PLANNING BOARD
MONTVALE TOWNSHIP
COUNTY OF BERGEN

BLOCK 2802, LOTS 2 AND 3,
300 WEST GRAND AVENUE,
BLOCK 1002, LOTS 3 AND 5
159-161 SUMMIT AVENUE -
MONTVALE DEVELOPMENT ASSOCIATES,
LLC - SHOPS AT DePIEROS application
For Preliminary and Final Site Plan
Approval, Preliminary and Final
Subdivision Approval, Planned Unit
Development and Soil Moving Permit

VOLUME 12

Tuesday, April 1, 2014
Council Chambers
12 Mercedes Drive, 2nd Floor
Montvale, New Jersey
Commencing 9:10 p.m.

B E F O R E:

JOHN CULHANE
THERESA CUDEQUEST, COUNCIL MEMBER
JOHN DePINTO, CHAIRMAN
WILLIAM LINTNER
KARI SOLOMON, recused
FRANK STEFANELLI
DANTE TEAGNO
WOLFGANG VOGT
CHET WEBBER

ROBERT REGAN, BOARD ATTORNEY
JEFFREY FETTE, CONSTRUCTION CODE OFFICIAL
ANDREW HIPOLIT, BOROUGH ENGINEER, absent
CRAIG HERMANN, MASER CONSULTING
LORRAINE HUTTER, BOARD SECRETARY, absent
DOREEN ROWLAND, ACTING BOARD SECRETARY
RICHARD PREISS, BOROUGH PLANNER, absent
KEENAN HUGHES, ACTING BOROUGH PLANNER

A P P E A R A N C E S:

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(973) 389-1999
Attorneys for A & P

W I T N E S S

	REDIRECT	BOARD	CROSS
COLLOQUY - 7			

P R E V I O U S L Y M A R K E D E X H I B I T S

EXHIBITS MARKED 8/6/2013

A-1 Affidavit of Notice Document, Two Volumes
A-2 Site Plan Drawings Prepared by L2A, 42 sheets, 6/21/2013
A-3 Architectural Plans by JP2, Consisting of 8 sheets, 6/18/2013
A-4 Wegman's Elevation Drawings, single sheet 7/24/2013
A-5 Floor Plans Prepared for Wegman's Building, 5/14/2013
A-6 Roof Plan (Wegman's) Single Sheet, 6/20/2013
A-7 RTKL Master Plan Booklet
A-8 Thumb Drive Containing Two Power Point Presentations
A-9 Stone Sample Board
A-10 Split Base Sample
A-11 Material Board, Wegman's

BOARD EXHIBITS

B-1 Letter, 8/5/2013, from Chief of Police, Site Plan
B-2 Letter, 8/5/2013, from Chief of Police, Soil Movement

EXHIBITS MARKED 09/03/2013

A-12 Paper Version, Colored Floor Plate Of Wegman's

EXHIBITS MARKED 10/01/2013

A-13 Id. Site Plan Drawings, 32 sheets, Last Revised 9/20/2013
A-14 Id. Storm Water Management Report Revised 9/20/2013
A-15 Id. Storm Water Maintenance Manual By L2A, revised 9/20/2013
A-16 Id. Soil Movement Plan, By L2A Revision dae 9/27/2013
A-17 Id. EIS Report, by L2A, 6/21/2013
A-18 Id. Acoustical Report, 6/26/2013

EXHIBITS MARKED 10/15/2013

A-19 Id. Section of Porous Pavement Including the Vase
A-20 Id. Porous Pavement
A-21 Id. Traffic Impact Analysis 6/20/2013
A-22 Id. Traffic Impact Analysis By Maser Consulting, 3/7/2013
A-23 Id. Technical Appendices 3/7/2013

EXHIBITS MARKED 11/06/2013

B-1 Id. Letter, 10/25/2013, E. Timsak

A-24 Id. L2A Concept Plan, SK-01, 10/29/2013
A-25 Id. Site Traffic Impact
A-26 Id. Sign Package Drawings
A-27 Id. Cut Sheet Booklet, 7/17/2013

EXHIBITS MARKED 11/25/2013

A-28 Id. Traffic Impact Analysis 11/14/2013

EXHIBITS MARKED 01/07/2014

A-29 Id. Princeton Logs
A-30 Id. Bridgewater Logs
A-31 Id. Tabulation, Dolan & Dean

B-4 Id. Letter, 1/2/2014, Maser
B-5 Id. Truck Study, Maser

EXHIBITS MARKED 02/04/2014

A-32 Id. Revised Sign Drawings
A-33 Id. RTKL Drawings, Revised 2/4/2014
A-34 Id. L2A Site Plan Package/48 sheets Last Revised 1/24/2014

P R E V I O U S L Y M A R K E D E X H I B I T S

EXHIBITS MARKED 02/26/2014

A-35 Id. Updated Wegman's Architectural Plans, Last Revised 8/4/2014
A-36 Id. Updated Architectural Plans 9 Sheets, 2/13/2014
A-37 Id. Hand-out, Reduced Version of Slides
A-38 Id. Updated Storm Water Management Report, Last Revised 1/24/2014
A-39 Id. Updated Environmental Impact Statement, Last Revised 12/12/2013 By L2A
A-40 Id, Soil Moving Plans, 2 Sheets, By L2A, Last Revised 11/13/2013

EXHIBITS MARKED 3/18/2014

A-41 Id. JP2 Elevations, Front and Side, Buildings A and B, 3/18/2014
A-42 Id. Rear Elevations, Buildings A and B 3/18/2014

B-6 Id. Maser Technical Review

EXHIBITS MARKED 3/26/2014

B-7 Id. Original Report
B-8 Id. Letter, 3/26/2014

A-43 Id. Sheet CO-6, Revised 1/2/2014

(Open Public Meetings Act)

CHAIRMAN DePINTO: Okay. Mr. Del Vecchio.

Mr. Del Vecchio, I understand that your witness is held up somewhere.

Is that correct?

MR. DEL VECCHIO: Yes, Mr. Chairman.

Peter Steck, who was scheduled to return to complete the direct and whatever cross-examination remained is currently on his feet in Ridgewood and has sent me an e-mail and a text indicating he's not sure when he's going to be able to leave Ridgewood.

So, I know the hour is earlier than the Board anticipated hearing us but pleasantly so.

Unfortunately, he's not here and we're not prepared to proceed. He is our final witness in the application. So, we can't take somebody else out of order.

So, we ask that the matter be carried to your next meeting on the 22nd. And, we will ensure Mr. Steck has nowhere else to go but here so that we can proceed.

MR. REGAN: I suggest you be aware, we have two Mercedes-Benz applications and some others.

MR. DEL VECCHIO: Well, as I risked -- as we risked being scheduled on this evening's agenda and

I guess got pleasantly lucky by having other matters cancel out, at least schedule us for the 22nd and we understand the Board's agenda. We'll have to see where it is when we get closer to the date as to whether there's room for us to be heard or not.

CHAIRMAN DePINTO: Okay. This matter will be carried to April 22nd which is the next regularly scheduled meeting of the Montvale Planning Board.

Members of the public that are here that have an interest in this application, please be advised that no further notice will be provided to you of this carry of this meeting other than this announcement.

Thank you and have a good evening.

(The hearing adjourns at 9:15 p.m..)

1 C E R T I F I C A T E

2 I CERTIFY that the foregoing is a true and
3 accurate transcript of the testimony and proceedings
4 as reported stenographically by me at the time, place
5 and on the date herein before set forth.

6 I DO FURTHER CERTIFY that I am neither a
7 relative nor employee nor attorney or counsel of any
8 of the parties to this action, and that I am neither a
9 relative nor employee of such attorney or counsel, and
10 that I am not financially interested in this action.

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17 _____
18 DONNA LYNN J. ARNOLD, C.C.R.
LICENSE NO. XI00991
MY COMMISSION EXPIRES 08/04/14
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