

# **REGULAR MEETING OF THE MONTVALE PLANNING BOARD**

## **MINUTES**

**Tuesday, September 6, 2022**

**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 7:37 PM and led everyone in the Pledge of Allegiance.

### **ROLL CALL:**

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

**ALSO PRESENT:** Andrew Hipolit, Borough Engineer; Robert Regan, Board Attorney; Darlene Green, Borough Planner; Michael Halzack, Fire Official; Lorraine Hutter, Land Use Administrator and Erica Davenport, Assistant to the Land Use Administrator

**ABSENT:** Dante Teagno

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

**ZONING REPORT:** Mr. Gruber – No report.

**ENVIRONMENTAL COMMISSION LIAISON REPORT:** Mr. Zitelli – No report.

**SITE PLAN COMMITTEE REPORT:** Mr. Lintner – There were three applicants that came before the committee. The first applicant was Andy Del Vecchio, North Market (400 Market Place). They are requesting changes to the monument sign to read “S. Hekemian Group” at the bottom. They are also looking for specific parking signs to maintain spots for potential residents. It was decided by the committee to put these signs up on a temporary basis to see how the signs would affect this area once businesses open up at that location. The second applicant was Jim Muscarella, 210 Summit Avenue Company, LLC. He was interested

at putting in an Air Conditioner dedicated fully for his single office. The committee approved this request and thought it did not need to go for site plan approval. The AC unit will be located on the ground, hidden behind a bush that is already existing. The last applicant was Samuel Roth, 72 Summit Avenue. He was looking to divide his building from 4 suites to 8 suites. The committee approved his request. He must go to the building department to get all necessary permits.

**CORRESPONDENCE:** On back table

**APPROVAL OF MINUTES:**

**July 11, 2022** - A motion to approve was made by Mr. Stefanelli and seconded by Councilman Koelling. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

**August 16, 2022** - A motion to approve was made by Mr. Lintner and seconded by Mr. Culhane. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

**DISCUSSION:**

- 1. Environmental Commission Open Space** - See attached Power Point Presentation
- 2. Amendment to the Spending Plan - Darlene Green** – An amendment was made to the distribution of money allocated to Montvale Family Apartments who is building affordable housing. They were originally allocated \$375,000 and they need an additional \$25,000. This additional money was already approved by the Mayor and Council and the Fair Share Housing. This money will come from out of the Green Building Strategy Plan and be moved to Montvale Family Apartments. They asked to table this discussion until Ms. Green can find out what the \$25,000 was being used for.
- 3. Form for Site Plan Review Committee Application** – The Planning Board approved this form with minor changes.

**USE PERMITS:**

**Block 2702 Lot 1.01 C001** – Glosslab Montvale, LLC – 100 Market Street (1,789 sq. ft.)  
Andy Del Vecchio, Esq. of Beattie Padovano stepped forward to represent client Ashley Duckworth-Ponce. There were no changes to the application that was submitted. Mr. Regan

swore in Ms. Duckworth. Chairman DePinto read the application aloud into the record. Mr. Del Vecchio identified the signatures that were on the application. Attached to the application was the Montvale Police Department form. Ms. Duckworth explained that the intended use of the property is a membership based/waterless manicure salon. There are 3 different types of memberships to choose from, monthly, semi-annually or quarterly. They also take walk-ins. This space is located on the North side of Building 1, right next to Paris Baguette. There will be 24 total work stations – 12 manicure stations and 12 pedicure stations. Maximum occupancy will be 24 people at one time. There will also be some retail space so they can sell some nail kits (approx. 50 sq. ft.). Mr. Gruber asked about ventilation. Ms. Duckworth stated that the ventilation will be up to code located within the work stations. Mr. Gruber also stated that they will need a CCO and signage needs to come through the building department. No other questions arose from any board members.

Mr. Del Vecchio stated sign dimensions – The wall sign has a black face and is entirely illuminated. The letter height is 27 inches and sits on an area that is 39 inches in height which leaves a border of 6 inches top and bottom that is required by the variance. The store front is 28 feet in length total. The sign that is proposed is 7 feet, 6 inches in length. This equates to 62.5% of the storefront which comes in less than the 90% that is required by variance. The second category of sign is the projected blade sign. The letter height is 3 ¾ inches. It is a white letter that it internally illuminated on the blade sign. The 3<sup>rd</sup> category sign is the window graphic.

Ms. Duckworth stated that Closter is the closest area of another Glosslab location. Chairman DePinto stated that the Borough will not allow any illuminated window signs. Ms. Duckworth was aware of that.

The Chairman entertained a motion to allow the board attorney to prepare a resolution of approval for both the intended use as well as the signage. A motion 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.

**Block 2701 Lot 3** – Shanghai International Holdings Corporation – 85 Chestnut Ridge Road (1,358 sq. ft.)

Jennifer Berardo, Esq. of Wells, Jaworski & Liebman stepped forward. A correction was made to the address to read 85 not 82 Chestnut Ridge Road. Ms. Berardo also stated that they will be located in Suite 118. Client Hui Dong came forward. Mr. Regan swore in Mr. Dong. Chairman DePinto read the application aloud into the record. Mr. Dong gave a brief explanation of his business. Mr. Dong stated that this location will be his headquarters for his company. This will be administrative offices where he can focus on shipments from China.

A motion to approve was made by Mr. Ryan and seconded by Mr. Culhane. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

A 5-minute break was taken at 8:40pm.

**PUBLIC HEARINGS (NEW):** None

**PUBLIC HEARINGS (CONT):**

**Block 2002 Lots 13 & 14 - Montvale Grove, LLC – 20-24 Spring Valley Road** – Preliminary Major Site Plan and Major Subdivision Approval –Application is being carried to October 18<sup>th</sup>, 2022 at the applicant's request. New notice will be provided.

**RESOLUTIONS:**

**Block 2702 Lot 1.01 - Real Hot Yoga-310-330 Market Street - (2,200 sq. ft.)** – A motion to approve was made by Mr. Huseynov and seconded by Mr. Culhane. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

**OTHER BUSINESS:** None

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

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

**Next Regular Scheduled Meeting:** September 20th, 2022

Respectfully Submitted,

Erica Davenport  
Assistant to the Land Use Administrator