

REGULAR MEETING OF THE MONTVALE PLANNING BOARD

Tuesday, March 15, 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 up the meeting at 7:40pm with the pledge of allegiance.

ROLL CALL:

PRESENT: John Culhane, Councilmember Koelling; John Ryan, Mayor Designee; Robert Zitelli, Frank Stefanelli, Dante Teagno, Javid Huseynov and Chairman DePinto

ALSO PRESENT: Robert Regan, Board Attorney; Darlene Green, Borough Planner; Lorraine Hutter, Land Use Administrator and Erica Davenport, Assistant to the Land Use Administrator and Chris Dour, Acting Engineer

ABSENT: William Lintner, Christopher Gruber and Andrew Hipolit, Borough Engineer

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

ENGINEER/BOROUGH PLANNER: None

ZONING REPORT: None

ENVIRONMENTAL COMMISSION LIAISON REPORT: Mr. Zitelli stated that the next environmental meeting is Monday, March 21st and he will have a report at our next scheduled meeting.

SITE PLAN COMMITTEE REPORT: None

CORRESPONDENCE: On back table

APPROVAL OF MINUTES: February 15, 2022 – A motion to approve was made by Mr. Teagno and seconded by Mr. Culhane. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

DISCUSSION: None

USE PERMITS:

Block 1102 Lot 1 - Reproductive Possibilities, LLC and Surrogate Fund Management, LLC – 1 Paragon Drive - Drive, Suite 160 – 4,673 sq. ft.

Melissa Brisman of Melissa Brisman, Esq. LLC came forward to represent her client, Penny Readie. Mr. Regan swore in Ms. Readie. A correction was made to the zone to read OR-3. The number of parking spaces on site was left blank and Ms. Brisman was asked to supply that number to the board secretary by tomorrow morning. Chairman DePinto read the application aloud into the record. Ms. Brisman gave a brief overview of the business. This company finds surrogate mothers to carry babies for couples who are having trouble to start families. Attached to the application was a list of zip codes and the Montvale Police Department report. No questions arose from any board members. A motion to approve was made by Councilmember Koelling and seconded by Mr. Stefanelli. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

Block 1102 Lot 1 – Melissa B. Brisman, Esq. LLC – 1 Paragon Drive, Suite 115 – 1,236 sq. ft.

Melissa Brisman of Melissa Brisman, Esq. LLC came forward to represent herself. Mr. Regan swore in Ms. Brisman. Chairman DePinto read the application aloud into the record. A correction was made to the zone to read OR-3. Attached to the application was a list of zip codes and the Montvale Police Department report. Ms. Brisman gave a brief overview of her business. She deals with egg donations, sperm donations, and adoptions. No questions arose from any board members. Ms. Brisman must call with the number of parking spaces on site. A motion to approve was made by Mr. Ryan and seconded by Mr. Teagno. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

Block 1901 Lot 5 – M&T Excavation Inc., - 180 Summit Avenue – 2,594 sq. ft.

Aryeh Pomerantz, Esq. from Pomerantz & Pomerantz, PLLC came forward to represent client, Mayer Taub. Mr. Regan swore in Mr. Taub. Chairman DePinto then read the application into the record. Attached to the application is a list of zip codes and the Montvale Police Department form. They are an excavation company for excavating foundations for commercial and residential properties. This office is for administrative purposes only. There are no other

businesses conducted out of this office. The application was amended to read 9 employees and 9 parking spaces instead of 12. Chairman DePinto stated that there will be no storage of any equipment on the property as well as no overnight parking. Mr. Taub was in agreement. Chairman DePinto then stated that they will need to obtain a CO and fire inspection for this property. A motion to approve was made Mr. Stefanelli and Mr. Culhane. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

Block 1601 Lot 20 – Lannie’s Cleaners/Peter Sung – 2 Railroad Avenue – 1,900 sq. ft.

Andrew P. Bolson, Esq. from Meyerson, Fox, Mancinelli & Conte, PA came forward to represent client, Peter Sung, DBA J&K Cleaners, Inc. Mr. Sung was sworn in by Mr. Regan. The application was amended to read the zone as B1. Chairman DePinto then read the application aloud into the record. Mr. Sung is currently occupying the space. He occupied the premises in December 2021. Chairman DePinto stated that he will need to obtain a CO from the building department as soon as possible. Mr. Sung does not plan on doing any alterations to the building. The application was amended to read 12 parking spaces. Attached to the application is the list of zip codes and the Montvale Police Department report. Chairman DePinto stated that there will be no illuminated window signs of any kind. Mr. Sung agreed. No questions arose from any board members. A motion to approve was made by Mr. Ryan and seconded by Mr. Culhane. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

Block 2002 Lot 15 – Bergen Physical Medicine, LLC – 221 W. Grand Avenue – 1,680 sq. ft.

Gary Tomasella, Esq. came forward from the Law Office of Gary Tomasella to represent client, Brian Wraith. Mr. Regan swore in Mr. Wraith. Chairman DePinto then read the application aloud into the record. An amendment was made to the application (5G) that an outdoor sign will not be required. There is a total of 125 parking spaces on site. Mr. Wraith stated that he is doing business as *Empire Physical Medicine*. He will be doing business of chiropractic therapy, massage therapy, pain management and physical therapy. As his client base grows, so will his business. He plans on doing acupuncture in the future. Attached to the application is a floor plan of the current space. Chairman DePinto stated that he will need to obtain a CO to occupy the space. 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.

Block 3004 Lot 2 – Gezunt Diagnostics, LLC – 50 Chestnut Ridge Road, Suite 221 – 2,328 sq. ft.

Andrew P. Bolson, Esq. from Meyerson, Fox, Mancinelli & Conte, PA came forward to represent client, Asher Berko and Maria Rienton (lab consultant). Mr. Regan swore in both Mr. Berko and Ms. Rienton. Chairman DePinto read the application aloud into the record. Attached to the application is a list of zip codes, the Montvale Police Department report and a floor plan.

Chairman DePinto stated that they will need to obtain a CO from the building department if they plan on doing any renovations to the space. Ms. Rienton stated that they plan on using wave testing equipment that doesn't require any ventilation. As time goes on, they will get more equipment however, for now it's just receiving specimen for testing and a waste vendor comes to collect that specimen once a week. A motion to approve was made by Mr. Stefanelli and seconded by Mr. Teagno. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

Block 3004 Lot 2 – Fogel Klein, LLC – 50 Chestnut Ridge Road, Suite 202 – 3,597 sq. ft.

Andrew P. Bolson, Esq. from Meyerson, Fox, Mancinelli & Conte, PA came forward to represent client, Mosha Klein. Mr. Klein was sworn in by Mr. Regan. Chairman DePinto then read the application aloud into the record. Attached to the application is a list of zip codes, the Montvale Police Department report and a floor plan. Mr. Klein gave a brief overview of the business. He will be using the space as general office space for an accounting firm. He will be doing financial statements, audits, advisories and tax returns for clients. Chairman DePinto stated that they will need to obtain a CO from the building department. No questions arose from any board members. A motion to approve was made by Mr. Ryan and seconded by Mr. Stefanelli. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

Block 1001 Lot 1 – Millennium Medical Billing Inc. – 135 Chestnut Ridge Rd. – 2,261 sq. ft.

Andrew P. Bolson, Esq. from Meyerson, Fox, Mancinelli & Conte, PA came forward to represent client, Roxana Rito. Ms. Rito was sworn in by Mr. Regan. Chairman DePinto then read the application aloud into the record. Attached to the application is the floor plan, a list of zip codes of employees and the Montvale Police Department form. The application was amended to read parking in common. Ms. Rito stated that the purpose of her business is all clerical. The business

is based on collections for orthopedic surgeons/administrative purposes. Chairman DePinto stated that they will need to obtain a CO from the building department. A motion to approve was made by Mr. Stefanelli and seconded by Mr. Culhane. There was no discussion on the motion. A roll call vote was taken with all members stating aye.

A 5-minute break was taken at 9:00pm.

PUBLIC HEARINGS (CONT):

Block 1102 Lot 3 – Gray Capital, LLC – 100 Summit Avenue – Preliminary and Final Site Plan Approval

Please see attached transcript.

PUBLIC HEARINGS (NEW):

Block 2002 Lots 13 & 14 - Montvale Grove, LLC – 20-24 Spring Valley Road – Preliminary Major Site Plan and Major Subdivision Approval – carried to April 5, 2022

Block 3101 Lot 1 – Drop Fitness Montvale, LLC – 2 Chestnut Ridge Road – Zoning Variance Application – carried to April 5, 2022

RESOLUTIONS: None

OTHER BUSINESS: None

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

ADJOURNMENT: A motion to adjourn was made by Mr. Zitelli and Mr. Teagno. All in favor stated aye.

Next Regular Scheduled Meeting: April 5, 2022

Respectfully Submitted,

Erica Davenport
Assistant to the Land Use Administrator