

REGULAR MEETING OF THE MONTVALE PLANNING BOARD
MINUTES
Tuesday, December 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 7:41 pm and led everyone in the Pledge of Allegiance.

ROLL CALL:

PRESENT: John Culhane; Christopher Gruber; Councilmember Koelling; Vice Chairman William Lintner; John Ryan, Mayor Designee; Frank Stefanelli; Joseph Puglisi; Anita Bagdat; and Chairman John DePinto

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

ABSENT: Javid Huseynov and Sherwin Tsai

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 a second meeting regarding 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 agreed that the applicant, which had previously been issued an approval Resolution in 2004 for this property; would only need to apply for a Use Permit as long as they follow the stipulations stated in the original approval and they should be submitting the Use Permit application in the near future. The committee also agreed that they will do an updated approval Resolution for this applicant in order to provide a record. The applicant also agreed to meet with the Borough's Engineer and Construction Official for the Driveway/Parking Lot striping and traffic directionals.

MASTER PLAN COMMITTEE REPORT: None

ZONING REPORT: None

CORRESPONDENCE: On back table

APPROVAL OF MINUTES:

1. **October 7, 2025** - A motion to approve was made by Mr. Stefanelli and seconded by Councilmember Koelling. There was no discussion. A roll call vote was taken with all eligible and present members stating aye. Mr. Culhane, Mr. Gruber, and Mr. Ryan abstained.
2. **December 2, 2025** - A motion to approve was made by Mr. Lintner and seconded by Mr. Stefanelli. There was no discussion. A roll call vote was taken with all eligible and present members stating aye. Mr. Gruber abstained.

USE PERMITS:

1. **Block 1903, Lot 6** – 136 Summit Avenue, Suite 203A – Magitech Paul LLC (1,161 sq. ft) – Andrew Bolson of Meyerson Fox and Conte represents the applicant, Weidong Pan of Magitech Paul 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 office that sells high-quality advanced dietary supplements. There will be 2 employees occupying the space; the area will not be altered from the 4 rooms space; 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. Ryan. A roll call vote was taken with all present stating aye.
2. **Block 1903, Lot 6** – 136 Summit Avenue, Suite 203 – Nova Electric & Security, Inc. (884 sq. ft) – Andrew Bolson of Meyerson Fox and Conte represents the applicant, Kevin Murtagh, who was previously sworn in by Mr. Regan. The Chairman read the application into the record. The space will be used as a general business office for an electric and security company. There will be 3 employees occupying the space; the area will not be altered from the 3 rooms space; 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 Councilmember Koelling and seconded by Mr. Lintner. A roll call vote was taken with all present stating aye.

A five-minute break was taken at 8:06 pm.

PUBLIC HEARINGS (NEW):

1. **Block 3101, Lot 1** – 1-30 Chestnut Ridge Road – UB Chestnut LLC c/o Regency Centers – Applications for Variance – **See Attached Transcript** - A five-minute break was taken at 10:14 pm. - **Application Continuance to be Carried to January 20th, 2026**

PUBLIC HEARINGS (CONT.): None

RESOLUTIONS: None

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. Gruber.

All in favor stated aye.

Next Regular Scheduled Meeting: January 6, 2026

Respectively submitted:

Theresa Di Popolo,
Assistant to the Land Use Administrator