

PLANNING BOARD
BOROUGH OF MONTVALE
COUNTY OF BERGEN

-----X
BLOCK 2702, LOT 1, BLOCK 2801, LOT 2 :
AND BLOCK 3201, LOT 6 - TRIBORO :
SQUARE - MERCEDES DRIVE, GRAND :
AVENUE AND GLENVIEW AVENUE - Planned :
Unit Development, Preliminary and :
Final Site Plan (Phase I) Planned :
Unit Development and Preliminary Site:
Plan (Phase II) - Glenview Road (PUD):
-----X

Tuesday, May 21, 2019
Council Chambers
12 Mercedes Drive
Montvale, New Jersey
Commencing 8:03 p.m.

B E F O R E:

JOHN DePINTO, CHAIRMAN
FRANK STEFANELLI, VICE CHAIRMAN
ROSE CURRY, COUNCIL PRESIDENT
JIMMY D'AGOSTINO, absent
JOHN CULHANE
WILLIAM LINTNER
MAGGIE O'NEILL
DANTE TEAGNO, absent
ROBERT ZITELLI

ROBERT REGAN, BOARD ATTORNEY
ANDREW HIPOLIT, BOROUGH ENGINEER
LORRAINE HUTTER, BOARD SECRETARY
JEFFREY FETTE, CONSTRUCTION CODE OFFICIAL
DARLENE GREEN, PLANNER
MAYOR GHASSALI, absent

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

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E X H I B I T S

PAGE

Exhibits A-44 through A-51 - Evd.
Revision date 4/5
Planned Revision Date 5/10

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Exhibit 12 Evd. Review Letter

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Exhibit 13 Evd. Review Letter

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Exhibit 14 Evd. Review Letter

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1 (Open Public Meetings Act)

2 CHAIRMAN DePINTO: Roll call.

3 MS. HUTTER: Mr. Culhane.

4 MR. CULHANE: Here.

5 MS. HUTTER: Council Member Curry.

6 COUNCIL MEMBER CURRY: Here.

7 MS. HUTTER: Mr. D'Agostino.

8 Mr. Fette.

9 MR. FETTE: Here.

10 MS. HUTTER: Mayor Ghassali.

11 Mr. Lintner.

12 MR. LINTNER: Here.

13 MS. HUTTER: Ms. O'Neill.

14 MS. O'NEILL: Here.

15 MS. HUTTER: Mr. Stefanelli.

16 MR. STEFANELLI: Here.

17 MS. HUTTER: Mr. Teagno.

18 Mr. Zitelli.

19 MR. ZITELLI: Here.

20 MS. HUTTER: Chairman DePinto.

21 CHAIRMAN DePINTO: Here.

22 (Agenda)

23 CHAIRMAN DePINTO: Okay. The next item on
24 the agenda, Block 2702, Lot 1, Block 2801, Lot 2 and
25 Block 3201, Lot 6, Triboro Square, Mercedes Drive,

1 Grand Avenue and Glenview Avenue, planned unit
2 development for preliminary and final site plan,
3 (Phase I), planned unit development and preliminary
4 site plan (Phase II), Glenview Road (PUD).

5 The resolution has been prepared and there are
6 attachments to the resolution and before we start
7 discussing them I'm going to ask Mr. Regan.

8 Mr. Regan, this is not a normal way that we move
9 forward with the resolution but please advise the
10 Board as to the proper way to deal with the resolution
11 and the attachments.

12 MR. REGAN: Okay. Well, what we're
13 attempting to do is to bring this matter to a
14 conclusion. The first public hearing on this
15 application was, I believe, in early July. So
16 approximately 10 plus months into the process which is
17 not the longest application that this Board has heard.

18 When we were dealing with the site plan review
19 with potential Del Ben south piece of property I
20 mentioned that we had the K. Hovanian application
21 which took 39 meetings over 36 months. And,
22 initially, it resulted in a denial resolution of 230
23 pages so this is minor league in comparison.

24 But what, what I am trying to do, if we go to
25 Page 57 of the resolution which refers to today's

1 date, May 21st, and at the bottom of that page at
2 Paragraph 105, the May 7th date is wrong. Initially
3 we thought this might be heard on May 7th so May 7th
4 should be taken out and May 21st inserted.

5 Then we are inserting the most recent sets of
6 plans that had yet to be marked. These are plans with
7 revision dates of April 5th and planned revision dates
8 with respect to the landscape revisions of May 10th.
9 And they're Exhibits A-44 through A-51.

10 As a result of those revised plans, the three
11 board professionals, our engineer, planner and
12 landscape architect are required to write review
13 letters. So in Paragraph 106 I am inserting those
14 three review letters as exhibits Board Exhibits 12, 13
15 and 14. And I think because of the conditions and
16 requirements that are detailed in those reports, those
17 conditions should be incorporated into the resolution
18 by attaching the resolution, by attaching those
19 resolutions, by attaching those to the approved
20 resolution.

21 I have one other comment. And when I received
22 my packet from Lorraine the other day, there were
23 several reports from the Fire Department that had yet
24 to be marked. One is dated 4/20/19 which talks about
25 comments and the most recent one 5/16/19 also no

1 additional comments.

2 And there's a report of April 23rd, it's not --
3 those from the Fire Department. I'm talking about the
4 Police Department, April 23rd.

5 Has everyone received that? We should
6 incorporate that as an exhibit not as an attachment.

7 I'll read it.

8 CHAIRMAN DePINTO: Why don't you read it
9 and I tend to think it should be an attachment to
10 remain consistent with the other reviews.

11 MR. REGAN: Okay. It's addressed to Mrs.
12 Hutter. After reviewing the application, the Montvale
13 Police Department has some concerns with the
14 following.

15 1.) We would like to see the Police Department
16 have access to the underground parking.

17 2.) We would like to have the ability to
18 enforce Title 39 on the property.

19 3.) We would like to see a quality camera
20 system with license plate reading ability at all the
21 entrance and exits of the property, also a quality
22 camera system around the entire complex with some of
23 the bigger developments we have issues with criminal
24 activity. We don't have video or the video we're
25 supplied with is such bad quality.

1 4.) Will the emergency access driveway that
2 goes around the back of the hotel property be
3 maintained in the winter months and that type of
4 driveway be plowed and cleared of snow.

5 5.) I think this is going to be a starter. We
6 would like to see an additional emergency entrance and
7 exit to the Garden State Parkway located on the
8 southwest corner of the property.

9 We have heard that before.

10 CHAIRMAN DePINTO: Okay. Aside from those
11 exhibits, do you have anything else?

12 MR. REGAN: No, I don't have any other
13 exhibits that I'm aware of.

14 CHAIRMAN DePINTO: Mr. Del Vecchio, do you
15 have a copy of the Police review letter?

16 MR. DEL VECCHIO: I do, Mr. Chairman. I
17 think we have seen a prior iteration with those same
18 comments in it that I believe we had addressed from
19 when Mr. Dipple testified last, whenever we were last.
20 I believe it was in March.

21 I can address each of those and remind the Board
22 what our responses were if that's appropriate at this
23 time.

24 CHAIRMAN DePINTO: Please do.

25 MR. DEL VECCHIO: I think with access to

1 the parking, the underground parking area we indicated
2 we would work with the Police Department to facilitate
3 access to the garage for their emergency use.

4 I don't think we have a problem with Title 39 as
5 requested.

6 The camera system we indicated that, to the
7 extent we install a camera system we will work with
8 the Police Department to give them reasonable access
9 to it but we are not yet committed to providing a
10 camera system on-site. But if we do, we'll make it
11 available as needed to them.

12 Emergency access areas would have to be plowed
13 in order to be viable. We indicated that would be
14 part of our maintenance for the site during the winter
15 months.

16 And we indicated the chances of getting access
17 to the Parkway were not good given the flood hazard
18 area that intervenes between the upland portion that's
19 being developed and the Parkway on the other side of
20 it. So that is not something we can accommodate.

21 CHAIRMAN DePINTO: Okay. Chris, do you
22 have anything on this?

23 MR. DOUR: Just that same point. We had
24 mentioned in our letter of May 14th, Item No. 158,
25 addressed the exact same items Mr. Del Vecchio

1 mentioned and confirmed that they would provide access
2 to the garage, they would consent to Title 39.

3 We said that at the time the applicant said it
4 was not going to be installing a camera system, our
5 recommendation was should such a system be installed
6 in the future that availability of recordings to the
7 Police Department shall be provided.

8 And, finally, again just what Mr. Del Vecchio
9 said, the applicant did say they would maintain access
10 during the winter months.

11 Access off the Parkway I don't believe was ever
12 discussed until that memo. And because of the
13 wetlands issues and everything, it would be physically
14 impossible.

15 MR. REGAN: It would be a heavy lift even
16 without that.

17 MR. DOUR: Correct. Yes, it would be a
18 grade change.

19 CHAIRMAN DePINTO: One of the other
20 things, before we move much further on the resolution
21 and the attachments, there was discussion by Board
22 Members relative to that central court area. I
23 believe the applicant had presented a sample of the
24 synthetic turf material. I don't mean it's necessary,
25 I think we all recall what it was, the synthetic turf

1 material to be installed. And we've been seeking for
2 a compromise.

3 The applicant, as I understand it, feels very
4 confident that the proposed material would work well
5 where in fact it is located and accommodate the
6 traffic that's anticipated across it. However, I
7 believe there are Board Members that are more desirous
8 of having natural turf, sod.

9 And, I thought a reasonable compromise in the
10 situation would be to require the applicant to go with
11 the sod. And if in fact the sod could not be
12 maintained, they would have the opportunity to install
13 the synthetic material.

14 So let's start it out with natural material. If
15 it becomes a problem or becomes a mud pit or whatever,
16 that it could not be reasonably maintained, then we
17 have to look at other alternatives. And I do want to
18 poll the Board on that.

19 Ms. Curry, you were pretty vocal on your opinion
20 with respect to that.

21 Do you want to start off?

22 COUNCILWOMAN CURRY: Yes. Thank you for
23 that, replacing the sod. I'm happy to know it's going
24 to have a natural organic environment up at the plaza.

25 The, when you talk about the sod being replaced

1 if it doesn't work out, the sod can't be replaced by
2 sod. So the first time it doesn't work will it be
3 replaced immediately with the plastic?

4 CHAIRMAN DePINTO: I'm just saying if it's
5 problematic. Nobody wants it to be a public safety
6 concern. Nobody wants it from an esthetic point of
7 view. If it turns into a mud pit, bad habits a few
8 times then I think we have to look at pavers, we have
9 to look at another alternative.

10 But starting out at least with the sod, that
11 would be your preference?

12 COUNCILWOMAN CURRY: Yes. Thank you.

13 CHAIRMAN DePINTO: Mr. Lintner.

14 MR. LINTNER: I sit next to Mrs. Curry so
15 I am in agreement with her.

16 COUNCILWOMAN CURRY: So is my husband.

17 MR. LINTNER: There you go. I think it's
18 a good compromise to start with the sod.

19 I like the imitation turf. I thought the turf
20 was nice but I can understand Mrs. Curry's preference
21 and starting with the sod certainly sounds like a good
22 compromise.

23 CHAIRMAN DePINTO: Thank you.

24 Mr. Zitelli.

25 MR. ZITELLI: I think that's a good

1 compromise. And although I'm not, you know, a
2 biologist or ergonomist although I suggest look at
3 zoysia, zoysia grass takes a beating. This stuff
4 takes a beating, doesn't require much maintenance.
5 Just as a suggestion zoysia would be my guess,
6 something that's very durable.

7 CHAIRMAN DePINTO: Thank you.

8 Mr. Culhane.

9 MR. CULHANE: I think it's a good
10 compromise.

11 CHAIRMAN DePINTO: Okay. Thank you.

12 Mr. Fette.

13 MR. FETTE: Yeah. I think it's -- I was
14 kind of impressed with the sample that they supplied
15 but I have no problem starting out with the sod.

16 CHAIRMAN DePINTO: Okay. Thank you.

17 Rose.

18 MR. LINTNER: See that sampling.

19 COUNCILWOMAN CURRY: I think of animals
20 going on that, they're going to be urinating on
21 plastic and that will always be there.

22 Right?

23 CHAIRMAN DePINTO: Let Rose hold that.

24 COUNCILWOMAN CURRY: No. No.

25 CHAIRMAN DePINTO: Jeff, do you have

1 anything else? Jeff, anything else?

2 MR. FETTE: No.

3 CHAIRMAN DePINTO: Mr. Stefanelli.

4 MR. STEFANELLI: I actually think the turf
5 is good but I'll settle for a compromise. The only
6 thing is that I'd like to have something in language
7 in there so they don't have to appear in front of us
8 to change it out.

9 CHAIRMAN DePINTO: Yeah. Obviously, we
10 don't want to subject them to an application for
11 amended site plan approval.

12 Bob, if we could work that out.

13 MR. REGAN: Yeah. You have to help me
14 with the wording.

15 Add it as a condition?

16 COUNCILWOMAN CURRY: Please add the animal
17 urination in there also.

18 MR. REGAN: You have to give me the
19 spelling on that.

20 CHAIRMAN DePINTO: Ms. O'Neill.

21 MS. O'NEILL: I see no reason why we can't
22 try the sod first.

23 MR. REGAN: We would add maybe Condition
24 37 on Page 8?

25 CHAIRMAN DePINTO: Yeah. What do we refer

1 to that sample core area?

2 MR. DEL VECCHIO: It's the plaza generally
3 referred to in the plans.

4 MR. REGAN: The plaza area shall be
5 developed with natural sod.

6 CHAIRMAN DePINTO: Natural sod.

7 MR. DEL VECCHIO: Grass.

8 MR. REGAN: Natural grass.

9 MR. DEL VECCHIO: Shall be planted.

10 MR. REGAN: Shall be, shall be planted
11 rather than developed.

12 MR. DEL VECCHIO: Right.

13 MR. STEFANELLI: Right.

14 MR. REGAN: Anymore detail?

15 CHAIRMAN DePINTO: No. I think what you
16 want the resolution to say is if the planting or the
17 sod does not survive and the applicant seeks to modify
18 the planting with another cover, be it, be it the
19 synthetic or the pavers.

20 MR. REGAN: To change the cover.

21 CHAIRMAN DePINTO: They would merely have
22 to go before the Building Department to get the
23 necessary approvals not before the full Board.

24 Is that okay with you, Rose?

25 COUNCILWOMAN CURRY: Yes. My concern is

1 that if it's a, a very hot summer and it's not watered
2 then it goes to pot and then all of a sudden it's
3 going to be a Building Department change if the first
4 year.

5 So how do you --

6 MR. STEFANELLI: I don't think they're
7 going to want to spend that kind of money the first
8 year.

9 CHAIRMAN DePINTO: Yeah. Do you want to
10 put a two year period on it Mr. Del Vecchio?

11 Is that reasonable?

12 MR. DEL VECCHIO: I mean there's got to be
13 some level of trust. We're trying to put smiles on
14 everybody's face. We don't want to do things twice.

15 MR. REGAN: Let me read what I have so
16 far.

17 CHAIRMAN DePINTO: Sure.

18 MR. REGAN: This is going to be Condition
19 37 on Page 80, the plaza area shall be planted with
20 natural grass, should the sod not survive, the
21 applicant seeks to change the cover. Applicant shall
22 obtain approval of the Building Department for such
23 modification.

24 COUNCILWOMAN CURRY: Bingo.

25 CHAIRMAN DePINTO: I think that's it.

1 Okay. Let's move on. First let's call for a
2 motion to introduce the resolution.

3 MR. STEFANELLI: So move.

4 MS. O'NEILL: Second.

5 CHAIRMAN DePINTO: Mr. Stefanelli and Ms.
6 O'Neill.

7 Okay. And Mr. Regan any other changes?

8 MR. REGAN: No. We had probably three or
9 four different iterations of this thing. And I
10 apologize to the environmental. We rent through reams
11 and reams of paper. So I don't think I have anymore
12 changes.

13 CHAIRMAN DePINTO: And, Mr. Del Vecchio.

14 MR. DEL VECCHIO: Yes, Mr. Chairman. I
15 think there's just one area that's a little
16 inconsistent and we just need to make consistent and
17 I'll offer a suggestion in a moment.

18 The two provisions I'm referring to I guess is
19 Condition No. 7 on page, my Page 74, it could be
20 slightly off with my version of the last line and
21 Condition No. 10 on Page 75.

22 Condition 7 says construction vehicles accessing
23 the site shall be required to coordinate access with
24 construction official and his department and shall
25 access via Chestnut Ridge Road and Grand Avenue with

1 no construction vehicles traversing Spring Valley Road
2 to Philips Parkway. We interpret that to reflect the
3 NSA statement that we made during the course of the
4 hearing that we will not use Philips Parkway as a
5 means to avoid having to micro-resurface Philips
6 Parkway which was a subsequent discussion.

7 And then Condition No. 10 says the applicant
8 shall be required to perform micro-resurfacing of
9 Philips Parkway which shall be performed prior to the
10 issuance of a Certificate of Occupancy.

11 So I have one paragraph that says I can't use it
12 and the other one says I'm going to fix it. So if I'm
13 not using it I really shouldn't be fixing it. So my
14 suggestion is we modify those two to read something
15 along the lines of, if the applicant uses Philips
16 Parkway then we will micro-resurface any damage that
17 occurs but if we're not using it we really shouldn't
18 be obligated to do anything to it.

19 CHAIRMAN DePINTO: Hold on. Let's see
20 with Chris.

21 Chris, what are your thoughts?

22 MR. DOUR: I tend to agree. The whole
23 point was that if he's going to be using Philips
24 Parkway because it has a microsurface, we have to
25 re-microsurface it again.

1 They're already agreeing to mill and pave the
2 entire length of Mercedes Drive in recognition of the
3 fact that that's going to be the main access for
4 construction vehicles.

5 So, again, if you're not using Philips Parkway
6 it doesn't make sense for them to microsurface.

7 MR. REGAN: Remember Rose really
8 emphasized the issue.

9 COUNCILWOMAN CURRY: Yes. So the --

10 MR. REGAN: I got it. I was thinking of
11 you when I put that in.

12 COUNCILWOMAN CURRY: So right now, from
13 the area of the fill on the corner of Philips and
14 Grand, that, that road already has been, I don't know
15 if I could use the word destroyed but the curbs and
16 everything else, the trucks going in and out of there,
17 it's already happened. If the applicant is not going
18 to be using Philips Parkway and they do use Grand then
19 should they not micropave, resurface Grand Avenue?

20 MR. DEL VECCHIO: Grand Avenue is a County
21 road.

22 COUNCILWOMAN CURRY: Then perhaps I would
23 hate to put this off any longer but maybe the County
24 then needs to get involved if there's going to be how
25 many trucks of fill going up and down Grand Avenue?

1 MR. DEL VECCHIO: About 30 a day I think
2 we calculated.

3 COUNCILWOMAN CURRY: Right. So perhaps
4 the County would like to be involved in having that
5 put in there that they would need to pave it if
6 they're going to be using Grand Avenue.

7 MR. DEL VECCHIO: The County Developer's
8 Agreement already contains provision if we damage any
9 roads we're obligated to fix them. It's a standard
10 condition of approval.

11 COUNCILWOMAN CURRY: I find it hard to --

12 MR. DEL VECCHIO: And the volume of trucks
13 that come up and down Grand Avenue outside of this
14 development is enormous.

15 COUNCILWOMAN CURRY: Right.

16 MR. DEL VECCHIO: It's the major
17 thoroughfare. So to say our 30 trucks are going to
18 add any major burden to that roadway --

19 COUNCILWOMAN CURRY: For the project.

20 MR. DEL VECCHIO: -- a day.

21 COUNCILWOMAN CURRY: And what's the
22 tonnage on that? Do we know?

23 MR. DEL VECCHIO: 15 cubic yard dump
24 trucks so they're probably not any heavier than a
25 standard tractor trailer.

1 MR. DOUR: 30,000 pounds.

2 COUNCILWOMAN CURRY: I just feel that, as
3 good neighbors to the town of Montvale, I don't think
4 that the Mercedes development wants to have 30 trucks
5 going up and down the road on Grand a day. I think
6 they're going to want to use Philips around the corner
7 and then come up Mercedes just to be a good neighbor
8 to the town.

9 CHAIRMAN DePINTO: Well -- but I think, if
10 we modify that saying if they use it they shall do.

11 MR. REGAN: Okay. Why don't you leave 7
12 worded the way it is and then put the applicant shall
13 be required to perform microsurfacing of Philips
14 Parkway which shall be performed prior to the
15 Certificate of Occupancy if it is determined from
16 police reports and observations that Philips Parkway
17 has been used for truck access.

18 MR. DEL VECCHIO: And cause damage.

19 MR. REGAN: And cause damage.

20 CHAIRMAN DePINTO: Yeah. I think
21 that's --

22 MR. REGAN: It's not fool proof. It's not
23 a silver bullet.

24 MR. DOUR: You could strike No. 7 and just
25 mention that no construction vehicles traversing

1 Spring Valley Road period and get rid of the reference
2 to Philips Parkway so in the event they use it --

3 MR. REGAN: Okay. Okay. So 7 would
4 remain the same and you put the period at the end of
5 Spring Valley Road and strike Philips Parkway.

6 Okay?

7 COUNCILWOMAN CURRY: I was wrong. So I
8 think No. 7, didn't that have to deal with a similar,
9 how we had to put in for Wegmans' trucks.

10 MR. REGAN: Yeah, similar.

11 COUNCILWOMAN CURRY: And come down Spring
12 Valley Road.

13 MR. DOUR: They came down Paragon.

14 COUNCILWOMAN CURRY: They came out from
15 that. If they were coming from the thruway at they
16 would go out 45, take a left, drive down Chestnut
17 Ridge and come down that way.

18 MR. DOUR: They would drive --

19 COUNCILWOMAN CURRY: There were no trucks
20 on Spring Valley Road.

21 MR. DOUR: They would go north into New
22 York and come down Chestnut Ridge and turn on Summit,
23 down Paragon across to Philips and up to Mercedes.

24 COUNCILWOMAN CURRY: So the concern was
25 not truckloads of dirt on Spring Valley Road, the

1 concern was trucks on Spring Valley Road.

2 MR. DOUR: Right.

3 COUNCILWOMAN CURRY: As a go path. So
4 that really doesn't have -- I see how this is
5 different, No. 10 is different from No. 7 because of
6 that. We don't want them coming down Spring Valley
7 Road, right, for construction.

8 MR. DOUR: Right.

9 COUNCILWOMAN CURRY: We want them coming
10 down Chestnut Ridge.

11 MR. DOUR: Correct.

12 COUNCILWOMAN CURRY: And then, then
13 they're using Philips Parkway to, to transport the
14 tonnage of dirt. If that needs to be resurfaced at
15 the end of this construction then they will do that.

16 MR. REGAN: Okay. I think what we could
17 do then on 7, do what Chris indicated, strike the
18 words to Philips Parkway from 7 and then on 10 the
19 applicant shall be required to perform microsurfacing
20 on Philips Parkway, shall be performed prior to
21 receiving the Certificate of Occupancy should Philips
22 Parkway be damaged by vehicles accessing the site.

23 MR. DEL VECCHIO: As long as it's our
24 vehicles not just any vehicles.

25 MR. REGAN: Right. So we're going to

1 strike Philips Parkway, to Philips Parkway on 7. I
2 just want to be sure I get this right because people
3 will be reading this resolution 10 years from now. I
4 won't be.

5 Then on 10 the applicant shall be required to
6 perform microsurfacing of the Parkway which shall be
7 performed prior to the Certificate of Occupancy should
8 said roadway be damaged by construction vehicles
9 accessing applicant's site.

10 MR. CULHANE: Question on that.

11 How do you prove 30 trucks did the damage?

12 CHAIRMAN DePINTO: Well, they're
13 referenced in the Police Department.

14 MR. REGAN: It would have to be Police
15 Department reports unless there's some kind of report.

16 CHAIRMAN DePINTO: Mr. Fette, you were
17 looking to be recognized earlier.

18 What's your comment on this?

19 MR. FETTE: I was going to say the same
20 thing that Ms. Curry mentioned and that was the fact
21 the we had that big pile of dirt down there at the
22 bottom, at the corner of Grand Avenue and Philips and
23 I remember discussion that that was going to be used
24 on the site. So they're going to be driving on
25 Philips for some portion of it whether it's just on

1 Philips right out to Grand or all the way down
2 Philips.

3 MR. REGAN: Unless there's observations by
4 someone the Police Department would be the most --

5 MR. DEL VECCHIO: I would just point out
6 through practicality, Maser's office is probably
7 on-site everyday during construction anyway doing site
8 inspections. They're going to know better than
9 anybody else because they're there.

10 MR. REGAN: They probably will be
11 observing more than the police.

12 MR. FETTE: More than likely.

13 MR. REGAN: Okay.

14 CHAIRMAN DePINTO: Okay. Mr. Fette and
15 Maggie.

16 Okay. Discussion from Board Members, questions,
17 comments, corrections?

18 And, Mr. Del Vecchio, do you have anything else
19 on this?

20 MR. DEL VECCHIO: No, Mr. Chairman. That
21 was it.

22 CHAIRMAN DePINTO: And Mr. Regan, do you
23 feel that the Board is in the position to act on the
24 resolution this evening inclusive of the amendments
25 made thereto?

1 MR. REGAN: Right. I think it is and I
2 have a comfort level because of the reports of our
3 engineer, planner and landscape architect as exhibits.

4 CHAIRMAN DePINTO: Okay. Very good.

5 With that said if there's no further discussion
6 roll call vote please.

7 MS. HUTTER: Mr. Culhane.

8 MR. CULHANE: Yes.

9 MS. HUTTER: Councilwoman Curry.

10 COUNCILWOMAN CURRY: Yes.

11 MS. HUTTER: Mr. Fette.

12 MR. FETTE: Yes.

13 MS. HUTTER: Mr. Lintner.

14 MR. LINTNER: Yes.

15 MS. HUTTER: Ms. O'Neill.

16 MS. O'NEILL: Yes.

17 MS. HUTTER: Mr. Stefanelli.

18 MR. STEFANELLI: Yes.

19 MS. HUTTER: Mr. Zitelli.

20 MR. ZITELLI: Yes.

21 MS. HUTTER: Chairman DePinto.

22 CHAIRMAN DePINTO: Yes.

23 Okay. Well, thank you very much, gentlemen.

24 MR. DEL VECCHIO: Thank you Chairman,
25 members of the Board.

1 CHAIRMAN DePINTO: Mr. Hekemian is here.
2 Mr. Hekemian, thank you for your patience.

3 MR. HEKEMIAN: I just want to thank --

4 MR. DEL VECCHIO: Try that one.

5 No public input tonight.

6 MR. HEKEMIAN: I just want to thank the
7 Chairman, Board Members, Borough professionals on
8 behalf of myself, Douglas Cohen and the company, the
9 family for your work on this. It was a little bit of
10 a grinder. You know, it's a controversial sort of
11 application, the whole concept of Mercedes leaving and
12 what do you do with this thing and the reinvention,
13 the reenvisioning of what the site can be in
14 combination and concert with the DePiero Farm project
15 across the way and we really believe in what we
16 presented to you.

17 And as you have seen with us on DePiero Farm
18 we're trying everyday to fulfill the vision of that
19 project. We're getting close to, to wrapping it up
20 actually as it relates to the top phases and we take
21 pride in working on the project. We were out there
22 today, you know, we're excited, it looks good, people
23 seem excited. It's busy, it's vigorous. The idea
24 really is to copy that energy and bring it across the
25 street, a sort of neighborhood feel.

1 CHAIRMAN DePINTO: I would like to add to
2 that.

3 MR. HEKEMIAN: That's it.

4 CHAIRMAN DePINTO: I was on the property
5 this afternoon because we had expressed concerns about
6 the plantings on the property and how a number of the
7 evergreens had died and other plantings were not doing
8 as well as we add anticipated. And we walked a fairly
9 good portion of that property this afternoon. And I
10 observed a number of plantings have been replaced.

11 There were crews working on the site when we
12 were there. It's looking much better now than it did
13 30 days ago or 45 days ago. And we're confident that
14 it will keep improving as time goes on and as they
15 grow.

16 It took a lot of votes about different things
17 he's going to have his people look into with respect
18 to the appearance of the site. So I think we have a
19 good working relationship with Peter and company.

20 And I think that moving forward on to Triboro
21 Square now that we addressed the plastic plaza issue,
22 I think we will wind up with something really good,
23 that we could be very proud of.

24 And, thank you for choosing Montvale.

25 MR. ZITELLI: Thanks.

1 MS. O'NEILL: Thank you.

2 CHAIRMAN DePINTO: Thank you and have a
3 good evening.

4 (The hearing adjourns 8:30 p.m.)

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C E R T I F I C A T E

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

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

DONNA LYNN J. ARNOLD, C.C.R.
LICENSE NO. XI00991
MY COMMISSION EXPIRES 08/04/19

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