

REGULAR MEETING OF THE MONTVALE PLANNING BOARD
MINUTES

Tuesday, April 15, 2025

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 7:38 pm and led everyone in the Pledge of Allegiance.

ROLL CALL:

PRESENT: John Culhane; Christopher Gruber; Councilmember Koelling; William Lintner; Dante Teagno; Javid Huseynov (arrived 7:50); Sherwin Tsai; Joseph Puglisi; Anita Bagdat and Chairman DePinto

ALSO PRESENT: Robert Regan, Board Attorney and Jeanne Fondacaro, Interim Land Use Administrator

ABSENT: John Ryan, Mayor Designee; Frank Stefanelli; Darlene Green, Borough Planner; and Jamie Giurintano, Borough Engineer

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

ENVIRONMENTAL COMMISSION LIAISON REPORT: None

SITE PLAN COMMITTEE REPORT: Mr. Lintner reported the committee reviewed one application. The application was an inquiry of the homeowner of 64 Akers Avenue (Block 2102 Lot 13) in regards to possibly subdividing the conforming property into 2 non-conforming properties. The committee advised the homeowner on the difficulties involved in such a subdivision. The homeowner will consider the committees advice and decide if they wish to file a formal application.

MASTER PLAN COMMITTEE REPORT: None

ZONING REPORT: None

CORRESPONDENCE: On back table

APPROVAL OF MINUTES: None

DISCUSSION: None

USE PERMITS:

1. **Block 3101 Lot 1 – Casa di Bella d/b/a Moxie Salon & Beauty Bar** – 26 Chestnut Ridge Road, Unit 26 (1,980 sq. ft.) – Mark DiPisa of DiPisa and Lago LLC represents the applicant, Christina Brown of Casa di Bella d/b/a Moxie Salon and Beauty Bar. The Chairman read the application into the record. The space will be used as the already existing hair salon. There are 8 employees occupying the space, the area is not to be altered from the 4 rooms, an outdoor sign is required but is already preexisting, parking will be 8 employee spaces and all other for parking in common. A motion to approve was made by Councilmember Koelling and seconded by Mr. Lintner. A roll call vote was taken with all present stating aye.
2. **Block 3004 Lot 4 – OHaven Management Group LLC** – 50 Chestnut Ridge Road, Suite 207 (1,386 sq. ft.) – John Conte Jr. of Meyerson Fox and Conte represents the applicant, Joel Falkowitz of OHaven Management Group LLC. The Chairman read the application into the record. The space will be used as a general business office for a property and asset management company. There will be 3 employees occupying the space, the area is to be altered to 8 rooms, an outdoor sign is not required, parking will be 3 employee spaces and all other for parking in common. A motion to approve was made by Mr. Culhane and seconded by Mr. Teagno. A roll call vote was taken with all present stating aye.
3. **Block 1902 Lot 3 – LaserAway** – 295 W. Grand Avenue (2,328 sq. ft.) – ***Did not show and will be carried to the May 6th meeting***

PUBLIC HEARINGS (NEW:

1. **Block 1601 Lots 12, 13 and 14 – JTZ Holdings, LLC** – 22 Railroad Avenue – Amended Site Plan and Soil Movement Application – ***Carried to the May 6th Meeting***
The Chairman stated that as previously agreed on the applicant professionals and the Borough's professionals were discussing the project directly and that our engineer, Mr. Giurintano stated that the applicant has agreed to abandon the original plan of the day care center on the first floor of the proposed building and have it as nonspecific retail space. Both Borough professionals have also proposed to the applicant that they reduce the number of apartments in the updated plans. The Chairman also stated that he feels that the applicant should have to give notice again with all the proposed

changes happening and inquired with Mr. Regan, who responded that he would get in touch with the applicant attorney in regards to giving notice again. The Chairmen also stated some concerns regarding the lack of updated revised plans for the professionals and was unsure if they would have enough time to get their review letters written by the May 6th meeting. The members discussed the traffic patterns of the original plans and expressed that the proposed driveway allowing a left hand turn from the complex onto Kinderkamack was a danger and they would have to pay special attention to the updated revised plans that the left turn is not on the revised version.

PUBLIC HEARINGS (CONT.): None

RESOLUTIONS: None

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. Puglisi. All in favor stated aye.

Next Regular Scheduled Meeting: May 6, 2025

Respectively submitted:

Theresa Di Popolo,
Assistant to the Land Use Administrator