

REGULAR MEETING OF THE MONTVALE PLANNING BOARD
MINUTES
Tuesday, June 3, 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 7:50 pm and led everyone in the Pledge of Allegiance.

ROLL CALL:

PRESENT: John Culhane; Councilmember Koelling; William Lintner; John Ryan, Mayor

Designee; Javid Huseynov (arrived 8:05 pm); Joseph Puglisi and Chairman DePinto

ALSO PRESENT: Robert Regan, Board Attorney; Darlene Green, Borough Planner; and Carl O'Brien, Borough Engineer and Jeanne Fondacaro, Interim Land Use Administrator

ABSENT: Christopher Gruber; Frank Stefanelli; Sherwin Tsai and Anita Bagdat

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

ENVIRONMENTAL COMMISSION LIAISON REPORT: None

SITE PLAN COMMITTEE REPORT: None

MASTER PLAN COMMITTEE REPORT: Mr. Lintner reported the committee discussed the Economic Development Plan with Ms. Green regarding our existing and proposed credits. The Borough's credits have been calculated to be at approximately 77 at this time. Ms. Green will be presenting her housing plan at the June 17th meeting.

ZONING REPORT: None

CORRESPONDENCE: On back table

APPROVAL OF MINUTES:

1. **January 21, 2025** - A motion to approve was made by Mr. Ryan and seconded Mr. Culhane. There was no discussion. A roll call vote was taken with all eligible and present members stating aye.
2. **March 18, 2025** - A motion to approve was made by Mr. Lintner and seconded Mr. Culhane. There was no discussion. A roll call vote was taken with all eligible and present members stating aye.
3. **April 15, 2025** - A motion to approve was made by Mr. Puglisi and seconded Mr. Culhane. There was no discussion. A roll call vote was taken with all eligible and present members stating aye.

DISCUSSION: None

USE PERMITS:

1. **Block 2701 Lot 4 – Argo Construction Corp** – 95 Chestnut Ridge Road, Suite 204 (1,200 sq. ft.) – AJ Messineo of Messineo Law LLC represents the applicant, Andrew Gojcaj of Argo Construction Corp. The Chairman read the application into the record. The space will be used as the general business office for a construction company that specializes in new residential construction developments. There are 6 employees occupying the space, the area is to be altered to 7 rooms, an outdoor sign is not required, parking will be 6 employee spaces and all other for parking in common. A motion to approve was made by Mr. Ryan and seconded by Councilmember Koelling. A roll call vote was taken with all present stating aye.
2. **Block 2701 Lot 4 – AJH Real Estate Management, LLC/Waste Wanted Solutions, LLC** – 95 Chestnut Ridge Road, Suite 205 (3,400 sq. ft.) – AJ Messineo of Messineo Law LLC represents the applicant, AJH Real Estate Management LLC/Waste Wanted Solutions, LLC. Mr. Messineo's client could not be present. The Chairman read the application into the record and the attorney on file was unable to answer all of the board's questions so the board and the attorney decided to carry this Use Permit. – ***Carried to June 17th Meeting***
3. **Block 1001 Lot 1 – MJ Surgeon Group** – 135 Chestnut Ridge Road, Suite 1150 (3,434 sq. ft.) – John Conte Jr. of Meyerson Fox and Conte represents the applicant, Dr. Jay Kim of MJ Surgeon Group. The Chairman read the application into the record. The space will be used as an oral and maxillofacial surgery practice. There will be 2 employees occupying the space at present and 8 future employees, the area is to be altered to 14 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 Councilmember Koelling and seconded by Mr. Lintner. A roll call vote was taken with all present stating aye.

4. **Block 2701 Lot 4 – Mint Funding** – 95 Chestnut Ridge Road, Suite 203 (1,200 sq. ft.) – John Conte Jr. of Meyerson Fox and Conte represents the applicant, Ashley Bisono of Mint Funding. The Chairman read the application into the record. The space will be used as a general business office for a finance company. There will be 2 employees occupying the space, the area is to not be altered from the 3 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. Culhane and seconded by Mr. Huseynov. A roll call vote was taken with all present stating aye.

5. **Block 2408 Lot 2 – Beauty Full Life Montvale LLC** – 2-8 Kinderkamack Road, Unit 2SE (1,500 sq. ft.) – Chang K. Noh of Noh & Kang, LLP represents the applicant, Yuji Quan of Beauty Full Life Montvale LLC. The Chairman read the application into the record. The space will be used as a beauty salon including services such as eyelash extensions and makeup. There will be 1 employee occupying the space at present and 1 future employee, the area is to be not altered from 4 rooms, an outdoor sign is required and will be filed upon the Use Permit approval, parking will be 2 employee spaces and all other for parking in common. A motion to approve was made by Councilmember Koelling and seconded by Mr. Culhane. A roll call vote was taken with all present stating aye.

6. **Block 2401 Lot 2 – Enterprise Food Products USA, Inc.**– 28 West Grand Avenue, Suite 3 (2,219 sq. ft.) – Christopher D. Ferrara of Christopher D. Ferrara, LLC represents the applicant, Gregory P. D’Auria of Enterprise Food Products USA, Inc. The Chairman read the application into the record. The space will be used as a general business office for sales and marketing specializing in food ingredient products. There will be 10 employees occupying the space, the area is to be altered to 9 rooms including a kitchen area intended for use in customer presentations, 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. Ryan and seconded by Mr. Culhane. A roll call vote was taken with all present stating aye.

A five-minute break was taken at 8:45 pm.

PUBLIC HEARINGS (NEW): None

PUBLIC HEARINGS (CONT.):

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. As with past meetings 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 briefly reviewed the testimony from previous meetings referring to the applicant's engineer, architect and traffic consultant. He also stated that based on the discussions and recommendations of the boards professional they will be amending the application formally and requested to do that during the meeting. The applicant submitted revised plans on May 23rd, 2025 and Mr. Chewcaskie went on to list some of the changes made; reduced density, shifted building 5 ft. to the west, 3 affordable units, reduced the total parking, reduced the overall building height and reduced stair bulkhead at the roof level. Mr. Chewcaskie also stated that they had a meeting with Bergen County officials on May 22nd, 2025 to discuss the traffic patterns on Kinderkamack Road as to how and if the applicant can have a left turn lane exiting the parking lot of the proposed building.

Mr. Regan swore in the applicant's architect colleague stepping in for the meeting, Stuart Johnson of Minno Wasko, who stated his credentials to the board and was recommended by Mr. Regan that he be deemed qualified. Mr. Johnson then went on to give a detailed review of the architectural changes made to the proposed project. Mr. Chewcaskie submitted Exhibit A10, Revised Site Plan date 5/24/25 from Minno Wasko Architects and Planners. Mr. Johnson discussed the revised site plans and the changes recommended by the board's professionals in order to make a more vibrant, safer and functional building that were implemented. As well as the alteration of the number of units from 22 to 20 units, 3 of which will be affordable housing; 1 each of a 1 bedroom, 2 bedrooms and 3 bedrooms units. Mr. Chewcaskie requested the Montvale Fire Department Review Letter dated 5/29/25 be entered as Exhibit B4. Mr. Johnson summarized the changes made to the project in order to accommodate the recommendations from the Montvale Fire Department.

Chief Geoffrey Gibbons of the Montvale Fire Department stepped forward to elaborate on the review letter he had submitted. Mr. Regan swore in Chief Gibbons. Chief Gibbons approved the structural changes of the plans, but believes that there are turn issues for the fire engines in the proposed parking lot areas and rear access of the build for the fire trucks.

The Chairman opened to questions to Mr. Johnson from the board. The members asked about the reduction in unit amounts, the movement of the building back off the road, the reduction of parking spaces, and the protection/placements of the columns on the westside of the building. Mr. Johnson elaborated on the specifics of the questions to the board's satisfaction.

The Chairman opened to questions from the board professionals. Ms. Green asked for more specifics on the unit designs and when to expect floor plans of the units. Mr. Johnson elaborated on the specifics of the unit design features and the expected floor plans to Ms. Green's satisfaction, but she did point out that in the past affordable housing units all supplied detailed floor plans as a requirement. The Chairman agreed with Ms. Green and asked Mr. Chewcaskie if the applicant would be able to supply those, to which

he agreed.

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

Mr. Chewcaskie brought the applicant's engineer, Daniel Lamothe of Lapatka Associates, who had previously testified and remains under oath, as stated by Mr. Regan. Mr. Chewcaskie submitted Exhibits A11 – A14; the Colorized Site Plan date 5/24/25 was marked as Exhibit A11, the Average Building Height Calculation date 5/24/25 was marked as Exhibit A12, the Impervious Area Calculations date 5/24/25 was marked as Exhibit A13, the Proposed Slope Analysis dated 5/24/25 was marked as Exhibit A14. Mr. Chewcaskie asked Mr. Lamothe to describe to the board the revisions for the project, to which he gave a summary of the adjustments and recommendations followed in the revised plans.

The Chairman opened to questions to Mr. Lamothe from the board. The members asked about the bus stop that is affected by the demolition and rebuild, lighting on the street area, and the removal of parking spaces in order to accommodate the fire department's concerns of turn radius for the fire trucks. Mr. Lamothe elaborated on the specifics of the questions to the board's satisfaction.

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

The Chairman opened to questions from the board professionals. Mr. O'Brien stated that he was fine with respect to the alterations and would like to see the altered plans and that the applicant may have to remove one of the landscaping features to properly accommodate the fire trucks turn radius needed. Mr. O'Brien also discussed the meeting with Bergen County officials in regards to the road easement and the closeness of the construction of the building.

Mr. Chewcaskie brought the applicant's traffic consultant, Andrew Vischio, who had previously testified and remains under oath, as stated by Mr. Regan. Mr. Chewcaskie asked Mr. Vischio if there were any changes to his testimony in regards to his portion of the project, to which he stated there were no changes. Mr. Chewcaskie also asked Mr. Vischio to recap his meeting with the Bergen County officials. Mr. Vischio gave a summary of the meeting and the suggestions made by Bergen County officials. Mr. Vischio then presented an aerial image of the project from March 2025 with the proposed revised site plans super imposed in order to illustrate the suggestions made by Bergen County officials for the left turn egress of the building parking lot, which was marked as Exhibit A15.

The Chairman opened to questions to Mr. Vischio from the board professionals. Mr. O'Brien confirmed Mr. Vischio's testimony of the discussions with Bergen County

officials in regards to the left turn driveway accommodations. The Chairman asked if applications for the changes needed to the traffic pattern had been submitted to Bergen County, Mr. Chewcaskie stated that they were waiting to submit those applications once the applications on the local level were approved. The Chairman and Mr. Regan stated that they would want a stipulation in any Resolution written for this project that any changes in the plans made after the Resolution, either by the County or the applicant, the applicant must come back to the Planning Board for approval of additional changes.

The Chairman also brought up the fact that there is still no paperwork from Veolia Water stating that they will be able to accommodate the water access necessary for the building. The Chairmen proposed that they should proceed on the Preliminary Site Plan approval only, as opposed to Preliminary and Final Site Plan approval, which will allow the applicant the time to get the necessary paperwork needed for the Final Site Plan approval. Mr. Chewcaskie agreed to that proposal.

Mr. Chewcaskie brought the applicant's planner, Joseph Burgis to testify. The Chairman asked Ms. Green if she would be ready to address the updated plans seeing as she did not have enough time to write a formal review letter because of the short time in which receiving the revised plans. Ms. Green responded that she would be fine with moving forward. Mr. Regan swore in Mr. Burgis and stated that he is known to the board and deemed him qualified. Mr. Burgis gave a brief overview of his involvement of the project and his role in regards to the affordable housing aspect, as well as the need for the C Variance for the front yard setback and advancing the project to meet some of the criteria of the Montvale Master Plan for the downtown area.

The Chairman opened to questions to Mr. Burgis from the board professionals. Ms. Green discussed the Master Plan goals, which Mr. Burgis mentioned but had no questions and felt that he reviewed his portion of the project fully.

The Chairman opened to questions from the board. The members asked for clarification of the building height and need for the D6 Height Variance and the retail space on the first-floor possibilities and the impact on the traffic in the area. Mr. Burgis stated that because the spaces are of a smaller square foot area then the average retail space the businesses should not have a large impact on the traffic in the area. The Chairman expressed concerns of the unknown retail space as opposed to the original proposed daycare center and the impacts on the traffic.

The members also asked of Mr. Vischio questions regarding concerns of the traffic impact of the right turn driveway on the area where Railroad Ave and Kinderkamack Rd split. Mr. Vischio stated that he saw no issue and was working with the Bergen County officials on coming to a satisfactory pattern agreement.

The Chairman motioned to open to questions from the public. A motion to open was made by Mr. Lintner and seconded by Mr. Culhane. All in favor stated Aye. Ms. Anastasia Kartsev of 34 N. Kinderkamack Road came forward and asked Mr. Vischio to clarify the proposed traffic pattern changes and the left turn impacting the traffic in the

area. Mr. Vischio explained the proposed plan and that if Bergen County make any changes that they would be back to the Montvale Planning Board to review and approve any changes made. Ms. Kartsev also asked Chief Gibbons about his opinion on how the new traffic pattern could affect the fire department response to the residents. Chief Gibbons stated that he does not believe it would make a significant impact on the fire department response.

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

Mr. Chewcaskie requested that the matter be continued and carried to the next meeting of June 17, 2025, to which the Chairman agreed and stated no further notice is required.

RESOLUTIONS:

- 1. Resolution Commending Dante Teagno for His Years of Service to the Planning Board and Borough – *Carried to June 17th Meeting***

OTHER BUSINESS: None

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

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

Next Regular Scheduled Meeting: June 17, 2025

Respectively submitted:

Theresa Di Popolo,
Assistant to the Land Use Administrator