

REGULAR MEETING OF THE MONTVALE PLANNING BOARD
MINUTES

Tuesday, July 7, 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 7:41 pm and led everyone in the Pledge of Allegiance.

ROLL CALL:

PRESENT: John Culhane; Councilmember Koelling; Vice Chairman William Lintner; John Ryan, Mayor Designee; Frank Stefanelli; Joseph Puglisi; Dianne Didio; Anastasia Kartsev; and Chairman John DePinto

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

ABSENT: Javid Huseynov; Anita Bagdat; Daniel Alger and Michael Halzack, Fire Officials

ENVIRONMENTAL COMMISSION LIAISON REPORT: Mr. Puglisi reported that the meeting Will take place on 7/20 and 1 Maureen Court will be discussed then

SITE PLAN COMMITTEE REPORT: Mr. Lintner reported the committee reviewed two applications:

46 Upper Saddle River Rd- Roffino- Block 302/Lot 3

Suggestions made by the SPR committee- will come before full Board for Variance

1 Maureen Court- Di Somma/Ventura- Block 1201 Lot 28

Pool house- meets setbacks- need deed restriction not to be a second dwelling.

No stove, no washer/dryer

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. May 19, 2026_ - A motion to approve was made by: DK

Seconded by: WL -no discussion.

All eligible in favor- none opposed

USE PERMITS:

1. **Block 2701, Lot 3** – 85 Chestnut Ridge Road, Suite 216 – Care Tech Group (2,175 sq. ft.)
General Business office. Mr. Andrew Bolson, and applicant are sworn in.

The application is read into the record

A motion to approve was made by: FS

Seconded by: WL

All eligible in favor- none opposed

2. **Block 3004, Lot 2** – 50 Chestnut Ridge Road, Suite 227 – Lion Creek Real Estate Capital
(6,122 sq. ft.) – General Business Office- Moving within building (out of 119)

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: JP

Seconded by: FS

All eligible in favor- none opposed

PUBLIC HEARINGS (NEW):

NONE

PUBLIC HEARINGS (CONT.):

NONE

DISCUSSION: None

RESOLUTIONS:

1. Resolution Granting Amended Site Plan Approval, Variance Relief, and a Waiver from
Requiring the Submission of an Environmental Impact Statement to Gray Capital, LLC
for Premise Designated as **Block: 1102, Lot: 3**

The Board discussed the Resolution

A motion to approve was made by: FS

Seconded by: JP

All eligible in favor- none opposed

2. Resolution Granting Amended Site Plan Approval, Variance Relief, and a Waiver from
Requiring the Submission of an Environmental Impact Statement to Wegmans Food
Markets Inc. for Premise Designated as Block 2802, Lot 2 (Qualifier C001A)

A motion to approve was made by: FS

Seconded by: WL

All eligible in favor- none opposed

3. Resolution Granting Preliminary and Final Site Plan Approval, a D1 Use Variance, and a Major Soil Movement Permit to Montvale Donuts, LLC for Premise Designated as Block 1901, Lot 3

A special thank you to Robert Reagen for writing a difficult resolution

A motion to approve was made by: JP

Seconded by: FS

All eligible in favor- none opposed (JC abstain, DK/JR not eligible)

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

OTHER BUSINESS: NONE

ADJOURNMENT: Meeting Adjourned at 8:24

A motion to approve was made by: FS

Seconded by: DK

All eligible in favor- none opposed

Next Regular Scheduled Meeting: July 21, 2026

Jeanne Fondacaro,
Planning Board Secretary