REGULAR MEETING OF THE MONTVALE PLANNING BOARD MINUTES
Tuesday, October 15, 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 7:35 pm and led everyone in the Pledge of Allegiance.

ROLL CALL:

PRESENT: John Culhane; Christopher Gruber; John Ryan, Mayor Designee; Dante Teagno; Javid Huseynov; Sherwin Tsai; Joseph Puglisi and Chairman DePinto

ALSO PRESENT: Robert Regan, Board Attorney; Michael Halzack, Deputy Fire Inspector and Fran Scordo, Borough Clerk

ABSENT: Councilmember Koelling; William Lintner; Frank Stefanelli; Anita Bagdat; Darlene Green, Borough Planner; 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: Chairman DePinto reported the committee reviewed two applications. The first application was for 4Ever Young, 2-30 Chestnut Ridge Road (Block 3301, Lot 2) for an outdoor sign. The applicant agreed to reduce the size of the sign to comply with the ordinance and will move forward with the building department.
The second application was for Taco Bell, 27 S. Kinderkamack Road (Block 2402 Lot 3) for exterior renovations. The plans presented were rejected by the committee and the committee suggested coming back with a more modern and contemporary design.

MASTER PLAN COMMITTEE REPORT: Chairman DePinto reported the committee discussed the Economic Development Plan presented by the Borough Planner, Darlene Green and upon the agreement of the board it will be added to the new master plan.

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.) – Mark Freedman of Freedman & Friedland represents the applicant, Jamie Schwartz of Haley Stuart Group LLC. Mr. Regan swore in the client. The Chairman read the application into the record. The applicant indicated that they are already occupying the space and were not informed by the building landlord about the need for a Use Permit. The space is being used as a professional executive staffing firm, a total of 5 employees occupies the space, which had been altered to accommodate 5 rooms. A list of 5 employee zip codes was presented, an outdoor sign is not required, parking is 5 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 2408 Lot 2 – Engage Psychotherapy LCSW PLLC** – 8 S. Kinderkamack Rd. (1,631 sq. ft.) – Andrew P. Bolson of Meyerson Fox and Conte represents the applicant, Ian Laidlaw of Engage Psychotherapy LCSW PLLC. Mr. Regan swore in the client. The Chairman read the application into the record. The space will be used as a licensed psychotherapist office specializing in mental healthcare services to children, adolescents and adults, 6 employees are to occupy the space, which will be altered to 8 rooms. A list of 6 employee zip codes was presented, an outdoor sign is required and the client will be submitting the application for such; parking will be 6 employee spaces and all other for parking in common. A motion to approve was made by Mr. Teagno and seconded by Mr. Tsai. A roll call vote was taken with all present stating aye.

PUBLIC HEARINGS (NEW): None

PUBLIC HEARINGS (CONT.): None

RESOLUTIONS:

1. **<u>Resolution Granting Variance Relief to Gerson and Viktoriya Gluck for Premises Designated as Block 2203, Lot 17</u> –**
   The motion to introduce was made by Mr. Huseynov and seconded by Mr. Teagno. A minor typo on the last page was changed from October 1 to October 15. There was no discussion or additional changes to be made to the Resolution. A roll call vote was taken with present members stating aye. Councilmember Koelling, Mr. Lintner, Mr. Stefanelli and Ms. Bagdat were absent.

OTHER BUSINESS: None

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

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

Next Regular Scheduled Meeting: November 19th, 2024

Respectively submitted:

Theresa Di Popolo,
Assistant to the Land Use Administrator