REGULAR MEETING OF THE MONTVALE PLANNING BOARD MINUTES
Tuesday, July 16th, 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 7:34 pm and led everyone in the Pledge of Allegiance.

ROLL CALL:

PRESENT: John Culhane; Christopher Gruber; Councilmember Koelling; John Ryan, Mayor Designee; Frank Stefanelli; Dante Teagno; Sherwin Tsai; Joseph Puglisi; Anita Bagdat and Chairman DePinto

ALSO PRESENT: Robert Regan, Board Attorney; and Theresa Di Popolo, Assistant to the Land Use Administrator

ABSENT: William Lintner; Javid Huseynov; Darlene Green, Borough Planner; Jamie Giurintano, Borough Engineer; Michael Halzack, Deputy Fire Inspector and R. Lorraine Hutter, Land Use Administrator

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

ENVIRONMENTAL COMMISSION LIAISON REPORT: Mr. Tsai reported that at the Commission's last meeting the discussion of the property at 21 Philips Parkway was discussed and a review letter forwarded to the Planning Board with advisements.

SITE PLAN COMMITTEE REPORT: None

MASTER PLAN COMMITTEE REPORT: None

ZONING REPORT: None

CORRESPONDENCE: On back table

APPROVAL OF MINUTES: None

DISSCUSSION: None

USE PERMITS:

1. **Block 2401 Lot 2 – Seligson & Giannattasio, LLP** – 28 W. Grand Ave., Suite 11 (2,285 sq. ft.) – Andrew P. Bolson of Meyerson Fox and Conte represents the applicant, Teresa Napolitano Straka, Manager of Seligson & Giannattasio, LLP. 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 an accounting firm, 6 employees are to occupy the space, which will be altered to be 8 rooms. A list of 6 employee zip codes was presented, an outdoor sign is not required, parking will be 6 employee spaces and all other for parking in common. A motion to approve was made by Mr. Ryan and seconded by Mr. Culhane. A roll call vote was taken with all present stating aye.

2. **Block 2602 Lot 1 – Donohue Engineering** – 210 Summit Ave., Suite A-7 (712 sq. ft.) – Richard S. Leibowitz represents the applicant, Thomas Donohue of Donohue Engineering. Also stepping forward, JoAnne McCoy, Property Manager of the building 210 Summit Ave. Mr. Regan swore in the clients. The Chairman read the application into the record. The space will be used as a general business office for an engineering firm, 1 employee is to occupy the space, which will be not be altered from the existing 4 rooms, and will be shared with the business, Elizabeth Donohue Healing Arts. 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. Stefanelli and seconded by Mr. Teagno. A roll call vote was taken with all present stating aye.

3. **Block 2602 Lot 1 – Elizabeth Donohue Healing Arts** – 210 Summit Ave., Suite A-7 (712 sq. ft.) – Richard S. Leibowitz represents the applicant, Elizabeth Donohue of Elizabeth Donohue Healing Arts. Also stepping forward, JoAnne McCoy, Property Manager of the building 210 Summit Ave. Mr. Regan swore in the clients. The Chairman read the application into the record. The space will be used as a therapist office, 1 employee is to occupy the space, which will be not be altered from the existing 4 rooms and will be shared with the business, Donohue Engineering. 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. Ryan and seconded by Mr. Culhane. A roll call vote was taken with all present stating aye.

4. **Block 2602 Lot 1 – Luxury Lease Partners, LLC** – 210 Summit Ave., Suite C-3 (4,174 sq. ft.) – Richard S. Leibowitz represents the applicant, James Moscatello, founding partner of Luxury Lease Partners, LLC. Also stepping forward, JoAnne McCoy, Property Manager of the building 210 Summit Ave. Mr. Regan swore in the clients. The Chairman read the application into the record. The space will be used as executive offices for a car leasing firm in order to expanded from the existing space they currently occupy (Suite C-3; 3,572 sq. ft.), 17 employees are to occupy the combined space, the new space will not be altered from the existing 2 rooms. A list of 17 employee zip codes was presented, an outdoor sign is not required, parking will be 17 employee spaces and all other for parking in common. A motion to approve was made by Mr. Teagno and seconded by Mr. Stefanelli. A roll call vote was taken with all present stating aye.

5. **Block 1902 Lot 6 – HMH Orthopedic Specialists of NJ** – 50 Craig Road (14,000 sq. ft.) – Bruce Rosenberg of Winne Banta Basralian & Kahn, P.C. represents the applicant, Dr. Mark Nathanson of HMH Orthopedic Specialists of NJ. Also stepping forward, Seth Reese, Property Manager of the building 50 Craig Road. Mr. Regan swore in the clients. The Chairman discussed the existing of the driveway agreement from the previous occupant, which had never been granted for permanent status. The Chairman stated that the building landlord must apply for Site Plan Review for this driveway to be made a permanent status. The Chairman read the application into the record. The space will be used as medical offices for the examination of patients, 15 employees are to occupy the space, which will be not be altered from the existing 30 rooms. A list of 15 employee zip codes was presented, an outdoor sign is required and the client will be submitting the application for such; the parking will be 15 employee spaces and all other for 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.

6. **Block 1902 Lot 5 – HMH Orthopedic Specialists of NJ** – 305 W. Grand Ave., Suite 700 (2,100 sq. ft.) – Bruce Rosenberg of Winne Banta Basralian & Kahn, P.C. represents the applicant, Dr. Mark Nathanson of HMH Orthopedic Specialists of NJ. Also stepping forward, Seth Reese, Property Manager of the building 305 W. Grand Avenue. Mr. Regan previously had sworn in the clients when reviewing the 50 Craig Road Use Permit. The Chairman read the application into the record. The space will be used as the scheduling office for the medical offices located at the 50 Craig Road building, 5 employees are to occupy the space, which will be not be altered from the existing 1 room. 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. Stefanelli and seconded by Mr. Culhane. A roll call vote was taken with all present stating aye.

7. **Block 2002 Lot 3 – Container Leasing International, LLC d/b/a SeaCube Containers** – 5 Paragon Drive, Suite 101 (15,287 sq. ft.) – Gina Kourtesis, in-house counsel of SeaCube Containers represents the applicant, Elizabeth Tune of Container Leasing International, LLC d/b/a SeaCube Containers. Mr. Regan swore in the client. The Chairman read the application into the record. The space will be used as general office space for a shipping container leasing business, 50 employees are to occupy the space, which will be altered to have 17 offices and 3 conference rooms. A list of 50 employee zip codes was presented, an outdoor sign is not required, parking will be 50 employee spaces and all other for parking in common. A motion to approve was made by Mr. Teagno and seconded by Mr. Stefanelli. A roll call vote was taken with all present stating aye.

8. **Block 3101 Lot 1,2 & 3 – Tanti Aguri Hospitality Group, LLC d/b/a Lilo Pizzeria** – 20 Chestnut Ridge Road, Unit 4 (2,310 sq. ft.) – Andrew P. Bolson of Meyerson Fox and Conte represents the applicant, Richard Pelligrino of Tanti Aguri Hospitality Group, LLC d/b/a Lilo Pizzeria. Mr. Regan swore in the client. The Chairman read the application into the record. The space will be used as a pizzeria restaurant, 2 employees are to occupy the space immediately with the intentional of adding 6 additional employees. The space will not be altered from its original floor plan of 2 rooms (approximately 91-person seating). A list of 2 employee zip codes was presented, an outdoor sign is required and the client will be submitting the application for such; parking will be 8 employee spaces and all other for parking in common. A motion to approve was made by Mr. Teagno and seconded by Mr. Culhane. A roll call vote was taken with all present stating aye.

PUBLIC HEARINGS (NEW): None

PUBLIC HEARINGS (CONT.): None

RESOLUTIONS:

1. **Resolution Granting Variance Relief to New Jersey Brain and Spine for Premises Designated as Block 2802 Lot 2 (C001B) –**
   The Chairman discussed visiting the site of the building of the applicant regarding the location of the signs on the exterior wall with a representative for the owner of the property and that the revised plans will be resubmitted indicating as such, as per his discussion with Mr. Del Vecchio. All parties are in agreement regarding the spacing and placement of the signs.
   The motion to introduce was made by Mr. Stefanelli and seconded by Councilmember Koelling. There was no discussion or additional changes to be made to the Resolution. A roll call vote was taken with present members stating aye and Ms. Bagdat abstaining.

OTHER BUSINESS: None

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

ADJOURNMENT: A motion to adjourn was made by Mr. Stefanelli and seconded by Mr. Culhane. All in favor stated aye.

Next Regular Scheduled Meeting: August 6th, 2024

Respectively submitted:

Theresa Di Popolo,
Assistant to the Land Use Administrator