REGULAR MEETING OF THE MONTVALE PLANNING BOARD
MINUTES
Tuesday, May 19, 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 7:39 pm and led everyone in the Pledge of Allegiance.

The Chairman introduced the new Planning Board Members before the roll call. He then asked the Board Attorney to swear in the three new members who are taking the alternate seats on the Planning Board, to which they did, each signed an Oath of Office and introduced themselves to the public.

ROLL CALL:

PRESENT: Councilmember Koelling; Vice Chairman William Lintner; John Ryan, Mayor Designee; Frank Stefanelli; Javid Huseynov; Sherwin Tsai; Joseph Puglisi; Anita Bagdat; Daniel Alger; Dianne Didio; Anastasia Kartsev and Chairman John DePinto

ALSO PRESENT: Robert Regan, Board Attorney; Darlene Green, Borough Planner; Carl O'Brien, Borough Engineer; and Jeanne Fondacaro, Planning Board Secretary

ABSENT: John Culhane; John Kurz and Michael Halzack, Fire Officials

MISC. MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/BOROUGH ENGINEER/BOROUGH PLANNER: None

ENVIRONMENTAL COMMISSION LIAISON REPORT: Mr. Puglisi reported that the commission received correspondence with respect to 4 submissions, three of which there was nothing to be discussed. With one of the applications there were questions about the plantings on the grading, but that they found everything to be in order.

SITE PLAN COMMITTEE REPORT: Mr. Lintner reported the committee reviewed two applications and discussed a third item. The first application was for Vassi (owners of 115 Montvale Ave.) and Biancorosso (owners of 119 Montvale Ave.) for Block 804, Lot 17 on Montvale Avenue; which is the lot between the properties; regarding a subdivision and changing the property lines. Mr. Lintner stated they'll be coming before the full Planning Board with a full site plan application and they do not foresee any issues. The second application was for Memorial Sloan Kettering Cancer Center, 225 Summit Avenue, Block 2601,

Lot 32, regarding a proposed "Wellness Path" to be installed on the property. Mr. Lintner stated they'll also be coming before the full Planning Board for approval. The third item, which was only for discussion, was for the Farmstand at the DePiero's Fair Share Community Garden, 156 Summit Avenue, Block 1903, Lot 3.01, regarding the placement of the signage for the property. Mr. Lintner stated that they will review the site plan for the property and comment on the placement of the signage for the Farmstand and notify the group managing the property.

MASTER PLAN COMMITTEE REPORT: None

ZONING REPORT: Mr. Chris Gruber, Construction Officer/Zoning Officer, submitted a written report, which was read into the transcript by the Planning Board Secretary:

- 21 Philips Parkway is almost complete with the anticipated opening to be in June.
- 100 Summit Ave is moving along in construction with anticipated completion at the end of 2027.
- Ineos, located at 200 Market Square, has been storing new vehicles around the property. Storage of unregistered vehicles being stored overnight on commercial properties is not allowed by ordinance. They are receiving violation notices and tickets for all vehicles stored.

CORRESPONDENCE: On back table

APPROVAL OF MINUTES:

1. **March 17, 2026** - A motion to approve was made by Mr. Puglisi and seconded by Mr. Lintner. There was no discussion. A roll call vote was taken with all eligible and present members stating aye. Mr. Stefanelli abstained.

2. **April 21, 2026** - A motion to approve was made by Councilmember Koelling and seconded by Mr. Huseynov. There was no discussion. A roll call vote was taken with all eligible and present members stating aye.

At this time the Chairman requested Vice Chairman, William Lintner to take over the meeting while he and the Borough Attorney stepped out.

USE PERMITS:

1. **Block 3004, Lot 2** – 50 Chestnut Ridge Road, Suite 207 – Kids Club ABA NJ LLC (4,7105 sq. ft.) – Mr. James Delia of Wells, Jaworski & Liebman, LLP stepped forward to represent and swear in the applicant, Moishe Bobker of Kids Club ABA NJ LLC. The Vice Chairman read the application into the record. The space will be used as an administrative office for in-home based children's therapy, no clinical usage on the

premises. There will be 15 employees occupying the space; the area will not be altered from the existing 12 rooms space; parking will be 15 employee spaces and all other is parking in common. An outdoor sign is not required. A motion to approve was made by Mr. Puglisi and seconded by Mr. Ryan. A roll call vote was taken with all present stating aye and Mr. Alger abstained.

2. **Block 2701, Lot 4** – 95 Chestnut Ridge Road, Suite 315 – Neiman Wholesale Distributors d/b/a Masterko (250 sq. ft.) – Mr. Andrew Bolson of Meyerson, Fox & Conte, PA stepped forward to represent and swear in the applicant, Shimon Neuman of Neiman Wholesale Distributors d/b/a Masterko. The Vice Chairman read the application into the record. The space will be used as a general business office for a wholesale food distributor; no products will be stored on the premises. There will be 1 employee occupying the space; the area will not be altered from the existing 1 room space; parking will be 1 employee space and all other is parking in common. An outdoor sign is not required. A motion to approve was made by Mr. Tsai and seconded by Mr. Huseynov. A roll call vote was taken with all present stating aye and Mr. Alger and Ms. Kartsev abstained.

At this time the Chairman and Borough Attorney stepped back into the meeting and the Chairman resumed the meeting.

PUBLIC HEARINGS (NEW):

1. **Block 702, Lot 36** – 14 Clover Court – Alan Trojan – Application for Variance – Mr. Alan Trojan stepped forward to represent himself and introduced his engineer, Paul Gdanski. Mr. Regan stated that Mr. Gdanski is known to the board and has been deemed qualified. Mr. Regan then swore in both Mr. Trojan and Mr. Gdanski, as well as the Borough Planner and Engineer. Mr. Trojan summarized the project replacing an existing 1 car garage with a new larger 2 car garage, but in order to do this they would require a variance of 10.7 feet on the side yard, whereas 15 feet is required and for a combined side yard total 40 feet is required and they are requesting a variance to 31.8 feet. He then introduced the site plans, dated 3/11/26 and marked as Exhibit A1.
   Mr. Gdanski then gave a brief overview of the project being presented and discussed in more detail the dimensions and drainage issues addressed in the plans.
   The Chairman opened the meeting up to board members to ask questions of the applicant and his engineer. The members inquired about drainage, any steep slopes in the yard, any extension of the driveway and the existing deck in the area. The Chairman opened the meeting up to the public to ask questions of the applicant and his engineer, to which there were none.
   The Chairman then introduced the Borough Planner review letter, dated 5/13/26 and marked as Exhibit B1; the Borough Engineer review letter, dated 5/14/26 and marked as Exhibit B2; the Montvale Police Department review letter, dated 5/4/26 and marked as Exhibit B3 and read into the record by the Chairman; and the Borough Environmental Commission review letter, dated 5/19/26 and marked as Exhibit B4 and read into the record by the Chairman.

The Chairman then requested the Borough Planner and Engineer summarize their review letters. Ms. Green gave the board a brief summary of her review and asked the applicant and his engineer a few follow up questions in order to clarify a few items in her letter. Mr. O' Brien then gave the board a brief summary of his review and stated that he did not have any follow up questions for the applicant or engineer.
The Chairman opened the meeting up to board members to ask questions of the Borough Planner and Engineer, members asked about the existing shrubbery and the driveway extension.
The Chairman opened the meeting up to the public to ask questions of the Borough Planner and Engineer, to which there were none.
The Chairman requested a motion to open the meeting to the public to make comment. The motion to open was made by Mr. Puglisi and seconded by Councilmember Koelling.
Ms. Elizabeth Kera of 12 Clover Court stepped forward to voice her positive opinion of the project and showed support to her neighbors. No other persons stepped forward.
The Chairman requested a motion to close the meeting to the public. The motion to close was made by Mr. Puglisi and seconded by Mr. Stefanelli.
The Chairman requested to make a motion for the Board Attorney to prepare a Resolution. A motion to approve Mr. Regan to prepare a Resolution was made by Mr. Huseynov and seconded by Mr. Tsai. A roll call vote was taken with all present stating aye.

2. **Block 2701, Lot 5** – 101 Chestnut Ridge Road – Battleground Acquisition on behalf of Kristen Marie Hair LLC – Application for Zoning Variance – Antimo Del Vecchio of Beattie Padovano stepped forward to represent the applicant, Kristen Deegan.
Mr. Del Vecchio summarized the project as a facility for specialized personal services business in the form of high-end hair extensions by appointment only. He then introduced the Affidavit of Notice, dated 5/6/26 and marked as Exhibit A1; and the site plan dated 2/16/99 and marked as Exhibit A2.
Ms. Deegan was then sworn in by Mr. Regan and gave a brief summarization of her business and her credentials.
The Chairman opened the meeting up to board members to ask questions of the applicant. The board members asked about more details regarding the personal services, specifically regarding retail, appointment process and time length of each appointment.
The Chairman then introduced the Borough Planner review letter, dated 5/13/26 and marked as Exhibit B1; the Montvale Police Department review letter, dated 5/4/26 and marked as Exhibit B2 and read into the record by the Chairman; and the Borough Environmental Commission review letter, dated 4/28/26 and marked as Exhibit B3 and read into the record by the Chairman.
The Chairman then requested the Borough Planner to summarize her review letter.
Ms. Green gave the board a brief summary of her review and stated that the applicant's testimony clarified the few items she addressed in her letter.
The Chairman requested a motion to open the meeting to the public. The motion to open was made by Mr. Puglisi and seconded by Mr. Stefanelli. No one from the public

stepped forward. The Chairman requested a motion to close the meeting to the public. The motion to close was made by Mr. Puglisi and seconded by Mr. Stefanelli.
The applicant's planner, Kathryn Gregory, then stepped forward to be sworn in by Mr. Regan. Mr. Regan stated that Ms. Gregory is known to the board and has been deemed qualified. Ms. Gregory then gave a brief overview of her analysis of the project being presented on behalf of the applicant.
The Chairman opened the meeting up to board members to ask questions of the applicant's planner, to which there were none.
The Chairman requested a motion to open the meeting to the public. The motion to open was made by Mr. Tsai and seconded by Mr. Puglisi. No one from the public stepped forward. The Chairman requested a motion to close the meeting to the public. The motion to close was made by Mr. Tsai and seconded by Mr. Puglisi.
Mr. Del Vecchio made his closing statement by summarizing the positive impact the business will have on the community.
The Chairman requested to make a motion for the Board Attorney to prepare a Resolution. A motion to approve Mr. Regan to prepare a Resolution was made by Mr. Lintner and seconded by Mr. Stefanelli. A roll call vote was taken with all present stating aye. Councilmember Koelling and Mr. Ryan abstained

A ten-minute break was taken at 8:47 pm

PUBLIC HEARINGS (CONT.):

1. **Block 1901, Lot 3** – 121 Chestnut Ridge Road – Montvale Donuts LLC – Applications for Variance and Soil Movement – Councilmember Koelling and Mr. Ryan recused themselves and step off the dais. – ***See Attached Transcript***
   A motion to approve Mr. Regan to prepare a Resolution, with the conditions as stated by board members, the Borough Planner, and the Borough Engineer on the record and in the review letters, was made by Chairman John DePinto and seconded by Mr. Lintner. A roll call vote was taken with all present stating aye.

DISCUSSION: None
RESOLUTIONS: None
OPEN MEETING TO THE PUBLIC: No one from the public came forward.
OTHER BUSINESS:

ADJOURNMENT: A motion to adjourn was made by Mr. Huseynov and seconded by Mr. Tsai. All in favor stated aye.

Next Regular Scheduled Meeting: June 2, 2026

Respectively submitted:

Theresa Di Popolo,
Assistant to the Land Use Administrator