

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

2

3

4

5

6

7

TRANSCRIPT OF AUDIO-RECORDED

8

PUBLIC HEARING ON SHG MONTVALE MB, LLC

9

PRELIMINARY AND FINAL SITE PLAN APPROVAL, AMENDED PUD

10

APPROVAL, SOIL MOVEMENT APPROVAL AND VARIANCES

11

12

MONTVALE, NEW JERSEY PLANNING BOARD

13

MAY 17, 2022

14

15

16

17

18

19

20

21

22

23

24

25

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

Pages 2..5

Page 2	Page 4
<p>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</p>	<p>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.</p>
Page 3	Page 5
<p>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 condominium- -- 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.</p>	<p>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</p>

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

Pages 6..9

Page 6	Page 8
<p>1 the documents, and I would propose the following</p> <p>2 markings to Mr. Regan for your benefit and others. I'm</p> <p>3 happy to submit my typed up exhibit list post meeting.</p> <p>4 MR. REGAN: Um, that would be helpful. I'll try</p> <p>5 to take notes as well. Sure.</p> <p>6 MR. DEL VECCHIO: Okay. Uh, A1, I propose the</p> <p>7 affidavit of notice, uh, package that was pre-</p> <p>8 submitted in advance of this hearing. A2 is the site</p> <p>9 plan and variance application, uh, that was submitted.</p> <p>10 I'm proposing to mark this because it has many of</p> <p>11 the exhibits, including the prior resolutions that</p> <p>12 give rise to the nature of the application as I</p> <p>13 described it. A3 is the amended site plan drawing</p> <p>14 prepared by L2A.</p> <p>15 They are dated March 21, 2022, and they consist</p> <p>16 of 21 sheets. A4 is the proposed architectural plan.</p> <p>17 Uh, they are signed by Scott Herrick of HLW. The cover</p> <p>18 sheet is dated March 12th, 2019.</p> <p>19 The balance of the sheets are dated December 20,</p> <p>20 2021, and they consist of eight sheets. A5, they are</p> <p>21 the landscape drawings.</p> <p>22 They are prepared by Trini Rodriguez of Parker</p> <p>23 Rodriguez, dated March 24th, 2022, consisting of four</p> <p>24 sheets. A6 is the Atlas survey of the property</p> <p>25 prepared by Greg Gallus's office.</p>	<p>1 God?</p> <p>2 MS. GREEN: I do.</p> <p>3 MR. REGAN: If I could have your full name,</p> <p>4 please?</p> <p>5 MR. MEJIAS: George Mejias.</p> <p>6 MR. REGAN: M-e-j-i-a-s?</p> <p>7 MR. MEJIAS: [Inaudible].</p> <p>8 MR. REGAN: I-a-s. Okay. Thank you.</p> <p>9 MR. DEL VECCHIO: George, um, [inaudible] your</p> <p>10 current position and what you do.</p> <p>11 MR. MEJIAS: I'm the director of real estate and</p> <p>12 property management for Valley Health System</p> <p>13 [inaudible].</p> <p>14 MR. DEL VECCHIO: And you are familiar with the</p> <p>15 property located along DePiero Drive that we are</p> <p>16 discussing this evening?</p> <p>17 MR. MEJIAS: Absolutely.</p> <p>18 MR. DEL VECCHIO: And Valley Hospital has</p> <p>19 investigated that, uh, property as a potential</p> <p>20 location?</p> <p>21 MR. MEJIAS: Yes.</p> <p>22 MR. DEL VECCHIO: And has decided to call</p> <p>23 Montvale its home at this location if in fact the</p> <p>24 board renders an approval?</p> <p>25 MR. MEJIAS: Absolutely.</p>
Page 7	Page 9
<p>1 It consists of two sheets, and there's a date of</p> <p>2 April 8, 2016. April 7 is the soil movement</p> <p>3 application. Established is the proposed soil</p> <p>4 quantities for the record. A8, the EIS statement</p> <p>5 prepared by Mike Dipple of L2A [ph], dated March 2,</p> <p>6 2018, and revised in March 24, 2022.</p> <p>7 A9 is the traffic impact report prepared by</p> <p>8 Elizabeth -- Betsy Dolan of Dolan and Dean dated March</p> <p>9 24, 2022. And last but not least, if you can't sleep</p> <p>10 at night, here's the storm water management report.</p> <p>11 Uh, it is prepared by L2A, and it is dated March</p> <p>12 21, 2022, uh, as well. [Inaudible] engineer statement</p> <p>13 [inaudible] there. Uh, with that said, Mr. Chairman,</p> <p>14 uh, and with your permission, I'd like to call our</p> <p>15 first witness.</p> <p>16 MR. DEPINTO: Please.</p> <p>17 MR. REGAN: Sir, would you raise your right hand,</p> <p>18 please? Do you swear or affirm that the testimony you</p> <p>19 will give in this proceeding shall be true, so help</p> <p>20 you God?</p> <p>21 MR. MEJIAS: I do.</p> <p>22 MR. REGAN: I'm going to swear in Mr. Hipolit and</p> <p>23 Ms. Green as well. Thank you, [inaudible]. Do you</p> <p>24 swear or affirm that the testimony you will give in</p> <p>25 this proceeding shall be true, so help -- so help you</p>	<p>1 MR. DEL VECCHIO: Uh, can you just generally</p> <p>2 explain to the board what Valley Hospital proposes or</p> <p>3 envisions doing at this proposed location before it's</p> <p>4 construction?</p> <p>5 MR. MEJIAS: So, thank you all. Uh, happy to be</p> <p>6 back here. Very -- we're very excited about this</p> <p>7 development. So similar to our two develop- --</p> <p>8 developments that we have [inaudible], one at the 135</p> <p>9 Houston [inaudible] Road is the primary [inaudible]</p> <p>10 center.</p> <p>11 And we have 85 Chestnut, uh, Street which is our,</p> <p>12 uh, primary care walk-in clinic. Um, we plan on the</p> <p>13 [inaudible] services, uh, at this, uh, site in about</p> <p>14 60,000 square feet of space. Um, we're going to expand</p> <p>15 our -- our services to Montvale, uh, [inaudible]</p> <p>16 Montvale. Being here, very excited.</p> <p>17 Um, we're going to bring, uh, additional services</p> <p>18 to the site, which will include, uh, imaging things</p> <p>19 like CT scan, MRI, and, um, those one-stop shopping</p> <p>20 [inaudible]. The rest of the services will be mostly</p> <p>21 primary care. We haven't figure out all the pieces,</p> <p>22 but most likely primary care and some specialty care</p> <p>23 in this space, um, and possibly some [inaudible].</p> <p>24 MR. DEL VECCHIO: Obviously, one of the things</p> <p>25 that comes out of providing medical service and care</p>

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

Pages 10..13

Page 10	Page 12
<p>1 is medical waste which is always an issue in -- in</p> <p>2 various letters. How is that generally handled by</p> <p>3 Valley at its locations and to be handled at this</p> <p>4 location?</p> <p>5 MR. MEJIAS: Well, as most of you have witnessed</p> <p>6 already at our two other sites, we have a private</p> <p>7 company that comes in. All the medical waste is by</p> <p>8 code, required to be, uh, uh, stored and, uh, locked</p> <p>9 up and sealed within the space, and is picked up by a</p> <p>10 certified carrier.</p> <p>11 MR. DEL VECCHIO: All of that is self-contained</p> <p>12 in the proposal.</p> <p>13 MR. MEJIAS: All self-contained in the proposal.</p> <p>14 MR. DEL VECCHIO: Now, I believe in one of the</p> <p>15 review letters we had received, there was some concern</p> <p>16 about ambulance service, and the potential need for</p> <p>17 ambulances at this location. I'm sure that's not a</p> <p>18 concern that you have had before in various locations.</p> <p>19 How does Valley, uh, typically address those concerns?</p> <p>20 MR. MEJIAS: So as you are all aware of, this is</p> <p>21 not a, uh, urgent care or a, uh, acute care center.</p> <p>22 Um, this is an ambulatory center, so it's like going</p> <p>23 to your doctor's office. Um, so the number of times</p> <p>24 when we have an emergency issue where an ambulance</p> <p>25 [inaudible] a patient is very rare.</p>	<p>1 [inaudible] or circulated from?</p> <p>2 MR. MEJIAS: So if, uh, some of you are familiar</p> <p>3 with our new hospital. Adjacent to our new hospital,</p> <p>4 we have, uh, we call a NICU center, [inaudible]</p> <p>5 mobile, uh, intensive care units, which are</p> <p>6 ambulances.</p> <p>7 And they're stationed at that -- at that -- at</p> <p>8 that center, and then they're also stationed as</p> <p>9 [inaudible] locations at Mahwah, and some other areas,</p> <p>10 uh, uh, within Bergen County. Um, there's nothing</p> <p>11 planned for this side of -- of -- of -- of Bergen, but</p> <p>12 it's very close to the hospital. So we don't have</p> <p>13 ambulances parked, uh, at any of our primary care</p> <p>14 locations.</p> <p>15 MR. DEL VECCHIO: And during the day, those</p> <p>16 ambulances are located not just in those primary</p> <p>17 locations. I think we located other places to be, you</p> <p>18 know, available service here and at other places where</p> <p>19 Valley has services.</p> <p>20 MR. MEJIAS: [Inaudible].</p> <p>21 MR. DEL VECCHIO: Yes. Now, at some point in</p> <p>22 time, if this project or this building is approved, I</p> <p>23 assume Valley Hospital will require some signage for,</p> <p>24 um, this building in this location. And we'll come</p> <p>25 back to the board at a later date with signed package</p>
Page 11	Page 13
<p>1 Um, Valley, like we, uh, we believe in continuity</p> <p>2 of care. We care for our patients, uh, directly from</p> <p>3 the time they come to us, to the time we [inaudible]</p> <p>4 somewhere else. So our ambulance services usually, uh,</p> <p>5 responds, uh, to someone that's transported to an</p> <p>6 acute care, so [inaudible] hospital or elsewhere.</p> <p>7 Uh, but be advised that, uh, in case there is a</p> <p>8 true emergency, somebody has a heart attack or</p> <p>9 something like that, um, 911 is who we normally call.</p> <p>10 So, uh, we try to get there first, but maybe your</p> <p>11 ambulances or our ambulance service will get there,</p> <p>12 uh, [inaudible].</p> <p>13 Um, our experience [inaudible], we've had maybe</p> <p>14 three instances where someone went into labor</p> <p>15 [inaudible], and the [inaudible] system, uh, just</p> <p>16 [inaudible] had almost none today, uh, so it is like</p> <p>17 an ambulance is going to be coming and going in this</p> <p>18 site [ph].</p> <p>19 MR. DEL VECCHIO: One of the other concerns that</p> <p>20 comes up with the ambulances, you indicated that</p> <p>21 Valley runs a fleet of their own ambulances. Uh, would</p> <p>22 such an ambulance be parked here either during the</p> <p>23 day, or on an overnight, uh, basis?</p> <p>24 MR. MEJIAS: Not at all.</p> <p>25 MR. DEL VECCHIO: Where do they normally</p>	<p>1 for the board's consideration, correct?</p> <p>2 MR. MEJIAS: Correct. [Inaudible].</p> <p>3 MR. DEL VECCHIO: Um, and you are about to</p> <p>4 embark, after your testimony is concluded, on some of</p> <p>5 the architectural, uh, for this building. Uh, Valley</p> <p>6 has made its preferences and requirements for the</p> <p>7 building [inaudible] to the landlord?</p> <p>8 MR. MEJIAS: Yes.</p> <p>9 MR. DEL VECCHIO: And they are being integrated</p> <p>10 into the -- the building design as we see [inaudible]?</p> <p>11 MR. MEJIAS: Correct.</p> <p>12 MR. DEL VECCHIO: Uh, I have no further questions</p> <p>13 for George at this time. I'll make him available to</p> <p>14 you, and the [inaudible] attorney question.</p> <p>15 MR. DEPINTO: George, you are known to this</p> <p>16 board. Uh, thank you to Valley Hospital for</p> <p>17 considering Montvale. We appreciate your -- your</p> <p>18 valued tenancy of other properties in the borough.</p> <p>19 And I know from, uh, discussions with people who</p> <p>20 utilize the services at both the Kinderkamack Road and</p> <p>21 the Chestnut Ridge Road facility as being quite</p> <p>22 satisfied with the service they are receiving, so</p> <p>23 thank you very much. The question that came up, um,</p> <p>24 was you had indicated that it's primarily ambulatory</p> <p>25 care, people coming and going. Are you anticipating</p>

Page 14	Page 16
<p>1 any overnight stays?</p> <p>2 MR. MEJIAS: No. The facility, even if you guys</p> <p>3 gave us approval of [inaudible], there's [inaudible]</p> <p>4 health and the facility is not even -- the facility is</p> <p>5 only open from 8:00 a.m., to 8:00 p.m., so there is no</p> <p>6 overnight stay. People cannot stay over. Anyone who's</p> <p>7 in the building later [inaudible] that time.</p> <p>8 MR. DEPINTO: Okay. And with respect to the</p> <p>9 number of employees during peak hours of operation,</p> <p>10 how many would you be anticipating upon full occupancy</p> <p>11 of the say, 50,000 feet?</p> <p>12 MR. MEJIAS: I'm going to estimate this at this</p> <p>13 time because --</p> <p>14 MR. DEPINTO: Sure.</p> <p>15 MR. MEJIAS: Um, you know, each -- each service</p> <p>16 has proportionate amount of employees. So if you have</p> <p>17 diagnostic care, less employee clinic. So if I use the</p> <p>18 rule of thumb that we usually normally estimate, uh,</p> <p>19 for the size of the space, right now it's standing at</p> <p>20 about 20, 25 employees.</p> <p>21 MR. DEPINTO: Okay. And you had indicated to me a</p> <p>22 few years ago that one of the reasons why you selected</p> <p>23 the Kinderkamack Road location was because of the</p> <p>24 abundance of parking, uh, in front of your space down</p> <p>25 there. Uh, have you considered the parking that is</p>	<p>1 patient leaves at a specific [inaudible], so you don't</p> <p>2 have five, six patients waiting within that hour for</p> <p>3 one or two exams. There are a [inaudible]. So we've</p> <p>4 discussed this with our developers, and we gave them</p> <p>5 our specifications to how many parking spots in the</p> <p>6 basement we anticipate we need, and they will satisfy</p> <p>7 this.</p> <p>8 MR. DEPINTO: Now, once you occupy this</p> <p>9 structure, will you continue to occupy the</p> <p>10 Kinderkamack Road and Chestnut Ridge Road?</p> <p>11 MR. MEJIAS: Absolutely.</p> <p>12 MR. DEPINTO: How about --</p> <p>13 MR. MEJIAS: We have -- we have long term leases</p> <p>14 at both sites.</p> <p>15 MR. DEPINTO: That's good. We like that.</p> <p>16 MR. MEJIAS: Uh, Kinderkamack, we're into the</p> <p>17 [inaudible] four years ago. I think we're in four</p> <p>18 years into our -- into our 15-year lease, uh, and, uh,</p> <p>19 85 Chestnut Ridge Road [inaudible] lease. Um, and to</p> <p>20 let you all know, we -- once we occupy this space,</p> <p>21 and, uh, see how our business is -- is working out, we</p> <p>22 -- we -- we are anticipating taking over, possibly,</p> <p>23 the [inaudible] space.</p> <p>24 MR. DEPINTO: Oh, that's great.</p> <p>25 MR. MEJIAS: To consolidate other practices that</p>
Page 15	Page 17
<p>1 available at this location?</p> <p>2 MR. MEJIAS: Yes. And, uh, based on the</p> <p>3 Kinderkamack experience, um, we have, uh, calculated</p> <p>4 the number of spots that we normally need. You know,</p> <p>5 COVID has changed a lot of things.</p> <p>6 MR. DEPINTO: Sure.</p> <p>7 MR. MEJIAS: So patients are not coming for</p> <p>8 longer periods of time. They're not coming in early.</p> <p>9 We are just in time, uh, uh, treatment processes now</p> <p>10 [inaudible]. So to us, an empty -- an empty waiting</p> <p>11 room is a great thing for us.</p> <p>12 So patients are coming, uh, on time, so we're</p> <p>13 starting to experience and we're going even on this</p> <p>14 side, [inaudible] Montvale, um, we sort of have a</p> <p>15 calculation, how many department spaces we need, and</p> <p>16 we [inaudible] Kinderkamack. We actually don't not</p> <p>17 have to occupy that entire block. It's -- it's pretty</p> <p>18 empty.</p> <p>19 And the -- the reason for that is that -- because</p> <p>20 we have a new, uh, design, uh, uh, module layout of</p> <p>21 our clinics, where the patient is taken into the</p> <p>22 clinic, and work through the exam rather than active</p> <p>23 waiting in -- in -- in a waiting area. So our doctors</p> <p>24 see you quicker, and the [inaudible] is better.</p> <p>25 So the patient comes at a specific time, the</p>	<p>1 we have. We're taking smaller practices and bring them</p> <p>2 into a more centralized location.</p> <p>3 MR. DEPINTO: And -- and what practices do you</p> <p>4 have at your Park Ridge location?</p> <p>5 MR. MEJIAS: Park Ridge?</p> <p>6 MR. DEPINTO: Park Ridge.</p> <p>7 MR. MEJIAS: Oh, that, um, --</p> <p>8 MR. DEPINTO: Yeah. That's what we say</p> <p>9 [inaudible].</p> <p>10 MR. MEJIAS: Uh, Park Ridge right now, we, uh, we</p> <p>11 don't have any primary care though [inaudible]</p> <p>12 anymore. We put some behavioral [inaudible] there. Um,</p> <p>13 we're still evaluating Park Ridge right now. Um, the</p> <p>14 Park Ridge area right now is the bridge for us. Um,</p> <p>15 Montvale is a more targeted location for us</p> <p>16 [inaudible].</p> <p>17 MR. DEPINTO: That's good. It's a good change.</p> <p>18 Okay. Uh, questions from board members starting with</p> <p>19 Mr. Lintner.</p> <p>20 MR. LINTNER: I have no additional questions, Mr.</p> <p>21 Chairman.</p> <p>22 MR. DEPINTO: Thank you. Marty, how about you?</p> <p>23 MR. MARTY: Um, you're going to have no surgery</p> <p>24 on site?</p> <p>25 MR. MEJIAS: No.</p>

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

Pages 18..21

Page 18	Page 20
<p>1 MR. MARTY: And, uh, any medical gases?</p> <p>2 MR. MEJIAS: No.</p> <p>3 MR. MARTY: Uh, radioactive material?</p> <p>4 MR. MEJIAS: No.</p> <p>5 MR. MARTY: Okay.</p> <p>6 MR. DEPINTO: Boiling from this point of view.</p> <p>7 MR. MEJIAS: [Inaudible] excitement.</p> <p>8 MR. DEPINTO: John?</p> <p>9 MR. RYAN: I have no further questions.</p> <p>10 MR. DEPINTO: Thank you. Mr. -- Mr. Culhane?</p> <p>11 MR. CULHANE: No comments at this time, Mr.</p> <p>12 Chairman.</p> <p>13 MR. DEPINTO: Thank you. Mr. Zitelli?</p> <p>14 MR. ZITELLI: I have no questions, Mr. Chairman.</p> <p>15 MR. DEPINTO: Thank you. Mr. [inaudible]?</p> <p>16 MALE 6: No questions.</p> <p>17 MR. DEPINTO: Thank you. And Mr. Gruber?</p> <p>18 MR. GRUBER: Uh, just one question. Uh, you --</p> <p>19 are you going -- and you said he was at [inaudible].</p> <p>20 MR. MEJIAS: At this time, we -- we -- we have a</p> <p>21 plan for it, a backup generator. Um, but at this time</p> <p>22 the practices that are going in there do not require</p> <p>23 backup [inaudible]. So we've been doing, uh, like</p> <p>24 small procedures in the procedure room. We may want a</p> <p>25 backup generator just to backup, uh, --</p>	<p>1 time. So it's not like I'm going to have, you know,</p> <p>2 it's going to be rolling 15 patients that be -- that</p> <p>3 be [inaudible] to an MRI.</p> <p>4 So, um, we -- we've done the calculation, and --</p> <p>5 and -- and based on the experience we have on these</p> <p>6 areas, we -- we think that this is all going to be</p> <p>7 really great for us. Great exposure, [inaudible]</p> <p>8 location.</p> <p>9 MR. STEPHANELLI: I have no further questions.</p> <p>10 MR. DEPINTO: Good. Thank you. Uh, [inaudible]?</p> <p>11 MALE 8: No questions. Thank you.</p> <p>12 MR. DEPINTO: Okay. Thank you. Uh, chair will</p> <p>13 entertain a motion to open the meeting to the public.</p> <p>14 MR. TEAGNO: So moved.</p> <p>15 MR. CULHANE: Seconded.</p> <p>16 MR. DEPINTO: Mr. Teagno, Mr. Culhane, all in</p> <p>17 favor?</p> <p>18 ALL: Aye.</p> <p>19 MR. DEPINTO: Anyone from the public have any</p> <p>20 questions or comments? No? Chair will entertain a</p> <p>21 motion closed meeting to the public. Mr. Culhane</p> <p>22 seconded Mr. Teagno. All in favor? Aye. Okay. Thank</p> <p>23 you. Thank you, George. Good seeing you again.</p> <p>24 MR. MEJIAS: Thank you.</p> <p>25 MR. DEPINTO: Uh, can we tilt those so the</p>
Page 19	Page 21
<p>1 MR. GRUBER: [Inaudible] have any plans that you</p> <p>2 [inaudible]?</p> <p>3 MR. MEJIAS: Yeah. There's a part that they're</p> <p>4 showing the backup generator amounts. Small. It's</p> <p>5 nothing huge. Got an EPA anyway, so, uh, we would file</p> <p>6 for that also.</p> <p>7 MR. GRUBER: Okay. That's all.</p> <p>8 MR. DEPINTO: Thank you. Mr. Stephanelli?</p> <p>9 MR. STEPHANELLI: Maybe I missed it but what --</p> <p>10 what do you expect the number of, uh, visitors or</p> <p>11 clients?</p> <p>12 MR. MEJIAS: So depending on which practice we'll</p> <p>13 put -- put in there, per hour, it's hard to -- it's</p> <p>14 hard to -- to estimate at this time, but our</p> <p>15 experience at 35, 135 [inaudible] Road which is</p> <p>16 approximately quarter of the size.</p> <p>17 Every hour, we'll get about six to eight</p> <p>18 patients, uh, every hour, and they occupy exam rooms</p> <p>19 that are there, so we multiply about four,</p> <p>20 [inaudible]. Um, understand that sort of try to use</p> <p>21 what -- what ration to do there. We have diagnostic</p> <p>22 imaging, MRI, CT scan, etc., so those patients are</p> <p>23 separate.</p> <p>24 They come in, but they're in and out and you --</p> <p>25 you need to go to CT scanner, or MRI, but they take</p>	<p>1 audience can see or can we move anybody from behind</p> <p>2 that board?</p> <p>3 MR. CULHANE: Yep. [Talking over each other].</p> <p>4 MR. DEPINTO: Someday we're going to learn how to</p> <p>5 work these big monitor things. We got a blue screen.</p> <p>6 MALE 5: [Inaudible].</p> <p>7 MR. DEPINTO: Okay. What do you have?</p> <p>8 MR. REGAN: Mr. Herrick, can you raise your right</p> <p>9 hand, please? Do you swear or affirm that the</p> <p>10 testimony you'll give in this proceeding shall be the</p> <p>11 truth so help you God?</p> <p>12 MR. HERRICK: I do.</p> <p>13 MR. REGAN: And for the record, state your full</p> <p>14 name, and spell your last name please.</p> <p>15 MR. HERRICK: Scott Herrick, H-e-r-r-i-c-k.</p> <p>16 MR. REGAN: H-e-r-r-i-c-k?</p> <p>17 MR. HERRICK: Yes, sir.</p> <p>18 MR. REGAN: Thank you.</p> <p>19 MR. DEL VECCHIO: Can you provide the board</p> <p>20 briefly with an overview of your professional</p> <p>21 background [inaudible]?</p> <p>22 MR. HERRICK: Uh, yes. I'm licensed in New</p> <p>23 Jersey. I was originally licensed in New York State in</p> <p>24 [inaudible].</p> <p>25 MR. DEL VECCHIO: In your life [inaudible]?</p>

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

Pages 22..25

Page 22	Page 24
<p>1 MR. HERRICK: Yes. It is.</p> <p>2 MR. REGAN: And where are you currently employed?</p> <p>3 MR. HERRICK: Um, I am a partner with HLW, uh,</p> <p>4 Architecture, LLC [inaudible].</p> <p>5 MR. DEL VECCHIO: And how long have you been</p> <p>6 practicing in the field of architecture?</p> <p>7 MR. HERRICK: [Inaudible].</p> <p>8 MR. DEL VECCHIO: [Inaudible] chairman</p> <p>9 [inaudible].</p> <p>10 MR. DEPINTO: Thank you.</p> <p>11 MR. DEL VECCHIO: Um, Mr. Chairman, with your</p> <p>12 permission, I submit Scott as an expert [inaudible].</p> <p>13 MR. REGAN: One question. I assume you've been</p> <p>14 qualified in the field of architecture before</p> <p>15 [inaudible].</p> <p>16 MR. HERRICK: I'm sorry?</p> <p>17 MR. REGAN: Have you been qualified as an ar- --</p> <p>18 architect before planning boards, zoning boards?</p> <p>19 MR. HERRICK: Yeah. I've, uh, provided testimony</p> <p>20 a number of different planning, uh, districts in -- in</p> <p>21 New Jersey, at Warren Township and Jersey City in</p> <p>22 [inaudible].</p> <p>23 MR. REGAN: Thank you. Thank you. I think you can</p> <p>24 be accepted in the field of architecture.</p> <p>25 MR. DEPINTO: Chair, would accept recommendation.</p>	<p>1 the plan set that is on the [inaudible] closest to</p> <p>2 the, uh, board members, that is the submitted plan</p> <p>3 set, correct?</p> <p>4 MR. HERRICK: Yes. That's the original plans</p> <p>5 that, uh, [inaudible].</p> <p>6 MR. DEL VECCHIO: And the plan set that is</p> <p>7 located just on this side of the column, that is the</p> <p>8 work in progress, uh, plans set that it's starting to</p> <p>9 be developed, or in the process of being developed</p> <p>10 with the requirements of the tenant for the -- the</p> <p>11 work of the building, correct?</p> <p>12 MR. DEPINTO: Mr. Del Vecchio, have they been</p> <p>13 marked?</p> <p>14 MR. DEL VECCHIO: The plan set that is, uh, was</p> <p>15 submitted was marked --</p> <p>16 MR. DEPINTO: A4?</p> <p>17 MR. DEL VECCHIO: -- as A4, and I propose we</p> <p>18 mark, uh, the plan set that is closest to myself and</p> <p>19 the witness as A11, and I will provide the information</p> <p>20 for that. So this is architectural files prepared by</p> <p>21 HLW. It also consists of eight sheets.</p> <p>22 It bears an original date of March 12th, 2019. It</p> <p>23 has no revision date yet as it is, uh, by drawing that</p> <p>24 is in process. It hasn't, um, been completed or issued</p> <p>25 yet. So I would call it a duplicate of A4, with</p>
Page 23	Page 25
<p>1 Counsel, please continue, Mr. Del Vecchio.</p> <p>2 MR. DEL VECCHIO: Scott, you've made yourself</p> <p>3 familiar with property which is subject to the</p> <p>4 application.</p> <p>5 MR. HERRICK: Yes.</p> <p>6 MR. DEL VECCHIO: [Inaudible] made yourself</p> <p>7 familiar with plans that are, uh, sorry. The plans</p> <p>8 that have been prepared by HLW, have they been</p> <p>9 prepared by you or under your supervision?</p> <p>10 MR. HERRICK: Yes.</p> <p>11 MR. DEL VECCHIO: And you heard my few remarks to</p> <p>12 the board indicating that, uh, there are some changes</p> <p>13 being developed in the architectural plan, not</p> <p>14 necessarily the blueprint, but like the exterior skin</p> <p>15 as I like to call it, uh, based upon the needs of</p> <p>16 Valley Hospital.</p> <p>17 MR. HERRICK: Yes. Yes. We've -- we've, um,</p> <p>18 presented the, uh, the submittal is formally submitted</p> <p>19 to the, uh, two-month bill, um, since we've had input</p> <p>20 from Valley as the tenant, starting to look at how</p> <p>21 we're going to actually use the space. Um, we've also</p> <p>22 taken a look at the, uh, the planning, uh, board</p> <p>23 letter and letters from police and fire, and started</p> <p>24 to make some of the adjustments as well.</p> <p>25 MR. DEL VECCHIO: And for sake of reference of</p>	<p>1 updates, would be the simplest way to identify it.</p> <p>2 MR. CULHANE: With your -- with your permission,</p> <p>3 my thought was that we would go through the steps that</p> <p>4 it got submitted. And as we do that, give you to speak</p> <p>5 -- speak on some of the changes that were, uh,</p> <p>6 proposed.</p> <p>7 MR. DEPINTO: That's fine.</p> <p>8 MR. DEL VECCHIO: So, Scott, if you can tell the</p> <p>9 board how you approached this project, how you</p> <p>10 developed these plans.</p> <p>11 MR. HERRICK: Sure. So the building is a three-</p> <p>12 story, uh, mixed use building, retail use on the</p> <p>13 ground floor, and the upper two floors are the medical</p> <p>14 office tenant, uh, Valley, uh, which, you know, the,</p> <p>15 uh, previous, uh, witness just, uh, described some of</p> <p>16 the uses to that space.</p> <p>17 Um, we have, uh, about, um, 88,000 feet in this,</p> <p>18 uh, in this building all total. Uh, there's about</p> <p>19 25,000 square feet of retail on the ground floor. Um,</p> <p>20 it's -- it's tentatively, uh, expected to hold three</p> <p>21 tenants.</p> <p>22 Um, the owner is currently in lease negotiations</p> <p>23 with potential tenants. We're talking about a</p> <p>24 lifestyle retail use, um, and the, uh, all of the, uh,</p> <p>25 the entries to those retail spaces would be on the</p>

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

Pages 26..29

Page 26	Page 28
<p>1 east side of the -- of the building.</p> <p>2 Um, the west side of the building is what you see</p> <p>3 in this, uh, rendering, and that is the side where</p> <p>4 Valley would have its entry lobby, you know, available</p> <p>5 for, uh, parking and so forth. And this is where you</p> <p>6 would come into, uh, go up to the medical office, uh,</p> <p>7 buildings, the medical office floors.</p> <p>8 The, um, the second and third floor, as you can</p> <p>9 see is -- is defined by a, uh, kind of strong framing,</p> <p>10 um, design, uh, and there are about 28,000 square feet</p> <p>11 of each -- on each floor on each second and third</p> <p>12 floor, so there's about 56,000 square feet of medical</p> <p>13 office use.</p> <p>14 So what I'd like to do is I'd like to -- I'd like</p> <p>15 to go through the plans, explain how it's -- how it's</p> <p>16 laid out. Um, we'll kind of take our way through the</p> <p>17 drawings, and then at the end I'd like to, I guess,</p> <p>18 additional renderings, and we'll talk a little bit</p> <p>19 about, uh, the overall style, and how that -- how</p> <p>20 that's, um, --</p> <p>21 MR. DEPINTO: Good. Plea- --</p> <p>22 MR. HERRICK: -- continue with, uh, the</p> <p>23 [inaudible].</p> <p>24 MR. DEPINTO: Okay. Please continue.</p> <p>25 MR. DEL VECCHIO: Scott, as you put the drawings</p>	<p>1 um, for the retail tenants. Um, that has yet to be</p> <p>2 really worked out until we have the -- the tenants,</p> <p>3 but I will say a couple things. The, uh, restrooms,</p> <p>4 and mechanical will work within this, uh, envelope.</p> <p>5 This, to the south, is the proposed loading dock</p> <p>6 entry, and then there will be some kind of access</p> <p>7 through here to get to the additional tenant. It's not</p> <p>8 completely worked out. You can see these three spots</p> <p>9 here on the east side, and those are proposed retail</p> <p>10 entries.</p> <p>11 Um, and then this area at the top in the center,</p> <p>12 this is all dedicated to Valley. This is how, uh,</p> <p>13 Valley accesses, uh, you know, from the ground floor</p> <p>14 to get up to their side floor. We've got two egress</p> <p>15 stairs.</p> <p>16 Um, there are some, uh, small [inaudible]</p> <p>17 restrooms on the floor. We've got an entry lobby</p> <p>18 coming in here. We've got a couple hydraulic</p> <p>19 elevators. We have a, uh, freight elevator, loading</p> <p>20 dock here, from this corner, which I guess this is</p> <p>21 normal west.</p> <p>22 And then there's mechanical and [inaudible] room,</p> <p>23 uh, starting from here. So that is the -- that is the,</p> <p>24 uh, ground floor. And again, retail about 25,000,</p> <p>25 26,000 square feet. We have [inaudible], um, and the</p>
Page 27	Page 29
<p>1 for [inaudible] like me that are directly [inaudible],</p> <p>2 uh, the drawing that is closer to the board that you</p> <p>3 were talking about being in the east phase, that is</p> <p>4 the phase that faces DePiero Drive, correct?</p> <p>5 MR. HERRICK: Yeah. So to orient, basically in</p> <p>6 the plans on -- on this plan, and all these subsequent</p> <p>7 plans, north is this way towards Grand Avenue. This is</p> <p>8 the east face towards DePiero Drive.</p> <p>9 This is essentially the side, the west phase</p> <p>10 again, the Valley medical entries. This is, uh, first</p> <p>11 car [inaudible] Parkway is up here, um, and then the</p> <p>12 [inaudible] to the south. Um, [inaudible]. All right.</p> <p>13 So let's -- let's, uh, walk through these plans.</p> <p>14 There are [inaudible], I would say upfront,</p> <p>15 there's not a lot of changes. They're very minimal.</p> <p>16 Um, the overall square footage, um, actually has trunk</p> <p>17 swipe slightly by only a couple hundred square feet.</p> <p>18 So we're not -- we're not making significant</p> <p>19 changes. It's just little tweaks here and there to</p> <p>20 make things work better. Structurally, mechanically,</p> <p>21 [inaudible] how things flow. So looking at these</p> <p>22 plans, you can see this is mostly retail.</p> <p>23 It's open. This is really not defined yet. I know</p> <p>24 one of the planning for questions was, you know, what</p> <p>25 about, uh, restrooms, mechanical, uh, loading access,</p>	<p>1 portion of the Valley's parking is 7,000 square feet.</p> <p>2 So I'm going up to the second floor. Uh, staff</p> <p>3 and patients will come up to these elevators into a</p> <p>4 lobby. This is, uh, all open office floor at the</p> <p>5 moment. Obviously, this will be more closely defined.</p> <p>6 We're starting to hear from Valley the various</p> <p>7 functions that will be in terms of exam rooms and, uh,</p> <p>8 MRI, CT scan those -- all those different functions,</p> <p>9 uh, will be worked out in the, uh, tenant layout.</p> <p>10 At the moment, they're -- they're not. We're not</p> <p>11 only showing some restrooms, but that course will have</p> <p>12 to all be worked out to meet code requirements, and</p> <p>13 [inaudible] requirements. Again, egress stairs, uh,</p> <p>14 leading -- leading down and out. And this -- this</p> <p>15 floor, again, is roughly 28,000 square feet of the</p> <p>16 space.</p> <p>17 And the third floor is essentially identical --</p> <p>18 identical. There's -- there's really -- there's really</p> <p>19 no significant difference in -- in the third floor.</p> <p>20 Um, to help things also point out, um, this is almost</p> <p>21 100 percent, uh, glazed.</p> <p>22 Um, probably few places here, obviously stairs</p> <p>23 and whatnot that'll be glass handle panels, um, but</p> <p>24 it's -- it's all vision glass, uh, around. So then,</p> <p>25 uh, we did add a little plan [inaudible]. So in the</p>

Page 30	Page 32
<p>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</p>	<p>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</p>
Page 31	Page 33
<p>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</p>	<p>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</p>

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

Pages 34..37

Page 34	Page 36
<p>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]</p>	<p>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</p>
Page 35	Page 37
<p>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,</p>	<p>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,</p>

Page 38	Page 40
<p>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.</p>	<p>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,</p>
Page 39	Page 41
<p>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</p>	<p>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</p>

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

Pages 42..45

Page 42	Page 44
<p>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,</p>	<p>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. HUYLENOV: 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. HUYLENOV: Okay. And, uh, anything like water 24 use sustainability? 25 MR. HERRICK: Um, I mean, we, you know, in terms</p>
Page 43	Page 45
<p>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</p>	<p>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.</p>

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

Pages 46..49

Page 46	Page 48
<p>1 MR. DEL VECCHIO: We're in discussions right now</p> <p>2 that I can't really divulge who the tenants are, but</p> <p>3 it -- it's a lifestyle retail user, uh, that will</p> <p>4 probably take at least two third. Two of the tenants</p> <p>5 will take two thirds of the -- the ground floor space,</p> <p>6 that are being discussed right now.</p> <p>7 It'll -- it'll provide larger retail space</p> <p>8 components or floor area that doesn't otherwise exist</p> <p>9 on the site. Um, a lot of the retail that exists on</p> <p>10 the first floor is the first floor building one and</p> <p>11 three are really blended to smaller users.</p> <p>12 MR. STEPHANELLI: This is what you're talking</p> <p>13 about. You're -- you're targeting larger tenant.</p> <p>14 MR. HERRICK: Yes. This is just math- --</p> <p>15 mathematically, you could say 25,000 square per retail</p> <p>16 areas widening to three, roughly 8,500 square foot per</p> <p>17 tenant, more or less. So probably the 75 to 10,000</p> <p>18 range [inaudible].</p> <p>19 MR. STEPHANELLI: I mean, I had the same -- so</p> <p>20 one of my questions was, I saw the loading dock here,</p> <p>21 and I was concerned about traffic going -- listen to</p> <p>22 the traffic engineer and how that's going to work. But</p> <p>23 I also looked at it as you have offices on the second,</p> <p>24 and third floor, I don't see how -- how you're getting</p> <p>25 material up to the second and third floor. You have</p>	<p>1 building size, and part of it was just the need that</p> <p>2 Valley has. We did -- we did go through different</p> <p>3 iterations early on that explored that.</p> <p>4 Um, I think we even went through the iteration</p> <p>5 and had a -- had a roof terrace on top of that.</p> <p>6 MR. STEPHANELLI: Well, that would be nice then</p> <p>7 [talking over each other].</p> <p>8 MR. HERRICK: At the -- at the end of the day,</p> <p>9 based on what the, you know, what the tenant needed</p> <p>10 and wanted, and we -- this is where we went.</p> <p>11 MR. STEPHANELLI: And I -- I do share, you know,</p> <p>12 it's a unique building. I think it's going to just</p> <p>13 look great when it's finished, but I guess the</p> <p>14 question I have is, I'd like to see something towards</p> <p>15 a little more energy efficient, you know, this we're,</p> <p>16 you know, building to the future.</p> <p>17 We're looking at decarbonization. You know, I'd</p> <p>18 like to hear more, you know, [inaudible]. I mean,</p> <p>19 that's -- that's -- that's -- now there's a bunch of</p> <p>20 other things on my list, but that's one of the things</p> <p>21 I want to hear from [inaudible]. Thank you.</p> <p>22 MR. DEPINTO: Okay. Good point. Thank you.</p> <p>23 Councilman?</p> <p>24 MR. HERRICK: Good questions. Thank you.</p> <p>25 MR. DEPINTO: Mr. Lintner?</p>
Page 47	Page 49
<p>1 just two passenger elevators. [Inaudible].</p> <p>2 MR. HERRICK: So the freight -- the freight</p> <p>3 elevator.</p> <p>4 MR. STEPHANELLI: Okay. [Inaudible]. I have to</p> <p>5 [inaudible] this question. There is a -- but I didn't</p> <p>6 see a whole -- I didn't see an aisle way or passageway</p> <p>7 to second and third floor.</p> <p>8 MR. HERRICK: So yeah -- so yeah, maybe I didn't</p> <p>9 clearly point it out, but on the north west corner,</p> <p>10 there is a loading, uh, dock, loading door and is a</p> <p>11 loading [talking over each other] -- a separate --</p> <p>12 there's a separate loading area and freight elevator</p> <p>13 to get up to the second and third floor.</p> <p>14 MR. STEPHANELLI: Um, [inaudible], and I had the</p> <p>15 same question about you're going to -- you said you --</p> <p>16 well, there's two questions. Why did -- why that</p> <p>17 single story on the -- on east side [inaudible] -- it</p> <p>18 filled the space -- ?</p> <p>19 MR. HERRICK: He was -- he was trying to make the</p> <p>20 most use of the space, given the -- given the setbacks</p> <p>21 in parking and, um, [inaudible].</p> <p>22 MR. STEPHANELLI: This why you carry this on the</p> <p>23 third floor, just this size and building [inaudible].</p> <p>24 MR. HERRICK: So part of it -- I mean, part of it</p> <p>25 is -- architectural part of it is, uh, overall, um,</p>	<p>1 MR. LINTNER: No questions.</p> <p>2 MR. DEPINTO: Thank you. Mike?</p> <p>3 MR. DIPPLE: Uh, none at this time. Once we get</p> <p>4 moving, and I see the floor plans, um, might have</p> <p>5 some.</p> <p>6 MR. HERRICK: Okay.</p> <p>7 MR. DEPINTO: Okay. Very good. We're going to</p> <p>8 take a break, but before we do, we're going to open</p> <p>9 the meeting to the public. Anyone care to make a</p> <p>10 motion to that effect?</p> <p>11 MR. STEPHANELLI: So move.</p> <p>12 MR. DEPINTO: I'm sorry, Mr. Stephanelli, Mr.</p> <p>13 Culhane, all in favor. Aye?</p> <p>14 ALL: Aye.</p> <p>15 MR. DEPINTO: Anyone from the public wish to be</p> <p>16 heard? No? Chair will entertain a motion, close</p> <p>17 meeting to the public. Mr. Culhane, seconded. Mr.</p> <p>18 Teagno, all in favor. Aye. We're going to take a 10-</p> <p>19 minute break, and then we will return. Okay. Meeting</p> <p>20 will come to order. Okay. Mr. Del Vecchio, I presume</p> <p>21 you have another witness for us this evening.</p> <p>22 MR. DEL VECCHIO: I brought a stranger to the</p> <p>23 board to testify next.</p> <p>24 MR. DEPINTO: Okay. Okay.</p> <p>25 MR. DEL VECCHIO: [Inaudible].</p>

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

Pages 50..53

Page 50	Page 52
<p>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.</p>	<p>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</p>
Page 51	Page 53
<p>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</p>	<p>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</p>

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

Pages 54..57

Page 54	Page 56
<p>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</p>	<p>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.</p>
Page 55	Page 57
<p>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.</p>	<p>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.</p>

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

Pages 58..61

Page 58	Page 60
<p>1 MR. DEPINTO: And Mike, what exhibit do you have 2 on the board?</p> <p>3 MR. DIPPLE: Uh, I have A3. I'm looking at C04. 4 MR. DEPINTO: C04? Thank you.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>25 I'm going to say it now that we're going to</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>
Page 59	Page 61
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>25 As you take all the components one by one, we</p>	<p>1 height, and the actual road, which is [inaudible] 2 constructed adjacent to building three.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>

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

Pages 62..65

Page 62	Page 64
<p>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.</p> <p>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?</p> <p>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.</p> <p>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?</p> <p>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?</p> <p>24 MR. DEL VECCHIO: Well, the use variances of the 25 hotel, but I'm talking about the screening, the</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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,</p>
Page 63	Page 65
<p>1 sidewalk material, the fence on the retaining wall, 2 uh, bike racks, all of those are intended to be --</p> <p>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].</p> <p>9 MR. DEL VECCHIO: And the loading area needs to 10 have the screening area upside [inaudible].</p> <p>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.</p> <p>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].</p> <p>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</p>	<p>1 and then discharges that water out to, uh, the stream.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>24 We've built up very good relationships with the 25 local people, uh, who've managed these sites, and, uh,</p>

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

Pages 66..69

Page 66	<p>1 we've been working with them consistently throughout</p> <p>2 the development of the [inaudible], and, uh, of the</p> <p>3 north market site, and we'll continue to do so.</p> <p>4 Uh, in terms of water name, because I know that</p> <p>5 the -- in the fire review letter, there was discussion</p> <p>6 about water main. And I've given this testimony every</p> <p>7 time I'm up here, and, um, Suez, we will have a very</p> <p>8 comprehensive meeting at some point with Suez to</p> <p>9 determine exactly how the water mains runs to the</p> <p>10 site.</p> <p>11 Uh, they were very apprehensive to give us big</p> <p>12 looping water mains without pop boxes, and make sure</p> <p>13 that their tenant owned fire hydrants, and things like</p> <p>14 that, so we've been down this road with them a number</p> <p>15 of times.</p> <p>16 And what I'd like to do is say that we're going</p> <p>17 to make sure that everyone is pleased with the design,</p> <p>18 not only the fire official, the planning board, the</p> <p>19 engineer, and everyone, and that Suez, um, is also</p> <p>20 pleased with what we're presenting, and how we're</p> <p>21 designing it because, uh, they're very particular on</p> <p>22 how the water mains are run through the sites.</p> <p>23 All right. So I -- I can offer that. In terms of</p> <p>24 PSE & G for gas and Orange and Rockland for electric,</p> <p>25 um, you know, we -- we've shown the preliminary design</p>	Page 68	<p>1 works approval, and that's the whole process, which,</p> <p>2 you know, we would like to get underway as soon as</p> <p>3 possible. Um, in terms of lighting, uh, we did provide</p> <p>4 a lighting design, and whoever, uh, if you go out to</p> <p>5 the site, you will see, uh, the light fixture that</p> <p>6 we've shown.</p> <p>7 I would think, and I hope that the board is very</p> <p>8 pleased with it. I was out, uh, I was out to the site</p> <p>9 tonight. I'm not so sure you can see the fixture here,</p> <p>10 but, uh, it's, uh, a company called [inaudible]</p> <p>11 Company, and, um, they have very modern looking light</p> <p>12 fixtures.</p> <p>13 And if you go out to the site [inaudible] three,</p> <p>14 there's a number of those fixtures that have already</p> <p>15 been installed, uh, throughout the site. We will</p> <p>16 continue that -- with that, uh, continue with that</p> <p>17 [inaudible].</p> <p>18 I -- I -- I find it very attractive, very modern</p> <p>19 [inaudible]. Um, in terms of outside agency approval,</p> <p>20 we will require an amended floor area hazard permit</p> <p>21 from the DEP that is ongoing. The county of course, is</p> <p>22 going to weigh in heavily on our left turn, uh, coming</p> <p>23 into the site.</p> <p>24 We're coordinating with the county right now. We</p> <p>25 will need a, uh, updated soil conservation district</p>
Page 67	<p>1 that the utility systems running through the site, do</p> <p>2 whatever -- whatever it takes in order to, uh,</p> <p>3 properly service these buildings.</p> <p>4 MR. DEL VECCHIO: Mike, as far as you know, there</p> <p>5 is sufficient -- more capacity to share the site.</p> <p>6 MR. DIPPLE: Yes. Uh, and --</p> <p>7 MR. DEL VECCHIO: Sufficient gas.</p> <p>8 MR. DIPPLE: Yeah. I think all the utilities are</p> <p>9 great. We've done some sewer studies, and we know that</p> <p>10 the sewer at the last time we checked, the sewer was</p> <p>11 operating efficiently, and there's still room in the</p> <p>12 sewer.</p> <p>13 We'll continue to work, uh, with your engineer to</p> <p>14 ensure that sewer capacity, uh, is still available.</p> <p>15 The last time we -- we metered some of the sewers here</p> <p>16 at the DePiero Drive, and as we went down -- further</p> <p>17 down the hill, there's a 36-inch sewer, which had very</p> <p>18 little flow in it, which runs along the back of the</p> <p>19 properties along the Park Ridge quarter.</p> <p>20 And this all eventually leads into that, but</p> <p>21 things have changed a little bit. We've seen a few</p> <p>22 other developments come in. This is, this will bring</p> <p>23 300 new units on here, so, uh, we want to make sure</p> <p>24 that everything is -- is working well.</p> <p>25 Um, so that's the sewer. We will need a treatment</p>	Page 69	<p>1 approval, but we've been working with soil</p> <p>2 conservation district really every other month or so.</p> <p>3 We're coordinating with them on the ongoing</p> <p>4 construction and we will need treatment works approval</p> <p>5 from the DEP. So, uh, that's really my testimony about</p> <p>6 our design.</p> <p>7 MR. DEL VECCHIO: Mike, if I could just add one</p> <p>8 more, uh, part of the testimony. In addition to the</p> <p>9 screening report, you have seen copies of the other</p> <p>10 reports that were issued by the board professionals,</p> <p>11 uh, including, police, including fire, um, including</p> <p>12 Mr. Hipolit and engineer [inaudible] that is traffic</p> <p>13 and there are two separate letters. Have you seen both</p> <p>14 of them? Uh, is there anything in those letters that</p> <p>15 you anticipate not being able to address as you, uh,</p> <p>16 issue the next edition of the -- the plan for the next</p> <p>17 meeting?</p> <p>18 MR. DIPPLE: No. not at all. Um, there are some</p> <p>19 comments that require some additional information, um,</p> <p>20 of this visual clarification on the design, um, and we</p> <p>21 will give more on the lighting [inaudible] as I read</p> <p>22 through this.</p> <p>23 Um, but no and, uh, I -- I [inaudible] the</p> <p>24 records as often as I could, the fire, uh, department</p> <p>25 letter, and then the terms of the police letter, a lot</p>

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

Pages 70..73

Page 70	Page 72
<p>1 of that has to do with, uh, the site overall and the</p> <p>2 building itself, but, um, um, we fully intend to fully</p> <p>3 comply with all of the professional letter. I -- I</p> <p>4 didn't [inaudible] landscaping [inaudible] Mr.</p> <p>5 Rodriguez [inaudible] is another letter [inaudible].</p> <p>6 Mr. [inaudible] will address that.</p> <p>7 MR. DEL VECCHIO: Thank you. I have no further</p> <p>8 questions, Mr. Dipple at this time [inaudible].</p> <p>9 MR. DEPINTO: Okay. Thank you. Let's first go to,</p> <p>10 uh, Ms. Green. Uh, Ms. Green, your technical review</p> <p>11 letter was referenced by Mr. Dipple and he made</p> <p>12 certain representations with respect to changes they</p> <p>13 anticipated making. Is there anything that was not</p> <p>14 addressed by Mr. Dipple set forth in your letter that</p> <p>15 you have concerns over?</p> <p>16 MS. GREEN: So I think my letter is pretty clear</p> <p>17 on, there are some discrepancies between the different</p> <p>18 plans if you're comparing the landscape plan against</p> <p>19 the site plan. So I'm assuming that part of this next</p> <p>20 part of revisions, all those discrepancies is going to</p> <p>21 be cleaned up.</p> <p>22 MR. DEPINTO: Will be coordinated and cleaned up,</p> <p>23 right, Mike? Okay.</p> <p>24 MR. DIPPLE: Yes. [Inaudible].</p> <p>25 MS. GREEN: So I -- I won't bore the board with</p>	<p>1 location that I believe works fine, [inaudible] show</p> <p>2 the plans circulations. One way in, [inaudible] and a</p> <p>3 -- and a right in. County [inaudible] board would act</p> <p>4 on the application shown there. They're fine.</p> <p>5 [Inaudible].</p> <p>6 MR. DEPINTO: And Mike, you agree with this?</p> <p>7 MR. DIPPLE: I agree. Uh, the [inaudible] really</p> <p>8 been leading the effort with that because there's a</p> <p>9 lot of traffic, but -- but I've been working with her</p> <p>10 on plan to try to get, you know, this -- this geometry</p> <p>11 correct.</p> <p>12 And there's -- there's plenty of queuing here</p> <p>13 going on, yeah. Which is -- which is kind of, uh, as</p> <p>14 [inaudible] for this design effort, um, because there</p> <p>15 was the left turn that was put in, um, into, I believe</p> <p>16 the driveway for [inaudible]. I don't recall. I think</p> <p>17 it's a [inaudible] office here, um, [inaudible].</p> <p>18 MR. DEPINTO: Yes.</p> <p>19 MR. DIPPLE: Yeah. Mr. [inaudible] gave the</p> <p>20 history at one point, but, um, but that has a very</p> <p>21 short queuing lane and this allows us to have very</p> <p>22 long queuing lane.</p> <p>23 MALE 5: Like one of the -- I'm not sure you can</p> <p>24 address this, but one of the concerns that the county</p> <p>25 has is really not left in [inaudible] right terms. So</p>
Page 71	Page 73
<p>1 all those discrepancies. Um, the one thing that I</p> <p>2 wanted to point out that is different from the phase 1</p> <p>3 is the new legislation for the EV charging stations</p> <p>4 that the applicant [inaudible] in this phase, and I'm</p> <p>5 assuming that would be something to see in the next</p> <p>6 variation plan.</p> <p>7 MR. DEL VECCHIO: May in fact remove the</p> <p>8 [inaudible] testimony.</p> <p>9 MS. GREEN: Yes. So there is a provision in that</p> <p>10 legislation that allows you to take, uh, to count a</p> <p>11 certain percent state as two for one. Um, so we'll see</p> <p>12 what they propose and then it could very well</p> <p>13 eliminate [inaudible]. Um, that's really major. A lot</p> <p>14 of it very specific details about meeting</p> <p>15 clarification, eliminating discrepancies, um, making</p> <p>16 sure all the [inaudible] match.</p> <p>17 MR. DEPINTO: Okay. Mr. Dipple, where are you and</p> <p>18 Mr. Hipolit, you could -- you could, uh, chime in on</p> <p>19 this as well. Where are you with discussions with the</p> <p>20 county relative to the grand avenue access to the</p> <p>21 property and the dedicated lane? Andy, have you spoken</p> <p>22 to Eric?</p> <p>23 MR. HIPOLIT: I have. I spoke to Eric. At least a</p> <p>24 half dozen times on this. And Mike has worked really</p> <p>25 hard [inaudible] county main location. We've found a</p>	<p>1 unless somebody stops, you certainly would drop the</p> <p>2 parkway [inaudible]. You know, we haven't had that</p> <p>3 driveway active. It's been a long time so [inaudible].</p> <p>4 MR. DEPINTO: Wasn't -- wasn't there some</p> <p>5 discussion relative to changing the exit off of the</p> <p>6 parkway to rather than that, uh, that turning stop or</p> <p>7 -- or, uh, yield to a full stop to create greater</p> <p>8 gaps?</p> <p>9 MALE 5: [Inaudible] traffic guys need a few</p> <p>10 calls on behalf of this and the parkway, [inaudible]</p> <p>11 certain terms it said, we want the traffic off our</p> <p>12 roadways, not to back up on our roadway.</p> <p>13 So we take the car a little higher [inaudible]</p> <p>14 road so [inaudible] we do to clear the lane is our</p> <p>15 goal, not push it back in our lane. So really, we have</p> <p>16 to sink the [inaudible] of the parkway, potentially</p> <p>17 [inaudible] road and -- and the [inaudible] driving</p> <p>18 grant and have them operate kind of [inaudible] are</p> <p>19 the only conflict [inaudible] park grant you wouldn't</p> <p>20 add. You wouldn't add [inaudible] -- [inaudible] the</p> <p>21 parkway is still, you're not as well as fast as you</p> <p>22 are coming east on there again [inaudible].</p> <p>23 MR. DEPINTO: So they may not be willing to do</p> <p>24 anything along a stop. However, we have control of the</p> <p>25 syncing of the lights,</p>

Page 74	Page 76
<p>1 MALE 5: You can sync the lights.</p> <p>2 MR. DEPINTO: Now, who is going to study that? Is</p> <p>3 that going be Betsy, or Mike, or are we studying it?</p> <p>4 MALE 5: So it's really -- and really be on your</p> <p>5 -- our traffic [inaudible] Betsy. We have to</p> <p>6 ultimately at some point approach the county about</p> <p>7 syncing those lights.</p> <p>8 If we're adding more lights [inaudible]. The</p> <p>9 original traffic study, this whole development was the</p> <p>10 potentially sync.</p> <p>11 Sync all these intersections [inaudible]. 11</p> <p>12 lights, there's discussions about adding a county</p> <p>13 [inaudible] sync all lights [inaudible] kind of smart</p> <p>14 system where there's a traffic cam somewhere, the</p> <p>15 lights [inaudible] terminate [inaudible] adjust people</p> <p>16 [inaudible] directions.</p> <p>17 MR. DEL VECCHIO: Just to remind everybody the</p> <p>18 applicant did contribute significant dollars to the</p> <p>19 county to allow, particularly along this stretch of</p> <p>20 road to allow the county from its control room in</p> <p>21 [inaudible] to do exactly what is being said is the</p> <p>22 same to those lights to be able to remote control</p> <p>23 [inaudible] like this section.</p> <p>24 MR. DEPINTO: Uh, I think --</p> <p>25 MALE 5: [Inaudible].</p>	<p>1 Betsy will be here to testify at that meeting?</p> <p>2 MR. HIPOLIT: [Inaudible] they were talking to</p> <p>3 [inaudible].</p> <p>4 MR. DEPINTO: I'm sorry, Betsy?</p> <p>5 MR. HIPOLIT: [Inaudible] the original traffic</p> <p>6 site. [Inaudible].</p> <p>7 MR. DEPINTO: So he's involved in this again?</p> <p>8 MR. HIPOLIT: Yes, he is. Yes.</p> <p>9 MR. DEPINTO: Okay. Yeah. I think it's important</p> <p>10 and I don't want the project held up because of that.</p> <p>11 So, uh, we'll -- we'll have to stay pretty tuned on</p> <p>12 that. So it looks like 21st of June. Now, with respect</p> <p>13 to the changes in architecture, um, is that an</p> <p>14 operative date for you, Scott, to do what you have to</p> <p>15 do?</p> <p>16 MR. SCOTT: It's no problem to make the changes</p> <p>17 to the drawings when they're essentially done. Um, I</p> <p>18 do have a personal contact on June 21st, but it's just</p> <p>19 [inaudible] in the middle of a family vacation</p> <p>20 [inaudible] so [inaudible].</p> <p>21 MR. DEPINTO: Okay. [Inaudible]. Well, we can</p> <p>22 have our meeting over there too.</p> <p>23 MR. SCOTT: [Inaudible].</p> <p>24 MR. DEPINTO: Get one of those little planes to</p> <p>25 pick us up or [inaudible].</p>
Page 75	Page 77
<p>1 MR. DEPINTO: Yeah. I think this is one of the</p> <p>2 most important elements of the plan, certainly the</p> <p>3 traffic circulation. And I think rather than</p> <p>4 potentially delaying anything that we have to make</p> <p>5 certain that the engineers, both from your office, and</p> <p>6 Mike, and Betsy, and the county get together sooner</p> <p>7 rather than later, uh, to address it.</p> <p>8 MALE 5: Okay. And we are -- we are having those</p> <p>9 discussions. I'll just make sure every step</p> <p>10 [inaudible] be done this year.</p> <p>11 MR. DEPINTO: Okay. Now, with respect to making</p> <p>12 the physical changes to the plans, what's your</p> <p>13 timeline for that, Mike?</p> <p>14 MR. DEL VECCHIO: I think our goal was to be</p> <p>15 rescheduled for the June 21st meeting which we</p> <p>16 understand is your next meeting and to have plans</p> <p>17 resubmitted, um, right around Memorial Day, well in</p> <p>18 advance of that June 21st day to allow your</p> <p>19 professional [inaudible] time to review and contact</p> <p>20 us.</p> <p>21 MR. DEPINTO: Okay. So June 21st would work</p> <p>22 because Gray Capital will -- will be in July. So I</p> <p>23 think we should plan for that June 21. And Andy, I</p> <p>24 think if you, and Mike, and Betsy, uh, can work with</p> <p>25 the county between now and then, so that I presume</p>	<p>1 MR. DEL VECCHIO: We'll -- we'll figure out the</p> <p>2 testimony of it [inaudible]. We'll have to</p> <p>3 [inaudible].</p> <p>4 MR. DEPINTO: Yeah. I'd like to see if we could</p> <p>5 tie that in as well. Now, you are waiting for more</p> <p>6 input from your -- from -- from Valley, is that</p> <p>7 correct, Scott?</p> <p>8 MR. SCOTT: Um, I don't know the [inaudible]</p> <p>9 revised plans. I think that we can comply with all of</p> <p>10 the planning comments. Um, [talking over each other].</p> <p>11 MR. DEPINTO: So it's the floor plan?</p> <p>12 MR. SCOTT: The only thing that I mentioned was</p> <p>13 that, you know, there's some mechanical design that's</p> <p>14 [inaudible], I don't think that it's going to change</p> <p>15 what we see on the plans. That's just going to be</p> <p>16 what's inside this meeting. Um, --</p> <p>17 MR. DEL VECCHIO: I think Mr. Chairman --</p> <p>18 MR. SCOTT: [Inaudible] if there's any other</p> <p>19 changes [inaudible].</p> <p>20 MR. DEL VECCHIO: Yeah. I -- I think you've seen</p> <p>21 the changes in narrative form from staff tonight. I</p> <p>22 think what you're -- I think what we need and you're</p> <p>23 referring to is final sign off from Valley that these</p> <p>24 are the final changes. And we should have that in --</p> <p>25 in advance to [inaudible] Memorial Day.</p>

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

Pages 78..81

Page 78	Page 80
<p>1 MR. DEPINTO: It's -- it's a scheduling problem.</p> <p>2 And, uh, yes, we could carry you to the 21st of June.</p> <p>3 Thereafter, it gets difficult because our next meeting</p> <p>4 is 3rd of July.</p> <p>5 MS. GREEN: 5th of July.</p> <p>6 MR. DEPINTO: 5th of July. Uh, that would be</p> <p>7 difficult. And then we move Gray Capital to the third</p> <p>8 Tuesday of July. I would like to see if we could wrap</p> <p>9 this for 21 of June, otherwise we're going to be</p> <p>10 pushed into August.</p> <p>11 And I know that's not what the applicant is</p> <p>12 looking for because of commitments that they've made</p> <p>13 to Valley, I believe with respect to, uh, getting the</p> <p>14 necessary approvals and -- and, uh, doing what they</p> <p>15 have to do. So I think timing is going to be very</p> <p>16 important, and I think the things that could hold us</p> <p>17 up will be county and, um, what else, Bob? Other</p> <p>18 agencies. Now, the other agencies --</p> <p>19 MALE 5: [Inaudible] still in 10 days in before?</p> <p>20 MR. SCOTT: 10 days.</p> <p>21 MALE 5: So it's going to be on the 10th.</p> <p>22 MR. SCOTT: 10 days before the, uh, 21st.</p> <p>23 MALE 7: [Inaudible].</p> <p>24 MR. SCOTT: Yeah. More than --</p> <p>25 MR. DEL VECCHIO: Very generous beyond the 10</p>	<p>1 transcript.</p> <p>2 MR. REGAN: Because if we -- if we wrap this on</p> <p>3 the 21st of June, I'd like to have a resolution for</p> <p>4 July. So if you give me the transcript, I can at least</p> <p>5 start [talking over each other].</p> <p>6 MR. DEPINTO: Where can you -- ?</p> <p>7 MR. DEL VECCHIO: June meeting, I may have a</p> <p>8 [inaudible] for just [inaudible]. The turnaround time</p> <p>9 for the resolution.</p> <p>10 MR. REGAN: But if you get me tonight's</p> <p>11 transcript, I -- I -- I could at least do the</p> <p>12 preliminary provisions.</p> <p>13 MR. DEPINTO: Okay. So recognizing board members,</p> <p>14 recognizing the fact that these plans will be changed,</p> <p>15 but I think we've heard testimony enough. Mr. Dipple</p> <p>16 will be back to testify to the change plans. Someone</p> <p>17 will be here from architecture. Betsie Dolan will be</p> <p>18 here and we will have planning testimony, I presume.</p> <p>19 MR. DEL VECCHIO: Yes. And Trini Rodriguez to</p> <p>20 appear up for the landscaping.</p> <p>21 MR. DEPINTO: And -- and Trini. Okay. For</p> <p>22 landscaping. So at this point, why don't we see if</p> <p>23 anyone has any questions for Mr. Dipple? And I think</p> <p>24 I'm starting Mr. [inaudible].</p> <p>25 MALE 11: Um, I have some serious concerns about</p>
Page 79	Page 81
<p>1 days.</p> <p>2 MR. DEPINTO: Now, Mike, the other agencies you</p> <p>3 referenced DEP and soil conservation and so forth and</p> <p>4 so on, do you anticipate any challenges with them or?</p> <p>5 MR. DIPPLE: No. I -- I don't. I -- I -- I think,</p> <p>6 uh, we -- we've had, uh, we've had a pre-application</p> <p>7 meeting with the DEP regarding our approach that they</p> <p>8 seem to like it. Uh, they seem to think that it was</p> <p>9 adequate. Um, the sort of conservation district we can</p> <p>10 have within six weeks at any time.</p> <p>11 And then [inaudible] approval is, you know, tha-</p> <p>12 -- that's -- I always say that's not really a yes or</p> <p>13 no permit, it's more something we have to do before we</p> <p>14 can build the building for [inaudible]. I don't really</p> <p>15 see outside agencies being initiated.</p> <p>16 MALE 8: I -- I agree.</p> <p>17 MR. DEPINTO: Okay. So we're all comfortable with</p> <p>18 that. Um, Bob, can you think of anything else that</p> <p>19 would stand in the way of --</p> <p>20 MR. BOB: No.</p> <p>21 MR. DEPINTO: -- us being able -- now, Andy, you</p> <p>22 indicated that you're going to provide, uh,</p> <p>23 transcripts of the meeting, is that correct?</p> <p>24 MR. DEL VECCHIO: Yes. I'll have the tape</p> <p>25 transcribed and we'll -- we'll provide the trans- --</p>	<p>1 that whole left turn in, right turn in and so on. Can</p> <p>2 you tell me where you are getting that dedicated lane</p> <p>3 going west on [inaudible]?</p> <p>4 MR. DIPPLE: So there is currently a right lane,</p> <p>5 um, [inaudible] where it just -- it starts [inaudible]</p> <p>6 just -- just left of where the proposed driveway and</p> <p>7 it continues to probably within about 75 feet of the</p> <p>8 intersection with -- with DePiero Drive.</p> <p>9 MALE 11: Okay. What's in that lane currently?</p> <p>10 MR. DIPPLE: It's just [inaudible], you know.</p> <p>11 It's just striking. It's just a strike.</p> <p>12 MALE 11: They're going to turn that from a</p> <p>13 strike lane to a traffic lane [inaudible]. Okay.</p> <p>14 MALE 8: [Talking over each other] left hand turn</p> <p>15 going into the office?</p> <p>16 MR. DIPPLE: There is a left hand turn, I believe</p> <p>17 at -- at this location. I'm -- I'm trying to, you</p> <p>18 know, just [inaudible].</p> <p>19 MALE 8: And then more [inaudible] at the</p> <p>20 intersection.</p> <p>21 MR. DIPPLE: At the intersection.</p> <p>22 MALE 8: [Inaudible].</p> <p>23 MALE 8: Well, that queues up further?</p> <p>24 MR. DIPPLE: We -- we definitely are looking at</p> <p>25 how this -- this works here. I don't really, again,</p>

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

Pages 82..85

Page 82	Page 84
<p>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.</p> <p>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?</p> <p>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].</p> <p>19 MALE 8: [Inaudible] perspective. Well, you look 20 west, you [inaudible] site distance and it would 21 [inaudible].</p> <p>22 MR. DIPPLE: But you know what --</p> <p>23 MALE 8: The rear end -- the rear end right 24 [inaudible] seem to become more of a concern.</p> <p>25 MALE 9: Right. And -- and my other concern is</p>	<p>1 Police on this proposed left turn. I'm not sure if 2 they been incorporated into [inaudible] total.</p> <p>3 MR. DEPINTO: We do have a report from the, uh, 4 police department dated April 18.</p> <p>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.</p> <p>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.</p> <p>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].</p> <p>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.</p> <p>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].</p> <p>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</p>
Page 83	Page 85
<p>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.</p> <p>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.</p> <p>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.</p> <p>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?</p> <p>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.</p> <p>24 So that is a signalized intersection. So, and I 25 didn't see any particular comments from the Montvale</p>	<p>1 driving you're going to need coordination. The lights 2 in [inaudible], they work pretty darn good. Not all 3 [inaudible].</p> <p>4 MR. DEPINTO: Andy? Andy, is it possible to get 5 Maurice here on the 21st?</p> <p>6 MR. HIPOLIT: I'll ask [inaudible].</p> <p>7 MR. DEPINTO: I -- yeah, I think it would be 8 important, and, uh, I mean, he was involved in the 9 original design.</p> <p>10 MALE 5: [Inaudible].</p> <p>11 MR. DEPINTO: He and Betsy working on it. I think 12 he should be here to answer the questions.</p> <p>13 MALE 7: [Inaudible] county center that these 14 lights are all [inaudible].</p> <p>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?</p> <p>20 MALE 10: Yeah. Yes.</p> <p>21 MALE 9: Well, why doesn't that same [inaudible]?</p> <p>22 MALE 4: So they're now allowed [inaudible] with 23 the county [inaudible].</p> <p>24 MALE 9: [Inaudible]?</p> <p>25 MALE 4: The county -- the county had looked at</p>

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

Pages 86..89

Page 86	Page 88
<p>1 it and said [inaudible]. They may shorten [inaudible].</p> <p>2 MALE 9: And they're not going to vote</p> <p>3 [inaudible]?</p> <p>4 MALE 4: So the issue -- the issue there, county</p> <p>5 wrote, that the issue, invest to make your comments,</p> <p>6 but the issue there was the left turn lane overlap</p> <p>7 their driveway. So when you pulled out of your</p> <p>8 driveway, potentially cars would be sitting there</p> <p>9 blocking you, so you're turning to make them short to</p> <p>10 the left turn. Not had -- not had a left turn lane</p> <p>11 that's [inaudible].</p> <p>12 MALE 9: So you're making up for no -- no signal?</p> <p>13 MALE 4: Yeah. No, just taking out that -- those</p> <p>14 traffic cars that block the driveway. It wasn't a</p> <p>15 gaping issue; it was a blocking the driveway issue.</p> <p>16 MALE 9: You still make a left turn across two</p> <p>17 lanes of traffic. That is my point.</p> <p>18 MR. DEPINTO: John, anything else?</p> <p>19 MR. CULHANE: Going back to the police</p> <p>20 [inaudible] concern about possibilities of cars</p> <p>21 heading northbound on the payroll going into that exit</p> <p>22 [inaudible] are coming out of the market. And I'm</p> <p>23 assuming you can work out the configuration to satisfy</p> <p>24 the fleet's concern.</p> <p>25 MR. DEL VECCHIO: Yeah. You know, as the onsite</p>	<p>1 metal deck or concrete.</p> <p>2 MALE 8: I'm seeing how the former Mercedes</p> <p>3 building was there, I guess the foundation shouldn't</p> <p>4 be a particular problem.</p> <p>5 MR. DEL VECCHIO: I [inaudible] geotechnical or</p> <p>6 has access to [inaudible].</p> <p>7 MR. CULHANE: Everything is -- everything is --</p> <p>8 is all spread for me.</p> <p>9 MALE 10: I have a question, Mr. Chairman.</p> <p>10 MR. DEPINTO: Okay. Thank you. Mr. Zitelli?</p> <p>11 MR. ZITELLI: Uh, to echo, Mr., uh, [inaudible]</p> <p>12 concerns about the turns that, uh, I'm concerned about</p> <p>13 [inaudible] the left turn in and the right turn in</p> <p>14 there. Um, so I'll be looking forward to hearing the</p> <p>15 traffic testimony in the future. Um, that's it for</p> <p>16 now.</p> <p>17 MR. DEPINTO: Okay. Thank you. Mr. [inaudible]?</p> <p>18 MALE 11: Yes. I actually have a -- well, quite</p> <p>19 the same concern. Wasn't business from the current</p> <p>20 state offer, uh, to Mr. [inaudible]? Is it about</p> <p>21 [inaudible]?</p> <p>22 MALE 7: It is [inaudible]. The end of the, um,</p> <p>23 ramp to our driveway, uh,</p> <p>24 MALE 8: [Inaudible].</p> <p>25 MALE 7: Let's say from the beginning of our</p>
Page 87	Page 89
<p>1 resident of that property, I can tell you, I have seen</p> <p>2 vehicles going, but they're usually a piece of</p> <p>3 construction equipment coming up the road that is</p> <p>4 moving into the -- moving on site. I have not seen any</p> <p>5 passenger vehicles make that maneuver. It's -- it's</p> <p>6 not one that you would think about making.</p> <p>7 MR. CULHANE: [Talking over each other].</p> <p>8 MR. DEL VECCHIO: I think what the police -- I</p> <p>9 think what the police are -- police department's</p> <p>10 referring to are really construction vehicles, and</p> <p>11 obviously, plus the construction end, we wouldn't</p> <p>12 envision that happening any further. Um, if there is</p> <p>13 an issue, you know, post completion, we'd be happy to</p> <p>14 revisit it and offer a solution if one is necessary.</p> <p>15 MALE 7: [Inaudible].</p> <p>16 MR. DEL VECCHIO: Yeah. I mean, only a contractor</p> <p>17 would do it with a hard hat on, so.</p> <p>18 MALE 4: [Inaudible] seeing how we're on the</p> <p>19 prototype [inaudible]. The type of construction for the</p> <p>20 [inaudible], that's going to be steel frame?</p> <p>21 MR. DEPINTO: I believe, yeah. [Talking over each</p> <p>22 other].</p> <p>23 MR. HERRICK: [Inaudible] you just -- it's a --</p> <p>24 sure. Yeah. The buil- -- the building itself is a</p> <p>25 steel frame, uh, steel frame, columns, and beams,</p>	<p>1 driveway to the end of the ramp, the best I can is</p> <p>2 300, uh, 320 feet.</p> <p>3 MALE 8: That is [inaudible].</p> <p>4 MALE 6: You walk that ramp.</p> <p>5 MALE 7: Very few people stop there.</p> <p>6 MALE 8: Well, can you -- is that where the shop</p> <p>7 off ramp ends or -- or the -- ?</p> <p>8 MR. DIPPLE: Yeah. I -- it's kind of vague. I --</p> <p>9 I took it to the end of the striping where the</p> <p>10 striping meets, you know, the -- the turn striping</p> <p>11 comes into the -- the straight line striping, the --</p> <p>12 the lane striping [inaudible] from the point there to</p> <p>13 the point, the beginning of our driveway, [inaudible]</p> <p>14 300, 320 feet [inaudible] on the roads. Yeah. I got</p> <p>15 the three -- three times -- three times three.</p> <p>16 MALE 6: [Inaudible] going to be some of traffic</p> <p>17 light [inaudible] section.</p> <p>18 MALE 7: No, no. [Talking over each other].</p> <p>19 MALE 9: [Inaudible] there's traffic coming out,</p> <p>20 [inaudible] Parkway [inaudible] eastward and there's</p> <p>21 no [inaudible].</p> <p>22 MR. DEL VECCHIO: Yeah. I would -- I would tell</p> <p>23 you and suggest that you drive that. It's --</p> <p>24 MALE 9: I do drive [talking over each other].</p> <p>25 MR. DEL VECCHIO: I [inaudible] the point of</p>

Page 90	Page 92
<p>1 coming through that Parkway off ramp a couple of</p> <p>2 times, there's a pretty steep or pretty sharp right</p> <p>3 turn that forces you to slow down regardless of the</p> <p>4 stop or yield being there. If you don't slow down,</p> <p>5 you're going to have bigger problems worried about</p> <p>6 getting into this site. And once you do make that</p> <p>7 turn, you're now on an incline; the road starts to</p> <p>8 climb towards the traffic light so you're climbing up.</p> <p>9 That -- those three elements coupled with the</p> <p>10 distance, I think, you know, you'll hear Betsy tell</p> <p>11 you that that is a -- a maneuver that could safely be</p> <p>12 made.</p> <p>13 MALE 5: And the other thing, you guys didn't see</p> <p>14 these iterations. Initially, there was some</p> <p>15 [inaudible] circulation internally. To get the cars</p> <p>16 off the road it's one way in to both driveway.</p> <p>17 So it was one way in and then straight back one</p> <p>18 way in and then one way down that way, there's no</p> <p>19 closing traffic so somebody getting off the road gets</p> <p>20 [inaudible] plenty of space and there's no parking of</p> <p>21 the [inaudible] at all. You know, potentially, they</p> <p>22 may have wanted to parking on their house because</p> <p>23 that's something [inaudible].</p> <p>24 MALE 8: So if you come up the park while you're</p> <p>25 in the right turn lane, that takes you into by Wegmans</p>	<p>1 MR. DIPPLE: Yeah. So the question is like,</p> <p>2 what's the really the need for having this contract?</p> <p>3 Isn't that possible to consider like somewhat</p> <p>4 [inaudible] entrance from the [inaudible]?</p> <p>5 MR. DEL VECCHIO: Mike, if you can -- if you'd</p> <p>6 like to try to explain this, what happens at the very</p> <p>7 [inaudible] two is route is created to get into the</p> <p>8 building.</p> <p>9 MR. DIPPLE: So -- so this was -- this was driven</p> <p>10 by the need to get people from the west side of this</p> <p>11 development for west office development into this</p> <p>12 facility without having to go all the way down to</p> <p>13 DePiero Drive to the light and then either making a U-</p> <p>14 turn and coming back this way or continuing back</p> <p>15 behind building two, coming in this way.</p> <p>16 So the -- tha- -- that's exactly where it came.</p> <p>17 We presented it to the county. Um, they didn't really</p> <p>18 hesitate on the idea. They thought it was a viable</p> <p>19 idea. Um, so coming westbound to get into the site,</p> <p>20 you have the opportunity to make that [inaudible], um,</p> <p>21 because there was an island that was placed here from,</p> <p>22 you know, this triangular [inaudible] here between</p> <p>23 DePiero and Grand Avenue West.</p> <p>24 And that was extended here so that vehicles could</p> <p>25 not make that left turn and then quickly dive over to</p>
Page 91	Page 93
<p>1 and [inaudible]. But if you don't want to go that way,</p> <p>2 you'd have to cross over into the next lane, over to</p> <p>3 the left, to go straight down Grand Avenue.</p> <p>4 MR. DEL VECCHIO: Right. You also --</p> <p>5 MALE 8: You've got conflict there with the ra- -</p> <p>6 - lanes coming out from underneath the [inaudible].</p> <p>7 MR. DEL VECCHIO: You have that today and if you</p> <p>8 do that maneuver, you know, you're not likely to make</p> <p>9 that slide, what they call the Jersey [ph] slide to</p> <p>10 the left until you're probably, well, almost past this</p> <p>11 driveway where the driveway is proposed.</p> <p>12 MALE 8: Okay. You have that [inaudible], I agree</p> <p>13 with that. But you don't today have a right turn in</p> <p>14 and a left turn in to a driveway that doesn't exist to</p> <p>15 service the parking lot, so.</p> <p>16 MR. DEL VECCHIO: Correct. But there was a</p> <p>17 driveway there for Mercedes when the Mercedes building</p> <p>18 was there.</p> <p>19 MALE 7: They never used it. [Talking over each</p> <p>20 other].</p> <p>21 MALE 8: They didn't ma- -- make [inaudible] to</p> <p>22 the left [inaudible] Grand Avenue.</p> <p>23 MALE 10: [Inaudible].</p> <p>24 MR. DEPINTO: Okay. Le- -- le- -- let's move on.</p> <p>25 Mr. [inaudible], anything else?</p>	<p>1 the right. So there's no opportunity to get into the</p> <p>2 site because of that island extension.</p> <p>3 This is the one we're talking about that's</p> <p>4 potentially contractors are crossing down and making a</p> <p>5 left into the site. That's all closed off. It's only</p> <p>6 the contractors. There's only -- that's a construction</p> <p>7 site right now. Yeah. So -- so that -- that's the --</p> <p>8 that's the reason.</p> <p>9 MALE 5: I know that intersection looks like</p> <p>10 [inaudible]. Now you have to like use the strip</p> <p>11 [inaudible]. [Inaudible] have an opportunity to like</p> <p>12 stand [inaudible].</p> <p>13 MALE 7: Yeah. Basically, this is why</p> <p>14 [inaudible].</p> <p>15 MALE 5: [Inaudible] DePiero Drive [inaudible].</p> <p>16 MALE 8: But the original -- the original</p> <p>17 [inaudible] site couldn't allow cars from west on</p> <p>18 Vernon and the first right turn [inaudible] DePiero</p> <p>19 Drive. Too close. [Inaudible]. Police were very</p> <p>20 concerned that they said if you do that its</p> <p>21 [inaudible] because you have the cars [inaudible]</p> <p>22 coming east on Grand and turning around and</p> <p>23 [inaudible] west on Grand turning left, so they wanted</p> <p>24 push everything.</p> <p>25 MALE 9: The signal should control that.</p>

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

Pages 94..97

Page 94	Page 96
<p>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</p>	<p>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.</p>
Page 95	Page 97
<p>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</p>	<p>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</p>

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

Pages 98..101

Page 98	Page 100
<p>1 along the western side and that not only handles the</p> <p>2 additional, well, the big base [inaudible].</p> <p>3 MALE 12: Right. That's all I want to hear. I</p> <p>4 want to make sure --</p> <p>5 MALE 7: [Inaudible].</p> <p>6 MALE 12: In case you put something there, I</p> <p>7 don't know what you're going to put there, but -- but</p> <p>8 I'm concerned about, you know, I'm concerned about</p> <p>9 capacity there, you know. Uh, the other -- the other</p> <p>10 question I had was the entrance [inaudible]. Uh, can</p> <p>11 you go over to trash enclosure because it's -- it's --</p> <p>12 it's on that one side.</p> <p>13 MR. DIPPLE: Yeah. So we have multiple trash</p> <p>14 enclosures. We have, um, we have one on the south side</p> <p>15 and that if I recall correctly and the architect can</p> <p>16 correct me if I'm wrong, that was requested by</p> <p>17 [inaudible] the retailer on the ground board because</p> <p>18 the other trash closures are located to the rear of</p> <p>19 building four near the loading and [inaudible]. We fit</p> <p>20 those back there as kind of a little bit of utility</p> <p>21 area here and that's where we need the screening. And</p> <p>22 that's where the transformer, the generator, trash are</p> <p>23 all located in there.</p> <p>24 MALE 12: I guess I'm concerned about the</p> <p>25 [inaudible] because it's a beautiful lobby entrance</p>	<p>1 truck -- a vehicle circulation plan, and it does -- we</p> <p>2 [inaudible] -- we bring the truck all the way through</p> <p>3 and you will actually see, uh, for instance, in the</p> <p>4 rear of the building, one of the islands is --</p> <p>5 MR. DIPPLE: Which road will it be turning on?</p> <p>6 MR. DIPPLE: Pardon me?</p> <p>7 MR. DIPPLE: Will be turning [inaudible].</p> <p>8 MR. DIPPLE: Well, we -- we have [inaudible] in</p> <p>9 any direction. So we've modeled the truck throughout</p> <p>10 this entire development all the way through building</p> <p>11 one, two, three. But if they were to enter at this</p> <p>12 location, they can maneuver around, and again, we --</p> <p>13 we tighten up corners and everything to make sure --</p> <p>14 MR. DIPPLE: And you're going to mark out fire</p> <p>15 lanes?</p> <p>16 MR. DIPPLE: We will mark out fire lanes. I do</p> <p>17 have a question about the 30 foot limit. I don't know</p> <p>18 if that came from your department or whatever, but</p> <p>19 whatever is required from the fire lanes, I would ask</p> <p>20 that it be consistent with what was done in the past</p> <p>21 [inaudible]. We've done a lot of fire lanes and stuff</p> <p>22 throughout this development.</p> <p>23 MR. DIPPLE: I just want to make sure that when</p> <p>24 we go -- when we go in, we have a clear path to get to</p> <p>25 where we need to be.</p>
Page 99	Page 101
<p>1 and I really, I'm -- I'm happy to see Valley Hospital</p> <p>2 going there. So I don't want to see a stretch area in</p> <p>3 front of a lobby if I don't have to.</p> <p>4 MR. DIPPLE: Well, I -- I should say, if you go</p> <p>5 back from the rear of building two and look at the</p> <p>6 trash enclosure, they did try to design something that</p> <p>7 kind of fits with a modern [inaudible], something</p> <p>8 could be worked out here would be your traditional --</p> <p>9 MALE 12: No. I -- I just request that we take</p> <p>10 another look at it because I'm just, you know, I'm</p> <p>11 just concerned about people driving into the trash</p> <p>12 enclosure and all that other crap without really being</p> <p>13 nicely screened. That's -- I just think -- I think</p> <p>14 it's a beautiful building. I'm really -- I'm really</p> <p>15 impressed. I want to see -- I want to see it be a</p> <p>16 model for Montvale.</p> <p>17 MR. DEPINTO: Okay. Thank you. [Inaudible]?</p> <p>18 MALE 13: No [inaudible].</p> <p>19 MR. DEPINTO: Thank you. Bill.</p> <p>20 MR. BILL: No questions.</p> <p>21 MR. DEPINTO: Mike?</p> <p>22 MR. DIPPLE: I just only have a one or two, not</p> <p>23 concerning any traffic answer, but what's the best way</p> <p>24 to turn the fire truck in?</p> <p>25 MR. DIPPLE: Uh, we have a circulation plan, a</p>	<p>1 MR. DIPPLE: It's, uh, we weren't sure of that.</p> <p>2 MR. DEPINTO: Okay. That's a follow up to that.</p> <p>3 Mr. Del Vecchio, do you have the Montvale Fire</p> <p>4 Department, uh, memo dated April 28th?</p> <p>5 MR. DEL VECCHIO: I believe I do.</p> <p>6 MR. DEPINTO: Okay. And, uh, Mr. Dipple, has that</p> <p>7 been shared with you?</p> <p>8 MR. DIPPLE: Oh, yeah. I'm sorry. I was reading</p> <p>9 321. I'm sorry. Uh, it is dated [inaudible].</p> <p>10 MR. DEPINTO: Okay. And I thought that you had</p> <p>11 testified earlier this evening that you would be able</p> <p>12 to comply with the technical reviews about the police</p> <p>13 and fire department.</p> <p>14 MR. DIPPLE: Yes. Uh, I -- I can with the caveat</p> <p>15 that you are going to work with Suez on the water main</p> <p>16 because there's a -- there's a -- a number of comments</p> <p>17 regarding how the water mains should run, uh, through</p> <p>18 the site. I just preface that with our coordination</p> <p>19 with two and -- and making sure that everyone was</p> <p>20 happening with that. Because they will dictate exactly</p> <p>21 what [inaudible].</p> <p>22 MR. DEL VECCHIO: And Mike is probably being very</p> <p>23 kind. Suez, it's going to be very difficult to get to</p> <p>24 agree to [inaudible]. They wouldn't let us do it for</p> <p>25 building one, two, or three. I don't think they're</p>

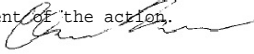
**In The Matter of Municipal Land Use Application Hearing
Meeting on 05/17/2022**

Pages 102..105

<p style="text-align: right;">Page 102</p> <p>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.</p>	<p style="text-align: right;">Page 104</p> <p>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]?</p>
<p style="text-align: right;">Page 103</p> <p>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</p>	<p style="text-align: right;">Page 105</p> <p>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</p>

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

Pages 106..108

Page 106	Page 108
<p>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</p>	<p>1 2 3 I, Chris Naaden, a transcriber, hereby declare 4 under penalty of perjury that to the best of my 5 ability the above 107 pages contain a full, true and 6 correct transcription of the tape-recording that I 7 received regarding the event listed on the caption on 8 page 1. 9 10 I further declare that I have no interest in the 11 event of the action. 12  13 June 30, 2022 14 Chris Naaden 15 16 17 18 (Montvale, NJ Planning Board, SHG Montvale MB, LLC, 5- 19 17-22 revise) 20 21 22 23 24 25</p>
Page 107	
<p>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. 24 25</p>	

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

Index: 1..4

	12th 6:18	6:18 24:22	2600 96:15,
1	24:22	2021 6:20	16
1 2:8,20	13 95:11	2022 6:15,	26th 57:15,
71:2	97:14	23 7:6,9,	25
1,199 59:17	99:18	12 57:15,	2702 2:2
1,218 59:16	135 9:8	25	28,000 26:10
1.01 2:2	19:15	21 6:15,16	29:15
10 78:19,	15 20:2	7:12 35:3	28th 101:4
20,22,25	15,000 4:6	75:23 78:9	2a 105:18
85:20 88:9	58:16,19	107:19,20	
91:23	63:17,18	21st 75:15,	3
10,000 46:17	15-year	18,21	3 104:24
96:14	16:18	76:12,18	30 100:17
10- 49:18	150 58:10	78:2,22	300 60:5
100 29:21	96:25	80:3 85:5	67:23
84:21	150-room 4:3	94:4	89:2,14
10th 78:21	18 84:4	104:18	32,000
11 57:18	185 96:25	106:12,15	45:12,19
74:11	187 55:17,	107:17,18	320 89:2,14
80:25	20 56:1	22 103:13	3201 2:3
81:9,12	19 35:5	24 7:6,9	321 101:9
88:18		24th 6:23	33,847 58:18
113 54:19	2	25 14:20	35 19:15
56:1		25,000 4:23	36-inch
12 57:21	2 7:5	25:19	67:17
94:9,19	2,300 64:11	28:24	3rd 78:4
95:8,12,	2,400 64:11	45:15	
17,19,22	20 6:19	46:15	4
96:2,11,	14:20	54:20	4 85:22,25
13,16,22	2016 7:2	250 60:4	86:4,13
97:1,5,8,	2018 7:6	26,000 4:23	87:18
11,16,18,	2019 3:9	28:25	
21 98:3,6,		45:15	
24 99:9			

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

Index: 5..active

	87:15		Absolutely
5	88:22,25	9	2:14 8:17,
	89:5,18		25 16:11
5 21:6	91:19	9 82:25	
72:23 73:9	93:13 98:5	85:15,21,	abundance
74:1,4,25		24 86:2,	14:24
75:8	7,000 29:1	12,16	accept 22:25
78:19,21	45:19	89:19,24	50:11
84:23	75 46:17	93:25	accepted
85:10	81:7	107:10,17	22:24
90:13		911 11:9	
93:9,15	8		access 27:25
105:21		A	28:6
106:7,9	8 7:2 20:11		53:12,13,
	79:16	a.m. 14:5	14,22,23
5/17/22	81:14,19,	A1 6:6	54:10
51:15	22,23	A11 24:19	55:6,25
50,000 14:11	82:6,19,23	A12 39:12,	71:20 88:6
56,000 26:12	84:17	13,14	accesses
5th 78:5,6	88:2,24	A13 51:13,	28:13
	89:3,6	14	accidents
	90:24	A2 6:8	83:23
6	91:5,12,21	A3 6:13	94:12 95:3
	93:16	57:5,8	account 3:11
6 18:16	94:1,17	58:3	35:21
89:4,16	96:10	A4 6:16	94:20
107:4	97:15	24:16,17,	accounting
6- 2:3	105:20	25	82:3
60,000 9:14	107:18,20	A5 6:20	acknowledge
64.5 36:12	8,500 4:4	A6 6:24	40:17
65 36:14,22	46:16	A8 7:4	acknowledged
61:11	85 9:11	A9 7:7	60:13
	16:19		acre 96:24
7	87,976 58:20		act 72:3
	88,000 25:17		active 15:22
7 7:2 78:23	8:00 14:5	ability	
84:5,20		63:13	
85:13			

In The Matter of Municipal Land Use Application Hearing

Meeting on 05/17/2022

Index: actual..approached

73:3	105:11	aisle 47:6	107:12
actual 61:1	adjacent	allowed	anticipate
acute 10:21	12:3 51:25	85:22	16:6 69:15
11:6	53:25 61:2	ambulance	79:4
ADA 59:7	adjust 63:6	10:16,24	anticipated
64:1	74:15	11:4,11,	70:13
add 29:25	adjusted	17,22	anticipating
38:21 69:7	84:15	ambulances	13:25
73:20	adjustments	10:17	14:10
added 38:4	23:24	11:11,20,	16:22
adding 39:4	advance 5:18	21 12:6,	anymore 4:9
41:3 65:4	6:8 75:18	13,16	17:12
74:8,12	77:25	ambulatory	apparently
97:24	advances	10:22	42:8
addition	45:4	13:24	applicant
69:8	advantage	amended 2:5	3:5 64:19
additional	104:17	3:21 6:13	71:4 74:18
4:5 9:17	advised 11:7	68:20	78:11
17:20	affidavit	amount 14:16	applicants
26:18 28:7	6:7	35:13	105:9
69:19 98:2	affirm 7:18,	58:11	application
address	24 21:9	amounts 19:4	3:7,20
10:19 59:8	50:1 102:9	ample 54:18	6:9,12 7:3
63:12	agencies	analysis	23:4 50:19
69:15 70:6	78:18	82:5,15,16	57:17 59:3
72:24 75:7	79:2,15	96:6	61:14 64:6
addressed	agency 68:19	analyze	65:3 72:4
70:14	agree 72:6,7	82:16	apprehensive
addressing	79:16	Andy 71:21	66:11
97:23	91:12	75:23	approach
adds 39:8	101:24	79:21 85:4	74:6 79:7
adequate	103:5	95:23	approached
5:18 79:9	ahead 84:20	announcement	25:9
		106:13	

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

Index: approval..back

approval 2:5	6:16 13:5	associates	average
3:10,11,	23:13	106:21	36:13
16,18,21,	24:20 37:8	assume 12:23	60:17,18
22,23,24,	47:25	22:13	61:7
25 4:1	architecture	assuming	aware 5:24
8:24 14:3	5:15 22:4,	70:19 71:5	10:20
50:23 51:9	6,14,24	86:23	40:22
52:16,23	38:16	assumptions	42:14
68:1,19	52:23	36:7	aye 20:18,
69:1,4	76:13	Atlas 6:24	22 49:13,
79:11	80:17	attack 11:8	14,18
approvals	area 5:6	attended	106:5,6
3:9 78:14	15:23	64:5	<hr/> B <hr/>
approve 95:4	17:14	attorney	B1 57:21,
approved	28:11	13:14	22,23
12:22	30:8,10	attractive	B2 105:2
approximately	31:2,12,16	68:18	B3 105:2
4:4,6,23	35:23 46:8	attributed	back 5:20
19:16 35:2	47:12	50:15	9:6 12:25
36:12	54:10 55:1	audience	31:13
April 7:2	56:6 58:20	21:1	33:16
57:15,25	63:9,10	August 78:10	35:23 56:1
84:4 101:4	64:22	avenue 27:7	61:22
ar- 22:17	68:20	52:1 54:6,	62:2,7,9
architect	98:21 99:2	24,25	67:18
22:18	105:13,17,	55:14,22	73:12,15
51:17,20,	18	56:15,23	80:16
24 52:12	areas 12:9	71:20	85:17
61:9 64:3	20:6 34:19	84:12,14	86:19
98:15	46:16 59:6	85:17	90:17
103:4	arrangement	91:3,22	92:14
106:23	56:4,9	92:23	98:20 99:5
architects	59:21	104:9	102:5
5:12	ass 94:25		103:25
architectural	assisting		
	107:1		

In The Matter of Municipal Land Use Application Hearing

Meeting on 05/17/2022

Index: background..break

104:11	Beattie 52:5	64:25	24:2 25:9
106:20	beautiful	bio-retention	27:2
background	41:24	64:23	39:11,14
21:21	98:25	bit 26:18	40:4 42:3
backup	99:14	30:14,20	49:23 50:9
18:21,23,	beginning	34:8 37:8	51:7 58:2
25 19:4	88:25	38:4 40:8	59:20
balance 5:9	89:13	64:12	66:18 68:7
6:19	94:11	65:10	69:10
barn 34:6	behalf 73:10	67:21	70:25 72:3
base 34:17,	behavioral	98:20	80:13
19 97:25	17:12	102:3	94:22
98:2	benefit 6:2	103:12	98:17
based 15:2	Bergen	105:16	106:24
20:5 23:15	12:10,11	black 37:17	board's 13:1
36:8,14	Betsie 80:17	39:3,4	boards 2:19
48:9	Betsy 7:8	blast 43:19	22:18
102:23	56:10	blended	Bob 78:17
103:20	74:3,5	46:11	79:18,20
basement	75:6,24	block 2:1,3	Boiling 18:6
16:6	76:1,4	15:17	bore 70:25
basically	82:1 84:24	86:14	borough
27:5 83:18	85:11	blocking	13:18
93:13	90:10	86:9,15	boss 57:21
102:19	big 21:5	blue 21:5	bottom 36:10
103:20	66:11 98:2	blueprint	53:15
basin 64:24	bigger 90:5	23:14	box 38:25
65:12,14	bike 59:11	board 2:25	102:17
97:25	63:2,4	8:24 9:2	boxes 66:12
basis 11:23	bill 23:19	12:25	Brandon
beams 87:25	99:19,20	13:16	33:12
bear 31:25	bind 32:20	17:18	break 49:8,
bears 24:22	bio-filter	21:2,19	19 105:15
		23:12,22	

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

Index: breaks..care

breaks 55:8	39:6,21	105:14	61:13,17
bridge 17:14	40:20	buildings	calculation
briefly 3:24	41:4,10,21	26:7 40:25	15:15 20:4
21:20 36:4	42:2	41:10 44:3	35:19
53:12	43:15,24	60:16	call 7:14
59:15	44:1,4	61:18 67:3	8:22 11:9
bring 9:17	46:10	built 65:24	12:4 23:15
17:1 45:25	47:23	bulk 3:23	24:25 61:4
67:22	48:1,12,16	58:7	91:9
100:2	51:23	bullshit	called 4:2
bringing	52:2,4,6,	94:20	65:13
4:15	7,11,25	bunch 48:19	68:10
brought	53:3,4,6,	bureau 84:21	Calling
30:20	11,17,21	104:10	106:1,5
49:22	54:10	busiest 96:9	calls 73:10
51:22,24	55:5,9,10,	business	cam 74:14
buffering	18,20,24,	16:21	canopy 32:14
59:9	25 56:2,4,	88:19	capacity
buil- 87:24	6,8 60:9,		67:5,14
build 40:21	11,20,21,	c	98:9
41:7 79:14	24,25		Capital
building	61:2,3,8,	C04 58:3,4	75:22 78:7
3:12 4:6,	15,20,21,	C1001 2:2	107:13
16,17,21	24 62:4,16	C1002 2:2	captured
12:22,24	63:22	C2000 2:2	38:25
13:5,7,10	64:16 70:2	C3001 2:2	car 27:11
14:7 24:11	79:14	C3002 2:3	33:22
25:11,12,	82:18	C4000 2:3	73:13
18 26:1,2	87:24 88:3	C6000 2:3	84:13,14
30:21	91:17	C9000 2:3	carbonated
31:6,22	92:8,15	calculated	38:13
32:2 34:19	98:19	15:3 60:11	care 9:12,
36:2,5,7,	99:5,14		21,22,25
12,17	100:4,10		
38:23	101:25		
	102:1,16,		
	20 103:8,		
	13,21,24		

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

Index: carefully..close

10:21	85:13	73:5	circulations
11:2,6			53:12 72:2
12:5,13	centralized	charcoal	
13:25	17:2	37:17	City 22:21
14:17	certification	charges	civil 50:10
17:11 49:9	43:25 44:2	45:23	56:19 64:2
55:12	certified	charging	claims 52:24
62:18	10:10	71:3	104:13
94:19			
	chair 20:12,	checked	clarification
carefully	20 22:25	67:10	69:20
4:14	44:12		71:15
	49:16	Cheryl	
carried	50:11	105:25	class 96:2
107:16	106:3		
		Chestnut	cleaned
carrier		9:11 13:21	70:21,22
10:10	chairman	16:10,19	clear 40:6
	7:13 17:21	83:4	70:16
carry 39:7	18:12,14		73:14
47:22 78:2	22:8,11	chicane	100:24
94:3	43:14	83:13	
106:11	44:15		
	45:10 50:8	chief 102:4,	client 41:17
cars 86:8,	57:18	5,8,11,13	57:10
14,20	77:17 88:9	104:3,6,	
90:15	104:23	20,23	clients
93:17,21		105:8,12	19:11
			climate 4:11
case 11:7	challenges	chime 71:18	climb 90:8
33:17 82:3	79:4		
98:6		choose 55:7	
	change 17:17		climbing
caveat	54:21 62:9	circulated	90:8
101:14	63:22	12:1	
	77:14	circulation	clinic 9:12
ceiling	80:16	54:11	14:17
34:15,17		55:8,13	15:22
35:1 38:22	changed 15:5	56:12 75:3	clinics
	64:18	90:15	15:21
center 9:10	67:21	99:25	close 12:12
10:21,22	80:14	100:1	38:14
12:4,8			49:16
28:11	changing		

In The Matter of Municipal Land Use Application Hearing

Meeting on 05/17/2022

Index: closed..conservation

93:19	69:19	65:9	10:19
106:3	77:10		11:19
closed 20:21	83:25 86:5	comply 61:8	70:15
93:5	101:16	63:6 65:6	72:24
closely 29:5	102:5	70:3 77:9	80:25
closer 27:2	commercial	101:12	83:15,19
closest	4:6 58:15	component	88:12
24:1,18	commitments	42:10	102:6,13
closing	78:12	components	104:5
90:19	committee	46:8 59:25	concluded
closures	107:2	compound	13:4
98:18	company 10:7	83:11	concrete
code 10:8	68:10,11	comprehensive	36:5 88:1
29:12	comparing	66:8	condominium
codes 43:17	70:18	concealed	3:7
Cole 106:4	competing	32:21	condomium-
collects	82:9,11	conceals	3:7
64:25	complete	31:17	conference
color 38:9	3:13 5:8	concern	4:4 58:11
column 24:7	completed	10:15,18	configuration
columns	3:13,14	82:14,24,	86:23
87:25	24:24	25 84:9	confirm
comfortable	39:18	86:20,24	35:13
79:17	completely	88:19	confirmation
comment 5:20	28:8 34:2	104:12	34:13
83:14 84:6	37:25	105:23	conflict
105:22	completion	concerned	73:19
comments	4:22 52:7	46:21	84:17 91:5
18:11	87:13	88:12	connection
20:20	complex	93:20	102:23
35:18	104:12	98:8,24	103:2,22
62:18	compliance	99:11	conservation
	55:19	102:14	68:25 69:2
	57:12 62:7	104:8	79:3,9
		concerns	

In The Matter of Municipal Land Use Application Hearing

Meeting on 05/17/2022

Index: consideration..couple

consideration 13:1 43:11 44:7	context 41:7 contextual 41:8	conversation 59:3 95:1	52:14 56:16,17, 21 61:19
considerations 37:19	continue 16:9 23:1	conveyed 83:16	62:20 63:11,20
considered 14:25 42:18	26:22,24 50:12 53:18	conveying 40:22	72:11 77:7 79:23
consist 6:15,20	65:20 66:3 67:13 68:16	convince 59:20	91:16 98:16
consistent 61:16,25 62:3 100:20	continued 107:14	coordinated 70:22	corrections 83:21
consistently 66:1	continues 59:23 81:7	coordinating 68:24 69:3	correctly 98:15
consisting 6:23	continuing 92:14	coordination 56:5 85:1 101:18	corrugated 37:14
consists 7:1 24:21	continuity 11:1	copies 69:9	Councilman 48:23
consolidate 16:25	contract 92:2	copy 41:11 57:2	counsel 23:1 50:12
constructed 61:2 65:12	contractor 87:16	corner 5:4 28:20 33:19 47:9	count 71:10 county 12:10 56:20
construction 4:3,22 9:4 50:24 69:4 87:3,10, 11,19 93:6	contractors 93:4,6	52:21 53:24 61:4,5,6 103:8,24 105:6	68:21,24 71:20,25 72:3,24 74:6,12, 19,20
contact 75:19 76:18	contrast 38:10 40:11	corners 60:17 61:3 100:13	75:6,25 78:17 85:13,23, 25 86:4
contending 60:15	contribute 74:18	correct 13:1,2,11 24:3,11 27:4 31:23 50:25 51:3	92:17 94:25 couple 27:17 28:3,18
	control 35:1 73:24 74:20,22 93:25		

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

Index: coupled..Del

37:24	20:15,16,	57:15,24	9:1,24
58:21 90:1	21 21:3	84:4	10:11,14
94:9	25:2 42:5	101:4,9	11:19,25
coupled 90:9	43:13,14,	day 11:23	12:15,21
court 2:9	24 44:5,11	12:15 48:8	13:3,9,12
cover 6:17	49:13,17	75:17,18	21:19,25
coverage	83:18	77:25	22:5,8,11
64:9,13	86:19 87:7	days 78:19,	23:1,2,6,
96:13	88:7	20,22 79:1	11,25
covered	105:5,10	Dean 7:8	24:6,12,
82:15	current 4:11	decarbonizatio	14,17 25:8
covers 51:5,	8:10 54:4	n 48:17	26:25
6	88:19	December	30:16
COVID 4:8	cutting 40:3	6:19	31:20 32:5
15:5	<hr/> D <hr/>	decided 8:22	33:4,24
Craig 84:18	D-I-P-E-L-E	38:20	34:11,24
crap 99:12	50:7	deck 36:6	35:5,9,12
create 40:10	Dante 42:6	88:1	36:24
73:7	dark 37:12,	dedicated	39:13
created	17	28:12	43:9,10
36:16 92:7	Darlene's	71:21 81:2	46:1
cross 83:11	57:22	defends 3:11	49:20,22,
91:2	darn 85:2	defer 43:8	25 50:12,
crossed	data 30:2	95:15	13,18,21
38:18	date 7:1	defined 26:9	51:1,4
crossing	12:25	27:23 29:5	52:5,9,15
84:18 93:4	24:22,23	31:15	56:12,25
CT 9:19	51:14,16	defines	57:5,7
19:22,25	76:14	34:10 39:2	59:2 61:16
29:8	107:16	Del 2:9,11,	62:6,17,24
Culhane	dated 6:15,	23 3:2,5	63:9,16
18:10,11	18,19,23	6:6 8:9,	65:13
	7:5,8,11	14,18,22	67:4,7
			69:7 70:7
			71:7 74:17
			75:14
			77:1,17,20
			78:25

In The Matter of Municipal Land Use Application Hearing

Meeting on 05/17/2022

Index: delaying..development

79:24	53:14,19	71:17	77:13 85:9
80:7,19	54:17	72:6,18	95:12 99:6
82:14	55:23	73:4,23	104:2
86:25	67:16 81:8	74:2,24	designated
87:8,16	92:13,23	75:1,11,21	56:16
88:5	93:15,18	76:4,7,9,	designed
89:22,25	DEPINTO 2:1,	21,24	42:8
91:4,7,16	15,21 3:4	77:4,11	95:19,23
92:5	7:16 13:15	78:1,6	designer
101:3,5,22	14:8,14,21	79:2,17,21	50:22
106:11,13,	15:6 16:8,	80:6,13,21	designing
15,19	12,15,24	83:15 84:3	66:21
107:7	17:3,6,8,	85:4,7,11	detail 3:17
delaying	17,22	86:18	details
75:4	18:6,8,10,	87:21	71:14
densities	13,15,17	88:10,17	detention
45:6	19:8	91:24	97:22
DEP 68:21	20:10,12,	94:3,8	determine
69:5 79:3,	16,19,25	95:7 96:12	66:9
7	21:4,7	99:17,19,	develop
department	22:10,25	21 101:2,	105:11
15:15	24:12,16	6,10 102:3	develop- 9:7
69:24 84:4	25:7	103:1	developed
100:18	26:21,24	104:3,16,	23:13 24:9
101:4,13	40:20	22 105:3,	25:10 32:2
103:2	41:12,18	24 106:8,	105:6
104:25	42:3,6	10,17,25	developer
department's	43:7,13	107:5,8,	102:16,22
87:9	44:13,16	11,19,21	developers
depending	45:9	describe	16:4
19:12	48:22,25	51:7 53:11	development
Depiero 8:15	49:2,7,12,	design 13:10	5:5,6 9:7
27:4,8	15,24	15:20	41:23 55:2
32:2 33:12	50:11	26:10 51:1	
41:9,19	51:13	66:17,25	
51:5 52:1	57:19,20,	68:4 69:6,	
	22 58:1,4	20 72:14	
	70:9,22		

In The Matter of Municipal Land Use Application Hearing

Meeting on 05/17/2022

Index: developments..dozen

59:16	57:1,6,8,	directly	22:20
64:20 66:2	23 58:3,5	11:2 27:1	dive 92:25
74:9 92:11	61:19	33:9	divulge 46:2
97:11	62:13,20	director	dock 28:5,
100:10,22	63:3,11,20	8:11	20 31:11
105:18	64:4 67:6,	discharge	33:17
developments	8 69:18	65:2	46:20
9:8 41:20	70:8,11,	discharges	47:10
67:22	14,24	65:1	doctor 42:8,
deviate	71:17	discrepancies	12,18
102:3	72:7,19	70:17,20	doctor's
diagnostic	79:5	71:1,15	10:23
14:17	80:15,23	discussed	doctors
19:21	81:4,10,	16:4 44:10	15:23
dictate	16,21,24	46:6	documents
101:20	82:22	discussing	3:24 6:1
difference	83:16 89:8	8:16	50:13
29:19	92:1,9	discussion	Dolan 7:8
60:25	95:15,18,	66:5 73:5	56:10,21
differently	21 96:15,	95:10	80:17 82:2
103:13	20,23	discussions	83:16
difficult	97:4,7,9,	13:19	Dolan's 60:2
78:3,7	13,17,20,	42:20 46:1	82:15
101:23	24 98:13	71:19	dollars
digitally	99:4,22,25	74:12 75:9	74:18
2:16	100:5,6,7,	107:22	donations
dimensions	8,14,16,23	distance	94:24
36:25 82:4	101:1,6,8,	82:20	door 47:10
Dipple 7:5	14 103:2,	84:12	dotted 36:18
49:3 50:4,	23	90:10	downtown
7,8,13,17,	direction	district	55:1
20,25	53:15,20	68:25 69:2	dozen 71:24
51:3,11,14	54:7,24	79:9	
56:17	55:15,22	districts	
	100:9		
	directions		
	74:16		

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

Index: drastically..end

drastically 64:18	driving 73:17 85:1 99:11	echo 88:11 14 71:13	
drawing 6:13 24:23 27:2 103:3	drop 37:5 59:6 64:1 73:1	edition 69:16	eliminated 37:25 63:3
drawings 5:5 6:21 26:17,25 76:17	duck 65:14 due 3:7 64:15	effect 49:10 efficient 43:15,23 45:8 48:15	eliminating 71:15 Elizabeth 7:8
drive 8:15 27:4,8 52:1 53:14,19 54:17 55:23 67:16 81:8 83:21 84:21 89:23,24 92:13 93:15,19 96:7 104:10	duplicate 24:25 durable 32:19 dynamic 5:14	efficiently 67:11 effort 72:8, 14 egress 28:14 29:13 EIS 7:4	else's 105:22 embark 13:4 emergency 10:24 11:8 employed 22:2
	<hr/> E <hr/>	electric 65:23 66:24	employee 14:17 employees 14:9,16,20
driven 92:9 105:13	earlier 51:24 101:11 early 15:8 48:3 ease 56:13 east 26:1 27:3,8 28:9 47:17 55:1 73:22 84:13 93:22	elements 34:4 75:2 90:9 elevation 31:8 32:25 33:20 elevations 31:6 33:11 elevator 28:19 47:3,12 elevators 28:19 29:3 30:9 47:1 eliminate 59:1 63:7,	empty 15:10, 18 emulate 38:11 enclosure 30:10 98:11 99:6,12 enclosures 98:14 end 2:10 4:7 26:17 31:3 37:4 48:8 51:25 64:24
driveway 53:17,18 54:3,9 72:16 73:3 81:6 86:7, 8,14,15 88:23 89:1,13 90:16 91:11,14, 17 105:14	eastbound 54:7,24 55:22 eastward 89:20		

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

Index: ends..exit

65:18	entered	equipment	104:2,17
82:23	55:23	33:18	evidence
87:11	entertain	36:21 87:3	2:22
88:22	20:13,20	Eric 71:22,	exam 15:22
89:1,9	49:16	23	19:18 29:7
105:16	106:3	essentially	examples
ends 89:7	entertained	27:9 29:17	39:24 96:5
energy	105:25	30:8 31:20	exams 16:3
43:15,17	entire 15:17	32:18 33:6	exception
44:18	100:10	34:1 39:5	58:7 103:6
45:1,2,8	entitled	55:13	excess 60:3
48:15	51:15	57:11	64:12
engineer	entrance	Established	excited 9:6,
5:12 7:12	92:4	7:3	16 42:1
30:2 36:23	98:10,25	estate 8:11	excitement
46:22	104:9	estimate	18:7
50:22 51:1	entries	14:12,18	excuse 64:21
56:11	25:25	19:14	exhibit 6:3
66:19	27:10	EV 71:3	51:12 57:8
67:13	28:10	evaluating	58:1
69:12	39:20	17:13	exhibits
95:17	entry 26:4	eve 39:1	6:11 50:14
engineering	28:6,17	evening 2:6,	exist 4:9
50:10	32:12,14,	7 3:17,20	46:8 82:17
57:24	20 33:18	4:15,20	91:14
engineers	54:16	5:10 8:16	existing
36:25 75:5	envelope	49:21	41:3
English	28:4	101:11	53:16,21
94:21	envision	106:25	exists 46:9
ensure 67:14	62:11	107:9,14	65:2
entail 30:17	87:12	eventually	exit 73:5
enter 33:22	envisions	67:20	86:21
54:2,9,17	9:3	everyone's	
100:11	EPA 19:5		

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

Index: exiting..firms

exiting 82:9	extension	farm 38:16	field 22:6,
expand 9:14	31:13	farther	14,24
30:12	32:24	31:13	50:10
expander	61:5,6	fast 73:21	figure 9:21
34:23	93:2	fault 63:23	77:1
expect 19:10	extensions	favor 20:17,	file 19:5
43:15	36:21	22 49:13,	31:15
expected	106:14	18 106:5	files 24:20
25:20	exterior	feature 65:7	filled 47:18
experience	23:14	federal 44:6	final 2:4
11:13	extra 43:22	feel 34:5	3:11,22
15:3,13	extreme	95:6	36:16
19:15 20:5	53:24	feet 4:4,7,	77:23,24
83:5	<hr/> F <hr/>	23 9:14	find 68:18
expert 22:12	face 27:8	14:11	102:2
experts 94:4	faces 27:4	25:17,19	fine 4:8
104:18	54:12	26:10,12	25:7 72:1,
explain 5:7	facility	27:17	4
9:2 26:15	13:21	28:25	finish 37:7
92:6	14:2,4	29:1,15	finished
explored	92:12	35:5	32:15
48:3	fact 8:23	36:12,14	48:13
exposure	50:21	45:12	fire 23:23
20:7	64:15 71:7	54:21	65:3 66:5,
expressed	80:14	58:17,18,	13,18
34:3	facts 63:14	21 63:18,	69:11,24
expression	fairly 34:20	19 64:11	99:24
37:8,20	familiar	81:7 89:2,	100:14,16,
38:3	8:14 12:2	14 96:18,	19,21
extended	23:3,7	20	101:3,13
39:1 92:24	51:4,19	felt 41:8,9	103:2
extends 31:2	family 76:19	FEMALE 2:8,	104:24
		20 104:24	firms 41:14
		fence 63:1,5	

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

Index: fit..generator

fit 65:11	77:11	fourth	functions
98:19	floors 4:21	105:22	29:7,8
fits 99:7	25:13 26:7	FPC 102:23,	fundamental
fixture	34:22	25 103:21	63:17
68:5,9	36:11 53:8	frame 87:20,	fungible
fixtures	58:21	25	30:14
68:12,14	flow 27:21	frames 37:13	future 5:5,6
fleet 11:21	67:18	framing 26:9	48:16
fleet's	follow 45:2	37:16	88:15
86:24	51:21	39:21	97:19
floor 4:17,	101:2	Frank 96:12	105:18
24 25:13,	follow-up	free 64:6	<hr/> G <hr/>
19 26:8,	62:8	freight	gain 40:7
11,12	foot 36:22	28:19	Gallus's
28:13,14,	46:16	47:2,12	6:25
17,24	100:17	front 5:23	gap 82:15,
29:2,4,15,	footage	14:24	16 96:6
17,19	27:16	53:2,7,9	gaping 86:15
31:2,4,15,	footprint	54:12,18,	gaps 73:8
17 34:10,	58:18,19	19,21	82:17
14,16	forces 90:3	55:5,6,9	84:16
35:1,3	form 30:4	56:1	garden 53:25
36:3 38:24	77:21	61:22,23	54:8
45:11,16	formally	99:3	gas 66:24
46:5,8,10,	23:18	frontage	67:7
24,25	105:25	33:23	gases 18:1
47:7,13,23	forward 57:1	full 8:3	gave 14:3
49:4 52:9,	88:14	14:10	16:4 72:19
12,13	found 71:25	21:13 50:5	generally
53:4,7	foundation	73:7	9:1 10:2
54:12,13,	88:3	fully 70:2	generator
15 55:8,12	four-foot	function	
58:20	60:25	42:24	
61:5,7			
62:16			
68:20			

In The Matter of Municipal Land Use Application Hearing

Meeting on 05/17/2022

Index: generous..handling

18:21,25	glazing	grant 73:18,	18:17,18
19:4 98:22	31:16	19	19:1,7
generous	goal 73:15	granted 3:9	94:6,7
78:25	75:14	4:2	guess 26:17
geometry	God 7:20	gray 31:16	28:20
72:10	8:1 21:11	38:9 40:9	30:25
George 8:5,9	50:3	75:22 78:7	45:11
13:13,15	102:10	107:13	48:13 88:3
20:23	good 2:6,7	great 15:11	96:15,16
geotechnical	4:8 16:15	16:24 20:7	97:21
88:5	17:17	48:13	98:24
Gibbons	20:10,23	54:23 67:9	105:24
102:4,11,	26:21	greater 3:17	guys 14:2
13 104:6,	40:24 42:3	73:7	73:9 90:13
20,23	43:13	green 7:23	104:13
105:8,12	48:22,24	8:2 60:9	
give 5:18	49:7 65:24	70:10,16,	H
6:12 7:19,	85:2	25 71:9	H-E-R-R-I-C-K
24 21:10	104:22	78:5 83:6,	21:15,16
25:4 50:2	105:24	7	ha- 94:12
60:2 66:11	107:9	Greg 6:25	95:2
69:21 80:4	government	gross 58:20	half 71:24
82:4 102:9	44:6	ground 4:17	96:24
glad 41:22	grade 40:6,	25:13,19	hand 7:17
glass 29:23,	7,16 60:18	28:13,24	21:9
24 31:18	grand 27:7	31:2 40:16	81:14,16
32:22	52:1 54:5,	45:11,16	102:8
33:13	6,24,25	46:5 52:9,	handle 29:23
34:14,15,	55:14,22	12 53:4,7	handled
17,21,22	56:15,23	54:12,15	10:2,3
35:10,13	71:20 83:2	55:8 61:6	handles 98:1
38:4 40:3,	84:11,14	98:17	handling
5,6	91:3,22	group 44:7	39:20
glazed 29:21	92:23	Gruber	
	93:22,23		
	104:9		

In The Matter of Municipal Land Use Application Hearing

Meeting on 05/17/2022

Index: happening..Huysenov

happening	107:15	19,23	home 8:23
5:24 87:12	hearing 6:8	43:5,8,16	hope 59:8
101:20	88:14	44:3,9,21,	68:7
happy 6:3	107:14	25 45:15,	hospital
9:5 87:13	heart 11:8	18,23	5:11 8:18
99:1	heat 40:7	46:14	9:2 11:6
hard 19:13,	heavily	47:2,8,19,	12:3,12,23
14 71:25	68:22	24 48:8,24	13:16
87:17	height 35:1	49:6 87:23	23:16 32:3
95:22 96:7	36:11	hesitate	42:22 43:3
Harrick	60:10,11,	92:18	99:1
107:1	21 61:1,8,	high 36:15	Hospital's
Harris	10,13,15,	37:4	4:20
106:19,21	17 62:4	higher 73:13	hot 102:17
hat 87:17	held 76:10	highest	hotel 4:3
hazard 68:20	helpful 2:13	60:16,19	52:18,24
heading	6:4	61:24	58:8,10
86:21	Heng 106:4	highlight	62:1,2,22,
health 8:12	Herrick 6:17	56:14	25 63:17
14:4 55:11	21:8,12,	hill 67:17	65:4
56:5	15,17,22	Hipolit 7:22	hour 16:2
hear 4:19	22:1,3,7,	69:12	19:13,17,
29:6	16,19	71:18,23	18 96:9
41:18,22	23:5,10,17	76:2,5,8	hours 14:9
48:18,21	24:4 25:11	85:6 95:25	house 90:22
56:9 82:1	26:22 27:5	history	Houston 9:9
90:10	30:18	72:20	huge 19:5
94:22 96:5	31:24 32:7	hit 4:8	38:21
98:3	33:8 34:16	83:10	hundred
heard 23:11	35:3,7,11,	HLW 6:17	27:17 52:8
49:16 61:9	17 37:2	22:3 23:8	HUTTER 2:14
80:15	39:15	24:21	Huysenov
105:3	40:24	hold 25:20	44:16,17,
106:2	41:13,23	78:16	
	42:11,14,		

In The Matter of Municipal Land Use Application Hearing

Meeting on 05/17/2022

Index: hydrant..inaudible

23	78:16 85:8	28:16,22,	51:2,5,6,
hydrant	impressed	25 29:13,	11,19
103:6	99:15	25 30:21,	52:5,6,10,
hydrants	improvement	25 31:5,	12,13,14
66:13	38:21	14,17,18,	53:10
102:19	inaudible	19,23	56:12,13
103:5	2:8 3:18,	32:11,21,	57:4,6,10,
hydraulic	19 5:3	22,23,24	11,13,14,
28:18	7:12,13,23	33:2,8,9,	16,17
	8:7,9,13	10,16,18	58:5,24
<hr/>	9:8,9,13,	34:4,10,	61:1 62:8
I	15,20,23	14,15,23,	63:8,10,
	10:25	25 35:1,2,	14,18,19
I-A-S 8:8	11:3,6,12,	4,6,7,8,	66:2
idea 92:18,	13,15,16	13,14,15,	68:10,13,
19	12:1,4,9,	16,24,25	17,19
identical	20 13:2,7,	36:1,6,16,	69:12,21,
29:17,18	10,14	17,20,22,	23 70:4,5,
identify	14:3,7	23,24	6,8,24
25:1	15:10,14,	37:2,3,4,	71:4,8,13,
imaging 9:18	16,24	6,10,12	16,25
19:22 42:9	16:1,3,17,	38:15	72:1,2,3,
immediately	19,23	39:3,5,8,	5,7,14,16,
55:17,20	17:9,11,	9,10,14	17,19,25
impact 7:7	12,16	40:3,8,12,	73:2,3,9,
impervious	18:7,15,	13,18,19	10,13,14,
64:8,13	19,23	41:17,25	16,17,18,
96:13	19:1,2,15,	42:13,17	19,20,22
implementing	20 20:3,7,	43:6 44:2,	74:5,8,11,
45:7	10 21:6,	3,4,7,8,19	13,15,16,
implies 58:6	21,24,25	45:20,23	21,23,25
important	22:4,7,8,	46:18	75:10,19
35:17 41:7	9,12,15,22	47:1,4,5,	76:2,3,5,
75:2 76:9	23:6 24:1,	14,17,21,	6,19,20,
	5 26:23	23 48:18,	21,23,25
	27:1,11,	21 49:25	77:2,3,8,
	12,14,21	50:5,9,14,	14,18,19,
		15,19,23	25 78:19,

In The Matter of Municipal Land Use Application Hearing

Meeting on 05/17/2022

Index: inaudible]size..introduced

23 79:11,	95:9,10,	69:11	instance
14 80:8,24	20,21,25		54:14
81:3,5,10,	96:6,8,10,	incorporate	100:3
13,18,19,	23 97:3,4,	65:7	
22 82:8,9,	15,17,22	incorporated	instances
17,19,20,	98:2,5,10,	64:23 84:2	11:14
21,24	17,19,25	increase	insulating
83:14,21,	99:7,17,18	64:12	43:20
22 84:2,5,	100:2,7,8,		integrated
10,11,16,	21 101:9,	indicating	13:9
22,25	21,24	23:12	
85:2,3,6,	102:15,21,	individual	intelligently
10,13,14,	22 103:7,	60:9	94:5
16,21,22,	10,11,16,	industrial	intend 5:16
23,24	18,20,21,	34:6	70:2
86:1,3,11,	24 104:2,		intended
20,22	9,14,20,	influence	63:2 105:6
87:15,18,	21,25	42:2	
19,20,23	105:22	influences	intensive
88:5,6,11,	106:15,16,	41:6	12:5
13,17,20,	18,19,20,	information	internal
21,22,24	22,23,24	24:19	32:5 40:1
89:3,12,	107:10,17,	34:13	internally
13,14,16,	18	69:19	90:15
17,19,20,		105:19	interpretation
21,25	inaudible]size		34:9 38:17
90:15,20,	58:15	Initially	39:10
21,23	inch 102:18	90:14	
91:1,6,12,	incline 90:7	initiated	intersection
21,22,23,		79:15	81:8,20,21
25 92:4,7,	include 9:18		83:2,24
20,22	included	input 23:19	84:12 93:9
93:10,11,	52:17	77:6	
12,14,15,	includes	inside 56:8	intersections
17,18,19,	55:17	77:16	74:11
21,23		installed	introduce
94:1,2,8,	including	68:15	57:10
10,18	3:10 6:11		introduced
	36:20		

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

Index: invest..leave

40:10	July 75:22	95:22 96:7	13 84:19,
invest 86:5	78:4,5,6,8	98:20 99:7	21 86:6,10
investigated	80:4	101:23	89:12
8:19	107:16,18,	102:3	90:25 91:2
	19,20	Kinderkamack	lanes 82:10,
involved	June 75:15,	13:20	12 84:19
76:7 85:8	18,21,23	14:23	86:17 91:6
island 92:21	76:12,18	15:3,16	95:14,24
93:2	78:2,9	16:10,16	100:15,16,
islands	80:3,7		19,21
100:4	106:12	<hr/> L <hr/>	language
issue 10:1,	jurisdiction	L2a 6:14	34:7 38:19
24 69:16	2:25	7:5,11	56:22
84:12	<hr/> K <hr/>	label 39:13	large 52:18
86:4,5,6,	keyboard	labeled	larger 46:7,
15 87:13	62:9	105:18	13 55:16
issued 24:24	kick 63:23	labor 11:14	58:19
30:5 69:10	64:13	laid 26:16	latest 43:23
iteration	kind 5:6,23	Lake 54:8	layers 38:2
48:4	26:9,16	land 30:13	laying 45:6
iterations	28:6 33:18	landlord	layout 15:20
48:3 90:14	34:4,6	13:7	29:9
<hr/> J <hr/>	37:17,20	landscape	le- 91:24
Jersey 21:23	38:2,16,	6:21	leading
22:21	18,25 39:8	51:17,19	29:14 72:8
40:22,25	40:1 41:15	70:18	leads 67:20
91:9	43:21,24	landscaping	learn 21:4
106:23	45:3,7	70:4	lease 16:18,
Jim 106:22	52:18,19	80:20,22	19 25:22
John 18:8	55:12	lane 71:21	leases 16:13
42:4 83:17	63:23	72:21,22	leasing 52:4
86:18	65:11	73:14,15	leave 63:16
105:4	72:13	81:2,4,9,	
	73:18		
	74:13 89:8		

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

Index: leaves..lot

leaves 16:1	10:2,15	liner 39:5	53:24
LED 44:2	23:23	lining	98:18,23
left 32:3	62:19	105:15	location
53:15 54:5	69:13,14	Lintner	8:20,23
55:3,5,14,	liability	17:19,20	9:3 10:4,
15 56:15,	83:19	48:25 49:1	17 12:24
22,24	licensed	list 6:3	14:23 15:1
62:19	21:22,23	48:20 60:7	17:2,4,15
68:22	life 21:25	listed 3:6	20:8 71:25
72:15,25	lifestyle	58:23 63:8	72:1 81:17
81:1,6,14,	25:24 46:3	listen 46:21	100:12
16 82:7,12	light 38:5	LLC 3:6	102:25
83:19,22	56:16	22:4	103:5
84:1,7,8,	68:5,11	LLC-	locations
21 85:16,	83:6,7,9,	PRELIMINARY	10:3,18
18 86:6,	10 89:17	2:4	12:9,14,17
10,16	90:8 92:13	loading	103:20
88:13	104:11	27:25	locked 10:8
91:3,10,	lighter 38:5	28:5,19	long 16:13
14,22	lighting	31:11	22:5 72:22
92:25	45:1 68:3,	33:17	73:3 94:21
93:5,23	4 69:21	46:20	95:2 104:6
94:2 95:13	lights 73:25	47:10,11,	longer 15:8
104:9,13	74:1,7,8,	12 60:24	58:9
left-hand	12,13,15,	63:9 98:19	looked 46:23
84:19	22 83:1,3	loads 45:2	85:25
legislation	85:1,14	lobby 26:4	looping
71:3,10	limit 36:14	28:17 29:4	66:12
letter 23:23	64:8	32:20	lot 2:2,3
35:19	100:17	98:25 99:3	15:5 27:15
57:15,22	limitation	local 65:25	37:2 38:8
58:22 66:5	36:18	located 8:15	45:4 46:9
69:25	limiting	12:16,17	53:10
70:3,5,11,	45:5	24:7 51:25	55:16
14,16			
letters			

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

Index: lovely..mark

69:25	101:17	86:12 87:6	11,12,17,
71:13 72:9	maintenance	92:13 93:4	19,22
91:15	45:8	96:8	96:2,10,
100:21		101:19	11,13,16,
102:23	major 64:20	104:13	22 97:1,5,
105:22	71:13	MALE 18:16	8,11,14,
lovely 41:23	majority	20:11 21:6	15,16,18,
low 45:6	53:1 63:7	57:18,21	21 98:3,5,
	make 13:13	72:23 73:9	6,24 99:9,
	23:24	74:1,4,25	18 105:20,
M	27:20	75:8	21 106:7,9
M-E-J-I-A-S	47:19 49:9	78:19,21,	107:4,10,
8:6	55:3,4,14,	23 79:16	17,18,20
ma- 91:21	15 56:21	80:25	managed
made 4:11	62:10	81:9,12,	65:25
13:6 23:2,	65:17	14,19,22,	management
6 37:24	66:12,17	23 82:6,	7:10 8:12
50:18 64:7	67:23	19,23,25	64:5,17,
70:11	75:4,9	84:5,17,	18,21
78:12	76:16 82:7	20,23	65:8,19
83:21	84:20	85:10,13,	maneuver
90:12	86:5,9,16	15,20,21,	87:5 90:11
magnitude	87:5 90:6	22,24,25	91:8
60:4	91:8,21	86:2,4,12,	100:12
Mahwah 12:9	92:20,25	13,16	maneuvering
main 33:19,	96:2 97:18	87:15,18	104:4
20 66:6	98:4	88:2,9,18,	manner 60:13
71:25	100:13,23	22,24,25	March 6:15,
101:15	104:1,11	89:3,4,5,	18,23 7:5,
102:14,15,	107:12	6,16,18,	6,8,11
17,18	makes 5:8	19,24	24:22
103:17	38:10,21	90:13,24	mark 2:22
mains 66:9,	making 27:18	91:5,12,	6:10 24:18
12,22	56:23	19,21,23	39:12
mainshould	70:13	93:9,13,	51:12
	71:15	15,16,25	57:18,20
	75:11 82:2	94:1,9,17,	
		19 95:8,	

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

Index: marked..Mike

100:14,16	matter	36:10	25 18:2,4,
106:7	107:15	42:24 43:9	7,20 19:3,
marked	Maurice	52:12 53:5	12 20:24
24:13,15	84:24 85:5	55:12	members
50:14	96:3	meet 29:12	17:18 24:2
market 41:20	maximum 4:5	64:20	42:3 80:13
51:15	58:16	meet all	memo 101:4
52:17 66:3	60:20	43:17	Memorial
86:22	61:11	meeting	75:17
marketed	MB 2:4 3:6	5:17,18	77:25
4:25	means 64:15	6:3 20:13,	mental 43:3
markets 4:9	measure	21 49:9,	mention
marking 5:25	60:19	17,19 64:6	84:17
57:4	61:22	66:8 69:17	mentioned
104:24	measured	71:14	33:24
markings 6:2	61:17,23	75:15,16	45:11
Marty 17:22,	62:1,4	76:1,22	63:3,5
23 18:1,3,	measures	77:16 78:3	77:12
5	43:22	79:7,23	Mercedes
match 71:16	mechanical	80:7	88:2 91:17
material	27:25	106:1,3	metal 30:18,
18:3 30:20	28:4,22	meets 54:20	22 31:15
39:7,11,	30:2,3,6,	89:10	32:16
12,14	9,11 32:9,	Mejias 7:21	37:12,14,
46:25	21 36:21	8:5,7,11,	15,20
59:11	37:3 77:13	17,21,25	38:2,5,13
63:1,22	mechanically	9:5 10:5,	39:4,19,20
materials	27:20	13,20	40:10 88:1
32:18	medical 9:25	11:24	metered
37:9,11	10:1,7	12:2,20	67:15
39:9,16	18:1 25:13	13:2,8,11	Michael 50:7
math- 46:14	26:6,7,12	14:2,12,15	middle 76:19
mathematically	27:10	15:2,7	Mike 7:5
46:15	33:3,15	16:11,13,	49:2 58:1
		16,25	
		17:5,7,10,	

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

Index: mind..noticed

67:4 69:7	68:11,18	5:13 49:4	nod 38:16
70:23	99:7	64:4	norm 102:4
71:24 72:6	modifications	65:15,18	normal 28:21
74:3 75:6,	59:5	87:4	north 4:7,17
13,24 79:2	modify 51:8	MPUD 3:8	27:7 31:3,
92:5 99:21	module 15:20	MRI 9:19	22,25
101:22	moment 29:5,	19:22,25	33:11 37:4
103:1	10	20:3 29:8	41:19 47:9
mind 102:7	money 94:17	multiple	51:15,25
minds 56:13	monitor 21:5	38:1 98:13	52:17
minimal	month 69:2	multiply	53:17
27:15	Montvale 2:4	19:19	55:24 56:2
minimum	3:6 8:23	<hr/>	60:22
58:11	9:15,16	N	65:18 66:3
minute 49:19	13:17	narrative	northbound
minutes	15:14	77:21	86:21
57:2,9	17:15 55:1	narrow 97:25	northeast
107:23	83:25	nature 3:25	61:5
missed 19:9	99:16	6:12 41:3	northern
59:14	101:3	necessarily	40:22,25
mistaken	motion	23:14	61:6
107:2	20:13,21	needed 48:9	northwest
misunderstandi	49:10,16	negotiate	5:4 53:24
ng 84:24	105:25	83:12	105:5
mixed 25:12	106:3	negotiations	note 41:14
38:7,8	move 5:25	25:22	noted 3:5
mobile 12:5	21:1 49:11	nice 38:10	83:15
model 99:16	53:20 78:7	48:6 51:21	notes 6:5
modeled	91:24	nicely 55:9	notice 6:7
100:9	moved 20:14	99:13	106:12
modern 34:8	movement 2:5	NICU 12:4	107:21
38:17	7:2 56:15	night 7:10	noticed
39:10	moving 2:1		38:24

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

Index: notices..Pardon

notices 2:25	52:5 53:5,	Orange 65:22	overnight
number 10:23	8 58:15,17	66:24	11:23
14:9 15:4	65:20	order 2:25	14:1,6
19:10	72:17 75:5	49:20 65:5	overrun 30:8
22:20	81:15	67:2	overview
58:11,23	92:11	ordinance	21:20
60:4 66:14	offices	58:15	owned 66:13
68:14	46:23	59:10,19	owner 4:10
96:25	54:12	60:12	25:22
101:16	55:11	orient 27:5	
numbers	official	orientation	P
35:12	66:18	52:2 53:6,	
<hr/>	one-stop	11	p.m. 14:5
O	9:19	original 4:1	package 6:7
occupancy	ongoing	24:4,22	12:25
14:10	68:21 69:3	30:1 39:16	33:25 57:3
occupied 5:1	onsite 86:25	50:22,23	pad 52:18,
35:6	open 14:5	51:8 74:9	19 58:17
occupies	20:13	76:5 85:9	96:18 97:5
52:25	27:23 29:4	93:16	Padovano
occupy 15:17	49:8	originally	52:5
16:8,9,20	105:25	21:23	pages 40:16
19:18	operate	37:10	panel 5:3
occur 56:16	73:18	39:22	30:18,23
offer 66:23	operating	52:16,17	32:11
87:14	65:13	outline	33:18 38:5
88:20	67:11	30:14	39:4,17
office 4:6,	operation	outlined	panels 29:23
18 6:25	14:9	65:8	38:2,9
10:23	operative	outlines	39:19
25:14	76:14	57:16	40:10
26:6,7,13	opportunity	overheads	44:18,20
29:4 36:10	55:3 92:20	82:11	paper 2:13
39:2 42:24	93:1,11	overlap 86:6	Pardon 100:6

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

Index: park..piece

park 17:4, 5,6,10,13, 14 34:18 54:8 67:19 73:19 90:24	part 19:3 41:9 42:1, 20 47:24, 25 48:1 69:8 70:19,20 102:13	55:13 pause 34:11 pavement 65:5 payroll 86:21	4:5 personal 76:18 perspective 82:19
parked 11:22 12:13	particulars 43:1	peak 14:9	ph 7:5 11:18 84:21 91:9 106:4
Parker 6:22 51:18	partner 22:3	people 13:19,25 14:6 65:25 74:15 84:18 89:5 92:10 94:24 99:11	pharmacy 42:10,11 43:1,4,11 45:14 52:19
parking 14:24,25 16:5 26:5 29:1 32:3 47:21 53:13 54:19,20 55:6,16, 17,19,21 56:3,4,6, 7,9,10 59:15,16, 17,21 60:4 64:22 90:20,22 91:15 97:2,9 105:11	pass 54:18 55:5 passageway 47:6 passed 55:24 passenger 47:1 87:5 past 59:22, 23 91:10 100:20 path 100:24 105:7 patient 10:25 15:21,25 16:1	percent 29:21 71:11 84:22 percentage 35:20,24 perforated 37:15,20 38:1 39:17 period 32:24 periods 15:8 permission 7:14 22:12 25:2 permit 3:19 68:20 79:13 permitted	phase 3:8, 10,15,18, 22 27:3,4, 9 40:14 54:13 71:2,4 84:22 96:18 105:18 photograph 31:21 photographic 32:16
parkway 27:11 33:6 52:21 53:25 54:1 73:2,6,10, 16,21 82:10 89:20 90:1	patients 11:2 15:7, 12 16:2 19:18,22 20:2 29:3 42:25 pattern 38:14		physical 75:12 pick 76:25 picked 10:9 piece 31:3 40:17 87:2 97:1

In The Matter of Municipal Land Use Application Hearing

Meeting on 05/17/2022

Index: pieces..pre-application

pieces 9:21	12:11 64:3	31:1 32:5	4:2 29:1
34:5		41:16	51:7 52:21
	planning		
PIS 3:18	22:18,20	43:10 47:9	position
	23:22	48:22	8:10
pivoted 4:10	27:24	53:22,23	
place 62:12	57:15,24	54:16 55:4	possibilities
		57:10	86:20
places	66:18	58:22	
12:17,18	77:10	60:20	possibly
29:22	80:18	61:24	9:23 16:22
		63:21 65:2	post 2:15,
plain 94:20	plans 5:17	66:8 71:2	21 6:3
	19:1 23:7	72:20 74:6	87:13
plainly 58:9	24:4,8	80:22	
	25:10	86:17	potential
plan 2:4,16	26:15	89:12,13,	8:19 10:16
3:11,15,22	27:6,7,13,	25 96:25	25:23
6:9,13,16	22 44:21	104:5	
9:12 18:21	49:4 50:13	pointed	potentially
23:13	63:6 70:18	54:11 63:5	73:16
24:1,2,6,	72:2		74:10 75:4
14,18 27:6	75:12,16	pointing	86:8 90:21
29:25	77:9,15	32:4	93:4
30:1,8	80:14,16		power 45:2,6
36:15	102:24	points 36:15	
52:22	103:12	40:16	practice
56:19,20	105:9,19	53:14 55:1	19:12
57:3,13		60:9	43:12
58:13 59:5	plates 36:3	105:15	
69:16	Plaza 53:8	police 23:23	practices
70:18,19	Plea- 26:21	69:11,25	16:25
71:6 72:10		84:1,4	17:1,3
75:2,23	pleased	86:19	18:22
77:11	66:17,20	87:8,9	
99:25	68:8 104:2	93:19	practicing
100:1		101:12	22:6
103:9	plenty 72:12		
107:2	90:20	pop 66:12	pre 39:11
		portion 3:16	pre- 6:7
planes 76:24	point 12:21		pre-
	18:6 29:20		application
planned 4:14			

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

Index: preface..provide

79:6	80:18	process 3:13	60:21 62:3
preface	106:13	4:24 24:9,	71:21 87:1
101:18	pretty 15:17	24 43:25	proportionate
preferences	70:16	44:2 68:1	14:16
13:6	76:11 85:2	processes	proposal
preliminaries	90:2	15:9	10:12,13
3:3	previous	professional	55:2
preliminary	25:15	21:20 70:3	proposals
3:10,15,21	primarily	75:19	54:5
4:1 30:2	13:24	professionals	propose 6:1,
52:16,22,	primary 9:9,	5:19 69:10	6 24:17
24 64:6	12,21,22	progress 5:7	71:12
66:25	12:13,16	24:8	proposed
80:12	17:11	project	4:16 5:3
prepared	106:20	4:13,14	6:16 7:3
6:14,22,25	prior 3:9	5:2,9,12,	9:3 25:6
7:5,7,11	6:11 104:2	13,15	28:5,9
23:8,9	private 10:6	12:22 25:9	31:11 34:2
24:20	problem	51:2,9,18,	37:10 40:5
50:16	76:16 78:1	24 61:9,18	53:20
51:17	88:4	76:10	56:15
presented	107:4,5	pronounced	60:16 81:6
23:18	problems	32:14	84:1 91:11
51:10	84:16 90:5	56:19	proposes
52:24	procedure	properly	4:21 9:2
58:12	18:24	67:3	proposing
61:14	procedures	properties	6:10 59:17
92:17	18:24	13:18 62:5	protected
presenting	proceed 3:1	67:19	84:22
59:4 66:20	proceeding	property	prototype
pressure	7:19,25	3:8,16	87:19
35:4	21:10 50:2	4:2,7,10,	proud 41:25
presume	102:10	12 6:24	provide 2:12
49:20		8:12,15,19	21:19
75:25		23:3 51:7	

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

Index: provided..reason

24:19	17:12	98:10	radioactive
35:19 46:7	19:13	100:17	18:3
54:9 68:3	26:25	104:3	raise 7:17
79:22,25	56:13	105:5	21:8 102:8
provided	62:12	questions	raised 62:18
22:19	72:15	5:21 13:12	ramp 88:23
106:12	94:24	17:18,20	89:1,4,7
107:22	95:4,5	18:9,14,16	90:1
providing	98:6,7	20:9,11,20	range 46:18
9:25	104:8	27:24	rare 10:25
provision		42:3,5	rate 36:13
71:9	Q	44:11	ration 19:21
provisions	qualified	46:20	reaching
80:12	22:14,17	47:16	43:24
PSE 66:24	50:9	48:24 49:1	read 69:21
PSE&G 65:22	qualifier	70:8 80:23	reading
public	2:2	85:12 94:7	34:12
20:13,19,	quantities	99:20	101:8
21 49:9,	7:4	104:19	Reagan
15,17	quarter	queues 81:23	104:24
106:1,2,4	19:16	queuing	105:1
107:14	67:19	72:12,21,	real 8:11
PUD 2:5	question	22	63:22
3:10,21	13:14,23	quick 58:6	rear 53:4,9
pulled 86:7	18:18	quicker	55:10,16,
purpose 52:3	22:13	15:24	18,25 59:6
purposes	40:19,24	quickly 5:13	61:6 62:16
52:2	42:7 44:5,	36:9 92:25	64:23
push 73:15	17 45:22		82:23
93:24	47:5,15	R	98:18 99:5
pushed 64:10	48:14	ra- 91:5	100:4
78:10	62:8,17	race 38:18	reason 15:19
put 5:23	82:6 88:9	racks 59:12	54:13
	92:1 94:12	63:2,5	
	95:20 96:3		
	97:21		

In The Matter of Municipal Land Use Application Hearing

Meeting on 05/17/2022

Index: reasons..resolution

60:23 93:8	red 83:9,10	57:17	request
reasons	redesign	remain	34:13 99:9
14:22	62:12,16	53:18,22	requested
recall 34:12	63:24	62:11	58:14
56:7 61:20	reference	remarks	61:12
72:16	23:25	23:11	98:16
98:15	57:14	remind 74:17	require
received	referenced	remote 74:22	12:23
3:15 10:15	5:5 50:14	remove 71:7	18:22
37:21 51:9	70:11 79:3	rendering	58:10
52:15	referring	26:3 32:14	64:17
receiving	77:23	51:16,22	68:20
13:22	87:10		69:19
recent 45:3	Regan 2:12,	renderings	required
recognized	24 6:2,4	26:18	10:8
56:14	7:17,22	30:19	35:14,20
recognizing	8:3,6,8	renders 8:24	59:10
65:4	21:8,13,	report 7:7,	100:19
80:13,14	16,18	10 57:24	requirement
recommend	22:2,13,	65:8 69:9	54:20
50:9	17,23	84:3	requirements
recommendation	50:1,5,8	reports	13:6 24:10
22:25	80:2,10	34:12	29:12,13
50:11	102:8,12	69:10	requires
reconfiguratio	regard 58:24	106:7	59:16
n 64:1	102:6	represent	rescheduled
reconsidered	104:3	39:15	75:15
37:21	relates	representation	resembles
record 2:9	43:18	s 70:12	52:20
7:4 21:13	relationships	representative	resident
36:1	65:24	4:20 5:11	87:1
records	relative	104:21	residential
69:24	71:20 73:5	represents	52:3,7,8
	release	32:9	resolution

In The Matter of Municipal Land Use Application Hearing

Meeting on 05/17/2022

Index: resolutions..route

80:3,9	20,23	revised 5:17	65:23
resolutions	34:14,15,	7:6 77:9	66:24
6:11	24 35:14,	revision	Rodriguez
respect 14:8	22 36:10	24:23	6:22,23
70:12	39:20	62:10	51:18 59:2
75:11	43:11		70:5 80:19
76:12	45:12,13,	revisions	
78:13	15,20,22,	5:22 70:20	Rodriguez's
107:12,22	25 46:3,7,	revisit	56:18
	9,15 52:9,	87:14	role 64:18
responds	12,18,20	Ridge 13:21	rolling 20:2
11:5	53:3,7	16:10,19	roof 30:7
rest 9:20	54:15,21	17:4,5,6,	31:1 36:20
32:25	55:7	10,13,14	39:22 48:5
33:10 82:6	retailer	67:19 83:4	64:16
restaurant	98:17	rise 6:12	rooftop 65:5
52:20	retails	road 9:9	room 15:11
restrooms	54:11	13:20,21	18:24
27:25	retaining	14:23	28:22
28:3,17	63:1	16:10,19	30:1,11
29:11	retroactive	19:15	32:22
resubmit	65:10	53:22 61:1	58:12
37:23	retroactively	66:14	67:11
resubmitted	65:11	73:14,17	74:20
75:17	return 49:19	74:20 83:4	102:4
results	reusing 65:3	84:18	rooms 19:18
104:1	review 5:19	85:17 87:3	29:7 58:10
retail 4:18,	10:15	90:7,16,19	
23 25:12,	62:19 66:5	100:5	roughly
19,24,25	70:10	roads 89:14	29:15
27:22	75:19	roadway	30:14
28:1,9,24	103:12	73:12 97:2	46:16
31:2,9	107:2	roadways	96:25
32:24	reviews	73:12	rounding
33:1,13,	101:12	Rockland	33:10
			route 92:7

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

Index: rule..sheet

rule 14:18	school 2:18	89:17	13:20
64:21	scott 6:17	102:20	set 3:2
65:10	21:15	sections	24:1,3,6,
run 4:16	22:12 23:2	36:2	8,14,18
66:22	25:8 26:25	seek 59:19	31:12
101:17	34:11	60:5	33:15
102:15,17	76:14,16,	seeking 51:8	70:14
running 43:1	23 77:7,8,	selected	103:3
67:1	12,18	selected	setbacks
runs 11:21	78:20,22,	14:22 61:4	47:20
53:14 66:9	24	self-contained	sewer 67:9,
67:18	screen 21:5	10:11,13	10,12,14,
RYAN 18:9	30:11,22	sense 4:12	17,25
	38:15	5:8	sewers 67:15
	39:23	separate 5:1	shade 39:25
s	screened	19:23	shades 38:11
safely 56:22	99:13	33:25	40:2
90:11	screening	47:11,12	shading
sake 23:25	30:6,16	69:13	43:19
samples	32:9 33:15	102:18	shadow 38:25
30:20	39:25	series 83:22	shape 52:18
satisfied	58:22,24	serves 53:3,	share 40:23
13:22	59:9,11	5	41:21
satisfy 16:6	61:10	service 9:25	48:11 56:5
86:23	62:25	10:16	67:5 102:5
scan 9:19	63:4,10	11:11	shared 33:4
19:22 29:8	69:9 98:21	12:18	56:3,8,10
scanner	sealed 10:9	13:22	59:21
19:25	sealing 38:1	14:15	101:7
scheduled	seconded	42:10,11	sharp 90:2
107:13	20:15,22	67:3 91:15	she'd 82:2
scheduling	49:17	services	sheet 6:18
78:1	106:1,4	9:13,15,	
	section	17,20 11:4	
	74:23 82:7	12:19	

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

Index: sheets..sleep

sheets 6:16, 19,20,24 7:1 24:21	side 12:11 15:14 24:7 26:1,2,3 27:9 28:9, 14 31:9, 12,22,25 32:2 33:11 37:4 41:14 47:17 55:24 56:2 60:14,22, 23,24 64:2 65:12,16, 18 84:14 92:10 98:1,12,14	signed 6:17 12:25 significant 27:18 29:19 37:24 74:18 significantly 60:22 similar 9:7 40:21 44:17 53:6 83:18 85:16 simplest 25:1 single 31:3 47:17 sink 73:16 sir 7:17 21:17 63:20 site 2:4,15 3:11,15,22 5:4 6:8,13 9:13,18 11:18 17:24 32:6 33:2,7,22 36:15,22, 25 46:9 50:22 51:16,25 52:14,22 53:13,24	54:10,19, 22 55:3,15 56:23 57:3,13 58:6,16,17 59:6,22 60:3 64:24 65:16 66:3,10 67:1,5 68:5,8,13, 15,23 70:1,19 76:6 82:20 84:12 87:4 90:6 92:19 93:2,5,7, 17 101:18 102:20 104:4 107:2 sites 10:6 16:14 52:16 65:25 66:22 sitting 84:13 86:8 94:22 size 14:19 19:16 47:23 48:1 skin 23:14 slab 31:18 36:5 sleep 7:9
SHG 2:4 3:6			
shop 89:6			
shopping 9:19			
shops 41:9, 19			
short 34:20 59:18 72:21 86:9			
shorten 86:1			
shortfall 59:24 60:1,8			
show 30:3, 19 32:17 34:18 35:19 37:3 72:1	sidewalk 59:11 63:1,4 siding 37:15 sign 77:23 signage 12:23 33:24		
showed 37:15			
showing 19:4 29:11 30:11 34:16 63:14	signal 82:7, 13 86:12 93:25 94:13 signalization 94:23 95:5 signalized 83:24 95:14 signals 94:14		
shown 30:5 35:7 36:18 66:25 68:6 72:4			
shows 36:2,9 56:18			

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

Index: slide..started

slide 60:1 91:9	solution 87:14 102:2	53:1 58:12 63:18 64:2 90:20 96:22	spring 31:15 83:2
slight 40:6, 7 59:5 62:15 63:24	somebody's 94:25 Someday 21:4	spaces 15:15 25:25 45:20 53:9 55:17,21 56:1,2,7 59:7,17 60:4,5	square 4:4, 7,23 9:14 25:19 26:10,12 27:16,17 28:25 29:1,15 45:12 46:15,16 54:21 58:17,18, 20 63:18 64:11 96:18,20
slightly 27:17	sooner 75:6 sophomore 103:17	speak 25:4,5 94:5	
slogans 41:15	sort 15:14 19:20 79:9	specialty 9:22	staff 29:2 77:21
slope 60:13, 15 61:21	south 27:12 28:5 31:7, 9,12 32:1 38:7 41:10 52:3 60:23,24 65:12,16 98:14 105:16	specific 15:25 16:1 41:1 43:21 71:14 104:4	stage 62:5 stairs 28:15 29:13,22 30:9
sloped 62:3	southwest 103:8	specifically 61:20	stand 31:4 79:19 93:12
slopes 60:22	space 4:5,18 9:14,23 10:9 14:19,24 16:20,23 23:21 25:16 29:16 34:14,15, 25 35:14, 22 38:22 46:5,7 47:18,20	specifications 16:5 spell 21:14 50:6 spend 57:2,9 60:10 spoke 71:23 spoken 71:21 spots 15:4 16:5 28:8 spread 88:8	standards 45:7 standards 58:7 standing 14:19 33:6 start 80:5 started 23:23
slow 90:3,4			
small 18:24 19:4 28:16 52:20			
smaller 17:1 46:11 52:19			
smart 74:13			
soil 2:5 7:2,3 68:25 69:1 79:3			
solar 40:2, 7,8 43:19 44:18,19			
solid 30:22 32:25 35:22			
solo 44:7			

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

Index: starting..suggest

30:12 59:3	20:9 45:9,	89:11	study 74:2,9
starting	10,16,21,	90:17 91:3	studying
15:13	24 46:12,	stranger	74:3 82:2
17:18	19 47:4,	49:22	stuff 100:21
23:20 24:8	14,22	stream 65:1	style 26:19
28:23 29:6	48:6,11	streams	subject 23:3
42:4 80:24	49:11,12	36:21	50:19
starts 81:5	106:2	street 9:11	submission
90:7	steps 25:3	38:8	59:10,13
state 21:13,	stone 34:17,	stretch	submit 6:3
23 50:5	18 35:6	74:19 99:2	22:12
54:1,8	40:13	strike	submittal
71:11	stop 73:6,	81:11,13	23:18 30:4
88:20	7,24 89:5	strikes	submitted
stated 57:8	90:4	52:11	6:8,9
statement	stops 73:1	striking	23:18
7:4,12	storage 35:8	81:11	24:2,15
64:7	store 5:3	strip 93:10	25:4 33:25
stationed	stored 10:8	97:6,11,14	37:11,23
12:7,8	storefront	striping	39:16 57:3
stations	31:9	89:9,10,	submitting
71:3	stories 4:18	11,12	5:17
stay 14:6	31:16	strong 26:9	subsequent
76:11	33:14	34:4	27:6
stays 14:1	storm 7:10	structural	success
61:11	stormwater	43:25	53:10
steel 36:4	64:4,17,	Structurally	Suez 65:21
87:20,25	18,21	27:20	66:7,8,19
steep 90:2	65:8,19	structure	101:15,23
step 43:22	story 25:12	16:9 34:4,	sufficient
75:9	31:3 41:15	7 36:4	67:5,7
Stephanelli	47:17	studies 67:9	suggest
19:8,9	straight		89:23

In The Matter of Municipal Land Use Application Hearing

Meeting on 05/17/2022

Index: Summit..testify

Summit 85:17	11:15	24 91:19	29:9
supervision	64:25	93:3 94:15	46:13,17
23:9 50:16	74:14	95:6,25	48:9 66:13
surface 65:5	systems 67:1	96:4 97:10	tenants 5:2
surgery	<hr/>	tape 2:10,	25:21,23
17:23	T	11 79:24	28:1,2
survey 6:24	T- 57:12	target	34:1 46:2,
sustainability	T04 57:12	45:13,21,	4
43:22	table 59:12	22,25	tentatively
44:18,24	takes 35:21	targeted	25:20
swear 7:18,	67:2 90:25	17:15	term 16:13
22,24 21:9	taking 16:22	targeting	terminate
50:1	17:1 86:13	46:13	74:15
102:7,9	talk 3:24	tax 37:10	terms 29:7
swimming	5:16 26:18	Teagno 2:7,	38:22 40:1
65:14	30:20 37:7	18 20:14,	43:19
swipe 27:17	84:25	16,22	44:25
Sy- 95:7	94:13	42:7,12,	53:13
sync 74:1,	talked 37:9	16,22 43:3	54:11
10,11,13	38:18	49:18	59:15
sync- 83:1	96:17	technical	65:19
synchronizatio	103:9	36:2,24	66:4,23
n 83:1	talking 3:17	70:10	68:3,19
synchronize	21:3 25:23	101:12	69:25
95:7,8,9	27:3 32:10	technology	72:25
synchronized	45:19,24	43:18 45:3	73:11
83:8	46:12	tells 41:15	terrace 48:5
synchronizing	47:11 48:7	64:20	test 104:1
94:13	62:25 76:2	tenancy	testified
syncing	77:10 80:5	13:18	58:8
73:25 74:7	81:14	tenant 5:1	101:11
system 8:12	82:8,18	23:20	testifies
	83:9 87:7,	24:10	37:1
	21 89:18,	25:14 28:7	testify 5:21

In The Matter of Municipal Land Use Application Hearing

Meeting on 05/17/2022

Index: testimony..translated

39:11	27:20,21	52:25	22:21
49:23 76:1	28:3 29:20	65:13 66:7	traditional
80:16	38:6,12	67:10,15	39:9 99:8
testimony	42:9 48:20	70:8 73:3	traffic 7:7
7:18,24	58:21,24	75:19	46:21,22
13:4 21:10	59:9 65:15	79:10 80:8	56:10
22:19	66:13	96:8	69:12 72:9
36:24 50:2	67:21	timeline	73:9,11
60:2 61:12	78:16	75:13	74:5,9,14
66:6 69:5,	83:20	times 10:23	75:3 76:5
8 71:8	84:15 95:8	66:15	81:13
77:2	103:18	71:24	82:10
80:15,18	107:11	89:15 90:2	83:11,12
88:15	thirds 46:5	timing 78:15	84:18
102:9	thought 25:3	today 11:16	86:14,17
testing 42:9	42:10	51:14 57:9	88:15
tests 42:13	92:18	65:2 91:7,	89:16,19
texture	101:10	13	90:8,19
32:15	three- 25:11	today's	94:4,10
tha- 79:11	thumb 14:18	51:16	95:12
92:16	tie 77:5	tonight	96:5,9
that'll	tighten	51:22 59:4	99:23
29:23	100:13	68:9 77:21	104:11,18
there'll	till 95:2	tonight's	105:15
63:21	tilt 20:25	80:10	trans- 79:25
thing 15:11	time 5:18	top 4:18	transcribed
30:25	11:3 12:22	28:11	79:25
38:20 71:1	13:13	31:20 32:8	transcript
77:12	14:7,13	48:5 54:2	2:13 80:1,
85:15	15:8,9,12,	total 25:18	4,11
90:13	25 18:11,	58:20 84:2	transcripts
102:2	20,21	touched	79:23
things 9:18,	19:14 20:1	59:15	transformer
24 15:5	42:5 44:4,	Township	98:22
21:5	11 49:3		translated

In The Matter of Municipal Land Use Application Hearing

Meeting on 05/17/2022

Index: translucent..vacation

34:8	tucked 33:19	two-month 48:12	
translucent	Tuesday 78:8	23:19	uniqueness
38:2	tuned 76:11	type 36:17	41:21
transported	turn 54:5,6	87:19	units 12:5
11:5	55:3,23	typed 6:3	30:3,6
trash 98:11,	56:15,16,	typical	52:8 67:23
13,18,22	22,24	103:25	unsignalized
99:6,11	68:22	typically	95:24
traveling	72:15	10:19	updated
55:21	81:1,12,		68:25
treated	14,16		
42:24	82:12,17	U	updates 25:1
treatment	83:19,22	U- 92:13	upfront
15:9 67:25	84:1,7,8,	ultimately	27:14
69:4	9,19,21	74:6 105:6	upper 25:13
trees 33:9	85:16,18,	unavailable	34:22 53:8
triangular	19 86:6,	106:20	54:13
92:22	10,16		55:12
trim 40:17	88:13	underneath	upside 63:10
Trini 6:22	89:10	82:11	urgent 10:21
51:18 59:2	90:3,7,25	83:13 91:6	user 46:3
80:19,21	91:13,14	understand	users 46:11
truck 99:24	92:14,25	19:20	54:15 55:7
100:1,2,9	93:18	75:16	utilities
trucks	95:13	83:20	65:19 67:8
104:4,7	99:24	95:18	utility 67:1
true 7:19,	104:9,13	102:14,21	98:20
25 11:8	turnaround	understanding	utilize
trunk 27:16	80:8	2:24 84:8	13:20
truth 21:11	turning 73:6	underway	55:16
50:3	84:15 86:9	68:2	
102:10	93:22,23	undeveloped	
	100:5,7	31:23	
	turns 88:12	unique 40:21	
	tweaks 27:19	41:20	
			v
			vacation

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

Index: vague..walk

76:19	63:8,17,24	57:5,7	65:5
vague 89:8	variant	59:2 61:16	vertical
Valley 4:20	57:16	62:6,17,24	38:13
5:11 8:12,	variation	63:9,16	viable 92:18
18 9:2	38:9 40:11	65:13	view 18:6
10:3,19	61:23 71:6	67:4,7	30:24
11:1,21	Vecchio 2:9,	69:7 70:7	32:6,12
12:19,23	11,23 3:2,	71:7 74:17	33:4
13:5,16	5 6:6 8:9,	75:14	Viola 65:21
23:16,20	14,18,22	77:1,17,20	visibility
25:14 26:4	9:1,24	78:25	33:1
27:10	10:11,14	79:24	vision 29:24
28:12,13	11:19,25	80:7,19	33:13
29:6	12:15,21	82:14	34:21,22
32:13,21	13:3,9,12	86:25	40:6
33:3,14,16	21:19,25	87:8,16	visit 54:15
35:9 42:21	22:5,8,11	88:5	55:7
43:9 48:2	23:1,2,6,	89:22,25	visitors
55:11 56:5	11,25	91:4,7,16	19:10
77:6,23	24:6,12,	92:5	visits 42:8
78:13 83:2	14,17 25:8	101:3,5,22	visual 69:20
99:1	26:25	106:11,13,	volume 32:8
Valley's	30:16	15,19	38:24
29:1	31:20 32:5	107:7	vote 86:2
valued 13:18	33:4,24	vehicle	
variance	34:11,24	100:1	<hr/> W <hr/>
3:19,25	35:5,9,12	vehicles	wait 95:2,3
6:9 58:14	36:24	53:19	104:14
59:20,23	39:13	54:19	waiting
60:6,7	43:9,10	56:22	15:10,23
64:14	46:1	87:2,5,10	16:2 77:5
variances	49:20,22,	92:24	walk 27:13
2:6 58:23	25 50:12,	Veolia 65:22	
59:1	13,18,21	Vernon 93:18	
62:11,19,	51:1,4	versus	
21,24	52:5,9,15	63:17,18	
	56:12,25		

In The Matter of Municipal Land Use Application Hearing

Meeting on 05/17/2022

Index: walk-in..zoning

42:17 89:4	23 93:17,	24:8,11	
walk-in 9:12	23	27:20 28:4	Y
wall 39:22	westbound	41:15	year 75:10
63:1	53:20	43:12	years 14:22
wanted 41:18	55:15	46:22	16:17,18
48:10 71:2	84:13,14	65:21	83:5 94:15
90:22	92:19	67:13	
93:23	western	75:21,24	yield 73:7
warms 38:22	64:24 98:1	85:2 86:23	90:4
39:6	whatnot	101:15	York 21:23
Warren 22:21	29:23	103:3,19	106:22
waste 10:1,7	who've 65:25	worked 28:2,	Z
water 7:10	wi- 5:2	8 29:9,12	
44:23	widening	34:2 71:24	Zitelli
45:1,5	46:16	99:8	18:13,14
64:25 65:1	window 37:13	106:21	44:13,14
66:4,6,9,	windows 40:1	working	88:10,11
12,22	witnessed	16:21	zone 3:8
101:15,17	10:5	56:20	51:5,6
102:14,15,	witnesses	65:20 66:1	58:10 62:7
17,18	4:19	67:24 69:1	zones 51:5
103:17	wondered	72:9 85:11	zoning 22:18
weeks 79:10	42:18 43:5	works 68:1	
Wegmans	wondering	69:4 72:1	
90:25	43:25	81:25	
weigh 68:22	wood 32:15	worried 90:5	
west 26:2	34:7 39:4	wrap 78:8	
27:9 28:21	Woodcliff	80:2	
47:9 52:1	54:7	wraps 39:2	
54:6,24,25	word 103:15	written	
55:14,22	work 5:6	60:12	
56:23 81:3	15:22 21:5	wrong 52:15	
82:20 83:3		62:21	
92:10,11,		98:16	
		wrote 86:5	