

**REGULAR MEETING OF THE MONTVALE PLANNING BOARD**  
**MINUTES**

**Tuesday, August 19, 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 7:44 pm and led everyone in the Pledge of Allegiance.

ROLL CALL:

**PRESENT:** John Culhane; Christopher Gruber; Councilmember Koelling; William Lintner; John Ryan, Mayor Designee; Sherwin Tsai; Anita Bagdat and Chairman DePinto

**ALSO PRESENT:** Robert Regan, Board Attorney; Darlene Green, Borough Planner; and Carl O'Brien, Borough Engineer and Jeanne Fondacaro, Planning Board Secretary

**ABSENT:** Frank Stefanelli; Javid Huseynov; Joseph Puglisi; 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 two applications. The first application was for Beauty Full Life Montvale LLC, 2-8 Kinderkamack Road, Block 2408, Lot 2 for signage on the exterior of the building for a second-floor tenant. The second application was for Moxie Salon & Beauty Bar, 26 Chestnut Ridge Road, Block 3101, Lot 1 updating the Use Permit for the new unit in the same complex, proposed improvements to the space and signage.

MASTER PLAN COMMITTEE REPORT: None

ZONING REPORT: None

CORRESPONDENCE: On back table

APPROVAL OF MINUTES:

1. **August 5, 2025** - A motion to approve was made by Councilmember Koelling and seconded by Mr. Ryan. There was no discussion. A roll call vote was taken with all eligible and present members stating aye.

USE PERMITS:

1. **Block 3101, Lot 1 – Casa Di Bella LLC d/b/a Moxie Salon and Beauty Bar** – 26 Chestnut Ridge Road, Unit 22 (1,980 sq. ft.) – Mark Di Pisa of Di Pisa & Lago LLC represents the applicant, Robert Bing of Casa Di Bella LLC d/b/a Moxie Salon and Beauty Bar, who was sworn in by Mr. Regan. The Chairman did not read the application into the record as it had already been read into record at a previous meeting. The space is to be used as a hair salon and beauty bar and is moving from one unit (unit 26) at the location to a different unit (unit 22) at the same location. The area is to be altered to the floor layout reflective of the former unit layout, an outdoor sign is required but is already preexisting, they would like to move it from the original location to the new location. The existing sign does not comply with the building's signage code; therefore, a new sign will be required. A motion to approve was made by Mr. Lintner and seconded by Mr. Culhane. A roll call vote was taken with all present stating aye.
2. **Block 2702, Lot 1.01, Qualifier C4000 – Valley Health System** – 400 Market Street (60,520 sq. ft.) – Antimo Del Vecchio of Beattie Padovano represents the applicant, Joseph Lorino of Valley Health System, who was sworn in by Mr. Regan. The Chairman read the application into the record. The space is being used as medical offices offering services that include imaging, MRI, primary health care services and specialty care. There will be approximately 50 employees occupying the space, the area will be a completely new tenant fit up consisting of approximately 75 rooms on the 2<sup>nd</sup> floor space and approximately 75 rooms on the 3<sup>rd</sup> floor space, an outdoor sign is required, parking is 50 employee spaces and all other is parking in common. A motion to approve was made by Councilmember Koelling and seconded by Mr. Tsai. A roll call vote was taken with all present stating aye.  
The Chairman stated that as a courtesy to the applicant, the board will move directly to the Resolution for the applicant (see below under the title RESOLUTIONS).
3. **Block 1001, Lot 1 – Gold Ventures LLC** – 135 Chestnut Ridge Road, Suite 280 (2,351 sq. ft.) – Andrew Bolson of Meyerson Fox and Conte represents the applicant, Evan Gold of Gold Ventures LLC, who was sworn in by Mr. Regan. The Chairman read the application into the record. The space will be used as a general business administrative office for a real estate management firm. The applicant is moving from suite 240 to 280 in the same building. There will be 5 employees occupying the space, the area will not be altered from 7 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.

Ryan and seconded by Mr. Gruber. A roll call vote was taken with all present stating aye.

A five-minute break was taken at 8:15 pm.

PUBLIC HEARINGS (NEW):

1. **Block 603, Lot 34, 35 & 36 – Metropolitan Home Development at Werimus, LLC** – 55-61 Magnolia Avenue – Applications for Major Subdivision and Soil Movement – Antimo Del Vecchio of Beattie Padovano stepped forward to represent the applicant and gave a brief overview of the application and a review of the past Resolution and agreements regarding this project.

Mr. Del Vecchio submitted Exhibits A1 thru A6; the Affidavit of Notice dated 08/18/25 was marked as Exhibit A1; the Preliminary and Final Site Plan dated 02/19/25 was marked as Exhibit A2; the Resolution dated 10/15/19 was marked as Exhibit A3; the updated Environmental Impact Statement (EIS) dated 04/29/25 was marked as Exhibit A4, the Stormwater Report dated 05/01/25 was marked as Exhibit A5; and the Stormwater Operations & Maintenance Manual dated 4/28/25 was marked as Exhibit A6.

Mr. Regan swore in the applicant's Engineer, Michael Dipple, as well as the Borough Engineer, Carl O'Brien and Borough Planner, Darlene Green. Mr. Del Vecchio then proceeded to state that Mr. Dipple has been before the board on past projects and Mr. Regan deemed him qualified; the Chairman accepted Mr. Regan's recommendation. Mr. Dipple then gave a brief overview of the plans proposed by the applicant, his involvement and the reasoning behind the changes of the subdivision. The colorized Subdivision Plan, Sheet C05, dated 2/21/25, which was update on 8/19/25 by Mr. Dipple, was marked as Exhibit A7. As Mr. Dipple referred to Ms. Green's review letter during his testimony, the Chairman marked the review letter from the Borough's Planner, dated 07/9/25 as Exhibit B1.

Mr. Dipple continued explaining the changes needed in the updated plans, as well as the variances and waivers needed in order to complete the project.

As Mr. Dipple referred to Mr. O'Brien's review letter during his testimony the Chairman stopped him and stated that due to the fact that the members received the letter so late and unable to properly review it, they would not be able to address the letter, but would mark the letter into evidence. The Chairman then marked the review letter from the Borough's Engineer dated 08/19/25 as Exhibit B2. The Chairman then asked Mr. O'Brien to review his major concern from the letter, to which Mr. O'Brien discussed the stormwater items, the new stormwater management regulations and how they would need to be adjusted from an engineering point of view. The Chairman asked Mr. Dipple to explain why the original stormwater plans were changed from individual retention details to the open basin concept. Mr. Dipple referred to page CO6 of the Preliminary and Final Site Plan (Exhibit A2) as he explained the changes made for the central basin.

The Chairman requested that Mr. Dipple explain to the board and the public how the basin functions in the collection and the retention of the water. Mr. Dipple explained the design of the basin and its functions for the properties and that the new basins are designed to accommodate the larger storms that have been occurring in recent years. The Chairman also inquired if this system will also protect the existing homes in the area, to which Mr. Dipple responded that he believes it will and explained why he believes that the new system will assist in protecting existing properties.

The Chairman asked the board if they had any questions of Mr. Dipple. The board asked more about the stormwater collection system and the changes proposed from the original plans; if the owner of the project has reached out to the governing body of the borough about proposed ownership regarding the preservation area in the site plans; if the fence that had been mentioned in the original plans, which was on the projects property, been addressed; and if the possibility of a home owner wants to put a pool in has been considered in regards to the stormwater basins.

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

Ms. Erin McGivney of 53 Magnolia Avenue stepped forward and stated that she did not receive notification of the meeting regarding this project. The Chairman confirmed that a letter was sent by the applicant. She proceeded to ask Mr. Dipple and/or the board to provide 3 examples of this new stormwater system that has been successful. The Chairman then stated that he doesn't know if they would be able to supply that due to the newness of the regulations being implemented that triggered this new system and Mr. O'Brien confirmed the Chairman's statement. The Chairman asked Mr. Dipple if there are any examples in town or the surrounding areas that used this updated stormwater system that they would be able to look at; Mr. Dipple stated that there is a much larger version behind the DePiero Farm/Wegmans complex area, but that there is also one of the smaller scale versions that is currently under construction on Paragon Drive that might be more similar, or Philips Parkway but that will not be completed for a couple of months. The Chairman went on to explain to Ms. McGivney that the borough's engineer will have significant impute in the new plans and that his recommendations will be taken into account when coming to the finalized plans. The applicant's engineer and the borough's engineer will work together to create a project that both satisfies the applicant and protects the borough's interests; and that the Planning Board shares her concerns and will do what needs to be done to protect the interests of the residents.

Ms. Johanna Duffy of 4 Pine View Terrace stepped forward and asked about the changes to the surrounding vegetation, why the changes were implemented, the size of the retaining wall proposed and how that will affect the drainage on her property. Mr. Dipple explained the plans, how the retaining wall will be moved further away from her property line and that keeping the vegetation along with the addition of some of the

proposed trees will assist with the look of the area as well as following the environmental needs of the community. Ms. Duffy also asked if the applicant intended to build the homes or just develop the plots for future builders. Mr. Dipple stated he assumed that the applicant would be building the homes. The Chairman stated that the board cannot dictate the way the applicant develops the lands once the subdivision has been granted, but that the applicant has built in the borough in the past, is well acquainted with the borough and works well with the borough. Ms. Duffy also inquired if the municipal sewer system can handle the new homes, and if not, will the responsibility fall on to the applicant to update the sewer system and repave the surrounding areas. Mr. Dipple confirmed that the municipal sewer system should be able to handle the new development, but that if it cannot it will be the applicant's responsibility to update and repave.

Mr. Will Guzman of 56 Magnolia Avenue stepped forward and asked about the street lighting proposed at the intersection, what is being put in place to prevent flooding on the opposite side of Magnolia Avenue, and how long the process would take. Mr. Dipple responded that the regulations stipulate that they are required to limit and manage the amount of runoff caused by the project with a retention basin, and that usually would take approximately 6-8 months, but that they cannot dictate to the builder a timeframe. The Chairman also stated that when a builder goes into a neighborhood, they are subject to construction regulations, which are in place to prevent erosion and impact on the neighborhood, but a timeframe cannot be dictated. No additional residents stepped forward

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

The Borough Planner, Ms. Green stated that at this time she had a few questions for Mr. Dipple. She stated that in her review she raised a concern about three of the lots and the way the lot width was determined and the accuracy of the numbers. Mr. Dipple stated that they followed the ordinance to plot the lot lines and measure of the width, but that he will ensure that the numbers she received are correct. Ms. Green also questioned the sidewalk proposed on Magnolia Avenue. Mr. Dipple stated that mostly likely that will change, but that if it stays there will be a retaining wall with a railing in order to provide walkable areas for the neighborhood. Ms. Green also stated that she understands Mr. Dipple was not apart of the original plans but that she encourages him to revisit the original landscaping plans in regards to the surrounding vegetation. The Chairman stated that a copy of the plan had been forwarded to the Environmental Commission but that the Planning Board had not heard back from them as of yet. Another copy of the plans is going to be sent to the Environmental Commission and the Chairman requested to Mr. Tsai that he would appreciate them sending the Planning Board back a review letter sharing their questions and concerns. Ms. Green asked Mr. Dipple about the major soil movement permit needed. Mr. Dipple did not have that information on hand, so Ms. Green asked if they could discuss the

major soil movement permit at the next meeting, to which Mr. Dipple agreed. The Chairman at this time stated that because of the late hour and that the board would like to complete the engineering portion of the application before moving into the planner portion, would Mr. Del Vecchio agree to continue the testimony at the next available meeting, to which both Mr. Dipple and Mr. Del Vecchio agreed.

– ***Application Carried to the September 16<sup>th</sup> Meeting***

PUBLIC HEARINGS (CONT.): None

RESOLUTIONS:

1. **Resolution Granting Variance Relief Pertaining to Signage to Valley Health System for Premises Designated as Block 2702, Lot 1.01, Qualifier C4000 –**

During the approval for the Use Permit (see above) for this applicant the Chairman stated that as a courtesy to the applicant, the board would move straight to Resolution for the applicant. The motion to introduce was made by Mr. Lintner and seconded by Mr. Culhane. There were no discussions or changes to be made to the Resolution. A roll call vote was taken with all present members stating aye.

OTHER BUSINESS: **Disclosure Letter from Colliers Engineering & Designs Regarding Veolia Water New Jersey, Inc. Project at 127 Summit Avenue, Block 1002, Lot 7**  
– ***Carried to the September 16<sup>th</sup> Meeting***

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 Mr. Gruber. All in favor stated aye.

Next Regular Scheduled Meeting: September 2, 2025

Respectively submitted:

Theresa Di Popolo,  
Assistant to the Land Use Administrator