

REGULAR MEETING OF THE MONTVALE PLANNING BOARD
MINUTES
Tuesday, April 7, 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 7:42 pm and led everyone in the Pledge of Allegiance.

ROLL CALL:

PRESENT: John Culhane; Councilmember Koelling; Vice Chairman William Lintner; Frank Stefanelli; 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; John Ryan, Mayor Designee; Javid Huseynov; Sherwin Tsai; 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 submitted a review letter for 46 Upper Saddle River Road, Block 302, Lot 3 and has not yet submitted a review letter for UB Chestnut LLC at 1-20 Chestnut Ridge Road, Block 3101, Lot 1 because the commission did not meet as planned; the meeting was pushed back to April 27, 2026. The Chairman thanked Mr. Puglisi on the improvement of communication between the EC and the Planning Board.

SITE PLAN COMMITTEE REPORT: Mr. Lintner reported the committee reviewed one application. The application was for KPMG LLP at 1 Chestnut Ridge Road (which includes 3, 51 and 75 Chestnut Ridge Road), Block 3102, Lot 1.01 and Block 2701, Lot 2 regarding a subdivision and changing the property lines. Mr. Lintner stated that KPMG is looking to add 2 acres of the northern most property in order to increase the parking lot. KPMG indicated that they'll be coming before the full Board within the next 30 to 45 days with a full site plan application.

MASTER PLAN COMMITTEE REPORT: None

ZONING REPORT: None

CORRESPONDENCE: On back table

APPROVAL OF MINUTES:

1. **February 17, 2026** - A motion to approve was made by Mr. Puglisi and seconded by Mr. Linter. There was no discussion. A roll call vote was taken with all eligible and present members stating aye. Councilmember Koelling and Mr. Stefanelli abstained.

USE PERMITS:

1. **Block 2602, Lot 4** – 128 Chestnut Ridge Road – 128 Montvale LLC trading as Tim Hortons (1,900 sq. ft.) – Ms. Sara Werner of Prime, Tuvel & Miceli stepped forward to represent the applicant, Avak Uzatmaciyan of 128 Montvale LLC trading as Tim Hortons, who was sworn in by Mr. Regan. The Chairman read the application into the record. The space will be used as a Tim Hortons coffee establishment. The current business, Dunkin' Donuts, does not have a lease and is renting from month to month because they intend to be moving into a new space, so the date of intended occupancy is not known at this time. Once they have an estimated date the applicant will then apply for the Certificate of Occupancy and get approval from the Board of Health. There will be 2 employees occupying the space; the area will not be altered from the existing 7 rooms space; parking will be 2 employee spaces and all other is parking in common. An outdoor sign is required and will be submitted to the building department after the Use Permit/Resolution approval. The Chairman recommended that a Resolution be written for this Use Permit in order to limit confusion. A motion to request Mr. Regan prepare a Resolution for the Use Permit application approval was made by Councilmember Koelling and seconded by Mr. Stefanelli. A roll call vote was taken with all present stating aye.

PUBLIC HEARINGS (NEW):

1. **Block 3101, Lot 2** – 1-30 Chestnut Ridge Road – UB Chestnut LLC c/o Regency Centers – Soil Movement Application – ***Applicant was unable to given notice in time so could not be heard. The application will be carried to later date.***

PUBLIC HEARINGS (CONT.): None

DISCUSSION: None

RESOLUTIONS:

1. **Resolution Denying Preliminary and Final Site Plan Approval, a d(1) Use Variance, Related Variances, and a Major Soil Movement Permit to Montvale Donuts, LLC for**

Premises Designated as Block 1901, Lot 3 – At the request of the applicant the Resolution will be carried to April 21, 2026

– The letter from the lawyer representing the applicant to the Planning Board Secretary requesting to carry to April 21, 2026 was read into the record by Mr. Regan, “Dear Ms. Fondacaro, I would ask you kindly accept this letter in lieu of a more formal request on behalf of the applicant, Montvale Donuts, LLC, that the vote and resolution scheduled for this evening be carried to the Planning Board’s meeting of April 21, 2026, and that the appropriate announcement be made to notify the public of the new date. I would ask for your courtesies in providing me with a copy of the resolution to be considered by the Planning Board, and to the extent required, the applicant consents to extend the time frame which the Board may act on this application through April 21, 2026.” Mr. Regan also stated that the Board has not provided a copy of the Resolution; that since this is a denial, there's no statutory requirement to provide it in advance, and that he believes it would be improper to provide the Resolution before being heard at the Planning Board meeting. The Chairman stated that the extension requested is for a two-week period of time, they are at 21 days at the time of the meeting and it has to be enacted in 45 days and that it is an unusual situation.

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

OTHER BUSINESS: Ms. Green stated “So, it looks like we might need to schedule a special meeting in May to talk about the housing plan. As you know we have a 60-day extension in both, Mr. Edwards both yesterday and today and because of the many moving parts towards the location. I informed him that our regular May meeting would be the 5th, which would be before the May 15th deadline, but he would like an extra week in case, you know, things come down to the 11th hour.” The Chairman inquired with Mr. Regan his availability for May, which was very limited. So, the Chairman purposed to block out the May 5th Planning Board Meeting to be dedicated to Ms. Green and Affordable Housing in order to have the meeting before the May 15th deadline.

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 21, 2026

Respectively submitted:

Theresa Di Popolo,
Assistant to the Land Use Administrator