REGULAR MEETING OF THE MONTVALE PLANNING BOARD MINUTES
Tuesday, October 1, 2024
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; William Lintner; John Ryan, Mayor Designee; Javid Huseynov (arrived late); Joseph Puglisi; Anita Bagdat and Chairman DePinto

ALSO PRESENT: Robert Regan, Board Attorney; Darlene Green, Borough Planner; John Kurz, Fire Official and Fran Scordo, Borough Clerk

ABSENT: Christopher Gruber; Frank Stefanelli; Dante Teagno; Sherwin Tsai; Jamie Giurintano, Borough Engineer and R. Lorraine Hutter, Land Use Administrator

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 two applications. The first application for Pascack Hills High School, 225 W. Grand Ave (Block 2102, Lot 19) for a Grandstand Erosion Repair. The Site Plan Committee approved this application and deemed it fine to move forward without any more meetings needed. The second application was for 4Ever Young, 2-30 Chestnut Ridge Road (Block 3301, Lot 2) for an outdoor signage, unfortunately they were unaware that a prior table sign allowance existed for that shopping center. They will be provided this table to see if their building sign falls under the required parameters for building signs at that shopping center. The committee approved the blade sign, which was in compliance; as well as the monument sign, which was also in compliance.

MASTER PLAN COMMITTEE REPORT: Mr. Lintner reported the committee discussed the second draft of the Economic Development Plan presented by the Borough Planner, Darlene Green. This second draft included the survey questions and responses of the Montvale residents. Ms. Green will be making additional revisions to the draft and bring it before the committee again.

ZONING REPORT: None

CORRESPONDENCE: On back table

APPROVAL OF MINUTES: None

DISSCUSSION: None

USE PERMITS:

1. **Block 2401 Lot 2 – Haley Stuart Group LLC** – 28 W. Grand Ave., Suite 17-A (1,228 sq. ft.) – Did not show for the meeting.

2. **Block 1902 Lot 8 – Rachael M. Coocchia, DMD LLC** – 160 Summit Ave., Suite 101 (3,140 sq. ft.) – Priscilla Triolo of Bittiger Elias Triolo & Diehl PC represents the applicant, Dr. Rachael M. Coocchia of Rachael M. Coocchia, DMD LLC. Mr. Regan swore in the client. The Chairman read the application into the record. The space will be used as a professional dental care office, a total of 4 employees (3 to be hired at a future point) are to occupy the space, which will be altered to accommodate 6 rooms. There will be x-ray equipment and nitrous oxide on site. Mr. Kurz discussed earlier with the doctor the state's new code that will be coming out later this month regarding the use of gases on patients. Mr. Kurz stated that he will reach out to the doctor once those codes come out with the specific requirements she will need to adhere to. A list of 1 employee zip code was presented, an outdoor sign is not required, parking will be 4 employee spaces and all other for parking in common. A motion to approve was made by Councilmember Koelling and seconded by Mr. Ryan. A roll call vote was taken with all present stating aye.

3. **Block 1901 Lot 5 – FC Willow LLC** – 180 Summit Ave., Suite 207 (1,868 sq. ft.) – Andrew P. Bolson of Meyerson Fox and Conte represents the applicant, Evan Klein of FC Willow LLC. Mr. Regan swore in the client. The Chairman read the application into the record. The space will be used as a real estate investment firm, 10 employees are to occupy the space, which will be altered to 9 rooms. A list of 10 employee zip codes was presented, an outdoor sign is not required, parking will be 10 employee spaces and all other for parking in common. A motion to approve was made by Mr. Lintner and seconded by Mr. Ryan. A roll call vote was taken with all present stating aye.

4. **Block 2701 Lot 3 – Alpaca Audiology, LLC** – 85 Chestnut Ridge Road, Suite 217 (2,700 sq. ft.) – Andrew P. Bolson of Meyerson Fox and Conte represents the applicant, Cristin Craig of Alpaca Audiology, LLC. Mr. Regan swore in the client. The Chairman read the application into the record. The space will be used as a healthcare office specializing in audiological care services and devices, 2 employees are to occupy the space, which will be altered to 5 rooms. A list of 2 employee zip codes was presented, an outdoor sign is not required, parking will be 2 employee spaces and all other for parking in common. A motion to approve was made by Councilmember Koelling and seconded by Mr. Ryan. A roll call vote was taken with all present stating aye.

5. **Block 403 Lot 4 – Snap Pro Studio, Inc.**– 72 Summit Avenue, Suite 110 (590 sq. ft.) – Andrew P. Bolson of Meyerson Fox and Conte represents the applicant, Aron Herskovitz of Snap Pro Studio Inc. Mr. Regan swore in the client. The Chairman read the application into the record. The space will be used as a general business office for a company that provides commercial product photography and editing, no chemicals will be on site, 1 employee is to occupy the space, which will not be altered from the existing 2 rooms. A list of 1 employee zip code was presented, an outdoor sign is not required, parking will be 1 employee space and all other for parking in common. A motion to approve was made by Mr. Culhane and seconded by Councilmember Koelling. A roll call vote was taken with all present stating aye.

6. **Block 1102 Lot 1 – Cornerstone Builders, Inc.** – 1 Paragon Drive, Suite 152 (2,223 sq. ft.) – Andrew P. Bolson of Meyerson Fox and Conte represents the applicant, Avi Neuman of Cornerstone Builders, Inc. Mr. Regan swore in the client. The Chairman read the application into the record. The space will be used as a general business administration office for a construction company, no equipment to be stored at the location, 5 employees are to occupy the space, which will be altered to 7 rooms. A list of 5 employee zip codes was presented, an outdoor sign is not required, parking will be 5 employee spaces and all other for parking in common. A motion to approve was made by Mr. Huseynov and seconded by Councilmember Koelling. A roll call vote was taken with all present stating aye.

PUBLIC HEARINGS (NEW):

1. **Block 2203, Lot 17 – Gerson and Viktoria Gluck** – 5 June Lane – Zoning Variance
   Councilmember Koelling recused himself from this hearing. Gerson Gluck and Viktoria Gluck stepped forward to represent themselves and the architect on the project, Joseph Bruno also stepped forward for his clients. Mr. Regan swore in the applicants, their architect and the Borough Planner.
   Mr. Bruno presented the architectural plans prepared by Joseph J. Bruno, AIA dated 4/1/24, with the proposed addition and house alterations, was introduced and marked

as Exhibit A1. The 6 color photos with a photo index dated 10/1/24 was introduced and marked as Exhibit A2. Mr. Bruno reviewed the photos with the board and explained to the board why his client was seeking the variance for the improvements on the residence. Mr. Regan stated that many residential properties doing alterations to their house in recent meetings have been seeking the same variances due to the zoning designation of the locations.

The Chairman introduced Colliers Engineer Review dated 8/17/24, which was marked as Exhibit B1 and stated that due to the absence of Mr. Giurintano, Ms. Green would be speaking in regards to the engineer review letter. Ms. Green then summarized Mr. Giurintano's report to the board and addressed Mr. Giurintano's comments regarding the grading and pitch of the property and the need for the applicant to testify. Mr. Bruno responded that there should be no grading necessary for the project. Ms. Green asked about grade shots, to which Mr. Bruno stated that when the engineering plans come in the grade shots will be on them. Ms. Green then addressed Mr. Giurintano's comment regarding the portico, to which Mr. Bruno stated that the portico does come out 30 inches from the wall, parallel with the street, which is the reason for the setback of the first floor. Ms. Green also addressed Mr. Giurintano's comment regarding stormwater management improvements. Mr. Bruno stated that that will be addressed at a future date in the plan created by the applicants' engineer, which will be subject to approval by the Borough Engineer.

The Chairman introduced Colliers Planner Review dated 8/12/24, which was marked as Exhibit B2. Ms. Green, the Borough Planner summarized her report to the board and asked Mr. Bruno to clarify a few questions she had in the review. Mr. Bruno clarified her questions regarding the shed size and location as well as the deck will be a patio instead.

The Chairman introduced the Montvale Fire Department Review dated 9/26/24 and marked as Exhibit B3, which stated that they have no comment or recommendations. The Montvale Police Department Review dated 7/29/24 was also introduced and marked as Exhibit B4, which stated that they have no concerns.

The Chairman motioned to open to questions from the public. A motion to open was made by Mr. Culhane and seconded by Mr. Lintner. All in favor stated Aye.

Mr. Dieter Koelling of 12 Highland Road stepped forward to inquire about the stormwater management and run off plans as his property is to the rear of the applicants' property. He stated that in past years there has been an increase in water run off so he would like to see a better plan to address this concern and wanted his concerns noted on the record.

A motion to close to the public was made by Mr. Lintner and seconded by Mr. Culhane. All in favor stated Aye.

The Chairman motioned to request the board attorney to prepare a Resolution of approval with the conditions discussed and agreed to during the meeting. A motion was made by Mr. Culhane and seconded by Mr. Huseynov. Members requested the shed be added to the architecture plans and stormwater management plans must be approved before any work be started. A roll call vote was taken with all present members stating aye. Councilmember Koelling abstained.

PUBLIC HEARINGS (CONT.): None

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 Mr. Culhane and seconded by Mr. Huseynov. All in favor stated aye.

Next Regular Scheduled Meeting: October 15th, 2024

Respectively submitted:

Theresa Di Popolo,
Assistant to the Land Use Administrator