

REGULAR MEETING OF THE MONTVALE PLANNING BOARD
MINUTES

Tuesday, January 21, 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 7:44 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; Javid Huseynov; Sherwin Tsai; Joseph Puglisi and Chairman DePinto

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

ABSENT: Frank Stefanelli; Anita Bagdat and R. Lorraine Hutter, Land Use Administrator

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 two applications. The first application was for Montvale Dunkin Donuts LLC, 121 Chestnut Ridge Road (Block 1901 Lot 3) with revised plans with reduced building sizes and proposed renovations they would like to do in order to create a new restaurant area and drive-thru. The believe that based on the comments they received they should be able to come before the Planning Board with a complete application within the next two months.

The second application was for Dynarex Corp, 155 Chestnut Ridge Road (Block 1001 Lot 2) variance for signage application. They are proposing two signs, one on the building and one monument sign with room for additional tenants' signs. The committee recommended reducing the monument sign to fit the pre-approved sizing. The applicate will be coming before the Planning Board in the next month or two for a variance for the signs.

MASTER PLAN COMMITTEE REPORT: Mr. Lintner reported the committee reviewed the final draft of the Open Space and Recreation Plan presented by Ms. Green. The review was not completed, they still need to discuss the goals and objectives, which will be addressed at the next meeting. After the next meeting the committee should be able to finalize the plan and submit it to the Planning Board for approval.

ZONING REPORT: Mr. Gruber reported 100 Summit Avenue will be having a pre-construction meeting the upcoming Thursday and they would like to start the demo of the building in the next month in order to build a 198-unit nursing home. The plans are expected to be release by the DCA in the next month or two.

CORRESPONDENCE: On back table

APPROVAL OF MINUTES: None

DISCUSSION: None

USE PERMITS:

1. **Block 2701 Lot 3 – iCode Electronics** – 85 Chestnut Ridge Road, Suite 219 (762 sq. ft.) – Andrew P. Bolson of Meyerson Fox and Conte represents the applicant, Neslihan Surmell of iCode Electronics, who was unable to attend due to traveling in Europe. The Chairman read the application into the record. The space will be used as a general business office for an electrical and electronics engineer. There will be 2 employees to occupy the space, the area is not to be altered from the 1 room, an outdoor sign is not required, parking will be 2 employee spaces and all other for parking in common. A motion to approve was made by Mr. Culhane and seconded by Councilmember Koelling. A roll call vote was taken with all present stating aye.

PUBLIC HEARINGS (NEW:

1. **Block 1301 Lot 24.06 – Derek Theilda and Danielle Pessolano** – 7 Flintlock Road – Amended Site Plan and Major Soil Movement Application – Antimo Del Vecchio of Beattie Padovano stepped forward to represent the applicant. Mr. Del Vecchio submitted Exhibits A1 thru A7; the Affidavit of Notice was marked as A1; the Site Plan Patio Renovation was marked as A2; the Environmental Impact Statement Exemption dated 8/14/24 was marked as A3; the Topographic Survey dated 11/1/23 was marked as A4; the as Built Letter from McNally Engineering dated 11/19/19 was marked as A5; the letter from the HOA dated 11/5/24 was marked as A6; and the Impervious Coverage Percentage dated 11/25/24 was marked as A7.

Mr. Del Vecchio went on to mark the review letters from the Borough's Planner dated 11/5/24 as Exhibit B1 and the most up-to-date Borough's Engineer dated 01/15/25 as Exhibit B2 and Borough's Engineer review letter dated 11/6/24 as Exhibit B3.

Mr. Del Vecchio summarized the applicants plans for the board then Mr. Regan swore in the applicant's Engineer, Douglas W. Doolittle, as well as the Borough Engineer, Jamie Giurintano and Borough Planner, Darlene Green. Mr. Regan stated that Mr. Doolittle is very well acquainted with the project and recommended as qualified, to which the Chairman accepted the recommendation of counsel.

Mr. Del Vecchio had Mr. Doolittle summarize and explain the plans for the applicant's intentions for the project. He explained that the project would be putting in a new patio, which would be a larger, but not much larger than the already existing patio. By putting in this new patio, with the proposed wall, would need a soil movement in order to level, expand, and place the larger drainage system, which would be ample enough to handle the Impervious Coverage Percentage (Exhibit A7).

Mr. Doolittle stated that he reviewed the Borough's professionals review letters and that he would be able to comply with all the recommendations. Mr. Giurintano asked Mr. Doolittle some clarification questions on the project and was satisfied with his answers. The Chairman then was going to open to the public but noticing there was no one from the public so he moved on to questions from board members for Mr. Doolittle. Members asked some clarification question, to which Mr. Doolittle responded to the satisfaction of the board. The Chairman then asked Ms. Green to give an overview of her review letter. Ms. Green did so and also asked some clarification questions for Mr. Doolittle. Mr. Doolittle answer Ms. Green to her satisfaction. The Chairman asked if anyone had questions for Ms. Green, to which there was none. Mr. Del Vecchio stated they had nothing further and completed with another brief summarization of the project.

The Chairman motioned to open to questions from the public. A motion to open was made by Mr. Ryan and seconded by Councilmember Koelling. All in favor stated Aye. No one from the public came forward. A motion to close to the public was made by Mr. Culhane and seconded by Mr. Teagno. All in favor stated Aye.

The Chairman motion to request the Board Attorney to prepare the Resolution. The motion to approve was made by Mr. Culhane and seconded by Mr. Ryan. There was no additional discussion or corrections on the motion. A roll call vote was taken with all members stating aye

- 2. Block 1601 Lots 12, 13 and 14 – JTZ Holdings, LLC – 22 Railroad Avenue – Amended Site Plan and Soil Movement Application - *Carried to the February 18th Meeting***

PUBLIC HEARINGS (CONT.): None

RESOLUTIONS:

1. Resolution Granting a Use Permit and Signage to TWG New Jersey, LLC d/b/a SWTHZ for the Premises Designated as Block 2802, Lot 2 (COO1B)

The motion to introduce was made by Councilmember Koelling and seconded by Mr. Lintner. There was no discussion or changes to be made to the Resolution. A roll call vote was taken with present members stating aye. Mr. Stefanelli and Ms. Bagdat were absent.

OTHER BUSINESS: None

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

ADJOURNMENT: A motion to adjourn was made by Mr. Teagno and seconded by Mr. Culhane. All in favor stated aye.

Next Regular Scheduled Meeting: February 4, 2025

Respectively submitted:

Theresa Di Popolo,
Assistant to the Land Use Administrator