

REGULAR MEETING OF THE MONTVALE PLANNING BOARD
MINUTES

Tuesday, February 17, 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.

Chairman DePinto opened the meeting at 7:32 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; Javid Huseynov (had to leave at 8:08 pm); 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: Frank Stefanelli; Sherwin Tsai; John Kurz and Michael Halzack, Fire Officials

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

ENVIRONMENTAL COMMISSION LIAISON REPORT: None

SITE PLAN COMMITTEE REPORT: None

MASTER PLAN COMMITTEE REPORT: None

ZONING REPORT: None

CORRESPONDENCE: On back table

APPROVAL OF MINUTES:

1. **January 20, 2026** - A motion to approve was made by Mr. Ryan and seconded by Mr. Lintner. There was no discussion. A roll call vote was taken with all eligible and present members stating aye. Mr. Culhane and Mr. Huseynov abstained.

USE PERMITS:

1. **Block 2701, Lot 4** – 95 Chestnut Ridge Road, 2nd. Fl. – Chaim Medical Resource, INC. (1,537 sq. ft.) – Arthur J. Messino III of Messino Law, LLC stepped forward to represent the applicant, Joseph Kahan of Chaim Medical Resource, 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 office for a medical referral company. There will be 10 employees occupying the space; the area will not be altered from the 5 rooms space; 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. Culhane and seconded by Mr. Gruber. A roll call vote was taken with all present stating aye.

PUBLIC HEARINGS (NEW): None

PUBLIC HEARINGS (CONT.):

1. **Block 1901, Lot 3** – 121 Chestnut Ridge Road – Montvale Donuts LLC – Applications for Variance and Soil Movement – Councilmember Koelling and Mr. Ryan recused themselves and step off the dais. – *See Attached Transcript* – *A five-minute break was taken at 8:47 pm* – *Application to be Carried to March 17, 2026*

DISCUSSION: 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. Puglisi. All in favor stated aye.

Next Regular Scheduled Meeting: March 3, 2026

Respectively submitted:

Theresa Di Popolo,
Assistant to the Land Use Administrator