police Department report was missing. He will submit it tomorrow to Ms. Hutter. Mr. Moscatello explained that this space is being used for executive offices for a luxury car leasing firm. They do not have any inventory on site. The space will strictly be used for administrative purposes. The only thing kept on site are typical office products. This is his primary location for this business. No questions arose from any board members. Ms. Hutter stated that he will need to obtain a CO from the building department. A motion to approve was made by Mr. Culhane and seconded by Mr. Stefanelli. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

Block 3201 Lot 5 – DJ Gold Mixmaster, LLC – 25 Philips Parkway – 1,200 sq. ft.

Samuel Tsinman, Esq. came forward to represent client, Iliahl Gold. Mr. Gold was sworn in by Mr. Regan. Chairman DePinto amended the application to read that it is in the OR-4 Zone. Council agreed. Chairman DePinto read the application into the record. A list of zip codes as well as the Montvale Police Department report were attached to the application. Mr. Gold gave a brief overview of the business. The space will be used for office meetings and storage. They will be receiving music equipment for display purposes and for equipment to bring to jobs. Amazon deliveries will be twice a week. He usually does events such as weddings, kids parties, sweet sixteen parties, etc. Deliveries consist of speakers, microphones, TV screens, all material that would be used for events. There will be no trucks parked overnight. No questions arose from any board members. A motion to approve was made by Mr. Culhane and Mr. Teagno. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

Block 2602 Lot 1 – Gantrade Corporation, Inc. – 210 Summit Avenue – 2,813 sq. ft.

Francis A. Uzzi, Esq. came forward to represent Jaikumar Moorthy. Mr. Moorthy was sworn in by Mr. Regan. Mr. Uzzi explained that the net usable space is approximately 6,000 sq. ft. Chairman DePinto amended the application to reflect this. Chairman DePinto then read the application into the record. Attached to the application is a list of zip codes and the Montvale Police Department report was not submitted. Mr. Uzzi will submit the report tomorrow. Mr. Moorthy gave a brief overview of his business. The office space will be used for administrative work such as sales, customer service representatives, accounts payables, and accounts receivables. No questions arose from any board members. The application was amended to read 22 parking spaces and employees, not 21. 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.

Block 1102 Lot 1 – Madison Trust Company – 1 Paragon Drive, Suite 275 – 10,120 sq. ft.

John Conte from Meyerson, Fox, Mancinelli & Conte, PA came forward to represent client, Daniel Gleich. Mr. Regan swore in Mr. Gleich. Chairman DePinto read the application into the record. Attached to the application was a list of zip codes, the Montvale Police Department report and a floor plan. Mr. Gleich moved into the space September 2019 however was unaware that he needed to come to the Planning Board for a use permit at that time. They were a part of the Broad Management Group; they hold 1/3 of the space while Broad Management Group hold 2/3 of that space. They decided to have their own space and decided to separate it, which is why they are here tonight. This approximate 10,000 sq. ft. is a part of that space. Mr. Gleich does not plan on making any other improvements to the space that would require permits from the building department. Mr. Gleich gave a brief overview of his business. He works with IRA's, bitcoins, bonds, etc. He stated that he is using this space strictly as administrative offices for his IRA trust company. No questions arose from any board members. A motion to approve was made by Mr. Stefanelli and seconded by Mr. Culhane. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

Block 1102 Lot 1 – Redstone Capital Group, LLC & Silver Point Management, LLC – 1 Paragon Drive, Suite 252 – 1,667 sq. ft.

John Conte from Meyerson, Fox, Mancinelli & Conte, PA came forward to represent client David Rotenberg. Mr. Regan swore in Mr. Rotenberg. Mr. Rotenberg explained the relationship between Redstone Capital and Silver Point Management, LLC. Redstone Capital is an acquisition company that owns real estate and Silver Point Management is the management company that manages the holdings of Redstone. They have the same ownership. Chairman DePinto read the application aloud into the record. Attached the application was the Montvale Police report, a list of zip codes and a floor plan. Mr. Rotenberg gave a brief overview of his business. He has been a tenant since September 2019 however he was unaware that he needed to come before the Planning Board for a use permit. No questions arose from any board members. A motion to approve was made by Mr. Stefanelli and seconded by Mr. Teagno. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

PUBLIC HEARINGS (NEW): None

A five-minute break was taken at 8:30pm.

PUBLIC HEARINGS (CONT):

Block 1102 Lot 3 – Gray Capital, LLC – 100 Summit Avenue – Preliminary and Final Site Plan Approval

Please see attached transcript.

RESOLUTIONS:

Block 1002 Lots 3 & 5 – Montvale Family Apartments, LLC – 159-161 Summit Avenue – Resolution Granting a Major Soil Movement Permit

A motion to introduce was made by Mr. Stefanelli and seconded by Mr. Teagno. Mr. Regan made minor changes. No questions arose from any board members. A roll call vote was taken with all members stating aye.

Block 1103 Lot 5 & Block 403 Lot 1 – Metropolitan Home Development – 91 Spring Valley Road – Resolution Granting Amended Preliminary and Final Major Subdivision Approval

A motion to introduce was made by Mr. Culhane and seconded by Mr. Stefanelli. No changes were made. No questions arose from any board members. A roll call vote was taken with all members stating aye.

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.

Next Regular Scheduled Meeting: March 1, 2022

Respectfully Submitted,

Erica Davenport
Assistant to the Land Use Administrator