

REGULAR MEETING OF THE MONTVALE PLANNING BOARD
MINUTES
Tuesday, August 5, 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 7:38 pm and led everyone in the Pledge of Allegiance.

ROLL CALL:

PRESENT: John Culhane; Councilmember Koelling; William Lintner; John Ryan, Mayor Designee; Frank Stefanelli; 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 Planning Board Secretary

ABSENT: Christopher Gruber; Javid Huseynov; Sherwin Tsai; 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 had intended to review one application, but that the applicant did not show.

MASTER PLAN COMMITTEE REPORT: None

ZONING REPORT: None

CORRESPONDENCE: On back table

APPROVAL OF MINUTES:

1. **May 6, 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.

2. **June 17, 2025** - A motion to approve was made by Mr. Stefanelli and seconded by Mr. Puglisi. There was no discussion. A roll call vote was taken with all eligible and present members stating aye.
3. **July 1, 2025** - A motion to approve was made by Mr. Culhane and seconded by Mr. Lintner. There was no discussion. A roll call vote was taken with all eligible and present members stating aye.

USE PERMITS:

1. **Block 1902, Lot 3 – Terence W. Kerrigan & Tiffany C Italiano d/b/a Prime IV Wellness & Hydration** – 295 W. Grand Ave, Suite C (1,588 sq. ft.) – Holly Schepisi of O’Toole Scrivo represents the applicant, Terence W. Kerrigan and Tiffany C Italiano of Prime IV Wellness & Hydration; who was unable to attend in person, but Ms. Schepisi stated that she was prepared to answer questions on behalf of her clients. The Chairman read the application into the record. The space is to be used as a Prime Hydration and Wellness Franchise offering IV therapy. All procedures will be performed by medical professionals, a nurse and nurse practitioner, and will be registered with the Board of Health. There will be 4 employees occupying the space, the area will be altered from 3 rooms, an outdoor sign will be required and an application will be filed upon the approval of the Use Permit, parking will be 4 employee spaces and all other is 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 – Industry Construction Services (ICS)** – 95 Chestnut Ridge Road, Suite 314 (1,664 sq. ft.) – John Conte Jr. of Meyerson Fox and Conte represents the applicant, Abraham Jacob of Industry Construction Services, who was sworn in by Mr. Regan. The Chairman read the application into the record. The space is being used as a general business office for a construction management company. There are 5 employees occupying the space, the area has not been altered from 4 rooms, an outdoor sign is not required, parking is 5 employee spaces and all other is parking in common. A motion to approve was made by Mr. Stefanelli and seconded by Mr. Culhane. A roll call vote was taken with all present stating aye.
3. **Block 1903, Lot 6 – Sunny Days Acupuncture & Wellness LLC** – 136 Summit Avenue, Suite 201 (494 sq. ft.) – John Conte Jr. of Meyerson Fox and Conte represents the applicant, Sungsim Yun of Sunny Days Acupuncture & Wellness LLC, who was sworn in by Mr. Regan. The Chairman read the application into the record. The space will be used as a health and wellness company offering services such as acupuncture, cupping, electric tens machine, infrared light, herbs, tuina (type of acupressure), pain management, lifestyle coaching, nutrition guidance, and stress management. There will be 1 employee occupying the space, the area will not be 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 Mr. Ryan and seconded by Mr. Culhane. A roll call vote was taken with all present stating aye.

4. **Block 1001, Lot 1 – E2 IP Technologies** – 135 Chestnut Ridge Road, Suite 240 (2,939 sq. ft.) – John Conte Jr. of Meyerson Fox and Conte represents the applicant, Daniel Brady of E2 IP Technologies, who was sworn in by Mr. Regan. The Chairman read the application into the record. The space will be used as a general business and sales office for an IP and Technology manufacturing company. There will be 2 employees occupying the space and expecting 4 additional in the future, the area will not be altered from 7 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. Stefanelli and seconded by Mr. Puglisi. A roll call vote was taken with all present stating aye.

5. **Block 1001, Lot 2 – eMedicals Group LLC** – 155 Chestnut Ridge Road, Suite LL107 (625 sq. ft.) – John Conte Jr. of Meyerson Fox and Conte represents the applicant, Efraim Wurzberger of eMedicals Group LLC; who was unable to attend in person, but Mr. Conte stated that he was prepared to answer questions on behalf of his client. The Chairman read the application into the record. The space will be used as a general business office for a medical supply and consultation company connecting vendors and retailers for over-the-counter medications. There will be 2 employees occupying the space, the area will not be altered from 1 room, 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. Culhane and seconded by Councilmember Koelling. A roll call vote was taken with all present stating aye.

6. **Block 1001, Lot 2 – HBA & MFL NY LLC d/b/a UNLOCAL** – 200 Market Street, Suite 302 (6,699 sq. ft.) – Jennifer Berardo of Well, Jaworski & Liebman represents the applicant, Simon Apel of HBA & MFL NY LLC d/b/a UNLOCAL; who was sworn in by Mr. Regan. The Chairman read the application into the record. The space will be used as a general business and sales office for a wholesale beauty distribution company. There will be 14 employees occupying the space, the area will not be altered from 12 rooms, an outdoor sign is not required, parking will be 14 employee spaces and all other is parking in common. A motion to approve was made by Mr. Stefanelli and seconded by Mr. Culhane. A roll call vote was taken with all present stating aye.

7. **Block 3101, Lot 1 – Moondog Ventures LLC d/b/a Woof Gang Bakery & Grooming** – 20A Chestnut Ridge Road (1,980 sq. ft.) – Jennifer Berardo of Well, Jaworski & Liebman represents the applicant, Daniel Coe and Michael Morales of Moondog Ventures LLC d/b/a Woof Gang Bakery & Grooming; who was sworn in by Mr. Regan. The Chairman

read the application into the record. The space will be used as a specialty boutique retailer of pet food, pet supplies and professional pet grooming. There will be no boarding of pets and no on-site food preparation. There will be 10 employees occupying the space (to be hired at a future date), the area will be altered to 3 rooms, an outdoor sign is required and an application will be filed upon the approval of the Use Permit following the preset requirements previously set forth for the building, parking will be 10 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.

8. **Block 3101, Lot 4 – StudioR Motorsports LLC** – 28 Chestnut Ridge Road (1,750 sq. ft.) – AJ Messineo of Messineo Law LLC represents the applicant, Rafal Wnek of StudioR Motorsports LLC; who was sworn in by Mr. Regan. The Chairman read the application into the record. The space is being used as an automotive repair shop. There are to be 1-2 employees occupying the space (to be hired at a future date), the area has not been altered from 2 rooms, an outdoor sign is required and an application will be filed upon the approval of the Use Permit, parking will be 1-2 employee spaces and all other is parking in common. A motion to approve was made by Mr. Puglisi and seconded by Mr. Stefanelli. A roll call vote was taken with all present stating aye.

A five-minute break was taken at 8:50 pm.

PUBLIC HEARINGS (NEW):

1. **Block 2702, Lot 1.01 (C4000) –Valley Health Systems** – 400 Market Street – Zoning Variance for Signage Application – Daniel Steinhagen of Beattie Padovano stepped forward to represent the applicant and gave a brief overview of the application and stated that he would like to adjust the application to reflect some of the suggestions made by the Borough’s Planner in her review letter. Mr. Regan swore in the applicant’s Graphic Designer, Peter Scherer, as well as the Borough Engineer, Carl O’Brien and Borough Planner, Darlene Green.

The Chairman then marked the review letters from the Borough’s Planner dated 07/1/25 was marked as Exhibit B1, the Borough’s Engineer dated 07/3/25 was marked as Exhibit B2 and the review letter from the Montvale Police Department dated 07/9/25 was marked as Exhibit B3. Mr. Steinhagen submitted Exhibits A1 and A2; the Affidavit of Notice dated 07/31/25 was marked as Exhibit A1; the Site Plan dated 05/8/26 was marked as Exhibit A2.

Mr. Steinhagen then proceeded to ask Mr. Scherer to state his credentials and experience, to which Mr. Regan and the Chairman stated Mr. Schere has been before the board previously and deemed him qualified. Mr. Scherer then gave a brief overview of the plans proposed by the applicant and the reasoning behind the locations and design of the signs.

The Chairman requested the Borough Planner, Ms. Green, to present her review letter. Ms. Green proceeded to give a brief overview of her review letter stating that the proposed signs would incur two C variances and a waiver is needed in regards to the 5,000 Kelvin proposed in the plans, that the applicant had not originally requested. Mr. Steinhagen stated that they would amend the applicant to reflect the request of the waiver, as well as request that the previous site plan approval in 2021 granting the 100, 200, 300 buildings extending their sign illumination until midnight be granted to the 400 build as well in order to keep uniformity of the Market Street area. Ms. Green stated that she agreed with keeping consistency and the Chairman stated that he agreed as well and that they can extend the time for the 400 building. The Chairman polled the board and all members agreed to the extension of the illumination of building 400 to midnight. The Chairman asked the board if they had any questions of Mr. Scherer, to which there were none.

Mr. Steinhagen proceeded to bring forward the applicant's Planner, Steve Lydon of Burgess Associates. Mr. Regan swore Mr. Lydon in and stated that he has been before the board previously and deemed him qualified. Mr. Lydon proceeded to give a brief overview of his portion of the project, the variances involved with the application and why they are proposing the signs in the plans. The Chairman asked the board if they had any questions of Mr. Lydon, to which there were none.

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. No one from the public came forward. A motion to close to the public was made by Councilmember Koelling and seconded by Mr. Stefanelli. All in favor stated Aye. The Chairman motion to request the Board Attorney to prepare the Resolution to approve the application and incorporate any changes discussed during the course of the meeting. The motion to approve was made by Mr. Ryan and seconded by Mr. Stefanelli. There was no additional discussion on the motion. A roll call vote was taken with all members stating aye

PUBLIC HEARINGS (CONT.): None

RESOLUTIONS:

1. **Resolution Denying Preliminary Site Plan Approval, a d(5) Density Variance and Related Variances to JTZ Holdings, LLC for Premises Designated as Block 1601, Lots 12, 13 and 14 –**

The motion to introduce was made by Mr. Lintner and seconded by Mr. Stefanelli. Mr. Regan stated that there are changes to be made to the Resolution and are as follows: page 14, last line, "Northern drive" corrected to "Southern drive"; Page 16, 6th line, "North" corrected to "West"; page 20, 5th line add "further away" to the sentence; page 22, 3rd line "10.5 feet" corrected to "7.5 feet". A roll call vote was taken. All present members stated aye. Councilmember Koelling, Mr. Ryan and Ms. Bagdat abstained.

OTHER BUSINESS: None

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

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

Next Regular Scheduled Meeting: August 19, 2025

Respectively submitted:

Theresa Di Popolo,
Assistant to the Land Use Administrator