

**BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY
RESOLUTION NO. 187-2026**

RE: RESOLUTION ACCEPTING RECOMMENDATION OF THE BOROUGH PLANNING BOARD FOR A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT PURSUANT TO THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12-1 et seq.

WHEREAS, by Resolution 43-2026, the Governing Body authorized and directed the Borough Planning Board to undertake a preliminary investigation to determine whether the properties located at 25 Phillips Parkway/1 Glenview Road, designated as Block 3201, Lots 5 and 6, and at 51 Chestnut Ridge Road, designated as Block 3102, Lots 1.01 and 3 met the statutory criteria for a Non-Condemnation Area in Need of Redevelopment pursuant to Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq. (the "Study Area"); and

WHEREAS, the Borough Planning Board conducted a public hearing on these matters on October 6, 2026, and as a result of said hearing, the Planning Board made recommendations to the Governing Body, which were memorialized in the Planning Board Resolution adopted by the Planning Board on October 20, 2026 attached hereto; and

WHEREAS, said recommendations were consistent with a report entitled "Non-Condemnation Redevelopment Area: Determination of Need Study" dated September 3, 2026 and prepared by Darlene A. Green, PP, AICP; and

WHEREAS, said Report recommended the designation of Block 3102, Lot 1.01 (the former KPMG site) referred to as 3 and 51 Chestnut Ridge Road and the designation of Block 3201 Lot 5 referred to as 25 Philips Parkway and Block 3201, Lot 6 located at 1 Glenview Road as Areas in Need of Redevelopment;

WHEREAS, the Mayor and Council has reviewed said Report and the Planning Board Resolution;

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Montvale, County of Bergen, in the State of New Jersey as follows:

The foregoing recitals are incorporated herein and adopted hereby as the factual predicate, along with those set forth below, for the adoption of this Resolution.

In accordance with the provisions of N.J.S.A. 40A:12A-14, the Mayor and Council of the Borough of Montvale, as the governing body of the municipality, hereby accepts the factual findings set forth in the aforementioned Report prepared by Darlene A. Green, PP, AICP dated September 3, 2026.

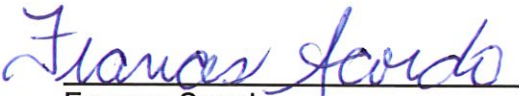
The Mayor and Council hereby accepts the recommendations of the Planning Board regarding the geographical boundaries which will define the proposed Redevelopment Area and therefore determines that Block 3102, Lot 1.01 (the former KPMG site) referred to as 3 and 51 Chestnut Ridge Road and the designation of Block 3201 Lot 5 referred to as 25 Philips Parkway and Block 3201, Lot 6 located at 1 Glenview Road be and hereby are designated as Areas in Need of Redevelopment under N.J.S.A. 40A:12A-1 et seq.

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the Montvale Planning Board, to the Bergen County Office of Planning, to the Commissioner of the Department of Community Affairs; that a copy be posted on the municipal bulletin board; and that a copy be published as provided by law within fourteen (14) days of the date of the adoption of this Resolution.

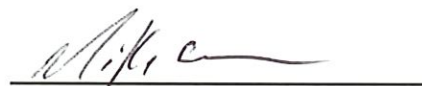
Councilmember	Motion	Second	Yes	No	Absent	Abstain	No Vote
Arendacs			✓				
Cudequest			✓				
Koelling			✓				
Lane	✓		✓				
Roche		✓	✓				
Russo-Vogelsang			✓				

Adopted: October 27, 2026

ATTEST:


Frances Scordo
Municipal Clerk

APPROVED:


Michael Ghassali
Mayor

Introduced by:

Seconded by:

BOROUGH OF MONTVALE

PLANNING BOARD

**RESOLUTION DETERMINING THAT
BLOCK 3102, LOT 1.01 AND BLOCK 3201, LOTS 5 AND 6
MEET THE STATUTORY CRITERIA FOR A
NON-CONDEMNATION AREA IN NEED OF
REDEVELOPMENT PURSUANT TO THE
REDEVELOPMENT AND HOUSING LAW**

WHEREAS, by resolution dated January 8, 2026, the Mayor and Council authorized and directed the Planning Board to determine whether Block 3102, Lot 1.01, 3 and 51 Chestnut Ridge Road, and Block 3201, Lots 5 and 6, 25 Philips Parkway and 1 Glenview Road, meet the statutory criteria for a non-condemnation area in need of redevelopment pursuant to the Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.*; and

WHEREAS, in accordance with the aforementioned statute, maps were prepared depicting the boundaries of the properties and the proposed non-condemnation redevelopment area; and

WHEREAS, the Planning Board conducted a public hearing with notice being provided in accordance with the provisions of *N.J.S.A. 40A:12A-6(a)* and *(d)*; and

WHEREAS, the aforesaid notice provided that a public hearing would be held on October 6, 2026 in the Municipal Building at 7:30 p.m.; and

WHEREAS, the public hearing was held on the aforesaid date.

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

1. At the outset of the public hearing, there was marked into evidence as Exhibit R-1 a report entitled "Non-Condensation Redevelopment Area: Determination of Need Study" dated September 3, 2026 prepared by Darlene A. Green, PP, AICP and Austin Bejin, PP, AICP.
2. Commencing her testimony in connection with the Determination of Need Study, Ms. Green explained the process pertaining to the designation of properties for redevelopment. More particularly, Ms. Green referred to the process involving multiple steps, with the Governing Body first adopting a resolution directing the Planning Board to perform an investigation of certain properties, with the Planning Board thereafter preparing maps delineating the boundaries of the proposed area. Both of these steps occurred prior to the public hearing.
3. The Planning Board and public were further advised by Ms. Green that the process involves ample opportunities for public input and participation, both before the Planning Board during the initial public hearing and the Governing Body, should it choose to act on any affirmative recommendations of the Planning Board and any subsequent regulatory standards that may be proposed by the Mayor and Council.
4. In determining whether an area and property may be determined to be in need of redevelopment, Ms. Green noted the statutory requirements set

forth in *N.J.S.A. 40A:12A-5*. She noted that on pages 6 and 7 of Exhibit R-1 are detailed the statutory prerequisites for finding that the delineated area is in need of redevelopment. One of the criteria is that the properties and buildings thereon are characterized by "significant vacancies of such building or buildings for at least two consecutive years". See *N.J.S.A. 40A:12A-5b*.

5. The Study area as detailed in Exhibit R-1 encompasses Block 3102, Lot 1.01 (the former KPMG site) designated as 3 and 51 Chestnut Ridge Road, and Block 3201, Lot 5 located at 25 Philips Parkway and Block 3201, Lot 6 having an address of 1 Glenview Road.

6. In her testimony, Ms. Green first addressed the KPMG site, Block 3102, Lot 1.01 comprising five two-story buildings and just over 36 acres in land area ("the KPMG property") which is improved with buildings containing corporate offices and a data center. She noted that this property contains a number of environmental constraints, including a 300 foot Riparian Zone encompassing half of one of the buildings (Building 1), almost the entirety of Building 2, all of Building 3, and more than 20% of Building 4. Steep slope areas are also located throughout the property.

7. The Planner next described Block 3201, Lot 5 ("25 Philips Parkway") comprising 5.58 acres, which is developed with 51,476 square feet of building and ancillary improvements. This property is also burdened by several sanitary sewer easements, a drainage easement, as well as roadway easements. Equally significant is that this property is encumbered by a 300 foot C-1 stream buffer,

a 150 foot wetlands buffer, and steep slopes. In excess of 25% of the property is encumbered by these environmental constraints.

8. Block 3201, Lot 6 ("1 Glenview Road") comprises approximately four (4) acres of land area with no direct street frontage, with a driveway traversing the northeast corner of adjoining Lot 5 connecting the site to West Grand Avenue. This parcel is improved with a 44,000 square foot commercial building formerly occupied by Mercedes-Benz, together with ancillary improvements. A majority of the site is within a 300 foot C-1 stream buffer and a 150 foot wetlands buffer encompassing roughly half of the property. A significant portion of the land area of the property, approximately 3.30 acres, is encumbered by these environmental constraints.

9. The Planner next addressed environmental contamination issues pertaining to the KPMG property and 1 Glenview Road as detailed on page 13 of Exhibit R-1. She noted that the KPMG property is in the OR-2 District and Block 3201, Lot 5, is in the OR-4 District which permits the same principal uses and several conditional uses. Block 3201, Lot 6 is within the M-PUD District which permits multi-family residential housing, in addition to any use in the OR-4 District as permitted principal uses.

10. The Planner next addressed the historical development patterns of all of the properties included in the Study, referencing the aerial photographs included therein. She also referenced the various Master Plan documents pertaining to the properties as well.

11. The next issue addressed by Ms. Green was a redevelopment evaluation, Chapter VII, beginning on page 31. Her testimony focused on vacancy rates of the various buildings located on the properties.

12. The Planner first addressed the KPMG properties, Block 3102, Lot 1.01, 3 and 51 Chestnut Ridge Road which, as noted above, is improved with five buildings, four of which are office sites and one being a data center. The office uses comprise approximately 232,000 square feet and the data center contains a floor area of 41,000 square feet. While the data center is fully occupied, the four office buildings have been vacant since March of 2023. A letter from the Planner for KPMG notes that the four office buildings containing approximately 230,655 square feet of leasable space have been vacant since March of 2023, although the data center building having just over 41,000 square feet of leasable space is fully occupied. Ms. Green calculated that the total vacancy on this site is 84.85%, which is deemed to be a significant vacancy rate for more than two years, meeting the criteria in *N.J.S.A. 40A:12A-5b*. The Planner noted that page 36 of Exhibit R-1 details the average vacancy rate in New Jersey for office buildings is 18.9%, and in northern New Jersey is 19.1%. The vacancy rate in the KPMG buildings, at more than 84%, is more than four times the average vacancy rate in New Jersey and northern New Jersey. Accordingly, the criteria for significant vacancies for at least two consecutive years as set forth in *N.J.S.A. 12A:5-b* is satisfied.

13. Continuing her testimony, the Planner next addressed Block 3201, Lot 5, 25 Philips Parkway. She noted that the existing building comprises 52,000

square feet of leasable space. According to a letter from the Planner for the owner of 25 Philips Parkway LLC, the average occupancy of the building over the past five years has been 37.41%, or a vacancy rate of 62.59%. The Planner also stated that existing tenants are on a month-to-month basis. Ms. Green noted that the vacancy rate is more than three times the vacancy rate for New Jersey and northern New Jersey, thus meeting the significant vacancy standard set forth in *N.J.S.A. 40A:12A-5b*.

14. The final property discussed by the Planner was Block 3201, Lot 6 (1 Glenview Road), with the owner's Planner advising in a letter that this building comprising a floor area of 44,000 square feet has been fully vacant since July of 2017.

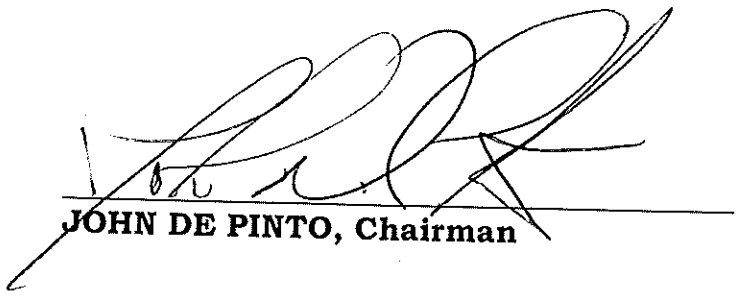
15. In her testimony, Ms. Green determined that all three properties are characterized by significant vacancies far in excess of the state-wide average. This permits a finding that these areas may be determined to be in need of redevelopment, meeting the criteria of significant vacancies as set forth in *N.J.S.A. 40A:12A-5b*.

BE IT FURTHER RESOLVED that based upon the above findings of fact, that the Board determines that the delineated properties may be determined to be in need of redevelopment in view of the significant vacancies that have existed for a substantial period of time and in excess of more than two consecutive years; and

BE IT FURTHER RESOLVED that a copy of the within resolution, together with a copy of the Determination of Need Study (Exhibit R-1), be transmitted to

the Governing Body with a recommendation that the properties in the aggregate be deemed to be a non-condemnation redevelopment area.

Dated: October 20, 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, October 20, 2026.



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