REGULAR MEETING OF THE MONTVALE PLANNING BOARD MINUTES
Tuesday, February 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 7:41 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; 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: 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: None

SITE PLAN COMMITTEE REPORT: Mr. Lintner reported the committee reviewed one application. The application was for Tanti Aguri Hospitality Group LLC d/b/a DiForno Pizzeria at 20 Chestnut Ridge Road, Unit 4; Block 3101, Lots 1, 2, 3 regarding signage. The committee explained the requirements that were in place for that shopping center and the applicant agreed that the sign will match the square footage allowance, be white overall in color, and the committee agreed to allow the sign to show the colors of the Italian flag under the name. The applicant will proceed with this application for signage with no issues.

MASTER PLAN COMMITTEE REPORT: None

ZONING REPORT: None

CORRESPONDENCE: On back table

APPROVAL OF MINUTES:

1. **January 6, 2026** - A motion to approve was made by Mr. Puglisi 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; Mr. Gruber; Mr. Tsai and Ms. Bagdat abstained.

USE PERMITS:

1. **Block 1102, Lot 1** – 1 Paragon Drive, Suite 157 (f/k/a 153) – One Twenty One Financial Services (4,036 sq. ft.) – Andrew Bolson of Meyerson Fox and Conte stepped forward to represent the applicant, Boruch Steinharter of One Twenty One 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 services company. There will be 15 employees occupying the space; the area will not be altered from the 6 rooms space; an outdoor sign is not required; parking will be 15 employee spaces and all other is parking in common. A motion to approve was made by Mr. Culhane and seconded by Mr. Huseynov. A roll call vote was taken with all present stating aye.

2. **Block 403, Lot 4** – 72 Summit Avenue, Suite 106 – Clever Maintenance Inc. and Clever Rubbish Removal LLC (423 sq. ft.) – Andrew Bolson of Meyerson Fox and Conte stepped forward to represent the applicant, Abraham Pollack of Clever Maintenance Inc. and Clever Rubbish Removal 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 company that provides maintenance and rubbish removal needs to residential and commercial properties. There will be 1 employee occupying the space; the area will not be altered from the 2 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 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.):

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 9:20 pm – ***Application to be Carried to February 17, 2026***

DISCUSSION: None

RESOLUTIONS:

1. **<u>Resolution - 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</u>**
   The motion to introduce was made by Mr. Lintner and seconded by Mr. Tsai. 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.

2. **<u>Resolution Granting Amended Site Plan Approval and Variance Relief to Dynarex Corporation for the Premises Designated as Block 1001, Lot 2</u>**
   The motion to introduce was made by Mr. Tsai and seconded by Mr. Gruber. Mr. Regan made changes: page 4, paragraph 4, line 5 change "10" to "5" and page 9, paragraph 2, line 1 add to the sentence "and activated no earlier than 7:00 am". A roll call vote was taken with all eligible present members stating aye.

3. **<u>Resolution Granting Preliminary and Final Site Plan Approval, Variance Relief, Approval of an Environmental Impact Statement and Approval of a Major Soil Movement Permit to Veolia Water New Jersey, Inc. for Premises Designated as Block 1002, Lot 7</u>**
   The motion to introduce was made by Mr. Gruber and seconded by Mr. Tsai. Mr. Regan made changes: page 14, paragraph 27, line 4 change "to" to "for", page 19, paragraph 37, last line change "for" to "from", page 22, paragraph 43, line 4 change "tanker" to "tank", page 23, paragraph 47, line 3 change "which were" to "to be", page 29, paragraph 9, line 3 change "height" to "fence", and lastly page 36, paragraph 23 remove existing verbiage and replace it with "Submission of correspondence from the FAA that lighting is not required at the top of the elevated water storage tank (150 feet)". A roll call vote was taken with all eligible present members stating aye.

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: February 17, 2026

Respectively submitted:

Theresa Di Popolo,
Assistant to the Land Use Administrator