

REGULAR MEETING OF THE MONTVALE PLANNING BOARD
MINUTES

Tuesday, April 16, 2024

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 7:53 pm and led everyone in the Pledge of Allegiance.

ROLL CALL:

PRESENT: John Culhane; Christopher Gruber; Councilmember Koelling; William Lintner; John Ryan, Mayor Designee; Frank Stefanelli; Dante Teagno; Sherwin Tsai; Joseph Puglisi and Chairman DePinto

ALSO PRESENT: Robert Regan, Board Attorney; Darlene Green, Borough Planner; Jamie Giurintano, Borough Engineer and R. Lorraine Hutter, Land Use Administrator

ABSENT: Javid Huseynov and Anita Bagdat

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

ZONING REPORT: Mr. Gruber reported that AR Landmark is anticipating a late summer occupancy. The Alexis is in the final stages of Building Inspections and has complete construction. The Toll Brothers project is also in final Building Inspections and is complete, but the Affordable Housing issue with the last unit has not been resolved and letters have just been issued this past week.

ENVIRONMENTAL COMMISSION LIAISON REPORT: Mr. Tsai reported the committee is requesting comments from the Planning Board regarding proposed changes from them for the Site Plan Review and Variance forms. The Board Land Use Administrator responded that as soon as the board professional are available to review the proposed changes it will be placed on an agenda in the future.

SITE PLAN COMMITTEE REPORT: Mr. Stefanelli reported the committee reviewed two applications. One application for 37 Woodland Road (Block 1401, Lot 4) proposed the construction of a single-family home and will be submitting revised plans in the future because

of a height issue. The second application for 160 Summit Ave (Block 1902, Lot 8) proposed a redesign of the monument sign in order to attract more medical business.

MASTER PLAN COMMITTEE REPORT: None

CORRESPONDENCE: On back table – None

APPROVAL OF MINUTES:

April 2, 2024 - A motion to approve was made by Mr. Tsai and seconded by Councilmember Koelling. There was no discussion on the motion. A roll call vote was taken with all present members stating aye. Mr. Huseynov and Ms. Bagdat were absent. Mr. Gruber abstained.

USE PERMITS: None

PUBLIC HEARINGS (NEW):

1. **Proposed Element of the Borough of Montvale’s Master Plan, which is entitled “Borough of Montvale Environmental Resource Inventory”** – Chairman DePinto invited the EC Chairman, Robert Hanrahan, to come forward to speak to the Board to which Chairman Hanrahan thanked the Board members and the Board professionals for their assistance in creating this document. Ms. Green summarized the ERI document and reviewed the extensive work and revisions done to create the document. Chairman Hanrahan also asked that the Board promote the existence of this document to be utilized for research on the area.
The motion to open to the public was made by Mr. Lintner and seconded by Mr. Stefanelli. All in favor stated Aye. No one stepped forward. The Chairman motioned to close to questions from the public. The motion to close was made by Mr. Stefanelli and seconded by Mr. Lintner. All in favor stated Aye.
A motion to request the Board Attorney to prepare a Resolution 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 present members stating aye.

PUBLIC HEARINGS (CONT.): None

RESOLUTIONS:

1. **Resolution Granting Variance Relief to Robert Verdino for premises designated as Block 808 Lot 5 also known as 36 Marion Road –**

The motion to introduce was made by Mr. Ryan and seconded by Councilmember Koelling. Mr. Regan reviewed a few small changes and corrections to be made to the Resolution. No other members had any discussion on the Resolution. A roll call vote was taken with all present members stating aye.

DISCUSSION:

1. **OR 4 Analysis** – Ms. Green discussed that this draft is a preview of things to come and that they had been proactive in the writing of this document and setting a goal of filling as many emptied office spaces as possible. Ms. Green also gave a brief overview of the drafted document covering the existing businesses, future businesses and any restrictions and conditional uses, as well as, recommended future uses and changes. The Board discussed the future of Montvale for the OR District uses, having some control in the architecture visuals of incoming buildings, Affordable Housing issues and possible overlay districts in the future. The OR 4 Analysis will be going before the COAH Committee on 4/30/24 and then the Mayor and the Council on 5/9/24. The Board decided to wait for the COAH Committee meeting decisions and re-address this discussion at the 5/7/24 Planning Board meeting.

OTHER BUSINESS: None

OPEN MEETING TO THE PUBLIC: No one from the public came forward.

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 7th, 2024

Respectively submitted:

Theresa DiPopolo,
Assistant to the Land Use Administrator