REGULAR MEETING OF THE MONTVALE PLANNING BOARD MINUTES
Tuesday, December 3, 2024
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 7:57 pm and led everyone in the Pledge of Allegiance.

ROLL CALL:

PRESENT: John Culhane; Christopher Gruber; Councilmember Koelling; William Lintner; Frank Stefanelli; Dante Teagno; Javid Huseynov; Joseph Puglisi; Anita Bagdat; and Chairman DePinto

ALSO PRESENT: Robert Regan, Board Attorney; Darlene Green, Borough Planner; Jamie Giurintano, Borough Engineer and Jeanne Fondacaro

ABSENT: John Ryan, Mayor Designee; Sherwin Tsai and R. Lorraine Hutter, Land Use Administrator

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 Montvale Dunkin Donuts LLC, 121 Chestnut Ridge Road (Block 1901 Lot 3) for purchase of a new building and proposed renovations they would like to do in order to create a new restaurant area and drive-thru.
The second application was for Metropolitan Home Development at Weirmus, LLC (Block 603 Lots 34, 35 &36) amended subdivision application.

MASTER PLAN COMMITTEE REPORT: Ms. Green reported that she has been working with the recreation department of Montvale on the Open Space and Recreation Plan. She wants to review it before presenting it to the Master Plan Committee and is hoping to be able to present at the next meeting.

ZONING REPORT: Mr. Gruber reported that Fleming's Steakhouse is in the final stages of fit out and are hoping to open in February 2025. Crumbl Cookies has received their Certificate of Occupancy and is now open. The Veterans new development at 26 N. Kinderkamack Road has submitted building plans, which have been reviewed and are ready to release.

CORRESPONDENCE: On back table

APPROVAL OF MINUTES:

1. **September 17, 2024** - A motion to approve was made by Mr. Stefanelli and seconded by Councilmember Koelling. There was no discussion on the motion. A roll call vote was taken with all present members stating aye. Mr. Ryan and Mr. Tsai were absent; Ms. Bagdat abstained.

DISSCUSSION: **Proposal for Professional Planning Services Continued Services for Affordable Housing Compliance 2024 – 2025**

Ms. Green discussed the on-going requirements of Affordable Housing. She also discussed the on-going issues with different developments and rectifying those issues. In additional the borough staff will receive training on the new affordable housing system. The updated Fair Housing Act has another mandate for every municipality to enter data on its affordable housing units. Ms. Green has been coordinating with the borough's Administrative Agent in order to implement the various affordability programs and keep the borough in compliance. Mr. Regan stated that a Resolution will need to be drawn up and he will do so.

USE PERMITS:

1. **Block 2802 Lot 2 – TWG New Jersey LLC d/b/a SWTHZ** – 34 Philips Parkway (1,730 sq. ft.) – Carried to December 17th

2. **Block 2401 Lot 2 – Helen Maggi d/b/a Plush Medspa** – 28 W. Grand Ave, Suite 0 (3,621 sq. ft.) – Andrew P. Bolson of Meyerson Fox and Conte represents the applicant, Helen Maggi of Helen Maggi d/b/a Plush Medspa. Mr. Regan swore in the client. The Chairman read the application into the record. The space will be used as a medical spa including Botox, fillers, chemical peels, facials, vein therapy, laser hair removal and cool sculpting. The Botox will be kept in a locked room with limited access. There will be 2 immediate employees to occupy the space with an additional 3 to be hired. The area is to be altered to 14 rooms, an outdoor sign is not required, parking will be 5 employee spaces and all other for parking in common. A motion to approve was made by Mr. Stefanelli and seconded by Mr. Huseynov. A roll call vote was taken with all present stating aye.

3. **Block 2401 Lot 2 – Barry Elaahi, DDS PC** – 28 W. Grand Ave, Suite 16 (1,704 sq. ft.) – Andrew P. Bolson of Meyerson Fox and Conte represents the applicant, Barry Elaahi of Barry Elaahi, DDS PC. Mr. Regan swore in the client. The Chairman read the application into the record. The space will be used as an orthodontist office for children, adolescents and adults, 1 employee is to occupy the space and 1 additional to be hired. The space will be altered to 8 rooms, a list of 1 employee zip code was presented, an outdoor sign is not required, parking will be 2 employee spaces and all other for parking in common. A motion to approve was made by Mr. Culhane and seconded by Mr. Stefanelli. A roll call vote was taken with all present stating aye.

4. **Block 2408 Lot 2 – Spera Wellness Center Inc. d/b/a Cozy Thai Spa** – 2-8 S. Kinderkamack Road (3,099 sq. ft.) – Andrew P. Bolson of Meyerson Fox and Conte represents the applicant, Juanjuan Li of Spera Wellness Center Inc. d/b/a Cozy Thai Spa. Mr. Regan swore in the client. The Chairman read the application into the record. The space will be used as a day spa offering foot reflexology, head spa, facials, acupressure, cupping, sonbo services and may at some point include massage services. 6 employees are to occupy the space, which will be altered to 13 rooms. A list of 6 employee zip codes was presented, an outdoor sign is required and the client will be submitting to the building department upon use permit approval; parking will be 6 employee spaces and all other for parking in common. A motion to approve was made by Mr. Stefanelli and seconded by Mr. Councilmember Koelling. A roll call vote was taken with all present stating aye.

PUBLIC HEARINGS (NEW):

1. **Block 107 Lot 5– Dan Alger** – 140 Upper Saddle River Road – Soil Movement Application

   Dan Alger stepped forward to represent himself. Mr. Regan swore in the applicant, the Borough Engineer and the Borough Planner. Mr. Alger explained to the board why he was seeking the variance for the improvements on the exterior of the residence. The Chairman introduced the revised Plot Plan, Erosion, Sediment Control Plan prepared by Paul Gdanski P.E., PLLC dated 10/6/24 and marked as Exhibit A1. The Chairman introduced Colliers Engineer Review dated 10/30/24, which was marked as Exhibit B1. Mr. Guirintano summarized his review and explained some of his comments to the board and the applicant, specifically any water issues addressed. The Chairman introduced the Landscape and Hardscape Plans dated 6/18/24 and marked as Exhibit A2. The Chairman introduced the Montvale Fire Department Review dated 9/16/24 and marked as Exhibit B2, which stated that they have no comment or recommendations.

The Montvale Police Department Review dated 8/29/24 was also introduced and marked as Exhibit B3, which stated that they have no concerns.
The Chairman motioned to open to questions from the public. A motion to open was made by Mr. Culhane and seconded by Councilmember Koelling. All in favor stated Aye. No one from the public came forward. A motion to close to the public was made by Councilmember Koelling and seconded by Mr. Stefanelli. All in favor stated Aye.
Mr. Alger inquired as to when he would be able to begin the work. The board members discussed the idea of the work beginning before the Resolution is written, to which they agreed that as long as the safe guards the borough engineer advised are in place they see no reason why Mr. Alger couldn't begin the work before the finalization of the Resolution.
The Chairman motioned to request the board attorney to prepare a Resolution of approval. A motion was made by Mr. Lintner and seconded by Councilmember Koelling. A roll call vote was taken with all present members stating aye.

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 Councilmember Koelling and seconded by Mr. Stefanelli. All in favor stated aye.

Next Regular Scheduled Meeting: December 17th, 2024

Respectively submitted:

Theresa Di Popolo,
Assistant to the Land Use Administrator