

**REGULAR MEETING OF THE MONTVALE PLANNING BOARD**  
**MINUTES**  
**Tuesday, June 17, 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 7:43 pm and led everyone in the Pledge of Allegiance.

ROLL CALL:

**PRESENT:** John Culhane; Christopher Gruber; Councilmember Koelling; William Lintner; John Ryan, Mayor Designee; Frank Stefanelli; Javid Huseynov; Sherwin Tsai; Joseph Puglisi; Anita Bagdat 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:** John Kurz, Fire Official

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: None

ZONING REPORT: None

CORRESPONDENCE: On back table

APPROVAL OF MINUTES:

1. **March 4, 2025** - A motion to approve was made by Councilmember Koelling and seconded by Mr. Culhane. There was no discussion. A roll call vote was taken with all eligible and present members stating aye. Mr. Lintner, Mr. Stefanelli and Mr. Tsai abstained

DISCUSSION: None

USE PERMITS:

1. **Block 2701 Lot 4 – RDM Group** – 95 Chestnut Ridge Road, Suite 313 (2,608 sq. ft.) – Andrew Bolson of Meyerson Fox and Conte represents the applicant, Isaac Neuman of RDM Group. The Chairman read the application into the record. The space is being used as the general business office for a real estate development and investment company. There are 5 employees occupying the space, the area has been altered to 5 rooms, an outdoor sign is not required, parking will be 5 employee spaces and all other is parking in common. A motion to approve was made by Mr. Stefanelli and seconded by Mr. Huseynov. A roll call vote was taken with all present stating aye.
2. **Block 403 Lot 4 – Chester Medical Supply** – 72 Summit Ave., Suite 110 (590 sq. ft.) – Andrew Bolson of Meyerson Fox and Conte represents the applicant, Gary Herzog of Chester Medical Supply. The Chairman read the application into the record. The space will be used as the general business office for an internet based medical supply company. There will be 2 employees occupying the space, the area will be altered to 2 rooms, an outdoor sign is not required, parking will be 2 employee spaces and all other is parking in common. A motion to approve was made by Mr. Tsai and seconded by Mr. Culhane. A roll call vote was taken with all present stating aye.
3. **Block 2002 Lot 15 – BioReference Health, LLC** – 221 W. Grand Ave. (1,087 sq. ft.) – Andrew T. Fede of Archer & Greiner, PC represents the applicant, Sumana Murthy and Kyle Saa of BioReference Health, LLC. The Chairman read the application into the record. The space is being used as patient service center for clinical laboratory specimen collection and administrative use office. The laboratory is for collection only has a contracted medical waste removal company to handle all waste removal. There is 1 employee occupying the space, the area has not been altered from 3 rooms, an outdoor sign is not required, parking will be 1 employee space and all other is parking in common. A motion to approve was made by Councilmember Koelling and seconded by Mr. Stefanelli. A roll call vote was taken with all present stating aye.
4. **Block 2701 Lot 4 – AJH Real Estate Management, LLC/Waste Wanted Solutions, LLC** – 95 Chestnut Ridge Rd., Suite 205 (3,400 sq. ft.) – A.J. Messineo of Messineo Law, LLC represents the applicant, Jonathan Hook of AJH Real Estate Management, LLC/Waste Wanted Solutions, LLC. The Chairman read the application into the record. The space is being used as the general business office of a real estate management company. There are 6 employees occupying the space, the area has not been altered from 12 rooms, an outdoor sign is not required, parking will be 6 employee spaces and all other is parking in common. A motion to approve was made by Mr. Ryan and seconded by Mr. Stefanelli. A roll call vote was taken with all present stating aye.

A five-minute break was taken at 8:28 pm.

PUBLIC HEARINGS (NEW):

1. **2025 Housing Element and Fair Share Plan –**

The Chairman introduced the item and requested Ms. Green to briefly summarize the 2025 Housing Element and Fair Share Plan she authored. Mr. Regan swore in Ms. Green and she proceeded to review the rulings that created the Fair Housing Act and how it was implemented in the State of New Jersey in the past. She spoke of the deadlines imposed on towns and how this plan will protect the Borough of Montvale's Zoning Code, the Master Plan and the Borough itself from overdevelopment and lawsuits. Ms. Green then walked the board page by page of the plan explaining how she came to all of the conclusions in the borough's compliance in meeting the requirements in the past and projected compliance efforts being implemented for the fourth round of affordable housing obligations.

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

Ms. Carolee Adams, a Montvale residence, step forward to question the plan and question the board on the level of affordable housing numbers and the constitutionality of implementing it. Mr. Regan explained that it is based on the New Jersey State Constitution and that it is the legal process. Ms. Adams also commented Mayor Ghassali on fighting the State of New Jersey on slowing down the over development of the borough. Ms. Adams questioned the board on why the plan was being presented in which she felt was a rushed manner. The Chairman explained that the board and the planner worked very closely with the borough's administrator over the years and that it was a long process that has been collected and presented in a more streamlined matter. The affordable housing has been instilled as law for many years and he believes that most residence are in agreement that it must be complied with, but that they seem to understand that the board, the administration and the mayor are working hard to slow down any over development and that this plan will work at protecting the town from being over ruled by outside agencies.

Persia Barile, a Montvale residence, came forward to thank the board for thoroughly explaining the plan to make it more understandable and asked if there is anything more that can be done. The Chairman stated that the borough is obligated to comply, but that they are working hard to safe keep the borough.

A motion to close to the public was made by Councilmember Koelling and seconded by Mr. Stefanelli. All in favor stated Aye.

PUBLIC HEARINGS (CONT.):

1. **Block 1601 Lots 12, 13 and 14 – JTZ Holdings, LLC – 22 Railroad Avenue – Amended Site Plan and Soil Movement Application – *Carried to July 1<sup>st</sup> Meeting***

RESOLUTIONS:

**1. Resolution Adopting the Fourth Round Housing Element and Fair Share Plan as Part of the Borough of Montvale Master Plan –**

The motion to introduce was made by Councilmember Koelling and seconded by Mr. Lintner. Mr. Regan stated that he had no changes because he had gotten the number change from Ms. Green before completing the Resolution. There was no additional discussion or changes to be made to the Resolution. A roll call vote was taken with all present members stating aye.

**2. Resolution Commending Dante Teagno for His Years of Service to the Planning Board and Borough –**

The motion to introduce was made by Mr. Puglisi and seconded by Mr. Stefanelli. There was no discussion or changes to be made to the Resolution. A roll call vote was taken with all present members stating aye.

OTHER BUSINESS: None

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

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

Next Regular Scheduled Meeting: July 1, 2025

Respectively submitted:

Theresa Di Popolo,  
Assistant to the Land Use Administrator