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February 28, 2019

VIA EMAIL

Lorraine Hutter, Planning Board Secretary
Borough of Montvale
12 Mercedes Drive, 2nd Floor
Montvale, NJ 07645

Re: Ridgecrest Realty Associates
Block 3201, Lot 4
Borough of Montvale, Bergen County, New Jersey
MC Project No. MVP-576

Dear Ms. Hutter:

Our office is in receipt of copies of documents relative to the above-referenced application, including plans entitled, "The Manor at Montvale, 21 Philips Parkway, Borough of Montvale, Bergen County, New Jersey," prepared by L2A Land Design, LLC, consisting of Landscaping Plan C-07, Lighting Plan C-06 and C-14 Details-3, dated June 18, 2018, revised through 2/20/19 and we offer the following comments:

Planting Plan Review

11. In the September 11, 2018 review letter, under planting plan review, Item #6, we requested the following to confirm the quality of the existing trees to ensure that they will provide an adequate buffer or additional plantings may have to be provided.

"A key should be provided identifying the existing tree symbols. We would also like to set-up a field inspection to determine the quality of the existing trees to ensure that they are worth saving and to confirm that no additional plantings are required for buffering. The applicant should contact the undersigned at (732) 383-1950, extension 3361".

This item has not been addressed, since a field visit has not been conducted. It is very important that the quality of the trees to be saved be established. If the applicant is confident about the quality of the trees to be saved, and feels that a field inspection is not necessary, it is requested that photographs be provided during testimony to demonstrate without question, that the quality of the existing trees to be saved will provide an adequate buffer.



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Should you have any questions in regard to the enclosed, or require additional information, please do not hesitate to contact me.

Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in black ink that reads 'Gustave E. DeBlasio'.

Gustave E. DeBlasio, CPSI, LTE, ISA, CIC, LEED AP, CPO
Principal Associate

GED/smk

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