

**REGULAR MEETING OF THE MONTVALE PLANNING BOARD**  
**MINUTES**  
**Tuesday, March 4, 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 7:59 pm and led everyone in the Pledge of Allegiance.

ROLL CALL:

**PRESENT:** John Culhane; Christopher Gruber; Councilmember Koelling; John Ryan, Mayor Designee; Dante Teagno; Javid Huseynov; Joseph Puglisi; Anita Bagdat and Chairman DePinto

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

**ABSENT:** William Lintner; Frank Stefanelli; Sherwin Tsai 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: Councilmember Koelling reported the committee reviewed one application. The application was for Hackensack Meridan at 305 W. Grand Ave (Blk 1902, Lot 5) and 50 Craig Road (Blk 1902, Lot 6) signage. The committee agreed to make approval of the signage conditional upon a new plan for the excess roadway/driveway that supposed to only be temporary and was not approved for a permanent roadway/driveway.

MASTER PLAN COMMITTEE REPORT: None

ZONING REPORT: Mr. Gruber reported that the DCA Plans for 400 Market Street, Valley Health project, was received by the building department. A preconstruction meeting was held for the self-storage project at 21 Philips Parkway, which they stated will begin sometime at the end of February. Another preconstruction meeting was held for the nursing home project at 100 Summit Ave and the demolition will be beginning in the next few weeks.

CORRESPONDENCE: On back table

APPROVAL OF MINUTES: None

DISCUSSION: None

USE PERMITS:

1. **Block 1001 Lot 1 – Joda Abstract LLC** – 135 Chestnut Ridge Road, Suite 1100 (3,109 sq. ft.) – Andrew P. Bolson of Meyerson Fox and Conte represents the applicant, Aryeh Lazarus of Joda Abstract LLC. The Chairman read the application into the record. The space will be used as a general business office for a title insurance agency. There will be 8 employees occupying the space, the area is not to be altered from the 5 rooms, an outdoor sign is not required, parking will be 8 employee spaces and all other for parking in common. A motion to approve was made by Mr. Ryan and seconded by Mr. Culhane. A roll call vote was taken with all present stating aye.
2. **Block 1001 Lot 2 – Concord Care, Inc.** – 155 Chestnut Ridge Road, Suite LL108 (3,238 sq. ft.) – Andrew P. Bolson of Meyerson Fox and Conte represents the applicant, Joshua Green of Concord Care, Inc. The Chairman read the application into the record. The space will be used as a general business office for a home healthcare company. There will be 10 employees occupying the space, the area is not to be altered from the 9 rooms, an outdoor sign is not required, parking will be 10 employee spaces and all other for parking in common. A motion to approve was made by Mr. Teagno and seconded by Mr. Huseynov. A roll call vote was taken with all present stating aye.
3. **Block 2602 Lot 1 – Alpine Mortgage Services LLC** – 210 Summit Avenue, Suite A3 (425 sq. ft.) – Steven Parangi, who is a board-certified attorney in the state of New Jersey, of Alpine Mortgage Services LLC represents himself as the applicant. The Chairman read the application into the record. The space will be used as a general business office for a mortgage origination company. There will be 1 employee occupying the space, the area is not to be altered from the 1 room, an outdoor sign is not required, parking will be 1 employee space and all other for parking in common. A motion to approve was made by Mr. Culhane and seconded by Mr. Huseynov. 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** – Brian Chewcaskie of Cleary, Giacobbe Alfieri, and Jacobs LLC stepped forward to represent the applicant. Mr. Chewcaskie stated that due to the lateness of receiving the Borough’s Planner review letter that were only prepared to present a brief over view from the applicant’s architect and engineer and not address Ms. Green’s concerns in the review letter. At this time the Chairman stated there are members who must recuse themselves from the hearing, with that Councilmember Koelling and Mr. Ryan recused themselves and left the dais. Mr. Chewcaskie gave a brief summary of the intended project.

Mr. Regan swore in the applicant’s engineer, Daniel Lamothe of Lapatka Associates, and stated that Mr. Lamothe has been before the board previously and recommended he be deemed qualified. Mr. Regan also sworn in the Borough Engineer and Planner. At this time Mr. Regan requested Mr. Chewcaskie provide a stenographer for next meeting.

Mr. Chewcaskie asked Mr. Lamothe to describe to the board his part in the project, to which he gave a summary of his role in the project. At this time during the summary as Mr. Lamothe referenced certain documents, Mr. Chewcaskie submitted Exhibits A1 thru A3; the Land Survey dated 9/20/23 was marked as Exhibit A1; the Colored Site Plan dated 5/24/24 was marked as Exhibit A2; the Street Scape dated 2/28/25 was marked as A3.

Following Mr. Lamothe’s summary the Chairman introduced and marked the Borough’s Engineer review dated 04/23/24 as Exhibit B1. The Borough’s Engineer, Mr. Giurintano then addressed Mr. Lamothe and presented his review letter with all of the advisements and suggested alteration to the existing plans proposed by the applicant. Mr. Giurintano introduced and marked the Borough’s Engineer review letter dated 12/5/24 as Exhibit B2 as he continued his questioning of the applicant’s engineer. The Chairman then opened the board to ask questions to Mr. Lamothe. Members asked questions regarding the proposed traffic flow issues a left turn exit driveway could cause as well as visibility issues; the accessibility of the area to delivery trucks and fire trucks; the sidewalk space regarding snow removal and placement; as well as the volume of parking spaces in the area proposed.

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

A five-minute break was taken at 9:09pm.

Mr. Regan swore in the applicant's architect, Bruce Englebaugh and recommended he be deemed qualified. Mr. Chewcaskie asked Mr. Englebaugh to describe to the board his part in the project, to which he gave a summary of his role in the project. Mr. Chewcaskie submitted Exhibits A4 thru A6; the Complete Set of Architectural Plans dated 6/5/24 was marked as Exhibit A4; the Perspective Plans dated 3/4/25 was marked as Exhibit A5; and the Rendering was marked as Exhibit A6.

The Chairman then opened the board to ask questions to Mr. Englebaugh. Members asked questions regarding the number of residential and retail spaces; the spaces designated for equipment to maintain the area and building; if the proposed daycare will have a kitchen space and the number of affordable housing units.

The Borough's Engineer, Mr. Giurintano addressed Mr. Englebaugh and asked about the waste disposal system chutes in regards to recycling and trash; area for a management/leasing office; on-site building management company or on-site resident situation; the play area for the daycare and how the sewage for the building will be handled.

The Borough's Planner, Ms. Green addressed Mr. Englebaugh and asked about a generator on-site and the location of the daycare entrance as it pertains to traffic flow for drop off/pick up and the safety factors involved. The Chairman echoed Ms. Green's concern regarding the point of entry for the daycare and safety, as well as the location of the multi-purpose room door on Kinderkamack Road and encouraged that pedestrian traffic be kept off the roadway areas.

The Chairman motioned to open to questions from the public. A motion to open was made by Mr. Culhane and seconded by Mr. Huseynov. All in favor stated Aye.

Ms. Lisa De Pellegrini of 17 Walnut Street came forward and asked about the location of the bus stop. The applicant's professionals responded that the bus stop will remain but that the existing shelter will not. Ms. De Pellegrini express her displeasure of the removal of the shelter and stated she had no further questions.

Mr. David Swenson of 32 N. Kinderkamack Road came forward and asked about the building lighting regarding light pollution on the building and parking area. The applicant's professionals explaining that the exterior buildings will be sconces and the parking lighting will be a downward cast. Mr. Swenson was satisfied with the answers and had no further questions.

Ms. Anastasia Kartsev of 34 N. Kinderkamack Road came forward and asked about the child capacity of the daycare. The applicant's professionals explaining the classrooms are designed for 10 children each with 8 classrooms, totaling 80 children. Ms. Kartsev expressed concern over the challenges drop off /pick up of 80 children will create to the area, especially the traffic. The Chairman stated that that would also be a good question for the traffic expert and the practicality of the design regarding the daycare. The Chairman also stated that the questions in regards to the bus stop would also be good questions for the traffic expert in the future testimony.

A motion to close to the public was made by Mr. Culhane and seconded by Mr. Huseynov. All in favor stated Aye.

At this time, Mr. Chewcaskie commented that in regards to the utilities the applicant will direct the companies to install them at the back of the building, but that the companies have been mandating placing the meters on the fronts of buildings.

Mr. Chewcaskie then asked to be carried to the next available meeting without making any additional notices. The Chairman stated that because certain members have to recuse themselves from the hearing that he must be sure to have enough voting members (7) available before determining what meeting the matter will be held over until.

At the request of the Chairman, Mr. Regan explained to the public that the application will require a D5 Variance, to which he explained what a D5 Variance is and what it requires.

The Chairman stated would want the plans to be revised in consideration to the recommendations made by the Borough's Engineer and Planner before meeting again and before hearing from the applicant's traffic expert and planner. Mr. Chewcaskie stated that that is their intention. Both of the Borough's professionals stated that they would prefer to see the revised plans and write updated review letters based on the updated revised plans.

The Chairman also expressed concern that they haven't gotten the county's traffic report regarding the proposed project and the impact on the county road because the county has the authority which would supersede the Borough's decisions.

After much discussion regarding the schedules of the members and the applicant it was determined to carry the matter to March 18<sup>th</sup> and that no further notice will be happening and to refer to the borough's website to confirm the agenda. – ***Application Carried to the March 18<sup>th</sup> Meeting***

PUBLIC HEARINGS (CONT.): None

#### RESOLUTIONS:

1. **Resolution Granting Amended Site Plan Approval and a Waiver from Requiring the Submission of an Environmental Impact Statement to Derek Thieda and Danielle Pessolano for the Premises Designated as Block 1301, Lot 24.06 (7 Flintlock Road)** –

The motion to introduce was made by Mr. Culhane and seconded by Mr. Teagno. Mr. Regan stated that there are to be two changes on page 11, the date of February 4, 2025, in two locations, will be corrected to March 4, 2025. There was no additional discussion or changes to be made to the Resolution. A roll call vote was taken with present members stating aye. Councilmember Koelling, Mr. Lintner, Mr. Ryan, Mr. Stefanelli and Mr. Tsai were absent.

2. **Resolution Extending Minor Subdivision Approval to Brett Unger for Premises Designated as Block 1301, Lot 1** –

The motion to introduce was made by Mr. Teagno and seconded by Mr. Culhane. Mr. Regan stated that this minor subdivision was approved in 2023, but was never perfected and that minor subdivisions have to be perfected within 120 days of approval; which did not happen. Mr. Regan also stated that there are a number of outstanding issues for this applicant. This Resolution will not be signed until the applicant complies with the Borough's Engineer and Planner review letters. Mr. Regan stated that they can adopt the Resolution, but with the conditions of receiving the compliance information. There was no additional discussion or changes to be made to the Resolution. After opening the meeting to the public and having a discussion with Mr. Brett Unger regarding conditions on this Resolution a roll call vote was taken with present members stating aye. Councilmember Koelling, Mr. Lintner, Mr. Ryan, Mr. Stefanelli and Mr. Tsai were absent.

OTHER BUSINESS: None

OPEN MEETING TO THE PUBLIC: A motion to open to the public was made by Mr. Culhane and seconded by Mr. Puglisi. All in favor stated Aye.

Mr. Brett Unger of 45 Akers Avenue stepped forward to inquire as to why he has to apply for soil erosion and tree removal permits when the project is not at that point yet. Mr. Regan responded that those were apart of the conditions of the original Resolution approval. Mr. Unger stated that he is being taxed on the property but cannot file the subdivision with the state. Mr. Regan stated that he cannot speak on behalf of the Tax Assessor and that Mr. Unger would have to speak with him directly and that the subdivision was not perfected, which should have been done in 2024.

Mr. Giurintano addressed that those were the conditions that was in the original Resolution and that he can apply to have the original Resolution amended. Mr. Unger requested to move forward on good faith of applying for the required permits because he is in the process of selling the subdivision property, to which Mr. Giurintano stated he would be fine working with Mr. Unger.

Ms. Green stated that one of the issues in her review letter was not illustrating the tree preservation zone and other issues which she can not recall because of the time length. Ms. Green retrieved her review letter and summarized her recommendations that she had yet to receive compliance plans addressing.

The members stated that they are in agreement to allow Mr. Unger to move forward in good faith. Mr. Regan stated that the subdivision Deed can be signed as soon as the conditions are met. Mr. Giurintano asked Ms. Green that if Mr. Unger was able to provide those documents by the next day would she be able to agree to move forward. Mr. Gruber stated that he can take the lead and communicate with both Mr. Giurintano and Ms. Green in order to accommodate Mr. Unger's closing date. Mr. Unger stated that he would provide the needed

documents by the next day. The subdivision Deed was left with Mr. Gruber and the Chairman stated that once the necessary documents are provided and confirmed he will come in and sign the Deed. The members then moved back to the Resolution extension on the premises designated as Block 1301, Lot 1 for a roll call vote.

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

Next Regular Scheduled Meeting: March 18, 2025

Respectively submitted:

Theresa Di Popolo,

Assistant to the Land Use Administrator