REGULAR MEETING OF THE MONTVALE PLANNING BOARD MINUTES
Tuesday, March 5, 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 7:37 pm and led everyone in the Pledge of Allegiance.

ROLL CALL:

PRESENT: John Culhane; Christopher Gruber; Councilmember Koelling; Dante Teagno Javid Huseynov (arrived late at 8PM); Sherwin Tsai; Joseph Puglisi and Chairman DePinto

ALSO PRESENT: Robert Regan, Board Attorney; Darlene Green, Borough Planner; Andrew Hipolit, Borough Engineer; Michael Halzak, Fire Prevention and R. Lorraine Hutter, Land Use Administrator

ABSENT: William Lintner; John Ryan, Mayor Designee and Frank Stefanelli

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

ZONING REPORT: None

ENVIRONMENTAL COMMISSION LIAISON REPORT: None

SITE PLAN COMMITTEE REPORT: Mr. Gruber reported the committee reviewed an application for the Chestnut Ridge Shopping Center, proposing two site pads for which at this time there are no tenants. Proposed development of 2 new restaurants, including outdoor seating areas, and retail pad sites. The committee also discuss the signage for the New Jersey Brain and Spine Center, which will have to be discussed further.

MASTER PLAN COMMITTEE REPORT: None

CORRESPONDENCE: On back table – None

APPROVAL OF MINUTES:

December 19, 2023 - A motion to approve was made by Mr. Culhane and seconded by Councilmember Koelling. There was no discussion on the motion. A roll call vote was taken with all members stating aye. Mr. Lintner, Mr. Ryan and Mr. Stefanelli were absent. Mr. Gruber, Mr. Tsai and Mr. Puglisi abstaining.

February 6, 2024 - A motion to approve was made by Councilmember Koelling and seconded by Mr. Gruber. There was no discussion on the motion. A roll call vote was taken with all members stating aye. Mr. Lintner, Mr. Ryan and Mr. Stefanelli were absent. Mr. Culhane absented

DISSCUSSION: None

USE PERMITS:

1. **Block 2802 Lot 2 Qualifier C001B – New Jersey Brain and Spine** – 32 Philips Parkway (1,585 sq. ft. within the space, 5,000 sq. ft., previously approved for occupancy by Montvale Spine & Health) – Mr. Tsai recused himself for this application. Antimo A. Del Vecchio of Beattie Padovan, LLC represents the applicant, Dr. Roy Vingan of New Jersey Brain and Spine. The Chairman read the application into the record. Mr. Regan swore in the client. The space will be used for medical care center focusing on functional, preventative and regenerative care. 3 employees will occupy the space, which will be altered to create 3 exam rooms, an open reception area, shared waiting room, shared restrooms and breakroom. An outdoor sign is required and the applicant will be filing a sign variance application after use permit is granted. The parking will be 3 employee spaces, 15 - 20 visitor spaces was requested but all parking is in common parking, as is the case for all tenants in the building. A motion to approve was made by Mr. Teagno and seconded by Mr. Culhane. A roll call vote was taken with all stating aye.

2. **Block 2401 Lot 2 – The Other Tails, LLC**– 28 W. Grand Ave, Suite 5 (2,881 sq ft.) – Dimitry Kogan represents the applicant, Alona Umansky of The Other Tales, LLC. The Chairman read the application into the record. Mr. Regan swore in the client. The space will be used for an “Escape the Room” experience that is part game and part team-building experience. The family friendly games are about solving a series of mental puzzles that must be solved in order to achieve the end goal. The players will have 60 minutes to search for clues, solve the puzzles, unlock new spaces and achieve the end goal. Players are never lock in and will always have a way to exit the game at any time. 3-4 employees will occupy the space, which will be altered to add a sprinkler system and create an open waiting area, 8 game rooms and 1 control room. No outdoor signage is required and parking will be 4 employee spaces and 9 visitor space was requested but all parking is common parking, as is the case

for all suites in the building. A motion to approve was made by Mr. Huseynov and seconded by Mr. Teagno. A roll call vote was taken with all stating aye.

3. **Block 2402 Lot 5 – Joshua Miller d/b/a Psychic Readings** – 23 S. Kinderkamack Rd., Suite A (1,200 sq ft.) – The applicant, Joshua Miller, represented himself as the business is not LLC, INC, etc. The Chairman read the application into the record. Mr. Regan swore in the applicant. The space will be used for psychic readings, consulting, meditation and life coaching. 1 employee will occupy the space, which will not be altered from the existing 3 rooms. An outdoor sign is required, it will be a refacing of the existing signage and parking will be 1 employee space, 2 visitor space was requested but all parking is common parking. A motion to approve was made by Mr. Teagno and seconded by Mr. Huseynov. A roll call vote was taken with all stating aye.

A five-minute break was taken at 8:41pm.

PUBLIC HEARINGS (NEW):

1. **Block 603, Lots 8 and 42 – Fintan and Kelly Seely and Michael O'Donovan** – 107 Woodland Ave. and 83 Magnolia Ave. – Minor Subdivision

   Dennis J. Francis, Esq. stepped forward to represent the applicant, Fintan and Kelly Seely and Michael O'Donovan. His clients had submitted revised plans, which removed one of the variance changes that would have been needed and will be a change to the lot line from the original plans, altering the sizes of the lots by a much larger portion. The revised plans prepared by Koestner Associates dated 2/22/24 were marked as Exhibit A1. Mr. Regan swore in the client's Land Surveyor, Mr. Oraski, the Borough Engineer and the Borough Planner.

   The Chairman introduced the Borough Engineer Review No. 2 Report dated 3/4/24 and marked it as B1. Mr. Giurintano stated that the application should be updated to reflect the changes and any changes be forwarded to their office prior to filing for review. Mr. Francis stated that his client agrees to the request.
   The Chairman motioned to open to questions from the public. A motion to open was made by Mr. Culhane and seconded by Councilmember Koelling. All in favor stated Aye. No one from the public wishing to be heard. A motion to close to the public was made by Mr. Teagno and seconded by Mr. Culhane. All in favor stated Aye.

   The Chairman introduced the Borough Planner Review Report dated 3/4/24 and marked it as B2. Ms. Green stated that she is in agreement with the revised plans removing the need of the variance change. Her only issue was that one of her points

was not addressed about the proposed plot lines and recommends a correction to the plans. Mr. Francis stated that his client agrees to the request.
The Chairman introduced the Montvale Police Department Report dated 11/21/23 and marked it as B3 and the Montvale Fire Department dated 12/19/23 and marked as B4, both stating that neither department has any concerns or comments.
The motion to open was made by Mr. Culhane and seconded by Councilmember Koelling. All in favor stated Aye. No one stepped forward. The Chairman motions to close to questions from the public. The motion to close was made by Councilmember Koelling and seconded by Mr. Teagno. All in favor stated Aye.
The Chairman asked for a motion to have the board attorney prepare a resolution of approval reflecting the comments made by the professionals. A motion was made by Councilman Koelling and seconded by Mr. Huseynov. A roll call vote was taken with all present voting aye.

PUBLIC HEARINGS (CONT.):

1. **Block 1903, Lots 2, 3, 4, and 5 – Estate of Elaine Depiero –** 53 Craig Road – Application for Minor Site Plan Review and Variance Application.
   At the applicant requested this matter to be carried to March 19th, 2024.

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 Councilman Koelling and seconded by Mr. Tsai. All in favor stated aye.

Next Regular Scheduled Meeting: March 19th, 2024

Respectively submitted:

Theresa DiPopolo,
Assistant to the Land Use Administrator