

REGULAR MEETING OF THE MONTVALE PLANNING BOARD
MINUTES

Tuesday, April 21, 2026

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.

Mr. Frank Stefanelli sitting in for Chairman DePinto opened the meeting at 8:03 pm and led everyone in the Pledge of Allegiance.

ROLL CALL:

PRESENT: Councilmember Koelling; John Ryan, Mayor Designee; Frank Stefanelli; Javid Huseynov; Sherwin Tsai; and Anita Bagdat

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

ABSENT: John Culhane; Christopher Gruber; Vice Chairman William Lintner; Joseph Puglisi; and Chairman John DePinto (*all members marked absent at the beginning of the meeting arrived later – 8:10pm thru 8:25pm*)

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

ENVIRONMENTAL COMMISSION LIAISON REPORT: *Reported later in the meeting (8:42)* - Mr. Puglisi stated that the commission has not met since the last Board meeting and that there is nothing new to report at this time.

SITE PLAN COMMITTEE REPORT: *Reported later in the meeting (8:40)* - Mr. Lintner reported the committee reviewed four applications. The first application was for Alan and Jasna Trojan, 14 Clover Court; Block 702, Lot 36 for a proposed expansion of a single-family home. The applicant is proposing to expand his house, which would require a side yard, a single side yard and a total of both side yard variances. He provided the committee with plans and they indicated that he will need to come before the Board to have a variance. He plans on doing that and he's hoping to make the May 19th meeting. The second application was for Valley Chabad, 530 Chestnut Ridge Road, Woodcliff Lake; Block 3301, Lot 2 (parking lot is located in Montvale) for a proposed fence around the perimeter of the site. This is actually a Woodcliff Lake, Chestnut Ridge Road location. However, a portion of their rear parking lot is located in Montvale. They plan on putting a fence around the perimeter of the site. It was researched

and the fence is permitted in this site and the committee indicated that they can proceed with just getting construction permits and it will not be necessary for a full site plan review. The third application was for Gray Capital, LLC, 100 Summit Ave; Block 1102, Lot 3 for amended site plan and minor façade revisions. They are making some minor, as well as, some significant changes to their site plan. Minor changes are some facade changes and they have identified the two signs now on that piece of property. However, because of the water situation in town, they need to install a water storage tank, 39 feet in diameter by 12 feet tall, put a pump house in, as well as relocate their dumpster. The committee indicated that they will have to come before the full Board for site plan approval and they are also looking to be ready for the May 19th meeting. The fourth application was for Kristen Marie Hair, LLC (via Bedrin Organization, LLC), 101 Chestnut Ridge Road, 2nd Floor; Block 2701, Lot 5 for inquiry for proposed business for professional hair services. This business is going to be one of the users of the use permit the Board heard for 101 Chestnut Ridge Road, the Bedrin Organization. However, this is an OR2 zone. The applicant Kristen Marie Hair is a hair extension business, which is a personal service and they will need to come before the Board for a use variance in order to get their approval for their use permit and they'll be coming before the Board possibly May 19th.

MASTER PLAN COMMITTEE REPORT: None

ZONING REPORT: None

CORRESPONDENCE: On back table

APPROVAL OF MINUTES:

1. **April 7, 2026** - A motion to approve was made by Mr. Tsai and seconded by Ms. Bagdat. There was no discussion. A roll call vote was taken with all eligible and present members stating aye. Mr. Ryan, Mr. Huseynov and Mr. Tsai abstained.

USE PERMITS:

1. **Block 1001, Lot 1** – 135 Chestnut Ridge Road, Suite 1160 – Signature Wealth Management Partners LLC (3,335 sq. ft.) – Mr. James Delia of Wells, Jaworski & Liebman LLP stepped forward to represent the applicant, Gregory Emr of Signature Wealth Management Partners LLC, who was sworn in by Mr. Regan. Mr. Stefanelli read the application into the record. The space will be used as a financial strategies and asset management firm. There will be 6 employees occupying the space; the area will not be altered from the existing 7 rooms space (5 offices and 2 conference rooms); parking will be 6 employee spaces and all other is parking in common. An outdoor sign is not required. 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.
2. **Block 2701, Lot 4** – 95 Chestnut Ridge Road, Suite 202 – The Hustle Wig LLC (2,900 sq. ft.) – Mr. Andrew Bolson of Meyerson, Fox & Conte, PA stepped forward to represent

the applicant, Zalmy Cohen of The Hustle Wig LLC, who was sworn in by Mr. Regan. Mr. Stefanelli read the application into the record. The space will be used as a general business office for a wig company. There will be 2 employees (with anticipation of hiring an additional 8 employees) occupying the space; the area will not be altered from the existing 6 rooms space; parking will be 10 employee spaces and all other is parking in common. An outdoor sign is not 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.

At this time, 8:25pm, the Chairman took over the meeting.

3. **Block 2701, Lot 5** – 101 Chestnut Ridge Road, 1st Floor – The Bedrin Organization, LLC (1,612 sq. ft.) – *This Use Permit was heard later in the meeting (8:29pm) after the first Resolution.* Mr. Antimo Del Vecchio of Beattie Padavano stepped forward to represent the applicant, Garret Bedrin of The Bedrin Organization, 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 for a real estate and management company. There will be 6 employees occupying the space; the area will not be altered from the existing 11 rooms space; parking will be 6 employee spaces and all other is parking in common. An outdoor sign is required and will be submitted to the building department after the Use Permit approval. A motion to approve was made by Mr. Ryan and seconded by Mr. Tsai. A roll call vote was taken with all present stating aye.

PUBLIC HEARINGS (NEW): None

PUBLIC HEARINGS (CONT.): None

DISCUSSION: None

RESOLUTIONS:

1. *This Resolution was heard earlier in the meeting (8:26pm) before the last Use Permit.* **Resolution Denying Preliminary and Final Site Plan Approval, a d(1) Use Variance, Related Variances, and a Major Soil Movement Permit to Montvale Donuts, LLC for Premises Designated as Block 1901, Lot 3** – At the request of the applicant, Mr. Del Vecchio stated “as discussed by the Board at the last hearing. In advance of the resolution being authorized, the applicant is prepared to make substantive changes to the application and would like an opportunity to present the revised plans to the Board for consideration. Essentially a reconsideration of the Board's determination based upon a revised set of plans. To the extent the Board needs an extension of time within which to consider that, the applicant would extend the time through the end of May of this 2026 so that there's no time constraints that would impede that from occur.” The Board agreed to the request of the applicant and the application will be extended to the end of May 2026. The Chairman stated for the record, “And for the record, at the request of the applicant’s attorney, the meeting, the hearing will be continued.”

2. **Resolution Granting a Use Permit to 128 Montvale LLC T/A Tim Horton's for Premises Designated as Block 2602, Lot 4** – The motion to introduce was made by Mr. Stefanelli 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 eligible present members stating aye.

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

OTHER BUSINESS: Colliers Engineering & Design, Inc. Potential Conflict Disclosure Letter Regarding Wegmans Food Markets, Inc. –

Mr. O'Brien stated that, "one of our normal processes that we do is that we go through a conflict check for any private application that comes through our system for the company. We have private development, we have government services, which both Darlene and myself, or sometimes there's applications that come before a Board that has a private applicant where you also have government services work. Case in point, here you have Wegmans who are coming in, they've been doing work here for 10 years. We do work there on the Board side, but we don't do any work at this particular Wegmans. Our private development group has Wegmans as a client nationwide with other locations elsewhere, however, our paths do not cross. So, myself and Darlene and the people that work for us have nothing to do with any Wegmans obligations, or anything throughout the country. So why do I say this? We need to disclose to you, as well as to Wegmans that there is the need to let you know there is a potential conflict. If the Board or Wegmans would want us to step aside, we would step aside and you have to get a different engineer and planner to handle the case. After doing our review based on myself and my teams, Darling and her team and how we handle these applications, we don't cross that path. So, we don't see it as a conflict, but we sought the disclosure." The Board and the Board Attorney all state that they have no issues.

Ms. Green requested to discuss Montvale's Affordable Housing –

Ms. Green stated, "So after the last meeting we talked about scheduling a special meeting. Since that time, it does not appear that the housing plan will be ready for the May meeting. We'll be discussing the strategies with the Borough Special Affordable Housing Council. Timing and the Board may be aware, there's, you know, different pieces of litigation ongoing with our housing plan and the one item that is still outstanding is their litigation over our settlement agreement. A program recommendation that actually does not fully align with our settlement agreement. And so, it's a bit silly to move forward and adopt a housing plan that reflects our settlement agreement when we don't have a program recommendation that matches the agreement. So, until this litigation is resolved, especially if the litigation does not side with our settlement over demand, it would be a waste of time and effort because if we have to amend the housing plan again, so the instructions right now are to wait. My office has drafted an announcement plan; it drafted it in anticipation of an amended hearing. However, yesterday, if I understand that the governing body had a special meeting very early, and they amended one of the site agreements. I do not have a copy of that yet. That will then necessitate my team to update the housing plan to reflect

those modifications on that site. So right now, we're in a bit of a holding pattern. The other problem that still persists is, I do not have concept plans for all or both the sites that we've committed to either rezone or zone via the concept plan. So, it's difficult to write an ordinance or redevelopment plan if you don't have a concept plan.” She continued to state, “Our immunity is currently being challenged and now they've actually requested the court strip our immunity.” The Chairman asked Mr. Regan that if the courts fines in favor of stripping Montvale’s immunity and the Board is then stripped of its ability to grant site plan and subdivision approval, then who would make those decisions. Mr. Regan answered that, ultimately a judge would make those decisions but that he does not believe it will come to that. “I think what could happen is if your immunity is strip that doesn't digress you from having hearings on other applications, you'll be stripped of immunity on affordable housing matters and inclusionary developments. But you can still hear applications.”

ADJOURNMENT: A motion to adjourn was made by Mr. Tsai and seconded by Mr. Ryan. All in favor stated aye.

Next Regular Scheduled Meeting: May 5, 2026

Respectively submitted:

Theresa Di Popolo,
Assistant to the Land Use Administrator