

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

MINUTES

Tuesday, September 20, 2022

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 7:37 PM and led everyone in the Pledge of Allegiance.

ROLL CALL:

PRESENT: John Culhane, Councilmember Koelling; John Ryan, Mayor Designee; William Lintner, Christopher Gruber, Robert Zitelli, Frank Stefanelli, Javid Huseynov, and Chairman DePinto

ALSO PRESENT: Andrew Hipolit, Borough Engineer; Robert Regan, Board Attorney; Darlene Green, Borough Planner; Dipti Sheth, Engineer; Lorraine Hutter, Land Use Administrator and Erica Davenport, Assistant to the Land Use Administrator

ABSENT: Dante Teagno

MISC. MATTERS RAISED BY BOARD MEMBERS/BOARD ATTORNEY/BOROUGH

ENGINEER/BOROUGH PLANNER: None

ZONING REPORT: Mr. Gruber - The Alexa Project on Spring Valley Road has under contract 10 units to be closed on by next month. The Village Spring Project has 4 units under contract and are now down to only 4 buildings left to be built. Building 100 at The District has almost all the units with the exception of affordable units rented. Building 300 at The District is having finals completed and they are looking to have a TCO in October. Retail space at The District is almost all spoken for too.

ENVIRONMENTAL COMMISSION LIAISON REPORT: Mr. Zitelli - There was a meeting last night. Plastic bag recycling has gone down significantly due to stores no longer handing out

plastic bags. Also, the Environmental Commission will be sending out a letter stating that they will be partially funding the ERI.

SITE PLAN COMMITTEE REPORT: Mr. Stefanelli – At the meeting tonight, we started off with discussion of the Master Plan. Darlene Green gave homework assignments and we will be meeting on October 18, 2022. Lorraine will be setting up a schedule for the Master Plan members for the next meeting. The first applicant we had for the Site Plan Review meeting was Montvale Family Apartments. We went over the letter that they submitted. Some items were discussed and they will be sending Andy Hipolit some site plan revisions. Next was Thrive at Montvale. They wanted to add placards to their monuments sign. They were told that they needed to do a site plan and it would be a very expensive proposition so they decided not to move forward with it. The last applicant was KPMG. They would like to upgrade their signage to get rid of the old granite signs and update them with more modern finishes. They were told they can move forward with that and their next step is to go to the building department for proper permits.

CORRESPONDENCE: On back table

APPROVAL OF MINUTES: September 6, 2022 - A motion to approve was made by Mr. Lintner and seconded by Mr. Culhane. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

DISCUSSION: Spending Plan – Ms. Hutter stated that the \$25,000 was previously discussed in the developer's agreement. There was no other \$25,000 that was being proposed. Ms. Hutter stated that this is what we need to change in regards to the spending plan. Ms. Green confirmed that this was correct. Ms. Green will now submit a draft spending plan to the board. We will be transferring money out of the Green building line item and moving it to the borough sponsored line item. Also, last time the board did a spending plan, Mr. Regan did put together a resolution so Chairman DePinto would like Mr. Regan to put together another resolution. Mr. Regan agreed. A motion to have the board attorney prepare a resolution was made by Mr. Stefanelli and seconded by Councilmember Koelling. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

USE PERMITS:

Block 1102 Lot 3 – Summit Property 1, LLC – 100 Summit Avenue (4,000 sq. ft.)

Jerome Vogel came forward from Jeffer Hopkins & Vogel to represent client Dov Dancziger, (Caring Staff, LLC). The building that was formally known as Western Union is currently on the agenda to be approved for a healthcare facility (Gray Capital, LLC). Once it gets approved later tonight, construction on the building will not start for another couple of months. They are paying for the building to be heated and lit for these months so in the meantime, they would like to have it rented to generate some money. The application for the use is simply to use existing office space and the existing furniture that remains in the space. They will use it as a call center so they can arrange 350 nurses to go to various homes. These nurses never come to the office; it is all virtual sign on. They provide nurses in New Jersey, Pennsylvania, Maryland and Virginia. These nurses come to their agency for extra shifts. They will use a small portion of the building since it is already vacant. Mr. Regan swore in client Dov Dancziger. He is the CEO of Caring Staff. They are a nurse staffing agency and provide nurses to nursing homes in various states. Chairman DePinto amended the application to reflect his company as the applicant and Gray Capital as the landlord. They will be occupying approximately 4,000 square feet within the building. Mr. Dancziger stated that his company is P.E. Staffing, LLC d/b/a Caring Staff. The application was also amended to read the current address of P.E. Staffing as 1 International Blvd., Mahwah, NJ. Mr. Vogel stated that he will make the necessary changes to the Montvale Police Department form in regards to the name change for the applicant. Chairman DePinto read the application into the record. The offices that they will be using will be blocked off from the rest of the building. They plan to put up 30 cubicles and not move any walls that are within the building. There are 6 offices and within those 6 offices are the 30 cubicles. The application was amended to read that. They will not be replacing any flooring, lighting, window treatments, etc. They are simply moving into the space. The parking spaces will not be designated, they are in common with other tenants if any other tenants happen to move in. The application was amended to read parking in common. The client consented. Chairman DePinto requested an updated signed page of the application with his own signature. Mr. Dancziger agreed. Chairman DePinto also requested an updated list of zip codes. Mr. Dancziger agreed.

Chairman DePinto polled the board members for questions. Mr. Lintner asked what the relationship is between Gray Capital LLC and Summit Property 1, LLC. Mr. Vogel stated that the title of the property is in Summit Property LLC's name. The application to the state for the license to operate the home is in the name of Gray Capital. They never put the property owner in the same name. Mr. Vogel stated that this is a unique situation and we should not see anymore applicants to utilize this space. When the construction starts, they will then have to move out. Mr. Gruber stated that no cars should be parked overnight. Mr. Dancziger agreed that once the hours of the day are done, all cars will be off the premises.

A motion to approve was made by Mr. Ryan and seconded by Mr. Huseynov. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

Block 403 Lot 4 – Nathan Unger – 72 Summit Avenue (790 sq. ft.)

Andrew Bolson came forward from Meyerson, Fox, Mancinelli & Conte, PA to represent client, Nathan Unger. Mr. Bolson made numerous amendments and submitted a revised application. He amended the application to read Unavis, LLC as the applicant. The building owner is 72 Summit, LLC. Mr. Regan then swore in Nathan Ungar. This applicant will be located in Unit 103. The current use of the space is vacant. The intended use of the premises is for a general business office for a computer wholesale company. The landlord has received permits from the building department and is currently in the process of completing building renovations, including tenant fit-up for unit 103. All details and plans are on file with the building department. They will be open Monday-Friday from 9am-5pm. Parking is in common with other tenants.

Chairman DePinto polled the board for questions and no questions arose from any members. Mr. Gruber stated that he will have to put his name on the door and the suite number so the fire officials can easily see who is utilizing the space. Mr. Unger hopes to move into the space as soon as the space is ready from the landlord, preferably in two weeks. A motion to approve was made by Mr. Stefanelli and seconded by Councilmember Koelling. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

PUBLIC HEARINGS (NEW):

PUBLIC HEARINGS (CONT):

Block 2002 Lots 13 & 14 - Montvale Grove, LLC – 20-24 Spring Valley Road – Preliminary Major Site Plan and Major Subdivision Approval –Application is being carried to October 18th, 2022 at the applicant's request. New notice will be provided.

RESOLUTIONS:

Block 2702 Lot 1.01 C001 – Glosslab Montvale, LLC – 100 Market Street (1789 sq. ft.)

Chairman DePinto read the resolution by title only. There were some corrections stated by Mr. Regan. A motion to approve was made by Mr. Lintner and seconded by Mr. Huseynov. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

Block 2702, Lot 1.01 Block 2801 Lot 2- Block 3201 Lot 6- SHG Montvale MB, LLC-Market Street - Resolution Granting Amended Planned Unit Development Approval, Amended Preliminary And Final Site Plan Approval (As To Phase 1), Preliminary And Final Site Plan Approval (As To Phase II), Variance Relief, Approval Of An Environmental Impact Statement, And Approval Of A Major Soil Movement Permit to SHG Montvale MB, LLC For Premises Designated As BLOCK 2702, LOT 1.01 (Various Qualifiers), (F/K/A BLOCK 2702, Lot 1 AND BLOCK 2801, LOT 2), AND BLOCK 3201, LOT 6

Chairman DePinto read the resolution by title only. A motion to introduce was made by Mr. Zitelli and seconded by Mr. Lintner. There were some corrections stated by Mr. Regan. There was no discussion on the motion. A roll call vote was taken with all members stating aye. Councilmember Koelling, Mr. Ryan and Mr. Huseynov abstained.

Block 1102, Lot 3- Gray Capital, LLC-100 Summit Avenue- Resolution Granting Preliminary and Final Site Plan Approval, Variance Relief, A Major Soil Movement Permit, and a Waiver from requiring the Submission of an EIS

Chairman DePinto read the resolution by title only. There were some corrections stated by Mr. Regan. A motion to approve was made by Mr. Ryan and seconded by Councilmember Koelling. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

OTHER BUSINESS: Chairman DePinto stated that The Governing Body has prepared a purchasing agreement and presented it to the owner of the DelBen property along Summit Avenue. It will be approximately 28 acres. First review of the contract by the seller of the property was found acceptable. Minor tweaks are being done on the contract and signatures should be had this week on both sides. Financing is in place to purchase it subject to clear title of the property and subject to some proofs that the borough is seeking. It will close on October 20, 2022. Chairman DePinto also stated that The Governing Body has no plans for the development of the property at this particular time other than walking trails. This will be no Green Acre funds, all municipal bonding. This is a major accomplishment and Chairman DePinto is very happy with this purchase for Montvale Borough.

OPEN MEETING TO THE PUBLIC: No one from the public was present.

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

Next Regular Scheduled Meeting: October 18th, 2022

Respectfully Submitted,

Erica Davenport
Assistant to the Land Use Administrator