

1 PLANNING BOARD
2 BOROUGH OF MONTVALE
COUNTY OF BERGEN

3 BLOCK 1103, LOT 5 and BLOCK 403, LOT 1:
4 METROPOLITAN HOME DEVELOPMENT AT :
5 AT WERIMUS, LLC, : TRANSCRIPT OF
6 87 and 91 Spring Valley Road : PROCEEDINGS
Amended Site Plan and Major Soil :
Movement Application :
-----X

7 Council Chambers
8 Municipal Complex
9 12 Mercedes Drive
Montvale, New Jersey
Tuesday, October 16, 2018
Commencing 8:58 p.m.

10 B E F O R E:

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

16 ROBERT REGAN, ESQ., BOARD ATTORNEY
17 LORRAINE HUTTER, BOARD SECRETARY
JEFFREY FETTE, BOROUGH CONSTRUCTION CODE OFFICIAL
18 DARLENE GREEN, PLANNER
ANDREW HIPOLIT, BOROUGH ENGINEER
19 GUSTAVE E. DeBLASIO, MASER CONSULTING

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W I T N E S S E S

VOIR
DIRE DIRECT THE BOARD

CHARLES OLIVO
BY: MR. DEL VECCHIO
BY: THE BOARD

4

18

E X H I B I T S

PAGE

A-26 Id. Site Plan, revised 9/21/2018

5

B-7 Id. Review Letter, Board Engineer

17

1 (Agenda)

2 CHAIRMAN DePINTO: Okay. Mr. Del Vecchio,
3 why don't we move on to Block 1103, Lot 5 and Block
4 403, Lot 1, Metropolitan Home Development at Werimus,
5 LLC, 87 and 91 Spring Valley Road, amended site plan
6 and major soil movement application.

7 MR. DEL VECCHIO: Good evening, Mr.
8 Chairman, members of the Board, Andy Del Vecchio
9 member of the firm of Beattie, Padovano on behalf of
10 Metropolitan Home Development.

11 We are here on continued public hearings that
12 were last convened on October 2nd at which time we
13 began our presentation of a revised plan for this
14 project.

15 And prior to those revised plans being
16 submitted, this was a site plan application along with
17 a subdivision. It is now exclusively a subdivision
18 application for the plan has now been converted to a
19 small lot single family development and the
20 multi-family component has been entirely removed from
21 the application.

22 So what we have before you, just to reset
23 everybody's recollection, we have eight single family
24 homes proposed on the portion of the property that was
25 previously slated for 24 town homes and the proposed

1 development of four lots off of Deep Wood Lane remains
2 as four single family lots as was previously approved
3 with Deep Wood Lane being extended to accommodate
4 those four homes.

5 Mr. Olivo, our project engineer, was previously
6 sworn, qualified and began his testimony on October
7 2nd. He's here again this evening. I remind him that
8 he was previously sworn and remains under oath as we
9 proceed this evening with your permission.

10 DIRECT EXAMINATION BY MR. DEL VECCHIO:

11 Q Mr. Olivo, I think we had provided a
12 general overview of the layout of this project. If
13 you could just pick up from that point and then we'll
14 kind of turn the pages in the plan as a way for the
15 Board to follow along with your testimony.

16 A Yes. Certainly.

17 Good evening, Mr. Chairman, members of the
18 Board. Just for the record, Charles Olivo, Stonefield
19 Engineering & Design.

20 As project counsel has mentioned, we introduce
21 the projects as part of the single family home
22 subdivision plan as part of the prior hearing that we
23 had before the Board. The testimony was relatively
24 brief.

25 What we'd like to do is, again, as Mr. Del

1 Vecchio mentions, flip through the site plan set that
2 has been submitted to the Board. I'm referring to the
3 site plan prepared by Stonefield Engineering & Design.
4 And that is last revised September 21st, 2018.

5 MR. REGAN: That's Exhibit A-26, I
6 believe.

7 MR. DEL VECCHIO: That is correct, Mr.
8 Regan.

9 A Exhibit A-26 is the subdivision plan set
10 and what we have done is essentially separated the
11 eight single family homes that are proposed to be
12 located with direct access to Spring Valley Road.

13 And those on the sheets themselves are separated
14 from the four single family homes that I'm referring
15 to, Sheet C5 and C6, the subdivision plans which
16 indicate the four single family homes to be located
17 off of an extension of Deep Wood Lane, a subdivision
18 that was previously approved and is essentially intact
19 as it was prior proposed.

20 Looking first at the subdivision located off of
21 Spring Valley Road, we have labeled the proposed
22 subdivided lots as A through H, eight total lots,
23 essentially named them by letters moving in a
24 clockwise direction around the cul-de-sac roadway.

25 The roadway is proposed to be 30 feet wide with

1 a 50 foot right-of-way compliant with the RSIS
2 standards for residential development in this way. At
3 the end of the roadway the terminus is a cul-de-sac
4 with a 40 foot radius.

5 In terms of the footprint of the homes
6 themselves, you'll note on the plan that, generally
7 speaking, you're looking at 2,500 square foot
8 footprint with the buildings located at Lot A and Lot
9 H at 2,100 square feet in terms of the size of these
10 homes. So it's compact design but certainly generous
11 in terms of the homes themselves. The spacing and
12 separation indicated on the plan as you move you'll
13 see the various setbacks shown between the buildings,
14 between the buildings as well as the roadway being
15 proposed.

16 And just for a note of clarification, both the
17 cul-de-sac to be located off of Spring Valley Road as
18 well as the cul-de-sac at the end of Deep Wood Lane
19 would be public roadways. I believe one of the
20 documents that was submitted indicated a private.
21 That is not the case. I just wanted to clear up that
22 miscommunication.

23 What we have also done and there will be further
24 testimony that will be presented by our project
25 planner but we have shown the various zoning criteria,

1 we have received a letter from the Board's planner as
2 well which goes through in very good detail the
3 various zoning relief that is being requested of the
4 project.

5 But as project counsel mentioned, the intensity
6 has only lessened as part of the evolution of this
7 project and, in terms of the design that we have now,
8 we're effectively mimicking the property itself which
9 is somewhat of a truncated L and you'll see that
10 mimicked in the roadway, the cul-de-sac roadway that
11 is being proposed.

12 We are compliant in terms of height. We have
13 two car garage, driveway being provided in terms of
14 RSIS standards. For parking that equates to
15 approximately 3 1/2 parking stalls in terms of the
16 dimensions of the driveway and the two car garage
17 that's being proposed and we exceed the requirements
18 for parking as it relates to these types of single
19 family homes that are being proposed.

20 Then moving to Sheet C6, subdivision plan noting
21 lots, starting at 503, 504, 505 and 506, those are
22 denoted on the plan. You have four lots that are
23 located off the cul-de-sac which would be an extension
24 of the existing public roadway that is Deep Wood Lane.

25 And, again, somewhat conventional design in

1 terms of the building footprint, you're looking at
2 3,150 square foot building footprints for these single
3 family dwellings that are proposed and compliant lots
4 in all regards as it relates to the R1-25(b) district
5 which we are wholly within here.

6 As part of the Spring Valley Road plan we are
7 split zoned again. Your planner's report indicates
8 this and our planner will dive into that testimony as
9 part of the affirmative planning testimony to be
10 given.

11 Moving then to the grading plan of the site and
12 I'll start up again with Spring Valley Road. At the
13 top of the cul-de-sac located to the rear of the site
14 you are essentially sloping down as you approach
15 Spring Valley Road.

16 If you travel on the road, which I'm sure the
17 Board does today, you'll note that the location of
18 homes, buildings generally sitting higher as you move
19 away from Spring Valley Road or to the east and it's
20 not uncommon to encounter rock walls, stacked stone
21 walls, elevation changes as you're moving in a
22 northerly direction along Spring Valley Road. You'll
23 see that essentially on your right-hand side or on the
24 eastbound side of the roadway and that is no different
25 than what is being proposed as part of the project.

1 So you are generally climbing as you're moving
2 away from Spring Valley Road and we have graded the
3 site down, utilizing that natural topography and we've
4 done the same with the single family home lots
5 themselves.

6 So as you come down from the cul-de-sac to
7 Spring Valley Road you're looking at acceptable
8 slopes, grading as you approach the intersection
9 across from the residential projects which is located
10 across the street on Spring Valley Road.

11 We've done our best to align the intersection of
12 the roadway itself that serves the project across the
13 street from the residential project. We understand
14 that Spring Valley Road is under the jurisdiction of
15 the County. I believe your engineer's report
16 indicates that we are to go to the County to simply
17 seek the approval of this from a traffic engineering
18 perspective. The alignment is such where your turning
19 movements can happen in and out of the site without
20 creating any type of offset that would create conflict,
21 in that way.

22 We are proposing -- on the existing site today
23 there are a number of walls. Those walls would all be
24 demolished. And there are walls proposed to angle the
25 topography of what's being proposed located in the,

1 call it the northeast corner of the site, again
2 creating an L-shape in the back of the property.

3 There was information requested about the height
4 of those walls. We provide that to the Board. But
5 essentially, in the rear portion of the site, the
6 highest the wall gets is about 5 feet before it runs
7 into grade on either side.

8 Along the front of the site, fronting on Spring
9 Valley Road, a wall is proposed.

10 As I mentioned, this is somewhat of a common
11 feature along Spring Valley Road today. At the
12 highest point that wall would be approximately 6 1/2
13 feet again before terminating into grade to the north
14 and the south of the high point in the wall.

15 Again, those grades, that topography will be
16 provided as part of an updated grading plan to be
17 submitted for the Board, the Board's review and the
18 Board's professionals review.

19 Q This is probably a good time. Can you
20 just go with the soil moving quantities associated
21 with the soil moving aspect of the grading plan?

22 A Yes.

23 And there was the request to file the report,
24 the permit application as it relates to the cut fill
25 on the site. And we are looking at a net cut on the

1 site of approximately 3,900 cubic yards. All of the
2 details and we know the Board, the Board's
3 professionals haven't had an opportunity to review
4 those calculations but we would be happy to provide
5 that to the Board prior to the next hearing.

6 Moving to Sheet C8. So now, again, moving to
7 the east at the extension of Deep Wood Lane you'll
8 note that in this portion of the site we are, again,
9 sitting up higher than the previous portion of the
10 site which we've mentioned and effectively grading
11 down to dovetail into the grading that we see at the
12 match line located to the west of us.

13 In terms of storm water management, essentially
14 what we're proposing for each single family home is
15 dry wells 6 foot in diameter by 5 foot deep,
16 accommodates approximately 3,400 gallons of storm
17 water. That would be collecting the storm water at
18 the single family lots themselves.

19 In addition to that we have the storm water
20 that's created by the impervious surface of the
21 cul-de-sac roadways and both the proportions of the
22 subdivision proper. There is a conveyance system,
23 inlets, catch basins that collect that storm water and
24 then convey it into what are referred to as storm trap
25 vaults.

1 This is an underground detention system. It can
2 essentially lock these vaults together to create the
3 storage that you need. We have provided a storm water
4 management report for the Board and the Board's
5 professionals' review meeting the reduction
6 requirements. That volume of storm water that will be
7 collected within the impervious surface of the roadway
8 and the cul-de-sac would then be conveyed into a
9 system that would be located fronting on Spring Valley
10 Road and that would be held and then released slowly,
11 slower than it is today into the Spring Valley Road
12 system.

13 We didn't have a whole lot of time to review the
14 engineer's report but we will certainly go through it
15 in detail prior to the next hearing and will provide a
16 point by point response as it relates to storm water,
17 drainage and some of the other items, technical items
18 that have been mentioned within that report.

19 But you can note on both of the storm water
20 management plans how this storm water that is being
21 created by the impervious coverage is being conveyed
22 into, again, what I'll call the localized system on
23 the lot itself which is the dry well and then the
24 larger detention system which is accommodated in both
25 portions.

1 Referring now to Sheet C10, we're showing the
2 vault system, the detention system. It's located to
3 the westerly extent of the subdivision map.

4 With regard to the utilities -- as you find in
5 typical conventional subdivision planning and design,
6 you effectively have your utility trunk line running
7 through the roadway that services the single family
8 homes and that's where you're picking up your gas and
9 your water connection and then tying back into your
10 public roadway system, the County system on Spring
11 Valley Road. And you'll note the detail provided with
12 regard to each of the connections being proposed at
13 the eight single family homes located off of Spring
14 Valley Road.

15 Q That includes sanitary sewer service?

16 A It does, sanitary sewer as well.

17 Moving on to Sheet C12, the utility plan for the
18 extension of Deep Wood Lane, and, again, similar
19 designs, we're now connecting to effectively at the
20 intersection of Stem Brook Road and Deep Wood Lane is
21 where you have your sanitary connection and that's
22 running through the center of the proposed extension
23 of the roadway and then also your gas, your water
24 connections back into the roadway itself and then
25 conveying out to the local roadway system.

1 Moving on to lighting. We have indicated the
2 roadway lights, the roadway that is serving both
3 Spring Valley Road starting on Sheet C13 we're
4 indicating the roadway lights that are being proposed.
5 And those are shown 25 feet tall to light the road to
6 provide safe travel as you're traveling to and from
7 the driveways within the cul-de-sac area.

8 Q And are these typical street light poles
9 associated with municipal roadways?

10 A Yes. Yes. These are conventional light
11 poles that you would find on, on roadways of this
12 type.

13 C14, very similar. We're showing the foot
14 candle intensity. And, as you can see at the extent
15 of the property we have reached zero foot candles.

16 Again, the purpose of the lights is to light the
17 roadway.

18 I will say, with the exception, I mentioned that
19 we reached zero at the property lines but as you're
20 traversing through the public right-of-way obviously
21 those are areas that we want to be softly lit but lit
22 enough for safe travel.

23 Moving on to the soil erosion and sediment
24 control plan, we're looking at the tracking pad, the
25 area that would be created as we are going to

1 stabilize the surfaces that are going to be traversed
2 during the construction of the project and have
3 provided all the requisite details. We understand we
4 would need to submit to the Soil Conservation District
5 and that would be as part of moving forward, future
6 applications, should the Board be inclined to approve
7 the project and then the same with Sheet C16 for the
8 extension of Deep Wood Lane.

9 I'll call it the last plan before we move to
10 construction details and specifications, is the
11 landscaping plan. And this is a combination of the
12 plans that we have separated with a match line
13 previously but we're now showing the entirety of the
14 project which spans the Spring Valley Road section as
15 well as the Deep Wood Lane section located towards the
16 top of the exhibit.

17 Within the Code, the zoning ordinance, there is
18 a compensatory, compensatory planting requirement of
19 49 trees. Obviously, in construction of these single
20 family homes, the roadways associated, the cul-de-sac,
21 there would be the removal of trees. 49 plantings are
22 required. We are proposing 143 trees.

23 In addition to that, we have 57, approximately 7
24 feet at planting height, arborvitae that were, that
25 are to be located along the frontage on Spring Valley

1 Road to create that sense of place for the residential
2 project. Again, this becomes an attractive esthetic
3 of the site.

4 You have the wall, you have the landscaping
5 located behind that wall and then, as you review the
6 landscaping plan, as you are traveling through the
7 site, have your plantings located on the northerly
8 property line towards the left side of the exhibit,
9 essentially trees lining the cul-de-sac roadway; and
10 then, again, wrapping in an L-shaped pattern various
11 plantings at the end of the cul-de-sac from Spring
12 Valley.

13 And as you're coming down Deep Wood Lane we're
14 maintaining that rhythm of plantings with the trees
15 that are being proposed wrapping completely around the
16 cul-de-sac, so 94 trees. We are exceeding the
17 compensatory plantings as it relates to landscaping.

18 Q Okay. Just briefly we did receive a
19 review letter from the Borough, the Board Engineer's
20 office earlier today.

21 Mr. Olivo, you only had a very brief time to
22 take a look at it.

23 Is that correct?

24 A That is correct.

25 Q But based upon your preliminary review, do

1 you believe that most of the items are technical in
2 nature and you can accommodate the necessary changes
3 to address them in the next plan set?

4 A Yes. I believe so.

5 Again, I would like more time to review it but I
6 believe most, after scanning through it, we can
7 address those.

8 MR. REGAN: Why don't we mark that as B-7.

9 CHAIRMAN DePINTO: We'll mark it as B-7.

10 And, normally the Board would request the
11 Borough Engineer to summarize his findings. However,
12 because of the shortness of time we've allocated and
13 the need for documentation, additional documentation
14 from the design engineer, I see no point in reviewing
15 that.

16 When are you expecting, Mr. Del Vecchio, to
17 submit revised plans in compliance with technical
18 review recommendations of Mr. Hipolit?

19 MR. DEL VECCHIO: Well, the Board is not
20 meeting again I believe until the 20th so we would
21 probably shoot for two weeks, within two weeks we
22 should shoot which would provide ample time for
23 another review by the Board.

24 CHAIRMAN DePINTO: And what other
25 witnesses are you proposing to present to the Board?

1 MR. DEL VECCHIO: Our only other witness
2 is going to be Mr. Preiss or Mr. Grygiel, our planner,
3 to testify on the planning proofs.

4 One of the items that we had hoped to accomplish
5 this evening, even in the shortness of hour is, we've
6 kind of gone through a lot of sets of drawings on this
7 project, some of them of our own making.

8 With that said, we would like to get to a point
9 where we could produce a final set of drawings for the
10 Board's review and consideration at the next hearing.
11 And to do that we would really welcome any comments
12 the Board has on the lot layout.

13 CHAIRMAN DePINTO: I'm going to poll the
14 Board with respect to questions on the application as
15 at least submitted. And for the moment we're going to
16 overlook the details which you indicated you would
17 have forthcoming in response to Mr. Hipolit's letter.

18 So with that said, I'm going to start with Mr.
19 D'Agostino.

20 Mr. D'Agostino, you have heard testimony of the
21 design engineer with respect to the latest plan. And
22 without going into technicalities, what is your -- do
23 you have any questions of this witness?

24 MR. D'AGOSTINO: I don't have any
25 questions. I have an opinion.

1 CHAIRMAN DePINTO: Not yet.

2 MR. D'AGOSTINO: Okay. No questions.

3 CHAIRMAN DePINTO: Okay. Thank you.

4 Let's limit it to questions as we normally do,
5 opinion when we go into deliberation.

6 Ms. O'Neill.

7 MS. O'NEILL: I have no questions.

8 CHAIRMAN DePINTO: Thank you.

9 Mr. Teagno.

10 MR. TEAGNO: My question is concerning the
11 details on the layouts of specific things and I'll
12 hold them till the next time.

13 CHAIRMAN DePINTO: Okay. Very good.
14 Thank you.

15 Mr. Culhane.

16 MR. CULHANE: Same. I'll wait till the
17 next time.

18 CHAIRMAN DePINTO: Okay. Thank you.

19 Mr. Fette.

20 MR. FETTE: As will I.

21 CHAIRMAN DePINTO: Thank you.

22 VICE CHAIRMAN STEFANELLI: Same here.

23 CHAIRMAN DePINTO: Thank you. Ms. Russo.

24 MS. RUSSO: Same.

25 CHAIRMAN DePINTO: And Mr. Lintner.

1 MR. LINTNER: Just one quick question, Mr.
2 Chairman.

3 Mr. Olivo, how many, in this 260,000 square foot
4 area that we have, how many houses could you
5 legitimately place there that meet the criteria of
6 25,000 square feet lot sizes?

7 THE WITNESS: I haven't run the rough
8 numbers. We're looking at roughly a 6 acre site as
9 you mentioned for the entirety of it and we are
10 somewhat split on the Spring Valley Road side, R40 and
11 R125B. We can run some rough numbers prior to the
12 next hearing just to give you a sense.

13 Obviously, the portion on Spring Valley Road,
14 just by the orientation of it, creates some challenges
15 as to these perfect prototypical lots that you might
16 find in a subdivision. So we've tried to work with
17 that geometry as best we can.

18 But to your question, I probably need to spend
19 some time laying that out.

20 MR. LINTNER: The impact with the lot
21 sizes that we are selecting versus conforming lots,
22 what that number is between the two of them.

23 THE WITNESS: We recognize this is a more
24 compact design, certainly a more efficient model of
25 residential design. We're providing the amenities

1 that we need to.

2 The intensity of the sort of traffic
3 perspective, single family compared to virtually
4 something you see, extremely low from traffic
5 generation, parking generation, et cetera.

6 But the point is well-taken and we could take a
7 look at that.

8 MR. LINTNER: I certainly don't need a
9 drawing or layout just an opinion from you what you
10 think that quantity would be.

11 THE WITNESS: Understood.

12 MR. LINTNER: Okay. Thank you.

13 CHAIRMAN DePINTO: You used a term in your
14 testimony sense of place which I found quite
15 interesting.

16 In looking at the overall plan, more
17 particularly with respect to the lighting plan, the
18 landscape plan and the stone walls that exist on the
19 property, could greater effort be made into creating a
20 true sense of place?

21 I think what you're proposing to do is quite
22 interesting. And I think the sense of place says it
23 all.

24 I would like, with respect to the uniqueness of
25 the project, some uniqueness in the design detail. I

1 think ornamental street lighting helps create a sense
2 of place. I think monuments at the entryway off of
3 Spring Valley Road onto the new road will help create
4 that sense of place.

5 I think there are things that you can employ in
6 your overall design that could achieve that goal that
7 you have of sense of place.

8 Please bear that in mind as you review the plan
9 and consult with your client with respect to those
10 comments and hopefully we'll see something more
11 creative than what we're currently looking at.

12 This is -- I've got sense of place on this side.
13 I've got cookie cutter on that side. We're leaning
14 more towards the cookie cutter than the sense of
15 place. I would like to see a little bit of that
16 creative, creativity and I'm sure you will.

17 THE WITNESS: Well, certainly sense of
18 place is in the eye of the beholder. I think we have
19 made a great --

20 CHAIRMAN DePINTO: As a cookie cutter and
21 I think this is a cookie cutter.

22 THE WITNESS: Certainly along Spring
23 Valley Road with the orientation of the buildings we
24 are not pulling into a subdivision where everything is
25 simply a replica of another.

1 But I understand the point, Mr. Chairman. We
2 can employ, I think, some details. But I think, I
3 think we have made a great gesture in the sense of
4 place. I don't know that I would consider it cookie
5 cutter but I understand the point completely.

6 CHAIRMAN DePINTO: Okay. So long as you
7 understand we're going to get along real well.

8 The Chair will entertain a motion to open
9 to the public.

10 MS. O'NEILL: So move.

11 MR. D'AGOSTINO: Second.

12 CHAIRMAN DePINTO: Ms. O'Neill, seconded
13 Mr. D'Agostino.

14 All in favor?

15 (Aye)

16 Anyone from the public wish to be heard with
17 respect to the testimony that was received this
18 evening from the design engineer?

19 And for members of the public that are here that
20 have an interest in any application, please be advised
21 that as testimony is received from each Board
22 Member -- I'm sorry, from each expert, the Board
23 members have an opportunity to ask questions of either
24 the applicant's professional or Borough professionals.

25 Comments and opinions are saved until the end of

1 the public hearing.

2 So when we do get on to the next case, please
3 remember that and limit your comments to questions and
4 then we'll follow this orderly path.

5 Okay. No one from the public. The Chair will
6 entertain a motion to close the meeting to the public.

7 MR. TEAGNO: So move.

8 MR. CULHANE: So move.

9 CHAIRMAN DePINTO: I'm sorry. Mr. Teagno,
10 seconded Mr. Culhane.

11 All in favor?

12 (Aye)

13 CHAIRMAN DePINTO: Mr. Del Vecchio, how do
14 you want to proceed?

15 When do you want to establish a carrying date?

16 MR. DEL VECCHIO: Well, Mr. Chairman, I
17 know the Board's schedule is extremely packed to say
18 the least and I want to be as efficient with our time
19 and your time.

20 CHAIRMAN DePINTO: Sure.

21 MR. DEL VECCHIO: And one thing that would
22 help us a great deal, as I indicated, we would like to
23 produce a final set of drawings that have all the
24 details that are needed, have that sense of place that
25 you encouraged us to find. But to do that we need to

1 understand that, whether we're in the right ballpark
2 with the layout and we were hoping to get your
3 collective opinion.

4 CHAIRMAN DePINTO: Well, I think the
5 technical reviews that you receive from both the Board
6 Engineer and the Board Planner spell out the sentiment
7 of the Board. I don't know if it's necessary for you
8 to draw new plans to answer the questions and issues
9 that are raised in those reports.

10 The Board can accept it as testimony at the next
11 meeting. I don't think the Board can proceed absent
12 those technical questions being addressed by your
13 experts.

14 MR. DEL VECCHIO: Okay.

15 CHAIRMAN DePINTO: I think it's probably
16 not best for this Board to give you suggestions -- I
17 spoke out of order with my sense of place which opened
18 the door so I had to jump through.

19 But, I would like, for one, to hear from the
20 planner and I don't know if we're prepared until we
21 hear the testimony of both Mr. Preiss and Ms. Green to
22 give you what you're looking for right now.

23 MR. DEL VECCHIO: Okay.

24 CHAIRMAN DePINTO: What I would like to
25 accomplish, prior to the next meeting, is your design

1 engineer to respond in detail to Mr. Hipolit, copy to
2 the Board and hopefully we'll be able to get through
3 that rather quickly.

4 I know Mr. Preiss does not normally offer a
5 written review but in the interests of time and in
6 light of the fact that this Board has a very, very
7 heavy agenda, if in fact he would present his findings
8 in writing before that meeting, I think we would be in
9 a better position to act at that next meeting.

10 MR. DEL VECCHIO: Okay.

11 CHAIRMAN DePINTO: So please discuss that
12 with your professional.

13 MR. DEL VECCHIO: Okay. I will bring that
14 back and I guess, if the calendar permits, I mean
15 November 20th would be the next date that's available.
16 We would like to be considered for that hearing date.

17 CHAIRMAN DePINTO: Okay. Why don't we put
18 down November 20th.

19 Members of the public that are here that have an
20 interest in this application please be advised that
21 this hearing will be carried to November 20th, no
22 further notice will be provided to you other than this
23 announcement.

24 If you have any questions as to whether or not
25 it will be heard that evening, please feel free to

1 contact the Board Secretary before then.

2 Thank you very much and thank you for the
3 excellent presentation.

4 THE WITNESS: Thank you.

5 CHAIRMAN DePINTO:

6 (The hearing adjourns 9:27 p.m..)

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

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