# REGULAR MEETING OF THE MONTVALE PLANNING BOARD
# MINUTES
# October 20, 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 7:45 pm and led everyone in the Pledge of Allegiance.

**ROLL CALL**

**PRESENT:** John Culhane; Councilmember Koelling; John Ryan, Mayor's Designee; Javid Huseynov, Joseph Puglisi; Anita Bagdat; Dianne Didio, Anastasia Kartsev; and Chairman John DePinto; Darlene Green, Borough Planner; Nick Chelius, Borough Engineer; Robert Regan, Board Attorney; Jeanne Fondacaro, Planning Board Secretary

**ABSENT:** Vice Chairman William Lintner, Frank Stefanelli, Joseph Puglisi, Daniel Alger, John Kurz and Mike Halzack, Fire Officials

**ENVIRONMENTAL COMMISSION LIAISON REPORT:** JF reported on the Environmental Commission (EC) meeting held via Zoom on October 19, 2026, based on information provided by JP. The EC had no comments regarding the proposed Non-Condemnation Redevelopment Area resolution. The Commission did, however, inquire about the disposition of funds resulting from litigation involving a contaminated property on Craig Road several years ago and whether any such funds remain available.

**SITE PLAN COMMITTEE REPORT**:

Block 1901, Lot 3 - Montvale Dunkin' Donuts LLC: Applicant will present revised plans to the Planning Board for approval. Formal plans should be submitted within two weeks.

Block 3004, Lot 2 – Montvale Estates: Applicant proposed removing existing monument sign and replacing with a new double-sided monument sign.

**MASTER PLAN COMMITTEE REPORT:** None

**ZONING REPORT**: Board was sent an email report stating that Veolia has begun the infrastructure upgrades required for the future water towers serving the Borough. The 100 Summit Avenue nursing home project is progressing as scheduled.

**CORRESPONDENCE**: On back table.

**APPROVAL OF MINUTES**: None

**USE PERMITS:** None

**PUBLIC HEARINGS (New):** None

**PUBLIC HEARINGS (CONT.):** None

**RESOLUTIONS:**
Resolution Determining that Block 3102, Lot 1.01; Block 3201, Lots 5 & 6 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.
**A motion to approve was made by:** JR
**Seconded by:** JC
**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**: None

**NEXT MEETING:** November 17, 2026

**ADJOURNMENT:**
**A motion to adjourn was made by:** AB
**Seconded by:** DK
**All eligible in favor**- none opposed. Meeting adjourned: 8:07 pm

Jeanne Fondacaro,
Planning Board Secretary

Abbe Kooper,
Planning Board Assistant