REGULAR MEETING OF THE MONTVALE PLANNING BOARD
MINUTES
June 2, 2026
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 7:30 pm and led everyone in the Pledge of Allegiance.

ROLL CALL

PRESENT: John Culhane; Councilmember Koelling; Vice Chairman William Lintner, John Ryan, Mayor's Designee; Frank Stefanelli, Anita Bagdat; Dianne Didio, Anastasia Kartsev, and Chairman John DePinto, Darlene Green, Borough Planner; Carl O'Brien, Borough Engineer; Robert Regan, Board Attorney; Jeanne Fondacaro, Planning Board Secretary, John Kurz, Fire Official.

ABSENT: Sherwin Tsai, Joseph Puglisi

Javid Huseynov arrived after roll call.

ENVIRONMENTAL COMMISSION LIAISON REPORT: JF read the EC report into the record.

SITE PLAN COMMITTEE REPORT:

B 302, L 3 - 46 Upper Saddle Rive Road: Applicant proposed additions to his home, including a garage requiring a side-yard variance. The SPRC offered suggestions and potential modifications; the applicant will determine whether to proceed as proposed or revise the plans.

B 2002, L 3 - 5 Paragon Drive: 5 Paragon Drive: Applicant proposed adding an exterior door and small staircase to access a patio. The SPRC deemed the changes de minimis and determined that site plan review was not required; the applicant may proceed through the Building Department.

MASTER PLAN COMMITTEE REPORT: None.

ZONING REPORT: None.

CORRESPONDENCE: On back table.

APPROVAL OF MINUTES: None.

USE PERMITS: None.

PUBLIC HEARINGS (New):

1. **Block 3103, Lot 2 100 Phillips Parkway - Stack Street Coffee:**
   Applicant's attorney stated the application is bifurcated. The applicant is currently seeking a D(1) use variance and approval to relocate a previously approved loading dock. Preliminary and final site plan approval will be sought at a future hearing, when all site plan issues will be addressed.

   Yehuda Reich, founder and owner of Stack Street Coffee was sworn in. He discussed business operations and explained why the company is looking to relocate to this particular location.

   Board members asked Mr. Reich about business hours, possible odors from roasting coffee beans, number of employees, tractor trailer and box truck traffic and routes, water usage, current occupancy of building, and future expansion plans.

   The Board discussed how the site will operate prior to the applicant's return for site plan approval, with particular focus on parking, site circulation, and building access. The Board emphasized the need for proper management of the property during the interim period.

   A motion to open meeting to the public was made by: JH
   Seconded by: JR
   No public comment.
   A motion to close meeting to the public was made by: WL
   Seconded by: JH

   Ben Crowder, PE was sworn in and reviewed the site and proposed plan. He testified that the property can accommodate the proposed use from an engineering standpoint. He stated that site lighting will be evaluated for public safety. Any approval granted tonight will be conditioned upon obtaining applicable construction approvals, including any required temporary improvements.

   Board Engineer presented a summary of the findings of his technical review.

   A motion to open meeting to the public was made by: JR
   Seconded by: FS
   No public comment.
   A motion to close meeting to the public was made by: JR
   Seconded by: JH

   George Williams, AICP, PP, presented the positive and negative criteria pursuant to NJ MLUL for the granting of a D(1) variance. Mr. Williams also testified that he visited the current Stack Street Coffee facility to evaluate operational, noise and odor impacts.

   Mr. Williams also discussed the (C)2 variance granted in 2016 for the loading bay and testified that the same planning proofs supporting that approval remain applicable for the proposed relocation.

Board Planner summarized her technical review and clarified with Mr. Williams which variances from the 2016 resolution were applicable for this application. She noted that the 2024 Master Plan Reexamination recommending permitting certain light industrial uses in the OR Zone, which further supports the proposed use variance.

A motion to open meeting to the public was made by: JH
Seconded by: JR
No public comment.
A motion to close meeting to the public was made by: JR
Seconded by: JH

A letter from the Montvale Police Department indicated no concerns with the application. The Montvale Environmental Commission (EC) letter was read into the record. Applicant addressed EC concerns.

A motion for Board attorney to prepare resolution setting forth the recommendations at placed on the record with the Board and consistent with application and the testimony provided was made by: FS
Seconded by: JC
A roll call vote was taken with all eligible stating aye.

PUBLIC HEARINGS (CONT.): None

RESOLUTIONS:

1. Resolution granting a use variance to Battleground Acquisition, LLC for premises designated as Block 2701, Lot 5.
   A motion to introduce the resolution was made by: WL
   Seconded by: AB
   A roll call vote was taken with all eligible stating aye.

2. Resolution granting variance relief to Alan Trojan for premises designated as Block 72, Lot 36.
   A motion to introduce resolution was made by: FS
   Seconded by: WL
   A roll call vote was taken with all eligible stating aye.

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

OTHER BUSINESS: None

NEXT MEETING: June 16, 2026

ADJOURNMENT:
A motion to adjourn was made by: AB

Seconded by: FS.
All eligible in favor- none opposed. Meeting adjourned: 9:24.

Jeanne Fondacaro,
Planning Board Secretary

Abbe Kooper,
Planning Board Assistant