

REGULAR MEETING OF THE MONTVALE PLANNING BOARD
MINUTES

Tuesday, March 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 7:53 pm and led everyone in the Pledge of Allegiance.

ROLL CALL:

PRESENT: John Culhane; Christopher Gruber; Vice Chairman William Lintner; John Ryan, Mayor Designee (left at 8:07 PM); 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: Councilmember Koelling; 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 met and discussed Clean Up Day, which will be held April 25th, the community gardens and the status of Montvale as officially a "Tree City" again. The commission also discussed the Veolia property, located at 127 Summit Ave, which has been tabled for the time being until such time they can bring the trail idea to the Mayor and Council to follow up with Veolia. They discussed 86 Akers tree removal and what trees are to be removed, and regarding 121 Chestnut Ridge Road it was discussed that the EC focus on landscaping and related issues and that the Planning Board values the EC opinions and their feedback regarding such issues.

SITE PLAN COMMITTEE REPORT: Mr. Lintner reported the committee reviewed one application. The application was for Philips Parkway LLC at 100 Philips Parkway; Block 3103, Lot 2 for bifurcated approval. The applicant is going to need a D1 variance because they want to have some light manufacturing performed in an OR 4 zone. The company in question is a coffee manufacturer. They described their operation; including shipments, customer service, and R&D. The committee gave them some feedback and they are going to come before the full Board in the near future looking for a use approval and then ultimately a final site plan review.

MASTER PLAN COMMITTEE REPORT: None

ZONING REPORT: Mr. Gruber reported that 21 Philips Parkway, the storage units, is almost complete and ready for final building inspections. 100 Summit has received released plans from the DCA to build the structure. However, the water supply to the site has not been addressed yet and no plans have been brought to the building department. The DCA is releasing partial releases on this, but the building department still doesn't have a specific will serve letter from the utility company. There is only a generic will serve letter from the utility company for the property; it's not saying that they can, but also not denying. Ultimately, the owners could build the whole structure because the DCA will require the building department to issue permits as the plans become available and be released, but theoretically the whole building could be constructed, and the fire department goes in to find there's inadequate water pressure. The building owners have been told multiple times about this, so they have been told that they are moving forward at their own risk. The property owners have talked about putting water storage tanks on the property, but not with the town yet because they would need amended site plan approval. It's been very concerning for the building department and they are keeping close eyes on the situation as the project is laying the footings and foundations for the new section of the building. The building department has yet to receive the other plans, but they have been told they exist. Mr. Gruber asked Mr. O'Brien if anyone from 100 Summit has reach out to the Borough's Engineers, Colliers, to which Mr. O'Brien stated that he was not aware of any contact. The Chairman requested that before any permits be issued that the project plans need to be shared with Colliers to ensure that no changes have been made without the Borough's knowledge. Mr. Gruber stated that he will send Mr. O'Brien the PDF file of the plans of the footings and foundation to make sure they match up with what was approved.

CORRESPONDENCE: On back table

APPROVAL OF MINUTES:

1. **October 21, 2025** - A motion to approve was made by Mr. Lintner and seconded by Mr. Gruber. 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.
2. **February 3, 2026** - A motion to approve was made by Mr. Ryan and seconded by Mr. Culhane. There was no discussion. A roll call vote was taken with all eligible and present members stating aye.
3. **March 3, 2026** - A motion to approve was made by Mr. Gruber and seconded by Mr. Ryan. There was no discussion. A roll call vote was taken with all eligible and present members stating aye. Mr. Gruber and Mr. Lintner abstained.

USE PERMITS:

1. **Block 1901, Lot 3** – 121 Chestnut Ridge Road – BDM Network (1,460 sq. ft.) – ***Was deferred until the public hearing for the location is completed – The application was denied***

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 was absent and Mr. Ryan recused himself and step off the dais. – ***See Attached Transcript – A five-minute break was taken at 8:56 pm – The application was denied***

DISCUSSION: None

RESOLUTIONS: None

OPEN MEETING TO THE PUBLIC: No one from the public came forward.

OTHER BUSINESS: The Chairman asked Ms. Green to give a brief summary of the activities happening regarding studies and Fair Share Housing. Ms. Green stated, “We've started the area needs study that both the Governing Body and the Planning Board authorized for the Board Site. The site inspections have occurred; we are still waiting for information from the property owners. We're essentially at a stop point on that project, we've taken it as far as we can go, we are awaiting information from the property owners.”

Ms. Green continued, “Mr. Edwards was in court on behalf of the Borough because there's still several lawsuits pending for the Borough. The number, the obligation number, there's an appeal to program decisions. So, what is, I guess simultaneously frustrating, is that while we've been given a complete extension. We're now going to wait for our revenues on a second housing plan that may be render moot.”

Ms. Green also stated that the, “DCA published {a} template for the affordable housing ordinance.” And that, “some of my towns, we said we were not adopting it because it arrived so late in the process.” Ms. Green also stated that she had reach out to the DCA last October because she knew it would, “affect both your affordable housing ordinance and your development.” She went on to say, “so, the problem is some towns, because of the way their mediation settlement agreements were structured, had to already have those ordinances introduced for adopted because everyone had different things in their mediation rates.” Ms. Green and Mr. Regan agreed that DCA was very late to issue the template and that Montvale did not receive the numbers until very late into 2025, which kept getting changed and then the adjudicator condition was not correct several times. Ms. Green stated, “we're supposed to have our program decision by December 31st and that came in February. Yet somehow by March 15th we were supposed to magically revise the housing plan and enact all of the origins. Well, how could we do that if we didn't know where the program was going to settle?

Especially because, don't forget, Montvale did not settle with Fair Share Housing center and that was a big point of friction throughout the mediation process because the judge, you know, desperately wanted us to settle with Fair Share Housing."

Ms. Green concluded, "so, we're working on the housing plan and when it is ready for a public hearing I will certainly be in contact with Jeannie because it's going to come here first." And that, "last week the governing body just approved an additional funding amount so that we can continue work because we have exhausted the allocation we were given for {20}24 to do everything we did in {20}25. So, {the} governing body approved an additional allocation last week, so we can continue the work on the housing plan and when we receive the concept plans, then we will begin to prepare the organization." She also mentioned that, "we stopped our work on the Master Plan because, you know, we're just focused on the housing plan and quite frankly, there was no point in proceeding because we still need to drop the Master Plan on it, which until we actually know for sure what sites are being rezoned either via zoning ordinance or redevelopment plan, it would be foolish to move ahead with land use plan on it if it's going to be changed in a matter of months. We also, there was a re exam component that still has not been finished. The two main components that were not done because we finished, last year we did the Open Safe Plan and we already did the Historic Preservation Plan."

ADJOURNMENT: A motion to adjourn was made by Ms. Bagdat and seconded by Mr. Puglisi. All in favor stated aye.

Next Regular Scheduled Meeting: April 7, 2026

Respectively submitted:

Theresa Di Popolo,
Assistant to the Land Use Administrator