REGULAR MEETING OF THE MONTVALE PLANNING BOARD MINUTES
Tuesday, January 20, 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 7:44 pm and led everyone in the Pledge of Allegiance.

ROLL CALL:

PRESENT: Councilmember Koelling; Vice Chairman William Lintner; John Ryan, Mayor Designee; 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: John Culhane; Christopher Gruber; Frank Stefanelli; Javid Huseynov and Sherwin Tsai

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

ENVIRONMENTAL COMMISSION LIAISON REPORT: Mr. Puglisi reported the Environmental Commission had found no issues with respect to the Montvale Donut LLC proposal at 121 Chestnut Ridge Road, Block 1901, Lot 3. With respect to the UB Chestnut LLC shopping center at 1-30 Chestnut Ridge Road, Block 3101, Lot 1 they haven't gotten around to looking at the plans yet. The Environmental Commission also discussed trails, specifically about the Veolia site at 127 Summit Avenue, Block 1002, Lot 7 and their desire to have a walking trail, dealing with some issues with respect to security and concern for planning for parking if there was a trail. The only other discussion was around the community garden. A volunteer from the public, Matt Epstein, is going to run the local market. There are containers that have been delivered, they're beginning to build that out and there was a proposal in a budget fencing and related activities.

SITE PLAN COMMITTEE REPORT: Mr. Lintner reported the committee reviewed one application. The application was for Wegmans Food Markets, Inc and BPO Corporation at 100 Farm View Road, Block 2802, Lot 2, C001A for proposed interior renovations consisting of reducing the size of the cafe and moving the liquor store from the south side to the north side of the building. The committee has no issues with the proposal; however, Wegmans is going to be making some changes to the parking and entrance ways so the committee asked that Wegmans tries to work with the owner of property for some ideas to improve traffic flow as well as entrance in and out on the signalized light. They are going to discuss it with the owner of the property and get back to us with what they will do before moving forward with it.

MASTER PLAN COMMITTEE REPORT: None

ZONING REPORT: None

CORRESPONDENCE: On back table

APPROVAL OF MINUTES:

1. **<u>December 16, 2025</u>** - A motion to approve was made by Mr. Lintner and seconded by Councilmember Koelling. There was no discussion. A roll call vote was taken with all eligible and present members stating aye.

USE PERMITS:

1. **Block 403, Lot 4** – 72 Summit Avenue, Suite 111 – CFM Design & Engineering (792 sq. ft.) – Andrew Bolson of Meyerson Fox and Conte stepped forward to represent the applicant, Chaim Fekete of CFM Design & Engineering, 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 company that provides mechanical, electrical, and plumbing engineering and shop drawing services. There will be 2 employees occupying the space; the area will be 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. Ryan and seconded by Mr. Lintner. A roll call vote was taken with all present stating aye.

2. **Block 1903, Lot 6** – 136 Summit Avenue, Suite 204 – Triage Advisory LLC t/a Triage Advisory Financial Services (780 sq. ft.) – Andrew Bolson of Meyerson Fox and Conte stepped forward to represent the applicant, Rick Miller of Triage Advisory Financial Services, 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 financial service company. There will be 1 employee occupying the space; the area will be not be altered from the 3 rooms space; 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 Councilmember Koelling and seconded by Mr. Puglisi. A roll call vote was taken with all present stating aye.

3. **Block 2701, Lot 4** – 95 Chestnut Ridge Road, 2nd Fl. – Chaim Medical Resource, INC. (1,537 sq. ft.) - ***<u>Application to be Carried to February 3, 2026</u>***

4. **Block 2701, Lot 4** – 95 Chestnut Ridge Road, Suite 203 – Dynamic Kitchen Design & Interiors, Inc. (1,200 sq. ft.) – Arthur J. Messino III of Messino Law, LLC stepped forward to represent the applicant, Martin Gross of Dynamic Kitchen Design & Interiors, 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, design area and client meeting space for an interior kitchen design firm. There will be 6 employees occupying the space; the area will be not be altered from the 4 rooms space; an outdoor sign is not required; parking will be 4-5 employee spaces and all other is parking in common. 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.

5. **Block 2602, Lot 1** – 210 Summit Avenue, Suite C-11 – Glacier Management LLC (857 sq. ft.) – Janice Gatto of the Law Office of Janice Gatto stepped forward to represent the applicant, Mordcha Freund of Glacier Management 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 management company. There will be 3 employees occupying the space; the area will be not be altered from the 4 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 Mr. Ryan and seconded by Mr. Lintner. A roll call vote was taken with all present stating aye.

PUBLIC HEARINGS (NEW): None

PUBLIC HEARINGS (CONT.):

1. **Block 3101, Lot 1** – 1-30 Chestnut Ridge Road – UB Chestnut LLC c/o Regency Centers – Applications for Variance – ***See Attached Transcript***
   Before hearing the application, the Chairman stated that the Board Secretary received a petition with signatures regarding the application, but that it was not admissible. Mr. Regan stated, "Zoning and Land Use Administration, Section 18, dash 4.5 - Often a board receives letters of objection or petitions from members of the public for or against the proposed variance. Such documents are not admissible, though the writer of a letter or signer of petition may appear and testify," but that "such documents should not be received as evidence by the board."

A five-minute break was taken at 9:26 pm.

   A motion to approve Mr. Regan to prepare a Resolution, with the conditions as stated by board members on the record, was made by Mr. Lintner and seconded by Mr. Puglisi. A roll call vote was taken with all present stating aye.

2. **Block 1901, Lot 3** – 121 Chestnut Ridge Road – Montvale Donuts LLC – Applications for Variance and Soil Movement – Due to the D1 Variance needed for this application,

Councilmember Koelling and Mr. Ryan would be ineligible to vote and would have to recues themselves, which would leave only four members eligible to vote; a minimum of five is required. The Chairman on advice from the board's legal counsel decided to carry this application to the next meeting, with no additional notice requirements. – ***<u>Application to be Carried to February 3, 2026</u>***

DISCUSSION:

1. **Block 3201, Lots 1, 5 and 6 and Block 3102, Lot 1.01** – Proposal for Professional Services – Non-Condemnation Area in Need of Redevelopment Study
   The Chairman asked Ms. Green to summarize the proposal, to which she complied by stating, "This is similar to the proposal that we had submitted, a couple months ago," and that "this is just a result of the settlement agreement," that they have been working on.
   A motion to approve Mr. Regan to prepare a Resolution was made by Mr. Lintner and seconded by Councilmember Koelling. A roll call vote was taken with all present stating aye.

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 Councilmember Koelling. All in favor stated aye.

Next Regular Scheduled Meeting: February 3, 2026

Respectively submitted:

Theresa Di Popolo,
Assistant to the Land Use Administrator