

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

PLANNING BOARD
BOROUGH OF MONTVALE
COUNTY OF BERGEN

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

Tuesday, May 21, 2019
Council Chambers
12 Mercedes Drive
Montvale, New Jersey
Commencing 7:45 p.m.

B E F O R E:

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

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

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

BEATTIE PADOVANO
BY: ANTIMO A. DEL VECCHIO, ESQ.
50 Chestnut Ridge Road, Suite 208
Montvale, New Jersey 07645
(201) 573-1810
Attorneys for the Applicant

Donna Lynn J. Arnold, C.C.R.
Computerized Transcription Services

1 CHAIRMAN DePINTO: Montvale Planning Board
2 will come to order.

3 (Open Public Meetings Act)

4 CHAIRMAN DePINTO: Roll call.

5 MS. HUTTER: Mr. Culhane.

6 MR. CULHANE: Here.

7 MS. HUTTER: Council Member Curry.

8 COUNCILWOMAN CURRY: Here.

9 MS. HUTTER: Mr. D'Agostino.

10 Mr. Fette.

11 MR. FETTE: Here.

12 MS. HUTTER: Mayor Ghassali.

13 Mr. Lintner.

14 MR. LINTNER: Here.

15 MS. HUTTER: Ms. O'Neill.

16 MS. O'NEILL: Here.

17 MS. HUTTER: Mr. Stefanelli.

18 MR. STEFANELLI: Here.

19 MS. HUTTER: Mr. Teagno.

20 Mr. Zitelli.

21 MR. ZITELLI: Here.

22 MS. HUTTER: Chairman DePinto.

23 CHAIRMAN DePINTO: Here.

24 (Agenda)

25 CHAIRMAN DePINTO: We're going to be

1 moving on to Metropolitan Home Development.

2 MS. HUTTER: For the record, Ms. Curry is
3 recused.

4 MR. REGAN: Yes, D Variance relief. The
5 Mayor is not here so Councilwoman Curry is leaving the
6 dais.

7 CHAIRMAN DePINTO: All right. I'll read
8 by title only and I'll call for a motion to introduce
9 and a second.

10 Borough of Montvale Planning Board resolution
11 granting preliminary and final major subdivision
12 approval, variance relief and major soil movement
13 permit and approval of an Environmental Impact
14 Statement to Metropolitan Homes Development
15 Corporation at Werimus, LLC.

16 Anyone care to introduce?

17 MR. CULHANE: So move.

18 CHAIRMAN DePINTO: Mr. Culhane.

19 Is there a second?

20 MR. LINTNER: Second.

21 CHAIRMAN DePINTO: Mr. Lintner.

22 Mr. Regan, any changes?

23 MR. REGAN: Yes, there are a number of
24 changes that have been requested by a number of people
25 for this resolution and the first one is on Page 3,

1 it's the third line from the end of Paragraph 1. It
2 reads currently the 2006 preliminary approval was
3 never finalized. A suggested revision there to delete
4 finalize and insert constructed.

5 The next change is on Page 10, Paragraph 11 on
6 that page. Again, I hope the paragraphs are coming
7 out the same way because there have been a number of
8 different iterations. The paragraph numbers remain
9 the same but may be just on a different page.

10 Paragraph 11, the third line states, "he noted
11 that the property slopes higher away from Spring
12 Valley Road. That's kind of an awkward wording. I
13 suggest striking higher away and substitute up, you
14 know, that the property slopes up from Spring Valley
15 Road.

16 The next one is on Page 13, Paragraph 19, the
17 second line, it currently reads the row of giant, row
18 of giant green arborvitae suggested change it to row
19 of Green Giant arborvitae which is the correct
20 wording.

21 The next one is on Page 19. This an easy one.
22 It refers to the Board Exhibit 10. The report of
23 Board Planner Green dated, it's not February 25th,
24 it's February 26th.

25 Page 21, it's just a clarifying provision in the

1 middle of page -- in the middle of Paragraph 35.

2 CHAIRMAN DePINTO: I'm sorry. What page
3 is this?

4 MR. REGAN: Page 21, the middle of
5 Paragraph 35. It states, he noted that the seven
6 homes to front on the new cul-de-sac off Spring Valley
7 Road adjoin multi-family development to the north and
8 is isolated from the west less than 10 feet, insert
9 the words less residential so it would read less
10 intense residential.

11 Then we go to Page 24 and I might need some
12 input from Chris on this. This is the variance
13 pertaining to the wall location. Originally I had in
14 the second paragraph of the Paragraph D, the applicant
15 proposes a, a modular block wall. And the requested
16 change is, the applicant proposes a stacked fieldstone
17 or cobble wall.

18 Would that work, Chris?

19 MR. DOUR: In lieu of the block wall?

20 MR. REGAN: Yeah.

21 MR. DOUR: Yeah.

22 MR. REGAN: We'll make that change so it
23 would read, the applicant proposes a stacked
24 fieldstone or cobble wall.

25 That's on Page 24.

1 Then we go to Page 33. The applicant has
2 requested that in Paragraph 1, this is the Condition
3 1. It talks about the two homeowner associations. At
4 the end of the, after the second sentence they're
5 requesting a third sentence to read as follows, the
6 developer may elect to have one homeowner association
7 but shall provide the Board with notice of its
8 decision to only form one home owners' association for
9 the entire project.

10 I don't have a problem with that. I, I believe
11 the testimony was that there would be two homeowner
12 associations but if there's one, I don't see it being
13 an issue for the Board.

14 CHAIRMAN DePINTO: I don't either.

15 Anyone have a problem with that?

16 MR. ZITELLI: No.

17 MR. REGAN: That's on Page 33.

18 Page 34, this is also on Condition 1. There is
19 a sentence that reads the obligations of the
20 respective homeowner association shall include
21 maintenance, inspection, repair and replacement of all
22 components of the storm water system. There's been a
23 request by a Board Member to insert the following and
24 I'm going to read it. I think it's a good change.

25 It will read as follows, in addition the

1 respective association will have the further
2 obligation of adhering to the requisite reporting
3 requirements in the storm water maintenance manual. I
4 think that was understood to be the case but this
5 spells it out and makes it crystal clear.

6 I'll read that again. In addition, the
7 respective association will have a further obligation
8 of adhering to the requisite reporting requirements in
9 the storm water maintenance manual.

10 And the last change is on Page 35, Condition 6.
11 It talks about reference to Section 57-52(b). It
12 should be Section 57-53, 53(b) as the land use
13 procedure law.

14 I think that's it on my part.

15 CHAIRMAN DePINTO: Thank you.

16 Any other changes, corrections from Board
17 Members?

18 Hearing none, do we have a motion to introduce
19 and a second?

20 MS. HUTTER: Yes. For the record the
21 people that have missed meetings but also read the
22 transcripts are Maggie O'Neill, Frank Stefanelli and
23 John Culhane.

24 CHAIRMAN DePINTO: Okay. Thank you.

25 Mr. Del Vecchio, do you have any other changes

1 or corrections that you want to request?

2 MR. DEL VECCHIO: Just one. I think it's
3 an easy one, Mr. Chairman. On Page 1, in two places,
4 the name of the applicant, the word corporation should
5 be struck. The proper name of the applicant is
6 Metropolitan Home Development at Werimus, LLC.

7 MR. REGAN: The problem I had with that,
8 Andy, the application says Metropolitan Home
9 Development Corporation at Werimus, LLC and so do the
10 plans.

11 MR. DEL VECCHIO: We will amend both
12 accordingly in the Resolutiion of Compliance and we
13 will, you know, amend the application on our feet to
14 correct, to reflect that.

15 MR. REGAN: I looked at that and then I
16 went to the application. I said I got, because I said
17 I got that wrong.

18 MR. DEL VECCHIO: I did the same thing but
19 my client pointed it out the proper name doesn't have
20 corporation although he signed both of those documents
21 initially.

22 MR. REGAN: Well, he got it wrong or
23 whatever and the engineer got it wrong.

24 MR. DEL VECCHIO: I don't know. I'm not
25 blaming -- engineers never get anything wrong. It's

1 not you.

2 MR. REGAN: All right. We'll make that
3 change but could you send a letter --

4 MR. DEL VECCHIO: Yes.

5 MR. REGAN: -- to Lorraine with a copy to
6 me?

7 MR. DEL VECCHIO: Yes.

8 CHAIRMAN DePINTO: Mr. Del Vecchio, do you
9 have anything else on this?

10 MR. DEL VECCHIO: Nothing else, Mr.
11 Chairman?

12 CHAIRMAN DePINTO: Board Members have
13 anything?

14 Roll call vote, please.

15 MS. HUTTER: Mr. Culhane.

16 MR. CULHANE: Yes.

17 MS. HUTTER: Mr. Fette.

18 MR. FETTE: Yes.

19 MS. HUTTER: Mr. Lintner.

20 MR. LINTNER: Yes.

21 MS. HUTTER: Ms. O'Neill.

22 MS. O'NEILL: Yes.

23 MS. HUTTER: Mr. Stefanelli.

24 MR. STEFANELLI: Yes.

25 MS. HUTTER: Mr. Zitelli.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. ZITELLI: Yes.

MS. HUTTER: Chairman DePinto.

CHAIRMAN DePINTO: Yes.

Okay. Thank you.

MR. DEL VECCHIO: Thank you.

(The hearing adjourns 8:02 p.m.)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

C E R T I F I C A T E

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

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

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

0	9	BOROUGH [2] - 1:1, 1:16 BY [1] - 1:20	COUNTY [1] - 1:2 crystal [1] - 7:5 cul [1] - 5:6 cul-de-sac [1] - 5:6 CULHANE [4] - 1:12, 2:6, 3:17, 9:16 Culhane [4] - 2:5, 3:18, 7:23, 9:15 CURRY [2] - 1:11, 2:8 Curry [3] - 2:7, 3:2, 3:5	3:13 ESQ [1] - 1:20 Exhibit [1] - 4:22 EXPIRES [1] - 11:18
07645 [1] - 1:21 08/04/19 [1] - 11:18	91 [1] - 1:4			
1	A	C	D	F
1 [6] - 1:3, 4:1, 6:2, 6:3, 6:18, 8:3 10 [3] - 4:5, 4:22, 5:8 11 [2] - 4:5, 4:10 1103 [1] - 1:3 12 [1] - 1:8 13 [1] - 4:16 19 [2] - 4:16, 4:21	absent [3] - 1:12, 1:14, 1:18 accordingly [1] - 8:12 accurate [1] - 11:3 Act [1] - 2:3 action [2] - 11:8, 11:10 addition [2] - 6:25, 7:6 adhering [2] - 7:2, 7:8 adjoin [1] - 5:7 adjourns [1] - 10:6 Agenda [1] - 2:24 amend [2] - 8:11, 8:13 Amended [1] - 1:5 ANDREW [1] - 1:16 Andy [1] - 8:8 ANTIMO [1] - 1:20 applicant [6] - 5:14, 5:16, 5:23, 6:1, 8:4, 8:5 Applicant [1] - 1:22 application [3] - 8:8, 8:13, 8:16 Application [1] - 1:5 approval [3] - 3:12, 3:13, 4:2 arborvitae [2] - 4:18, 4:19 Arnold [1] - 1:24 ARNOLD [1] - 11:17 association [5] - 6:6, 6:8, 6:20, 7:1, 7:7 associations [2] - 6:3, 6:12 AT [1] - 1:4 ATTORNEY [1] - 1:15 attorney [2] - 11:7, 11:9 Attorneys [1] - 1:22 awkward [1] - 4:12	C.C.R [2] - 1:24, 11:17 care [1] - 3:16 case [1] - 7:4 CERTIFY [2] - 11:2, 11:6 CHAIRMAN [16] - 1:10, 1:11, 2:1, 2:4, 2:23, 2:25, 3:7, 3:18, 3:21, 5:2, 6:14, 7:15, 7:24, 9:8, 9:12, 10:3 Chairman [4] - 2:22, 8:3, 9:11, 10:2 Chambers [1] - 1:7 change [7] - 4:5, 4:18, 5:16, 5:22, 6:24, 7:10, 9:3 changes [4] - 3:22, 3:24, 7:16, 7:25 Chestnut [1] - 1:21 Chris [2] - 5:12, 5:18 clarifying [1] - 4:25 clear [1] - 7:5 client [1] - 8:19 cobble [2] - 5:17, 5:24 CODE [1] - 1:17 coming [1] - 4:6 Commencing [1] - 1:9 COMMISSION [1] - 11:18 Compliance [1] - 8:12 components [1] - 6:22 Computerized [1] - 1:25 Condition [3] - 6:2, 6:18, 7:10 constructed [1] - 4:4 CONSTRUCTION [1] - 1:17 copy [1] - 9:5 Corporation [2] - 3:15, 8:9 corporation [2] - 8:4, 8:20 correct [2] - 4:19, 8:14 corrections [2] - 7:16, 8:1 Council [2] - 1:7, 2:7 COUNCIL [1] - 1:11 Councilwoman [1] - 3:5 COUNCILWOMAN [1] - 2:8 counsel [2] - 11:7, 11:9	D'AGOSTINO [1] - 1:12 D'Agostino [1] - 2:9 dais [1] - 3:6 DANTE [1] - 1:14 DARLENE [1] - 1:17 date [1] - 11:5 dated [1] - 4:23 de [1] - 5:6 decision [1] - 6:8 DEL [9] - 1:20, 8:2, 8:11, 8:18, 8:24, 9:4, 9:7, 9:10, 10:5 Del [2] - 7:25, 9:8 delete [1] - 4:3 DePinto [17] - 1:10, 2:1, 2:4, 2:22, 2:23, 2:25, 3:7, 3:18, 3:21, 5:2, 6:14, 7:15, 7:24, 9:8, 9:12, 10:2, 10:3 developer [1] - 6:6 development [1] - 5:7 DEVELOPMENT [1] - 1:4 Development [4] - 3:1, 3:14, 8:6, 8:9 different [2] - 4:8, 4:9 DO [1] - 11:6 documents [1] - 8:20 Donna [1] - 1:24 DONNA [1] - 11:17 DOUR [2] - 5:19, 5:21 Drive [1] - 1:8	family [1] - 5:7 February [2] - 4:23, 4:24 feet [2] - 5:8, 8:13 FETTE [3] - 1:17, 2:11, 9:18 Fette [2] - 2:10, 9:17 fieldstone [2] - 5:16, 5:24 final [1] - 3:11 finalize [1] - 4:4 finalized [1] - 4:3 financially [1] - 11:10 first [1] - 3:25 following [1] - 6:23 follows [2] - 6:5, 6:25 foregoing [1] - 11:2 form [1] - 6:8 forth [1] - 11:5 Frank [1] - 7:22 FRANK [1] - 1:11 front [1] - 5:6 FURTHER [1] - 11:6
2	B		E	G
2006 [1] - 4:2 201 [1] - 1:22 2019 [1] - 1:7 208 [1] - 1:21 21 [3] - 1:7, 4:25, 5:4 24 [2] - 5:11, 5:25 25th [1] - 4:23 26th [1] - 4:24	BEATTIE [1] - 1:20 BERGEN [1] - 1:2 blaming [1] - 8:25 block [2] - 5:15, 5:19 BLOCK [2] - 1:3 Board [9] - 2:1, 3:10, 4:22, 4:23, 6:7, 6:13, 6:23, 7:16, 9:12 BOARD [3] - 1:1, 1:15, 1:16 Borough [1] - 3:10		easy [2] - 4:21, 8:3 either [1] - 6:14 elect [1] - 6:6 employee [2] - 11:7, 11:9 end [2] - 4:1, 6:4 ENGINEER [1] - 1:16 engineer [1] - 8:23 engineers [1] - 8:25 entire [1] - 6:9 Environmental [1] -	GHASSALI [1] - 1:18 Ghassali [1] - 2:12 giant [2] - 4:17, 4:18 Giant [1] - 4:19 granting [1] - 3:11 GREEN [1] - 1:17 green [1] - 4:18 Green [2] - 4:19, 4:23
3				H
3 [1] - 3:25 33 [2] - 6:1, 6:17 34 [1] - 6:18 35 [3] - 5:1, 5:5, 7:10				hearing [2] - 7:18, 10:6 herein [1] - 11:5 higher [2] - 4:11, 4:13 HIPOLIT [1] - 1:16 home [1] - 6:8 Home [3] - 3:1, 8:6, 8:8 HOME [1] - 1:4 homeowner [4] - 6:3, 6:6, 6:11, 6:20 homes [1] - 5:6 Homes [1] - 3:14 hope [1] - 4:6 HUTTER [18] - 1:16, 2:5, 2:7, 2:9, 2:12,
4				
403 [1] - 1:3				
5				
5 [1] - 1:3 50 [1] - 1:21 53(b) [1] - 7:12 57-52(b) [1] - 7:11 57-53 [1] - 7:12 573-1810 [1] - 1:22				
6				
6 [1] - 7:10				
7				
7:45 [1] - 1:9				
8				
87 [1] - 1:4 8:02 [1] - 10:6				

2:15, 2:17, 2:19, 2:22, 3:2, 7:20, 9:15, 9:17, 9:19, 9:21, 9:23, 9:25, 10:2	M	New [2] - 1:8, 1:21 next [3] - 4:5, 4:16, 4:21 NO [1] - 11:18 none [1] - 7:18 north [1] - 5:7 noted [2] - 4:10, 5:5 nothing [1] - 9:10 notice [1] - 6:7 number [3] - 3:23, 3:24, 4:7 numbers [1] - 4:8	3:10 plans [1] - 8:10 pointed [1] - 8:19 preliminary [2] - 3:11, 4:2 PRESIDENT [1] - 1:11 problem [3] - 6:10, 6:15, 8:7 procedure [1] - 7:13 proceedings [1] - 11:3 project [1] - 6:9 proper [2] - 8:5, 8:19 property [2] - 4:11, 4:14 proposes [3] - 5:15, 5:16, 5:23 provide [1] - 6:7 provision [1] - 4:25 Public [1] - 2:3	Ridge [1] - 1:21 Road [5] - 1:5, 1:21, 4:12, 4:15, 5:7 ROBERT [2] - 1:14, 1:15 roll [2] - 2:4, 9:14 ROSE [1] - 1:11 row [3] - 4:17, 4:18
I		Maggie [1] - 7:22 MAGGIE [1] - 1:13 maintenance [3] - 6:21, 7:3, 7:9 major [2] - 3:11, 3:12 Major [1] - 1:5 manual [2] - 7:3, 7:9 MAYOR [1] - 1:18 Mayor [2] - 2:12, 3:5 meetings [1] - 7:21 Meetings [1] - 2:3 Member [2] - 2:7, 6:23 Members [2] - 7:17, 9:12 Mercedes [1] - 1:8 Metropolitan [4] - 3:1, 3:14, 8:6, 8:8 METROPOLITAN [1] - 1:4 middle [3] - 5:1, 5:4 might [1] - 5:11 missed [1] - 7:21 modular [1] - 5:15 MONTVALE [1] - 1:1 Montvale [4] - 1:8, 1:21, 2:1, 3:10 motion [2] - 3:8, 7:18 move [1] - 3:17 Movement [1] - 1:5 movement [1] - 3:12 moving [1] - 3:1 MR [34] - 2:6, 2:11, 2:14, 2:18, 2:21, 3:4, 3:17, 3:20, 3:23, 5:4, 5:19, 5:20, 5:21, 5:22, 6:16, 6:17, 8:2, 8:7, 8:11, 8:15, 8:18, 8:22, 8:24, 9:2, 9:4, 9:5, 9:7, 9:10, 9:16, 9:18, 9:20, 9:24, 10:1, 10:5 MS [19] - 2:5, 2:7, 2:9, 2:12, 2:15, 2:16, 2:17, 2:19, 2:22, 3:2, 7:20, 9:15, 9:17, 9:19, 9:21, 9:22, 9:23, 9:25, 10:2 multi [1] - 5:7 multi-family [1] - 5:7 MY [1] - 11:18	O	R
J	Impact [1] - 3:13 include [1] - 6:20 input [1] - 5:12 insert [3] - 4:4, 5:8, 6:23 inspection [1] - 6:21 intense [1] - 5:10 interested [1] - 11:10 introduce [3] - 3:8, 3:16, 7:18 isolated [1] - 5:8 issue [1] - 6:13 iterations [1] - 4:8	O'Neill [3] - 2:15, 7:22, 9:21 O'NEILL [3] - 1:13, 2:16, 9:22 obligation [2] - 7:2, 7:7 obligations [1] - 6:19 OF [2] - 1:1, 1:2 OFFICIAL [1] - 1:17 one [9] - 3:25, 4:16, 4:21, 6:6, 6:8, 6:12, 8:2, 8:3 Open [1] - 2:3 order [1] - 2:2 originally [1] - 5:13 owners' [1] - 6:8	read [8] - 3:7, 5:9, 5:23, 6:5, 6:24, 6:25, 7:6, 7:21 reads [3] - 4:2, 4:17, 6:19 record [2] - 3:2, 7:20 recused [1] - 3:3 reference [1] - 7:11 refers [1] - 4:22 reflect [1] - 8:14 Regan [1] - 3:22 REGAN [12] - 1:15, 3:4, 3:23, 5:4, 5:20, 5:22, 6:17, 8:7, 8:15, 8:22, 9:2, 9:5 relative [2] - 11:7, 11:9 relief [2] - 3:4, 3:12 remain [1] - 4:8 repair [1] - 6:21 replacement [1] - 6:21 report [1] - 4:22 reported [1] - 11:4 reporting [2] - 7:2, 7:8 request [2] - 6:23, 8:1 requested [3] - 3:24, 5:15, 6:2 requesting [1] - 6:5 requirements [2] - 7:3, 7:8 requisite [2] - 7:2, 7:8 residential [2] - 5:9, 5:10 Resolutiion [1] - 8:12 resolution [2] - 3:10, 3:25 respective [3] - 6:20, 7:1, 7:7 revision [1] - 4:3	sac [1] - 5:6 second [7] - 3:9, 3:19, 3:20, 4:17, 5:14, 6:4, 7:19 SECRETARY [1] - 1:16 Section [2] - 7:11, 7:12 see [1] - 6:12 send [1] - 9:3 sentence [3] - 6:4, 6:5, 6:19 Services [1] - 1:25 set [1] - 11:5 seven [1] - 5:5 shall [2] - 6:7, 6:20 signed [1] - 8:20 Site [1] - 1:5 slopes [2] - 4:11, 4:14 Soil [1] - 1:5 soil [1] - 3:12 sorry [1] - 5:2 spells [1] - 7:5 Spring [4] - 1:4, 4:11, 4:14, 5:6 stacked [2] - 5:16, 5:23 Statement [1] - 3:14 states [2] - 4:10, 5:5 STEFANELLI [3] - 1:11, 2:18, 9:24 Stefanelli [3] - 2:17, 7:22, 9:23 stenographically [1] - 11:4 storm [3] - 6:22, 7:3, 7:9 striking [1] - 4:13 struck [1] - 8:5 subdivision [1] - 3:11 substitute [1] - 4:13 suggest [1] - 4:13 suggested [2] - 4:3, 4:18 Suite [1] - 1:21 system [1] - 6:22
K	N	P		
L	name [3] - 8:4, 8:5, 8:19 need [1] - 5:11 never [2] - 4:3, 8:25 new [1] - 5:6	p.m [2] - 1:9, 10:6 PADOVANO [1] - 1:20 page [4] - 4:6, 4:9, 5:1, 5:2 Page [13] - 3:25, 4:5, 4:16, 4:21, 4:25, 5:4, 5:11, 5:25, 6:1, 6:17, 6:18, 7:10, 8:3 paragraph [2] - 4:8, 5:14 Paragraph [8] - 4:1, 4:5, 4:10, 4:16, 5:1, 5:5, 5:14, 6:2 paragraphs [1] - 4:6 part [1] - 7:14 parties [1] - 11:8 people [2] - 3:24, 7:21 permit [1] - 3:13 pertaining [1] - 5:13 place [1] - 11:4 places [1] - 8:3 Plan [1] - 1:5 PLANNER [1] - 1:17 Planner [1] - 4:23 PLANNING [1] - 1:1 Planning [2] - 2:1,		
land [1] - 7:12 last [1] - 7:10 law [1] - 7:13 leaving [1] - 3:5 less [3] - 5:8, 5:9 letter [1] - 9:3 LICENSE [1] - 11:18 lieu [1] - 5:19 line [3] - 4:1, 4:10, 4:17 Lintner [3] - 2:13, 3:21, 9:19 LINTNER [4] - 1:13, 2:14, 3:20, 9:20 LLC [4] - 1:4, 3:15, 8:6, 8:9 location [1] - 5:13 looked [1] - 8:15 LORRAINE [1] - 1:16 Lorraine [1] - 9:5 LOT [2] - 1:3 LYNN [1] - 11:17 Lynn [1] - 1:24				

T	ZITELLI [4] - 1:14, 2:21, 6:16, 10:1
talks [2] - 6:3, 7:11 Teagno [1] - 2:19 TEAGNO [1] - 1:14 testimony [2] - 6:11, 11:3 third [3] - 4:1, 4:10, 6:5 title [1] - 3:8 transcript [1] - 11:3 Transcription [1] - 1:25 transcripts [1] - 7:22 true [1] - 11:2 Tuesday [1] - 1:7 two [3] - 6:3, 6:11, 8:3	
U	
understood [1] - 7:4 up [2] - 4:13, 4:14	
V	
Valley [4] - 1:4, 4:12, 4:14, 5:6 Variance [1] - 3:4 variance [2] - 3:12, 5:12 VECCHIO [9] - 1:20, 8:2, 8:11, 8:18, 8:24, 9:4, 9:7, 9:10, 10:5 Vecchio [2] - 7:25, 9:8 VICE [1] - 1:11 vote [1] - 9:14	
W	
wall [5] - 5:13, 5:15, 5:17, 5:19, 5:24 water [3] - 6:22, 7:3, 7:9 Werimus [3] - 3:15, 8:6, 8:9 WERIMUS [1] - 1:4 west [1] - 5:8 WILLIAM [1] - 1:13 word [1] - 8:4 wording [2] - 4:12, 4:20 words [1] - 5:9	
X	
XI00991 [1] - 11:18	
Z	
Zitelli [2] - 2:20, 9:25	