

1 PLANNING BOARD
 2 BOROUGH OF MONTVALE
 3 COUNTY OF BERGEN

3 -----
 4 BLOCK 1103, LOT 5 AND BLOCK 403,:
 5 LOT 1 :
 6 Metropolitan Home Development at:
 7 Werimus, LLC :
 87 and 91 Spring Valley Road :
 Amended Site Plan and Major Soil:
 Movement Application :
 -----X

8 Tuesday, November 20, 2018
 9 Council Chambers
 10 12 Mercedes Drive
 Montvale, New Jersey
 Commencing 11:01 p.m.

JOHN DePINTO, CHAIRMAN
 11 FRANK STEFANELLI, VICE CHAIRMAN
 JOHN CULHANE
 12 ROSE CURRY, COUNCIL PRESIDENT, absent
 JIMMY D'AGOSTINO
 13 MICHAEL N. GHASSALI, MAYOR
 WILLIAM LINTNER
 14 MAGGIE O'NEILL
 ANNEMARIE RUSSO
 15 DANTE TEAGNO, absent

16 ROBERT REGAN, BOARD ATTORNEY
 ANDREW HIPOLIT, BOROUGH ENGINEER
 17 DARLENE GREEN, BOARD PLANNER
 JOHN FETTE, CODE ENFORCEMENT, absent

18
 19 A P P E A R A N C E S:

20 BEATTIE PADOVANO, LLC
 BY: ANTIMO A. DEL VECCHIO, ESQ.
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1 W I T N E S S

2 REDIRECT THE BOARD

3 CHARLES OLIVO

BY: MR. DEL VECCHIO 5

4 BY: THE BOARD 8

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6

7 E X H I B I T S

8 PAGE

9 A-31 Id. Two Sheets, Stonefield Engineering 5
Sheet C5 and Sheet C17, 11/9/18

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1 CHAIRMAN DePINTO: Another item on the
2 agenda, Block 1103, Lot 5 and Block 403, Lot 1,
3 Metropolitan Home Development at Werimus, LLC, 87 and
4 91 Spring Valley Road. Amended site plan and major
5 soil movement application.
6 Mr. Del Vecchio, as you know, the curfew is 11:15. We
7 have a few minutes.
8 I have allowed it to be placed on the agenda for this
9 evening. The plans that I believe you have prepared
10 since our last meeting you're seeking input.
11 We recognize that they're not fully engineered. So I
12 do not believe we're going to need much time on this.
13 So if you could take five to seven minutes, I would
14 appreciate it.

15 MR. DEL VECCHIO: I will be very brief,
16 Mr. Chairman.

17 The plans, when we last left on October 2nd I
18 think it was, we were kind of finished with Mr.
19 Olivo's testimony. The Board asked for some
20 refinements or enhancements on some of the streetscape
21 components to further embellish the sense of space
22 that Mr. Olivo had testified to and I had sought
23 guidance through a polling of the Board about a
24 comment in the professional's report suggesting
25 perhaps that the number of units on the single family

1 layout were perhaps still too ambitious. I didn't get
2 that feedback so I was left to my own devices after
3 consulting with my engineer and client as to what we
4 could or should do.

5 And we took the, we took it upon ourselves to
6 essentially lose one more single family lot on the
7 cul-de-sac from Spring Valley Road.

8 So what this revised plan is meant to depict is
9 not to replace the engineer's set that was previously
10 testified to but just touch upon those two issues.

11 I think the Board had indicated that it wasn't
12 required of us to produce another set of drawings, we
13 could just come back and testify to it but we thought
14 it better to try to give you a visual aid and called
15 upon to review this application.

16 So what Sheet C5 shows is a reduction of one
17 house lot, essentially Lot H was removed. And the
18 subsequent sheet, Sheet C17 is meant to touch upon
19 that sense of place comment that Mr. Olivo had alluded
20 to.

21 Mr. Olivo is back. He's previously sworn,
22 qualified and remains under oath. And, I'll just ask
23 him to fill in the details of my overview.

24 MR. REGAN: Are we going to mark this.

25 MR. DEL VECCHIO: We can mark this.

1 MR. REGAN: A-31.

2 MR. DEL VECCHIO: A-31. It's a two sheet
3 by Stonefield, Sheet C5 and Sheet C17, dated 11/9/18.

4 REDIRECT EXAMINATION BY MR. DEL VECCHIO:

5 Q Mr. Olivo, if you could fill in the blanks
6 of my overview?

7 A Yes. Good evening, Mr. Chairman, members
8 of the Board, Charles Olivo, Stonefield Engineering &
9 Design.

10 As project counsel has mentioned from the last
11 time we were before the Board, referring to the
12 westerly portion of the site, we have removed what was
13 referred to as Lot H which was located closest to
14 Spring Valley Road on the westerly side of the
15 proposed cul-de-sac.

16 And, at this time, we are proposing seven single
17 family homes to be located on the public roadway that
18 extends off of Spring Valley Road in the proposed
19 condition.

20 With regard to sense of place, which we spoke
21 about at the last hearing, what we propose to do and
22 what we've been able to do as part of reviewing the
23 Board Engineer's letter is we have taken down the
24 height of the wall as well as the length of the wall.
25 We reduced it in size in terms of the run of the wall

1 by about half. We're down to approximately 190 feet
2 along the frontage of Spring Valley Road.

3 And, in addition to that, on the landscaping
4 plan which I think we referred to briefly, we are up
5 to A-32.

6 Q We marked that, the whole set, as A-31.

7 A A-31. I apologize. It's part of A-31.

8 What we have done is, at the recommendation of
9 the Board's landscape architect, we continued the row
10 of Giant green arborvitae across the area of the
11 public roadway that would come out and into the single
12 family home subdivision project. We've also matched
13 the trees that would be planted on either side of that
14 roadway and proposed a monument sign of approximately,
15 and we can provide the detail to the Board, about four
16 or five feet in height which would then be provided in
17 the area to the north of the roadway that would be
18 entering and exiting the subject subdivision.

19 Q And the light fixtures have been now
20 called out as were indicated in the acorn type fixture
21 for that streetscape?

22 A Yes. The applicant would be agreeable to
23 that type of traditional element, yes.

24 Q And in the landscaping along the perimeter
25 particularly as it adjoins any of the non contiguously

1 owned properties has been enhanced to further screen
2 those areas out?

3 A That is correct, yes.

4 Q And those essentially are the changes that
5 were made to the drawing?

6 A Yes. Yes.

7 Q Otherwise, your entire testimony remains
8 fully in place subject to the elimination of the lot
9 and the changes you just testified to?

10 A Yes.

11 As part of the prior testimony, we went through
12 every sheet of the plan set that had been submitted,
13 storm water, grading, drainage, lighting, landscaping
14 and this would supplement that testimony.

15 MR. DEL VECCHIO: And, Mr. Chairman, along
16 the lines of just marking the exhibits and updating
17 things, you did ask for a written report from our
18 planner, which was in fact submitted, detailing the
19 variance proofs.

20 Mr. Preiss is here to the extent you need to
21 supplement or provide foundation for that report.

22 CHAIRMAN DePINTO: Okay. Do you have
23 anything else of this witness, Mr. Del Vecchio?

24 MR. DEL VECCHIO: No.

25 Mr. Olivo is available to the Board for their

1 questions.

2 CHAIRMAN DePINTO: Okay. I'm going to
3 start off with a comment.

4 I think this is a vast improvement over what had
5 been previously submitted. And taking into
6 consideration your testimony and your coining of the
7 sense of place, which I really appreciate, I think
8 you've done a great job preliminarily in achieving
9 that goal.

10 And I, for one, are very comfortable with the
11 revised plan and am going to poll the other Board
12 Members to see if in fact you are moving in the right
13 direction. And then we could work out the details at
14 a future point.

15 So, I am supportive of it. I'm going to go to
16 the next member of the Board.

17 Mr. D'Agostino, your comments with respect to
18 the revised plan and elimination of the one unit.

19 MR. D'AGOSTINO: I agree. It's a vast
20 improvement. I'm in support of this design.
21 Therefore, I think it's going, the foundation frame to
22 move forward.

23 CHAIRMAN DePINTO: Thank you. Ms.
24 O'Neill.

25 MS. O'NEILL: I agree.

1 CHAIRMAN DePINTO: Thank you.

2 Mr. Culhane.

3 MR. CULHANE: I reviewed that, Miss
4 Green's letter. I counted up the number of C
5 Variances and, according to my number, the initial
6 plan had 50 variances required plus the two D
7 Variances.

8 So this is a step in the right direction.

9 CHAIRMAN DePINTO: Very good. Thank you.

10 Mr. Stefanelli.

11 VICE CHAIRMAN STEFANELLI: I agree.

12 CHAIRMAN DePINTO: Thank you.

13 Ms. Russo.

14 MS. RUSSO: I agree.

15 CHAIRMAN DePINTO: Thank you.

16 Mr. Lintner.

17 MR. LINTNER: I agree. I just have one
18 comment.

19 One of the issues that we, we get in these
20 applications is the turning around in cul-de-sacs.
21 And, we have an application here where we're putting
22 two separate cul-de-sacs on properties that are
23 essentially attached.

24 So, in a -- not to complicate things but in the
25 back of my mind I wonder why we don't eliminate the

1 cul-de-sacs and turn this into one road.

2 CHAIRMAN DePINTO: Mr. Del Vecchio.

3 MR. DEL VECCHIO: I'll just give you the
4 background history and it predates this application
5 but it has to go back to the settlement of the
6 Bonnabel litigation.

7 There was a pretty vocal group at the time that
8 settlement was being discussed, I'm sorry, out of the
9 Stem Brook area who was not particularly pleased with
10 any further development at the end of their
11 neighborhood. And one of the ways to curtail what was
12 happening was to limit the number of new homes that
13 was going to be accessible to having to traverse into
14 the back neighborhood streets into that Stem Brook
15 area which is why we only had four homes in that
16 original layout. But the other ones, from a marketing
17 standpoint, having direct access to Spring Valley Road
18 isn't the greatest selling point. It would be better
19 as the cul-de-sac coming in and ending so those two
20 lots could be serviced.

21 It didn't work out that way. We kind of paid
22 homage to the neighborhood voice that we heard when
23 that settlement came about and we just continued that
24 practice here figuring, as we try to connect and we'd
25 end up with the same chorus behind us, and we wanted

1 to avoid that.

2 MR. LINTNER: Thank you. You certainly
3 answered my question.

4 CHAIRMAN DePINTO: And I do recall that.

5 MR. LINTNER: Yeah.

6 CHAIRMAN DePINTO: That was a problem.

7 MR. DEL VECCHIO: Not to add to it but I
8 think there was a councilman by the name of Hiltner
9 (phonetic) who lived there back in that neighborhood
10 at the time when we were talking about settlement.

11 CHAIRMAN DePINTO: Okay. With that said,
12 you have heard the pleasure of Board, Mr. Del Vecchio.

13 Obviously we have to continue with this. The
14 hour is late. I could put you down for the 4th. I
15 don't know if you'll be prepared to continue on the
16 4th or would you want to carry it to a future date?

17 MR. DEL VECCHIO: Mr. Chairman, we
18 essentially concluded the application and are
19 getting -- you know, we're prepared to call for a
20 vote.

21 MR. REGAN: Tonight?

22 MR. DEL VECCHIO: Relax. I, I understand
23 that the hour is late and you may not want to do it
24 tonight. I think, if we can be allotted some time
25 early on the agenda on December 4th we don't require a

1 lot of time to complete what we need to complete.

2 CHAIRMAN DePINTO: I'll put you down and
3 make the announcement to carry it to the 4th.

4 However, Mr. Hipolit, you're going to have to
5 review final because you are seeking both preliminary
6 and final, I presume.

7 MR. DEL VECCHIO: Um-hum.

8 CHAIRMAN DePINTO: And, Mr. Hipolit, have
9 you reviewed adequate plans to make a recommendation
10 for this Board to move forward on both preliminary and
11 final?

12 MR. HIPOLIT: No. We need a whole new set
13 of plans, a whole brand-new letter.

14 CHAIRMAN DePINTO: So I don't know if you
15 could pull this off by the 4th anyway.

16 And, Ms. Green, how about you?

17 MS. GREEN: We reviewed the two sheets
18 that came in. I was particularly intrigued to see
19 about the decrease in the variances because of the
20 removal of the lot.

21 But, as Andy is saying, there's a lot of other
22 sheets in the plan set that weren't submitted that may
23 have a change to them.

24 CHAIRMAN DePINTO: All right. Mr. Del
25 Vecchio.

1 MR. DEL VECCHIO: Well, maybe we can kind
2 of accommodate all the needs in the following way.

3 You're going to need time to review it. Chuck
4 will put the final plans in pretty quickly but, even
5 with that said, I don't know that December 4th is in
6 reach. I think the second meeting in December is in
7 reach. If we can be allotted some time early in the
8 agenda there we will pre submit -- we would ask that
9 the Board allot a certain time for deliberation so
10 that we can call for a vote on that night.

11 We essentially have the review letters from Ms.
12 Green and Mr. Hipolit and Gus. Sorry, Gus, I forgot
13 his last name.

14 MR. HIPOLIT: Deblasio.

15 MR. DEL VECCHIO: That we will pick up
16 those comments and hopefully that will be the end of
17 the comments. We will comply with virtually all of
18 them based on our read.

19 I do have Mr. Preiss here which was the second
20 part of my comment. If there are questions that
21 require any testimony from his planning report, I
22 really would like to get him done because he's not
23 available on the 20th -- I mean on the 18th.

24 MR. REGAN: I think we need testimony from
25 Mr. Preiss in connection with the report. We just

1 can't accept the report without any testimony.

2 CHAIRMAN DePINTO: And the difficulty is
3 we are at that curfew hour. And, you know --

4 MR. REGAN: We have three resolutions.

5 CHAIRMAN DePINTO: And we have three more
6 resolutions to go this evening. So I do apologize to
7 Mr. Preiss for keeping him here all evening but I know
8 he enjoys these meetings. He has done them for a good
9 10 years.

10 MR. PREISS: As always.

11 MR. LINTNER: How about the 10th?

12 CHAIRMAN DePINTO: I don't have a problem
13 with that.

14 MR. DEL VECCHIO: You mean the 4th?

15 CHAIRMAN DePINTO: No, the 10th is a
16 special.

17 MR. HIPOLIT: Special meeting on the 10th.

18 MR. DEL VECCHIO: Mr. Preiss is gone after
19 the 8th so maybe if we could do a little time for his
20 planning testimony on the 4th, again, if it's in
21 writing it won't take a long time.

22 MR. REGAN: The 4th we have Mercedes and
23 we have Ridgecrest.

24 MR. DEL VECCHIO: Understood.

25 MS. GREEN: Don't we have Blaze, too.

1 MR. HIPOLIT: And Blaze, too.

2 CHAIRMAN DePINTO: What's the special on
3 the 10th?

4 MR. REGAN: Hornrock.

5 CHAIRMAN DePINTO: The 10th is Hornrock
6 and the 4th we have for Mercedes.

7 MR. REGAN: Ridgecrest.

8 MS. GREEN: And Blaze.

9 CHAIRMAN DePINTO: And what?

10 MS. GREEN: Blaze.

11 MR. HIPOLIT: Blaze.

12 CHAIRMAN DePINTO: No Blaze. They don't
13 play nice in the sand box. I don't want to see Blaze.

14 MR. DEL VECCHIO: I'm just wondering
15 whether Ridgecrest is going to -- there is going to be
16 plan revisions based on tonight's testimony. They may
17 not be ready for the 4th.

18 CHAIRMAN DePINTO: Why don't we put this
19 to the 4th, limited to, limited to Richard's testimony
20 because he will be on the -- I'm sorry. What,
21 Richard?

22 MR. PREISS: I will be 10 minutes, I
23 promise.

24 MR. HIPOLIT: We'll hold you to that.

25 CHAIRMAN DePINTO: Okay. Why don't we

1 carry this to the 4th limited to testimony from
2 Richard and then we'll decide where we go from there.

3 I think we did make it, although it's a short
4 amount of time, I think we did make some progress so
5 at least we know where we're going with this
6 application.

7 Okay. We got to move on, gentlemen. Thank you
8 very much.

9 MR. DEL VECCHIO: Thank you.

10 (The hearing adjourns 11:17 p.m.)

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2 I CERTIFY that the foregoing is a true and
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