

REGULAR MEETING OF THE MONTVALE PLANNING BOARD
MINUTES

Tuesday, January 17, 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.

Chairman DePinto opened the meeting at 7:39pm and led everyone in the Pledge of Allegiance.

ROLL CALL:

PRESENT: John Culhane; Councilmember Koelling; Javid Huseynov; 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; and Erica Davenport, Assistant to the Land Use Administrator

ABSENT: Robert Zitelli

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: Mr. Stefanelli – There were multiple applicants that came to Site Plan Review tonight. The first applicant was 100 Phillips Parkway, LLC who moved into the facility without a use permit and did construction work without proper permits. They will be coming before the planning board in a couple weeks with an amended site plan and use permit. The next applicant was Samuel Roth located at 72 Summit Avenue. He is looking to do some interior renovations as well as adding parking. He will do more research with his architect and get back to us in a couple weeks. The next applicant was UB Chestnut, LLC located at 1-30 Chestnut Ridge Road. They are looking to place a shed on the property to store

their snow equipment. The Site Plan Review committee approved this shed. The next applicant was Anthony Costelloe located at 11 Myrtle Street. Mr. Costelloe put a retaining wall up in front of his property which sits partially within the right of way. He replaced a stone wall that had been previously in the same location. This wall is an improvement from what was previously there so the committee approved this wall. Next was Dmitiri Intizarian located at 70 Spring Valley Road. Mr. Intizarian is looking to put an addition on his residential home however it is a 2-family home which will need a variance for this project so he must return to the board with a planner and signed/sealed plans.

MASTER PLAN COMMITTEE REPORT: Mr. Lintner – Tonight we started discussion on community developments and the next step is to meet with various groups of the community such as recreation, schools, library, police, fire, Tri-Boro Ambulance Corp. and historic preservation. Ms. Green did some calculations and projections and it looks like the development of the growing population is projected to increase by 1,700 people which will result in 114 students. We will make arrangements in February to sit down with each of these groups to see if we can get an idea of what the effect will be on each of these groups so we can add all of this information to the Master Plan.

CORRESPONDENCE: On back table

APPROVAL OF MINUTES:

December 6, 2022 – Carried to February 7, 2023 – Board did not receive transcript from Montvale Grove, LLC yet.

January 3, 2023 – There was one correction made to Mr. Regan’s section of re-appointment where Mr. Teagno was listed twice as approving and it should have stated Mr. Teagno approved and seconded by Mr. Culhane. A motion to approve the amended minutes was made by Mr. Lintner and seconded by Mr. Teagno. There was no discussion on the motion. A roll call vote was taken with all members stating aye. Mr. Ryan and Mr. Stefanelli abstained.

DISCUSSION: John Chiavelli – 10 Pineview Terrace

Mr. Chiavelli came forward to address a minor change regarding impervious coverage to the above address. He would like it changed from 39.44 to 39.81. He wrote a letter to the board and Chairman DePinto read the letter aloud into the record. He is requesting that the

resolution be changed to correct the impervious coverage. No questions arose from any board members. A motion to request the board attorney to amend the resolution was made by Mr. Stefanelli and seconded by Mr. Ryan. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

USE PERMITS:

Block 3004 Lot 2 – Turf Office Furniture & Design – 50 Chestnut Ridge Road – Suite 231 (1,515 sq. ft.)

Andrew Bolson of Meyerson, Fox, Mancinelli & Conte, P.A. stepped forward to represent client Laser Kolman. Mr. Regan swore in Mr. Kolman. There were no changes to the application submitted. Chairman DePinto then read the application aloud into the record. Attached to the application was the Montvale Police Department form as well as a list of zip codes. Also attached to the application was a floorplan. Mr. Kolman identified the two signatures on the application. Mr. Kolman gave a brief overview of their business. He stated that they design and sell office commercial furniture. There is a design team that helps clients design their space. There are not many customers that come to their location because they do a lot of meetings via zoom. There is no showroom on the property. They will not be doing any changes to the existing space. No questions arose from any board members. Mr. Gruber stated that they will need to get a new tenant certificate from the Building Department. Mr. Halzack stated that they will need to put a name on the door so when they go to do fire inspections, they can find them easily. A motion to approve was made by Mr. Culhane and seconded by Mr. Ryan. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

Block 2701 Lot 4 – E. Copier Solutions Inc. – 95 Chestnut Ridge Road – Suite 101 (2, 600 sq. ft.)

Andrew Bolson of Meyerson, Fox, Mancinelli & Conte, P.A. stepped forward to represent client David Salomon who could not attend tonight. Mr. Regan stated that it was okay to move forward with the application without the client present. There were no changes to the application submitted. Chairman DePinto read the application aloud into the record. Attached to the application was a Montvale Police Department form as well as a list of employee zip codes. Mr. Bolson identified the signatures on the application. Mr. Bolson gave a brief

overview of this business and he stated that this is simply a sales office with administrative staff members. No storage of any products will be on the site. The staff members go out and services copy machines with ink cartridges, etc. Mr. Gruber stated that he will need a new tenant certificate from the Building Department. Mr. Halzack stated that they will need to put something on the door so they are. No other comments or questions arose from any board members. A motion to approve was made by Councilmember Koelling and seconded by Mr. Stefanelli. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

Block 2801 Lot 2 and Block 2702 Lot 1 – Evolve Med Spa – 200 Market Street (2,750 sq. ft.)

Antimo Del Vecchio of Beattie Padovano stepped forward to represent client Heather Matthews. Mr. Regan swore in Ms. Matthews. There were no changes to the application submitted. Chairman DePinto read the application aloud into the record. Ms. Matthews identified both signatures on the application. Attached to the application was the Montvale Police Department form and they have yet to hire anyone for this location so they do not have a list of zip codes yet. Mr. Matthews gave a brief overview of her business. They do medical aesthetics such as laser hair removal, Botox, toxins and fillers and body contouring. All procedures are medical grade and from nurses and nurse practitioners. This will be located on the second floor in Building 2. No signs are being put on the exterior of the building for other tenants. No questions arose from any board members. Mr. Gruber stated that they will need a tenant certificate from the Building Department. Mr. Halzack asked if they will be using any nitrogen for freezing techniques and Ms. Matthews stated that they will not. Chairman DePinto would like Mr. Regan to make a resolution. A motion to approve was made by Mr. Lintner and seconded by Mr. Teagno. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

Block 3103 Lot 2 – 100 Phillips Parkway, LLC – 100 Phillips Parkway (79,007 sq. ft.)

Carried to February 7, 2023

Block 1102 Lot 1 – Shield Funding – 1 Paragon Drive, Suite 150B (2,223 sq. ft.)

Andrew Bolson of Meyerson, Fox, Mancinelli & Conte, P.A. stepped forward to represent client Abe Gold. Mr. Regan swore in Mr. Gold. There were no changes to the application submitted.

Chairman DePinto then read the application aloud into the record. Attached to the application was the Montvale Police Department form as well as a list of zip codes. Mr. Gold gave a brief overview of the business and he stated that they are a brokerage firm. They connect business owners to lenders. They have sales people that come to the office but no customers. They do not plan on doing any renovations to the space. No questions arose from any board members. Mr. Gruber stated that they will need to obtain the new tenant certificate from the Building Department. Mr. Halzack stated that they will need to put their name on the door so the fire department can identify them properly. A motion to approve was made by Mr. Huseynov and seconded by Councilmember Koelling. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

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

Carried to February 7, 2023

RESOLUTIONS: None

OTHER BUSINESS: None

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

ADJOURNMENT: A motion to adjourn was made by Mr. Teagno and seconded by Mr. Ryan.

Next Regular Scheduled Meeting: February 7, 2023

Respectfully Submitted,

Erica Davenport

Assistant to the Land Use Administrator