

REGULAR MEETING OF THE MONTVALE PLANNING BOARD
MINUTES

Tuesday, December 2, 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: John Culhane; Councilmember Koelling; Vice Chairman William Lintner; John Ryan, Mayor Designee; Frank Stefanelli; Javid Huseynov; Joseph Puglisi; Anita Bagdat; 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; Sherwin Tsai; 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 two applications. The first application was for a proposed coffee shop fit-out, changing the existing store front into a Tim Hortons at 128 Chestnut Ridge Road, Block 2602, Lot 4. The committee requested that the applicant address a few questions and return for another site plan review meeting. The second application was for an existing office space under the name of Baxus Corp. for accessory storage area for extensive liquor sales within the office space at 95 Chestnut Ridge Road, Block 2701, Lot 4. The committee requested more information from the New Jersey State A.B.C laws and allowances before coming before the board for a Use Permit in the future.

MASTER PLAN COMMITTEE REPORT: None

ZONING REPORT: None

CORRESPONDENCE: On back table

APPROVAL OF MINUTES: None

USE PERMITS:

- 1. Block 1102, Lot 1** – 1 Paragon Drive, Suite 151A – Café Corner LLC (687 sq. ft) – Andrew Bolson of Meyerson Fox and Conte represents the applicant, Jacob Schwed of Café Corner LLC, who was sworn in by Mr. Regan. The Chairman read the application into the record. The space will be used as a café for the occupants of the building. There will be 3 employees occupying the space; the area will be not be altered from the 1 room space with 16 seating capacity; an outdoor sign is not required; parking will be 3 employee spaces and all other is parking in common. A motion to approve was made by Mr. Huseynov and seconded by Mr. Culhane. A roll call vote was taken with all present stating aye.
- 2. Block 2002, Lot 3** – 5 Paragon Drive, 1st Floor, Lobby – Café Corner LLC (2,908 sq. ft) – Andrew Bolson of Meyerson Fox and Conte represents the applicant, Jacob Schwed of Café Corner LLC, who was previously sworn in by Mr. Regan. The Chairman read the application into the record. The space will be used as a cafe for the occupants of the building. There will be 3 employees occupying the space; the area will not be altered from the 1 room space; an outdoor sign is not required; parking will be 3 employee spaces and all other is parking in common. The applicant would like to have outdoor seating on the already existing patio, which the Planning Board Secretary must confirm was already approved previously in order for the patio to be use at present. A motion to approve was made by Mr. Lintner and seconded by Councilmember Koelling. A roll call vote was taken with all present stating aye.
- 3. Block 403, Lot 4** – 72 Summit Avenue, Suite 107 – Banash Group LLC d/b/a Oakmont Equity (635 sq. ft) – Andrew Bolson of Meyerson Fox and Conte represents the applicant, Yakov Banash of Banash Group LLC d/b/a Oakmont Equity, who was sworn in by Mr. Regan. The Chairman read the application into the record. The space will be used as a general business office for a real estate development company. There will be 1 employee occupying the space; the area will not be altered from the 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. Stefanelli and seconded by Mr. Ryan. A roll call vote was taken with all present stating aye.

PUBLIC HEARINGS (NEW):

1. **Block 3101, Lot 1** – 1-30 Chestnut Ridge Road – UB Chestnut LLC c/o Regency Centers – Applications for Variance – **Requested to be Carried to December 16, 2026 – No Further Notice is Required**

PUBLIC HEARINGS (CONT.): None

RESOLUTIONS:

1. **Resolution Granting a Use Permit to G & A Family Group LLC d/b/a EONS for Premises Designated as Block 2802, Lot 2 (C001A)**
The motion to introduce was made by Councilmember Koelling and seconded by Mr. Stefanelli. There were no discussions or changes to be made to the Resolution. A roll call vote was taken with all eligible present members stating aye. Mr. Culhane, Mr. Stefanelli and Ms. Bagdat abstained.
2. **Resolution Granting Preliminary and Final Major Subdivision Approval, Variance Relief, a Major Soil Movement Permit, and Approval of an Environmental Impact Statement to Metropolitan Home Development at Werimus, LLC for Premises Designated as Block 603, Lots 34, 35 and 36**
The motion to introduce was made by Mr. Lintner and seconded by Mr. Huseynov. Mr. Regan stated changes needed to be made to the Resolution: page 4 (the removal of any reference to “square” from paragraph 4, lines 9 and 10); page 5 (Section 196-5E line 14 should be “six” not “four”); page 9 (paragraph 8, line 8 the word “fire” should be “water”); page 29 (paragraph 25, line 2 add the phrase “in excess of 20,296.53 cubic yards as set forth in the plan...”). A roll call vote was taken with all eligible present members stating aye. Mr. Culhane, Councilmember Koelling, Mr. Ryan, Mr. Stefanelli 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. Ryan. All in favor stated aye.

Next Regular Scheduled Meeting: December 16, 2025

Respectively submitted:

Theresa Di Popolo,
Assistant to the Land Use Administrator