

REGULAR MEETING OF THE MONTVALE PLANNING BOARD
MINUTES

Tuesday, September 16, 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 7:36 pm and led everyone in the Pledge of Allegiance.

ROLL CALL:

PRESENT: John Culhane; Councilmember Koelling; Vice Chairman William Lintner; John Ryan, Mayor Designee; Javid Huseynov (late); Joseph Puglisi; and Chairman John DePinto

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

ABSENT: Christopher Gruber; Frank Stefanelli; Sherwin Tsai; Anita Bagdat; 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 a resident at 44 Magnolia Avenue, Block 606, Lot 14 for a single-story extension to an existing split level private residence. The committee proposed a few options to the applicant's architect, including pushing the proposed extension back a bit, eliminating the need for a variance. The applicant's architect will discuss the options with the applicant and get back to the committee.

MASTER PLAN COMMITTEE REPORT: Ms. Green reported the committee discussed the draft being written by her for the Open Space and Recreation Plan for 2025. The draft has been sent to the Environmental Commission and they are waiting on comments from them.

ZONING REPORT: None

CORRESPONDENCE: On back table

APPROVAL OF MINUTES:

1. **August 19, 2025** - A motion to approve was made by Councilmember Koelling 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 2001, Lot 3 – Capital Realty Group** – 10 Paragon Drive, 1st & 2nd Fl. (22,500 sq. ft.) – Andrew Bolson of Meyerson Fox and Conte represents the applicant, Judith Frankel of Capital Realty Group, 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 an affordable housing real estate management company. There will be 67 employees occupying the space (with an anticipated growth to 96); the area will be altered to 35 private offices, 6 conference rooms, restrooms and cafeteria; an outdoor sign is required and an application will be submitted upon Use Permit approval; parking will be 73 employee spaces and all other is 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.
2. **Block 1001, Lot 2 – Peak Mental Health (changed to Holgate Mental Health)** – 155 Chestnut Ridge Road, Suite LL103 (5,005 sq. ft.) – Andrew Bolson of Meyerson Fox and Conte represents the applicant, Michael Darling of Peak Mental Health/Holgate Mental Health, who was unable to attend in person but was able to answer questions via cell phone. Mr. Darling was sworn in by Mr. Regan. Mr. Bolson made an alteration to the application stating that the business will be named Holgate Mental Health instead of Peak Mental Health. The Chairman made the name change and went on to read the application into the record. The space will be used as a treatment office for a State of New Jersey and Board of Health Licensed (ACP and IOP Licenses) healthcare company that specializes in mental health clinical treatment. There will be 4 employees occupying the space (with plans to hire additional to total 8-10 employees); the area will not be altered from 10 rooms, an outdoor sign is not required, parking will be 10 employee spaces and all other is parking in common. The Chairman requested that Mr. Regan write a Resolution for the Use Permit because of the nature of the business under the updated name of Holgate Mental Health. A motion to approve the request for a Resolution was made by Mr. Culhane and seconded by Mr. Puglisi. A roll call vote was taken with all present stating aye.
3. **Block 3004, Lot 2 – SmartSeal Inc.** – 50 Chestnut Ridge Road, Suite 126 (1,560 sq. ft.) – Andrew Bolson of Meyerson Fox and Conte represents the applicant, Jacob Reichberg

of SmartSeal Inc., 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 company specializing in insulation systems for residential and commercial buildings. There will be 4- 5 employees occupying the space, the area will not be altered from 5 rooms, an outdoor sign is not required, parking will be 4-5 employee spaces and all other is parking in common. A motion to approve was made by Mr. Ryan and seconded by Mr. Huseynov. A roll call vote was taken with all present stating aye.

- 4. Block 2602, Lot 1 – Sonia Alves** – 210 Summit Avenue, Suite A6 (290 sq. ft.) – Ms. Sonia Alves; who is Licensed by the State of New Jersey as a Clinical Social Worker; represents herself as her practice is not a company, LLC or Inc., and was sworn in by Mr. Regan. The Chairman read the application into the record. The space will be used as a psychiatric therapy office. There will be 1 employee occupying the space, the area will not be altered from 2 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. Lintner and seconded by Mr. Huseynov. A roll call vote was taken with all present stating aye.

PUBLIC HEARINGS (NEW): None

PUBLIC HEARINGS (CONT.):

- 1. Block 603, Lot 34, 35 & 36 – Metropolitan Home Development at Werimus, LLC** – 55-61 Magnolia Avenue – Applications for Major Subdivision and Soil Movement — ***At the Request of the Applicant this Application Will be Carried to the October 21st Meeting***

RESOLUTIONS:

- 1. Resolution Granting a Use Permit to Valley Health System for Premises Designated as Block 2702, Lot 1.01, Qualifier C4000 –**
The motion to introduce was made by Councilmember Koelling 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.
- 2. Resolution Authorizing and Directing Borough Planner Darlene A. Green to Perform 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 –**
Mr. Regan stated that on page 2 the areas intentionally left blank should read in this order of blank spaces - 1. “May 6”, 2. “the Municipal Budget”, 3. “13, 725.00”, and 4. “May 6”. The motion to introduce was made by Mr. Puglisi and seconded by Mr. Lintner. There were no discussions or additional changes to be made to the Resolution. A roll call vote was taken with all present members stating aye.

3. Borough of Montvale Planning Board Mayor and Council of the Borough of Montvale Resolution #183-2025 –

Mr. Regan stated that there is to be one change on page 1, paragraph 2, line 3 should read “condemnation redevelopment area”. The motion to introduce was made by Mr. Culhane and seconded by Mr. Lintner. 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:

1. Disclosure Letter from Colliers Engineering & Designs Regarding Veolia Water New Jersey, Inc. Project at 127 Summit Avenue, Block 1002, Lot 7 –

The Chairman asked Mr. O’Brien to give a brief summary of the letter, to which he summarized the letter from Andrew Hipolit stating that Colliers Engineering & Design, Inc. has worked with Veolia Water New Jersey, Inc. in the past from other locations throughout the state and that they are disclosing these facts to the Montvale Planning Board in the letter. The Chairman stated that he was fine with Colliers representing the Borough and Mr. Regan agreed that there is no conflict of interest. The board agreed with the Chairman and Mr. Regan.

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

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

Next Regular Scheduled Meeting: October 7, 2025

Respectively submitted:

Theresa Di Popolo,
Assistant to the Land Use Administrator