REGULAR MEETING OF THE MONTVALE PLANNING BOARD
MINUTES
October 6, 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; Joseph Puglisi; Anita Bagdat; Dianne Didio, Anastasia Kartsev; and Chairman John DePinto; Darlene Green, Borough Planner; Carl O'Brien Borough Engineer; John Kurz, Fire Official; Robert Regan, Board Attorney; Jeanne Fondacaro, Planning Board Secretary

ABSENT: Daniel Alger

Member Javid Huseynov arrived at 7:35 after roll call.

ENVIRONMENTAL COMMISSION LIAISON REPORT: None

SITE PLAN COMMITTEE REPORT:

UB Chestnut Informal Project Update: The applicant continues to coordinate with Veolia Water regarding water service. Minor revisions to the site plan are anticipated, including modifications to parking and drive-thru lane configurations. The applicant is expected to return to the Board in conjunction with a Soil Movement application and will present the proposed minor site plan revisions at that time.

TD Bank, NA – Block 2402, Lot 2: Presented plans to convert the existing outer drive thru lane into a drive-up ATM lane. Additional improvements include parking lot restriping, replacement of light poles, and landscaping upgrades. The SPRC reviewed the proposal and determined that the proposed modifications are minor in nature and they will not have to appear for amended site plan review.

MASTER PLAN COMMITTEE REPORT: None

ZONING REPORT: None

CORRESPONDENCE: On back table.

APPROVAL OF MINUTES:

September 1, 2026 - **A motion to approve was made by:** JC

Seconded by: FS - no discussion.

All eligible in favor: none opposed

USE PERMITS

1. **Block 1002, Lot 2** - 3 Paragon Drive, Suite 203 - Mercaz Evolution Group dba 4EX Holdings (18,000 sq. ft). General Business office for investment firm. Mr. Andrew Bolson and applicant are sworn in. The application is read into the record. The applicant was instructed to submit a copy of the proposed monument sign placard change to the Building Department for approval. Concerns were noted regarding the number of anticipated daily visitors and available parking.
   A motion to approve was made by: JH
   Seconded by: DK
   A roll call vote was taken with all eligible stating aye.

2. **Block 403, Lot 4** - 72 Summit Avenue, Suite 112 – Supreme Builders of NY (990 sq. ft). General Business office for financial services company. Mr. Andrew Bolson and applicant are sworn in. The application is read into the record.
   A motion to approve was made by: WL
   Seconded by: JC
   A roll call vote was taken with all eligible stating aye.

3. **Block 004[1], Lot 2**- 50 Chestnut Ridge Road, Suite 119 – National Granite Title Insurance (3,770 sq. ft). General business office for title insurance firm. Mr. Andrew Bolson and applicant are sworn in. The application is read into the record.
   A motion to approve was made by: JP
   Seconded by: FS
   A roll call vote was taken with all eligible stating aye.

4. **Block 2701, Lot 3** - 85 Chestnut Ridge Road, Suite 216 – Beyond Media Global LLC (1,245 sq. ft). General business office for digital and experiential marketing agency. Mr. Andrew Bolson and applicant are sworn in. The application is read into the record.
   A motion to approve was made by: JH
   Seconded by: JP
   A roll call vote was taken with all eligible stating aye.

5. **Block 2002, Lot 2** – 3 Paragon Drive, Suite 210 – Abigail Kahan, LLC (2,256 sq. ft) (1,245 sq. ft). General business office for interior design company. Mr. Andrew Bolson and applicant are sworn in. The applicant was advised of an outstanding violation on the property. As a condition of approval, the violation shall be resolved, including payment of any applicable fees, no later than October 7, 2026. The application is read into the record. The application was

[1] Subsequent review of the application materials revealed that the property was incorrectly identified as Block 004. The correct block number is 3004. This error was not discussed during the meeting.

amended to reflect that there are nine offices within the existing space. No alterations to space are proposed. The space is shared with another use, Inovia US LLC. The Board requested clear signage identifying the two businesses occupying the premises and emphasized the importance of ensuring the businesses can be readily identified by emergency responders.

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

6. **Block 2002, Lot 3** – 3 Paragon Drive, Suite 220 – Inovia US LLC (2,517 sq. ft). General business office for a commercial glass service company. Andrew Bolson and applicant are sworn in. The application is read into the record.
   A motion to approve was made by: JC
   Seconded by: JH
   A roll call vote was taken with all eligible stating aye.

7. **Block 703, Lot 4** – 121 N. Kinderkamack Rd – Mico Kitchen & Bath LLC (1,399 sq ft). Proposed retail use selling kitchen and bath products. Antimo Del Vecchio and the applicant are sworn in. The application is read into the record.
   A motion to approve was made by: JR
   Seconded by: FS
   A roll call vote was taken with all eligible stating aye.

PUBLIC HEARINGS (NEW):

Non-Condemnation Redevelopment Area: Determination of Need Study Block 3102, Lot 1.01; Block 3201, Lots 5 & 6

Darlene Green, AICP, PP is sworn in. The above-cited study dated September 3, 2026 is marked as Exhibit 1. Ms. Green presented the findings of the non-condemnation redevelopment study and discussed which criteria under the Redevelopment Housing Law were applicable.

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

Richard McFadden, 47 Cider Hill Road, Upper Saddle River, is sworn in. He stated that he is an electrical engineer and has vast experience with data centers. He has no commercial interest in this property. He spoke about the positives and negatives of data centers as neighbors and offered to provide any assistance to the Borough.

A motion to close the meeting to the public was made by: DK
All eligible in favor: None opposed.

A motion for a resolution was made by: WL; direct Board Attorney to write a resolution recommending that the subject parcels 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.
Seconded by: JR; no discussion.
A roll call vote was taken with all eligible stating aye.

PUBLIC HEARINGS (CONT.): None

RESOLUTIONS: None

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

OTHER BUSINESS: None

NEXT MEETING: October 20, 2026

ADJOURNMENT:
A motion to adjourn was made by: FS
Seconded by: DK
All eligible in favor- none opposed. Meeting adjourned: 9:36 pm

Jeanne Fondacaro,
Planning Board Secretary

Abbe Kooper,
Planning Board Assistant