

**REGULAR MEETING OF THE MONTVALE PLANNING BOARD**  
**MINUTES**  
**Tuesday, March 18, 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 7:33 pm and led everyone in the Pledge of Allegiance.

ROLL CALL:

**PRESENT:** John Culhane; Christopher Gruber; Councilmember Koelling; William Lintner; John Ryan, Mayor Designee; Dante Teagno; Sherwin Tsai; Joseph Puglisi; Anita Bagdat (late 7:38) and Chairman DePinto

**ALSO PRESENT:** Robert Regan, Board Attorney; Darlene Green, Borough Planner; Jamie Giurintano, Borough Engineer and Jeanne Fondacaro

**ABSENT:** Frank Stefanelli; Javid Huseynov and R. Lorraine Hutter, Land Use Administrator

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

ENVIRONMENTAL COMMISSION LIAISON REPORT: Mr. Tsai reported that at the last committee meeting the EC Chair inquired about the Harmony Hill Development in Pearl River, NY specifically the access road he was told about being built from a member of the community. To which Chairman DePinto stated they were not informed of any activity in the area.

SITE PLAN COMMITTEE REPORT: Mr. Lintner reported the committee reviewed two applications. The first application was an informal inquiry into the property at 24 Spring Valley Road (Block 2002 Lot 13) in regards to possible uses of the property as indicated by the board. This property is connected to the Montvale Grove project that has been on hiatus for at least 7 months. The board gave some direction to the potential applicant and will be waiting to see the results. The second application was for Veolia Water, 225 Summit Avenue (Block 2601 Lot 32) with a preliminary site plan for 2 new proposed water tanks, a water pump house and access driveway. The project will have a significant amount of water main work and would take approximately 3 to 4 years to complete.

MASTER PLAN COMMITTEE REPORT: Mr. Lintner reported the committee will be meeting after the Planning Board meeting to finalize the Open Space and Recreation Plan presented by Ms. Green and then they will be able to submit it to the Planning Board for approval.

ZONING REPORT: None

CORRESPONDENCE: On back table

APPROVAL OF MINUTES: None

DISCUSSION: None

USE PERMITS:

1. **Block 2701 Lot 4 – Born to Play LLC** – 95 Chestnut Ridge Road, Suite 202 (2,900 sq. ft.) – Andrew P. Bolson of Meyerson Fox and Conte represents the applicant, Michael Steinmetz of Born to Play LLC. The Chairman read the application into the record. The space will be used as a general business office for a toy manufacturing company. There are 9 employees occupying the space, the area is not to be altered from the 6 rooms, an outdoor sign is not required, parking will be 9 employee spaces and all other for parking in common. A motion to approve was made by Mr. Puglisi and seconded by Councilmember Koelling. A roll call vote was taken with all present stating aye.
2. **Block 1901 Lot 5 – Euro Steps USA, Inc.** – 180 Summit Avenue, Suite 207 (3,100 sq. ft.) – Andrew P. Bolson of Meyerson Fox and Conte represents the applicant, Mendy Farkas of Euro Steps USA, Inc. The Chairman read the application into the record. The space will be used as a general business office for a footwear manufacturing company. There will be 4 employees occupying the space, the area is to be altered to 7 rooms, an outdoor sign is not required, parking will be 4 employee spaces and all other for parking in common. A motion to approve was made by Mr. Culhane and seconded by Mr. Lintner. A roll call vote was taken with all present stating aye.

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 April 1st Meeting***  
The Chairman stated that he was contacted by the applicant's lawyer, Brian Chewcaskie, who requested that the applicants professionals be allowed to contact the Borough professionals directly in order to advance this project. The Chairman agreed to allow it because of the extensive timeline this project has already taken. The applicant

will be responsible for updating the board and the public on those discussions amongst the professionals.

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. Gruber. All in favor stated aye.

Next Regular Scheduled Meeting: April 1, 2025

Respectively submitted:

Theresa Di Popolo,  
Assistant to the Land Use Administrator