REGULAR MEETING OF THE MONTVALE PLANNING BOARD
MINUTES
June 16, 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, Sherwin Tsai, Joseph Puglisi, 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: None

Member Javid Huseynov arrived after roll call.

ENVIRONMENTAL COMMISSION LIAISON REPORT: The EC had no concerns with Stack Coffee or the lot consolidation on Montvale Avenue. The Montvale Shared Gardens are doing well and will be expanded.

SITE PLAN COMMITTEE REPORT:

B 1601 L 3 - 22 Railroad Avenue: The applicant is preparing a revised application for a 16-unit townhouse development. The proposal is expected to require a D(1) use variance and several bulk variances and is anticipated to be heard at the September 1 Board meeting.

B 2802 L 2 - 100 Farm View: The applicant reviewed the proposed temporary construction staging area, which is expected to remain through November 2027 (approximately 18 months).

General discussion re: Veolia: Color of fencing and water tank.

MASTER PLAN COMMITTEE REPORT: None

ZONING REPORT JF presented Zoning Officer's report. Construction of the storage facility at 21 Phillips Parkway is complete and awaiting permanent power from O&R. At 400 Market Street, Valley Hospital's tenant has scheduled final inspections and anticipates requesting a Certificate of Occupancy within the next two weeks. Chairman DePinto reported that pavers at the DiPiero

Drive traffic signal intersection continue to come loose and require resetting. He noted the issue is ongoing and has discussed the matter with Hekemian.

CORRESPONDENCE: On back table.

APPROVAL OF MINUTES: None

USE PERMITS:

Block 3004, Lot 2 – 50 Chestnut Ridge Road, Suite 101- OrthoNJ Ridgewood Orthopedic (8,061 sq. ft). Medical Use. Mr. Andy Del Vecchio and applicant are sworn in. The application is read into the record.

A motion to approve was made by: JR
Seconded by: ST
A roll call vote was taken with all eligible stating aye.

PUBLIC HEARINGS (New):

1. **Block 2802, Lot 2 (C0001A) 100 Farm View Road – Wegmans Food Markets, Inc.:**

Mr. Andy Del Vecchio introduced the application and project engineer, Mr. Dipple. All witnesses were sworn in. The applicant seeks Amended Preliminary and Final Site Plan approval to relocate the existing wine store from the southwest corner of the Wegmans building to the north side of the building.

Mr. Dipple testified that no changes to the building footprint or floor area are proposed. Site improvements include the reconfiguration of parking spaces to accommodate e-commerce parking, new ADA parking spaces with associated access improvements, and a new rear stair and ramp system. Temporary construction-related improvements include a dumpster, breakroom trailer, and jersey barriers.

Variance relief is requested under §400-65C.(5) to permit a business name on a traffic/directional sign, along with associated design waivers.

Mr. Dipple reviewed the Board Engineer's May 13, 2026 review letter (Exhibit A-1) and the Board Planner's May 14, 2026 review letter. Mr. Del Vecchio agreed to comply with all review letter conditions, and the applicant agreed to provide all required ADA compliance certifications.

Testimony was provided that all liquor store deliveries will occur at the loading dock and not through the storefront entrance. Chairman DePinto requested that this restriction be made a condition of approval, and the applicant agreed.

Board members, the Board Planner, and the Board Attorney questioned the applicant's witnesses. The Board Attorney advised that SPRC discussions must be entered into the record to be incorporated into any approval. The applicant testified that construction materials will be stored within the fenced area shown on plans previously presented to the SPRC (Exhibit A-4).

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

Mr. Andrew Vischio, PE, was sworn and presented the Parking Analysis and Traffic Capacity Analysis. He reviewed traffic counts, drone observations, and anticipated traffic impacts associated with the proposal. Mr. Vischio presented two mitigation measures for the Farm View/DePiero Drive intersection involving signal timing and adaptive signal operations, which he testified would improve traffic flow, reduce delays, and enhance safety. He further testified that the proposed application would not negatively impact traffic, including truck operations.

MPD report dated 04/07/2026 read into record.

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

Chairman DePinto requested a condition of approval that no commercial vendors have access to the front door of liquor store. All commercial vehicles must use the rear loading dock.

EC report dated 04/28/2026 read into record.

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

A motion for Board attorney to prepare resolution setting forth the concerns and requests of the Planning Board was made by: JP
Seconded by: JH
A roll call vote was taken with all eligible stating aye.

2. **Block 1102, Lot 3 100 Summit Avenue – Gray Capital:**

Amended Site Plan approval with variance relief to construct a new above ground water tank for fire suppression purposes, an associated pumphouse, two freestanding signs, façade improvements, and to relocate the previously approved trash enclosure.

All witnesses were sworn in.

Applicant's Engineer presented proposed plan and addressed concerns presented by the Board Engineer.

A discussion was held regarding restoration of the area occupied by the proposed water tank. It was noted that, upon the eventual removal of the tank, the area will be restored to its original condition, consistent with discussions at the SPRC meeting. As a condition of approval, the applicant shall restore the area following removal of the tank. The Board acknowledged that the improvement is intended to be temporary and is being advanced to address the current water supply needs.

A motion to open meeting to the public for questions of the Project Engineer and Borough Engineer was made by: JR
Seconded by: JH

Scott Rockower, a resident of Bear Brook Village, questioned the visibility of the proposed tank from Spring Valley Road and requested that overgrown areas of the property be addressed as part of the site improvements.

Judy Piretra, of Bear Brook Village, inquired whether the proposed improvements would result in any changes to the slope of the large parking lot.

A motion to close meeting to the public was made by: ST
Seconded by: JR

Applicant's architect, Robert G. Nocella, presented the architectural plans associated with the application.

The Board Planner stated that the comments contained in her review letter had been addressed.

The Montvale Fire Department reported no comments on the current application but noted that concerns raised during prior applications had not been addressed. The applicant testified that all prior comments have been incorporated into the submitted plans. As a condition of approval, the applicant shall meet with the Fire Department to review and address any remaining concerns.

The Montvale Police Department raised questions regarding its ability to enforce Title 39 regulations on the property. The applicant noted that most police department comments had been addressed through prior approvals and reiterated its obligation to comply with all conditions of the 2022 approval resolution. Several comments were determined to be either previously addressed or not applicable to the current application.

The applicant agreed to comply with the recommendations of the Montvale Environmental Commission**.**

A motion to open the meeting to the public for final questions and comments was made by: JP.
Seconded by: DK**.**

A member of the public inquired about the Borough's noise ordinance, specifically the permitted hours for construction activity. The resident also asked whether there are any regulations governing the use of ambulance sirens.

A motion to open meeting to the public was made by: JP.
Seconded by: DK

A member of the public asked about the noise ordinance in Montvale, specifically when construction can begin and end. He also asked about any regulations on when ambulance can have their siren on or off.

A motion to close meeting to the public was made by: ST
Seconded by: JC

A motion for Board attorney to prepare resolution setting forth the comments placed on the record by the Board and the Applicant by: ST
Seconded by: JC
A roll call vote was taken with all eligible stating aye.

PUBLIC HEARINGS (CONT.): None

RESOLUTIONS:
Resolution Granting Variance Relief for Phillips Parkway, LLC for Premises Designated as Block 3103, Lot 2.
A motion to introduce the resolution was made by: FS
Seconded by: WL
Changes to the resolution were proposed and accepted.
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: Chairman DePinto thanks Sherwin Tsai for his service on the Planning Board.

NEXT MEETING: July 7, 2026

ADJOURNMENT:
A motion to adjourn was made and seconded.
All eligible in favor- none opposed. Meeting adjourned: 10:48pm

Jeanne Fondacaro,
Planning Board Secretary

Abbe Kooper,
Planning Board Assistant