

Introduced by:

Seconded by:

BOROUGH OF MONTVALE

PLANNING BOARD

**RESOLUTION GRANTING A USE PERMIT TO
FED EX OFFICE
FOR PREMISES DESIGNATED AS
BLOCK 2802, LOTS 2 AND 3**

WHEREAS, application has been made to the Planning Board of the Borough of Montvale (“the Board”) by FedEx Office (“the applicant”), 7900 Legacy Drive, Plano, Texas for use and occupancy approval relating to premises known as Block 2802, Lots 2 and 3 as depicted on the tax assessment map of the Borough of Montvale, being more commonly known as 24 Farm View (“the premises”, “the parcel”, “the property” or “the site”); and

WHEREAS, the within application is made with the consent of the property owner of record, Montvale Development Associates, LLC (“the owner”), c/o the S. Hekemian Group, LLC, 10 Sterling Boulevard, Suite 401, Englewood, New Jersey; and

WHEREAS, the Planning Board considered the within application at a public meeting held on August 4, 2026 and has made certain findings of fact and conclusions with respect to said application.

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Borough of Montvale that the following facts are made and determined:

1. The subject property comprises approximately 25.79 acres in the AH-PUD Affordable Housing-Planned Unit Development Zone pursuant to Ordinance No. 2013-1374 ("the Ordinance"). Consistent with the Ordinance and Site Plan and other approvals granted by the Board, a retail mall complex has been constructed on the premises. The first phase of the development comprises a Wegmans Supermarket as an anchor retail store, and six (6) additional buildings which have various lifestyle retail uses consistent with the aforesaid Ordinance and site plan and ancillary approvals.

2. The applicant seeks to occupy 1,752 square feet in a portion of Building A, which comprises a total floor area of 9,000 square feet. The particular area to be occupied by FedEx was previously occupied by Vanilla Sky clothing store and adjoins Steelhaus Cycle & Strength, a cycling studio.

3. At the hearing held on the within application on August 4, 2026, the applicant was represented by Raymond Reddin, Esq. The application was read into the record, and it was noted that the proposed use of the space as a copy, mail, shipping and packaging center is permitted by the Ordinance, more particularly §400-37C(2)(b)[19].

4. Testimony in support of the application was provided by Martha Dale, the District Manager for FedEx in New Jersey. She stated that fit-out and renovations to the space would begin in November and that operations in the space were anticipated to begin on or about January 8, 2027. The business will be open from 9:00 a.m. to 7:00 p.m. on Monday thru Friday, from 10:00 a.m. to 6:00 p.m. on Saturday, and will be closed on Sunday. The business will have

one full-time employee and two part-time, according to the submitted application.

5. Parking for the store will be in common with other tenants and occupants in the complex, which has a total of 251 parking spaces not including the Wegmans parking area. Inclusive of the Wegmans lot, the total number of spaces is 1,065. Although photos of proposed signage were submitted with the application, during the hearing this submission was deleted. Signage will be required to be approved by the Construction Official as to size of the sign, its location, and number of colors.

6. During the hearing, there was considerable discussion as to truck parking and access for deliveries and pick-up of items. According to Ms. Dale, a truck would access the store once a day for pick-up and deliveries. The truck will be required to park at the designated shared truck area next to Steelhaus. The truck vehicle will be a "bread truck, multi-step truck, or step-van" with a length from 14 to 22 feet. Deliveries shall be made through the common corridor for Building A.

BE IT FURTHER RESOLVED by the Planning Board of the Borough of Montvale that based upon the above findings of fact, that the proposed use of the premises is a permitted use pursuant to §400-37C(2)(b)[19] of the Zoning Ordinance and that a use permit and signage approval may be granted to the applicant so as to allow the use of 1,752 square feet as a copy, mail, shipping and packaging center in Building A, subject to the following conditions:

1. Approval by the Construction Official of any proposed signage, with size, location, and colors required to be consistent with Ordinance requirements.

2. Truck access for deliveries and pick-ups shall be limited to once daily, with the vehicle to be parked in the shared truck space adjacent to Steelhaus. Deliveries shall be through the common corridor for Building A. The vehicle shall have a length from 14 to 22 feet and shall be commonly referred to as a “bread truck” or “multi-step truck”.

3. Hours of operation shall be as set forth herein and as detailed in the printed application.

4. Submission of the required Police Department information sheet and employee zip codes prior to issuance of a Certificate of Occupancy.

5. Adherence to all representations made by the applicant, its witnesses during the hearing, as well as any written submission, including exhibits, which representations are hereby made conditions of approval.

6. Approval by any and all agencies having jurisdiction. Should the action of any such agency modify or affect the within approval, the applicant shall be required to return to the Board for further consideration and approval of any modification caused by the action of such other jurisdiction.

7. Certification that all taxes and assessments have been paid to the present time.

8. The applicant shall conform with all requirements of the Construction Official, Borough Engineer, Police Department, Fire Department,

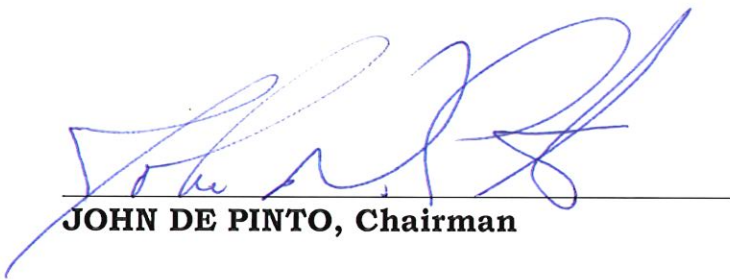
and any other official having jurisdiction with respect to the use of the subject premises.

9. Approval by the Building Department of all necessary permits, including the issuance of a Certificate of Occupancy.

10. The posting of all fees and deposits prior to the issuance of a Certificate of Occupancy as required by applicable Ordinance, which shall be used to reimburse the Borough for review of the within application, preparation of this resolution, and inspection of the work to be performed hereunder.

BE IT FURTHER RESOLVED that the Secretary of the Planning Board of the Borough of Montvale is hereby directed to mail a copy of this resolution to the applicant and to file a copy thereof with the Borough Clerk and to cause a notice of this determination of the Planning Board to be forwarded to an official newspaper of the Municipality within ten (10) days of the date hereof and thereafter to be published accordingly.

Dated: September 1, 2026



JOHN DE PINTO, Chairman

Certified to be a true copy of a resolution adopted by the Planning Board of the Borough of Montvale at its regular meeting on Tuesday, September 1, 2026.



**JEANNE FONDACARO, Secretary/Land
Use Administrator**