

**In The Matter of Municipal Land Use Application Hearing
Meeting on 05/17/2022**

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TRANSCRIPT OF AUDIO-RECORDED
PUBLIC HEARING ON SHG MONTVALE MB, LLC
PRELIMINARY AND FINAL SITE PLAN APPROVAL, AMENDED PUD
APPROVAL, SOIL MOVEMENT APPROVAL AND VARIANCES

MONTVALE, NEW JERSEY PLANNING BOARD
MAY 17, 2022

1 MR. DEPINTO: Uh, moving on, we're going to block
2 2702, lot 1.01, qualifier C1001, C1002, C2000, C3001,
3 C3002, C4000, C6000, and C9000 and block 3201, lot 6-
4 SHG Montvale, MB, LLC-preliminary and final site plan
5 approval, amended PUD approval, soil movement approval
6 and variances. Okay. Good evening.

7 MR. TEAGNO: Good evening.

8 FEMALE 1: [Inaudible].

9 MR. DEL VECCHIO: Do you have a court record with
10 you or you're just going to take the tape at the end?

11 MR. DEL VECCHIO: I'll take the tape.

12 MR. REGAN: If you could provide me with the, uh,
13 paper transcript, that would be helpful.

14 MS. HUTTER: Absolutely.

15 MR. DEPINTO: And are we going to post a site
16 plan digitally? Do you have someone that can do that
17 or?

18 MR. TEAGNO: We actually went old school. We have
19 boards.

20 FEMALE 1: Okay.

21 MR. DEPINTO: Okay. Why don't you post them, and
22 we'll mark them as evidence?

23 MR. DEL VECCHIO: Sure.

24 MR. REGAN: Um, it's my understanding that the
25 notices are in order, and the board has jurisdiction

1 to proceed.

2 MR. DEL VECCHIO: While they get set up, perhaps
3 I could do some of the preliminaries.

4 MR. DEPINTO: Please.

5 MR. DEL VECCHIO: The applicant, as you noted, is
6 SHG Montvale, MB, LLC, and others that's listed in the
7 application, uh, due to the condomium- -- condominium,
8 the phase of the property. We are in the MPUD zone.

9 The prior approvals were granted in May of 2019
10 including PUD approval, phase one preliminary and
11 final site plan approval which defends the account for
12 building one, two, and three, which are either
13 complete, about to be completed, or in the process to
14 being completed.

15 Um, we received phase two preliminary site plan
16 approval for the portion of the property that we'll be
17 talking about in greater detail, uh, this evening,
18 along with PIS approval phase, so [inaudible] be
19 permit, and both variance will [inaudible].

20 The application before you this evening is for
21 amended PUD approval, amended preliminary overall
22 approval, and then a phase two final site plan
23 approval, together with certain, uh, use in bulk
24 documents approval. And let's talk just briefly about
25 the use variance nature of the approval.

1 The original preliminary approval that was
2 granted for this portion of the property, uh, called
3 for the construction of 150-room hotel with
4 approximately, uh, 8,500 square feet of conference
5 space. Uh, it also permitted a maximum additional, uh,
6 office or commercial building of approximately 15,000
7 square feet on the north end of this property. That
8 was all fine and good until COVID hit, and those
9 markets don't really exist anymore.

10 Uh, the owner has pivoted to look at the property
11 in the current climate, and see what's, uh, made the
12 most sense, not only for, uh, the property, but for
13 the, uh, project as a whole, as it has been a very
14 carefully planned out project.

15 What we are bringing before you this evening is a
16 proposed building four which will run just to the
17 north of building three. It will have ground floor
18 retail with two stories of office space over the top.

19 Uh, one of the first witnesses you will hear from
20 this evening will be Valley Hospital's representative,
21 who proposes to take both floors of that building upon
22 completion of construction. We will still have, um,
23 approximately 25,000, 26,000 square feet of retail on
24 the first floor which is in the process of being
25 marketed.

1 Uh, that will be occupied by separate tenant or
2 tenants. And that wi- -- if that project is
3 [inaudible] as proposed it'll be a store panel over in
4 the northwest corner of the site. I think it's
5 referenced on your drawings as future development --
6 future development area, uh, which kind of a work in
7 progress is the best I can explain it right now, if
8 you see what makes most sense as we complete the
9 balance of this project.

10 So with me this evening, I have our
11 representative from Valley Hospital. We have our
12 project architects, and our project engineer. Uh, I
13 will say that we are moving quickly, and the project
14 is very dynamic. There's going to be some changes to
15 the architecture of the project.

16 We'll talk about that and we do intend on
17 submitting revised plans after this meeting, and
18 advance our next meeting to give you adequate time to
19 review those changes, professionals to review and
20 comment on them, and then we'll come back and answer
21 any questions or testify, uh, further on those
22 revisions.

23 I just kind of want to put that up front so that
24 everybody is aware of, um, what is happening. So with
25 that said, let's move into just the marking of some of

1 the documents, and I would propose the following
2 markings to Mr. Regan for your benefit and others. I'm
3 happy to submit my typed up exhibit list post meeting.

4 MR. REGAN: Um, that would be helpful. I'll try
5 to take notes as well. Sure.

6 MR. DEL VECCHIO: Okay. Uh, A1, I propose the
7 affidavit of notice, uh, package that was pre-
8 submitted in advance of this hearing. A2 is the site
9 plan and variance application, uh, that was submitted.

10 I'm proposing to mark this because it has many of
11 the exhibits, including the prior resolutions that
12 give rise to the nature of the application as I
13 described it. A3 is the amended site plan drawing
14 prepared by L2A.

15 They are dated March 21, 2022, and they consist
16 of 21 sheets. A4 is the proposed architectural plan.
17 Uh, they are signed by Scott Herrick of HLW. The cover
18 sheet is dated March 12th, 2019.

19 The balance of the sheets are dated December 20,
20 2021, and they consist of eight sheets. A5, they are
21 the landscape drawings.

22 They are prepared by Trini Rodriguez of Parker
23 Rodriguez, dated March 24th, 2022, consisting of four
24 sheets. A6 is the Atlas survey of the property
25 prepared by Greg Gallus's office.

1 It consists of two sheets, and there's a date of
2 April 8, 2016. April 7 is the soil movement
3 application. Established is the proposed soil
4 quantities for the record. A8, the EIS statement
5 prepared by Mike Dipple of L2A [ph], dated March 2,
6 2018, and revised in March 24, 2022.

7 A9 is the traffic impact report prepared by
8 Elizabeth -- Betsy Dolan of Dolan and Dean dated March
9 24, 2022. And last but not least, if you can't sleep
10 at night, here's the storm water management report.

11 Uh, it is prepared by L2A, and it is dated March
12 21, 2022, uh, as well. [Inaudible] engineer statement
13 [inaudible] there. Uh, with that said, Mr. Chairman,
14 uh, and with your permission, I'd like to call our
15 first witness.

16 MR. DEPINTO: Please.

17 MR. REGAN: Sir, would you raise your right hand,
18 please? Do you swear or affirm that the testimony you
19 will give in this proceeding shall be true, so help
20 you God?

21 MR. MEJIAS: I do.

22 MR. REGAN: I'm going to swear in Mr. Hipolit and
23 Ms. Green as well. Thank you, [inaudible]. Do you
24 swear or affirm that the testimony you will give in
25 this proceeding shall be true, so help -- so help you

1 God?

2 MS. GREEN: I do.

3 MR. REGAN: If I could have your full name,
4 please?

5 MR. MEJIAS: George Mejias.

6 MR. REGAN: M-e-j-i-a-s?

7 MR. MEJIAS: [Inaudible].

8 MR. REGAN: I-a-s. Okay. Thank you.

9 MR. DEL VECCHIO: George, um, [inaudible] your
10 current position and what you do.

11 MR. MEJIAS: I'm the director of real estate and
12 property management for Valley Health System
13 [inaudible].

14 MR. DEL VECCHIO: And you are familiar with the
15 property located along DePiero Drive that we are
16 discussing this evening?

17 MR. MEJIAS: Absolutely.

18 MR. DEL VECCHIO: And Valley Hospital has
19 investigated that, uh, property as a potential
20 location?

21 MR. MEJIAS: Yes.

22 MR. DEL VECCHIO: And has decided to call
23 Montvale its home at this location if in fact the
24 board renders an approval?

25 MR. MEJIAS: Absolutely.

1 MR. DEL VECCHIO: Uh, can you just generally
2 explain to the board what Valley Hospital proposes or
3 envisions doing at this proposed location before it's
4 construction?

5 MR. MEJIAS: So, thank you all. Uh, happy to be
6 back here. Very -- we're very excited about this
7 development. So similar to our two develop- --
8 developments that we have [inaudible], one at the 135
9 Houston [inaudible] Road is the primary [inaudible]
10 center.

11 And we have 85 Chestnut, uh, Street which is our,
12 uh, primary care walk-in clinic. Um, we plan on the
13 [inaudible] services, uh, at this, uh, site in about
14 60,000 square feet of space. Um, we're going to expand
15 our -- our services to Montvale, uh, [inaudible]
16 Montvale. Being here, very excited.

17 Um, we're going to bring, uh, additional services
18 to the site, which will include, uh, imaging things
19 like CT scan, MRI, and, um, those one-stop shopping
20 [inaudible]. The rest of the services will be mostly
21 primary care. We haven't figure out all the pieces,
22 but most likely primary care and some specialty care
23 in this space, um, and possibly some [inaudible].

24 MR. DEL VECCHIO: Obviously, one of the things
25 that comes out of providing medical service and care

1 is medical waste which is always an issue in -- in
2 various letters. How is that generally handled by
3 Valley at its locations and to be handled at this
4 location?

5 MR. MEJIAS: Well, as most of you have witnessed
6 already at our two other sites, we have a private
7 company that comes in. All the medical waste is by
8 code, required to be, uh, uh, stored and, uh, locked
9 up and sealed within the space, and is picked up by a
10 certified carrier.

11 MR. DEL VECCHIO: All of that is self-contained
12 in the proposal.

13 MR. MEJIAS: All self-contained in the proposal.

14 MR. DEL VECCHIO: Now, I believe in one of the
15 review letters we had received, there was some concern
16 about ambulance service, and the potential need for
17 ambulances at this location. I'm sure that's not a
18 concern that you have had before in various locations.
19 How does Valley, uh, typically address those concerns?

20 MR. MEJIAS: So as you are all aware of, this is
21 not a, uh, urgent care or a, uh, acute care center.
22 Um, this is an ambulatory center, so it's like going
23 to your doctor's office. Um, so the number of times
24 when we have an emergency issue where an ambulance
25 [inaudible] a patient is very rare.

1 Um, Valley, like we, uh, we believe in continuity
2 of care. We care for our patients, uh, directly from
3 the time they come to us, to the time we [inaudible]
4 somewhere else. So our ambulance services usually, uh,
5 responds, uh, to someone that's transported to an
6 acute care, so [inaudible] hospital or elsewhere.

7 Uh, but be advised that, uh, in case there is a
8 true emergency, somebody has a heart attack or
9 something like that, um, 911 is who we normally call.
10 So, uh, we try to get there first, but maybe your
11 ambulances or our ambulance service will get there,
12 uh, [inaudible].

13 Um, our experience [inaudible], we've had maybe
14 three instances where someone went into labor
15 [inaudible], and the [inaudible] system, uh, just
16 [inaudible] had almost none today, uh, so it is like
17 an ambulance is going to be coming and going in this
18 site [ph].

19 MR. DEL VECCHIO: One of the other concerns that
20 comes up with the ambulances, you indicated that
21 Valley runs a fleet of their own ambulances. Uh, would
22 such an ambulance be parked here either during the
23 day, or on an overnight, uh, basis?

24 MR. MEJIAS: Not at all.

25 MR. DEL VECCHIO: Where do they normally

1 [inaudible] or circulated from?

2 MR. MEJIAS: So if, uh, some of you are familiar
3 with our new hospital. Adjacent to our new hospital,
4 we have, uh, we call a NICU center, [inaudible]
5 mobile, uh, intensive care units, which are
6 ambulances.

7 And they're stationed at that -- at that -- at
8 that center, and then they're also stationed as
9 [inaudible] locations at Mahwah, and some other areas,
10 uh, uh, within Bergen County. Um, there's nothing
11 planned for this side of -- of -- of -- of Bergen, but
12 it's very close to the hospital. So we don't have
13 ambulances parked, uh, at any of our primary care
14 locations.

15 MR. DEL VECCHIO: And during the day, those
16 ambulances are located not just in those primary
17 locations. I think we located other places to be, you
18 know, available service here and at other places where
19 Valley has services.

20 MR. MEJIAS: [Inaudible].

21 MR. DEL VECCHIO: Yes. Now, at some point in
22 time, if this project or this building is approved, I
23 assume Valley Hospital will require some signage for,
24 um, this building in this location. And we'll come
25 back to the board at a later date with signed package

1 for the board's consideration, correct?

2 MR. MEJIAS: Correct. [Inaudible].

3 MR. DEL VECCHIO: Um, and you are about to
4 embark, after your testimony is concluded, on some of
5 the architectural, uh, for this building. Uh, Valley
6 has made its preferences and requirements for the
7 building [inaudible] to the landlord?

8 MR. MEJIAS: Yes.

9 MR. DEL VECCHIO: And they are being integrated
10 into the -- the building design as we see [inaudible]?

11 MR. MEJIAS: Correct.

12 MR. DEL VECCHIO: Uh, I have no further questions
13 for George at this time. I'll make him available to
14 you, and the [inaudible] attorney question.

15 MR. DEPINTO: George, you are known to this
16 board. Uh, thank you to Valley Hospital for
17 considering Montvale. We appreciate your -- your
18 valued tenancy of other properties in the borough.

19 And I know from, uh, discussions with people who
20 utilize the services at both the Kinderkamack Road and
21 the Chestnut Ridge Road facility as being quite
22 satisfied with the service they are receiving, so
23 thank you very much. The question that came up, um,
24 was you had indicated that it's primarily ambulatory
25 care, people coming and going. Are you anticipating

1 any overnight stays?

2 MR. MEJIAS: No. The facility, even if you guys
3 gave us approval of [inaudible], there's [inaudible]
4 health and the facility is not even -- the facility is
5 only open from 8:00 a.m., to 8:00 p.m., so there is no
6 overnight stay. People cannot stay over. Anyone who's
7 in the building later [inaudible] that time.

8 MR. DEPINTO: Okay. And with respect to the
9 number of employees during peak hours of operation,
10 how many would you be anticipating upon full occupancy
11 of the say, 50,000 feet?

12 MR. MEJIAS: I'm going to estimate this at this
13 time because --

14 MR. DEPINTO: Sure.

15 MR. MEJIAS: Um, you know, each -- each service
16 has proportionate amount of employees. So if you have
17 diagnostic care, less employee clinic. So if I use the
18 rule of thumb that we usually normally estimate, uh,
19 for the size of the space, right now it's standing at
20 about 20, 25 employees.

21 MR. DEPINTO: Okay. And you had indicated to me a
22 few years ago that one of the reasons why you selected
23 the Kinderkamack Road location was because of the
24 abundance of parking, uh, in front of your space down
25 there. Uh, have you considered the parking that is

1 available at this location?

2 MR. MEJIAS: Yes. And, uh, based on the
3 Kinderkamack experience, um, we have, uh, calculated
4 the number of spots that we normally need. You know,
5 COVID has changed a lot of things.

6 MR. DEPINTO: Sure.

7 MR. MEJIAS: So patients are not coming for
8 longer periods of time. They're not coming in early.
9 We are just in time, uh, uh, treatment processes now
10 [inaudible]. So to us, an empty -- an empty waiting
11 room is a great thing for us.

12 So patients are coming, uh, on time, so we're
13 starting to experience and we're going even on this
14 side, [inaudible] Montvale, um, we sort of have a
15 calculation, how many department spaces we need, and
16 we [inaudible] Kinderkamack. We actually don't not
17 have to occupy that entire block. It's -- it's pretty
18 empty.

19 And the -- the reason for that is that -- because
20 we have a new, uh, design, uh, uh, module layout of
21 our clinics, where the patient is taken into the
22 clinic, and work through the exam rather than active
23 waiting in -- in -- in a waiting area. So our doctors
24 see you quicker, and the [inaudible] is better.

25 So the patient comes at a specific time, the

1 patient leaves at a specific [inaudible], so you don't
2 have five, six patients waiting within that hour for
3 one or two exams. There are a [inaudible]. So we've
4 discussed this with our developers, and we gave them
5 our specifications to how many parking spots in the
6 basement we anticipate we need, and they will satisfy
7 this.

8 MR. DEPINTO: Now, once you occupy this
9 structure, will you continue to occupy the
10 Kinderkamack Road and Chestnut Ridge Road?

11 MR. MEJIAS: Absolutely.

12 MR. DEPINTO: How about --

13 MR. MEJIAS: We have -- we have long term leases
14 at both sites.

15 MR. DEPINTO: That's good. We like that.

16 MR. MEJIAS: Uh, Kinderkamack, we're into the
17 [inaudible] four years ago. I think we're in four
18 years into our -- into our 15-year lease, uh, and, uh,
19 85 Chestnut Ridge Road [inaudible] lease. Um, and to
20 let you all know, we -- once we occupy this space,
21 and, uh, see how our business is -- is working out, we
22 -- we -- we are anticipating taking over, possibly,
23 the [inaudible] space.

24 MR. DEPINTO: Oh, that's great.

25 MR. MEJIAS: To consolidate other practices that

1 we have. We're taking smaller practices and bring them
2 into a more centralized location.

3 MR. DEPINTO: And -- and what practices do you
4 have at your Park Ridge location?

5 MR. MEJIAS: Park Ridge?

6 MR. DEPINTO: Park Ridge.

7 MR. MEJIAS: Oh, that, um, --

8 MR. DEPINTO: Yeah. That's what we say
9 [inaudible].

10 MR. MEJIAS: Uh, Park Ridge right now, we, uh, we
11 don't have any primary care though [inaudible]
12 anymore. We put some behavioral [inaudible] there. Um,
13 we're still evaluating Park Ridge right now. Um, the
14 Park Ridge area right now is the bridge for us. Um,
15 Montvale is a more targeted location for us
16 [inaudible].

17 MR. DEPINTO: That's good. It's a good change.
18 Okay. Uh, questions from board members starting with
19 Mr. Lintner.

20 MR. LINTNER: I have no additional questions, Mr.
21 Chairman.

22 MR. DEPINTO: Thank you. Marty, how about you?

23 MR. MARTY: Um, you're going to have no surgery
24 on site?

25 MR. MEJIAS: No.

1 MR. MARTY: And, uh, any medical gases?
2 MR. MEJIAS: No.
3 MR. MARTY: Uh, radioactive material?
4 MR. MEJIAS: No.
5 MR. MARTY: Okay.
6 MR. DEPINTO: Boiling from this point of view.
7 MR. MEJIAS: [Inaudible] excitement.
8 MR. DEPINTO: John?
9 MR. RYAN: I have no further questions.
10 MR. DEPINTO: Thank you. Mr. -- Mr. Culhane?
11 MR. CULHANE: No comments at this time, Mr.
12 Chairman.
13 MR. DEPINTO: Thank you. Mr. Zitelli?
14 MR. ZITELLI: I have no questions, Mr. Chairman.
15 MR. DEPINTO: Thank you. Mr. [inaudible]?
16 MALE 6: No questions.
17 MR. DEPINTO: Thank you. And Mr. Gruber?
18 MR. GRUBER: Uh, just one question. Uh, you --
19 are you going -- and you said he was at [inaudible].
20 MR. MEJIAS: At this time, we -- we -- we have a
21 plan for it, a backup generator. Um, but at this time
22 the practices that are going in there do not require
23 backup [inaudible]. So we've been doing, uh, like
24 small procedures in the procedure room. We may want a
25 backup generator just to backup, uh, --

1 MR. GRUBER: [Inaudible] have any plans that you
2 [inaudible]?

3 MR. MEJIAS: Yeah. There's a part that they're
4 showing the backup generator amounts. Small. It's
5 nothing huge. Got an EPA anyway, so, uh, we would file
6 for that also.

7 MR. GRUBER: Okay. That's all.

8 MR. DEPINTO: Thank you. Mr. Stephanelli?

9 MR. STEPHANELLI: Maybe I missed it but what --
10 what do you expect the number of, uh, visitors or
11 clients?

12 MR. MEJIAS: So depending on which practice we'll
13 put -- put in there, per hour, it's hard to -- it's
14 hard to -- to estimate at this time, but our
15 experience at 35, 135 [inaudible] Road which is
16 approximately quarter of the size.

17 Every hour, we'll get about six to eight
18 patients, uh, every hour, and they occupy exam rooms
19 that are there, so we multiply about four,
20 [inaudible]. Um, understand that sort of try to use
21 what -- what ration to do there. We have diagnostic
22 imaging, MRI, CT scan, etc., so those patients are
23 separate.

24 They come in, but they're in and out and you --
25 you need to go to CT scanner, or MRI, but they take

1 time. So it's not like I'm going to have, you know,
2 it's going to be rolling 15 patients that be -- that
3 be [inaudible] to an MRI.

4 So, um, we -- we've done the calculation, and --
5 and -- and based on the experience we have on these
6 areas, we -- we think that this is all going to be
7 really great for us. Great exposure, [inaudible]
8 location.

9 MR. STEPHANELLI: I have no further questions.

10 MR. DEPINTO: Good. Thank you. Uh, [inaudible]?

11 MALE 8: No questions. Thank you.

12 MR. DEPINTO: Okay. Thank you. Uh, chair will
13 entertain a motion to open the meeting to the public.

14 MR. TEAGNO: So moved.

15 MR. CULHANE: Seconded.

16 MR. DEPINTO: Mr. Teagno, Mr. Culhane, all in
17 favor?

18 ALL: Aye.

19 MR. DEPINTO: Anyone from the public have any
20 questions or comments? No? Chair will entertain a
21 motion closed meeting to the public. Mr. Culhane
22 seconded Mr. Teagno. All in favor? Aye. Okay. Thank
23 you. Thank you, George. Good seeing you again.

24 MR. MEJIAS: Thank you.

25 MR. DEPINTO: Uh, can we tilt those so the

1 audience can see or can we move anybody from behind
2 that board?

3 MR. CULHANE: Yep. [Talking over each other].

4 MR. DEPINTO: Someday we're going to learn how to
5 work these big monitor things. We got a blue screen.

6 MALE 5: [Inaudible].

7 MR. DEPINTO: Okay. What do you have?

8 MR. REGAN: Mr. Herrick, can you raise your right
9 hand, please? Do you swear or affirm that the
10 testimony you'll give in this proceeding shall be the
11 truth so help you God?

12 MR. HERRICK: I do.

13 MR. REGAN: And for the record, state your full
14 name, and spell your last name please.

15 MR. HERRICK: Scott Herrick, H-e-r-r-i-c-k.

16 MR. REGAN: H-e-r-r-i-c-k?

17 MR. HERRICK: Yes, sir.

18 MR. REGAN: Thank you.

19 MR. DEL VECCHIO: Can you provide the board
20 briefly with an overview of your professional
21 background [inaudible]?

22 MR. HERRICK: Uh, yes. I'm licensed in New
23 Jersey. I was originally licensed in New York State in
24 [inaudible].

25 MR. DEL VECCHIO: In your life [inaudible]?

1 MR. HERRICK: Yes. It is.

2 MR. REGAN: And where are you currently employed?

3 MR. HERRICK: Um, I am a partner with HLW, uh,
4 Architecture, LLC [inaudible].

5 MR. DEL VECCHIO: And how long have you been
6 practicing in the field of architecture?

7 MR. HERRICK: [Inaudible].

8 MR. DEL VECCHIO: [Inaudible] chairman
9 [inaudible].

10 MR. DEPINTO: Thank you.

11 MR. DEL VECCHIO: Um, Mr. Chairman, with your
12 permission, I submit Scott as an expert [inaudible].

13 MR. REGAN: One question. I assume you've been
14 qualified in the field of architecture before
15 [inaudible].

16 MR. HERRICK: I'm sorry?

17 MR. REGAN: Have you been qualified as an ar- --
18 architect before planning boards, zoning boards?

19 MR. HERRICK: Yeah. I've, uh, provided testimony
20 a number of different planning, uh, districts in -- in
21 New Jersey, at Warren Township and Jersey City in
22 [inaudible].

23 MR. REGAN: Thank you. Thank you. I think you can
24 be accepted in the field of architecture.

25 MR. DEPINTO: Chair, would accept recommendation.

1 Counsel, please continue, Mr. Del Vecchio.

2 MR. DEL VECCHIO: Scott, you've made yourself
3 familiar with property which is subject to the
4 application.

5 MR. HERRICK: Yes.

6 MR. DEL VECCHIO: [Inaudible] made yourself
7 familiar with plans that are, uh, sorry. The plans
8 that have been prepared by HLW, have they been
9 prepared by you or under your supervision?

10 MR. HERRICK: Yes.

11 MR. DEL VECCHIO: And you heard my few remarks to
12 the board indicating that, uh, there are some changes
13 being developed in the architectural plan, not
14 necessarily the blueprint, but like the exterior skin
15 as I like to call it, uh, based upon the needs of
16 Valley Hospital.

17 MR. HERRICK: Yes. Yes. We've -- we've, um,
18 presented the, uh, the submittal is formally submitted
19 to the, uh, two-month bill, um, since we've had input
20 from Valley as the tenant, starting to look at how
21 we're going to actually use the space. Um, we've also
22 taken a look at the, uh, the planning, uh, board
23 letter and letters from police and fire, and started
24 to make some of the adjustments as well.

25 MR. DEL VECCHIO: And for sake of reference of

1 the plan set that is on the [inaudible] closest to
2 the, uh, board members, that is the submitted plan
3 set, correct?

4 MR. HERRICK: Yes. That's the original plans
5 that, uh, [inaudible].

6 MR. DEL VECCHIO: And the plan set that is
7 located just on this side of the column, that is the
8 work in progress, uh, plans set that it's starting to
9 be developed, or in the process of being developed
10 with the requirements of the tenant for the -- the
11 work of the building, correct?

12 MR. DEPINTO: Mr. Del Vecchio, have they been
13 marked?

14 MR. DEL VECCHIO: The plan set that is, uh, was
15 submitted was marked --

16 MR. DEPINTO: A4?

17 MR. DEL VECCHIO: -- as A4, and I propose we
18 mark, uh, the plan set that is closest to myself and
19 the witness as A11, and I will provide the information
20 for that. So this is architectural files prepared by
21 HLW. It also consists of eight sheets.

22 It bears an original date of March 12th, 2019. It
23 has no revision date yet as it is, uh, by drawing that
24 is in process. It hasn't, um, been completed or issued
25 yet. So I would call it a duplicate of A4, with

1 updates, would be the simplest way to identify it.

2 MR. CULHANE: With your -- with your permission,
3 my thought was that we would go through the steps that
4 it got submitted. And as we do that, give you to speak
5 -- speak on some of the changes that were, uh,
6 proposed.

7 MR. DEPINTO: That's fine.

8 MR. DEL VECCHIO: So, Scott, if you can tell the
9 board how you approached this project, how you
10 developed these plans.

11 MR. HERRICK: Sure. So the building is a three-
12 story, uh, mixed use building, retail use on the
13 ground floor, and the upper two floors are the medical
14 office tenant, uh, Valley, uh, which, you know, the,
15 uh, previous, uh, witness just, uh, described some of
16 the uses to that space.

17 Um, we have, uh, about, um, 88,000 feet in this,
18 uh, in this building all total. Uh, there's about
19 25,000 square feet of retail on the ground floor. Um,
20 it's -- it's tentatively, uh, expected to hold three
21 tenants.

22 Um, the owner is currently in lease negotiations
23 with potential tenants. We're talking about a
24 lifestyle retail use, um, and the, uh, all of the, uh,
25 the entries to those retail spaces would be on the

1 east side of the -- of the building.

2 Um, the west side of the building is what you see
3 in this, uh, rendering, and that is the side where
4 Valley would have its entry lobby, you know, available
5 for, uh, parking and so forth. And this is where you
6 would come into, uh, go up to the medical office, uh,
7 buildings, the medical office floors.

8 The, um, the second and third floor, as you can
9 see is -- is defined by a, uh, kind of strong framing,
10 um, design, uh, and there are about 28,000 square feet
11 of each -- on each floor on each second and third
12 floor, so there's about 56,000 square feet of medical
13 office use.

14 So what I'd like to do is I'd like to -- I'd like
15 to go through the plans, explain how it's -- how it's
16 laid out. Um, we'll kind of take our way through the
17 drawings, and then at the end I'd like to, I guess,
18 additional renderings, and we'll talk a little bit
19 about, uh, the overall style, and how that -- how
20 that's, um, --

21 MR. DEPINTO: Good. Plea- --

22 MR. HERRICK: -- continue with, uh, the
23 [inaudible].

24 MR. DEPINTO: Okay. Please continue.

25 MR. DEL VECCHIO: Scott, as you put the drawings

1 for [inaudible] like me that are directly [inaudible],
2 uh, the drawing that is closer to the board that you
3 were talking about being in the east phase, that is
4 the phase that faces DePiero Drive, correct?

5 MR. HERRICK: Yeah. So to orient, basically in
6 the plans on -- on this plan, and all these subsequent
7 plans, north is this way towards Grand Avenue. This is
8 the east face towards DePiero Drive.

9 This is essentially the side, the west phase
10 again, the Valley medical entries. This is, uh, first
11 car [inaudible] Parkway is up here, um, and then the
12 [inaudible] to the south. Um, [inaudible]. All right.
13 So let's -- let's, uh, walk through these plans.

14 There are [inaudible], I would say upfront,
15 there's not a lot of changes. They're very minimal.
16 Um, the overall square footage, um, actually has trunk
17 swipe slightly by only a couple hundred square feet.

18 So we're not -- we're not making significant
19 changes. It's just little tweaks here and there to
20 make things work better. Structurally, mechanically,
21 [inaudible] how things flow. So looking at these
22 plans, you can see this is mostly retail.

23 It's open. This is really not defined yet. I know
24 one of the planning for questions was, you know, what
25 about, uh, restrooms, mechanical, uh, loading access,

1 um, for the retail tenants. Um, that has yet to be
2 really worked out until we have the -- the tenants,
3 but I will say a couple things. The, uh, restrooms,
4 and mechanical will work within this, uh, envelope.

5 This, to the south, is the proposed loading dock
6 entry, and then there will be some kind of access
7 through here to get to the additional tenant. It's not
8 completely worked out. You can see these three spots
9 here on the east side, and those are proposed retail
10 entries.

11 Um, and then this area at the top in the center,
12 this is all dedicated to Valley. This is how, uh,
13 Valley accesses, uh, you know, from the ground floor
14 to get up to their side floor. We've got two egress
15 stairs.

16 Um, there are some, uh, small [inaudible]
17 restrooms on the floor. We've got an entry lobby
18 coming in here. We've got a couple hydraulic
19 elevators. We have a, uh, freight elevator, loading
20 dock here, from this corner, which I guess this is
21 normal west.

22 And then there's mechanical and [inaudible] room,
23 uh, starting from here. So that is the -- that is the,
24 uh, ground floor. And again, retail about 25,000,
25 26,000 square feet. We have [inaudible], um, and the

1 portion of the Valley's parking is 7,000 square feet.

2 So I'm going up to the second floor. Uh, staff
3 and patients will come up to these elevators into a
4 lobby. This is, uh, all open office floor at the
5 moment. Obviously, this will be more closely defined.

6 We're starting to hear from Valley the various
7 functions that will be in terms of exam rooms and, uh,
8 MRI, CT scan those -- all those different functions,
9 uh, will be worked out in the, uh, tenant layout.

10 At the moment, they're -- they're not. We're not
11 only showing some restrooms, but that course will have
12 to all be worked out to meet code requirements, and
13 [inaudible] requirements. Again, egress stairs, uh,
14 leading -- leading down and out. And this -- this
15 floor, again, is roughly 28,000 square feet of the
16 space.

17 And the third floor is essentially identical --
18 identical. There's -- there's really -- there's really
19 no significant difference in -- in the third floor.
20 Um, to help things also point out, um, this is almost
21 100 percent, uh, glazed.

22 Um, probably few places here, obviously stairs
23 and whatnot that'll be glass handle panels, um, but
24 it's -- it's all vision glass, uh, around. So then,
25 uh, we did add a little plan [inaudible]. So in the

1 original, uh, in the original room plan, we had
2 various preliminary data from mechanical engineer.

3 We show, uh, mechanical units on and in the -- in
4 the, um, submittal that was, uh, the form of submittal
5 that was, uh, issued to you. We had not shown any, uh,
6 screening around mechanical units.

7 Um, what we've done here is now, uh, on this roof
8 plan, this area is essentially the overrun, uh, of
9 elevators and, uh, mechanical and, uh, stairs, uh, to
10 this area. But then this whole enclosure is what we're
11 showing as the, uh, room screen for mechanical. This
12 has -- this has started to expand. We're not quite
13 sure where it's going to land. This might be a little
14 bit fungible, um, but, you know, roughly the outline,
15 um, is here.

16 MR. DEL VECCHIO: And what does that screening
17 entail?

18 MR. HERRICK: So it's a metal panel, and I --
19 I'll show you on the renderings, and I -- I also
20 brought material samples, and we'll talk a little bit
21 about how the -- the building is [inaudible], and what
22 this is a -- this is a screen of a -- of a solid metal
23 panel.

24 So it's no -- no view to the, uh, any of the
25 [inaudible]. I guess the one thing that I -- I didn't

1 point out, and you can see it on the roof, but, uh, on
2 the ground floor, uh, the retail area extends as a
3 single story, um, piece here on the north end.

4 Uh, and then the -- the second third floor stand
5 up just this, [inaudible]. So then we have a look at,
6 uh, at the building, uh, elevations. Um, so what we're
7 -- what we're looking at is, um, this is the south
8 elevation, and what you're seeing is you're seeing,
9 uh, retail, uh, storefront on the -- on the south side
10 here.

11 Um, this is the loading dock proposed on the
12 south side. And then this -- this area here is set
13 farther back and you're seeing the, um, extension of
14 the, uh, uh, [inaudible]. And then the second, third
15 floor are defined, uh, via a -- a metal file spring,
16 and then glazing for two stories. Um, this gray area
17 is the [inaudible] that conceals the -- the floor
18 slab. Um, but then this is all [inaudible] glass
19 [inaudible].

20 MR. DEL VECCHIO: Essentially, that top
21 photograph is what one would see if they were at the
22 north side of building three, looking out towards the
23 currently undeveloped [inaudible], correct?

24 MR. HERRICK: Yes. So this is -- this is the
25 north side. It be, um, it might be -- bear with me

1 here. Oh, this is -- no. I'm sorry. This is the south
2 side. This is towards the developed building. DePiero
3 would be over here, hospital parking over to the left
4 where you're pointing out.

5 MR. DEL VECCHIO: My point is that's an internal
6 view of, you know, from within the site.

7 MR. HERRICK: Right. Exactly. Exactly. Um, and
8 then -- and then at the top, this volume, this
9 represents the mechanical screening -- screening we
10 were just talking about, so it's a -- it's a
11 [inaudible] panel.

12 Then this view is the, uh, entry to, um, to
13 Valley, and there's a -- we'll see this in the
14 rendering because it's pronounced entry canopy, um,
15 that's finished in a wood, um, texture, and look it's
16 metal, but it's a like -- it's like a photographic.

17 It's -- I'll show you later on. I'll show you the
18 materials what it essentially looks like what, but,
19 uh, you know, it's quite durable. This is the -- this
20 is the, uh, bind that is the entry lobby to -- to
21 Valley. Uh, concealed here is a mechanical [inaudible]
22 room behind, uh, [inaudible] glass.

23 The, uh, [inaudible] is here, and then this is an
24 extension of the, uh, retail period [inaudible]. The
25 rest -- the rest of this elevation is solid. There's

1 no, uh, you know, there's no visibility to the retail
2 from the [inaudible] site here. This is all about
3 Valley Medical.

4 MR. DEL VECCHIO: So that view shared that we're
5 -- that you just described, what one would see if they
6 were essentially standing from the Parkway, looking
7 into the site.

8 MR. HERRICK: Yes. Exactly. Yeah. [Inaudible]
9 directly [inaudible] on this one, through the trees,
10 [inaudible]. And then rounding out the rest of the
11 elevations, we have the north side. This is the side
12 you can see from Brandon, uh, DePiero.

13 Again, uh, retail with all vision glass. The
14 second -- second and third stories, uh, for Valley
15 Medical, and then through screening, and then set
16 back, you can see the Valley, uh, [inaudible].

17 In this case, you're seeing their loading dock
18 entry, and entry [inaudible] panel equipment kind of
19 tucked into that corner. And then this is the main --
20 this is the main, um, retail elevation that you see
21 from here when you come into the -- when you come into
22 the site, enter in your car.

23 Um, this is -- this is all a retail frontage that
24 is, uh, Mr. Del Vecchio mentioned. The signage will be
25 submitted as a separate -- separate package, uh, from

1 this, but we essentially got one, two, three tenants,
2 um, proposed. They're yet to be completely worked out.

3 And then, um, we have taken and expressed the
4 structure, it's kind of strong [inaudible] elements.
5 Uh, one of the -- one of the pieces that we feel we've
6 taken from a kind of a -- a more barn or industrial,
7 or, um, wood -- wood structure language, and
8 translated into a little bit more modern
9 interpretation. Um, so that, uh, that, uh, that
10 defines the second and third floor [inaudible].

11 MR. DEL VECCHIO: Scott, let me just pause for a
12 second? Um, I recall reading in one of the reports, a
13 request for either confirmation or information on the
14 glass that [inaudible] retail space. Is that floor to
15 ceiling glass [inaudible] that retail space?

16 MR. HERRICK: We are showing mostly floor to
17 ceiling glass. There is a, um, uh, a stone base, and
18 we'll show that, uh, also it's park -- park stone
19 base, um, the areas around the -- the building because
20 it's, uh, fairly short, and then this is all, uh,
21 vision glass here.

22 The upper floors are also all vision glass except
23 for the expander or the [inaudible].

24 MR. DEL VECCHIO: So it's just for the retail
25 space because that's -- this is where the [inaudible]

1 control. The floor to ceiling height [inaudible]
2 approximately -- approximately [inaudible].

3 MR. HERRICK: The 21 floor to floor, so take off
4 the pressure [inaudible].

5 MR. DEL VECCHIO: And of that 19 feet, how much
6 would be occupied by the stone [inaudible]?

7 MR. HERRICK: Um, it -- it's shown [inaudible]
8 storage by [inaudible].

9 MR. DEL VECCHIO: And Valley, then would be
10 glass?

11 MR. HERRICK: Yes.

12 MR. DEL VECCHIO: I think those numbers would,
13 you know, confirm [inaudible] the amount of glass
14 required by the [inaudible] per retail space. Um, I
15 didn't [inaudible]. I didn't want to get that
16 [inaudible].

17 MR. HERRICK: No. That's important. And that was
18 -- that was one of the comments in the -- in the
19 letter, and we will provide the calculation to show we
20 were -- we're well over the required percentage.

21 Um, but I believe it takes into account all the
22 way around the retail space, so there's some solid
23 area in the back, but, uh, we still -- we still come
24 within the -- the overall percentage [inaudible].

25 [Inaudible]. Um, so let's go to the next, uh,

1 [inaudible] for the record. So these are just more
2 technical sections through the building. It shows you
3 some of the floor plates. Um, you know, just -- just
4 briefly, this is a -- this is a steel structure
5 building, um, concrete slab, uh, concrete over
6 [inaudible] deck, um, you know, [inaudible], um, so
7 we're -- we're building all of our assumptions, uh,
8 based on that.

9 Um, this quickly shows, uh, you know, again,
10 retail on the bottom, uh, the medical office, uh, on
11 the other two floors. The overall height of the
12 building, um, is approximately 64.5 feet, uh, above
13 average rate.

14 Um, 65 feet is the, uh, limit, um, so, uh, based
15 from the site plan, we took the two high points,
16 created a -- a final [inaudible], and then the
17 building next to [inaudible] is, um, that -- that type
18 of limitation is shown is -- it is a dotted line here.

19 Um, and then this is just -- this is just
20 [inaudible], so everything, including the roof
21 extensions, mechanical equipment, mechanical streams,
22 um, is all below the 65 foot, uh, [inaudible] site
23 engineer to go through those [inaudible].

24 MR. DEL VECCHIO: [Inaudible] technical testimony
25 from site engineers go through those dimensions when

1 he testifies.

2 MR. HERRICK: [Inaudible] a lot more the -- so
3 here we just show mechanical [inaudible] of the
4 [inaudible]. The high end is really on the north side.
5 If you see here, that we drop down, and the
6 [inaudible] all the same, uh, [inaudible]. So what I'd
7 like to -- I'd like to finish up with is just talk a
8 little bit about the architectural expression.

9 We talked about the materials. Um, we have -- we
10 originally proposed, again, the tax [inaudible]
11 submitted, had some materials. Uh, we've got a --
12 we've got a -- a dark, um, metal [inaudible] and
13 window, uh, uh, frames.

14 Uh, we've got a, you know, corrugated, uh, metal
15 siding, uh, and we showed some, um, perforated metal,
16 and, um, and then the -- and the framing then was all
17 -- was all kind of very dark, uh, charcoal or black,
18 if you will.

19 Um, we since had some considerations, the -- the,
20 uh, perforated kind of metal, um, expression, um, was
21 not well received, and, um, we -- we reconsidered. Um,
22 so one of the changes that you'll see in the what's
23 submitted -- with what we're going to resubmit, is
24 that we made a couple significant changes.

25 One is that we completely eliminated any of the,

1 uh, perforated sealing for, you know, multiple, um,
2 layers of these kind of translucent, uh, metal panels.
3 Um, we've gone through more of an expression, uh,
4 glass, um, and, uh, we've added a, um, little bit
5 light -- lighter metal panel.

6 Um, you know, one of the things that you see, um,
7 just to the south of this, with the -- with the mixed
8 -- mixed use and across the street, is you see a lot
9 of, uh, gray panels. We see variation in the color
10 which makes a nice, um, contrast, so we've tried to
11 emulate that here with -- with some different shades.

12 Um, one of the other things that we've done is,
13 uh, use of, uh, carbonated metal, um, in our vertical
14 pattern. And we see -- if you're up close, you can see
15 that here, or, um, also at the [inaudible] screen, um,
16 which is kind of a nod to old farm architecture, but
17 in a modern interpretation, um, as well as, uh, we've
18 talked about with some of these crossed race, um, kind
19 of language, uh, with each of them.

20 Um, and one of the thing that we, uh, decided to
21 add, um, and I think makes a -- a huge improvement in
22 terms of the overall ceiling space, and really warms
23 up the, uh, the building, is that on the second and
24 third floor, you noticed that this, um, volume is you
25 just captured by kind of a -- a shadow box.

1 So extended, um, eve, um, and it -- and it comes
2 across here, and this wraps and defines the office
3 [inaudible], but instead of that being all a black on
4 black metal panel, we're adding this wood, uh, wood
5 [inaudible], uh, essentially as a liner, and it really
6 -- it really warms up this building.

7 And then we carry that same material into the
8 [inaudible], and -- and adds a -- just a kind of a
9 [inaudible] old, traditional materials, but again, in
10 a -- in a [inaudible] modern interpretation. So I -- I
11 also have a material board that we can pre testify.
12 I'd like to mark that material A12.

13 MR. DEL VECCHIO: -- A12, and we'll just label
14 material board by A12 [inaudible].

15 MR. HERRICK: And this does represent all the
16 original materials that were submitted. Um, so here's
17 -- here's the perforated panel that we, um, have
18 since, uh, completed.

19 Uh, these are some of the metal, uh, panels. Um,
20 this is, uh, retail entries. This is metal handling
21 and framing around the building. This is then some of
22 the, um, uh, well originally this was the roof to wall
23 screen.

24 And then these are just examples of, um, uh, the,
25 uh, shade, the -- the screening that would come down

1 in terms of the windows, internal -- the internal kind
2 of solar shades that you would see through the --
3 through the glass, and [inaudible] cutting for the
4 board.

5 But this is the -- this is the proposed glass. It
6 has a slight grade to clear -- clear vision glass but,
7 you know, slight grade for solar -- solar heat gain,
8 um, and a little bit of solar -- solar [inaudible].

9 And then this is -- this is one of the gray, uh,
10 metal panels that we've introduced to create some
11 variation contrast between the -- the different
12 [inaudible]. And then again, this is -- this is the,
13 uh, stone, um, [inaudible], uh, um, for around the
14 phase.

15 You can see it -- you can see it particularly
16 here or the grade, uh, pages, and at the points ground
17 so that you only trim piece to acknowledge
18 [inaudible]. So that is -- that is, uh, all I have.
19 [Inaudible] answer any question.

20 MR. DEPINTO: Is -- I know each building that you
21 build is unique, but is there anything similar in
22 northern New Jersey, that you're aware of, conveying
23 this look that you could share with us?

24 MR. HERRICK: Um, that's a good question. Um,
25 we've done a few buildings in northern New Jersey. Um,

1 they're all -- I mean, they're all specific to their,
2 you know, particular use, to their particular, uh,
3 nature, where they were adding onto an existing
4 building.

5 Um, I mean, here, we really tried to take what
6 was around -- around us, and what the influences were
7 and, uh, build it into the context. It was important
8 to us that it was contextual, and that it, um, felt a
9 part of the shops at DePiero, and felt a part of the
10 building, uh, the buildings that are to the south. Um,
11 it's certainly not a copy of anything that we've --

12 MR. DEPINTO: Okay.

13 MR. HERRICK: Um, I -- I would -- I would say
14 that, uh, just as a side note, one of our, um, firms,
15 uh, kind of slogans is our work tells your story, and
16 the whole point behind that is that we really come to
17 the client, and say [inaudible].

18 MR. DEPINTO: Well, that's what I wanted to hear,
19 because we consider the shops at DePiero and north
20 market as unique developments, and I want this
21 building to share in that uniqueness of what we're
22 doing. So I'm glad to hear --

23 MR. HERRICK: Yeah. It is a lovely development.
24 It's really, um, it's really beautiful. I think when
25 we're done [inaudible] we're, uh, you know, proud to

1 be a part of it, and excited to, you know, see a, uh,
2 building come up here that we've had an influence.

3 MR. DEPINTO: Good. Questions from board members,
4 uh, starting over here. John?

5 MR. CULHANE: Uh, no questions at this time.

6 MR. DEPINTO: Thank you. Dante?

7 MR. TEAGNO: Um, just have one question. You've
8 designed all this apparently around doctor visits, and
9 imaging and, uh, testing, things like that. Have they
10 thought about a pharmacy service component?

11 MR. HERRICK: A pharmacy service?

12 MR. TEAGNO: Sure. You go out to a doctor,
13 [inaudible] some tests --

14 MR. HERRICK: Not -- not that I'm aware of
15 because I --

16 MR. TEAGNO: It just seemed to me like
17 [inaudible] where you don't have to walk to another
18 doctor. Just wondered if that had been considered.

19 MR. HERRICK: Yeah. That -- that -- that hasn't
20 been part of the discussions that -- that I've been
21 in. I mean, Valley would have to, uh, --

22 MR. TEAGNO: The hospital --

23 MR. HERRICK: -- answer that how they -- how they
24 function. I mean, we treated it as medical office and
25 just as patients, like, I don't know that, you know,

1 this is particulars of -- of running a pharmacy out of
2 there or any --

3 MR. TEAGNO: Well, the mental hospital has their
4 own pharmacy as well.

5 MR. HERRICK: I just wondered if that was
6 [inaudible].

7 MR. DEPINTO: That's okay.

8 MR. HERRICK: Thank you. I would -- I would defer
9 to Mr. Del Vecchio and to, uh, Valley Medical.

10 MR. DEL VECCHIO: I don't think at this point,
11 there's a consideration for a retail pharmacy, um, but
12 it's -- it's still a work in practice.

13 MR. DEPINTO: Okay. Good. Mr. Culhane?

14 MR. CULHANE: Thank you, Mr. Chairman. Uh, how
15 energy efficient would you expect this building to be?

16 MR. HERRICK: Um, well, we're, um, we're
17 certainly going to meet all of the energy codes. Um, I
18 mean, we're using, you know, uh, relates to technology
19 in terms of blast and solar shading, um, and, uh,
20 insulating -- insulating value. Um, I don't know if
21 there's any, uh, specific, um, kind of, you know,
22 extra step sustainability measures, um, but it'll be
23 very -- be efficient, you know, latest.

24 MR. CULHANE: We're kind of reaching building
25 structural certification process. So I was wondering

1 if this building would be one to go through that
2 certification, [inaudible] LED process.

3 MR. HERRICK: [Inaudible] buildings. Um, I don't
4 believe this building is [inaudible] at this time.

5 MR. CULHANE: And another question seeing how
6 federal government seems to be -- tries to be
7 [inaudible] consideration of solo [inaudible] on group
8 [inaudible].

9 MR. HERRICK: We have not -- we have not
10 discussed that.

11 MR. CULHANE: No other questions at this time,
12 Mr. Chair.

13 MR. DEPINTO: Thank you. Mr. Zitelli?

14 MR. ZITELLI: Uh, I have nothing right now, Mr.
15 Chairman.

16 MR. DEPINTO: Thank you. Mr. Huysenov?

17 MR. HUYSENOV: I actually have a similar question
18 about the energy sustainability and then solar panels,
19 so we have one [inaudible] to use, like example solar
20 panels.

21 MR. HERRICK: We do -- we do not have any plans
22 to do that.

23 MR. HUYSENOV: Okay. And, uh, anything like water
24 use sustainability?

25 MR. HERRICK: Um, I mean, we, you know, in terms

1 of all of the energy use, water use, um, uh, lighting,
2 power loads, uh, energy loads, we're going to follow
3 all the, uh, kind of recent technology.

4 There's been a lot of advances in, uh, you know,
5 limiting -- limiting water use, and, uh, very, very
6 low, uh, laying power densities, and so forth, so we
7 will be implementing all of those kind of standard
8 energy efficient maintenance.

9 MR. DEPINTO: Thank you. Mr. Stephanelli?

10 MR. STEPHANELLI: Thank you, Mr. Chairman. Uh,
11 well, I guess you mentioned the ground floor is going
12 to be 32,000 square feet of retail, so maybe what's
13 the target for retail if you're not looking at a
14 pharmacy or something like that?

15 MR. HERRICK: The retail is about 25,000, 26,000.

16 MR. STEPHANELLI: Well, I said the ground floor
17 is okay.

18 MR. HERRICK: The overall -- the overall is
19 32,000, about 7,000 of it is [talking over each
20 other]. The other spaces is retail [inaudible].

21 MR. STEPHANELLI: So what's the target again? The
22 question is what's the target for the retail?

23 MR. HERRICK: In charges [inaudible].

24 MR. STEPHANELLI: No, no. I'm talking about what
25 you're target to bring in as retail.

1 MR. DEL VECCHIO: We're in discussions right now
2 that I can't really divulge who the tenants are, but
3 it -- it's a lifestyle retail user, uh, that will
4 probably take at least two third. Two of the tenants
5 will take two thirds of the -- the ground floor space,
6 that are being discussed right now.

7 It'll -- it'll provide larger retail space
8 components or floor area that doesn't otherwise exist
9 on the site. Um, a lot of the retail that exists on
10 the first floor is the first floor building one and
11 three are really blended to smaller users.

12 MR. STEPHANELLI: This is what you're talking
13 about. You're -- you're targeting larger tenant.

14 MR. HERRICK: Yes. This is just math- --
15 mathematically, you could say 25,000 square per retail
16 areas widening to three, roughly 8,500 square foot per
17 tenant, more or less. So probably the 75 to 10,000
18 range [inaudible].

19 MR. STEPHANELLI: I mean, I had the same -- so
20 one of my questions was, I saw the loading dock here,
21 and I was concerned about traffic going -- listen to
22 the traffic engineer and how that's going to work. But
23 I also looked at it as you have offices on the second,
24 and third floor, I don't see how -- how you're getting
25 material up to the second and third floor. You have

1 just two passenger elevators. [Inaudible].

2 MR. HERRICK: So the freight -- the freight
3 elevator.

4 MR. STEPHANELLI: Okay. [Inaudible]. I have to
5 [inaudible] this question. There is a -- but I didn't
6 see a whole -- I didn't see an aisle way or passageway
7 to second and third floor.

8 MR. HERRICK: So yeah -- so yeah, maybe I didn't
9 clearly point it out, but on the north west corner,
10 there is a loading, uh, dock, loading door and is a
11 loading [talking over each other] -- a separate --
12 there's a separate loading area and freight elevator
13 to get up to the second and third floor.

14 MR. STEPHANELLI: Um, [inaudible], and I had the
15 same question about you're going to -- you said you --
16 well, there's two questions. Why did -- why that
17 single story on the -- on east side [inaudible] -- it
18 filled the space -- ?

19 MR. HERRICK: He was -- he was trying to make the
20 most use of the space, given the -- given the setbacks
21 in parking and, um, [inaudible].

22 MR. STEPHANELLI: This why you carry this on the
23 third floor, just this size and building [inaudible].

24 MR. HERRICK: So part of it -- I mean, part of it
25 is -- architectural part of it is, uh, overall, um,

1 building size, and part of it was just the need that
2 Valley has. We did -- we did go through different
3 iterations early on that explored that.

4 Um, I think we even went through the iteration
5 and had a -- had a roof terrace on top of that.

6 MR. STEPHANELLI: Well, that would be nice then
7 [talking over each other].

8 MR. HERRICK: At the -- at the end of the day,
9 based on what the, you know, what the tenant needed
10 and wanted, and we -- this is where we went.

11 MR. STEPHANELLI: And I -- I do share, you know,
12 it's a unique building. I think it's going to just
13 look great when it's finished, but I guess the
14 question I have is, I'd like to see something towards
15 a little more energy efficient, you know, this we're,
16 you know, building to the future.

17 We're looking at decarbonization. You know, I'd
18 like to hear more, you know, [inaudible]. I mean,
19 that's -- that's -- that's -- now there's a bunch of
20 other things on my list, but that's one of the things
21 I want to hear from [inaudible]. Thank you.

22 MR. DEPINTO: Okay. Good point. Thank you.
23 Councilman?

24 MR. HERRICK: Good questions. Thank you.

25 MR. DEPINTO: Mr. Lintner?

1 MR. LINTNER: No questions.

2 MR. DEPINTO: Thank you. Mike?

3 MR. DIPPLE: Uh, none at this time. Once we get
4 moving, and I see the floor plans, um, might have
5 some.

6 MR. HERRICK: Okay.

7 MR. DEPINTO: Okay. Very good. We're going to
8 take a break, but before we do, we're going to open
9 the meeting to the public. Anyone care to make a
10 motion to that effect?

11 MR. STEPHANELLI: So move.

12 MR. DEPINTO: I'm sorry, Mr. Stephanelli, Mr.
13 Culhane, all in favor. Aye?

14 ALL: Aye.

15 MR. DEPINTO: Anyone from the public wish to be
16 heard? No? Chair will entertain a motion, close
17 meeting to the public. Mr. Culhane, seconded. Mr.
18 Teagno, all in favor. Aye. We're going to take a 10-
19 minute break, and then we will return. Okay. Meeting
20 will come to order. Okay. Mr. Del Vecchio, I presume
21 you have another witness for us this evening.

22 MR. DEL VECCHIO: I brought a stranger to the
23 board to testify next.

24 MR. DEPINTO: Okay. Okay.

25 MR. DEL VECCHIO: [Inaudible].

1 MR. REGAN: Do you swear or affirm that the
2 testimony you'll give in this proceeding shall be the
3 truth, so help you God?

4 MR. DIPPLE: I do.

5 MR. REGAN: [Inaudible] state your full name,
6 please, and spell your last name.

7 MR. DIPPLE: So it's Michael Dipple, D-i-p-p-l-e.

8 MR. REGAN: Mr. Chairman, Mr. Dipple is well
9 known to the board. I recommend [inaudible] qualified
10 in the field of civil engineering.

11 MR. DEPINTO: Chair will accept recommendation to
12 counsel. Please continue, Mr. Del Vecchio.

13 MR. DEL VECCHIO: Mr. Dipple, the documents plans
14 that I referenced and marked as exhibits [inaudible]
15 that were attributed to [inaudible], were they
16 prepared by you or under your supervision?

17 MR. DIPPLE: Yes.

18 MR. DEL VECCHIO: You've made yourself
19 [inaudible] subject to the application?

20 MR. DIPPLE: I have not.

21 MR. DEL VECCHIO: And the fact you were the
22 original designer engineer for this site as we see in
23 the original approval and [inaudible] and other
24 construction?

25 MR. DIPPLE: That's correct.

1 MR. DEL VECCHIO: And also the design engineer
2 for the project [inaudible]?

3 MR. DIPPLE: That's correct.

4 MR. DEL VECCHIO: So you are familiar with both
5 zones [inaudible] zone that covers DePiero [inaudible]
6 the zone that covers this [inaudible]. Can you
7 describe for the board the portion of the property
8 that we are seeking to modify from the original
9 approval that were received when the overall project
10 was presented?

11 MR. DIPPLE: I have the, uh, [inaudible]. I'm
12 going to mark it as an exhibit.

13 MR. DEPINTO: A13.

14 MR. DIPPLE: A13. I'm going to date it today,
15 5/17/22. Uh, I've entitled it, um, north market
16 overall site rendering with today's date. It was
17 actually prepared by our landscape architect for the
18 project, Parker Rodriguez, uh, Trini Rodriguez, who
19 I'm sure you're familiar with, [inaudible] landscape
20 architect.

21 So she was nice enough to follow up the
22 rendering, and we brought it here tonight. Um,
23 building four which is the building that, uh, was
24 brought to you earlier by the project architect was
25 located on the north end of the site, adjacent to

1 DePiero Drive and Grand Avenue West.

2 Uh, just for orientation purposes, building one
3 would be purpose to the south, the residential
4 building that is leasing right now. Building two
5 [inaudible] Mr. Del Vecchio, Beattie Padovano office
6 on [inaudible], and then building three which is near
7 completion, also a residential building about three
8 hundred and something residential units, and, uh,
9 retail ground floor Mr., uh, Mr. Del Vecchio
10 [inaudible].

11 And then building four, it strikes you again, but
12 architect [inaudible] retail ground floor and medical
13 [inaudible] is on the second and third floor. Um, so
14 this [inaudible] than the site, if I, uh, correct me
15 if I'm wrong, Mr. Del Vecchio, but we received
16 preliminary sites on approval, um, originally when we
17 were here for north market, that originally included a
18 hotel, retail -- a large retail pad, kind of the shape
19 of a pharmacy, and then a smaller pad that kind of
20 resembles maybe a retail or small restaurant, uh, in -
21 - in the corner portion to the Parkway.

22 So of course that was all preliminary site plan
23 approval, so no, uh, architecture other than
24 preliminary claims in the hotel was -- was presented
25 at that time. So building four comes in, and occupies

1 the majority of this space.

2 Um, as, uh, as described to you, the front of the
3 building really, uh, serves the retail needs on the
4 ground floor, and the rear of the building, uh,
5 serves, uh, the, uh, the medical office. That --
6 that's a similar orientation to building two of
7 course, which has a retail on the ground floor, front
8 of the Plaza, and then the upper floors are the office
9 spaces, at the front and the rear.

10 So Mr. [Inaudible] has had a lot of success, uh,
11 with this building orientation. Um, I want to describe
12 to you briefly some of the access circulations and
13 parking. So, uh, in terms of access to the site, there
14 are two access points, DePiero Drive, which runs along
15 the bottom of the page, the right to left direction.

16 Uh, there is currently an existing right in,
17 right out driveway just to the north of building
18 three. That driveway will remain and will continue to
19 allow vehicles, uh, to come off of DePiero Drive, and
20 move in a, uh, westbound direction between proposed
21 building four, and, uh, existing building three.

22 So that is one access point road that will remain
23 right in, right out. The second access point is
24 located at this extreme northwest corner of the site,
25 and that's adjacent to, uh, the Parkway -- garden

1 state Parkway right of way, which is that -- would be
2 at the top of the page. That is an enter only
3 driveway.

4 Um, it -- it will allow, under current,
5 proposals, it will allow left turn in from Grand
6 Avenue West, and right turn in from Grand Avenue West
7 to come in eastbound direction, say from Woodcliff
8 Lake or off the garden state park.

9 So that is an enter only driveway to provide
10 access to, uh, the building four area of the site. In
11 terms of circulation, I pointed out that the retails
12 on ground floor faces front, and the offices are on
13 the upper floor and phase three for a reason.

14 So if, for instance, you were using, uh, or going
15 to visit one of the retail users on the ground floor,
16 your point of entry might best be to come off of
17 DePiero Drive, and then enter into the right in right
18 out, and then pass in front where you have ample
19 parking for 113 vehicles at the front of the site,
20 which meets the parking requirement for the 25,000 and
21 change square feet of retail in -- in the front of the
22 site.

23 However, that's -- that's great if you're coming
24 on, uh, Grand Avenue West in an eastbound direction,
25 but if you're coming Grand Avenue West from the

1 downtown, uh, area of Montvale or points east of this
2 development, you -- under this proposal, you will have
3 the opportunity to make a left turn into the site.

4 And at that point, you will be able to make an
5 immediate left, and then pass in front of the building
6 four, to access the parking in the front should you
7 choose, uh, to visit one of the retail users on the
8 ground floor. So that's the way the circulation breaks
9 up nicely for the front of the building.

10 In the rear of the building, if you know you're
11 going to, uh, the Valley Health offices or -- or
12 medical care on the upper floor, you kind of have the
13 same circulation pattern, but you would essentially
14 make a left if you're coming Grand Avenue, uh, West in
15 a westbound direction, make a left into the site, and
16 then utilize a larger parking lot in the rear, um,
17 which includes 187 parking spaces immediately to the
18 rear of the building.

19 I'll get more into parking compliance, but
20 immediately behind the building, you have another 187
21 parking spaces. And again, if you were traveling in
22 the eastbound direction on Grand Avenue West, and you
23 got off DePiero Drive, you entered into the right turn
24 only, passed on the north side of building three, you
25 could then access the rear of -- of building four.

1 Um, so 113 spaces in the front, 187 in the back.
2 We have a few spaces along the north side of building
3 three. Um, and then with our shared parking
4 arrangement, some of this parking for building four,
5 uh, per coordination with Valley Health would share
6 some of the parking area behind building three.

7 If you recall, there's quite a few parking spaces
8 inside of building three, and we do have a shared
9 parking, uh, arrangement, and you'll hear more about
10 the shared parking from Betsy Dolan, uh, the traffic
11 engineer.

12 MR. DEL VECCHIO: [Inaudible] circulation
13 [inaudible] put your minds at ease, so they can
14 highlight something that may not be recognized. The
15 left turn movement from Grand Avenue that's proposed
16 to occur through a designated turn light, correct?

17 MR. DIPPLE: Yeah. That -- that's correct. We
18 have it described as it shows up on this Rodriguez's
19 plan, but it's -- it's more pronounced on the civil
20 plan. We are working with the county, and with Ms.
21 Dolan, uh, to make sure that we get this correct, and
22 we have a left turn language safely gets vehicles off
23 of Grand Avenue West and into the site making that
24 left turn.

25 MR. DEL VECCHIO: Okay. Thank you.

1 MR. DIPPLE: Um, okay. So going forward, I'd like
2 to spend just a few minutes, and this is a copy of the
3 site plan package that was submitted. I don't think
4 we're marking this [inaudible].

5 MR. DEL VECCHIO: A3.

6 MR. DIPPLE: [Inaudible].

7 MR. DEL VECCHIO: Yes.

8 MR. DIPPLE: This is A3 stated as an exhibit
9 today. And I want to just spend a few minutes on
10 [inaudible] the client. At this point I introduce, um,
11 [inaudible], essentially overall on [inaudible]
12 compliance. And I'm just going to use T- -- T04
13 [inaudible] overall site plan to [inaudible]. I'm also
14 going to reference -- reference, um, this [inaudible]
15 planning letter dated April 26th, 2022, so to, uh,
16 [inaudible] very well outlines all of the variant
17 release that -- that this application [inaudible].

18 MALE 11: Mr. Chairman, should we mark that?

19 MR. DEPINTO: Yeah.

20 MR. DEPINTO: Why don't we mark that?

21 MALE 12: Is that a B1, boss?

22 MR. DEPINTO: B1. Darlene's letter.

23 MR. DIPPLE: Okay. Is that the B1 is the, uh, the
24 -- the planning report, uh, how engineering dated
25 April 26th, 2022.

1 MR. DEPINTO: And Mike, what exhibit do you have
2 on the board?

3 MR. DIPPLE: Uh, I have A3. I'm looking at C04.

4 MR. DEPINTO: C04? Thank you.

5 MR. DIPPLE: [Inaudible]. So, um, I can -- I can
6 do this relatively quick. The -- the site implies that
7 nearly all of the bulk standards with the exception of
8 the -- the hotel as you -- as I testified before, and
9 you can see plainly here that there's no longer a
10 hotel, and this zone did require 150 rooms, uh, as a
11 minimum, and a certain number of amount of conference
12 room space, none -- neither of which are presented on
13 the plan.

14 And then there is a variance requested for
15 commercial office [inaudible]size where the ordinance
16 for this -- this site, um, had a maximum of 15,000
17 square feet for our office pad site. And as we
18 described the footprint of this is 33,847 square feet,
19 so in footprint, uh, it is much larger than a 15,000.

20 It has a total gross floor area of 87,976 square
21 feet on all floors. Um, there are a couple things in
22 this screening letter that I just want to point out.
23 Um, there's a number of variances that are listed with
24 regard to screening, and [inaudible] things like that.

25 I'm going to say it now that we're going to

1 eliminate those variances. You're going to have more
2 from Trini Rodriguez, but, uh, as Mr. Del Vecchio
3 started this conversation or started the application
4 tonight, we're also going to be presenting, uh, the
5 new plan, the slight modifications to some of the
6 areas in the rear of the site with some of the drop
7 off in ADA spaces.

8 And we would hope to address some of that
9 screening and buffering and things like that and the
10 ordinance required, uh, in that submission. So I'm
11 going to say screening sidewalk material, and bike
12 racks, uh, I'd like to take off the table, um, in the
13 next submission.

14 Um, and I don't know if I missed any others. We -
15 - in terms of parking, I touched on parking briefly.
16 Overall, this development requires 1,218 parking
17 spaces. We are proposing 1,199 parking spaces, uh, so
18 we are a few short.

19 However, the ordinance does allow us to not seek
20 a variance, if we can convince the board, uh, that a
21 shared parking arrangement is appropriate for the
22 site, and we've done so in the past. We've had this
23 variance in the past, and it continues here, um, of
24 the shortfall, I should say.

25 As you take all the components one by one, we

1 come up with a slide shortfall, but, uh, it's been Ms.
2 Dolan's testimony and I'll -- I'll let her give it
3 when she comes here, that this site, uh, has an excess
4 number of parking spaces in the magnitude of 250 to
5 300 spaces, so, um, that's -- we don't seek a
6 variance.

7 We don't list a variance for that, but we do have
8 a -- a shortfall when you take each use, uh,
9 individual. Uh, Ms. Green points out, uh, building
10 height, and I'd just like to spend, uh, a second on
11 how we calculated the building height.

12 Because the ordinance was written, um, in a
13 manner that acknowledged that there was a slope on the
14 side, clearly is, and that we would take -- if there
15 was slope, which we were contending with in one of the
16 proposed buildings, that we would take the two highest
17 corners, and we would average those, and that would be
18 our average grade.

19 And then we would measure that to the highest
20 point of the building, and that would be the maximum
21 building height, and we have done so. This property
22 slopes significantly from the north side to, uh, the
23 south side, and that's the reason why we have the
24 loading on the south side of the building, because we
25 have a four-foot difference between the building

1 height, and the actual road, which is [inaudible]
2 constructed adjacent to building three.

3 So when we take two corners of the building, and
4 we selected a corner, uh, I'm going to call it the
5 northeast corner of the first floor extension, and the
6 rear corner of that northern extension of the ground
7 floor, and we average those, and then we look at the
8 building height, uh, this building does comply.

9 Um, and you heard so from the project architect
10 about the overall height, uh, and screening that then
11 stays within that maximum 65. So I think, uh, the
12 testimony was requested regarding, uh, how we
13 calculated height, and, uh, and -- and that is how,
14 um, that's how this application has presented the
15 height of this building for.

16 MR. DEL VECCHIO: And that's consistent with how
17 height has been measured and calculated for the other
18 buildings of this project.

19 MR. DIPPLE: Yeah. That's correct. And if you
20 recall, building one, uh, specifically building one
21 and building three had that same slope. So when you
22 measure them from the front to the back, you do get a
23 variation that they're measured from the front of the
24 building and the highest point of the building, so
25 that's consistent.

1 And that's exactly how we measured the hotel, uh,
2 when the hotel was on there, uh, because the back of
3 that property sloped away, so we're being consistent
4 in the way we've measured building height on these
5 properties in stage one.

6 MR. DEL VECCHIO: Okay. Yes. But can we just go
7 back to the zone compliance for one second, and then
8 [inaudible] have a follow-up question I want to ask.
9 After you go back to the keyboard and change that
10 around to make your revision, what, if any of those
11 variances do you envision will remain, uh, after the
12 redesign is put in place?

13 MR. DIPPLE: Uh, I don't -- I don't think that
14 anything, um, I don't think it changes anything. I
15 think when we -- what we're considering is a slight
16 redesign of the rear of the, uh, of building floor.

17 MR. DEL VECCHIO: Okay. I think the question more
18 is, after you take care of comments raised and the
19 review letters, will there be any C variances left?

20 MR. DIPPLE: No. I think only the use -- correct
21 me if I'm wrong, but only the use variances regarding
22 the hotel, is that what -- is that what you're going
23 with that?

24 MR. DEL VECCHIO: Well, the use variances of the
25 hotel, but I'm talking about the screening, the

1 sidewalk material, the fence on the retaining wall,
2 uh, bike racks, all of those are intended to be --

3 MR. DIPPLE: Eliminated. I'm sorry. I mentioned
4 that already. Yeah. The screening sidewalk, bike
5 racks, you mentioned the fence that was pointed out on
6 that, that we would adjust the plans to comply with
7 that and eliminate, uh, the, the majority of the C
8 variances that were listed in -- in the [inaudible].

9 MR. DEL VECCHIO: And the loading area needs to
10 have the screening area upside [inaudible].

11 MR. DIPPLE: Right. That's -- that's correct.
12 Yeah. We're going to address that, but that's where
13 I'm saying that I -- I think we have the ability to
14 eliminate the facts that [inaudible] showing how we
15 want it.

16 MR. DEL VECCHIO: And that will leave us with the
17 fundamental variances of hotel versus no hotel, 15,000
18 square feet of [inaudible] space versus 15,000 square
19 feet [inaudible].

20 MR. DIPPLE: That's correct. And I'm sorry, sir.
21 The point you're going with that is there'll be no
22 real material change to the building that would --
23 that would kick us into any kind of other fault
24 variances, you know, because of a slight redesign. I
25 think we're only looking at just maybe the

1 reconfiguration of the drop off, and, uh, the ADA
2 space. That's really the civil side of -- of what is
3 being planned, uh, by the architect, so.

4 MR. DIPPLE: Okay. Um, moving on to stormwater
5 management, um, when we -- when we attended our
6 preliminary meeting, or our free application meeting,
7 I made the statement that we're really doing our best
8 to keep everything within the limit of the impervious
9 coverage.

10 We pushed and tried, and we did our best, and we
11 still came up 2,300, almost 2,400 square feet in
12 excess, so we had a little bit of an increase in our
13 impervious coverage, but however, it does not kick us
14 into a variance or anything.

15 What that means, and due to the fact that we had
16 a few more -- a little more building roof, uh, we
17 require a little more stormwater management.
18 Stormwater management role has changed drastically.

19 I'm sure every applicant that comes in here with
20 a major development tells you about how they meet the
21 stormwater management rule, excuse me. We're no
22 different, and because we have more parking area in
23 the rear, we've, uh, incorporated a bio-retention
24 basin along the western end of the site, uh, which
25 collects water, goes through, uh, a bio-filter system,

1 and then discharges that water out to, uh, the stream.

2 That discharge point exists today. We were
3 reusing it in the fire application when there was a
4 hotel there, however, recognizing that we're adding
5 more, uh, pavement surface versus rooftop in order to
6 comply.

7 Um, we did incorporate that -- that feature, so
8 that's outlined in my stormwater management report,
9 um, and I believe that, uh, we are in compliance with
10 the new rule. It is a bit of a retroactive or, uh, we
11 had to retroactively kind of fit that in because this
12 basin on the south side, is already constructed, and
13 operating well. Mr. Del Vecchio called me every time
14 there's duck swimming around in the basin, but, uh,
15 it's, uh, things are -- things are moving, um, well on
16 the south side of the site.

17 We're going to make sure that everything is
18 moving well on the north end side. Uh, so that's
19 stormwater management. In terms of utilities, um, our
20 office has been working with, and will continue to
21 work with Suez, whatever their new name is now, Viola,
22 Veolia or something, um, PSE&G, and Orange and
23 Rockland of electric.

24 We've built up very good relationships with the
25 local people, uh, who've managed these sites, and, uh,

1 we've been working with them consistently throughout
2 the development of the [inaudible], and, uh, of the
3 north market site, and we'll continue to do so.

4 Uh, in terms of water name, because I know that
5 the -- in the fire review letter, there was discussion
6 about water main. And I've given this testimony every
7 time I'm up here, and, um, Suez, we will have a very
8 comprehensive meeting at some point with Suez to
9 determine exactly how the water mains runs to the
10 site.

11 Uh, they were very apprehensive to give us big
12 looping water mains without pop boxes, and make sure
13 that their tenant owned fire hydrants, and things like
14 that, so we've been down this road with them a number
15 of times.

16 And what I'd like to do is say that we're going
17 to make sure that everyone is pleased with the design,
18 not only the fire official, the planning board, the
19 engineer, and everyone, and that Suez, um, is also
20 pleased with what we're presenting, and how we're
21 designing it because, uh, they're very particular on
22 how the water mains are run through the sites.

23 All right. So I -- I can offer that. In terms of
24 PSE &G for gas and Orange and Rockland for electric,
25 um, you know, we -- we've shown the preliminary design

1 that the utility systems running through the site, do
2 whatever -- whatever it takes in order to, uh,
3 properly service these buildings.

4 MR. DEL VECCHIO: Mike, as far as you know, there
5 is sufficient -- more capacity to share the site.

6 MR. DIPPLE: Yes. Uh, and --

7 MR. DEL VECCHIO: Sufficient gas.

8 MR. DIPPLE: Yeah. I think all the utilities are
9 great. We've done some sewer studies, and we know that
10 the sewer at the last time we checked, the sewer was
11 operating efficiently, and there's still room in the
12 sewer.

13 We'll continue to work, uh, with your engineer to
14 ensure that sewer capacity, uh, is still available.
15 The last time we -- we metered some of the sewers here
16 at the DePiero Drive, and as we went down -- further
17 down the hill, there's a 36-inch sewer, which had very
18 little flow in it, which runs along the back of the
19 properties along the Park Ridge quarter.

20 And this all eventually leads into that, but
21 things have changed a little bit. We've seen a few
22 other developments come in. This is, this will bring
23 300 new units on here, so, uh, we want to make sure
24 that everything is -- is working well.

25 Um, so that's the sewer. We will need a treatment

1 works approval, and that's the whole process, which,
2 you know, we would like to get underway as soon as
3 possible. Um, in terms of lighting, uh, we did provide
4 a lighting design, and whoever, uh, if you go out to
5 the site, you will see, uh, the light fixture that
6 we've shown.

7 I would think, and I hope that the board is very
8 pleased with it. I was out, uh, I was out to the site
9 tonight. I'm not so sure you can see the fixture here,
10 but, uh, it's, uh, a company called [inaudible]
11 Company, and, um, they have very modern looking light
12 fixtures.

13 And if you go out to the site [inaudible] three,
14 there's a number of those fixtures that have already
15 been installed, uh, throughout the site. We will
16 continue that -- with that, uh, continue with that
17 [inaudible].

18 I -- I -- I find it very attractive, very modern
19 [inaudible]. Um, in terms of outside agency approval,
20 we will require an amended floor area hazard permit
21 from the DEP that is ongoing. The county of course, is
22 going to weigh in heavily on our left turn, uh, coming
23 into the site.

24 We're coordinating with the county right now. We
25 will need a, uh, updated soil conservation district

1 approval, but we've been working with soil
2 conservation district really every other month or so.
3 We're coordinating with them on the ongoing
4 construction and we will need treatment works approval
5 from the DEP. So, uh, that's really my testimony about
6 our design.

7 MR. DEL VECCHIO: Mike, if I could just add one
8 more, uh, part of the testimony. In addition to the
9 screening report, you have seen copies of the other
10 reports that were issued by the board professionals,
11 uh, including, police, including fire, um, including
12 Mr. Hipolit and engineer [inaudible] that is traffic
13 and there are two separate letters. Have you seen both
14 of them? Uh, is there anything in those letters that
15 you anticipate not being able to address as you, uh,
16 issue the next edition of the -- the plan for the next
17 meeting?

18 MR. DIPPLE: No. not at all. Um, there are some
19 comments that require some additional information, um,
20 of this visual clarification on the design, um, and we
21 will give more on the lighting [inaudible] as I read
22 through this.

23 Um, but no and, uh, I -- I [inaudible] the
24 records as often as I could, the fire, uh, department
25 letter, and then the terms of the police letter, a lot

1 of that has to do with, uh, the site overall and the
2 building itself, but, um, um, we fully intend to fully
3 comply with all of the professional letter. I -- I
4 didn't [inaudible] landscaping [inaudible] Mr.
5 Rodriguez [inaudible] is another letter [inaudible].
6 Mr. [inaudible] will address that.

7 MR. DEL VECCHIO: Thank you. I have no further
8 questions, Mr. Dipple at this time [inaudible].

9 MR. DEPINTO: Okay. Thank you. Let's first go to,
10 uh, Ms. Green. Uh, Ms. Green, your technical review
11 letter was referenced by Mr. Dipple and he made
12 certain representations with respect to changes they
13 anticipated making. Is there anything that was not
14 addressed by Mr. Dipple set forth in your letter that
15 you have concerns over?

16 MS. GREEN: So I think my letter is pretty clear
17 on, there are some discrepancies between the different
18 plans if you're comparing the landscape plan against
19 the site plan. So I'm assuming that part of this next
20 part of revisions, all those discrepancies is going to
21 be cleaned up.

22 MR. DEPINTO: Will be coordinated and cleaned up,
23 right, Mike? Okay.

24 MR. DIPPLE: Yes. [Inaudible].

25 MS. GREEN: So I -- I won't bore the board with

1 all those discrepancies. Um, the one thing that I
2 wanted to point out that is different from the phase 1
3 is the new legislation for the EV charging stations
4 that the applicant [inaudible] in this phase, and I'm
5 assuming that would be something to see in the next
6 variation plan.

7 MR. DEL VECCHIO: May in fact remove the
8 [inaudible] testimony.

9 MS. GREEN: Yes. So there is a provision in that
10 legislation that allows you to take, uh, to count a
11 certain percent state as two for one. Um, so we'll see
12 what they propose and then it could very well
13 eliminate [inaudible]. Um, that's really major. A lot
14 of it very specific details about meeting
15 clarification, eliminating discrepancies, um, making
16 sure all the [inaudible] match.

17 MR. DEPINTO: Okay. Mr. Dipple, where are you and
18 Mr. Hipolit, you could -- you could, uh, chime in on
19 this as well. Where are you with discussions with the
20 county relative to the grand avenue access to the
21 property and the dedicated lane? Andy, have you spoken
22 to Eric?

23 MR. HIPOLIT: I have. I spoke to Eric. At least a
24 half dozen times on this. And Mike has worked really
25 hard [inaudible] county main location. We've found a

1 location that I believe works fine, [inaudible] show
2 the plans circulations. One way in, [inaudible] and a
3 -- and a right in. County [inaudible] board would act
4 on the application shown there. They're fine.
5 [Inaudible].

6 MR. DEPINTO: And Mike, you agree with this?

7 MR. DIPPLE: I agree. Uh, the [inaudible] really
8 been leading the effort with that because there's a
9 lot of traffic, but -- but I've been working with her
10 on plan to try to get, you know, this -- this geometry
11 correct.

12 And there's -- there's plenty of queuing here
13 going on, yeah. Which is -- which is kind of, uh, as
14 [inaudible] for this design effort, um, because there
15 was the left turn that was put in, um, into, I believe
16 the driveway for [inaudible]. I don't recall. I think
17 it's a [inaudible] office here, um, [inaudible].

18 MR. DEPINTO: Yes.

19 MR. DIPPLE: Yeah. Mr. [inaudible] gave the
20 history at one point, but, um, but that has a very
21 short queuing lane and this allows us to have very
22 long queuing lane.

23 MALE 5: Like one of the -- I'm not sure you can
24 address this, but one of the concerns that the county
25 has is really not left in [inaudible] right terms. So

1 unless somebody stops, you certainly would drop the
2 parkway [inaudible]. You know, we haven't had that
3 driveway active. It's been a long time so [inaudible].

4 MR. DEPINTO: Wasn't -- wasn't there some
5 discussion relative to changing the exit off of the
6 parkway to rather than that, uh, that turning stop or
7 -- or, uh, yield to a full stop to create greater
8 gaps?

9 MALE 5: [Inaudible] traffic guys need a few
10 calls on behalf of this and the parkway, [inaudible]
11 certain terms it said, we want the traffic off our
12 roadways, not to back up on our roadway.

13 So we take the car a little higher [inaudible]
14 road so [inaudible] we do to clear the lane is our
15 goal, not push it back in our lane. So really, we have
16 to sink the [inaudible] of the parkway, potentially
17 [inaudible] road and -- and the [inaudible] driving
18 grant and have them operate kind of [inaudible] are
19 the only conflict [inaudible] park grant you wouldn't
20 add. You wouldn't add [inaudible] -- [inaudible] the
21 parkway is still, you're not as well as fast as you
22 are coming east on there again [inaudible].

23 MR. DEPINTO: So they may not be willing to do
24 anything along a stop. However, we have control of the
25 syncing of the lights,

1 MALE 5: You can sync the lights.

2 MR. DEPINTO: Now, who is going to study that? Is
3 that going be Betsy, or Mike, or are we studying it?

4 MALE 5: So it's really -- and really be on your
5 -- our traffic [inaudible] Betsy. We have to
6 ultimately at some point approach the county about
7 syncing those lights.

8 If we're adding more lights [inaudible]. The
9 original traffic study, this whole development was the
10 potentially sync.

11 Sync all these intersections [inaudible]. 11
12 lights, there's discussions about adding a county
13 [inaudible] sync all lights [inaudible] kind of smart
14 system where there's a traffic cam somewhere, the
15 lights [inaudible] terminate [inaudible] adjust people
16 [inaudible] directions.

17 MR. DEL VECCHIO: Just to remind everybody the
18 applicant did contribute significant dollars to the
19 county to allow, particularly along this stretch of
20 road to allow the county from its control room in
21 [inaudible] to do exactly what is being said is the
22 same to those lights to be able to remote control
23 [inaudible] like this section.

24 MR. DEPINTO: Uh, I think --

25 MALE 5: [Inaudible].

1 MR. DEPINTO: Yeah. I think this is one of the
2 most important elements of the plan, certainly the
3 traffic circulation. And I think rather than
4 potentially delaying anything that we have to make
5 certain that the engineers, both from your office, and
6 Mike, and Betsy, and the county get together sooner
7 rather than later, uh, to address it.

8 MALE 5: Okay. And we are -- we are having those
9 discussions. I'll just make sure every step
10 [inaudible] be done this year.

11 MR. DEPINTO: Okay. Now, with respect to making
12 the physical changes to the plans, what's your
13 timeline for that, Mike?

14 MR. DEL VECCHIO: I think our goal was to be
15 rescheduled for the June 21st meeting which we
16 understand is your next meeting and to have plans
17 resubmitted, um, right around Memorial Day, well in
18 advance of that June 21st day to allow your
19 professional [inaudible] time to review and contact
20 us.

21 MR. DEPINTO: Okay. So June 21st would work
22 because Gray Capital will -- will be in July. So I
23 think we should plan for that June 21. And Andy, I
24 think if you, and Mike, and Betsy, uh, can work with
25 the county between now and then, so that I presume

1 Betsy will be here to testify at that meeting?

2 MR. HIPOLIT: [Inaudible] they were talking to
3 [inaudible].

4 MR. DEPINTO: I'm sorry, Betsy?

5 MR. HIPOLIT: [Inaudible] the original traffic
6 site. [Inaudible].

7 MR. DEPINTO: So he's involved in this again?

8 MR. HIPOLIT: Yes, he is. Yes.

9 MR. DEPINTO: Okay. Yeah. I think it's important
10 and I don't want the project held up because of that.
11 So, uh, we'll -- we'll have to stay pretty tuned on
12 that. So it looks like 21st of June. Now, with respect
13 to the changes in architecture, um, is that an
14 operative date for you, Scott, to do what you have to
15 do?

16 MR. SCOTT: It's no problem to make the changes
17 to the drawings when they're essentially done. Um, I
18 do have a personal contact on June 21st, but it's just
19 [inaudible] in the middle of a family vacation
20 [inaudible] so [inaudible].

21 MR. DEPINTO: Okay. [Inaudible]. Well, we can
22 have our meeting over there too.

23 MR. SCOTT: [Inaudible].

24 MR. DEPINTO: Get one of those little planes to
25 pick us up or [inaudible].

1 MR. DEL VECCHIO: We'll -- we'll figure out the
2 testimony of it [inaudible]. We'll have to
3 [inaudible].

4 MR. DEPINTO: Yeah. I'd like to see if we could
5 tie that in as well. Now, you are waiting for more
6 input from your -- from -- from Valley, is that
7 correct, Scott?

8 MR. SCOTT: Um, I don't know the [inaudible]
9 revised plans. I think that we can comply with all of
10 the planning comments. Um, [talking over each other].

11 MR. DEPINTO: So it's the floor plan?

12 MR. SCOTT: The only thing that I mentioned was
13 that, you know, there's some mechanical design that's
14 [inaudible], I don't think that it's going to change
15 what we see on the plans. That's just going to be
16 what's inside this meeting. Um, --

17 MR. DEL VECCHIO: I think Mr. Chairman --

18 MR. SCOTT: [Inaudible] if there's any other
19 changes [inaudible].

20 MR. DEL VECCHIO: Yeah. I -- I think you've seen
21 the changes in narrative form from staff tonight. I
22 think what you're -- I think what we need and you're
23 referring to is final sign off from Valley that these
24 are the final changes. And we should have that in --
25 in advance to [inaudible] Memorial Day.

1 MR. DEPINTO: It's -- it's a scheduling problem.
2 And, uh, yes, we could carry you to the 21st of June.
3 Thereafter, it gets difficult because our next meeting
4 is 3rd of July.

5 MS. GREEN: 5th of July.

6 MR. DEPINTO: 5th of July. Uh, that would be
7 difficult. And then we move Gray Capital to the third
8 Tuesday of July. I would like to see if we could wrap
9 this for 21 of June, otherwise we're going to be
10 pushed into August.

11 And I know that's not what the applicant is
12 looking for because of commitments that they've made
13 to Valley, I believe with respect to, uh, getting the
14 necessary approvals and -- and, uh, doing what they
15 have to do. So I think timing is going to be very
16 important, and I think the things that could hold us
17 up will be county and, um, what else, Bob? Other
18 agencies. Now, the other agencies --

19 MALE 5: [Inaudible] still in 10 days in before?

20 MR. SCOTT: 10 days.

21 MALE 5: So it's going to be on the 10th.

22 MR. SCOTT: 10 days before the, uh, 21st.

23 MALE 7: [Inaudible].

24 MR. SCOTT: Yeah. More than --

25 MR. DEL VECCHIO: Very generous beyond the 10

1 days.

2 MR. DEPINTO: Now, Mike, the other agencies you
3 referenced DEP and soil conservation and so forth and
4 so on, do you anticipate any challenges with them or?

5 MR. DIPPLE: No. I -- I don't. I -- I -- I think,
6 uh, we -- we've had, uh, we've had a pre-application
7 meeting with the DEP regarding our approach that they
8 seem to like it. Uh, they seem to think that it was
9 adequate. Um, the sort of conservation district we can
10 have within six weeks at any time.

11 And then [inaudible] approval is, you know, tha-
12 -- that's -- I always say that's not really a yes or
13 no permit, it's more something we have to do before we
14 can build the building for [inaudible]. I don't really
15 see outside agencies being initiated.

16 MALE 8: I -- I agree.

17 MR. DEPINTO: Okay. So we're all comfortable with
18 that. Um, Bob, can you think of anything else that
19 would stand in the way of --

20 MR. BOB: No.

21 MR. DEPINTO: -- us being able -- now, Andy, you
22 indicated that you're going to provide, uh,
23 transcripts of the meeting, is that correct?

24 MR. DEL VECCHIO: Yes. I'll have the tape
25 transcribed and we'll -- we'll provide the trans- --

1 transcript.

2 MR. REGAN: Because if we -- if we wrap this on
3 the 21st of June, I'd like to have a resolution for
4 July. So if you give me the transcript, I can at least
5 start [talking over each other].

6 MR. DEPINTO: Where can you -- ?

7 MR. DEL VECCHIO: June meeting, I may have a
8 [inaudible] for just [inaudible]. The turnaround time
9 for the resolution.

10 MR. REGAN: But if you get me tonight's
11 transcript, I -- I -- I could at least do the
12 preliminary provisions.

13 MR. DEPINTO: Okay. So recognizing board members,
14 recognizing the fact that these plans will be changed,
15 but I think we've heard testimony enough. Mr. Dipple
16 will be back to testify to the change plans. Someone
17 will be here from architecture. Betsie Dolan will be
18 here and we will have planning testimony, I presume.

19 MR. DEL VECCHIO: Yes. And Trini Rodriguez to
20 appear up for the landscaping.

21 MR. DEPINTO: And -- and Trini. Okay. For
22 landscaping. So at this point, why don't we see if
23 anyone has any questions for Mr. Dipple? And I think
24 I'm starting Mr. [inaudible].

25 MALE 11: Um, I have some serious concerns about

1 that whole left turn in, right turn in and so on. Can
2 you tell me where you are getting that dedicated lane
3 going west on [inaudible]?

4 MR. DIPPLE: So there is currently a right lane,
5 um, [inaudible] where it just -- it starts [inaudible]
6 just -- just left of where the proposed driveway and
7 it continues to probably within about 75 feet of the
8 intersection with -- with DePiero Drive.

9 MALE 11: Okay. What's in that lane currently?

10 MR. DIPPLE: It's just [inaudible], you know.
11 It's just striking. It's just a strike.

12 MALE 11: They're going to turn that from a
13 strike lane to a traffic lane [inaudible]. Okay.

14 MALE 8: [Talking over each other] left hand turn
15 going into the office?

16 MR. DIPPLE: There is a left hand turn, I believe
17 at -- at this location. I'm -- I'm trying to, you
18 know, just [inaudible].

19 MALE 8: And then more [inaudible] at the
20 intersection.

21 MR. DIPPLE: At the intersection.

22 MALE 8: [Inaudible].

23 MALE 8: Well, that queues up further?

24 MR. DIPPLE: We -- we definitely are looking at
25 how this -- this works here. I don't really, again,

1 and you're going to hear more about this from Betsy
2 Dolan because she'd really been studying it and making
3 the case for it which accounting. So I -- I can -- I
4 can tell you, I give you some dimensions, but I -- I
5 don't have all the analysis.

6 MALE 8: So the rest of my question was, that's
7 not a signal line in section to make that left
8 [inaudible]. [Talking over each other]. So then
9 [inaudible]. So then you're competing with the exiting
10 traffic from the Parkway and also the two lanes coming
11 down underneath the overheads. You're competing with
12 getting across those three lanes with your left turn,
13 with no signal to help?

14 MR. DEL VECCHIO: Yeah. That -- that concern is
15 covered by Ms. Dolan's gap analysis. We -- we were
16 asked to do a gap analysis to analyze when the
17 [inaudible] gaps exist for that turn and [inaudible]
18 from the building on that. [Talking over each other].

19 MALE 8: [Inaudible] perspective. Well, you look
20 west, you [inaudible] site distance and it would
21 [inaudible].

22 MR. DIPPLE: But you know what --

23 MALE 8: The rear end -- the rear end right
24 [inaudible] seem to become more of a concern.

25 MALE 9: Right. And -- and my other concern is

1 the sync- -- synchronization of these lights. If you
2 go from the intersection of Spring Valley and Grand,
3 and you're going west, you've got five lights before
4 you get to Chestnut Ridge Road.

5 I know from years of experience that if you get a
6 green light at one of those, you're not going to get a
7 green light at any of the others. They might be
8 synchronized, but they're synchronized and you always
9 get the red light. [Talking over each other]. And you
10 hit the red light.

11 So now, compound that with the cross traffic that
12 you have to negotiate and the traffic coming out of
13 this chicane underneath the, uh, I -- I don't see this
14 [inaudible]. That's my comment.

15 MR. DEPINTO: Okay. So those concerns are noted
16 by Mr. Dipple and will be conveyed to Ms. Dolan,
17 right? Let's go, John, what do you have?

18 MR. CULHANE: Yeah. Basically, I have similar
19 concerns about the liability to this left turn. And
20 one of the things I don't understand is what were the
21 corrections made at the [inaudible] Drive on
22 [inaudible] when there are a series of left turn
23 accidents.

24 So that is a signalized intersection. So, and I
25 didn't see any particular comments from the Montvale

1 Police on this proposed left turn. I'm not sure if
2 they been incorporated into [inaudible] total.

3 MR. DEPINTO: We do have a report from the, uh,
4 police department dated April 18.

5 MALE 7: Did they see [inaudible]? I can say they
6 have, I don't know what the comment on it, but they --
7 they seen the left turn at least as of now, my
8 understanding is they're not against the left turn.

9 I think their concern was the right turn
10 [inaudible] because of the way it comes [inaudible].
11 Um, I did tell you that the -- the [inaudible] Grand
12 Avenue intersection was again a site distance issue.

13 So a car sitting -- coming westbound on the east
14 side Grand Avenue, westbound could not see the car
15 turning. So they -- they adjusted two things to allow
16 more gaps if we had the problems [inaudible].

17 MALE 8: Not to mention the conflict between got
18 people coming from Craig Road and crossing two traffic
19 lanes to get to the third left-hand turn lane.

20 MALE 7: Well, you could see it's ahead and make
21 the left turn lane of the Bureau [ph] Drive 100
22 percent protected. It had its own phase. [Inaudible].

23 MALE 5: There, I mean, there is no
24 misunderstanding. There needs to be Maurice and Betsy
25 [inaudible] talk at least [inaudible] and if you're

1 driving you're going to need coordination. The lights
2 in [inaudible], they work pretty darn good. Not all
3 [inaudible].

4 MR. DEPINTO: Andy? Andy, is it possible to get
5 Maurice here on the 21st?

6 MR. HIPOLIT: I'll ask [inaudible].

7 MR. DEPINTO: I -- yeah, I think it would be
8 important, and, uh, I mean, he was involved in the
9 original design.

10 MALE 5: [Inaudible].

11 MR. DEPINTO: He and Betsy working on it. I think
12 he should be here to answer the questions.

13 MALE 7: [Inaudible] county center that these
14 lights are all [inaudible].

15 MALE 9: Just -- I just have one more thing.
16 [Inaudible] similar [inaudible] with the left turn in,
17 from, uh, Summit Avenue into the right back road where
18 we didn't want the left turn in and didn't want a left
19 turn out?

20 MALE 10: Yeah. Yes.

21 MALE 9: Well, why doesn't that same [inaudible]?

22 MALE 4: So they're now allowed [inaudible] with
23 the county [inaudible].

24 MALE 9: [Inaudible]?

25 MALE 4: The county -- the county had looked at

1 it and said [inaudible]. They may shorten [inaudible].

2 MALE 9: And they're not going to vote
3 [inaudible]?

4 MALE 4: So the issue -- the issue there, county
5 wrote, that the issue, invest to make your comments,
6 but the issue there was the left turn lane overlap
7 their driveway. So when you pulled out of your
8 driveway, potentially cars would be sitting there
9 blocking you, so you're turning to make them short to
10 the left turn. Not had -- not had a left turn lane
11 that's [inaudible].

12 MALE 9: So you're making up for no -- no signal?

13 MALE 4: Yeah. No, just taking out that -- those
14 traffic cars that block the driveway. It wasn't a
15 gaping issue; it was a blocking the driveway issue.

16 MALE 9: You still make a left turn across two
17 lanes of traffic. That is my point.

18 MR. DEPINTO: John, anything else?

19 MR. CULHANE: Going back to the police
20 [inaudible] concern about possibilities of cars
21 heading northbound on the payroll going into that exit
22 [inaudible] are coming out of the market. And I'm
23 assuming you can work out the configuration to satisfy
24 the fleet's concern.

25 MR. DEL VECCHIO: Yeah. You know, as the onsite

1 resident of that property, I can tell you, I have seen
2 vehicles going, but they're usually a piece of
3 construction equipment coming up the road that is
4 moving into the -- moving on site. I have not seen any
5 passenger vehicles make that maneuver. It's -- it's
6 not one that you would think about making.

7 MR. CULHANE: [Talking over each other].

8 MR. DEL VECCHIO: I think what the police -- I
9 think what the police are -- police department's
10 referring to are really construction vehicles, and
11 obviously, plus the construction end, we wouldn't
12 envision that happening any further. Um, if there is
13 an issue, you know, post completion, we'd be happy to
14 revisit it and offer a solution if one is necessary.

15 MALE 7: [Inaudible].

16 MR. DEL VECCHIO: Yeah. I mean, only a contractor
17 would do it with a hard hat on, so.

18 MALE 4: [Inaudible] seeing how we're on the
19 prototype [inaudible]. The type of construction for the
20 [inaudible], that's going to be steel frame?

21 MR. DEPINTO: I believe, yeah. [Talking over each
22 other].

23 MR. HERRICK: [Inaudible] you just -- it's a --
24 sure. Yeah. The buil- -- the building itself is a
25 steel frame, uh, steel frame, columns, and beams,

1 metal deck or concrete.

2 MALE 8: I'm seeing how the former Mercedes
3 building was there, I guess the foundation shouldn't
4 be a particular problem.

5 MR. DEL VECCHIO: I [inaudible] geotechnical or
6 has access to [inaudible].

7 MR. CULHANE: Everything is -- everything is --
8 is all spread for me.

9 MALE 10: I have a question, Mr. Chairman.

10 MR. DEPINTO: Okay. Thank you. Mr. Zitelli?

11 MR. ZITELLI: Uh, to echo, Mr., uh, [inaudible]
12 concerns about the turns that, uh, I'm concerned about
13 [inaudible] the left turn in and the right turn in
14 there. Um, so I'll be looking forward to hearing the
15 traffic testimony in the future. Um, that's it for
16 now.

17 MR. DEPINTO: Okay. Thank you. Mr. [inaudible]?

18 MALE 11: Yes. I actually have a -- well, quite
19 the same concern. Wasn't business from the current
20 state offer, uh, to Mr. [inaudible]? Is it about
21 [inaudible]?

22 MALE 7: It is [inaudible]. The end of the, um,
23 ramp to our driveway, uh,

24 MALE 8: [Inaudible].

25 MALE 7: Let's say from the beginning of our

1 driveway to the end of the ramp, the best I can is
2 300, uh, 320 feet.

3 MALE 8: That is [inaudible].

4 MALE 6: You walk that ramp.

5 MALE 7: Very few people stop there.

6 MALE 8: Well, can you -- is that where the shop
7 off ramp ends or -- or the -- ?

8 MR. DIPPLE: Yeah. I -- it's kind of vague. I --
9 I took it to the end of the striping where the
10 striping meets, you know, the -- the turn striping
11 comes into the -- the straight line striping, the --
12 the lane striping [inaudible] from the point there to
13 the point, the beginning of our driveway, [inaudible]
14 300, 320 feet [inaudible] on the roads. Yeah. I got
15 the three -- three times -- three times three.

16 MALE 6: [Inaudible] going to be some of traffic
17 light [inaudible] section.

18 MALE 7: No, no. [Talking over each other].

19 MALE 9: [Inaudible] there's traffic coming out,
20 [inaudible] Parkway [inaudible] eastward and there's
21 no [inaudible].

22 MR. DEL VECCHIO: Yeah. I would -- I would tell
23 you and suggest that you drive that. It's --

24 MALE 9: I do drive [talking over each other].

25 MR. DEL VECCHIO: I [inaudible] the point of

1 coming through that Parkway off ramp a couple of
2 times, there's a pretty steep or pretty sharp right
3 turn that forces you to slow down regardless of the
4 stop or yield being there. If you don't slow down,
5 you're going to have bigger problems worried about
6 getting into this site. And once you do make that
7 turn, you're now on an incline; the road starts to
8 climb towards the traffic light so you're climbing up.
9 That -- those three elements coupled with the
10 distance, I think, you know, you'll hear Betsy tell
11 you that that is a -- a maneuver that could safely be
12 made.

13 MALE 5: And the other thing, you guys didn't see
14 these iterations. Initially, there was some
15 [inaudible] circulation internally. To get the cars
16 off the road it's one way in to both driveway.

17 So it was one way in and then straight back one
18 way in and then one way down that way, there's no
19 closing traffic so somebody getting off the road gets
20 [inaudible] plenty of space and there's no parking of
21 the [inaudible] at all. You know, potentially, they
22 may have wanted to parking on their house because
23 that's something [inaudible].

24 MALE 8: So if you come up the park while you're
25 in the right turn lane, that takes you into by Wegmans

1 and [inaudible]. But if you don't want to go that way,
2 you'd have to cross over into the next lane, over to
3 the left, to go straight down Grand Avenue.

4 MR. DEL VECCHIO: Right. You also --

5 MALE 8: You've got conflict there with the ra- -
6 - lanes coming out from underneath the [inaudible].

7 MR. DEL VECCHIO: You have that today and if you
8 do that maneuver, you know, you're not likely to make
9 that slide, what they call the Jersey [ph] slide to
10 the left until you're probably, well, almost past this
11 driveway where the driveway is proposed.

12 MALE 8: Okay. You have that [inaudible], I agree
13 with that. But you don't today have a right turn in
14 and a left turn in to a driveway that doesn't exist to
15 service the parking lot, so.

16 MR. DEL VECCHIO: Correct. But there was a
17 driveway there for Mercedes when the Mercedes building
18 was there.

19 MALE 7: They never used it. [Talking over each
20 other].

21 MALE 8: They didn't ma- -- make [inaudible] to
22 the left [inaudible] Grand Avenue.

23 MALE 10: [Inaudible].

24 MR. DEPINTO: Okay. Le- -- le- -- let's move on.
25 Mr. [inaudible], anything else?

1 MR. DIPPLE: Yeah. So the question is like,
2 what's the really the need for having this contract?
3 Isn't that possible to consider like somewhat
4 [inaudible] entrance from the [inaudible]?

5 MR. DEL VECCHIO: Mike, if you can -- if you'd
6 like to try to explain this, what happens at the very
7 [inaudible] two is route is created to get into the
8 building.

9 MR. DIPPLE: So -- so this was -- this was driven
10 by the need to get people from the west side of this
11 development for west office development into this
12 facility without having to go all the way down to
13 DePiero Drive to the light and then either making a U-
14 turn and coming back this way or continuing back
15 behind building two, coming in this way.

16 So the -- tha- -- that's exactly where it came.
17 We presented it to the county. Um, they didn't really
18 hesitate on the idea. They thought it was a viable
19 idea. Um, so coming westbound to get into the site,
20 you have the opportunity to make that [inaudible], um,
21 because there was an island that was placed here from,
22 you know, this triangular [inaudible] here between
23 DePiero and Grand Avenue West.

24 And that was extended here so that vehicles could
25 not make that left turn and then quickly dive over to

1 the right. So there's no opportunity to get into the
2 site because of that island extension.

3 This is the one we're talking about that's
4 potentially contractors are crossing down and making a
5 left into the site. That's all closed off. It's only
6 the contractors. There's only -- that's a construction
7 site right now. Yeah. So -- so that -- that's the --
8 that's the reason.

9 MALE 5: I know that intersection looks like
10 [inaudible]. Now you have to like use the strip
11 [inaudible]. [Inaudible] have an opportunity to like
12 stand [inaudible].

13 MALE 7: Yeah. Basically, this is why
14 [inaudible].

15 MALE 5: [Inaudible] DePiero Drive [inaudible].

16 MALE 8: But the original -- the original
17 [inaudible] site couldn't allow cars from west on
18 Vernon and the first right turn [inaudible] DePiero
19 Drive. Too close. [Inaudible]. Police were very
20 concerned that they said if you do that its
21 [inaudible] because you have the cars [inaudible]
22 coming east on Grand and turning around and
23 [inaudible] west on Grand turning left, so they wanted
24 push everything.

25 MALE 9: The signal should control that.

1 MALE 8: It's not that [inaudible]. No. I mean,
2 [inaudible] on the left, the left on [inaudible].

3 MR. DEPINTO: Yeah. I -- I think let's carry this
4 to the 21st and get the traffic experts in and I -- I
5 think we could speak about it more intelligently. How
6 about we go, Mr. Gruber?

7 MR. GRUBER: No questions.

8 MR. DEPINTO: Thank you. Mr. [inaudible]?

9 MALE 12: I have a couple, but I still want to
10 get my say in with traffic [inaudible]. I'm against it
11 right from the beginning. Uh, you know, I've seen some
12 accidents there before. The question I have is, I ha-
13 -- we talk about signal, uh, synchronizing the
14 signals, uh, uh, I'm here, I don't know how many
15 years, but we're still talking about it. When is it
16 going to get done? It just --

17 MALE 8: It's just money because they
18 [inaudible].

19 MALE 12: I don't care. You know what, the
20 account, you know, this is like bullshit in plain
21 English. I'm here, how long, how long we've been
22 sitting on the board, we're going to hear
23 signalization, as far as I know and we still, you had
24 donations. You had people put towards it.

25 Let's get somebody's ass up here from the county

1 and have that conversation. You know what, it's --
2 it's too long. We're going to wait till we ha- -- we
3 have accidents. We're going to wait and now we're
4 going to put -- I, you know what? I can't approve
5 unless we put signalization, you know, that's how I
6 feel. [Talking over each other].

7 MR. DEPINTO: Sy- -- synchronize. Yes.

8 MALE 12: Synchronize those things until -- and -
9 - and once we synchronize [inaudible] I -- I got the
10 discussion. Mr. [inaudible]?

11 MALE 13: Yes.

12 MALE 12: Your -- your -- you design traffic. How
13 many -- how many -- how many -- how many left turn
14 lanes go across three lanes, not signalized?

15 MR. DIPPLE: I -- I, again, I'm going to defer
16 this.

17 MALE 12: No. You're an engineer.

18 MR. DIPPLE: I -- I understand.

19 MALE 12: How many have you designed? I'm asking
20 the question? How many have you [inaudible]?

21 MR. DIPPLE: I -- I know [inaudible].

22 MALE 12: That's -- that's kind of hard to
23 believe. Andy, how many have you designed across these
24 three lanes unsignalized?

25 MR. HIPOLIT: I'm [inaudible] [talking over each

1 other].

2 MALE 12: Well, I want to make sure the class can
3 answer the question. Maurice did. All right, I want --
4 I want [talking over each other] -- I want to see
5 examples. The same traffic, and I -- I don't hear
6 [inaudible] with her -- with -- with her gap analysis
7 because that's kind of hard. I -- I drive up there all
8 the time. I can't see anybody making [inaudible],
9 especially during, uh, the busiest traffic hour.

10 MALE 8: [Inaudible].

11 MALE 12: Yeah.

12 MR. DEPINTO: Okay. Frank, anything else?

13 MALE 12: Yep. Impervious coverage. You said
14 we're about 10,000 over?

15 MR. DIPPLE: 2600, I guess.

16 MALE 12: 2600. So I guess what about this --
17 what about the -- we haven't talked about the other
18 pad, phase two. How many -- how many square feet is
19 that?

20 MR. DIPPLE: Uh, how many square feet are in that
21 -- ?

22 MALE 12: Yeah. In that space?

23 MR. DIPPLE: [Inaudible], um, I think it's -- I
24 think it's a little over half an acre. Um, I -- I did
25 the number at one point, it's about 185, roughly 150.

1 MALE 12: So there's a little piece there I think
2 that for parking or something across the roadway.
3 [Inaudible].

4 MR. DIPPLE: [Inaudible].

5 MALE 12: Yes. You had the one pad and then
6 there's a little strip.

7 MR. DIPPLE: Right here.

8 MALE 12: Yeah.

9 MR. DIPPLE: Well, we just don't have parking and
10 again, so [talking over each other].

11 MALE 12: but it's a strip for development?
12 That's what I'm asking.

13 MR. DIPPLE: No.

14 MALE 13: No. It's just a strip.

15 MALE 8: We just [inaudible].

16 MALE 12: I'm just asking.

17 MR. DIPPLE: I don't have [inaudible].

18 MALE 12: I just want to make sure this is
19 future.

20 MR. DIPPLE: No.

21 MALE 12: So I guess my question is, is that if
22 you're the detention and the [inaudible], are you
23 addressing that with this?

24 MR. DIPPLE: We -- we are. We're adding a --
25 another base -- it's -- it's a narrow basin right

1 along the western side and that not only handles the
2 additional, well, the big base [inaudible].

3 MALE 12: Right. That's all I want to hear. I
4 want to make sure --

5 MALE 7: [Inaudible].

6 MALE 12: In case you put something there, I
7 don't know what you're going to put there, but -- but
8 I'm concerned about, you know, I'm concerned about
9 capacity there, you know. Uh, the other -- the other
10 question I had was the entrance [inaudible]. Uh, can
11 you go over to trash enclosure because it's -- it's --
12 it's on that one side.

13 MR. DIPPLE: Yeah. So we have multiple trash
14 enclosures. We have, um, we have one on the south side
15 and that if I recall correctly and the architect can
16 correct me if I'm wrong, that was requested by
17 [inaudible] the retailer on the ground board because
18 the other trash closures are located to the rear of
19 building four near the loading and [inaudible]. We fit
20 those back there as kind of a little bit of utility
21 area here and that's where we need the screening. And
22 that's where the transformer, the generator, trash are
23 all located in there.

24 MALE 12: I guess I'm concerned about the
25 [inaudible] because it's a beautiful lobby entrance

1 and I really, I'm -- I'm happy to see Valley Hospital
2 going there. So I don't want to see a stretch area in
3 front of a lobby if I don't have to.

4 MR. DIPPLE: Well, I -- I should say, if you go
5 back from the rear of building two and look at the
6 trash enclosure, they did try to design something that
7 kind of fits with a modern [inaudible], something
8 could be worked out here would be your traditional --

9 MALE 12: No. I -- I just request that we take
10 another look at it because I'm just, you know, I'm
11 just concerned about people driving into the trash
12 enclosure and all that other crap without really being
13 nicely screened. That's -- I just think -- I think
14 it's a beautiful building. I'm really -- I'm really
15 impressed. I want to see -- I want to see it be a
16 model for Montvale.

17 MR. DEPINTO: Okay. Thank you. [Inaudible]?

18 MALE 13: No [inaudible].

19 MR. DEPINTO: Thank you. Bill.

20 MR. BILL: No questions.

21 MR. DEPINTO: Mike?

22 MR. DIPPLE: I just only have a one or two, not
23 concerning any traffic answer, but what's the best way
24 to turn the fire truck in?

25 MR. DIPPLE: Uh, we have a circulation plan, a

1 truck -- a vehicle circulation plan, and it does -- we
2 [inaudible] -- we bring the truck all the way through
3 and you will actually see, uh, for instance, in the
4 rear of the building, one of the islands is --

5 MR. DIPPLE: Which road will it be turning on?

6 MR. DIPPLE: Pardon me?

7 MR. DIPPLE: Will be turning [inaudible].

8 MR. DIPPLE: Well, we -- we have [inaudible] in
9 any direction. So we've modeled the truck throughout
10 this entire development all the way through building
11 one, two, three. But if they were to enter at this
12 location, they can maneuver around, and again, we --
13 we tighten up corners and everything to make sure --

14 MR. DIPPLE: And you're going to mark out fire
15 lanes?

16 MR. DIPPLE: We will mark out fire lanes. I do
17 have a question about the 30 foot limit. I don't know
18 if that came from your department or whatever, but
19 whatever is required from the fire lanes, I would ask
20 that it be consistent with what was done in the past
21 [inaudible]. We've done a lot of fire lanes and stuff
22 throughout this development.

23 MR. DIPPLE: I just want to make sure that when
24 we go -- when we go in, we have a clear path to get to
25 where we need to be.

1 MR. DIPPLE: It's, uh, we weren't sure of that.

2 MR. DEPINTO: Okay. That's a follow up to that.

3 Mr. Del Vecchio, do you have the Montvale Fire

4 Department, uh, memo dated April 28th?

5 MR. DEL VECCHIO: I believe I do.

6 MR. DEPINTO: Okay. And, uh, Mr. Dipple, has that

7 been shared with you?

8 MR. DIPPLE: Oh, yeah. I'm sorry. I was reading

9 321. I'm sorry. Uh, it is dated [inaudible].

10 MR. DEPINTO: Okay. And I thought that you had

11 testified earlier this evening that you would be able

12 to comply with the technical reviews about the police

13 and fire department.

14 MR. DIPPLE: Yes. Uh, I -- I can with the caveat

15 that you are going to work with Suez on the water main

16 because there's a -- there's a -- a number of comments

17 regarding how the water main should run, uh, through

18 the site. I just preface that with our coordination

19 with two and -- and making sure that everyone was

20 happening with that. Because they will dictate exactly

21 what [inaudible].

22 MR. DEL VECCHIO: And Mike is probably being very

23 kind. Suez, it's going to be very difficult to get to

24 agree to [inaudible]. They wouldn't let us do it for

25 building one, two, or three. I don't think they're

1 going to let us do it for building four, but we'll try
2 to find the solution that's the next best thing.

3 MR. DEPINTO: We kind of -- kind of deviate a bit
4 from the norm. Uh, Chief Gibbons is in the room in the
5 back. Chief, you have any comments you can share with
6 us with regard or any concerns that you have, but
7 we're going to swear you in, if you don't mind.

8 MR. REGAN: Chief, can you raise your right hand.
9 You swear or affirm that the testimony that you give
10 in this proceeding shall be the truth so help you God.

11 CHIEF GIBBONS: Yeah. I do.

12 MR. REGAN: Thank you.

13 CHIEF GIBBONS: Um, my only concerns are, as part
14 of the water main is concerned, we understand that
15 [inaudible] will not run a water main around the
16 building on their own. We're looking for the developer
17 to run the water main through the hot box on the
18 separate eight inch water main.

19 So that basically the hydrants throughout the
20 site in -- in that section building four, um, you
21 don't have a [inaudible]. So we understand that two
22 [inaudible] look for the developer [inaudible]. Also,
23 a lot of that is based on where the FPC connection is
24 going to be because if, uh, the last of the plans I
25 saw, we haven't seen the location on FPC.

1 MR. DEPINTO: Mike?

2 MR. DIPPLE: And that fire department connection
3 comes in a later drawing set, but we can work with the
4 architect to try to come up with something. However,
5 your -- the hydrants, we agree with the location, the
6 hydrant with the exception of just one, because I
7 think [inaudible] there and that -- that's in the --
8 that's in the southwest corner of building four, but I
9 -- I can appreciate we talked about the plan
10 [inaudible].

11 And then in the following, um, [inaudible] our
12 review of the plans are being done a little bit
13 differently than we were done with building 22 and
14 three. Um, there were some -- I don't what the right
15 word to use.

16 There was some [inaudible] taken by somebody on
17 the water main sophomore on one, two, and three. We
18 have a different way of looking at things [inaudible].
19 So we can work with you on that, but again, those --
20 the [inaudible] locations were basically based on the
21 building [inaudible] that we had and without an FPC
22 connection.

23 MR. DIPPLE: Uh, we're going to have a
24 [inaudible] one in each corner of the building that's
25 typical and -- and we will -- and again, getting back

1 to my results test, we're going to try to make sure
2 everyone's pleased with the design prior [inaudible].

3 MR. DEPINTO: And chief, question. With regard to
4 maneuvering your trucks around the site, any specific
5 concerns at this point?

6 CHIEF GIBBONS: Um, not really. Um, as long as we
7 get the trucks through, um, as far as that there
8 wasn't concerned about, uh, if they didn't put in that
9 left turn entrance [inaudible] Grand Avenue, uh, that
10 we would have to go down the bureau, drive to the
11 traffic light, make a right, and then come back up to
12 the complex. Um, that was a concern from some of our
13 claims you guys about making that left turn, so, uh,
14 we'd have to wait and see that the [inaudible] go
15 along.

16 MR. DEPINTO: Okay. And I think it would be, uh,
17 to everyone's advantage if you are available on the
18 21st, uh, when the traffic experts will be here, uh,
19 to answer any questions you might have.

20 CHIEF GIBBONS: I'll be your [inaudible]
21 representative [inaudible].

22 MR. DEPINTO: Okay. Very good. Thank you.

23 CHIEF GIBBONS: Thank you, Chairman.

24 FEMALE 3: Mr. Reagan, are we marking fire
25 department [inaudible]?

1 MR. REAGAN: I think we would. That would be, uh,
2 B3. B2.

3 MR. DEPINTO: Okay. We, um, haven't heard from
4 John.

5 MR. CULHANE: Uh, one question that northwest
6 corner, is that intended to be developed ultimately
7 that path?

8 CHIEF GIBBONS: I -- I -- I'm not sure what the
9 applicants plans are for that. Is, uh, -- ?

10 MR. CULHANE: Yeah. I just wonder if it'd be
11 adequate parking to -- to develop something like that.

12 CHIEF GIBBONS: So just -- just so you know, this
13 is -- this area was really driven by the location of
14 this driveway and the location of that building. So if
15 you break the traffic again and lining up with points
16 going to the south, you end up with a little bit of
17 area there.

18 It was labeled future development area, phase 2a,
19 but I have no information on any plans.

20 MALE 8: Okay.

21 MALE 5: And then I'll just second or third or
22 fourth everyone else's comment on the [inaudible]. Lot
23 of concern there.

24 MR. DEPINTO: Okay. Very good. Um, I guess
25 formally, Cheryl entertained a motion to open the

1 meeting to the public. Uh, Mr. Calling seconded, Mr.
2 Stephanelli. Anyone from the public wish to be heard?
3 No. Chair will entertain a motion to close the meeting
4 to the public. Mr. Cole Heng [ph] seconded. Mr.
5 Calling, all in favor, aye.

6 ALL: Aye.

7 MALE 5: Mark the other reports later.

8 MR. DEPINTO: Yeah. I think so.

9 MALE 5: The, uh, --

10 MR. DEPINTO: I think we'll be okay with that.
11 Okay. So Mr. Del Vecchio, we're going to carry to the
12 21st of June. No further notice will be provided other
13 than this announcement. And I presume Mr. Del Vecchio,
14 any extensions that we may need.

15 MR. DEL VECCHIO: Yes. [Inaudible] 21st
16 [inaudible].

17 MR. DEPINTO: Okay. And, uh, is there anything
18 else we [inaudible]? Yeah. Sure. Sure.

19 MR. DEL VECCHIO: [Inaudible] Mr. Harris is
20 unavailable coming back [inaudible]. Uh, the primary
21 associates who has worked with Mr. Harris on this is
22 Jim. Uh, there's two of the New York [inaudible]
23 architect, [inaudible] Jersey architect. I don't know
24 that the board -- the board will be [inaudible].

25 MR. DEPINTO: He was -- he was here this evening

1 assisting Mr. Harrick and he did appear before the
2 site plan review committee if I'm not mistaken. Uh, I
3 --

4 MALE 6: I don't have a problem.

5 MR. DEPINTO: I don't think we'll have a problem
6 with that.

7 MR. DEL VECCHIO: Thank you. Thank you.

8 MR. DEPINTO: Okay. Thank you very much. Have a
9 good evening. Okay, uh, --

10 MALE 9: There's [inaudible].

11 MR. DEPINTO: Yeah. We have two things. We have -
12 - first, we have to make an announcement with respect
13 to, uh, Gray Capital. Uh, it was scheduled for
14 continued public hearing, uh, for this evening.
15 However, they will not be heard. Uh, that matter has
16 been carried to July -- what is the date?

17 MALE 9: 21st [inaudible].

18 MALE 8: July 21st [inaudible].

19 MR. DEPINTO: July 21?

20 MALE 8: July 21.

21 MR. DEPINTO: And no further notice will be
22 provided with respect to the discussions. I don't
23 think we could do that in two minutes.

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I, Chris Naaden, a transcriber, hereby declare under penalty of perjury that to the best of my ability the above 107 pages contain a full, true and correct transcription of the tape-recording that I received regarding the event listed on the caption on page 1.

I further declare that I have no interest in the event of the action.



June 30, 2022

Chris Naaden

(Montvale, NJ Planning Board, SHG Montvale MB, LLC, 5-17-22 revise)

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