

**REGULAR MEETING OF THE MONTVALE PLANNING BOARD**  
**MINUTES**  
**Tuesday, March 3, 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; John Ryan, Mayor Designee; Javid Huseynov; Sherwin Tsai; 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:** Christopher Gruber; Councilmember Koelling; Vice Chairman William Lintner; Frank Stefanelli; John Kurz and Michael Halzack, Fire Officials

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

**ENVIRONMENTAL COMMISSION LIAISON REPORT:** Mr. Puglisi reported that the commission meet and discussed the project at 46 Upper Saddle River Rd, which they have no concerns about, but would like to see landscaping plans for the property. The commission also discussed Clean Up Day, which will be held April 25<sup>th</sup> and the commission has placed the trail discussions (located at 127 Summit Ave) on hold because when the governing body was looking for a trail on that property, it was owned by the Borough but since then it has been sold to Veolia. When the Borough brought it up with Veolia, they did not want to have anything to do with a hiking trail due to security concerns. The Chairman suggest that the commission bring it to the Mayor and Council and perhaps they would be able to assist with discussions with Veolia.

**SITE PLAN COMMITTEE REPORT:** None

**MASTER PLAN COMMITTEE REPORT:** None

**ZONING REPORT:** None

CORRESPONDENCE: On back table

APPROVAL OF MINUTES: None

USE PERMITS:

1. **Block 3004, Lot 2** – 50 Chestnut Ridge Road, Suite 210 – ARC Dental & Implant Center (3,923 sq. ft.) – Andrew Bolson of Meyerson Fox and Conte stepped forward to represent the applicant, Brian Roth of ARC Dental & Implant Center, who was sworn in by Mr. Regan. The Chairman read the application into the record. The space will be used as a dental office. There will be 10 employees occupying the space; the area will be altered from the existing 19 rooms space; an outdoor sign is not required; parking will be 10 employee spaces and all other is parking in common. 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.

PUBLIC HEARINGS (NEW): None

PUBLIC HEARINGS (CONT.): None

DISCUSSION: None

RESOLUTIONS:

1. **Resolution Granting Preliminary and Final Site Plan Approval, Variance Relief, Waivers, and Approval of an Environmental Impact Statement to UB Chestnut, LLC c/o Regency Centers for Premises Designated as Block 3101, Lot 1**

The motion to introduce was made by Mr. Tsai and seconded by Mr. Huseynov. Mr. Regan made changes: page 4, paragraph 5, line 3 - "6,894" was changed to "7,600"; page 15, paragraph 23, line 9 - the word "storage" was added to "shopping cart area"; page 17, paragraph 27, line 6 - the word "the" change to "at"; page 20, paragraph 33, line 2 - the word "and" change to "or"; page 24, paragraph 2, line 5 - add "a driveway end" to the "angle parking"; page 30, paragraph 13, line 3 - "regulations" changed to "conditions". A roll call vote was taken with all eligible present members stating aye. Mr. Culhane; Mr. Huseynov; and Mr. Tsai abstained.

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. Tsai. All in favor stated aye.

Next Regular Scheduled Meeting: March 17, 2026

Respectively submitted:

Theresa Di Popolo,  
Assistant to the Land Use Administrator