

REGULAR MEETING OF THE MONTVALE PLANNING BOARD
MINUTES
August 4, 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 Designee; Joseph Puglisi; Anita Bagdat; Dianne Didio; Anastasia Kartsev; and Chairman John DePinto; Robert Regan, Board Attorney; Jeanne Fondacaro, Planning Board Secretary

ABSENT: Frank Stefanelli; Javid Huseynov; Daniel Alger; Darlene Green, Borough Planner; Carl O'Brien, Borough Engineer; John Kurz and Michael Halzack, Fire Officials

ENVIRONMENTAL COMMISSION LIAISON REPORT: None

SITE PLAN COMMITTEE REPORT: None

MASTER PLAN COMMITTEE REPORT: None

ZONING REPORT: Mr. Chris Gruber, Construction Officer/Zoning Officer-**nothing to report**

CORRESPONDENCE: On back table

APPROVAL OF MINUTES:

1. **July 7, 2026_ A motion to approve was made by:** WL

Seconded by: JC -no discussion.

All eligible in favor- none opposed

1. **Block 2701, Lot 3** – 85 Chestnut Ridge Road, Suite 216 – Woodridge trauma Institute (2,890 sq. ft.) Outpatient Trauma Counseling. Mr. Bolson and applicant are sworn in.
The application is read into the record
A motion to approve was made by: JC
Seconded by: JR
All eligible in favor- none opposed
2. **Block 403, Lot 4** – 72 Summit Ave, Suite 103 – United Risk Management, Inc d/b/a United Risk Insurance (589 sq. ft.) – General Business Office.
Mr. Andrew Bolson of Meyerson, Fox & Conte, PA and Applicant are sworn in.
The application into the record.
A motion to approve was made by: DK
Seconded by: JP
All eligible in favor- none opposed
3. **Block 2002, Lot 2** –3 Paragon Drive, Suite 215, – RCM Technologies (USA), Inc. (9,780 sq. ft.) – General Office Use
and Applicant are sworn in.
The application into the record.
A motion to approve was made by: JC
Seconded by: JP
All eligible in favor- none opposed
4. **Block 2702, Lot 1.01** –400 Market Street Suite 440, –Greater Alliance Federal Credit Union (2,577 sq. ft.) – Credit Union Office
Michael W. Abrahams, Esq. and Applicant are sworn in.
The application into the record.
A motion to request the Attorney to prepare a resolution: JP
Seconded by: AB
All eligible in favor- none opposed
5. **Block 2802, Lot 2 & 3** –24 Farm View, –FEDEX Office (1,752 sq. ft.) – Retail office for shipping
Raymond Reddin and Applicant are sworn in.
The application into the record.
A motion to request the Attorney to prepare a resolution: WL
Seconded by: JC
All eligible in favor- none opposed

PUBLIC HEARINGS (NEW):

NONE

PUBLIC HEARINGS (CONT.):

NONE

DISCUSSION: Montana Construction came in to discuss storing equipment for the Veolia project. The PB referred them to the Mayor and Council

RESOLUTIONS: None

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

OTHER BUSINESS: NONE

ADJOURNMENT: Meeting Adjourned at 9:34

A motion to approve was made by: AB

Seconded by: DK

All eligible in favor- none opposed

Jeanne Fondacaro,
Planning Board Secretary