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1 APPEARANCES:
 2
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1 CHAIRMAN DEPINTO: Okay. Next, Block
 2 1002, Block 7, 127 Summit Avenue, Veolia Water, New
 3 Jersey Inc., Major Soil Movement Application, Site
 4 Plan Review, and Variance Application. Okay.
 5 MR. REGAN: Jeanne, do you have a
 6 notice that you'll work with us?
 7 MS. FONDACARO: Yes.
 8 CHAIRMAN DEPINTO: Members of the
 9 public that are here that may have an interest in
 10 this application, just raise your hand if you have
 11 an interest in hearing the application.
 12 Okay. I've just got to explain to you the
 13 process. The applicant, being the Veolia,
 14 represented by counsel, will be making a
 15 presentation to the Planning Board explaining
 16 exactly what they would like to do with the
 17 property, the development of the property, and in
 18 this case, it's in reference to the construction of
 19 the water tower.
 20 They are allowed to present to the Board
 21 their experts. Their experts may include engineers,
 22 may include planners, and any other area of
 23 expertise relative to the intended use. After they
 24 introduce each of their professionals to the Board
 25 and they do their presentation, I will open it up to

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1 Board Members for questions of each individual. I
 2 then will open it up to the public so that you too
 3 can ask questions.
 4 So, by way of example, if the applicant's
 5 first professional to testify is the engineer, you
 6 will be able to speak to questions or comments that
 7 were made by that engineer. I'm going to ask that
 8 you refrain from making comments with respect to the
 9 application. The purpose of opening up the meeting
 10 at this point is for you to ask questions just like
 11 the Board Members would ask, but your own questions.
 12 At the end of the hearing, we will reopen
 13 the meeting for your comments. You may stand up and
 14 say, we're thrilled, we think it's a disaster, or
 15 anything in between those two points is okay with
 16 us. You're entitled to have your opinion on it, but
 17 that's given at the end of the meeting.
 18 After each witness or professional
 19 testifies, we will have a Board Member question
 20 them, and we will reopen the meeting for the public
 21 for you to ask your questions. And it's a pretty
 22 simple process, but we're pretty stringent on the
 23 format so that we can do it quickly and get out of
 24 here as early as we possibly can and address
 25 everyone's concerns. Do you have any questions with

<p style="text-align: right;">Page 6</p> <p>1 regard to process or procedure? 2 No? With that said, I thank you very much 3 for coming this evening, and counsel before us. 4 MR. BOSSONG: Thank you very much, 5 Chair and Members of the Board. My name is Craig 6 Bossong. I'm with the law firm Florio, Perrucci, 7 Steinhardt Cappelli, Tipton and I'm here 8 representing the applicant, Veolia Water New Jersey, 9 this evening. 10 As has been noted, notice of a project 11 provided for the meeting, certified receipts of the 12 mailing to the 200-foot list, the affidavit of 13 publication has all been submitted to the Board 14 Secretary. 15 MR. REGAN: You don't have to go 16 through that. The Board has received it. 17 MR. BOSSONG: Thank you, Counsel. 18 This project's been a project that's been a long 19 time in the making. I'm sure the Board and the 20 public are aware that there's low pressure areas in 21 town with the water service. There's also other 22 areas that have higher pressure. And so this 23 project, once it's online, will hopefully balance 24 out the entire system. 25 There's also concern regarding fire</p>	<p style="text-align: right;">Page 8</p> <p>1 the engineering and architectural aspects of it. 2 We'll also describe the stormwater management that 3 is proposed for the site, as well as all the 4 ancillary improvements that will be made to the 5 site. 6 I will caution the Board now. The 7 stormwater design that you have in your packets has 8 already been amended due to conversations and 9 meetings that we have had with the DEP. So we have 10 been going back and forth. This is obviously a 11 large project. The DEP has a lot to say about it. 12 The DEP is always quick to respond. We will be 13 submitting those amended stormwater designs and 14 sheets to your engineer for their review and 15 comment. 16 The property is currently in the AH6 zone, 17 which is zoned for affordable housing. The Borough 18 does allow public utility water towers, water 19 treatment buildings, and other public utility 20 structures within the zone. So this is a permitted 21 use within this district. If a public utility does 22 not utilize the site, presumably it's possible that 23 any other uses in the AH zone could go in, such as 24 affordable housing, which has already been discussed 25 previously. I believe none of us want anything such</p>
<p style="text-align: right;">Page 7</p> <p>1 suppression and the need for additional water supply 2 for the fire department. This should be a huge 3 benefit to the fire department and provide that 4 additional water that is needed. I'm sure everybody 5 will be pleased with that. 6 Going back, this property was once slated 7 for high-density affordable housing. It was 8 purchased by the Borough, and then Veolia 9 subsequently negotiated to purchase the property 10 from the Borough for the project, and we appreciate 11 the Borough's foresight and cooperation in selling 12 this property to Veolia to help address these vital 13 needs of the borough and its residents. 14 You'll hear tonight from numerous 15 professionals and Veolia representatives about the 16 project, how it will benefit everybody in the 17 Borough, and how it was designed. The project at 18 hand is the installation of two water tanks, one 19 elevated storage tank, as well as a ground storage 20 tank, and a pump station. By building these water 21 tanks, Veolia will be able to balance out the system 22 in the Borough and provide much needed water 23 reserves and pressure for the fire department. 24 I'll have a couple witnesses tonight that 25 will address the design of the project, as well as</p>	<p style="text-align: right;">Page 9</p> <p>1 as that. 2 We'd like to use this for a Veolia purpose 3 and for these water tanks and to balance out this 4 system and provide the much-needed pressure for the 5 fire department. We're pleased to present this 6 application tonight. There's only one small 7 variance that is being requested as part of that, 8 and that's the disturbance of a steep slope area 9 where we have to build a retaining wall. 10 If there's nothing further, I'd like to 11 call my first witness, a representative from the 12 Veolia department. 13 CHAIRMAN DEPINTO: Why don't we do 14 that? 15 (The witness is sworn.) 16 MR. REGAN: For the record, state 17 your full name and spell you last name, please. 18 MR. VICENTE: Full name is Antonio. 19 Last name is Vincente, spelled V as in Victor. 20 I-C-E-N-T-E. 21 MR. REGAN: V-I-C-E-N-T-A. 22 MR. VICENTE: T-E. 23 MR. REGAN: T-E. Thank you. 24 CHAIRMAN DEPINTO: Okay. Thank you. 25 Please continue, Counsel.</p>

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1 MR. BOSSONG: Thank you. Mr.
 2 Vicente, can you please describe your position with
 3 Veolia and your responsibilities?
 4 MR. VICENTE: Yes. I've been with
 5 Veolia for almost 20 years. My current position is
 6 Director of Engineering. I've been in the current
 7 capacity for about three and a half years. We
 8 handle the capital investment, including all the
 9 capital improvements that we do for the distribution
 10 system and facilities for the water company.
 11 MR. BOSSONG: Now, you are a licensed
 12 engineer, but you're not going to be testifying as a
 13 professional engineer on this matter tonight. We
 14 have other witnesses for that?
 15 MR. VICENTE: Correct.
 16 MR. BOSSONG: Okay. You're familiar
 17 with this site?
 18 MR. VICENTE: I am. We've been
 19 involved in the project for multiple years. We're
 20 trying to address historical issues. The project
 21 has been actually a couple decades in the works,
 22 and, again, trying to address historical issues with
 23 storage and the existing distribution system.
 24 MR. BOSSONG: And you, as the
 25 representative of Veolia, you were responsible for

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1 overseeing this whole project, the design, all those
 2 aspects to it?
 3 MR. VICENTE: Yeah. Over the past
 4 five years, I've been involved in the conceptual
 5 design, the bidding for professional services, the
 6 property purchase, along with the design that's near
 7 completion.
 8 MR. BOSSONG: Now, you heard my
 9 introduction, but can you please explain to the
 10 board why the project is needed for Veolia and for
 11 the project?
 12 MR. VICENTE: For the water system,
 13 we're trying to address historical issues associated
 14 with the water system. The tank dates back to the
 15 1950s. Based on the height of the tank and the
 16 topography, we have in Montvale, we have two issues.
 17 We have very high pressures and very low pressures.
 18 Around the base of the tank, the residents near the
 19 base of the tank that are served directly from the
 20 tank, again, hover at low pressures.
 21 As you get further away from the tank,
 22 especially near the eastern part of Montvale, you
 23 get residents that experience high pressures. So
 24 the drivers for the project, and they're all
 25 interrelated because of the topography and the

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1 historical issues in the system, we're trying to
 2 address four issues. One is storage for the water
 3 system. Tanks and distribution system really serve
 4 as the shock absorber. The shock being the large
 5 demands that you normally get during morning peaks,
 6 during the summer production. So the existing tank,
 7 based on the topography issues, has limited
 8 effective storage.
 9 We have to operate the tank near full. If
 10 the water level drops too low, the residents around
 11 the tank will start complaining of low pressure.
 12 Obviously, that also leads to lack of volume for
 13 firefighting. Again, as I mentioned earlier, as you
 14 get away from the tank towards the east, you have
 15 the opposite effect. You have residents that have
 16 in excess of 100 PSI of pressure. So that's the
 17 second driver.
 18 We're proposing two tanks to create two
 19 pressure districts to slightly increase the pressure
 20 for the residents that have low pressure around the
 21 base of the tank. And the residents that have high
 22 pressure are looking to do a nominal 10 PSI
 23 approximate pressure decrease.
 24 The third driver for the project is water
 25 quality. As the tank is kept near full, keeping a

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1 tank full creates water quality issues. So the
 2 proposed tanks are being proposed with mixing
 3 systems. On site, we're also proposing chemical
 4 additions to add hypo and ammonia again to help with
 5 disinfection chemicals in the water to boost the
 6 residual levels.
 7 And then the fourth driver, we're adding a
 8 pump station on site. The pump station is being
 9 able to move water from the ground storage tank, the
 10 tank that is a lower elevation, to the elevated
 11 tank. In the pump station, we're also adding pumps
 12 to feed Pressure District 95, which is the pressure
 13 district that is immediately north of Summit Avenue
 14 along Chestnut Ridge Road, which has historically
 15 been fed from our company in New York, which has
 16 been a historical issue between the State regulators
 17 having water supply from New York to feed customers
 18 in New Jersey.
 19 MR. BOSSONG: Now, just for the
 20 board, as a layman, you used the term "hypo"?
 21 MR. VICENTE: Yes.
 22 MR. BOSSONG: Go ahead.
 23 MR. VICENTE: It's sodium
 24 hypochlorite, which is an essence bleach, along with
 25 ammonia.

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1 MR. BOSSONG: Okay. Now, you're
 2 familiar with this site. What makes this site
 3 unique in order to really be able to put the tank
 4 here? What makes it the most ideal site?
 5 MR. VICENTE: It's the size of the
 6 property with the trees, heavily wooded property.
 7 The tree line is really buffering the appearance of
 8 the tanks.
 9 MR. BOSSONG: Okay. Now, this site
 10 is not a manned site. There are people that work
 11 there 9 to 5 or anything like that?
 12 MR. VICENTE: No. Our existing tank
 13 is unmanned. The proposed improvements on the site,
 14 including the feed tanks and the pump station, will
 15 continue to be on the unmanned site.
 16 MR. BOSSONG: How often does a
 17 representative from the Veolia or a consultant or
 18 somebody or a vendor have to go to the site?
 19 MR. VICENTE: It depends on the week.
 20 Again, the visits will increase not only because
 21 we're going to have a pump station on site as
 22 opposed to just a storage tank on the existing site,
 23 but, again, it's not full-time operations. Most of
 24 the operations, both the acquiring the data as well
 25 as making operational changes, will happen remotely.

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1 So there will be a couple of visits throughout the
 2 week.
 3 MR. BOSSONG: So it's safe to say
 4 there's not constant large trucks going in and out
 5 of the site each day. It's somebody in a normal
 6 vehicle?
 7 MR. VICENTE: On a typical week,
 8 we'll probably have three visits. Again, it can
 9 vary. If we have emergencies or if we're doing more
 10 involved maintenance, it may be more. But on a
 11 typical week, we expect probably three visits by
 12 different union personnel from our chemical
 13 employees that do deliveries, to normal rounds that
 14 are done for mechanical, electrical, and
 15 instrumentation checks. They're typically average
 16 three days per week.
 17 MR. BOSSONG: Okay. And we'll get
 18 into more specific details about the security of the
 19 site with the engineer who designed the site level.
 20 Can you briefly explain what type of security there
 21 is or there will be on the pump station and how it's
 22 monitored?
 23 MR. VICENTE: The alarm and the doors
 24 for the pump station, along with the elevated tank,
 25 will have door contacts that will be connected to

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1 the SCADA system; SCADA's Supervisory Control and
 2 Data Acquisition. It's the instrumentation that
 3 communicates the data back to our Haworth plant. So
 4 the door alarms will generate alarms if someone
 5 tries to enter without permission back to our
 6 Haworth water plant. That's a manned, 24-hour,
 7 365-day facility.
 8 We'll also have video cameras on-site,
 9 both inside the building as well as on the exterior
 10 of the building. They'll have motion sensors, and
 11 again, they'll report out alarms too.
 12 MR. BOSSONG: And in addition to the
 13 security, the SCADA system also monitors the actual
 14 equipment and the functionality of the equipment, so
 15 if there's a problem, the alarm goes off and someone
 16 can be dispatched immediately?
 17 MR. VICENTE: Alarms will be
 18 generated, and again, there will also be control to
 19 turn equipment on.
 20 MR. BOSSONG: Anything else you want
 21 to add from an operational standpoint for the site?
 22 MR. VICENTE: No, I'll default to the
 23 engineer of record and the other professionals for
 24 technical information.
 25 MR. BOSSONG: Chairman, that's all we

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1 have for Mr. Vicente in regards to the operations on
 2 site.
 3 CHAIRMAN DEPINTO: Okay. Thank you.
 4 Questions from board members, and I guess I'm
 5 starting with Dieter.
 6 MR. KOELLING: No questions. Thank
 7 you, Mr. Chairman.
 8 CHAIRMAN DEPINTO: Thank you. Chris?
 9 MR. GRUBER: No questions.
 10 MR. LINTNER: No questions for Mr.
 11 Vicente.
 12 MR. TSAI: Thank you. Mr. Vicente,
 13 you mentioned earlier that there are some
 14 emergencies which may occur that might require
 15 bigger vehicles to enter the premises. Can you
 16 describe what some of these emergencies might
 17 entail?
 18 MR. VICENTE: Again, the type of
 19 vehicles that we're talking about, again, a typical
 20 work truck from as small as a Ford F-150 to F-350
 21 pickup trucks. Some personnel have work vans,
 22 similar size equipment. And the emergencies is, for
 23 instance, sometimes we lose communications, so
 24 instrumentation issues, those type of emergencies
 25 where sometimes they need to go out and reset the

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1 equipment. Sometimes the equipment may fail and may
 2 require replacement, those type of typical
 3 emergencies.
 4 MR. TSAI: So even during
 5 emergencies, these vehicles wouldn't be very
 6 intrusive to traffic or anything like that?
 7 MR. VICENTE: No. With the -- I
 8 mean, I'll default to the testimony, there will be
 9 plenty of space on site for the vehicle, and again,
 10 we're talking about a work truck.
 11 MR. TSAI: Thank you, Mr. Vicente.
 12 That's it.
 13 CHAIRMAN DEPINTO: Thank you. Joe?
 14 MR. PUGLISI: Mr. Vicente, you said
 15 that there would be deliveries of chemicals. How
 16 are those delivered?
 17 MR. VICENTE: They're, again, the
 18 same pickup truck.
 19 MR. PUGLISI: Pickup truck. It's a
 20 pickup truck, not a tanker.
 21 MR. VICENTE: No, it's not a
 22 full-size 18-wheeler. Again, we're just boosting
 23 the chemicals to maintain residual levels. The
 24 typical, what we're expecting from a chemical
 25 delivery, again, it's a new operation, so it's got a

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1 little bit of learning. The way it's been designed,
 2 we're expecting chemical deliveries probably once a
 3 month, maybe twice a month. And again, it's a
 4 typical visit for an hour or so with two personnel.
 5 MR. PUGLISI: I understand.
 6 MR. STEFANELLI: And the generator is
 7 natural gas-driven, right?
 8 MR. VICENTE: That's correct.
 9 MR. STEFANELLI: No fuel truck
 10 deliveries.
 11 MR. VICENTE: It'll be natural gas
 12 service, and it's inside the building.
 13 MR. STEFANELLI: Right. Thank you,
 14 sir.
 15 CHAIRMAN DEPINTO: Thank you. Anita?
 16
 17 MS. BAGDAT: No, Mr. Chairman.
 18 CHAIRMAN DEPINTO: Thank you. Mr.
 19 Vicente, with respect to the pumping equipment in
 20 the pump shed, I guess you'd call it, noise
 21 emanating from that pumping operation, given the
 22 somewhat close proximity to residential
 23 neighborhoods, will it be audible? Will they be
 24 hearing those pumps?
 25 MR. VICENTE: All the pumps are

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1 contained. It's not a shed. It's a building. It's
 2 a block building. All the pumps will be contained
 3 inside the building. Doors are normally closed.
 4 Their electrical pumps should not hear the operation
 5 of the pumps at all. The generator, it is an
 6 emergency generator. There's been a sound study,
 7 and I'll default to the engineer of our group to
 8 provide additional testimony, but all noise levels
 9 will be met at the property level.
 10 CHAIRMAN DEPINTO: And Counsel, I
 11 understand you're going to have someone who's going
 12 to be speaking with respect to the visibility of the
 13 units from surrounding properties?
 14 MR. BOSSONG: Yes. Our engineer will
 15 go through the -- there's renderings that will be
 16 submitted and provided to show what it looks like.
 17 CHAIRMAN DEPINTO: Okay. Thank you.
 18 Mr. Hipolit?
 19 MR. HIPOLIT: The alarms, all
 20 internal, get sent to your shop. There's no audible
 21 alarms in the residence?
 22 MR. VICENTE: Correct. The on-site,
 23 the SCADA alarms, if you actually enter the
 24 building, you can't tell unless you're familiar with
 25 it. It's a magical button that you have to press to

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1 set the alarm, and the alarm goes out automatically.
 2 MR. HIPOLIT: And the generator, your
 3 testimony on the generator, does it have a sound
 4 enclosure around it, or are you just counting on
 5 distance for sound?
 6 MR. VICENTE: There's acoustic
 7 louvers, and again, I'll default to our engineer to
 8 provide details, but there's been an engineering
 9 sound study. The location of the louvers are also
 10 pointing away from the residents. The generator is
 11 located in the northeast part of the building, away
 12 from the nearest resident, which is the residential
 13 development, which is immediately west.
 14 MR. HIPOLIT: Great. Thank you.
 15 MR. BOSSONG: The generator is
 16 contained within the building, just so everybody's
 17 clear. It's not next to it.
 18 CHAIRMAN DEPINTO: Anything else for
 19 Mr. Vicente? That's it. Okay, thank you. Ms.
 20 Green, do you have any comments or questions?
 21 MS. GREEN: No questions at this
 22 point, Mr. Chairman.
 23 CHAIRMAN DEPINTO: Okay, thank you.
 24 And I guess Mr. Tsai, now. Or did I stop you, Mr.
 25 Tsai?

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1 MR. TSAI: No, you asked me earlier.
 2 CHAIRMAN DEPINTO: Okay. No
 3 questions.
 4 MR. REGAN: Okay. With that said,
 5 Chair, we'll entertain a motion to open the meeting
 6 to the public.
 7 CHAIRMAN DEPINTO: So moved. Second,
 8 Frank. All in favor?
 9 (The Board votes unanimously to open the
 10 Public Portion.)
 11 CHAIRMAN DEPINTO: Okay. Anyone from
 12 the public have any questions of Mr. Vicente? Just
 13 like the Board Members had their questions, this is
 14 your chance to ask your questions of him, relative
 15 to the testimony that he just gave. If you wish to
 16 be recognized, just raise your hand. You'd have to
 17 step forward to speak into the microphone. Just
 18 give us your name and address for the record, ma'am.
 19 MS. SIEGELBAUM: Noreen Siegelbaum.
 20 CHAIRMAN DEPINTO: I'm sorry, you're
 21 going to have to speak a little bit louder.
 22 MS. SIEGELBAUM: My name is Noreen
 23 Siegelbaum, and I live at 118 Greenway, which is
 24 right nearby. I wanted to know if there's any odor
 25 involved in the building, and I really question

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1 whether there will be any rumbling or noise from
 2 this kind of machinery.
 3 CHAIRMAN DEPINTO: Okay. Mr.
 4 Vicente, could you answer that question?
 5 MR. VICENTE: There will be, again,
 6 the chemicals are in tanks with covers on them.
 7 There will be no odors being generated out from the
 8 building. In regards to the rumblings, again, the
 9 pumps are all enclosed inside the pump station. You
 10 shouldn't be hearing any noise. The normal noise
 11 that you hear from the parkway is going to be much
 12 louder. Again, you're not going to hear noise
 13 emanating from inside the building at all.
 14 CHAIRMAN DEPINTO: Okay. Thank you.
 15 Anyone else from the public? Any questions?
 16 We do have our fire chief here. Chief, do
 17 you have any questions of this witness?
 18 CHIEF GIBBONS: Not at this time.
 19 Okay, thank you. And if no one else wishes to be
 20 recognized, Chair will ask for a motion to close the
 21 meeting to the public.
 22 MR. TSAI: So moved.
 23 CHAIRMAN DEPINTO: Sherwin.
 24 Seconded, Frank. All in favor?
 25 (The Board votes unanimously to close

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1 the Public Portion.)
 2 CHAIRMAN DEPINTO: Okay. Counsel,
 3 please continue.
 4 MR. BOSSONG: Thank you very much,
 5 Chair. I'd like to call our professional engineer,
 6 Michael Altman.
 7 (The witness is sworn.)
 8 MR. REGAN: And for the record,
 9 please state your full name and spell your last
 10 name, please.
 11 MR. ALTLAND: Michael Altland,
 12 A-L-T-L-A-N-D.
 13 MR. REGAN: A-L-T-L-A-N-D.
 14 MR. ALTLAND: Correct.
 15 MR. REGAN: Thank you.
 16 MR. BOSSONG: Okay. Mr. Altland, can
 17 you please give your educational background for the
 18 Board?
 19 MR. ALTLAND: I have a Bachelor of
 20 Science in Civil Engineering from Lehigh University.
 21 MR. BOSSONG: And you have a license
 22 as current and valid in the state of New Jersey?
 23 MR. ALTLAND: Correct.
 24 MR. BOSSONG: You've testified before
 25 planning boards, zoning boards in the state of New

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1 Jersey?
 2 MR. ALTLAND: Yes, I have.
 3 MR. BOSSONG: Been accepted as an
 4 expert witness in the field of engineering?
 5 MR. ALTLAND: Yes.
 6 MR. REGAN: Okay. Mr. Chairman, I
 7 think he can be qualified, Mr. Chairman.
 8 CHAIRMAN DEPINTO: The Chair will
 9 accept the recommendation of counsel. Please
 10 continue.
 11 MR. BOSSONG: Okay. Thank you,
 12 Chair. Mr. Altland, you or someone under your
 13 direction and control prepared the plans that have
 14 been submitted as part of the application this
 15 evening?
 16 MR. ALTLAND: Yes.
 17 MR. REGAN: Do you want anything
 18 marked, Mr. Bossong? I'm sorry, I interrupted.
 19 MR. BOSSONG: Yeah, we'll mark it to
 20 -- we're going to mark a colorized version of C-101.
 21 The only difference from what was submitted in your
 22 packets is we've colorized the site sheet.
 23 MR. REGAN: We're going to call that
 24 A-1?
 25 MR. BOSSONG: A-1, for the record,

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1 and as I stated, it's C-101. It's a colorized
 2 version of sheet C, as in Craig 101.
 3 (Exhibit A-1 is received and marked
 4 for Identification.)
 5 MR. REGAN: Thank you.
 6 MR. BOSSONG: Okay. Mr. Altland,
 7 we've put C-101, the colorized version, on the
 8 display board. Can you walk the Board and the
 9 public through the colors that you've placed on the
 10 sheet?
 11 MR. ALTLAND: Yes, what I intended to
 12 illustrate here was the various environmental
 13 constraints on the site.
 14 CHAIRMAN DEPINTO: Excuse me one
 15 second. Folks, if you'd rather change your seating
 16 so you can see the board better, please feel free.
 17 I think your angle is okay, but if the people want
 18 to move closer to the front of the room.
 19 MR. ALTLAND: It's called the
 20 colorized, so things stand out. So things stand out
 21 here, and I'll try to get out of everybody's way.
 22 Illustrated in the yellow in the central corridor is
 23 one of the two environmental constraints on the
 24 site. That being the freshwater wetlands and the
 25 wetlands transition area, which is 150 feet,

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1 according to the DEP for this site, and that
 2 wetlands has been delineated and approved by the
 3 DEP.
 4 Going out from the yellow, we have this
 5 magenta area, and that is the 300-foot riparian zone
 6 buffer required for the DEP. That 300 feet is
 7 measured off of the small tributary that comes onto
 8 the site from the culvert under the Parkway and
 9 flows south across Summit Avenue.
 10 So those two colors, the yellow and the
 11 magenta, in essence represent the environmental
 12 constraints where we need special permission from
 13 the DEP to develop within those areas. Going
 14 further out, we have -- and I would note that the
 15 magenta area of the riparian zone buffer extends
 16 virtually to the property, the west property line of
 17 the site on Summit Avenue, which you know, presents
 18 a challenge to us.
 19 Going further, we have the green areas,
 20 shaded green there, and those are the areas that we
 21 will be disturbing within the riparian zone in order
 22 to be able to construct the site. As you can see
 23 from the driveway entrance, we're landlocked here
 24 from Summit Avenue. So to minimize the disturbance
 25 of that area, we're going as close to the property

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1 line as we can. For the driveway of Summit Avenue,
 2 coming up the driveway to the site proper, which
 3 contains the elevated tank to the north, which is
 4 illustrated in blue here, the ground level tank, the
 5 blue circle below, and the pumping station to the
 6 west of those two. As I stated before, we have
 7 applied to the DEP for those permits, and they have
 8 given us feedback on the disturbance and how to
 9 mitigate some more of the stormwater towards the
 10 Summit Avenue end of the site.
 11 MR. BOSSONG: In addition to what you
 12 just described regarding repairing the wetlands, can
 13 you describe the overall site and what's currently
 14 on the site?
 15 MR. ALTLAND: The site is a wooded
 16 site, topography generally is the ridgeline at the
 17 west end, slopes down towards the tributary and then
 18 begins to slope back up as you head to the east.
 19 MR. BOSSONG: In essence, we have to
 20 keep our design to the far western side of the site
 21 because of those wetlands and those other
 22 environmental constraints, correct?
 23 MR. ALTLAND: Correct.
 24 MR. BOSSONG: Okay. Now, can you
 25 describe, point out the types of what's being

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1 proposed, but can you walk through exactly what's
 2 already proposed as the improvements to the site,
 3 starting at Summit Avenue and going into the Summit
 4 Avenue?
 5 MR. ALTLAND: At Summit Avenue, we
 6 have a driveway entrance, and that's going to be
 7 right turn in and right turn out only because of the
 8 site triangles, and we have applied to Bergen County
 9 for that permit and they've commented on it.
 10 MR. BOSSONG: Summit Avenue is a
 11 County roadway?
 12 MR. ALTLAND: Correct.
 13 MR. BOSSONG: So the County has a lot
 14 of say in what we have to, how we have to design the
 15 driveway in regards to the intersection. Please
 16 continue.
 17 MR. ALTLAND: Then we have the
 18 driveway leading from Summit Avenue to the site, and
 19 in that driveway we have our utility corridor, we
 20 have three separate water lines for the three
 21 separate zones that this site will serve. We have
 22 the natural gas service to provide power to the
 23 generator, we have the electric utilities for the
 24 power to the pumps in the station, and we also have
 25 the sanitary sewer line which will serve the pump

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1 station and connect to the sewer in Summit Avenue.
2 As we continue up the site, at
3 approximately 50 feet from Summit Avenue, we're
4 proposing a toll gate just to keep unintended
5 visitors from entering the site. That will be
6 locked, that's very similar to what the water
7 company has right now at their existing Montvale
8 site off Chester Ridge, but that will be another
9 security just to prevent people from coming back
10 here and parking.
11 Approximately midway up the driveway to
12 the east side of the driveway is where we have our
13 fire retention basin proposed. That's going to,
14 number one, manage stormwater runoff quality, i.e.
15 capturing what's in the paved areas and treating it
16 and letting that infiltrate into the ground. We'll
17 go into some more detail on that later. As well as
18 quantity of runoff, we don't want to increase the
19 intensity of the runoff, and we'll be providing
20 updated calculations for that.
21 We get to what we call the site proper.
22 The area surrounding -- the area of the tanks and
23 the booster station is surrounded by a six-foot-high
24 chain-link fence, that's one-inch mesh with a black
25 PVC coating. That does two things, some screening

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1 and also provides some security since the one-inch
2 mesh can't really put your toe through the decline.
3 MR. BOSSONG: The fence goes around?
4 MR. ATLAND: The perimeter of the
5 tanks and the booster station itself.
6 MR. BOSSONG: Is there a fence along
7 the driveway all the way down to that toll gate that
8 you discussed?
9 MR. ATLAND: No, that's open. Then
10 onto the site proper, we have the elevated tank,
11 that's two and a half million gallons of storage.
12 And that will serve the higher pressure zone that's
13 currently experiencing low pressures. A ground
14 level tank, that's 1.75 million gallons of storage,
15 that's going to serve the areas that's a little bit
16 lower, and that's going to serve the areas that are
17 experiencing high pressure.
18 Then the booster station, we can describe
19 a little bit more but I'll go ahead. That transfers
20 water from the ground tank to the high elevated
21 tank. As well as transferring water from the ground
22 tank to the PD95 zone, that's that zone that's
23 currently served from Veolia New York. Those pumps
24 are in there too, as well as the chemical feed and
25 the generator and I can -- we'll go into that a

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1 little later too.
2 MR. BOSSONG: You mentioned a
3 retaining wall, which retaining wall are we looking
4 at?
5 MR. ATLAND: There's actually a
6 number of retaining walls and our purpose of looking
7 into that was to minimize the total limits of
8 disturbance rather than grading slopes down. There
9 are two retaining walls near the driveway entrance.
10 And there's also two retaining walls to the east of
11 the elevated tank, which we use to minimize this
12 disturbance on the repairing zone.
13 MR. BOSSONG: And the steep slope
14 variance that we're requesting?
15 MR. ATLAND: I actually have another
16 display. We'll get into that. But the steep slope
17 variance really involves those areas outside the
18 utility corridor where we need to either do grading
19 or construct stormwater management facilities.
20 MR. BOSSONG: In regards to
21 stormwater management, that's obviously subject to
22 DEP for rules of permitting?
23 MR. ATLAND: Yes.
24 MR. BOSSONG: Can you briefly
25 describe to the Board what type of DEP permitting

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1 will be needed for that?
2 MR. ATLAND: We're submitting a
3 riparian zone buffer and stormwater management plan
4 to the DEP. They have a complete package, and as I
5 stated before, they had some concerns with the water
6 quality structures near Summit Avenue, which we're
7 revising.
8 MR. BOSSONG: And obviously, if this
9 Board would act favorably upon this application, it
10 would be contingent on the DEP getting approval as
11 well as the County's approval?
12 MR. ATLAND: And everybody's
13 approval has to be contingent upon that as well.
14 MR. BOSSONG: Okay. So if we can
15 flip to sheet L101, which will help to show it
16 closer.
17 MR. REGAN: Are we marking that?
18 MR. BOSSONG: Yes.
19 MR. REGAN: A-2?
20 MR. BOSSONG: We can mark this as
21 A-2. This is the sheet that has been previously
22 provided to the Board.
23 MR. REGAN: What's the sheet number?
24 MR. BOSSONG: L101.
25 CHAIRMAN DEPINTO: Did we mark into

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1 evidence the full plan package?
 2 MR. REGAN: No.
 3 CHAIRMAN DEPINTO: I think we ought
 4 to mark that as well.
 5 MR. BOSSONG: We would mark the whole
 6 plan package as A-2. A-2.
 7 (Exhibits A-2 and A-3 are received
 8 and marked for Identification.)
 9 CHAIRMAN DEPINTO: And A-1?
 10 MR. REGAN: A-1 would be C101.
 11 MR. BOSSONG: Correct.
 12 MR. REGAN: And A-3 would be L101.
 13 MR. BOSSONG: A-3 would be L101.
 14 MR. REGAN: Okay. I'm sorry.
 15 MR. BOSSONG: No problem. Okay. Mr.
 16 Altland, Sheet L101. Can you describe what this is
 17 depicting?
 18 MR. ALTLAND: Sheet L101 depicts the
 19 proposed grading and landscaping focusing in on the
 20 immediate area surrounding the two tanks and the
 21 pump station. Basically, our philosophy is that as
 22 this site slopes from west to east, we're going to
 23 capture overland flow before it hits our developed
 24 area and direct that essentially to the north around
 25 the site so we don't basically catch any runoff from

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1 the paved areas.
 2 MR. BOSSONG: And we're planting
 3 numerous trees along the border there?
 4 MR. ALTLAND: Yes. Because we do
 5 indicate the limits of proposed disturbance, and a
 6 lot of that is for the construction of the grading
 7 drainage. And we do have the planting plan prepared
 8 by our landscape architect for that to provide some
 9 additional screening of the overall site.
 10 MR. BOSSONG: Okay. Since we have
 11 this as a close-up of the landscaping right up by
 12 the tanks, can you just point out the applications
 13 and the pump station so everybody can see?
 14 MR. ALTLAND: Yes. The elevated tank
 15 here is to the north. You see the pedestal in the
 16 dark color at ground level, and the dash line that
 17 roughly corresponds also to the limits of paving is
 18 the diameter of what we call the tank bowl, the
 19 elevated portion of the tank. To the south, you see
 20 the circle that's the ground storage tank, and then
 21 the booster pump station to the west of those.
 22 MR. BOSSONG: And there's a gate that
 23 you spoke of, a second gate?
 24 MR. ALTLAND: Yes, a second locked
 25 gate that's in the fence line surrounding the

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1 property. You can see it in a little bit more
 2 detail, the two retaining walls around the upper
 3 structure. And I believe one of the professionals
 4 mentioned about providing some elevations and
 5 details of those, which we certainly can provide.
 6 MR. BOSSONG: Okay. Now, let's walk
 7 ourselves down the driveway and go to Sheet L102.
 8 One more. This is A-4. This is Sheet L102, which
 9 has previously been submitted as part of the
 10 package.
 11 (Exhibit A-4 is received and marked
 12 for Identification.)
 13 MR. BOSSONG: Can you describe
 14 situating everybody as to where the tanks are?
 15 MR. ALTLAND: The tanks are to
 16 essentially north or to the left of the sheet.
 17 Summit Avenue is to our right. This is essentially
 18 the middle portion of the driveway, showing some
 19 more, really, representation of the stormwater
 20 bio-retention basin. You'll notice that we have
 21 seeding mixtures called out for that bio-retention
 22 structure, as well as plantings of trees that you
 23 would find in typical wet environments, like the
 24 arches and the swamp oak type of things, the more
 25 deciduous trees. And then along to the west of the

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1 driveway, again, we have the plantings of some more
 2 of your evergreen bushes and shrubs there.
 3 MR. BOSSONG: So all these plantings,
 4 because of the fact that it's a wetlands area and
 5 everything, have been carefully selected so that
 6 they will survive, and they will thrive in this type
 7 of environment?
 8 MR. ALTLAND: That's the intent, yes.
 9 MR. BOSSONG: And the bio-retention
 10 basin is something that the DEP is obviously very
 11 concerned with, and they're the ones that are taking
 12 a very close look at this and will be providing
 13 additional comments and requesting revisions and
 14 everything. I think some of you have already made?
 15 MR. ALTLAND: Yes. Yes, they've been
 16 reviewing this, and we've been providing responses
 17 to them on that.
 18 MR. BOSSONG: And this is something,
 19 once we have further discussions with the DEP and
 20 this is more refined, we'll obviously be submitting
 21 to your Board Engineer for review and comment, which
 22 will address some of the questions that he has
 23 already put into his review letter.
 24 So we can now continue down the driveway
 25 to the third section in the intersection of Summit.

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1 We'll mark this as A-5, a Sheet L103.
 2 (Exhibit A-5 is received and marked
 3 for Identification.)
 4 MR. BOSSONG: Yes, correct. So this
 5 is the portion of the driveway immediately adjacent
 6 to Summit Avenue. As you can see here in the
 7 grading, as you approach the west property line, the
 8 existing grade is quite steep there, so there are
 9 the two small retaining walls to the west there, as
 10 well as we're proposing a small retaining wall to
 11 the east. That's going to protect some of our
 12 stormwater quality items.
 13 I would point out, and I think some of the
 14 professionals noticed, that there's a little jog
 15 here, probably 200 feet in here, where the clearing
 16 goes to the property line. The reason why we're
 17 doing that is because if you see on the plans,
 18 there's one, two, three lines marked ST. Those are
 19 actually some roof leaders and storm drains from the
 20 adjacent property that have been flowing open
 21 across. So our intention there is we want to
 22 intercept those. We have little boxes indicated for
 23 some catch bases and drainage and direct those
 24 across the driveway so we don't have sheet flow
 25 across the driveway. So that was our logic behind

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1 that.
 2 I'd also point out we have about 50 feet
 3 in the toll gate noted on the plan, and then another
 4 window also along the east side of the driveway, we
 5 have catch basin inlets, so we're capturing flow
 6 before it goes out to Summit Avenue. And obviously
 7 that's -- Bergen County is going to be very
 8 concerned about that. This last catch basin here,
 9 right on the radius of the curve onto Summit Avenue,
 10 that's where the DEP is requesting us to add
 11 additional water quality controls there before we
 12 discharge. And you see a little area indicated kind
 13 of jogging out into the wetlands. That's where our
 14 storm water from the catch basins, after it goes
 15 through the water quality control structures, will
 16 discharge. And that has a jogging permit as well.
 17 MR. BOSSONG: Now, while we're on
 18 this plan, which is the intersection of Summit,
 19 there was a question by one of our professionals
 20 about lighting at this driveway. Can you address
 21 the pros and cons of that?
 22 MR. ALTLAND: Right now we do not
 23 have any lighting, you know, and I think there's no
 24 intention of traffic or visitors during the night
 25 unless there was an emergency. You know, we're

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1 certainly willing to have that discussion about pros
 2 and cons of providing it or not providing it there.
 3 MR. BOSSONG: Okay. Let's get to the
 4 architectural of the actual pump station and the
 5 tank. So if we can look at P201.
 6 (Exhibit A-6 is received and marked
 7 for Identification.)
 8 MR. REGAN: A-6?
 9 MR. BOSSONG: A-6. Okay. Can you
 10 walk the Board through P201, which we'll mark as
 11 A-6?
 12 MR. ALTLAND: P201 shows two views of
 13 the proposed elevated 2.5-million-gallon tank. One
 14 of the clarifications was that, you know, the tank
 15 is going to be under the -- I want to confirm that
 16 the tank is going to be less than 150 foot allowed
 17 by regulation, and we're going to measure that from,
 18 you know, the grade to the actual top rail of the
 19 tank.
 20 So let me just describe some of the
 21 features of the tank here. So this is what's called
 22 a composite elevated tank. We have essentially a
 23 concrete column approximately 52-foot diameter, and
 24 that supports what we call the steel tank bowl that
 25 contains that 250 -- 2.5 million gallons of water.

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1 That's approximately 40 feet tall and 104 feet
 2 diameter. That has an overflow elevation.
 3 Now, we're talking about elevation, not
 4 height, and that's one of the clarifications I want
 5 to give, that the overflow elevation is going to be
 6 elevation 540, and that is set based upon hydraulic
 7 modeling of the distribution system to maintain the
 8 pressures in those areas that are experiencing lower
 9 pressures.
 10 MR. BOSSONG: Okay. And we have
 11 spoken with the FAA in regards to whether there has
 12 to be any type of light on top of the tank?
 13 MR. ALTLAND: Yes. We've received --
 14 we've communicated with the FAA and have received
 15 written confirmation that no aircraft warning
 16 lighting or other type of lighting is required on
 17 the top of the tank.
 18 MR. BOSSONG: Okay. Anything else
 19 you want to describe regarding the elevated tank or
 20 the ground tank?
 21 MR. ALTLAND: I think that's good for
 22 now.
 23 (Exhibit A-7 is received and marked
 24 for Identification.)
 25 MR. BOSSONG: Okay. The P301 marked

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1 A-7, which is the ground tank.
 2 MR. ATLANT: This is the ground
 3 storage tank. This is a 175-million-gallon ground
 4 storage tank. It's essentially a 60-foot-diameter
 5 cylinder. It's going to be less than the 100-foot
 6 height required by the ordinance. The overflow of
 7 this tank is Elevation 490. So it's approximately
 8 40 feet lower -- I mean, not 50 feet lower, I'm
 9 sorry. I can't do the math on that. Fifty feet
 10 lower than the elevated tank, and that's going to
 11 serve those areas that are currently experiencing
 12 some higher pressures when we divide up the zone.
 13 Again, this is all steel construction.
 14 MR. BOSSONG: Now, one of the
 15 questions I had, and I'm sure other Members have,
 16 why two different types of tanks? Why an elevated
 17 tank as well as a ground storage tank in relation to
 18 this project? Why not two of them or so forth?
 19 MR. ATLANT: I'll start with the
 20 ground storage tank since I have it up right now.
 21 The ground storage tank is effective because, number
 22 one, it's the least costly version. And because we
 23 have this entire body of the tank is full of water,
 24 we have the ability to pump all that out into the
 25 system so we can take advantage of that entire

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1 volume.
 2 MR. BOSSONG: Which is a benefit for
 3 the fire suppression?
 4 MR. ATLANT: Yeah, fire suppression,
 5 emergency storage. Whereas with the elevated tank,
 6 our overflow is 540. The low water level here is
 7 set based upon the minimum pressure in the gradient.
 8 If this was all full of water, this bottom
 9 approximately 80, 75 to 80 feet would be essentially
 10 what we call dead storage. There would be no way to
 11 get that out. We can't pump it out. It doesn't
 12 flow out by gravity because we need to maintain this
 13 minimum level in what I'm describing as the upper
 14 bowl here to maintain that pressure.
 15 MR. BOSSONG: And this is all based
 16 on hydraulic modeling and all types of engineering
 17 calculations?
 18 MR. ATLANT: Yes, we've done an
 19 alternative analysis of the type and style of the
 20 tank.
 21 MR. BOSSONG: Okay. Anything on
 22 either of the tanks, their design, or anything else
 23 you want to add before we get to the pump station?
 24 MR. ATLANT: I would note that both
 25 tanks have a passive internal mixing system to

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1 maintain that turnover and water quality that we are
 2 concerned about.
 3 MR. BOSSONG: Okay. Next, we're
 4 going to mark as A-8. This will be Sheet A201, I
 5 believe. A101. A101. A-8, sheet A101.
 6 (Exhibit A-8 is received and marked
 7 for Identification.)
 8 MR. BOSSONG: Can you walk us through
 9 the interior view of the pump station?
 10 MR. ATLANT: This is the interior
 11 view of the pump station, 68.8 feet; 68 feet, eight
 12 inches long; 38 feet, eight inches wide. It's a
 13 block structure with vinyl siding. Let's just walk
 14 through the main --
 15 MR. REGAN: Could you give me those
 16 dimensions again? I just want to be sure I get
 17 them.
 18 MR. ATLANT: 68 feet, eight inches.
 19 38 feet, eight inches.
 20 MR. REGAN: And the height?
 21 MR. ATLANT: Twenty-eight feet.
 22 MR. REGAN: Thank you.
 23 MR. BOSSONG: Can you just identify
 24 each of the rooms that's on the floor plan?
 25 MR. ATLANT: I'll just go clockwise.

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1 Coming in clockwise, there's the main pump room
 2 floor. It contains five pumps that will be
 3 dedicated to pumping from the ground storage tank to
 4 the PD95 zone. That number of pumps is selected in
 5 order to meet the demands of that zone and replace
 6 the current New York service. There are two pumps
 7 dedicated. There are about two and a half million
 8 gallons per day capacity to pump from the ground
 9 storage tank up to the elevated tank that's going to
 10 serve that area experiencing low pressure. We have
 11 a set of control valves and flow meters here on the
 12 pump room floor to monitor and control the flow
 13 between the two zones.
 14 Continuing on, we have the generator room,
 15 a dedicated generator space for the natural gas
 16 generator. As we noted, the exhaust is pointed
 17 towards the north, essentially towards the Parkway.
 18 To the east, we have the intake louver, which is an
 19 acoustical louver. Our noise consultant has
 20 specified the acoustic louvers and the noise
 21 treatments as well as the interior noise-absorbing
 22 finishes in the room.
 23 MR. BOSSONG: Was there a reason it
 24 was placed in that corner of the building?
 25 MR. ATLANT: Specifically, as it is

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1 the furthest away from the adjoining property.
 2 MR. BOSSONG: To the south of the
 3 generator room?
 4 MR. ALTLAND: To the south of the
 5 generator is the electrical room where you house the
 6 electrical equipment. Next, we come to the ammonium
 7 sulfate room and the sodium hypochlorite rooms.
 8 Those are the two disinfection chemicals that are
 9 going to be used to maintain distribution system
 10 water quality. In the pump room, we have a series
 11 of analyzers or monitors that's going to monitor the
 12 chlorine residual coming into the ground storage
 13 tank. The water company, their intended operation
 14 is going to monitor that. If it doesn't meet their
 15 requirements, they'll give it a boost and inject
 16 some more disinfectant into the system.
 17 MR. BOSSONG: All those disinfectants
 18 and everything are required by State regulations?
 19 MR. ALTLAND: That's DEP. These are
 20 going to be included in the Bureau of Safe Drinking
 21 Water application. You have control through the
 22 pumps, the tanks, and it's called the water process.
 23 MR. BOSSONG: There was a question,
 24 you know, by one of the Board professionals. Is
 25 there a mezzanine in this building?

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1 MR. ALTLAND: Yes, there is. We're
 2 calling it an equipment space. It's physically
 3 located above the two chemical feed rooms and the
 4 electrical rooms. In the lower corner here, we have
 5 the dedicated equipment space. Basically, that's
 6 where our ventilation and heating equipment is going
 7 to be placed. Again, those ventilation exhausts for
 8 the building and the electrical and chemical rooms,
 9 those exhausts are pointed to the west away from the
 10 nearest area.
 11 MR. BOSSONG: Anything else on the
 12 interior from the exterior?
 13 MR. LINTNER: Excuse me. That
 14 drawing was A101?
 15 MR. BOSSONG: Yes.
 16 MR. LINTNER: That is not in our
 17 package.
 18 MR. ALTLAND: A-0-0-1 is that
 19 drawing.
 20 MR. LINTNER: We don't have that
 21 drawing. I'm looking for that. That's A-1-0-1 and
 22 we don't have that drawing.
 23 MR. ALTLAND: We're showing the
 24 mezzanine on it.
 25 MR. LINTNER: We don't have that.

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1 MR. BOSSONG: Just for clarification,
 2 A-0-0-1 is what was submitted with the packet. It's
 3 been updated for this evening to show the mezzanine
 4 on the bottom.
 5 MR. LINTNER: We still don't have it.
 6 I don't have it either. I have only A-2-0-1.
 7 MR. BOSSONG: We'll be submitting
 8 with the stormwater revisions. This is A201. Mark
 9 that as A-9.
 10 (Exhibit A-9 is received and marked
 11 for Identification.)
 12 MR. REGAN: 201? 2-0-1. Exterior of
 13 the building.
 14 MR. BOSSONG: It's a north elevation
 15 and east elevation.
 16 MR. REGAN: That's going to be A-9.
 17 A-9?
 18 MR. BOSSONG: Yes. Explain to the
 19 Board what this is showing.
 20 MR. ALTLAND: This is showing the
 21 north and east elevations of the building. Also, we
 22 did clarify, I think there was a typo in one of the
 23 versions, that it was not 28 feet high. I can
 24 confirm that the building height will be 28 feet to
 25 meet the code.

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1 But anyhow, let's go to the east
 2 elevation. You see the exterior doors to the two
 3 chemical rooms, the electrical room and the
 4 acoustical louver. The doors have lights above
 5 them, glass, meaning they let some natural light in,
 6 as well as lights on the doors. You can see the
 7 ventilation exhaust from the mezzanine level there.
 8 On the north elevation, you see the
 9 exhaust louver and a secondary entrance to the
 10 building. I would point out the building has some
 11 ventilation systems on the northeast, as well as
 12 access hatches in the roof. It's called out as a
 13 vinyl siding and a metal standing ceiling roof.
 14 MR. BOSSONG: We have a sheet A-202,
 15 which is the other view. A-10, which is sheet
 16 A-202.
 17 (Exhibit A-10 is received and marked
 18 for Identification.)
 19 MR. BOSSONG: Again, I won't get this
 20 one to show the correct height. The south elevation
 21 is the main entrance to the pump room. You see a
 22 glass panel above the door that lets some natural
 23 light in, a window for some natural light there.
 24 This is what you see coming up the driveway.
 25 The view on the bottom is the view from

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1 the west side. It's essentially some intakes for
 2 ventilation into the pump station, a series of
 3 windows, the roof, and the access hatches.
 4 CHAIRMAN DEPINTO: Can we show the
 5 renderings? I do not believe you guys have the
 6 renderings. Did we get the renderings done?
 7 MR. REGAN: A-11, I guess.
 8 MR. BOSSONG: Yes, this will be
 9 marked as A-11. This is a colorized rendering from
 10 this facing north.
 11 MR. ALTLAND: Facing north, so what
 12 we did, we took the 3D model of the facilities and
 13 put this on the actual elevation of the site to try
 14 to illustrate the proportions of the two tanks and
 15 the buildings for reference points of person and
 16 what a vehicle would look like.
 17 MS. GREEN: Can you go through what
 18 the proposed colors are of the tanks?
 19 MR. ALTLAND: So the steel tanks are
 20 proposed to be specified as a light blue color.
 21 That's one of the standard tank colors; both the
 22 steel of the ground storage tank and the steel of
 23 the elevated pole. The pillar or column of the
 24 elevated tank is concrete. They come with several
 25 different patterns, but it's got to be concrete.

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1 The building sidings right now are shown as a
 2 neutral color with a green standing proceeding roof
 3 and some doors, selected metal doors.
 4 CHAIRMAN DEPINTO: Are there some
 5 other renderings that we can show the Board and the
 6 public?
 7 (Exhibit A-12 is received and marked
 8 for Identification.)
 9 MR. BOSSONG: This will be A-12,
 10 which is a rendering of a close-up of the pump
 11 station.
 12 CHAIRMAN DEPINTO: Can you show the
 13 Board?
 14 MR. ALTLAND: This is the north
 15 elevation looking to the southwest. You see the
 16 exhaust loop for the generator here, the door, and
 17 you see also the elevation between the electrical
 18 rooms and the electrical room.
 19 MR. BOSSONG: One more?
 20 CHAIRMAN DEPINTO: Yeah.
 21 (Exhibit A-13 is received and marked
 22 for Identification.)
 23 MR. BOSSONG: A-13?
 24 MR. ALTLAND: This is a view as you
 25 would be coming into the driveway. The metrics of

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1 the pump room door on the south side and the doors
 2 and the acoustical louver for the generator on the
 3 east side. Standing ceiling roof and the metal
 4 layers there.
 5 MR. BOSSONG: I think we have one
 6 from further away. This is A-14. This is a
 7 rendering from Paragon, in order to show in the
 8 wintertime when there's not many leaves on the tree,
 9 what the view is from further away of the proposed
 10 house.
 11 (Exhibit A-14 is received and marked
 12 for Identification.)
 13 MR. ALTLAND: So back in March, it
 14 was, before the leaves came in, we actually flew two
 15 of those large Type 40 balloons, one at 150 feet,
 16 one at 100 feet, at the center of the tank. We were
 17 standing down here in Paragon, trying to find the
 18 balloons, and then we centered the render of the
 19 tanks themselves on those elevations.
 20 MR. HIPOLIT: Do you want to take a
 21 picture of that?
 22 MS. SIEGELBAUM: Yes, I do.
 23 MR. BOSSONG: Anything else you want
 24 to add in support of your entire testimony? Did we
 25 cover everything?

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1 MR. ALTLAND: We didn't talk about
 2 the lighting.
 3 MR. BOSSONG: Oh, the lighting. Okay.
 4 A-15. A-15. This is sheet A110.
 5 (Exhibit P-1 is received and marked
 6 for Identification.)
 7 MR. ALTLAND: So what we have here is
 8 an updated lighting plan.
 9 CHAIRMAN DEPINTO: Can you show where
 10 the lights are on the individual packs?
 11 MR. ALTLAND: Yes, the individual
 12 packs. Plus there's two proposed wall-mounted
 13 lights, one to the west of the ground storage --
 14 east of the ground storage tank, I'm sorry, and one
 15 to the south, just to provide some coverage in that
 16 area. I believe one of the professionals mentioned
 17 that the temperature needs to be adjusted. We can
 18 certainly take care of that. Right now they're
 19 proposed to be on photocells, but we can have that
 20 discussion with the professionals about timers or
 21 other means of controlling those.
 22 CHAIRMAN DEPINTO: You could have
 23 that conversation with the professionals, but it
 24 would be a waste of your time. I want that
 25 information provided to the Board and to the public

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1 at a public hearing. There's no private
 2 communication between you and Borough professionals
 3 without the public being aware of it, the Board
 4 being aware of it, and taking place anywhere outside
 5 of this room. Is that understood?
 6 MR. ALTLAND: Understood. The
 7 comment is whatever the Board's preference is in
 8 regards to switched versus timer.
 9 CHAIRMAN DEPINTO: That's not the way
 10 I heard it.
 11 MR. ALTLAND: I know what I said, but
 12 what I'm clarifying is --
 13 CHAIRMAN DEPINTO: What I heard was
 14 you were going to try to have a conversation with
 15 Board professionals. That's prohibited. Okay?
 16 Thank you.
 17 MR. ALTLAND: Understood. So
 18 whatever the Board's preference is in regards to
 19 timer --
 20 CHAIRMAN DEPINTO: We'll let you
 21 know.
 22 MR. ALTLAND: Thank you very much,
 23 sir. That's it.
 24 MR. BOSSONG: The key part is we'll
 25 meet whatever the lighting requirements and the

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1 zoning and the ordinance is in regards to the
 2 spillage and the foot candles at the property,
 3 correct?
 4 MR. ALTLAND: Yes.
 5 MR. BOSSONG: Okay. That's all for
 6 this witness.
 7 CHAIRMAN DEPINTO: Okay. Mr.
 8 Altland.
 9 MR. ALTLAND: Yes, sir.
 10 CHAIRMAN DEPINTO: Are you an
 11 architect?
 12 MR. ALTLAND: No.
 13 CHAIRMAN DEPINTO: You're an
 14 engineer.
 15 MR. ALTLAND: I'm an engineer.
 16 CHAIRMAN DEPINTO: Is Anthony Pedro
 17 an architect?
 18 MR. ALTLAND: I need to confer with
 19 him on that.
 20 CHAIRMAN DEPINTO: Is he here?
 21 MR. ALTLAND: He is not.
 22 CHAIRMAN DEPINTO: Okay. He seems to
 23 have signed or docu-signed plans referred to as
 24 architectural elevations. I would hope he's an
 25 architect. So will we get confirmation whether or

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1 not these are architectural? I mistakenly,
 2 apparently, had referred to the power station as a
 3 shed, and I was corrected by Mr. Vicente that it was
 4 a building, okay? After looking at the elevations,
 5 I think it's a shed. I have something very similar
 6 to this in my backyard, a little bit smaller, and I
 7 store my lawnmowers. Vinyl siding, Mr. Vicente?
 8 MR. VICENTE: It's a plot building.
 9 CHAIRMAN DEPINTO: It says vinyl
 10 siding. Either Mr. Pedro or Mr. Baldwin or someone
 11 else who may not be here labeled it vinyl siding
 12 with PVC trim and a metal roof. It's identical to
 13 what I have in my backyard for my lawnmower. Is
 14 this the best we all could do in the borough of
 15 Montvale? Put up a vinyl building? A vinyl-clad
 16 building?
 17 MR. VICENTE: You can change it to
 18 split block. I mean, it's a block building, but
 19 it's just the exterior treatment of the building.
 20 CHAIRMAN DEPINTO: Well, it doesn't
 21 show that. The elevation I'm looking at shows a
 22 vinyl-clad building, just like the building in my
 23 backyard for my lawnmower.
 24 MR. BOSSONG: I think the confusion
 25 is the building is constructed of block, as you can

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1 see on A001, and then it's aluminum siding on the
 2 outside of the block wall.
 3 CHAIRMAN DEPINTO: I'm looking at
 4 A201.
 5 MR. BOSSONG: Right, I understand.
 6 That's the exterior of the building, but if you look
 7 at the foundation and the actual construction of the
 8 A001.
 9 CHAIRMAN DEPINTO: Well, maybe if we
 10 had an architect here, then we could understand what
 11 this is, okay? But apparently we don't have an
 12 architect here, and no one could explain to me what
 13 A201 is.
 14 Okay. Ms. Altland, could you give us or
 15 repeat what you told us with regard to the fencing
 16 that you proposed to install? What is the
 17 composition? And I read somewhere in this plan set
 18 something about a fabric covering. Could you tell
 19 me what that's all about? Or anybody?
 20 MR. ALTLAND: I would like to clarify
 21 that it's the metal chain link fence that is
 22 PVC-coated.
 23 CHAIRMAN DEPINTO: And that's it?
 24 MR. ALTLAND: Yes, I don't recall.
 25 There's no slats or mesh or anything like that.

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1 CHAIRMAN DEPINTO: So you can see
 2 through the squares or whatever it is?
 3 MR. ALTLAND: Yes.
 4 CHAIRMAN DEPINTO: And I'll have to
 5 take a look at that detail sheet. I thought I read
 6 something about a fabric covering.
 7 MS. GREEN: Sheet C504.
 8 CHAIRMAN DEPINTO: And what does it
 9 say?
 10 MS. GREEN: Clad green fencing
 11 fabric.
 12 CHAIRMAN DEPINTO: What does that
 13 mean? Or should we wait for the architect?
 14 MR. ALTLAND: Clarity when we talk
 15 about the pieces of the fence that are between the
 16 two poles, right? The physical fence, that's
 17 sometimes referred to as the fabric of a fence
 18 construction. The intent there is it is going to
 19 be, you know, metal chain link fence with the PVC
 20 coating to have a color.
 21 MR. HIPOLIT: So you're going to do
 22 the green PVC-coated fence?
 23 MR. ALTLAND: I think we're
 24 specifying black.
 25 MR. HIPOLIT: Black, okay. No

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1 fabric, no slats?
 2 MR. ALTLAND: No fabric, no slats.
 3 CHAIRMAN DEPINTO: No fabric, no
 4 slats. Okay. Let the record be clear on that. I'm
 5 really concerned about the aesthetics of what you're
 6 proposing. I understand the need for the tanks. I
 7 got that part. I was expecting a little bit more
 8 creativity on the aesthetic side.
 9 We have a number of people that live
 10 within very close proximity of this. And in a
 11 couple of days, the leaves will be off the trees.
 12 And if this building were built, and if I lived
 13 there, and this thing were built in my backyard, I'd
 14 say that's a damn big shed. Just like the one in my
 15 backyard with the lawnmower. You can do better than
 16 that. I'm going to go to the Board Members for
 17 questions.
 18 MR. REGAN: Counsel, are we going to
 19 have an architect here someday?
 20 MR. BOSSONG: Yes, we'll have an
 21 architect for you.
 22 CHAIRMAN DEPINTO: Who drew these
 23 architectural?
 24 MR. BOSSONG: Mr. Pedro did. He's
 25 our chief of our department. I just confirmed his

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1 licensure.
 2 CHAIRMAN DEPINTO: It says Anthony
 3 Francis Pedro, NJ professional engineer. License
 4 number, blah, blah, blah, blah. It doesn't say
 5 architect.
 6 Okay. Questions. Chris, how about we
 7 start with you?
 8 MR. GRUBER: Well, I don't really
 9 have any questions, however, with this topic being
 10 brought up about the building. Would it be possible
 11 for Veolia to maybe create this so-called shed to
 12 blend in with the development that's right there?
 13 CHAIRMAN DEPINTO: If there were an
 14 architect here, maybe we'd be talking about some
 15 dormers or some interesting features to improve the
 16 appearance of the building. I should just stop
 17 there.
 18 MR. GRUBER: That's the only comment
 19 that I would have. If you could make it look like
 20 just another building part of that development so it
 21 would blend in, it would be more aesthetically
 22 pleasing when you do see it.
 23 CHAIRMAN DEPINTO: Thank you. Bill?
 24 MR. LINTNER: Just one question. In
 25 terms of the layout of the pump house and the tanks,

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1 is there a specific reason why the pump house is on
 2 the west side of the property and the tanks are on
 3 the east? Does the site cause that, or is that just
 4 a design on your behalf?
 5 MR. ALTLAND: There are a number of
 6 factors. It's kind of what we're given on our site
 7 parameters. Also, the sequence of what we're
 8 constructing. The elevated tank is going to be
 9 constructed first and proceeding down so we don't
 10 want to land on ourselves with the pump station on
 11 the far side. I will point out it's still 220 feet
 12 away from the property line.
 13 MR. LINTNER: Yeah. My concern is
 14 I'm sure the neighbors are going to have a concern
 15 as to why the pump house is adjacent to them and not
 16 the tanks. Because the pump house will be the
 17 generation of noise or potentially noise. But
 18 because of phasing the construction, you're going to
 19 have the tanks furthest to the east side.
 20 MR. BOSSONG: Would it also help with
 21 the site lines that the tanks are further away from
 22 the residential area?
 23 MR. ALTLAND: Yes.
 24 MR. BOSSONG: Doesn't that help the
 25 site lines from the homes where the tanks are

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1 closer? You would see more of the tank being
 2 further away?
 3 MR. ALTLAND: That's a trade-off.
 4 One or the other is closer.
 5 MR. LINTNER: All right. I was just
 6 wondering why. You answered my question. Thank
 7 you.
 8 CHAIRMAN DEPINTO: Thank you.
 9 Sherwin.
 10 MR. TSAI: I don't have a question.
 11 CHAIRMAN DEPINTO: Thank you. Joe?
 12 MR. PUGLISI: Just a point of
 13 clarification. You mentioned BIM, Building
 14 Information Modeling.
 15 MR. ALTLAND: Yes.
 16 MR. PUGLISI: So these are renderings
 17 from AutoCAD, not from an architect? Would that be
 18 correct?
 19 MR. ALTLAND: I need to confirm that
 20 they were done under the direction of an architect.
 21 MR. PUGLISI: But generated by
 22 AutoCAD?
 23 MR. ALTLAND: Yes.
 24 MR. PUGLISI: Okay. Thank you.
 25 CHAIRMAN DEPINTO: Frank?

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1 MR. STEFANELLI: Going by what some
 2 of the other Members said, I kind of agree that it's
 3 deep in the woods. But I noticed that, you know, in
 4 my travels that I see other tanks in neighborhoods,
 5 which houses right next to them, especially down the
 6 shore of South Jersey, and they blend in right with
 7 the residents. And I think that's what I would like
 8 to see, is that it blends more in with the
 9 residential piece.
 10 The other thing is, there's two sets of
 11 lines. I'm more for what the future is. So once
 12 you get all the way out to this street, I see
 13 there's two lines for the ground tank and the high
 14 tank?
 15 MR. ALTLAND: Correct.
 16 MR. STEFANELLI: So what happens in
 17 the future? Do we have two separate lines now for
 18 the east side and the west side?
 19 MR. ALTLAND: Right now it's one
 20 pressure district.
 21 MR. STEFANELLI: It's just one
 22 pressure district?
 23 MR. ALTLAND: We're proposing the two
 24 tanks and the pump station. So we're going to create
 25 two pressure districts.

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1 MR. STEFANELLI: Okay. You're going
 2 to eventually create two pressure districts.
 3 MR. ALTLAND: The sites that are
 4 described are to feed each tank that the tanks are
 5 dedicated to.
 6 MR. STEFANELLI: Okay.
 7 MR. BOSSONG: And Chairman, will be
 8 loud and clear. We'll propose a green graphic
 9 architect, and we'll work on the comments that have
 10 been made regarding the appearance of the tank.
 11 CHAIRMAN DEPINTO: Thank you. I have
 12 no problem with the tank. I think it's long. I
 13 think it's been long coming, and we really need new
 14 water. Dieter.
 15 MR. KOELLING: Just to bounce off of
 16 what Frank said, you said one of the needs for the
 17 second tank was because there was the pressure
 18 district coming from the New York side, and that's
 19 to fix that.
 20 MR. VICENTE: The intent of the pump
 21 station is to instead of having water come from New
 22 York as the primary source, it's to pump water from
 23 one of the tanks to feed that, which will be the new
 24 primary source. We'll still keep an emergency
 25 interconnection with New York. It will go from

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1 providing full-time water to only providing water in
 2 the event of an emergency, and that emergency will
 3 be the time, if we lose power, the time that it
 4 takes for the generators to kick on and the pumps to
 5 be reestablished on generated power.
 6 CHAIRMAN DEPINTO: Thank you. Mr.
 7 Vicente, what will happen once this is approved and
 8 constructed? What will happen with the existing
 9 tank in the system?
 10 MR. VICENTE: The existing tank is
 11 long overdue for tank painting. We haven't taken it
 12 out because it's the only storage tank that we have
 13 in the system. So once the tanks are in, they'll be
 14 taken out, they'll be painted, and it will be on
 15 standby in the future when we have to paint the
 16 elevated tank. The tank will be returned to service
 17 while the elevated steel tank is painted in 20 years
 18 down the road.
 19 CHAIRMAN DEPINTO: So there will be
 20 no need for the operation of the existing tank after
 21 the two new tanks?
 22 MR. VICENTE: Only when tank painting
 23 is taking place for the new elevated tank.
 24 CHAIRMAN DEPINTO: And how frequently
 25 does that happen?

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1 MR. VICENTE: Every 20 years.
 2 CHAIRMAN DEPINTO: And let's go back
 3 to the improvements, that point of ingress and
 4 egress out onto the County road. Now, you have any
 5 communication with the County?
 6 MR. BOSSONG: Yes, we have, yes.
 7 CHAIRMAN DEPINTO: And what has the
 8 County told you?
 9 MR. ATLANT: We've received comments
 10 regarding installing a stop sign at the end of our
 11 driveway, a stop bar there, as well as providing
 12 some clarification on the sight line located east on
 13 Summit Avenue. And they asked for some details of
 14 the driveway profile.
 15 CHAIRMAN DEPINTO: And there's no
 16 concern about the sight line looking to the west?
 17 MR. ATLANT: Looking to the west, up
 18 that steep hill, that's where we have the right turn
 19 only egress. We're not going to permit left turns
 20 due to the concern of folks going down that hill.
 21 CHAIRMAN DEPINTO: Andy, are you okay
 22 with the proposed ingress-egress design that's shown
 23 on this plan?
 24 MR. HIPOLIT: So it's right in, right
 25 out. Normally, we'd put one of those little islands

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1 in the center, so it doesn't allow somebody to make
 2 a left turn out. If they, you know, make a left
 3 turn out of there, it would be a big problem,
 4 because there is no sight that's looking west.
 5 CHAIRMAN DEPINTO: Right. So should
 6 we be looking at that radius more carefully so that
 7 someone does not attempt to turn in the wrong
 8 direction?
 9 MR. HIPOLIT: I mean, if there's --
 10 you know, they have to sign it, right turn only out,
 11 but if they put some positive barrier, like a raised
 12 island, to prevent the right turn, that would be
 13 probably the right idea. It's, again, the County's
 14 jurisdiction, so I should talk to the County on that
 15 first.
 16 CHAIRMAN DEPINTO: All right.
 17 Anything you have to speak to? Would there be a
 18 Timsak down at the County?
 19 MR. HIPOLIT: Oh, yes, there's going
 20 to be. Yes, Timsak. If the Board wants, I can call
 21 Eric.
 22 CHAIRMAN DEPINTO: Yes. I would like
 23 for that, please. The proposed colors of the tank.
 24 Now, I understand the concrete base for the larger
 25 tank. The larger tank is about 150 feet over the

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1 ground.
 2 MR. ATLANT: Correct.
 3 CHAIRMAN DEPINTO: And the big one?
 4 MR. ATLANT: Correct. Total height.
 5 Yeah.
 6 CHAIRMAN DEPINTO: How else would you
 7 measure it, right? It's the total height, about 150
 8 feet. And the smaller tank is how? What is the
 9 elevation?
 10 MR. ATLANT: One hundred.
 11 CHAIRMAN DEPINTO: One hundred. So
 12 there's a 50-foot difference, okay. The spread
 13 between the two tanks?
 14 MR. ATLANT: They're probably --
 15 they're approximately about 100 feet apart.
 16 CHAIRMAN DEPINTO: Okay. And I think
 17 you testified that the base of the elevated tank was
 18 a concrete grayish color, I presume. The tank
 19 itself, both tanks, would be in some shade of blue?
 20 MR. ATLANT: Yes.
 21 CHAIRMAN DEPINTO: And why blue?
 22 MR. BOSSONG: It's one of the typical
 23 tank colors that we find. There's many versions.
 24 We're open to any color. Whatever recommendation
 25 the Board has on color, we'll work with it.

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1 CHAIRMAN DEPINTO: Yeah. I don't
 2 know if we've qualified anybody to give us a
 3 professional opinion as to that, but maybe an
 4 architect.
 5 MS. GREEN: For the color, Chairman?
 6 CHAIRMAN DEPINTO: We would like
 7 something just like the shed. With all due respect,
 8 right now, it's still a shed. Just like the shed
 9 should be more appealing, aesthetically more
 10 appealing. Is there a color better than maybe blue?
 11
 12 MS. GREEN: Chairman, Chairman. It's
 13 a simple question.
 14 MR. BOSSONG: With all due respect,
 15 I've been before numerous boards, and aesthetics,
 16 and what's palatable to one board or one person on
 17 the board. I could go anywhere from a black tank to
 18 a blue tank to a green tank.
 19 CHAIRMAN DEPINTO: I totally agree.
 20 MR. BOSSONG: If you want to poll the
 21 Board Members and tell us what the majority of the
 22 board is, we'll gladly take a vote.
 23 CHAIRMAN DEPINTO: The burden of
 24 proof is on the part of the applicant. You've heard
 25 that before?

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1 MR. BOSSONG: Absolutely.
 2 CHAIRMAN DEPINTO: Okay. I've sat
 3 here, and I've heard testimony before. As a matter
 4 of fact, 47 years I've sat here. I expect plans to
 5 come in from professionals that are qualified to
 6 prepare and present that. I'm very, very
 7 disappointed, not in the engineering. I appreciate
 8 your engineering testimony. I thought it was done
 9 well. I'm very disappointed with the shed.
 10 Do you have any comments on this?
 11 MR. HIPOLIT: I just have a few
 12 questions. So you have two sets of gates?
 13 MR. ATLAND: Yes.
 14 MR. HIPOLIT: I would assume that the
 15 gates are going to have some sign on it that says,
 16 like, you know, authorized personnel or something on
 17 it, correct? You just need to add that to your
 18 application. Whatever it is, it needs to be on your
 19 application.
 20 Sight lighting. So you have a driveway
 21 that's a significant distance. I would assume you
 22 don't want to leave the thing dark all the time.
 23 You might want at least a nice light by the street
 24 to identify that. Are you going to have any
 25 lighting between the two gates? Are you going to

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1 leave that dark and just count your trucks? And
 2 then once you get to the second gate, will there be
 3 a light there? And I think the lights around the
 4 tank, which I know we don't have all the plans for,
 5 with a Kelvin of, like, 3,000, you'll get a very
 6 yellow, soft white light. And if you use directional
 7 downward LEDs, you'll really limit that light so
 8 nobody can see it.
 9 What we don't want is -- my example would
 10 be looking at those sconces on the wall. When I
 11 look across at them, they have light. But if I try
 12 to measure it from here, I can't see it. If that
 13 light was pointed downward, I couldn't see the light
 14 at all. It has to be pointed downward. So you have
 15 to make sure your light is a very pointed-down
 16 light, not one that shines outward so the residents
 17 and everybody else can't see it, even by your gates.
 18 So if you put lights by your gate, they should point
 19 downward and be shielded to the residents in the
 20 back.
 21 And I saw on your plan you've changed some
 22 of the lights on the -- we'll call it on the back of
 23 the shed. Yeah, we can prevent what's on the back
 24 of the shed. So we do need fully updated plans
 25 because you have plans here tonight we've not seen,

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1 so we need updated plans.
 2 There's drains you talked about coming
 3 from Summit Ridge or the Greenway Development
 4 through you. If you're going to pick those up and
 5 bring them across your driveway, so now you're
 6 grabbing somebody else's drain, so now we need --
 7 there needs to be some coordination with an access
 8 easement. What happens if they clog? Who cleans
 9 them? What if they want to come over and clean
 10 them? So you need to somehow -- somehow you've got
 11 to clean that up. I don't know how you do that, but
 12 you have to clean it up somehow. Because now we're
 13 intervening in somebody else's water with yours and
 14 pipes, so.
 15 Tank color samples. So I'm just an
 16 engineer. I see lots of blue tanks, right? What I
 17 do find is that the blue color disappears the most,
 18 but as an engineer I see tanks all over the country.
 19 I travel everywhere and see tanks. I see tanks in
 20 Texas that are different colors and Ohio different
 21 colors. What would be really helpful to the Board
 22 and the residents is you guys have tanks all over
 23 the place. Before leaves drop off, take some
 24 pictures of tanks through the woods to see what a
 25 blue tank looks like. Find one of your brown ones,

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1 do a brown one. Give the Board and the residents an
 2 idea of what would look best here, what disappears
 3 the most. They don't want to see it, right? So
 4 where I might think blue is okay and it disappears,
 5 the Board may look at it and say, Wow, a brown would
 6 look better. You give them pictures. So give me a
 7 couple of examples. You have them. Just pull some
 8 pictures.
 9 Your chemicals. I'm assuming, it's an
 10 assumption, that this is all automated. There's
 11 nobody coming and dumping a chemical like the old
 12 tank. It's all automated. So you need chemicals.
 13 Your SCADA system picks it up, drops in whatever
 14 chemical and goes. The only interchange is somebody
 15 bringing a truck here to fill the chemicals up.
 16 MR. VICENTE: That's correct.
 17 Your pump house. So my opinion, vinyl
 18 siding, metal roof, no good. You should be looking
 19 at a split face block building with different colors
 20 and an asphalt shingle roof. The metal roof would
 21 be too loud. Again, I'm just the engineer. I don't
 22 defer to the Board, but that would be my opinion.
 23 I've seen lots of those. You guys have plenty of
 24 those.
 25 The pump station intakes, on the backside,

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1 the resident side, you have some pump station
 2 intakes on that backside, which would be the west
 3 side of your building. Are they intakes with fans
 4 that draw air in?
 5 MR. ALTLAND: They're just passive.
 6 MR. HIPOLIT: So they're just passive
 7 intakes. Okay. So there's no fan drawing air
 8 inside. Okay. So any noise making fans are on the
 9 east side of the building.
 10 MR. ALTLAND: Okay.
 11 MR. HIPOLIT: The black coated fence,
 12 so we're going to have a black coated fence around
 13 the entire site from the gate as far as the end, and
 14 then the fence out by the street is going to be a
 15 black coated fence also?
 16 MR. ALTLAND: No, that's going to be
 17 the yellow-pole type, like somehow on just a pole.
 18 MS. GREEN: I'm sorry, what?
 19 MR. HIPOLIT: I'm not sure what that
 20 is either. It's a gate, not a fence out by the
 21 street?
 22 MR. ALTLAND: It's just a gate.
 23 MR. HIPOLIT: So it's like an arm
 24 gate?
 25 MR. ALTLAND: Yeah, correct.

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1 Correct. To prevent people from parking in front.
 2 MR. HIPOLIT: And you don't want to
 3 have a gate there, you're unlocking and closing. Or
 4 you want to have a gate that your guys press a
 5 button and it automates it?
 6 MR. ALTLAND: It's a gate that they
 7 have to get out, they have to remove the lock to
 8 open the gate to get in.
 9 MR. HIPOLIT: It's one of those ones,
 10 like I see on the backside of a football field, so
 11 you let the emergency vehicles in, one of those?
 12 Got it.
 13 MR. ALTLAND: It's just to prevent
 14 people from -- it looks like a triangle. Yeah, the
 15 arm swings. You just don't want a vehicle.
 16 MR. HIPOLIT: Yeah, that's right. So
 17 as visible as it can be out there, because you're 50
 18 feet back from the street, so we don't want somebody
 19 to get, don't turn in there by mistake and get
 20 caught in there.
 21 MR. VICENTE: There's enough room to
 22 get in.
 23 MR. HIPOLIT: So I would say that,
 24 and again, I defer to the Board and probably our
 25 police and fire, you might want the entrance to the

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1 driveway to the street, authorized personnel, or
 2 something to keep people from turning in there,
 3 because it's not that far from the Greenway
 4 development. Somebody that doesn't know the area
 5 may turn into here, it could be a problem, so I'll
 6 leave it up to you.
 7 I'm going to call Eric Timsak on the
 8 street where you meet the street with some type of
 9 triangle or something to prevent cars from making a
 10 left out. At the end of the day, you have
 11 maintenance workers that if they want to make a
 12 left, they're going to make it, but at least we can
 13 try to deter it. I'm not trying to have you extend
 14 into the environmentally constrained areas, but
 15 there's got to be something you can do to help
 16 prevent that, at least a little bit.
 17 MR. HIPOLIT: And again, I'll just
 18 say, you know, I have, Mr. Chairman, you have a
 19 letter from our office.
 20 CHAIRMAN DEPINTO: I don't really
 21 need people to go over because the plan is actually
 22 going to be changed. You can mark it if you want,
 23 and they have it.
 24 MR. REGAN: Since you're referencing,
 25 we'll just mark it then. It doesn't have to be a

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1 revised plan. We'll call that B-1.
 2 MR. HIPOLIT: Yeah, that's fine.
 3 CHAIRMAN DEPINTO: Anything else?
 4 MR. HIPOLIT: No, I just need to get
 5 more comments on this. I'm going to call Eric
 6 Timsak.
 7 CHAIRMAN DEPINTO: Okay.
 8 MS. GREEN: I do have comments, Mr.
 9 Chairman. I, too, have a review letter, but I don't
 10 think there's any point in going over it. I have a
 11 couple of general questions based on the testimony
 12 that I did hear tonight.
 13 CHAIRMAN DEPINTO: Why don't you ask
 14 those questions?
 15 MS. GREEN: Yes, thank you.
 16 CHAIRMAN DEPINTO: And we will not
 17 review your technical review because plans will be
 18 changing and new reviews will come out, so I think
 19 it will be redundant. So just your questions of
 20 tonight's testimony.
 21 MS. GREEN: Yes. We heard testimony
 22 that there's a letter with the FAA issue. Can we
 23 receive that as part of your next submission?
 24 MR. BOSSONG: Why, yes.
 25 MS. GREEN: Thank you. I didn't hear

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1 any testimony about soil movement. I believe you're
 2 seeking a major soil movement permit; isn't that
 3 correct?
 4 MR. BOSSONG: Correct.
 5 MS. GREEN: So can you tell the Board
 6 and the public a little bit about how much dirt has
 7 to be moved, what that equates to, the number of
 8 truckloads?
 9 MR. BOSSONG: I can provide that. I
 10 don't have that in numbers.
 11 MS. GREEN: At the next hearing.
 12 MR. BOSSONG: Yeah. I would just add
 13 to that. Because the plan is going to change, we
 14 want the plans coming in, in numbers, not these.
 15 MS. GREEN: Yeah, I agree with that.
 16 Fine. So you're aware, we're going to need
 17 testimony on that because of the major soil movement
 18 that's needed.
 19 We didn't hear any testimony tonight about
 20 tree removal. Can you talk to us a little bit about
 21 tree removal on the site, the extent of tree
 22 removal, total number of trees coming down, and then
 23 total replacements?
 24 MR. ALTLAND: So, we're proposing to
 25 remove, that is a very heavily wooded site, the

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1 number is approximately 400 trees coming down. And
 2 to the extent possible, given the development limits
 3 within the limited disturbance, and our stormwater
 4 plans, we're planning on approximately, I think it
 5 was 150 total new trees with the landscape plan.
 6 MS. GREEN: All right. So it's
 7 unclear based on your submission whether or not you
 8 trigger any variances for tree removal and whether
 9 or not you meet tree replacement. So what I would
 10 ask is when we get the revised plans, that we have a
 11 breakout of the trees based on our tree removal
 12 ordinance. Also paying close attention to our tree
 13 preservation area where you're not allowed to remove
 14 any trees because you might also then need a
 15 variance from that because I have a sneaky suspicion
 16 you're going to be removing trees in the tree
 17 preservation area.
 18 And then, I believe on the easel here,
 19 we've got A-12 or A-13. This image, does it take
 20 into account the trees that are being removed to the
 21 west of the pump station?
 22 MR. ALTLAND: Yes, because the trees
 23 outside of the fence are what's remaining.
 24 MS. GREEN: In this image?
 25 MR. ALTLAND: Yes.

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1 MS. GREEN: Okay. So the image has
 2 been edited to remove the trees that would be --
 3 MR. ALTLAND: To remove the trees
 4 that are being removed as part of this project.
 5 MS. GREEN: Okay. What I would
 6 encourage your team to do between now and my next
 7 hearing is look at your landscape plan. I think
 8 there's some areas where you could reinforce your
 9 landscaping between you and the Greenway property
 10 and fit in a double staggered row of evergreens to
 11 help buffer the residents. There's certainly areas
 12 where there's the room to do it. I understand along
 13 the driveway it's very narrow, but I think that
 14 landscaping plan is a little lackluster and it could
 15 benefit from some extra, especially evergreens, to
 16 help with the year time screening. Well, something
 17 that the deer won't eat, yes. We don't want to
 18 plant a deer salad. That's all I have at this time,
 19 Mr. Chair.
 20 CHAIRMAN DEPINTO: Okay, we're going
 21 to take a five minute break and we're going to come
 22 back and open to the public.
 23 (At this point in the proceeding, a brief
 24 recess is taken.)
 25 CHAIRMAN DEPINTO: Anybody have any

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1 other questions or comments before we open the
 2 meeting to the public? Hearing none, Chair will
 3 entertain a motion to open the meeting to the
 4 public.
 5 Dieter, Frank. All in favor?
 6 (The Board votes unanimously to open the
 7 Public Portion.)
 8 CHAIRMAN DEPINTO: Chief, the Fire
 9 Chief is here this evening, and he asked to be
 10 recognized. Chief, could you step forward and let
 11 us know.
 12 CHIEF GIBBONS: Thank you, Mr.
 13 Chairman.
 14 CHAIRMAN DEPINTO: What's your name
 15 on the record?
 16 CHIEF GIBBONS: Jeffrey Gibbons, I'm
 17 the Fire Chief for Montvale Fire Department. I just
 18 had a couple of questions, and I'm not sure if this
 19 is the right place to bring this up or not, but as
 20 far as the buildings, are those going have fire
 21 alarms or alarms for the chemicals, that type of
 22 stuff?
 23 MR. ALTLAND: The alarms will be
 24 transmitted to the water company's SCADA system.
 25 CHIEF GIBBONS: So are we going to

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1 get a call then, or are they going to call us, or
2 how's that?
3 MR. ALTLAND: I believe they'll call
4 you, correct.
5 CHIEF GIBBONS: And then the other
6 part will be access. The buildings, either a Knox
7 Box or through the gates, maybe a Knox, I don't know
8 how you do it in other towns, but if we have to go
9 up there, some type of access. And the other thing
10 for the chemicals, are there any type of monitoring
11 of chemicals as far as the leaks or?
12 MR. ALTLAND: Yes, there's -- in the
13 chemical building, there's a containment area, a
14 concrete containment area, and an alarm sensor that
15 would alarm if there's a spill.
16 CHIEF GIBBONS: So would we be called
17 on that, if that happens to be a leak, right?
18 MR. ALTLAND: Yes.
19 CHIEF GIBBONS: Are those going to be
20 sprinkled?
21 MR. ALTLAND: Yes, there's going to
22 be a sprinkler for the chemical rooms.
23 CHIEF GIBBONS: Okay. So if that's
24 the case, we would like to see maybe some type of a
25 binder in the vicinity so we don't have an incident

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1 up there. The only other thing I have is if you are
2 going to do that triangle at the end of this
3 driveway, it's not a curve. Because in case we come
4 in from either direction.
5 MR. HIPOLIT: Chief, we'll
6 definitely, if we're going to do that, you and I
7 will have a meeting to talk about that. I'm not
8 sure what we have to do there, but we should meet
9 and talk about that.
10 CHIEF GIBBONS: Whatever, yes, yes.
11 MR. HIPOLIT: Absolutely.
12 CHAIRMAN DEPINTO: That was a very
13 good point. Chief, just so you know, there's a
14 higher risk than the lower risk.
15 CHIEF GIBBONS: Okay, just so I have
16 a little --
17 MR. ALTLAND: Yep.
18 CHIEF GIBBONS: Okay, thank you.
19 CHAIRMAN DEPINTO: Okay. Members of
20 the public, anyone have any questions of either the
21 applicant or the Board?
22 MS. FRISCHMAN: Yes, sir.
23 CHAIRMAN DEPINTO: Have you come
24 together?
25 MS. FRISCHMAN: It has been a while

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1 since we've come together.
2 CHAIRMAN DEPINTO: You could, you
3 could. Two names, one address.
4 MR. FRISCHMAN: After 56 years, we
5 need to stay together.
6 CHAIRMAN DEPINTO: Congratulations.
7 MS. FRISCHMAN: Thank you. My name
8 is Dorothy Frischman. I'm a resident at Summit
9 Ridge on 115 Gilmore Lane. I'm original owner, so
10 we've been there 24 years.
11 MR. FRISCHMAN: We have a sign on one
12 of the trees behind our house that says Private
13 Property, do not come in. That is -- that's like
14 the second row of trees from the house. How far are
15 they going to clear after the roadway? A lot of
16 these are old trees now, you know, it's 60-foot
17 trees.
18 CHAIRMAN DEPINTO: Mr. Altland, can
19 you answer that question, please? Yeah, why don't
20 you get the site plan up and you can show them.
21 MR. ALTLAND: Yes. Could you, could
22 you point to where? Okay. You're right there,
23 right? So right there is your property line.
24 Basically, probably 10, 20 feet inside of the
25 property line. It's the buffer too, right? Your

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1 buffer area.
2 THE REPORTER: They need to speak
3 louder. I can't hear their conversation.
4 CHAIRMAN DEPINTO: Yes, please, yes,
5 really.
6 MR. ALTLAND: Question was, how far
7 from the property line to the road? And it's
8 approximately 30 feet in from the property line, to
9 the property line itself.
10 MR. FRISCHMAN: And how much of that
11 are you going to clear?
12 MR. ALTLAND: We need to clear off,
13 clear around the driveway. And right here is
14 illustrated with the wall. I'm looking at the
15 landscaping plan here. We're clearing, here's the
16 driveway. We're clearing close to the property line
17 here, ten feet below the road. This is the one
18 you're at, I guess. This is the driveway. This is
19 the side I have you to your right.
20 MR. FRISCHMAN: Okay, so we have to
21 speak one at a time or else she's going to yell at
22 us?
23 THE REPORTER: Yeah, I know. It's
24 hard to have a conversation with me. I can't hear
25 you.

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1 MR. FRISCHMAN: So you're clearing
 2 almost the same distance as the road. And what's
 3 the width of the road?
 4 MR. ATLAND: The road is 30 feet.
 5 MR. FRISCHMAN: 30 feet wide?
 6 MR. ATLAND: Correct.
 7 MS. FRISCHMAN: Is that like a
 8 standard, with a single lane or would that be like a
 9 double lane?
 10 MR. ATLAND: It's close to a double
 11 lane.
 12 MS. FRISCHMAN: So it's too big to
 13 pass it on?
 14 MR. ATLAND: Yes.
 15 MR. FRISCHMAN: And what's the timing
 16 of taking the trees down and the timing of starting
 17 the project? And I guess the trees go first. I
 18 don't know.
 19 MR. ATLAND: Yes. So the question
 20 was about the timing of the project. Contingent
 21 upon getting all of the approvals, the anticipated
 22 timeline is spring of 2026.
 23 MR. FRISCHMAN: Okay, and you talked
 24 about retaining walls. I wasn't really sure, the
 25 height of the retaining walls and where are they?

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1 MR. ATLAND: They're approximately
 2 three feet tall, they're low block style, not the
 3 giant concrete ones you see at the highway. So
 4 there's one here, close to the entrance because as
 5 it slopes downhill, we need to cut into the hill
 6 there, so from the west, you're going to be seeing
 7 over the top of the wall.
 8 MS. FRISCHMAN: When you put in
 9 trees, are we talking about little three-foot trees
 10 or are they going to, you know, because three feet
 11 do nothing as far as counter-blocking anything here.
 12 MR. ATLAND: The trees called out --
 13 the question was about the height of the trees, the
 14 trees called out are six to seven feet.
 15 MS. FRISCHMAN: I think that's it for
 16 now, thank you. Thank you.
 17 MR. FRISCHMAN: Yes, I do have one
 18 more question.
 19 MR. ATLAND: Sure.
 20 MR. FRISCHMAN: Could the road be
 21 shifted a little bit more to the east?
 22 MR. ATLAND: Well, that's where in
 23 my first display I was trying to show. It's stuck
 24 behind here. Here it is, yeah. Okay.
 25 So the question was could the road be

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1 shifted to the east? So the farther we go to the
 2 east from Summit Avenue, the more we encroach into
 3 this -- more we would encroach into not only the
 4 riparian zone, we'd start impacting the wetlands
 5 transition area.
 6 MR. FRISCHMAN: What's a riparian
 7 zone and what's a riparian zone mean?
 8 MR. ATLAND: Riparian zone is a
 9 regulated area adjacent to the brook to preserve --
 10 it's an environmental limitation imposed by the DEP.
 11 This is our struggle with conflicting needs, right?
 12 We move farther east, that's more disturbance in the
 13 environmentally sensitive areas, the harder we have
 14 to justify that to the State.
 15 MR. HIPOLIT: Can I ask a question
 16 also just to help the residents?
 17 MR. ATLAND: Yeah.
 18 MR. HIPOLIT: You have a 30-foot wide
 19 road proposed. So if I ask a different question,
 20 can you make the road a little smaller and pull it
 21 away from their side? So instead of 34, 24 feet and
 22 save six feet, could you do that?
 23 MR. ATLAND: We could look into
 24 that.
 25 MR. HIPOLIT: Maybe that softens the

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1 resident side, allows you to do a little more
 2 landscaping, but still gives you two lanes. That's
 3 what you should look at.
 4 CHAIRMAN DEPINTO: Thank you. Anyone
 5 else? Yes, sir.
 6 MR. GORDON: Yeah, my name is Warren
 7 Gordon. I'm from the Summit Ridge community. I
 8 understand the need for this type of structure. I
 9 had hoped, though, aesthetically, it would be
 10 somewhat less attractive. For example, the colors.
 11 I was certainly not a color expert, but I would have
 12 thought it would have some type of color that would
 13 blend in more with the foliage, the fauna in the
 14 area, more of a camouflage type situation.
 15 The other comment, I noticed there's a
 16 tank about a mile from here in Park Ridge. I don't
 17 know if that's your tank, but the entire tank is
 18 taken up on the outside by various towers, cell
 19 towers, microwave, I think they are. Do you know if
 20 you have any plans to sell space or leave space
 21 under your tanks for that?
 22 MR. ATLAND: I don't know about
 23 that. Mr. Vicente, you brought it up.
 24 MR. VICENTE: I'll be able to respond
 25 to that. We don't have any plans for cell towers.

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1 I hope not. Yeah, not me, but for our own
 2 equipment, we're going have them. We're also making
 3 provisions for AMI, Automatic Meter Infrastructure,
 4 a collector to transmit meter readings for
 5 customers. That's our own equipment that we're
 6 planning. Both the antenna and for the radio
 7 communications as well as the collector, they're
 8 relatively small. They're not all the ones that you
 9 typically put around the tank. They're directional.
 10 They're not trying to transmit 360 degrees all over
 11 the place.
 12 MR. GORDON: Thank you.
 13 CHAIRMAN DEPINTO: Thank you. Anyone
 14 else wish to be heard? Yes, ma'am.
 15 MS. ZORRO: Hi, my name is Suzanne
 16 Zorro, and I also live in the Sunbridge community on
 17 Greenway. I have a few questions. Why would it be
 18 necessary to have a 30-foot-wide entrance road when
 19 you're going to have, as you suggested, an
 20 occasional pickup truck coming in? Does it need to
 21 be that wide?
 22 MR. ATLANT: We do. Another reason
 23 for the width is the long-term maintenance. I think
 24 Mr. Vicente or someone indicated that these tanks
 25 will need to be repainted every 30 years, and we

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1 need to provide access for a full truck and that
 2 ability to do that. And I think we also did respond
 3 that affirmatively we'll look at narrowing that road
 4 a little bit more.
 5 MS. ZORRO: And isn't there a way to
 6 put some sort of an aluminum that's tinted on these
 7 tanks, rather than having to physically paint it?
 8 Let's say the top part of the tower could be like a
 9 dark green aluminum coating on it, rather than
 10 having to maintain these trucks, these tanks. It
 11 sounds like it's a very weathered, acid rain, sun,
 12 the elements beating on it that would require being
 13 painted. I mean, 30 years is a long time, but I
 14 mean, wouldn't it, like with technology, wouldn't it
 15 seem better to put something on that wouldn't
 16 require that? That's a ton of manpower to paint a
 17 tank like that.
 18 MR. ATLANT: Those are good points,
 19 but still, any steel metal left out in the open is
 20 going to corrode, and the intention of the painting
 21 system is to protect the steel.
 22 MS. ZORRO: So there's no way that
 23 you could use an alternate material that doesn't
 24 need to be painted?
 25 MR. ATLANT: Not that I'm aware of,

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1 no.
 2 MS. ZORRO: And the gate, the
 3 signage, just unclear what you said about this gate
 4 being, is it like a gate like you're going into a
 5 high voltage area like that you're going, it's going
 6 to look like it's a dangerous, like head out kind of
 7 thing, or is it just simply part of that chain link
 8 fence that you're going to have to walk on?
 9 MR. ATLANT: There's two separate
 10 gates we're referring to. One is the chain link
 11 fence gate, which is a swing gate.
 12 MS. ZORRO: But that's not visible
 13 from the street.
 14 MR. ATLANT: That's not visible from
 15 the street, and the one that's approximately 50 feet
 16 back here, it's the -- like somebody mentioned, you
 17 can see it in like ball fields, or a gate that you
 18 can swing open, let emergency vehicles through, like
 19 that aluminum pole, it's just an aluminum pole
 20 across.
 21 MS. ZORRO: But it's part of the
 22 chain link?
 23 MR. ATLANT: No, there is no black
 24 chain link fence down here.
 25 MS. ZORRO: Oh, so that's just an

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1 open free driveway until you get to the 50 feet
 2 back?
 3 MR. ATLANT: Yes.
 4 MS. ZORRO: And then where are those
 5 signs going to be positioned that say Do Not Enter?
 6 MR. ATLANT: I don't think we
 7 discussed that.
 8 MS. ZORRO: Oh, I thought you said
 9 because you don't want any cars going in there and
 10 turn around. I thought you said you were going to
 11 have some signage that was going to be close to the
 12 street, and as well as down when you get to the
 13 community area.
 14 CHAIRMAN DEPINTO: I think with
 15 regard to directional signage of that nature, Mr.
 16 Hipolit is going to communicate with the County. It
 17 is a county road. They have the authority on that.
 18 The Borough Engineer and the County will determine
 19 the type of signage, and the message, and the
 20 location. And the applicant will have to comply
 21 with those.
 22 MS. ZORRO: I see.
 23 CHAIRMAN DEPINTO: That, we'll make
 24 sure that's taken care of.
 25 MS. ZORRO: Okay. Yeah, it's just,

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1 you know, I have like in my mind this like, Do Not
2 Enter, Dangerous. It's, you know, it's so close to
3 the community that it's kind of concerning, so.
4 CHAIRMAN DEPINTO: All right. Well,
5 thank you.
6 MS. ZORRO: Thank you.
7 CHAIRMAN DEPINTO: Okay, anyone else?
8 Okay, everybody good? Chief, do you have anything
9 else on this? You're good, okay. Chair will
10 entertain the motion, close the meeting.
11 Dieter. Second? Second, Bill. All in
12 favor?
13 (The Board votes unanimously to close the
14 Public Portion.)
15 CHAIRMAN DEPINTO: Okay. I would
16 imagine, it's about time to go home. And the real
17 question is, when are we going to resume this for
18 another hearing?
19 MR. BOSSONG: Chairman, I think with
20 the revisions that are required and hopefully
21 getting further clarification with DEP, if we could
22 look at, I looked at your schedule real quick, if we
23 could look at the December 16th meeting?
24 CHAIRMAN DEPINTO: We normally, we
25 have two meetings a month. Normally, we try to

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1 cancel the last meeting of December because of the
2 holiday.
3 MR. BOSSONG: Understood.
4 CHAIRMAN DEPINTO: How about we carry
5 it to the first Tuesday, January? Does that work
6 for you?
7 MR. BOSSONG: Do you want it December
8 2nd? Does December 2nd -- because I think you only
9 have one meeting in November, so.
10 CHAIRMAN DEPINTO: We may have no
11 meetings in November because of Election Day and the
12 league. So that would leave us with first Tuesday,
13 December. But is that enough time? Now, Bobby --
14 MR. REGAN: I can be here that day, I
15 have no issue. Right, but you need the take --
16 CHAIRMAN DEPINTO: Or the
17 stenographer. Well, before I can work it forward.
18 When will you have a transcript?
19 THE REPORTER: Two weeks. Two weeks.
20 MR. REGAN: Oh, okay. Yeah, good.
21 Just how great the 2nd is. Yeah.
22 MR. BOSSONG: Was it -- was there an
23 issue with the 2nd?
24 CHAIRMAN DEPINTO: No.
25 MR. REGAN: No, that's our regular

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1 meeting.
2 CHAIRMAN DEPINTO: You'll be ready
3 for that meeting? Which is the first Tuesday of
4 December.
5 MR. REGAN: Yeah. We'd like to have
6 a date certain so we can make an announcement.
7 MR. BOSSONG: Absolutely. December
8 2nd.
9 CHAIRMAN DEPINTO: Okay.
10 MR. REGAN: Okay. Okay, Members.
11 The meeting will be carried to December 2nd, which
12 is a Tuesday, without any further notice.
13 CHAIRMAN DEPINTO: Okay. And members
14 of the public, I'm not sure if you heard that or
15 not. The meeting will be carried until December
16 2nd, 7:30 p.m. here. You will not receive any other
17 notice other than this announcement. So don't
18 expect something in the mail to say that it's been
19 carried. If you have any questions as to whether or
20 not that date will hold firm, feel free to call
21 Borough Hall, ask for Jeannie. Jeannie will confirm
22 that for you.
23 MR. BOSSONG: Thank you.
24 CHAIRMAN DEPINTO: Okay. And thank
25 you for coming this evening and being patient.

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1 MS. FRISCHMAN: What time? 7:30?
2 CHAIRMAN DEPINTO: 7:30. Okay.
3 (Whereupon the proceeding is then
4 concluded at 10:07 p.m.)
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CERTIFICATION

I, SHARI CATHEY, CCR, RPR, License No.
30XI00234700, and Notary Public of the State of New
Jersey, hereby certify that the proceedings herein
are from the notes taken by me of a Regular Meeting
of the MONTVALE PLANNING BOARD, held on Tuesday,
October 7, 2025; and that this is a correct
transcript of the same.


SHARI CATHEY, CCR, RPR
A NOTARY PUBLIC of the
State of New Jersey
I.D. No. 2283786
Commission Expires 2/4/27

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