

REGULAR MEETING OF THE MONTVALE PLANNING BOARD
MINUTES
Tuesday, May 6, 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: Dante Teagno and 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: Mr. Lintner reported the committee reviewed one application. The application was for Valley Health Systems, 400 Market Street (Block 2702, Lot 1.01, C4000) for a variance for a signage application. Recommendations were discussed and the applicant hopes to come before the board sometime in June.

MASTER PLAN COMMITTEE REPORT: None

ZONING REPORT: None

CORRESPONDENCE: On back table

APPROVAL OF MINUTES:

1. **January 7, 2025** - A motion to approve was made by Mr. Puglisi and seconded by Councilmember Koelling. There was no discussion. A roll call vote was taken with all eligible and present members stating aye. Mr. Stefanelli abstained.

DISCUSSION: None

USE PERMITS:

1. **Block 2701 Lot 1.01, C2000 and C9000 – INEOS Automotive Americas, LLC** – 200 and 900 Market St. (7,500 and 850 sq. ft.) – Antimo A. Del Vecchio of Beattie Padovano, LLC represents the applicant, Gregor Hembrough of INEOS Automotive Americas, LLC. The Chairman read the application into the record. The space located at 200 Market St., 2nd floor, is to be used as the corporate headquarters of an automotive company and the space located at 900 Market St. will be used to display current models of its vehicles (no test drives) and entertain customers, guest, and suppliers. There will be 15 employees occupying the space, the area of 200 Market St. will require a complete new tenant fit-up and consist of 4 offices. An outdoor sign is required and will be submitted after Use Permit approval; Mr. Del Vecchio presented the board with three drawing sets of examples of the signage proposed by the applicant, but that they will apply for signage approval in the future. The parking will be 15 employee spaces and all other is parking in common. The Chairman stated that as a courtesy to the applicant, in anticipation of approval, the board requested Mr. Regan to prepare a Resolution for the applicant (see below under the title RESOLUTIONS). A motion to approve was made by Mr. Lintner and seconded by Mr. Ryan. A roll call vote was taken with all present stating aye.
2. **Block 1902 Lot 3 – LaserAway** – 295 W. Grand Ave. (2,328 sq. ft.) – Nicholas Whittaker of O’Toole Scrivo, LLC represents the applicant, Andre Lesclinier of LaserAway. The Chairman read the application into the record. The space will be used as an aesthetic dermatology clinic specializing in minimally invasive light-based skin care. Services will include laser hair removal, laser tattoo removal, laser skin rejuvenation, facial treatments, injectables and dermal fillers. The applicant has a contract with a medical waste removal company that will pick up once a month. There will be 4 employees occupying the space, the area will be altered to 7 rooms, an outdoor sign is required and will be submitted upon Use Permit approval, parking will be 4 employee spaces and all other is 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. Regan confirmed that the applicant did do a re-notice to the public due to the time between the first appearance in March to the current meeting. Mr. Regan asked about the stenographer that had been request at the March meeting, to which Mr. Chewcaskie stated that it was an oversight on their part and failed to provide one.

Mr. Chewcaskie presented revised plans based on the previous meeting, notable the removal of the daycare center, the 10-foot front yard setback and the addition of 3 affordable units out of the total of 22 units. At this time the Chairman stopped Mr. Chewcaskie and 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 proceeded and submitted Exhibit A7, Revised Site Plan dated 4/21/25 and asked the applicant's engineer; Daniel Lamothe of Lapatka Associates, who had previously testified and remains under oath, as stated by Mr. Regan; to walk the board thru the revised plans and the recommended changes that were made from the board's suggestions and concerns.

At this time Mr. Regan swore in the borough's engineer, Carl O'Brien and planner, Darlene Green.

The Chairman opened to questions to Mr. Lamothe from the board. The members asked about the proposed traffic pattern changes and Bergen County's stance on said changes, the accommodations in the parking lot for the fire trucks accessibility, the proposed relocation of power lines, the traffic patterns and proposed changes; particularly the left turn from the driveway onto North Kinderkamack Road. Mr. Lamothe addressed the questions with possible changes to the building plans, such as setting the building further back off the road, in order to accommodate the board's safety concerns.

The Chairman opened to questions from the board professionals. Mr. O'Brien asked about the type of asphalt being used and the maintenance of it, and the effects on the drainage system and storm water management in the future, as well as if there will be any retaining walls proposed. Mr. Lamothe addressed the questions and noted the recommendations made by Mr. O'Brien for future revisions.

The Chairman requested that Chris Gruber, Construction Code Official, share his knowledge of the water company, Veolia and the current pressure issues in town. Mr. Gruber discussed his past meetings with Veolia and the water pressure issues that exist currently in town. He stated that Veolia is working on the pressure issue by adding new water towers, but those aren't projected to be operational for another 5 years or so; and that the applicant might want to consider that in regards to the sprinkler system and will serve letters for buildings, which must be issued before any construction

permits can be issued. Mr. Chewcaskie stated that they will inquire with Veolia as they proceed forward.

Ms. Green asked about the location of the utilities, requesting clearer labeling on the plans in the future and the height of the dumpster in the trash area. Mr. Lamothe stated that any future plans will have better labeling of the utilities and the dumpster can be 6 feet high as requested.

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

Ms. Kathleen Calenda of 19 N. Kinderkamack Road stepped forward and asked about the height of the building, the Chairman advised Ms. Calenda to hold that particular question for the architect. She also asked about the proposed changes to the roadway and if it will affect traffic flow, the Chairman advised that the applicant did not propose any changes to the traffic flow, but that the applicant's traffic expert maybe in a position to address that question. Ms. Calenda also asked about the retail space and the possibility of restaurants/food services moving into the space, the Chairman informed Ms. Calenda that restaurants and food services are permitted in that retail space, however the parking requirements are different then general retailer so the board will in the future be able to determine what types of retail businesses may be able to use the space.

Ms. Anastasia Kartsev of 34 N. Kinderkamack Road stepped forward and inquired about the proposed project effecting the water pressure in that area of town. The Chairman asked Mr. Gruber to respond. Mr. Gruber stated that presently nothing will be changing in the area because Veolia will only give the will serve letter if they can facilitate the same water pressure and service to the residences.

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

A five-minute break was taken at 9:19 pm.

Mr. Chewcaskie proceeded and asked the applicant's architect, Bruce Englebaugh of Minno Wasko, who had previously testified and remains under oath, as stated by Mr. Regan; present a new set of architecture plans, dated 4/21/25 and marked as Exhibit A8. Mr. Englebaugh then proceeded to walk the board thru the new plans reflecting changes such as; the change of location of the residential lobby from the front of the building to the side, the removal of the daycare center, the reduction of the residential units from 24 to 22, and the overall reduction of the size of the building itself.

The Chairman opened to questions to Mr. Englebaugh from the board. The members asked about the affordable housing units, the trash compactor and shoot for the residents, how the trash would be removed, the elevator pit and over ride, the height of the roof stair bulk head, the power lines that run along Railroad Avenue, the type of gate intended for the utilities, storage for retail and residents, the possibility of using

some of the space for a residents' gym, if the building will be pet friendly, and proposed duct work for the retail area especially in cases of possible dining establishments. The Chairman opened to questions from the board professionals. Ms. Green asked Mr. Englebaugh about the building vantage points, why the stair tower goes to the roof on a small building and should the stair tower be included in the overall building height, as well as how they came to the number of units. Mr. O'Brien asked Mr. Englebaugh to elaborate about the trash shoot/compactor system, the space of the sidewalk to the roadway and the building and the possible usage of the sidewalk in front of the retail spaces. The Chairman commented that he believed putting into the plans an area for possible outdoor dining would make the retail space more attractive to potential tenants.

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. Anastasia Kartsev of 34 N. Kinderkamack Road stepped forward to ask about the location of the trash storage and how it will be removed. Mr. Englebaugh responded that they will have an outdoor designated area for trash storage and pick up. Ms. Kartsev had no additional questions.

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

Mr. Chewcaskie brought the applicant's traffic consultant, Andrew Vischio of Stonefield, forward to testify. Mr. Regan swore in Mr. Vischio and deemed him qualified. Mr. Chewcaskie asked Mr. Vischio to describe to the board the traffic impact study conduct for the project, to which he gave a summary of his report and utilized sheet A-01 from the architectural plans to highlight his words. Mr. Vischio pointed out that the proposed access of the sight is the exact recommendations from Bergen County and did not express any concerns as it stands now. The Chairman requested the Bergen County recommendations in writing and inquired if Mr. Vischio read the review letter from the Montvale Police department dated 5/2/25, marked as Exhibit B3. The Chairman pointed out that item 4 on the Montvale Police department review is in direct contrast to what Mr. Vischio stated Bergen County recommended in regards to the site access points. Mr. Vischio stated that he is in agreement with Bergen County's recommendations in regards to the project. The Chairman then stated that he would prefer there be a technical review meeting involving Mr. O'Brien, Chief McDowell, and Bergen County officials regarding this matter of the contrasting opinions.

The Chairman opened to questions to Mr. Vischio from the board. The members asked about the block box and signage for the roadway and driveway area and if that has been applied for with Bergen County, how the studies were conducted and what principals they were based on and how the egress will or will not improve the traffic in the area.

The Chairman opened to questions from the board professionals. Mr. O'Brien asked Mr. Vischio about his gap study and timing, the location of the cameras for the study and the reasoning as to the placement of the block box.

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

Ms. Anastasia Kartsev of 34 N. Kinderkamack Road stepped forward to ask if the study was conducted by camera, in person or both, Mr. Vischio confirmed that it was conducted by both. She then asked about the train, the traffic control devices and how it was factored into the study and if there will be a more comprehensive analysis of the traffic in the area. The Chairman answered that they intended to hold a technical review meeting involving Mr. O'Brien, Chief McDowell, and Bergen County officials regarding this matter. She also inquired about possible new developments in the area and the impact on the traffic. The Chairman confirmed that there is currently a 6-unit Veterans housing development and a single-family home being built in the area. Mr. Vischio stated that they did calculate an estimated growth into the traffic study.

Mr. Frank Marella of 25 N. Kinderkamack Road stepped forward to ask about the left turn into the proposed project and the possibilities of blocking traffic going north. Mr. Vischio stated that he did not do a timing on that particular scenario. Mr. Marella also inquired if the traffic devices turning red went the train is in the Park Ridge station was factored into the traffic study. Mr. Vischio stated that he did not factor that into the study. The Chairman stated that that should definitely be factored into the study.

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

At this time the Chairman stated that because of the lateness of the hour he would not begin a new testimony and will have to carry the matter to the next meeting. Mr. Chewcaskie requested that due to availability that the matter be held over to June 3rd, 2025. The Chairman stated that no further notice will be happening and to refer to the borough's website to confirm the agenda. – ***Application Carried to the June 3rd Meeting***

Meeting

PUBLIC HEARINGS (CONT.): None

RESOLUTIONS:

1. **Resolution Authorizing and Directing Borough Planner Darlene A. Green to Preform a Preliminary Investigation to Determine Whether Property Known as Block 3102, Lot 1.01 as Depicted on the Borough Tax Map, Being More Commonly Known as 3 and 51 Chestnut Ridge Road, is a Condemnation Redevelopment Area.**

The Chairman stated that this item was removed from the agenda and the instructions from the governing body of the Borough of Montvale was to hold the Resolution because they are awaiting information back from KPMG. – ***Carried to an unknown future date***

2. Resolution Granting a Use Permit and Approval of Signage to INEOS Automotive Americas, LLC for Premise Designated as Block 2702, Lot 1.01 (C2000-200 Market Street) and Block 2702, Lot 1.01 (C9000-900 Market Street) –

During the approval for the Use Permit (see above) for this applicant the Chairman stated that as a courtesy to the applicant, in anticipation of approval, the board requested Mr. Regan to prepare a Resolution for the applicant. The motion to introduce was made by Mr. Lintner and seconded by Mr. Ryan. 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 Mr. Culhane and seconded by Mr. Stefanelli. All in favor stated aye.

Next Regular Scheduled Meeting: May 20, 2025

Respectively submitted:

Theresa Di Popolo,
Assistant to the Land Use Administrator