

REGULAR MEETING OF THE MONTVALE PLANNING BOARD
MINUTES
Tuesday, October 7, 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 7:37 pm and led everyone in the Pledge of Allegiance.

ROLL CALL:

PRESENT: Christopher Gruber; Councilmember Koelling; Vice Chairman William Lintner; Frank Stefanelli; Sherwin Tsai; Joseph Puglisi; Anita Bagdat; and Chairman John DePinto

ALSO PRESENT: Robert Regan, Board Attorney; Darlene Green, Borough Planner; Andrew Hipolit, Borough Engineer; John Kurz, Fire Official and Jeanne Fondacaro, Planning Board Secretary

ABSENT: John Culhane; John Ryan, Mayor Designee; and Javid Huseynov

MISC. MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/BOROUGH ENGINEER/BOROUGH PLANNER: None

ENVIRONMENTAL COMMISSION LIAISON REPORT: Mr. Tsai reported that the Environmental Commission submitted their comments regarding the Open Space and Recreation Plan for 2025 to Ms. Green.

SITE PLAN COMMITTEE REPORT: None

MASTER PLAN COMMITTEE REPORT: Ms. Green reported the committee discussed the draft, which is in its final stages, being written by her for the Open Space and Recreation Plan for 2025. The Environmental Commission comments have been reviewed and she will be noticing for the October 21, 2025 Planning Board meeting to present the final version.

ZONING REPORT: None

CORRESPONDENCE: On back table

APPROVAL OF MINUTES:

1. **September 16, 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. Gruber, Mr. Stefanelli, Mr. Tsai, and Ms. Bagdat abstained.

USE PERMITS:

1. **Block 2401, Lot 1 – Red Oak Wellness LLC** – 28 W. Grand Ave, Suite 4 (3,722 sq. ft.) – Allyson M. Kassetta, Esq of Harwood Lloyd LLP represents the applicant, Beau Allen of Red Oak Wellness LLC, who was sworn in by Mr. Regan. The Chairman read the application into the record. The space will be used as an outpatient mental health care facility with New Jersey licensed clinical therapists. All voluntary adult clients are thoroughly screened before acceptance to the program to ensure they are a good fit and will be treated both in-person and virtually and there will not be any medication on the premises. There will be 6-7 employees occupying the space; the area will not be altered from 6 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. Lintner and seconded by Mr. Stefanelli. A roll call vote was taken with all present stating aye.
2. **Block 2802, Lot 2, C001A – G & A Family Group LLC d/b/a EONS** – 18A Farm View (1,477 sq. ft.) – ***At the Request of the Applicant this Application Will be Carried to the October 21st Meeting***

PUBLIC HEARINGS (NEW):

1. **Block 1001, Lot 2 – Dynarex Corporation** – 155 Chestnut Ridge Road – Applications for Site Plan Review and Variance – ***Applicant Did Not Show, this Application Will be Carried to the October 21st Meeting*** – The Chairman also stated that the property has received penalties and violations from the fire officials that must be resolved before moving forward.
2. **Block 1002, Lot 7 – Veolia Water New Jersey Inc.** – 127 Summit Avenue – Applications for Major Soil Movement, Site Plan Review and Variance – *Please See Attached Transcript*

A five-minute break was taken at 9:37 pm.

PUBLIC HEARINGS (CONT.): None

RESOLUTIONS:

1. **Resolution Granting a Use Permit to Holgate Mental Health for Premises Designated as Block 1001, Lot 2 –**

The motion to introduce was made by Mr. Lintner and seconded by Mr. Gruber. There were no discussions or changes to be made to the Resolution. A roll call vote was taken with all present eligible members stating aye; Mr. Stefanelli, Mr. Tsai 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 Ms. Bagdat and seconded by Mr. Tsai. All in favor stated aye.

Next Regular Scheduled Meeting: October 21, 2025

Respectively submitted:

Theresa Di Popolo,
Assistant to the Land Use Administrator