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Montvale Planning Board Meeting

UB Chestnut LLC c/o Regency Centers

Tuesday, December 16, 2025

7:42 p.m.

Borough of Montvale Municipal Complex

12 DePiero Drive

Montvale, NJ 07645

Reported by: Eric Kim

JOB NO: 7779566

<p style="text-align: right;">Page 2</p> <p>1 A P P E A R A N C E S</p> <p>2 List of Attendees:</p> <p>3 John DePinto, Chairman</p> <p>4 William Lintner, Vice Chairman</p> <p>5 Robert Regan, Board Attorney</p> <p>6 Chris Gruber, Construction/Zoning Official</p> <p>7 Dieter Koelling, Council Liaison</p> <p>8 John Ryan, Mayor's Designee</p> <p>9 Jeanne Fondacaro, Planning Coordinator</p> <p>10 Darlene Greene, Borough Planner</p> <p>11 Carl O'Brien, Borough Engineer</p> <p>12 John Culhane, Board Member</p> <p>13 Frank Stefanelli, Board Member</p> <p>14 Joseph Puglisi, First Alternate</p> <p>15 Anita Bagdat, Second Alternate</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	<p style="text-align: right;">Page 4</p> <p>1 P R O C E E D I N G S</p> <p>2 MR. DEPINTO: May I have a roll call,</p> <p>3 please?</p> <p>4 MS. FONDACARO: Mr. John Culhane?</p> <p>5 MR. CULHANE: Here.</p> <p>6 MS. FONDACARO: Mr. Chris Gruber?</p> <p>7 MR. GRUBER: Here.</p> <p>8 MS. FONDACARO: Council Member</p> <p>9 Koelling?</p> <p>10 MR. KOELLING: Here.</p> <p>11 MS. FONDACARO: Mr. William Lintner?</p> <p>12 MR. LINTNER: Here.</p> <p>13 MS. FONDACARO: Mr. John Ryan?</p> <p>14 MR. RYAN: Here.</p> <p>15 MS. FONDACARO: Mr. Frank Stefanelli?</p> <p>16 MR. STEFANELLI: Here.</p> <p>17 MS. FONDACARO: Mr. Javid Huseynov?</p> <p>18 Mr. Sherwin Tsai? Mr. Joseph Puglisi?</p> <p>19 MR. PUGLISI: Here.</p> <p>20 MS. FONDACARO: Ms. Anita Bagdat?</p> <p>21 MS. BAGDAT: Here.</p> <p>22 MS. FONDACARO: Chairman John DePinto?</p> <p>23 MR. DEPINTO: Here.</p> <p>24 Okay. Environmental Commission</p> <p>25 report -- and Mr. Tsai's not here this evening, so</p>																																																																								
<p style="text-align: right;">Page 3</p> <p>1 E X H I B I T S</p> <table border="0"> <thead> <tr> <th>2 NO.</th> <th>DESCRIPTION</th> <th>PAGE</th> </tr> </thead> <tbody> <tr> <td>3 Exhibit A</td> <td>Proposed Floorplan Alterations for</td> <td></td> </tr> <tr> <td>4</td> <td>136 Summit Avenue</td> <td>11</td> </tr> <tr> <td>5 Exhibit A1</td> <td>Initial Application Package</td> <td>35</td> </tr> <tr> <td>6 Exhibit A2</td> <td>Pad Site Plans</td> <td>56</td> </tr> <tr> <td>7 Exhibit A3</td> <td>New JMC Drawings, C000 - MML-904,</td> <td></td> </tr> <tr> <td>8</td> <td>Drawing L200, Lighting Plan</td> <td>77</td> </tr> <tr> <td>9 Exhibit A4</td> <td>Drawing C010, Existing Conditions</td> <td>77</td> </tr> <tr> <td>10 Exhibit A5</td> <td>Proposed Conditions</td> <td>82</td> </tr> <tr> <td>11 Exhibit A6</td> <td>L100, Landscaping</td> <td>91</td> </tr> <tr> <td>12 Exhibit A7</td> <td>Revised Stormwater Management</td> <td></td> </tr> <tr> <td>13</td> <td>Report</td> <td>93</td> </tr> <tr> <td>14 Exhibit A8</td> <td>Soil Moving Documentation</td> <td>99</td> </tr> <tr> <td>15 Exhibit A9</td> <td>Truck Turning Analysis - Montvale</td> <td></td> </tr> <tr> <td>16</td> <td>Aerial Fire Truck</td> <td>154</td> </tr> <tr> <td>17 Exhibit B1</td> <td>Montvale Fire Department Review</td> <td></td> </tr> <tr> <td>18</td> <td>Letter</td> <td>150</td> </tr> <tr> <td>19</td> <td></td> <td></td> </tr> <tr> <td>20</td> <td></td> <td></td> </tr> <tr> <td>21</td> <td></td> <td></td> </tr> <tr> <td>22</td> <td></td> <td></td> </tr> <tr> <td>23</td> <td></td> <td></td> </tr> <tr> <td>24</td> <td></td> <td></td> </tr> <tr> <td>25</td> <td></td> <td></td> </tr> </tbody> </table>	2 NO.	DESCRIPTION	PAGE	3 Exhibit A	Proposed Floorplan Alterations for		4	136 Summit Avenue	11	5 Exhibit A1	Initial Application Package	35	6 Exhibit A2	Pad Site Plans	56	7 Exhibit A3	New JMC Drawings, C000 - MML-904,		8	Drawing L200, Lighting Plan	77	9 Exhibit A4	Drawing C010, Existing Conditions	77	10 Exhibit A5	Proposed Conditions	82	11 Exhibit A6	L100, Landscaping	91	12 Exhibit A7	Revised Stormwater Management		13	Report	93	14 Exhibit A8	Soil Moving Documentation	99	15 Exhibit A9	Truck Turning Analysis - Montvale		16	Aerial Fire Truck	154	17 Exhibit B1	Montvale Fire Department Review		18	Letter	150	19			20			21			22			23			24			25			<p style="text-align: right;">Page 5</p> <p>1 we'll carry that to next month's meeting.</p> <p>2 Site plan review committee</p> <p>3 report -- Bill?</p> <p>4 MR. LINTNER: Thank you, Mr. Chairman.</p> <p>5 Tonight, we actually had a continued</p> <p>6 hearing, the job we're on, Montvale, which is the gas</p> <p>7 station up on Chestnut Ridge Road where the Dunkin'</p> <p>8 Donuts is now; the owner is proposing to change</p> <p>9 branding to a Tim Horton's coffee shop.</p> <p>10 They came before us last month and we</p> <p>11 suggested they go back and review the original</p> <p>12 approval back in 2004, which they did. It was</p> <p>13 determined that they will still be in compliance with</p> <p>14 that approval. The Board told the applicant that we</p> <p>15 will handle this as a simple use permit; we will not</p> <p>16 have a -- we don't find it necessary they do a</p> <p>17 complete site plan approval.</p> <p>18 So he'll come before us with an</p> <p>19 application for a use permit in the future; we will do</p> <p>20 an approval resolution on this to provide a record.</p> <p>21 We've also asked, and the applicant agreed, to meet</p> <p>22 with our engineer and our construction official to</p> <p>23 determine some striping for the parking lot and</p> <p>24 directional striping to get in and out of the</p> <p>25 property. And the applicant's also going to look into</p>
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1 alternative colors for Tim Horton signs. So we expect
 2 to see a use permit application sometime in the near
 3 future from that.
 4 MR. DEPINTO: Thank you. Has the
 5 Master Plan Committee made a report on that?
 6 MR. LINTNER: Master Plan does not meet
 7 tonight; there's no report.
 8 MR. DEPINTO: Okay.
 9 The zoning report, Mr. Gruber?
 10 MR. GRUBER: There's nothing to report
 11 tonight.
 12 MR. DEPINTO: Okay. Thank you.
 13 Correspondence -- members of the board
 14 received copies of correspondence that were received
 15 by the board secretary and distributed to them.
 16 Board members, anybody have any
 17 questions or comments with respect to same?
 18 Hearing none, members of the public
 19 that may have an interest in reviewing said
 20 correspondence, please be advised it's available for
 21 inspection on the table in the rear of the room.
 22 Minutes have been distributed for the
 23 October 7th meeting. Chair will entertain a motion to
 24 approve.
 25 MR. STEFANELLI: So moved.

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1 MR. KOELLING: I'll second.
 2 MR. DEPINTO: Dieter seconded. I'm
 3 sorry, Frank --
 4 Discussion?
 5 Hearing none, roll call vote, please.
 6 MS. FONDACARO: Mr. Culhane?
 7 MR. CULHANE: Abstain.
 8 MS. FONDACARO: Mr. Gruber?
 9 MR. GRUBER: Abstain; I think I said
 10 that.
 11 MS. FONDACARO: Council Member
 12 Koelling?
 13 MR. KOELLING: Yes.
 14 MS. FONDACARO: Mr. Lintner?
 15 MR. LINTNER: Yes.
 16 MS. FONDACARO: Mr. Ryan?
 17 MR. RYAN: Abstain.
 18 MS. FONDACARO: Mr. Stefanelli?
 19 MR. STEFANELLI: Yes.
 20 MS. FONDACARO: Mr. Puglisi?
 21 MR. PUGLISI: Yes.
 22 MS. FONDACARO: Ms. Bagdat?
 23 MS. BAGDAT: Yes.
 24 MS. FONDACARO: Chairman DePinto?
 25 MR. DEPINTO: Yes.

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1 Also, the minutes of December 2, 2025,
 2 have been distributed to board members. Chair will
 3 entertain a motion to approve.
 4 MR. LINTNER: So moved.
 5 MR. DEPINTO: Mr. Lintner, seconded Mr.
 6 Stefanelli.
 7 Discussion?
 8 Hearing none, roll call vote, please.
 9 MS. FONDACARO: Mr. Culhane?
 10 MR. CULHANE: Yes.
 11 MS. FONDACARO: Mr. Gruber?
 12 MR. GRUBER: Abstain.
 13 MS. FONDACARO: Council Member
 14 Koelling?
 15 MR. KOELLING: Yes.
 16 MS. FONDACARO: Mr. Litner?
 17 MR. LINTNER: Yes.
 18 MS. FONDACARO: Mr. Ryan?
 19 MR. RYAN: Yes.
 20 MS. FONDACARO: Mr. Stefanelli?
 21 MR. STEFANELLI: Yes.
 22 MS. FONDACARO: Mr. Puglisi?
 23 MR. PUGLISI: Yes.
 24 MS. FONDACARO: Ms. Bagdat?
 25 MS. BAGDAT: Yes.

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1 MS. FONDACARO: Chairman DePinto?
 2 MR. DEPINTO: Yes.
 3 Okay. Let's move on to use permits.
 4 Block 1903, Lot 6, 136 Summit Avenue, Suite 203A,
 5 Magitech Paul, LLC.
 6 MR. BOLSON: Good evening, Mr.
 7 Chairman. Andrew Bolson from Myerson Fox & Conte on
 8 behalf of the applicant.
 9 MR. REGAN: Counsel, I'm going to swear
 10 your client.
 11 So raise right hand. Do you swear or
 12 affirm that the testimony you will give in this --
 13 MR. BOLSON: Did you hear him? I'm
 14 sorry --
 15 WHEREUPON,
 16 WHEDON PAM,
 17 called as a witness and having been first duly sworn
 18 to tell the truth, the whole truth, and nothing but
 19 the truth, was examined and testified as follows:
 20 MR. REGAN: Now I will just -- your
 21 full name and spell your last name, please.
 22 MR. PAM: First name Whedon [ph], last
 23 name Pam, P-A-M.
 24 MR. REGAN: Thank you.
 25 You got that, Jeanne?

<p style="text-align: right;">Page 10</p> <p>1 MR. PAM: Last name P-A-M. 2 MS. FONDACARO: P-A-M? Thank you. 3 MR. DEPINTO: Okay, thank you. Good 4 evening. 5 Mr. Bolson, any changes or corrections 6 to the application? 7 MR. BOLSON: No, Mr. Chairman. 8 MR. DEPINTO: Okay, thank you. Board 9 is in receipt of a use permit application submitted in 10 the name of Magitech Paul, LLC of Princeton, New 11 Jersey. Andrew Bolson, New Jersey attorney at law, is 12 representing the applicant this evening in this 13 matter. The name of the owner of the subject property 14 to be occupied is Ateres York, LLC with a Summit 15 Avenue, Montvale, address. 16 The building intended to be occupied is 17 known as 136 Summit Avenue, Block 1903, Lot 6, in 18 Suite 203A. The property is in the OR3 zone of the 19 Borough. The building is approximately 35,000 square 20 feet; applicant intends to occupy 1,161 square feet in 21 the building. 22 Application indicates that the 23 applicant does not currently occupy any space in the 24 subject building. The date the applicant intends to 25 occupy the premises, the application reads,</p>	<p style="text-align: right;">Page 12</p> <p>1 bearing two signatures. 2 And, Mr. Bolson, could either you or 3 your client identify the signatures on this 4 application? 5 MR. BOLSON: Do you recognize the 6 signature of Mr. Mah [ph]? 7 MR. PAM: Oh, yes. Yes. 8 MR. BOLSON: And he's the main member 9 of Magitech Paul? 10 MR. PAM: Yes. 11 MR. BOLSON: And that is Mr. Gruber, 12 David Gruber, who is the owner of Ateres York LLC; are 13 you aware of that? 14 MR. PAM: Yes. 15 MR. DEPINTO: Okay. Attached to the 16 application is the application for the Montvale Police 17 Department, also in exhibit marked A, which shows a 18 floor plan. 19 And, Mr. Bolson, I am sorry, the suite 20 that this defendant will be occupying is 203A? 21 MR. BOLSON: Yes, that's correct. 22 MR. DEPINTO: Okay. And I presume this 23 floor plan was provided to you by the landlord or 24 owner of the property? 25 MR. BOLSON: That -- that would be my</p>
<p style="text-align: right;">Page 11</p> <p>1 "Immediately upon c/o issuance." Nature of the 2 present use of premises -- it's presently vacant. 3 Premises was used previously as a 4 general business office for a company specializing in 5 paver and pool installation; name of that company was 6 Creative Pavers. Intended use of premises -- "General 7 business office for a company that sells high-quality, 8 advanced dietary supplements." Number of offices 9 contained on premises, four. Proposed alterations -- 10 attached to this application is an Exhibit A, which 11 would be that floor plan. 12 (Exhibit A was marked for 13 identification.) 14 MR. DEPINTO: Number of employees 15 stocked by premises, two. Parking spaces required for 16 their use, two. parking space required for visitors, 17 one. Total number of parking spaces provided, at 18 least -- they've indicated parking is in common with 19 the other tenants, and further, that no parking spaces 20 will be physically marked or assigned to this tenant. 21 Total number of parking spaces on-site, 117 parking in 22 common. 23 Further, no outdoor sign will be 24 required. Applicant has provided us with employee 25 origination, ZIP codes, and also an application</p>	<p style="text-align: right;">Page 13</p> <p>1 assumption. 2 MR. DEPINTO: There's no title or label 3 to it. 4 MR. BOLSON: Yes, it must have been 5 from the landlord. 6 MR. DEPINTO: Okay. Okay. And, Mr. 7 Bolson, could you please ask your client to give the 8 board an overview of the nature of the business of 9 Magitech Paul, LLC, and more specifically, what 10 operations of the company are intended to take place 11 in the subject premises? 12 MR. BOLSON: Did you hear that 13 question? 14 MR. PAM: Yes. 15 MR. BOLSON: What will you be doing at 16 this location? 17 MR. PAM: This is for general office 18 for -- Magitech only for supplement, or -- supplement 19 supply and for, like -- 20 MR. BOLSON: So your company's a 21 dietary supplement -- 22 MR. PAM: Dietary supplement, yes. 23 MR. BOLSON: And this is just a general 24 business office? 25 MR. PAM: General -- general business</p>

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1 office.
 2 MR. BOLSON: It's not a warehouse?
 3 MR. PAM: Not warehouse, not a --
 4 MR. BOLSON: Not a manufacturer?
 5 MR. PAM: Not manufacturer.
 6 MR. BOLSON: Just an office?
 7 MR. PAM: Just an office.
 8 MR. BOLSON: And where do you sell
 9 these products?
 10 MR. PAM: We sell the office -- online
 11 -- Amazon or some warehouse sale.
 12 MR. BOLSON: Do you have a warehouse
 13 somewhere else?
 14 MR. PAM: Amazon -- a warehouse. We
 15 only shift to -- directly from the manufacturer --
 16 manufacturer to FBA.
 17 MR. DEPINTO: So you maintain no
 18 inventory on the property, no distribution, no intake
 19 of product or shipping of product out of the subject
 20 premises; is that correct?
 21 MR. BOLSON: Well, you have samples at
 22 the location?
 23 MR. PAM: We have samples in location;
 24 just the sample. But the main product, we are ship
 25 through Amazon for a FBA warehouse.

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1 MR. DEPINTO: So your product is
 2 primarily shipped out of a warehouse and you're using
 3 this office just for administrative purposes?
 4 MR. PAM: Yeah, and I visit office also
 5 to contact the client, show the sample to them.
 6 MR. DEPINTO: Okay. But these are not
 7 retails?
 8 MR. PAM: Not retail, it is wholesale.
 9 MR. DEPINTO: So your clients are
 10 wholesale --
 11 MR. PAM: Yes -- wholesale, yes. Some
 12 clients --
 13 MR. DEPINTO: Distributors or -- orders
 14 or whatever?
 15 MR. PAM: Yeah. Yes.
 16 MR. DEPINTO: So there will be no
 17 retail activity? That's really the basis of the
 18 question.
 19 MR. PAM: No retail activity there, no.
 20 MR. DEPINTO: Okay.
 21 Mr. Stefanelli, any questions?
 22 MR. STEFANELLI: I have no questions,
 23 Mr. Chairman.
 24 MR. DEPINTO: Thank you.
 25 MR. CULHANE: No questions, Mr.

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1 Chairman.
 2 MR. DEPINTO: Thank you.
 3 Chris?
 4 MR. GRUBER: Just make sure he has a
 5 new tenant certificate, and if there's any remodeling
 6 of the space, he'll have to pull out a permit.
 7 MR. BOLSON: Yes.
 8 MR. GRUBER: And on the door of his
 9 offices, they have that name and the number of the
 10 store.
 11 UNIDENTIFIED SPEAKER: You have to have
 12 the suite number outside; we'll put it in an email.
 13 MR. DEPINTO: Okay.
 14 Bill?
 15 MR. LINTNER: No questions, Mr.
 16 Chairman.
 17 MR. DEPINTO: Thank you.
 18 John?
 19 MR. RYAN: No questions, Mr. Chairman.
 20 MR. DEPINTO: Okay.
 21 Joe?
 22 MR. PUGLISI: I have no questions, Mr.
 23 Chairman.
 24 MR. DEPINTO: Anita?
 25 MS. BAGDAT: I have one.

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1 Are you moving from Princeton? Will
 2 this be another location for you, or are you moving
 3 your business from Princeton to Montvale?
 4 MR. PAM: Yeah, moving from Princeton
 5 to this -- this office.
 6 MS. BAGDAT: And how long you been in
 7 business?
 8 MR. PAM: Four, five years -- yeah.
 9 MS. BAGDAT: Thank you.
 10 Thank you, Mr. Chairman.
 11 MR. DEPINTO: Okay. Thank you.
 12 Mike, do you have anything on this?
 13 MR. O'BRIEN: Yeah, on the police
 14 department application, you have down that there's a
 15 fire alarm in that building. As far as I know,
 16 there's not -- we have on-premises fire and it calls
 17 to the police department.
 18 MR. BOLSON: We're checking that out.
 19 MR. O'BRIEN: There's not one in that
 20 building; there's no sprinkler, no fire alarm.
 21 MR. BOLSON: Okay. Do you want us to
 22 amend? We'll amend?
 23 MR. O'BRIEN: I would, yeah, take that
 24 off of there, 'cause somebody's going to assume it's
 25 there. Same on the next one.

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1 MR. BOLSON: Yeah. Okay.
 2 MR. DEPINTO: Thank you.
 3 Okay. Mr. Bolson, anything in close?
 4 MR. BOLSON: No, Mr. Chairman.
 5 MR. DEPINTO: Okay. Chair will
 6 entertain a motion to approve.
 7 MR. STEFANELLI: So moved.
 8 MR. DEPINTO: Frank and John.
 9 Discussion?
 10 Hearing none, roll call vote, please.
 11 MS. FONDACARO: Mr. Culhane?
 12 MR. CULHANE: Yes.
 13 MS. FONDACARO: Mr. Gruber?
 14 MR. GRUBER: Yes.
 15 MS. FONDACARO: Council member
 16 Koelling?
 17 MR. KOELLING: Yes.
 18 MS. FONDACARO: Mr. Lintner?
 19 MR. LINTNER: Yes.
 20 MS. FONDACARO: Mr. Ryan?
 21 MR. RYAN: Yes.
 22 MS. FONDACARO: Mr. Stefanelli?
 23 MR. STEFANELLI: Yes.
 24 MS. FONDACARO: Mr. Puglisi?
 25 MR. STEFANELLI: Yes.

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1 MS. FONDACARO: Ms. Bagdat?
 2 MS. BAGDAT: Yes.
 3 MS. FONDACARO: And Chairman DePinto?
 4 MR. DEPINTO: Yes.
 5 Thank you. Welcome to Montvale and
 6 thank you.
 7 UNIDENTIFIED SPEAKER: You're all set.
 8 MR. PAM: Thank you. Thank you.
 9 MR. DEPINTO: Okay. Next application,
 10 Nova Electric & Security, Inc. of Park Ridge.
 11 MR. REGAN: Counsel, I'm going to swear
 12 your client in.
 13 WHEREUPON,
 14 KEVIN MURTHEH,
 15 called as a witness and having been first duly sworn
 16 to tell the truth, the whole truth, and nothing but
 17 the truth, was examined and testified as follows:
 18 MR. REGAN: For the record, state your
 19 full name and spell your last name, please.
 20 MR. MURTHEH: It's Kevin Murtheh, and
 21 it's M-U-R-T-H-E-H.
 22 MR. REGAN: Thank you.
 23 MR. DEPINTO: Okay, thank you.
 24 Mr. Bolson, any changes or corrections
 25 to the application?

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1 MR. BOLSON: No changes.
 2 MR. DEPINTO: Okay, thank you. Board
 3 is in receipt of a use permit application submitted in
 4 the name of Nova Electric & Security, Inc. of Park
 5 Ridge. Andrew Bolson, New Jersey attorney of law, is
 6 representing the applicant this evening in this
 7 matter. Owner of the property is Ateres York, LLC,
 8 with a Montvale address. Building intended to be
 9 occupied is known as 136 Summit Avenue, Suite 203,
 10 block 1903, Lot 6, which is in the OR3 zone of the
 11 Borough.
 12 The size of the building is
 13 approximately 35,000 square feet. Applicant intends
 14 to occupy 884 square feet in the subject building.
 15 Applicant indicates that he does not currently occupy
 16 any space in the subject building.
 17 The date the applicant intends to
 18 occupy the premises, application indicates
 19 "Immediately upon c/o issuance." Nature of present
 20 use of premises, application indicates "Presently
 21 vacant; premises was used previously as a general
 22 business office for a" -- blank.
 23 MR. BOLSON: I'm not sure.
 24 Do you know what was previously used
 25 for?

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1 MR. MURTHEH: It was previously --
 2 Creative Pavers --
 3 MR. BOLSON: Oh, that's right, Creative
 4 Papers. They split the -- they split this case.
 5 MR. DEPINTO: Creative --
 6 MR. BOLSON: Papers.
 7 MR. DEPINTO: Papers. So, Mr. Bolson,
 8 we're going to amend the application to reflect that?
 9 MR. BOLSON: Yes.
 10 MR. DEPINTO: Okay. Intended use of
 11 premises, general business office for Electric &
 12 Security Company. Offices contained on premises,
 13 three. Proposed alterations intended; they've
 14 indicated that they have a floor plan attached, marked
 15 as A. Days and hours of operation, Monday through
 16 Friday, 8:00 a.m. to 4:30 p.m.
 17 Application indicates there'll be three
 18 employees; three parking spaces required for their
 19 use, two parking spaces required for visitors.
 20 Parking is in common with the other tenants of the
 21 property. There will be no physically marked or
 22 assigned parking spaces, and the site contains 117
 23 common parking spaces. Further, no outdoor signs will
 24 be required. The employee origination ZIP code is
 25 provided and the application bears two signatures.

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1 And, Mr. Bolson, can either you or your
 2 client identify the signatures on this application?
 3 MR. BOLSON: Yes, Mr. Chairman.
 4 Can you identify your signature?
 5 MR. MURTHEH: Yes.
 6 MR. BOLSON: And that is "Kevin
 7 Murtheh"?
 8 MR. MURTHEH: Yes.
 9 MR. BOLSON: And then can you identify
 10 the signature of the owner of the property?
 11 MR. MURTHEH: Yes.
 12 MR. BOLSON: And that's David Gruber?
 13 MR. MURTHEH: Yes.
 14 MR. DEPINTO: Very good, thank you.
 15 Attached to the application, Montvale Police
 16 Department application form as well as the floor plan
 17 indicating the space which the applicant intends to
 18 occupy.
 19 And, Mr. Bolson, could you please have
 20 your client give us an overview of the nature of the
 21 business, and more specifically what operations of the
 22 company are intended to take --
 23 MR. BOLSON: Mr. Murtheh, can you
 24 describe what's going to be happening in the unit?
 25 MR. MURTHEH: It's primarily just

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1 administrative and clerical, and some estimating.
 2 MR. BOLSON: And it's you and --
 3 MR. MURTHEH: And an office manager.
 4 MR. BOLSON: And what -- can you
 5 describe the nature of what you do in terms of --
 6 you're just a general electrician?
 7 MR. MURTHEH: Yeah, just -- just
 8 paperwork; estimates, invoices, estimates.
 9 MR. BOLSON: Okay.
 10 MR. DEPINTO: Okay. So you do -- I'm
 11 sorry -- security systems, electric?
 12 MR. MURTHEH: Electrical.
 13 MR. DEPINTO: Electrical security
 14 systems. There's no retail sale of product?
 15 MR. MURTHEH: No.
 16 MR. DEPINTO: Okay. And you are
 17 operating in-business now at Park Ridge; is that the
 18 case?
 19 MR. MURTHEH: Correct.
 20 MR. DEPINTO: Okay.
 21 Questions from board members, starting
 22 with Dieter?
 23 MR. KOELLING: No questions. Thank
 24 you.
 25 MR. DEPINTO: Chris?

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1 MR. GRUBER: Standard new tenant
 2 certificate, building permits if you're going to do
 3 anything, and your name and number on the building.
 4 That's all.
 5 UNIDENTIFIED SPEAKER: No questions,
 6 Mr. Chairman.
 7 MR. DEPINTO: John?
 8 MR. CULHANE: Question, Mr. Chairman.
 9 Looking at the layout of the offices for the previous
 10 application and this one, the previous application
 11 location was 1,161 square feet; this is 84. Looking
 12 at the layout, appears to me that this application has
 13 the larger space than the prior one; I question the
 14 size on the application. No other comments.
 15 MR. DEPINTO: And, Mr. Bolson, is your
 16 client -- has he entered into a lease and does that
 17 lease set forth the square footage?
 18 MR. MURTHEH: It does.
 19 MR. BOLSON: It sets forth a square
 20 footage of 884 square feet?
 21 MR. MURTHEH: Correct.
 22 MR. DEPINTO: And is that net or gross
 23 area?
 24 MR. MURTHEH: Not sure.
 25 MR. BOLSON: You've been in the space?

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1 MR. MURTHEH: I have.
 2 MR. BOLSON: Is this consistent with
 3 your understanding of what the space looks like?
 4 MR. MURTHEH: It's accurate -- the
 5 depiction, not --
 6 MR. DEPINTO: Okay. We're going to
 7 have to get confirmation on that, so.
 8 Chris, prior to the issuance of the
 9 C/O, you do an inspection on the property. If you
 10 could confirm the accuracy of the dimensions that are
 11 shown on the -- Exhibit A down below.
 12 Joe, do you have anything?
 13 MR. PUGLISI: I have no questions, Mr.
 14 Chairman.
 15 MR. DEPINTO: Anita?
 16 MS. BAGDAT: No questions.
 17 MR. DEPINTO: Frank?
 18 MR. STEFANELLI: Yeah, I have --
 19 Do you handle residential, or
 20 commercial, or both?
 21 MR. MURTHEH: Mostly commercial, but --
 22 but both.
 23 MR. STEFANELLI: Mostly commercial?
 24 MR. MURTHEH: But both.
 25 MR. STEFANELLI: And you do fire alarm

<p style="text-align: right;">Page 26</p> <p>1 systems? 2 MR. MURTHEH: We do not. 3 MR. STEFANELLI: No? 4 MR. MURTHEH: No. 5 MR. STEFANELLI: So just strictly 6 burglar security cameras, things of that nature? 7 MR. MURTHEH: Yes. Yep. 8 MR. STEFANELLI: No further questions. 9 MR. DEPINTO: Okay, thank you. 10 And Mike? 11 MR. O'BRIEN: You going to do any 12 monitoring on the location? 13 MR. MURTHEH: On the location? 14 MR. BOLSON: Or out of the location. 15 MR. MURTHEH: No. No. 16 MR. O'BRIEN: And you're going to amend 17 about the fire alarm? 18 MR. MURTHEH: Yes. 19 MR. BOLSON: I already noted that. 20 MR. O'BRIEN: That's all I got. 21 MR. DEPINTO: Okay, thank you. 22 And with respect to the usage of that 23 space, there's no storage of equipment, there's no 24 vehicles left overnight in the parking area? 25 MR. MURTHEH: Correct.</p>	<p style="text-align: right;">Page 28</p> <p>1 MR. LINTNER: Yes. 2 MS. FONDACARO: Mr. Ryan? 3 MR. RYAN: Yes. 4 MS. FONDACARO: Mr. Stefanelli? 5 MR. STEFANELLI: Yes. 6 MS. FONDACARO: Mr. Puglisi? 7 MR. PUGLISI: Yes. 8 MS. FONDACARO: Ms. Bagdat? 9 MS. BAGDAT: Yes. 10 MS. FONDACARO: And Chairman DePinto? 11 MR. DEPINTO: Yes. 12 Okay, thank you and welcome to 13 Montvale. 14 MR. MURTHEH: Thank you. 15 Good night, everyone. 16 MR. DEPINTO: Good night. 17 Okay. Next, we have a new public 18 hearing on Block 3101, Lot 1, 1-30 Chestnut Ridge 19 Road, UB Chestnut, LLC, they're -- Regency Centers. 20 It's an application for amended site plan approval and 21 related variances. 22 THE REPORTER: I'm sorry, can we stop 23 for a second? Can we stop for a second? 24 MR. DEPINTO: Yeah. 25 (Off the record.)</p>
<p style="text-align: right;">Page 27</p> <p>1 MR. DEPINTO: And again, it's limited 2 to administrative purposes or used to support Nova 3 Electric & Security? 4 MR. MURTHEH: Correct. Yes, sir. 5 Yeah. 6 MR. DEPINTO: Okay. 7 With that said, Mr. Bolson, anything in 8 closing? 9 MR. BOLSON: No, Mr. Chairman. 10 MR. DEPINTO: Okay. Chair will 11 entertain a motion to approve. 12 MR. KOELLING: So moved. 13 MR. DEPINTO: Dieter; second? 14 MR. LINTNER: Second. 15 MR. DEPINTO: Bill. 16 Discussion? 17 Hearing none, roll call vote, please. 18 MS. FONDACARO: Mr. Culhane? 19 MR. CULHANE: Yes. 20 MS. FONDACARO: Mr. Gruber? 21 MR. GRUBER: Yes. 22 MS. FONDACARO: Council Member 23 Koelling? 24 MR. KOELLING: Yes. 25 MS. FONDACARO: Mr. Lintner?</p>	<p style="text-align: right;">Page 29</p> <p>1 MR. DEPINTO: -- I understand that 2 you're going to arrange to have a transcript done of 3 that recording to provide it to the board attorney, so 4 that we can include that information in a resolution 5 when it's set and done. 6 MS. PRICE: Correct. 7 MR. DEPINTO: We have quite a few 8 people out here. I know we have a number of a 9 witnesses here; I believe the other people are here 10 because they may have an interest in this public 11 hearing of this particular application. 12 And if, in fact, you are here -- I 13 don't know if you've ever had an opportunity to 14 participate in a public hearing of the Planning Board, 15 but basically, this is a quasi-judicial board. It 16 hears the application for either subdivision or site 17 plan approval, or any properties that are developed or 18 intended to be developed within the Borough of 19 Montvale. 20 A property owner has the right to 21 appear before the Committee with any plans that they 22 may have for such development. The property owner has 23 the right to present to the board professionals to 24 testify as to what they're seeking to do in order to 25 get the necessary approvals to achieve those goals.</p>

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1 The way the public hearing is held, the
 2 attorney for the applicant is kind of a coordinator.
 3 And in this case, Ms. Price is appearing before this
 4 board on communications -- process that we go through.
 5 She will present witnesses in the order that she so
 6 deems appropriate. The Board will listen to the
 7 testimony of that witness, and board members will have
 8 the opportunity to ask questions of that particular
 9 witness.
 10 After all of the board members have
 11 asked their questions through the Chair, the meeting
 12 will be opened to the public, and you as a member of
 13 the public will have that same opportunity to ask
 14 questions of that professional. When all people have
 15 been given that opportunity to speak, the meeting will
 16 be closed to the public and the attorney for the
 17 applicant will then present her next witness, and so
 18 it will go throughout the evening.
 19 I ask that members of the public that
 20 do get up to ask or to speak, you limit your statement
 21 to questions of the testimony that you heard. It's
 22 not an opportunity to give your opinion. So she may
 23 present an engineer, and if the engineer testifies as
 24 to what he or she is doing, our questions will be
 25 focused on what that engineer said, and your questions

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1 should be the same.
 2 At the end of the hearing, I will open
 3 up the meeting to the public, and that's when you can
 4 give your closing comments. You could say, "This is
 5 better than sliced bread" or "I think it's terrible";
 6 you can say anything you want at that point.
 7 So there's a process that we go
 8 through. Please recognize the fact you will be heard.
 9 We do not -- limit -- as many towns do. Please take
 10 as much time as you feel necessary; we take as much as
 11 time we feel necessary.
 12 And with that said, we're going to move
 13 on. And again, I'm going to allow Counsel for the
 14 applicant to introduce herself.
 15 MR. REGAN: -- Mr. Chairman, before the
 16 applicant's Counsel.
 17 MR. DEPINTO: Sure.
 18 MR. REGAN: First, I'm advised that the
 19 notices are delivered according to the board --
 20 jurisdictions. We've also been advised of
 21 correspondence dated today that the D(1) use variance
 22 component of the application has been withdrawn. I
 23 could probably request one -- request three members --
 24 MR. DEPINTO: And, Bob, if you could
 25 turn your microphone on, because I got a sign from

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1 somebody in the back that --
 2 It wasn't very important what he said,
 3 so you didn't miss much. You didn't miss much; I
 4 heard it all. Your turn, good --
 5 And, Ms. Price, you're up.
 6 MS. PRICE: Thank you, Mr. Chairman.
 7 I'm going to apologize for my raspy -- so I'll take a
 8 sip of my --
 9 MR. DEPINTO: You're a copycat.
 10 MS. PRICE: -- ginger ale.
 11 MR. DEPINTO: You're a copycat.
 12 MS. PRICE: It's too raspy.
 13 MR. DEPINTO: the Chair has a bad
 14 voice, so you've got to have -- okay, I'm good.
 15 MS. PRICE: Gail Price from the firm of
 16 Price Meese Sculman and D'Arminio, 50 Tice Boulevard,
 17 Woodcliff Lake, New Jersey. I think my first hearing
 18 was in this room in 1982, so I'm dating myself.
 19 I'm here this evening, as the Chairman
 20 said, in conjunction with an amended site plan
 21 application for preliminary and final approval
 22 together with certain variants and waiver relief to
 23 hopefully finish out the Chestnut Ridge Shopping
 24 Center in a way that you'll be very proud of how the
 25 Center looks -- the residents will be very proud of

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1 how the Center looks, and some very up-to-date -- both
 2 shopping experiences will be made available and the
 3 site itself will be made much more attractive and safe
 4 from an overall perspective.
 5 This evening, I do have multiple
 6 witnesses, as the Chair noted. My first witness will
 7 be a representative from Regency; then, I will go to
 8 our project architect; from there, to our civil
 9 engineer; from there, to my traffic engineer; and then
 10 wrapping up with our professional planner, whose job
 11 will be to tell the story of how everyone's testimony
 12 fits -- fits within the positive and negative criteria
 13 of the municipal land use law with regard to the
 14 variances and waivers that were being sought in
 15 conjunction with the application.
 16 As your Board Council notice noted, we
 17 had provided notice back in November for the December
 18 2nd meeting, and that notice was carried forward to
 19 tonight. And we also -- I submitted a revised,
 20 updated letter today noting also that we were not
 21 proceeding with a D(1) variance in any regard.
 22 All of the outdoor tables and chairs
 23 previously shown by the three outparcel restaurants
 24 have been removed from our plans, and we will not be
 25 seeking any variance approval for those uses. We will

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1 abide by Montvale's dining coordinates and seek
 2 approval for permit application once the restaurants
 3 are open.
 4 We had supplied an original package
 5 about, I don't know, a foot thick of plans;
 6 architecture, engineering, a stormwater management
 7 report, traffic report; that's it. And we received
 8 reports from your planner and your engineer, as well
 9 as the Montvale Fire Department and Police Department.
 10 What I asked our experts to do was to
 11 go through those reports, particularly your planner
 12 and your engineer, and respond with exhibits, which
 13 you received -- you should have received at the end of
 14 last week or the beginning of this week. Not to be
 15 considered as full -- fully-filed new plans, but
 16 rather as exhibits addressing how the conditions
 17 raised in your professionals' reports could in fact be
 18 addressed. And our witnesses will reconfirm that, but
 19 I wanted -- I charged our experts with the duty to
 20 advise your experts with how those conditions could,
 21 in fact, be met.
 22 The other variance that we did
 23 eliminate was Darlene had called out a C variance for
 24 building height on the outparcel building. It had
 25 been previously shown at 26 feet; code allows 25 feet.

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1 We are reducing it to comply with 25 feet; we will not
 2 require a building height guidance for that.
 3 And I'll take you through the rest of
 4 our relief with the appropriate witnesses, but I
 5 wanted to note those two items since they came from my
 6 end. I have also pre-marked some of the exhibits for
 7 tonight, and I've asked Mr. Regan if it's okay if we
 8 have my entire initial application package marked as
 9 A1 for the record.
 10 MR. REGAN: We can. Are you going to
 11 specify A1 and sub-parts?
 12 MS. PRICE: No, A1 will be everything
 13 that we first submitted in November. And then I'll
 14 take you through, Bob, and I'm happy to supply you
 15 with a full list after tonight.
 16 (Exhibit A1 was marked for
 17 identification.)
 18 MR. REGAN: Yeah, I think we need to be
 19 clear on the record, though, what is being --
 20 MS. PRICE: A1 is --
 21 MR. REGAN: The application package?
 22 MS. PRICE: The application package --
 23 MR. REGAN: -- what time?
 24 MS. PRICE: That was submitted with the
 25 initial application and record --

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1 MR. REGAN: -- of course, probably has
 2 different dates.
 3 MS. PRICE: No, the application -- I'll
 4 give you them. I'll start with Mr. Allegretti, if he
 5 could be sworn in, and I'll give you those dates, Bob.
 6 MR. REGAN: Okay.
 7 MS. PRICE: I think that's everything.
 8 If I can call Mr. Allegretti up to be sworn.
 9 MR. REGAN: Okay. We can swear him in,
 10 and then I'm also going to swear in the Board of
 11 Professionals, Ms. Green and Mr. O'Brien,
 12 simultaneously.
 13 WHEREUPON,
 14 JOSEPH ALLEGRETTI,
 15 called as a witness and having been first duly sworn
 16 to tell the truth, the whole truth, and nothing but
 17 the truth, was examined and testified as follows:
 18 WHEREUPON,
 19 CARL O'BRIEN,
 20 called as a witness and having been first duly sworn
 21 to tell the truth, the whole truth, and nothing but
 22 the truth, was examined and testified as follows:
 23 WHEREUPON,
 24 DARLENE GREEN,
 25 called as a witness and having been first duly sworn

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1 to tell the truth, the whole truth, and nothing but
 2 the truth, was examined and testified as follows:
 3 MR. REGAN: Let the record reflect that
 4 Borough Planner Green and Carl O'Brien have been sworn
 5 in successfully.
 6 Sir, could we have your full name
 7 please?
 8 MR. ALLEGRETTI: Good evening, happy
 9 holidays -- happy holidays to the audience. Joseph
 10 Allegretti, Joe Allegretti.
 11 MR. REGAN: Could you spell your last
 12 name just for the record?
 13 MR. ALLEGRETTI: Sure, A-L-L-E-G-R-E-T-
 14 T-I.
 15 MR. REGAN: Thank you.
 16 MR. ALLEGRETTI: Apologies, I have a
 17 raspy voice, too.
 18 MR. REGAN: It's fashionable.
 19 MR. ALLEGRETTI: Thank you all for --
 20 for having us tonight. Personally, I'm very happy to
 21 be here; it's a long time coming. I'm Joe Allegretti;
 22 I'm the vice president and market officer of Regency
 23 Centers' Northern New Jersey and New York regions.
 24 MR. DEPINTO: Joe, hold on one second.
 25 MR. ALLEGRETTI: Sure.

<p style="text-align: right;">Page 38</p> <p>1 MR. DEPINTO: Can you guys hear in 2 The back? 3 UNIDENTIFIED SPEAKER: Yes. 4 MR. ALLEGRETTI: Is that better? Is 5 that better? Hello? Hello? I'll try to talk a -- 6 I'll -- I'll try to talk a little bit louder. 7 MR. DEPINTO: Okay. 8 MR. ALLEGRETTI: Joe Allegretti; I'm 9 the vice president and market officer for Regency 10 Centers of our Northern New Jersey and New York 11 regions. I currently oversee about 50 assets, just 12 under 4 million square feet of mostly retail space. 13 I've been in the real estate business 14 24 years, both on the tenant side and the landlord 15 side, and I've been working on this particular 16 property for almost 12 years. 17 Regency became 100 percent owner in 18 this property August 12, 2025. Regency Centers is a 19 Jacksonville-based publicly-traded real estate 20 investment trust. We trade on the NASDAQ under the 21 ticker symbol "REG." Regency was founded in 1963 and 22 owns approximately 485 properties across the nation 23 spanning just over 58 million square feet of retail 24 space in major metro USMSAs. 25 We're an S&P 500 company and we have 20</p>	<p style="text-align: right;">Page 40</p> <p>1 which we're going to present tonight, is building up 2 on previous concept iterations which were informally 3 discussed with the Borough over the last ten to 4 fifteen years, and we're following through on a 5 commitment to the -- to the Borough that our companies 6 made, and I personally made, to bring this application 7 to life to enhance the property and modernize it. 8 Regency Centers is fully committed to this application 9 and fully authorizes the application. 10 The main theme which you're going to 11 hear from me tonight is -- is to reactivate the site. 12 We're going to accomplish that by creating better 13 traffic flow, including ingress and egress as well as 14 loading, site circulation, and utilization of a vast 15 parking field. 16 We're proposing to upgrade and 17 improve -- upgrade and improve in each site plan, 18 including the elimination of manual parking, more 19 clearly-defined driving and walking paths throughout 20 the site; the introduction of several sustainability 21 concepts, including EV stations as well as new LED 22 lighting throughout, as well as a reduction in overall 23 lot coverage and improved safety and aesthetic 24 viewpoints; upgrading aged infrastructure, including 25 site work, landscaping, paving, curbing, site</p>
<p style="text-align: right;">Page 39</p> <p>1 regional offices. I reside in our Bronxville, New 2 York, office located at 111 Kraft Ave, Suite 2, in 3 Bronxville, New York. And I'm part of a team of two 4 market officers in the Northeast region, which runs 5 from Northern Jersey to Boston. 6 Regency Centers, we currently maintain 7 an A- Stable S&P credit rating as well as an A3 Stable 8 Moody's credit rating; we're very proud of that. Our 9 nationwide philosophy is to create ideal locations 10 with best-in-class retailers, representing -- 11 representative of our communities that we serve 12 through creative merchandising, place-making, and 13 connecting with our -- our local communities. Last 14 year, Newsweek added us to America's Most Responsible 15 Companies list, which we're also very proud of. 16 So just high-level, our site 17 application, we're presenting the opportunity to -- to 18 reactivate, reinvigorate, and energize the Chestnut 19 Ridge Shopping Center and its entire site, which was 20 built in the 60's, almost 60 years ago -- a little 21 over 60 years ago. 22 We've put together a dynamic and 23 thoughtful team to reposition and restore this asset 24 as one of the feature properties in Montvale and the 25 regional trade area. The most current iteration,</p>	<p style="text-align: right;">Page 41</p> <p>1 lighting, waste management upgrades, utility and 2 mechanical upgrades, as well as site drainage. 3 We're proposing to improve the 4 aesthetics of the Center with a modern yet classic, 5 architecture trying to fit in nicely with the recent 6 aesthetically pleasing, high-end, really first-class 7 developments that have been brought to Montvale in the 8 expanded trade area in recent years. And we're 9 proposing to add additional place-making, including 10 safe connectivity on the site and to provide community 11 accessibility to tenants and community dining areas to 12 really enjoy the property. We're also proposing to 13 add new tenants that are known as some of the best in 14 category, best in class, and bringing the tenant mix 15 forward. 16 Pending approval and sufficement of any 17 and all contingencies, our plan is to re-let the 18 current grocery store, The Fresh Market, to another 19 national grocer, Trader Joe's, in approximately 13,500 20 square feet. And we're going to accomplish that by 21 removing roughly 7,600 square feet off the north end 22 of The Fresh Market. 23 We're going to activate 360-degree 24 access on the north side of the current building, 25 including more convenient parking for our employees</p>

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1 and patrons, more convenient loading for ease of
 2 access for trucks and making it safer.
 3 We're also proposing to build a roughly
 4 7,600 square foot outparcel building in the middle --
 5 roughly the middle of the site with three best-in-
 6 class users -- Shake Shack, Honeygrow, and CAVA --
 7 while, again, utilizing the land to maintain a safe
 8 traffic pattern throughout the site.
 9 In my opening, I've touched on a lot
 10 that our experts are going to get into in greater
 11 detail. And I do want to note that at the outset,
 12 some operational info for a lot of our tenants that
 13 we're looking to bring in remains premature, and until
 14 our plan is fully refined and developed -- will we
 15 have some of those answers. Thank you.
 16 MS. PRICE: Joe, one question. Can you
 17 confirm for the record that leases are in place?
 18 MR. ALLEGRETTI: Contingent leases are
 19 in place, yes.
 20 MS. PRICE: Okay, thank you.
 21 MR. DEPINTO: And the question, Mr.
 22 Allegretti, with respect to other properties that
 23 Regency has, let's say in northern New Jersey, can you
 24 identify any of them for us?
 25 MS. PRICE: Sure. We own the -- we own

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1 Emerson Plaza, which is the ShopRite-anchored shopping
 2 center in Emerson, New Jersey. We own Washington
 3 Commons, which is the Stop & Shop-anchored center in
 4 Dumont, New Jersey. We own the Cedar Hill Shopping
 5 Center, which is at 525 Cedar Hill Avenue in Wykoff.
 6 We have the Midland Park Shopping Center located at 85
 7 Godwin Avenue, Midland Park, New Jersey. We own
 8 Waldwick Plaza in Waldwick, New Jersey.
 9 We own the Waldwick Rite Aid Center --
 10 excuse me, Rite Aid's actually out of business, also
 11 in Waldwick, which we're redeveloping. We own the
 12 Kinnelon Shopping Center on Route 23 in Kinnelon, New
 13 Jersey. We own the Pompton Lake Shopping Center in
 14 Pompton Lakes, new Jersey. We own the Valley Ridge
 15 Shopping Center, Whole Foods-anchored, in Wayne, New
 16 Jersey. We own Plaza Square, an Aldi-anchored
 17 shopping center in Wayne, New Jersey, amongst others.
 18 MR. DEPINTO: Well, thank you. I
 19 appreciate it.
 20 MR. ALLEGRETTI: Yeah, thank you.
 21 Appreciate it.
 22 MR. DEPINTO: Questions from board
 23 members, and I guess starting with Mr. Stefanelli.
 24 MR. STEFANELLI: No questions, Mr.
 25 Chairman.

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1 MR. DEPINTO: Thank you.
 2 Dieter?
 3 MR. KOELLING: Not to start with.
 4 MR. DEPINTO: Thank you.
 5 MR. STEFANELLI: Chris, question?
 6 MR. GRUBER: Not to start with.
 7 MR. DEPINTO: Thank you.
 8 UNIDENTIFIED SPEAKER: Nothing yet.
 9 MR. DEPINTO: Thank you.
 10 John?
 11 MR. RYAN: No questions, Mr. Chairman.
 12 MR. DEPINTO: Down below, Joe?
 13 MR. PUGLISI: I have no questions at
 14 this time.
 15 MR. DEPINTO: Anita?
 16 MS. BAGDAT: Not at this time.
 17 MR. DEPINTO: Okay.
 18 And I have no other questions. With
 19 that said, Chair will entertain a motion to open the
 20 meeting to the public.
 21 MR. CULHANE: So moved.
 22 MR. DEPINTO: John and John.
 23 Discussion?
 24 Hearing none, all in favor?
 25 MULTIPLE SPEAKERS: Aye.

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1 MR. DEPINTO: Okay. Members of the
 2 public that are here this evening that have any
 3 questions of Mr. Allegretti -- and again, this is with
 4 reference to anything that he testified to -- this is
 5 your chance, just like a board member, to ask him any
 6 questions. If you do wish to be recognized, raise
 7 your hand, kindly step forward, state your name and
 8 address, and then we'll go from there.
 9 Anyone wish to be heard?
 10 Sure, you have to step forward, though.
 11 MS. PORTNOY: Sure -- sure. I'm sorry.
 12 UNIDENTIFIED SPEAKER: And we need your
 13 name and address.
 14 MR. DEPINTO: And we need your name and
 15 address.
 16 MS. PORTNOY: Sure. My name's Debbie
 17 Portnoy and I'm at 99 Woodcrest Drive, which is in the
 18 neighborhood behind the Regency Shopping Center where
 19 those changes are taking place.
 20 MR. ALLEGRETTI: Nice meet you.
 21 MS. PORTNOY: Nice to meet you too. I
 22 think one of my biggest concerns -- and I know my
 23 neighbors share the same concern -- is the safety that
 24 more commerce in the parking lot will bring to our
 25 neighborhood. I know you mentioned that you're going

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1 to make everything safer. I'm just wondering, does
 2 that include things like in-site driveway -- like, are
 3 you going to be adding a traffic light in order to
 4 make that a safer exit and entrance over there?
 5 MR. DEPINTO: Okay, I'm going to
 6 interrupt you at this time. Questions like that are
 7 better asked of the engineer rather than of this
 8 particular witness. Questions relative to the
 9 operation of the shopping center is experience in
 10 developing or redeveloping shopping centers; anything
 11 along those lines would be --
 12 MS. PORTNOY: Then maybe my questions
 13 are better for the engineer, 'cause I think I'm more
 14 focused on the safety, not the --
 15 MR. DEPINTO: Just -- his feelings
 16 won't be hurt; okay?
 17 Okay. Anyone else? No? Chair will
 18 entertain --
 19 Oh, I'm sorry.
 20 MONTVALE PUBLIC: I live at 96 Woodmont
 21 Drive.
 22 MR. DEPINTO: Yes.
 23 MONTVALE PUBLIC: I just have a
 24 question. You mentioned this was A1. How are the
 25 plans finalized? Will there be revisions later on?

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1 MR. DEPINTO: Yeah, the applicant has
 2 submitted plans for review by the board and the board
 3 professionals. The board professionals did technical
 4 reviews, which they're required to do so, and they
 5 have deemed the application complete. Copies of those
 6 plans are available for public inspection as well as
 7 the review letters of the Board's professionals.
 8 What the applicant also did was they
 9 took the review letters from Montvale professionals,
 10 which they received last week, and they made changes
 11 to their plan reflecting the requirements of the Board
 12 professionals. They're not available -- they weren't
 13 available until today for public inspection. So there
 14 was the original plan set, there are all the documents
 15 to go with it, but they have been supplemented and
 16 there will be testimony with regard to that
 17 supplement.
 18 MONTVALE PUBLIC: So for clarity of the
 19 record, can the applicant specify tonight exactly
 20 which site plans, traffic studies, and drainage
 21 exhibits are included in A1?
 22 MR. DEPINTO: Yes.
 23 MS. PRICE: Yes.
 24 MONTVALE PUBLIC: And which documents
 25 will be submitted later?

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1 MR. DEPINTO: Yes.
 2 MONTVALE PUBLIC: Or received prior?
 3 MR. DEPINTO: And we're going to have
 4 Ms. Price answer those questions.
 5 MS. PRICE: A1 consists of the site
 6 plan review and variance application and checklist
 7 filed on November 20th, together with the signed and
 8 sealed plans prepared by JMC dated November 14th,
 9 consisting of 29 sheets starting with C000 and running
 10 through sheet CCL-901, a traffic study entitled
 11 "Chestnut Ridge Shopping Center" prepared by JMC
 12 Planning, dated November 18, 2025; an environmental
 13 impact statement entitled "Chestnut Ridge Shopping
 14 Center" prepared by JMC Planning and Engineering,
 15 dated November 14, 2025; signed and sealed plans
 16 prepared by CREATE Architecture Planning and Design
 17 dated November 14, 2025, consisting of six sheets --
 18 consisting of sheet 1, 2, 3, 4, 5, and 6; and
 19 stormwater management reports entitled "Chestnut Ridge
 20 Shopping Center" prepared by JMC, dated November 10 --
 21 I'm sorry, November 19, 2025.
 22 Those are the application documents
 23 consisting of our initial submittal and what should be
 24 referenced as A1, as requested of the board attorney.
 25 MR. DEPINTO: And a question of Carl

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1 O'Brien, Board engineer -- Carl, have you received
 2 copies of all of the documents referenced by Ms.
 3 Price?
 4 MR. O'BRIEN: I believe we have.
 5 MR. DEPINTO: That's your pile?
 6 MR. ALLEGRETTI: That's the pile --
 7 -- verifying everything -- we did
 8 receive that point-by-point comment letter, so that's
 9 very good. We're going to go right through
 10 everything, cross reference it. Anything that's still
 11 outstanding for whatever reason, we will be in touch
 12 with your professionals from the engineering side.
 13 I don't want to speak from my
 14 counterpart in Planning, but I'm sure the same would
 15 go with Darlene as well, and we'll dive into it.
 16 MR. DEPINTO: And, Ms. Green, have --
 17 have you received copies of all the documents
 18 referenced?
 19 MS. GREEN: Anything in here with the
 20 environmental impact statements?
 21 MS. PRICE: No, that was in the
 22 original submission --
 23 MS. GREEN: Right, part of A1?
 24 MS. PRICE: Yeah. Part of A1, yes.
 25 MR. DEPINTO: Okay, very good.

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1 Please continue.

2 MONTVALE PUBLIC: Sure. So my next

3 concern is the Trader Joe's parking a spillover. So

4 Trader Joe's is known for peak parking demand; has the

5 applicant conducted a Trader Joe's-specific parking

6 demand analysis? How -- how does that --

7 MR. DEPINTO: Okay, that -- that's a

8 question that you're going to have to hold off until

9 we hear from their engineer. It's more appropriate

10 for him to give you that answer.

11 UNIDENTIFIED SPEAKER: Okay. So

12 deliveries and loading -- applicant-specified expected

13 delivery hours and truck routing for Trader Joe's and

14 the three proposed food tenants and confirm whether

15 any deliveries will occur during peak customer

16 traffic?

17 MR. DEPINTO: Gail, it's your call.

18 You want this witness to answer that question?

19 MS. PRICE: Well, I don't think -- I

20 think Mr. Allegretti referenced that some of the

21 operations information has not been refined yet from

22 where we are. I think both Mr. Allegretti and our

23 traffic engineer can probably make general reference

24 to the fact that we'll have -- we need to comply with

25 the New Jersey Noise Control Act and the Montvale

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1 noise provisions, which -- which we have to, or else

2 we face a \$3,000 a day penalty. And it's my

3 understanding that Trader Joe's is a different

4 operation than The Fresh Market.

5 MR. ALLEGRETTI: Yeah, I'll -- I'll

6 speak to it a little bit. So Trader Joe's -- I think

7 we've all shopped at Trader Joe's; my wife certainly

8 does. All of their -- more than 80 percent of their

9 products are Trader Joe's-labeled proprietary.

10 Because of that, their delivery is through a single-

11 source vendor. So we actually anticipate decreased

12 deliveries than the current operator for Trader Joe's.

13 MR. DEPINTO: Okay, thank you. Next

14 question.

15 MONTVALE PUBLIC: Next one. You

16 claimed improved drainage; you mentioned site drainage

17 improvements. Will the proposed plan result in no net

18 increase in stormwater runoff and --

19 MR. DEPINTO: Okay, let's hold that for

20 the engineer.

21 MONTVALE PUBLIC: Sounds good, thank

22 you.

23 MR. DEPINTO: Okay, thank you.

24 MONTVALE PUBLIC: Nice to meet you.

25 MR. DEPINTO: Okay, anyone else?

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1 Questions? We good? I think we're good.

2 Chair will entertain a motion to close

3 the meeting to the public.

4 MR. STEFANELLI: So moved.

5 MR. KOELLING: Second.

6 MR. DEPINTO: Frank, second Dieter.

7 All in favor?

8 MULTIPLE SPEAKERS: Aye.

9 MR. DEPINTO: Okay, very good.

10 Thank you, Mr. Allegretti.

11 MR. ALLEGRETTI: Thank you.

12 MS. PRICE: -- got to be sworn in.

13 WHEREUPON,

14 FRANKIE CAMPIONE,

15 called as a witness and having been first duly sworn

16 to tell the truth, the whole truth, and nothing but

17 the truth, was examined and testified as follows:

18 MR. REGAN: For the record, state your

19 full name, please spell your last name.

20 MR. CAMPIONE: Frankie Campione, C-A-M-

21 P-I-O-N-E.

22 MS. PRICE: Mr. Campione, would you

23 provide the board and the members of the public here

24 this evening with a brief synopsis of your educational

25 and professional background?

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1 MR. CAMPIONE: Certainly. I have an --

2 an actual architecture degree from the University of

3 Cincinnati. I've furthered my studies at Parsons

4 School of Design. I've been the principal of CREATE

5 since 1996, licensed in New Jersey since 1997. I'm

6 licensed in 36 other states and Puerto Rico and

7 maintain a license in all of them.

8 MR. REGAN: Have you previously been

9 qualified as an architect before a land use board in

10 New Jersey?

11 MR. CAMPIONE: I have, most recently in

12 West Windsor in New Jersey. I do not believe I've

13 appeared before you.

14 MR. REGAN: How many boards have you

15 practiced before?

16 MR. CAMPIONE: I'm going to say at

17 least half a dozen.

18 MR. REGAN: Chairman, I think he can be

19 qualified.

20 MR. DEPINTO: Chair will accept

21 recommendation of Counsel.

22 Please continue.

23 MR. CAMPIONE: Pleasure to be in front

24 of you. I'm sure you've heard about our most recent

25 New Jersey project, the Glenwood Green ShopRite

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1 Target-anchored center. And then just recently, this
 2 weekend, we opened Cheshire Crossing in Connecticut.
 3 We've been -- we've had the pleasure of
 4 working with Regency Centers for 21 years now; every
 5 year they've been busy, they've been active. They
 6 produce beautiful centers; we've worked with them up
 7 and down the East Coast from Florida to New Hampshire
 8 and their one and only mall outside of San Francisco.
 9 We've been working on this project
 10 since the summer. As you've been told already, The
 11 Fresh Market will be reduced by approximately 7,600
 12 square feet essentially on the right side, if you're
 13 looking at the front of the building, and Trader Joe's
 14 will occupy the remainder of The Fresh Market as well
 15 as some of the adjacent tendencies.
 16 MR. DEPINTO: Mr. Campione, if I can
 17 interrupt you for one second. You've prepared an
 18 architectural rendering of the proposed development?
 19 MR. CAMPIONE: We did. They were
 20 submitted and it's sheet 2.
 21 MR. DEPINTO: Yes, thank you. I would
 22 like to ask you if you could post your exhibit on that
 23 easel for public --
 24 MS. PRICE: I'll do mine.
 25 MR. DEPINTO: If you push that easel

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1 back a little bit, I think both the public and the
 2 Board can see; that's probably the best spot.
 3 And members of the public, I think they
 4 get a better view -- if you move to your left, it
 5 might help.
 6 And again, Ms. Price, the exhibit
 7 that's being posted are the architectural plans that
 8 are included in your A1 packet; is that correct?
 9 MR. CAMPIONE: Correct.
 10 MR. LINTNER: Mr. Chairman, the -- are
 11 dated December 10th.
 12 MS. PRICE: No -- yeah.
 13 MR. LINTNER: So this is --
 14 MR. DEPINTO: I'm sorry, I didn't
 15 get --
 16 MS. PRICE: Yeah, this is -- I
 17 didn't -- I didn't get him to authenticate it yet, so.
 18 Mr. Campione, while you're doing that
 19 on the easel, the set of plans that you are attaching
 20 are the nine-page plan sent from your office dated
 21 December 10th?
 22 MR. CAMPIONE: December 10th.
 23 MS. PRICE: Okay.
 24 Mr. Regan, if I could have --
 25 MR. REGAN: A2?

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1 MS. PRICE: A2, thank you.
 2 (Exhibit A2 was marked for
 3 identification.)
 4 MR. CAMPIONE: And as mentioned, these
 5 have been slightly revised to address the comments
 6 from Engineering and Planning. So if you will, you
 7 can see the existing Fresh Market on the top line, the
 8 proposed Trader Joe's in the center below.
 9 The height of the building remains the
 10 same; the highest point of The Fresh Market will
 11 remain the highest point of the Trader Joe's. The
 12 Trader Joe's is approximately 109 feet by 123 feet.
 13 It will be 13,562 square feet and steps down
 14 accordingly.
 15 The parapet of the front of the
 16 building has been designed to screen the rooftop units
 17 that are there. And on the sides and on the rear, you
 18 will notice above the existing building line, which is
 19 low -- that is existing -- that there's a screen wall
 20 that will be built around the perimeter of both sides
 21 as well. There was a request to identify the building
 22 materials for the Trader Joe's. That will be EIFS and
 23 CMU.
 24 MS. PRICE: Just reference the sheet
 25 number.

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1 MR. CAMPIONE: Sheet number 4 in
 2 Exhibit A2, this identifies what we call the pad
 3 building that will sit in the parking lot, which the
 4 three tenants of Shake Shack, Honeygrow, and CAVA. As
 5 a response to the comments made previously, this
 6 building has been reduced to a total height of 25 feet
 7 or 24.77 feet above average grade at its highest point
 8 and goes between 23.77 and --
 9 MR. DEPINTO: Mr. Campione, before we
 10 talk about the new building, if you could put your
 11 board back to the building that currently exists and
 12 explain to the Board and to the public showing what
 13 portion of the existing building will be removed and
 14 where the 10 or 11,000 square feet for Trader Joe's
 15 will sit in relationship to what's there.
 16 MR. CAMPIONE: Is that okay -- going
 17 back to you? They're actually lined up exactly the
 18 way existing had proposed, perfectly aligned. You can
 19 see to the right here, you'll see the dashed line of
 20 the existing -- building that comes right through
 21 here, approximately through the "K" of The Fresh
 22 Market is the line of the new wall that will be built.
 23 Right through this portion to the right gets
 24 demolished, approximately 7,600 square feet of space,
 25 conveniently the same size as the new pad building

<p style="text-align: right;">Page 58</p> <p>1 being built in the parking lot.</p> <p>2 The height of the existing building,</p> <p>3 the cornices all gets removed. But the height of the</p> <p>4 existing, which is 417.34, remains the same, 417.34,</p> <p>5 and then steps down accordingly. And then you can see</p> <p>6 this portion of the existing building remains. So the</p> <p>7 Trader Joe's occupies a portion of The Fresh Market</p> <p>8 and a portion of the existing retail side.</p> <p>9 MR. DEPINTO: So therefore the tenant</p> <p>10 that currently is located contiguous to Fresh</p> <p>11 Market -- I think it's a hair salon?</p> <p>12 MR. ALLEGRETTI: It's -- it's a</p> <p>13 vacant -- it's a vacant former hair salon that is</p> <p>14 relocating to the middle of the shopping center, Moxie</p> <p>15 Blow Dry Bar.</p> <p>16 MR. DEPINTO: So the space that Trader</p> <p>17 Joe's will occupy will be contained within a smaller</p> <p>18 footprint than what currently exists?</p> <p>19 MR. ALLEGRETTI: Yes, Chairman.</p> <p>20 MR. CAMPIONE: Correct. Correct.</p> <p>21 MR. DEPINTO: And with respect to the</p> <p>22 area that you're talking about, is that all at-grade</p> <p>23 or is some of that 10,000 feet or 11,000 feet subgrade</p> <p>24 in the basement area of the building?</p> <p>25 MR. CAMPIONE: The 7,600 square feet is</p>	<p style="text-align: right;">Page 60</p> <p>1 nature?</p> <p>2 MR. ALLEGRETTI: Yes, Chairman. Yes,</p> <p>3 Chairman.</p> <p>4 MR. DEPINTO: You see, years ago, the</p> <p>5 basement operated as a retail space --</p> <p>6 MR. ALLEGRETTI: It was an antique</p> <p>7 market, yes.</p> <p>8 MR. DEPINTO: And I wanted to make</p> <p>9 certain that we had no intention of expanding the</p> <p>10 retail space to the lower level.</p> <p>11 MR. ALLEGRETTI: No, Chairman.</p> <p>12 MS. PRICE: No.</p> <p>13 MR. DEPINTO: That would have an impact</p> <p>14 on parking, traffic flow, everything. So the space</p> <p>15 that Trader Joe's will occupy will be limited to first</p> <p>16 floor grade level only, plus that area formerly</p> <p>17 occupied by Moxie?</p> <p>18 MR. CAMPIONE: That's correct.</p> <p>19 MR. DEPINTO: I'm good. Please</p> <p>20 continue.</p> <p>21 MR. CAMPIONE: Thank you. Thank you</p> <p>22 for your clarification. Pad building? Pad building?</p> <p>23 MR. DEPINTO: Please.</p> <p>24 MR. CAMPIONE: As mentioned, the pad</p> <p>25 building, in response to comments that we've reduced</p>
<p style="text-align: right;">Page 59</p> <p>1 at grade.</p> <p>2 MR. DEPINTO: At grade. Is there any</p> <p>3 space beneath grade? Is there a basement?</p> <p>4 MR. ALLEGRETTI: So -- so I -- I --</p> <p>5 MS. PRICE: You've got to come back up</p> <p>6 and just -- you have to put your name back on the</p> <p>7 record for answering it.</p> <p>8 MR. ALLEGRETTI: Joe Allegretti, vice</p> <p>9 president and market officer, Regency Centers. So</p> <p>10 the -- the space that was formerly Moxie Blow Dry Bar,</p> <p>11 which is 1,980 square feet plus a portion of the</p> <p>12 existing Fresh Market totaling 13,500, all at grade,</p> <p>13 will be -- will be Trader Joe's. Below the current</p> <p>14 Fresh Market space there is an existing basement; it's</p> <p>15 a non-selling basement. A portion of that basement</p> <p>16 will be cut off when we cut off the north side of the</p> <p>17 building and it'll be a non-selling basement as well.</p> <p>18 MR. DEPINTO: So the public --</p> <p>19 MR. ALLEGRETTI: Not a part of the</p> <p>20 13,500 ground floor area.</p> <p>21 MR. DEPINTO: So the public will not</p> <p>22 have access to the lower level?</p> <p>23 MR. ALLEGRETTI: No, Chairman.</p> <p>24 MR. DEPINTO: That lower level will be</p> <p>25 used for storage of product, equipment, things of that</p>	<p style="text-align: right;">Page 61</p> <p>1 to 25 feet in height, 24.77 feet above average grade</p> <p>2 at its highest point, which is at the Shake Shack and</p> <p>3 the detail above the CAVA.</p> <p>4 Materials here is the same to be</p> <p>5 complementary to the new Trader Joe's: EIFS, CMU,</p> <p>6 metal panels, cementitious board; and -- and it is</p> <p>7 intended to be a white building, as you see there.</p> <p>8 It's -- a black-and-white venue with some -- just</p> <p>9 accents for the canopies. And can't believe</p> <p>10 there's -- there is a -- there is an illuminated rail</p> <p>11 that goes around the perimeter of the outer plaza and</p> <p>12 lighting throughout the perimeter of the building as</p> <p>13 well.</p> <p>14 We are indeed -- you can see it on this</p> <p>15 elevation and I will also show you an enlarged plan,</p> <p>16 which is sheet 6. We are indeed asking for variance</p> <p>17 with regard to signage at the Trader Joe's and the</p> <p>18 three tenants. Approximately three feet in height for</p> <p>19 all the front-facing signs on the pad building; the</p> <p>20 Shake Shack is three feet high by 30 feet, two inches</p> <p>21 wide. The CAVA is actually three foot, one inch in</p> <p>22 height. The Honeygrow, the lowercase letter "H" is 36</p> <p>23 inches, you can see, but they're -- they're a smaller</p> <p>24 sign in general because then they use lowercase</p> <p>25 letters. The "H" is 36 inches, but as you might have</p>

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1 depicted on the front elevation of the pad building,
2 it's surrounded by a box. That box or frame is
3 actually 45 inches, that frames the word --
4 MR. DEPINTO: In the interest of -- is
5 it compliant with Montvale sign ordinance
6 requirements?
7 MR. CAMPIONE: No.
8 MR. DEPINTO: Okay. So you need
9 variances?
10 MR. CAMPIONE: We need variances.
11 MR. DEPINTO: Do you need variances for
12 all three of the stores that are proposed?
13 MR. CAMPIONE: Four.
14 MR. DEPINTO: Four including Trader
15 Joe's?
16 MR. CAMPIONE: Correct.
17 MR. DEPINTO: Okay. Let's hold off
18 sign variances till we're done with site detail.
19 MR. CAMPIONE: Okay.
20 MR. DEPINTO: Continue. We'll deal
21 with signs on the backside.
22 MR. CAMPIONE: And I'll -- I was going
23 to say -- well, back side, also keep in mind that we
24 are proposing three signs on the rear of the pad
25 building facing back towards the shopping center.

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1 MR. DEPINTO: We'll deal with all the
2 signs when we're done with engineering, architecture,
3 traffic. That's the way we deal with this -- we put
4 it on the backside.
5 MR. CAMPIONE: Okay. Okay. Then
6 essentially, because I've already previously mentioned
7 that the packets and the screening will be provided,
8 we did add to this supplemental set sheet 7 and sheet
9 8, which are preliminary roof plans. Based on our
10 historical knowledge of having done these tenants
11 before, we are showing the proposed rooftop units for
12 the Trader Joe's as well as the three retail tenants.
13 And again, the intent is that the parapets for the
14 screen wall will screen those rooftop units
15 accordingly.
16 MR. DEPINTO: So the air handlers
17 mounted on the roof of that building will not be
18 visible to cars traveling on Chestnut Ridge Road?
19 MR. CAMPIONE: That is the intent, yes.
20 MR. DEPINTO: And when you're looking
21 from the existing shopping center down towards the
22 back of the buildings, will the rooftop air handlers
23 be visible?
24 MR. CAMPIONE: No, that is the -- the
25 pad building is four-sided architecture with --

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1 MR. DEPINTO: Okay. Good job. Keep it
2 going.
3 MR. CAMPIONE: That's all I have for
4 you, so.
5 MR. DEPINTO: Okay, good. Thank you.
6 MR. CAMPIONE: Thank you.
7 MS. PRICE: Witness can be -- is now --
8 questions.
9 MR. DEPINTO: Okay, let's move on.
10 Questions from board members, starting with Dieter.
11 MONTVALE PUBLIC: As it stands right
12 now -- maybe this is more of a general public -- or
13 actually, personal -- of some kind. Where --
14 lives -- behind the shopping center, I was just
15 wondering, can you see the roofs of the -- of the
16 shopping center? Can you see --
17 MS. PRICE: Oh, you were asking --
18 couldn't actually -- this gentleman lives right
19 behind -- you can answer. Can you see the roofs --
20 MR. DEPINTO: Okay, hold on -- hold on.
21 MONTVALE PUBLIC: I'm sorry.
22 MR. DEPINTO: Okay. When we open it to
23 the public, I'll allow you to ask -- ask the question
24 and answer. So from this architect's point of view,
25 are you aware of whether or not you can see the

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1 rooftop air equipment, exchange equipment from the
2 rear yard of the subject property? Can you testify to
3 that?
4 MR. CAMPIONE: I believe currently on
5 the rear of Fresh Market you can see rooftop units
6 from adjacent property. You will not be able to when
7 we're done.
8 MR. DEPINTO: Okay. When we open it to
9 the public, then we'll get their opinion. Okay.
10 UNIDENTIFIED SPEAKER: See if there's
11 a --
12 MR. DEPINTO: There you go. Anything
13 else here? Okay, good. Thank you.
14 Group?
15 MONTVALE PUBLIC: I don't have any
16 questions. No questions to your architect.
17 MR. DEPINTO: Thank you.
18 MR. KOELLING: A couple questions on
19 sheet 2. The attorney notes -- to be stark white --
20 going to be white, and then there's a note,
21 "Existing -- will be repainted." Has a color been
22 selected?
23 MR. CAMPIONE: It has not. But knowing
24 my client, he's thinking white.
25 MR. DEPINTO: Knowing your client --

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1 I'm sorry, I missed that.
 2 MR. CAMPIONE: He's thinking white.
 3 MR. DEPINTO: And John, what -- what
 4 you're dealing with --
 5 MR. KOELLING: No, I just wanted to
 6 know from the information point of view of how far it
 7 progressed with the layout -- it's my understanding
 8 that's not yet been sorted.
 9 MR. DEPINTO: Okay.
 10 MR. KOELLING: On sheet 4, I don't
 11 know -- had a question maybe, but sorry. Sheet 3, I
 12 noticed on the west wall, two stores have one rear
 13 exit, but CAVA has two. I'm just curious, why
 14 would -- why would that store have two?
 15 MR. CAMPIONE: Based on our
 16 understanding of how their test fit will work, one
 17 will exit from their kitchen, and we don't want the
 18 public going through the kitchen to exit for
 19 emergency, so the other one -- exit's for the public.
 20 MR. KOELLING: No other comments at
 21 this time, Mr. Chairman.
 22 MR. DEPINTO: Okay, thank you.
 23 Joe?
 24 MR. PUGLISI: Just a question following
 25 on Dieter's observation. You have movers -- and a

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1 parapet on the Trader Joe's roof. Is that for -- or
 2 for -- covered by -- parapets?
 3 MR. CAMPIONE: The -- the rear
 4 elevation is the bottom left, and that has the same
 5 screen proposed. So that is the rear that faces our
 6 neighbors; that is proposed to receive the same movers
 7 as we have on the side.
 8 MR. REGAN: Thank you.
 9 No further questions, Mr. Chairman.
 10 MR. DEPINTO: Thank you.
 11 Anita?
 12 MS. BAGDAT: No.
 13 MR. DEPINTO: Frank?
 14 MR. STEFANELLI: I'll wait for the
 15 engineer.
 16 MR. DEPINTO: Okay, thank you.
 17 And Darlene?
 18 MS. GREEN: I have a few by my --
 19 not -- not on my letter, just in general. Sheet 3 of
 20 the plans is the new building. It does not have a
 21 detailed floor plan. Now, from my understanding from
 22 Ms. Price, you're seeking a preliminary final. In
 23 order to receive a final, we have to have a detailed
 24 floor plan showing layout, tables, chairs; when will
 25 we receive that?

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1 MR. CAMPIONE: We will be applying for
 2 the shell permit only, which is what Regency is
 3 required to build per lease obligation. And each
 4 tenant will come in to do their own tenant bid-out and
 5 submit what we call "TI drawings," tenant improvement
 6 drawings, on their own for separate permits.
 7 MS. GREEN: So our parking
 8 requirement's based on seats, so I'm not sure how
 9 we're going to get to preliminary if we don't have
 10 a -- how we're going to get final approval if we don't
 11 have a layout of seats.
 12 MR. DEPINTO: Let's go to Ms. Price.
 13 Can you answer that, please?
 14 MS. PRICE: Ms. Price can -- can answer
 15 that. Can Ms. Price have a minute? Because I have
 16 that flagged.
 17 MR. DEPINTO: Sure.
 18 Do you -- while Ms. Price is checking
 19 on that --
 20 MS. GREEN: Yes, I've got another
 21 question. Mentioned -- and I'm not sure if this is
 22 best for Mr. Campione or Mr. Allegretti -- you're
 23 filling in a portion of the basement, so that means
 24 you're going to be bringing in dirt to fill that?
 25 MR. CAMPIONE: On the right side,

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1 correct.
 2 MS. GREEN: Do you have any idea of how
 3 big of a space you are filling? Because where I'm
 4 heading is does this trigger a major soil moving
 5 permit and if so, has that notice been done?
 6 MR. REGAN: I haven't seen an
 7 application for --
 8 MS. GREEN: I didn't see it in my --
 9 either, and that's why I'm asking, because I want to
 10 make sure that, you know, we're putting everything in
 11 that's necessary for the approvals.
 12 MS. PRICE: Yeah.
 13 MS. GREEN: 500 --
 14 MR. ALLEGRETTI: Can I -- can I speak
 15 to that?
 16 MR. DEPINTO: Yeah.
 17 MR. ALLEGRETTI: Joe Allegretti, vice
 18 President and market officer, Regency Center.
 19 I -- Ms. Green, I think our -- our
 20 engineer could testify to that question. And --
 21 MS. GREEN: Okay. With how many cubic
 22 yards?
 23 MR. ALLEGRETTI: Yes. Yeah --
 24 MS. GREEN: All right.
 25 MR. REGAN: Anything over 500 will

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1 still need an application.
 2 MS. GREEN: Right.
 3 MR. DEPINTO: Let's carry that --
 4 MS. GREEN: Perfect, thank you.
 5 MS. PRICE: I can -- and I can respond
 6 on the seats, because we assumed a number of seats in
 7 our parking calculation for each of these. For Shake
 8 Shack, we figured 89; for Honeygrow, 62; and CAVA, 62
 9 on the seat calculation when we --
 10 MS. GREEN: Understood. I -- I guess
 11 what I would say is -- I don't know that we've ever
 12 granted final site plan application without some sort
 13 of floor plan.
 14 MS. PRICE: Well --
 15 MS. GREEN: Even -- even if it were
 16 subject to change, I mean, there's got to be a
 17 template floor plan for each one of these tenants.
 18 MS. PRICE: Well, I can --
 19 MR. CAMPIONE: We call it -- yeah, we
 20 call it a "test fit."
 21 MS. PRICE: Yeah --
 22 MR. CAMPIONE: That's how we -- that's
 23 how we are able to address that -- the double door in
 24 the back of the -- 110. So I'm sure we'd be able to
 25 obtain that --

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1 MS. PRICE: Yeah.
 2 MR. DEPINTO: Go ahead. Darlene, what
 3 else do you have?
 4 MS. GREEN: That's all for now.
 5 MR. DEPINTO: Okay. Very good.
 6 Anyone else have any questions that can
 7 be -- on? No? With that, Chair would like to
 8 entertain a motion to open the meeting to the public.
 9 MR. KOELLING: So moved.
 10 MR. STEFANELLI: Second.
 11 MR. DEPINTO: Dieter, second Frank.
 12 All in favor?
 13 MULTIPLE SPEAKERS: Aye.
 14 MR. DEPINTO: Okay. Anyone from the
 15 public have any questions of the architect?
 16 Gentleman in the far right?
 17 MONTVALE PUBLIC: I'm good.
 18 MR. DEPINTO: Okay.
 19 MR. ALTADANA: -- sure. I'm John
 20 Altadana. I live at 4 Diane Court in Woodcliff Lake.
 21 One thing that wasn't specified or wasn't in here is
 22 where that pad and -- and Honeygrow will go in
 23 relation to the Trader Joe's and the rest of the strip
 24 mall.
 25 MR. CAMPIONE: The site plan

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1 application and my site engineer will show you a full,
 2 complete site plan, exactly where it's going to fit
 3 into the parking lot.
 4 MR. ALTADANA: Okay. Okay. That was
 5 the question.
 6 MR. DEPINTO: Good, thank you.
 7 Anyone else? A question? Yes?
 8 MONTVALE PUBLIC: -- 96 Woodmont Drive,
 9 Woodcliff Lake, New Jersey. So this question is
 10 regarding rooftop noise and screening. Since the
 11 rooftop mechanical plans are preliminary, will
 12 final -- noise analysis be submitted to confirm
 13 compliance with township noise standards, especially
 14 in proximity for residential areas?
 15 MR. CAMPIONE: Anything that we have to
 16 do to comply will we done.
 17 MONTVALE PUBLIC: Okay. For clarity,
 18 can the architect confirm that A2, dated December
 19 10th, represents architectural plans that have --
 20 that -- seeking approval on tonight and that any
 21 future change require board review?
 22 MR. CAMPIONE: Well, I can't -- I can't
 23 attest that it requires board review, but I can attest
 24 that what we're submitting now on December 10th, sheet
 25 2, is our intended design.

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1 MONTVALE PUBLIC: All right, thank you.
 2 Can the applicant confirm whether the use of the
 3 basement for storage will increase delivery frequency
 4 or early morning operations compared to the existing
 5 supermarket?
 6 MR. CAMPIONE: I can't attest to what
 7 their -- what the use -- going to be --
 8 MONTVALE PUBLIC: We discussed the
 9 basement --
 10 MR. DEPINTO: We discussed the basement
 11 with respect to the use. With respect to the
 12 operation, I don't think the architect can testify.
 13 MONTVALE PUBLIC: Well, you mentioned
 14 quality of life; right? It's a retail space versus
 15 deliveries; will there be an impact?
 16 So moving along, has the pad building
 17 been designed to accommodate outdoor seating, and if
 18 so, where is that seating shown and how many seats are
 19 in this --
 20 MS. PRICE: No, I stipulated --
 21 MR. CAMPIONE: We -- we removed the
 22 outdoor seating --
 23 MS. PRICE: Right. I stipulated at the
 24 outset that the outdoor seating has been removed.
 25 MONTVALE PUBLIC: All right. Where are

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1 trash, recycling, and grease storage areas located for
 2 the pad tenants, and are those areas fully screened
 3 from public view?
 4 MR. CAMPIONE: I can answer that they
 5 are fully screened, and my site engineer will show you
 6 exactly where they sit for both the pad and for the --
 7 address.
 8 MONTVALE PUBLIC: Thank you.
 9 MR. CAMPIONE: You welcome.
 10 MR. DEPINTO: Okay. Anyone else? No?
 11 We're good? Okay.
 12 Chair will entertain a motion to close
 13 the meeting to the public.
 14 MR. KOELLING: So moved.
 15 MR. LINTNER: Seconded.
 16 MR. DEPINTO: Dieter, Bill.
 17 All in favor?
 18 MULTIPLE SPEAKERS: Aye.
 19 MR. DEPINTO: Thank you very much.
 20 MR. CAMPIONE: Thank you.
 21 MS. PRICE: Okay. I'll call my civil
 22 engineer.
 23 MR. REGAN: Sir, would you raise your
 24 right hand, please?
 25 //

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1 WHEREUPON,
 2 ROBERT AIELLO,
 3 called as a witness and having been first duly sworn
 4 to tell the truth, the whole truth, and nothing but
 5 the truth, was examined and testified as follows:
 6 MR. REGAN: -- your full name and spell
 7 your last name, please.
 8 MR. AIELLO: My name is Robert Aiello,
 9 spelled A-I-E-L-L-O.
 10 MR. REGAN: Thank you.
 11 MS. PRICE: Rob, could you give your
 12 educational and professional background for members of
 13 the board and the public?
 14 MR. AIELLO: Sure.
 15 I hold a bachelor of science degree in
 16 engineering from Manhattan College and I am a licensed
 17 professional engineer in New Jersey as well as other
 18 states in the Atlantic area and New England area and
 19 the Tri-State area. I'm a partner with the firm of
 20 JMC Site Development Consultants and our firm is also
 21 authorized to practice engineering in the state of New
 22 Jersey. I've practiced for 28 years working on a
 23 variety of different projects including retail centers
 24 and shopping centers, residential, commercial, self-
 25 storage, laboratory-type space.

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1 MR. REGAN: Have you previously been
 2 qualified as a professional engineer before a land use
 3 board in New Jersey?
 4 MR. ALLEGRETTI: Yes, sir, I have,
 5 specifically in Union Township, Toms River, Highlands,
 6 Montclair, and Kinnelon.
 7 MR. REGAN: Chairman, you can continue
 8 to qualify.
 9 MR. DEPINTO: Okay. Chair will accept
 10 recommendation of Counsel.
 11 Please continue.
 12 MS. PRICE: Well, we already marked
 13 your initial plans as part of A1 and you heard me make
 14 reference at the beginning of my overview to drawings
 15 having been submitted; is that correct?
 16 MR. AIELLO: That's correct.
 17 MS. PRICE: And your revised drawings
 18 are -- can you reference what your drawings -- the
 19 date? The new ones.
 20 MR. AIELLO: The new ones -- yes,
 21 they're all dated December 10th, 2025.
 22 MS. PRICE: Okay.
 23 And collectively, if we can mark those,
 24 Mr. Regan, as A3 -- the new JMC drawings, which I will
 25 give you the list in one second -- that goes from C000

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1 and it goes all the way through MML-904. And it's
 2 originally dated November 18, 2025, last revised
 3 December 10, 2025.
 4 (Exhibit A3 was marked for
 5 identification.)
 6 MR. REGAN: A3?
 7 MS. PRICE: A3.
 8 MR. AIELLO: And then we have Exhibit
 9 A4.
 10 (Exhibit A4 was marked for
 11 identification.)
 12 MS. PRICE: Yep. And you have an
 13 exhibit up on the easel. If you could just
 14 describe -- we've pre-marked that as Exhibit A4; just
 15 explain what that board represents.
 16 MR. AIELLO: So that is Drawing C010,
 17 which was previously submitted to the Board. But the
 18 difference is -- is we've added color onto the site
 19 plan as well as an aerial photo in the background for
 20 better context and clarity.
 21 MS. PRICE: And you've been present for
 22 Mr. Allegretti and our architect's testimony; correct?
 23 MR. AIELLO: I have.
 24 MS. PRICE: So you've heard questions
 25 both from the members of the public and of the Chair?

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1 MR. AIELLO: I have.
 2 MS. PRICE: So I'm going to ask you in
 3 narrative form to take us through existing conditions
 4 proposed. And I'd ask that you address the standard
 5 items, lighting, landscaping, stormwater -- which I
 6 know that report is about three inches thick, but I'd
 7 ask that you address those elements, and we'll stop at
 8 different times.
 9 MR. AIELLO: Okay, thank you.
 10 So the -- the exhibit we have here, A4,
 11 shows the site in existing conditions. As we're all
 12 aware, the site consists of a single main retail
 13 building with retail uses and restaurant uses. And
 14 that overall gross floor area, including the basement,
 15 is 89,585 square feet; at 74,000 -- I'm sorry, 75,159
 16 square feet is the main level.
 17 MR. REGAN: Could you give me that
 18 number again?
 19 MR. AIELLO: The main level is 75,159.
 20 MR. REGAN: Okay.
 21 MR. AIELLO: So with regard to existing
 22 conditions of the parking, there are currently 527
 23 parking spaces which currently exist on the property.
 24 And the existing traffic configuration is angled
 25 parking, so you can only drive one way in any one of

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1 the lanes. And it's not your typical alignment for a
 2 shopping center of this town.
 3 With regard to access, we have three
 4 driveways in existing conditions. We have one on
 5 Woodmont Drive; we have another on -- we have two on
 6 Chestnut Ridge Road, one to the north -- which is to
 7 the right on this plan -- and the other in the middle,
 8 which is a right-in/right-out drive.
 9 So the one in the middle is a right-
 10 in/right-out only; the one to Woodmont is a full-
 11 access drive, alternative movements are permitted both
 12 in and out; as well as the northern drive to the right
 13 on Chestnut Ridge Road, which is also a full-access
 14 driveway. There is a traffic light at the
 15 intersection of Chestnut Ridge Road and Woodmont.
 16 So with regard to landscaping and
 17 existing conditions -- there's really limited
 18 opportunity for landscaping within the actual parking
 19 field itself. There is some over by The Fresh Market
 20 from when that was built most recently, but the main
 21 parking field of the shopping center has limited
 22 landscaping.
 23 With regard to the rear of the center
 24 or the rear of the building, that is where all the
 25 loading operations currently occur. What's atypical

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1 about this center is that it's a dead end. So trucks,
 2 including the ones that go to The Fresh Market as well
 3 as all the tenant spaces in the back, have a dead end
 4 that they need to deal with, and they have a K turn or
 5 a series of turns they need to make in order to leave
 6 the site after they've entered it. So that is not a
 7 typical arrangement for a shopping center, and that is
 8 one that we are looking to improve with our proposed
 9 conditions.
 10 We should also note that the existing
 11 driveway at Chestnut Ridge Road to the north, when you
 12 come in, there's immediate decisions that need to be
 13 made by people, and it's different sources of conflict
 14 or potential conflict with vehicles.
 15 When you come in, you have the access
 16 drive along the frontage, you have this angled drive
 17 that brings you over to The Fresh Market space, that
 18 all intersect very close to the intersection with
 19 Chestnut Ridge Road, which does not allow for really
 20 much queuing to occur in this area with the existing
 21 configuration. So that is something that we are
 22 looking to remedy with this application that we'll
 23 demonstrate on our next exhibit.
 24 The existing right-in/right-out
 25 driveway, we are getting rid of; that's the one in the

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1 middle of the frontage of Chestnut Ridge Road. And we
 2 thought that made sense to not have -- and I would
 3 point this out on the proposed conditions plan, but I
 4 think it's important to see in the context of the
 5 existing plan -- it would be important to not have the
 6 in-and-out activity, people coming in from Chestnut
 7 Ridge Road right in front of where we will have
 8 pedestrians for the future pad side -- so we'll point
 9 that out again on the proposed plan, but just wanted
 10 to give context on the existing.
 11 And then the existing driveway on
 12 Woodmont is remaining in its current location and its
 13 current configuration. We are modifying some of the
 14 parking on either side to allow for better truck
 15 operation because this is the driveway that the truck
 16 deliveries occur -- that the truck deliveries use
 17 currently going to the back of the building. That was
 18 based on conversations with Regency and their -- and
 19 based on conversations they've had with their
 20 operators. So this is where the trucks currently come
 21 in and out.
 22 You know what -- could you please set
 23 that board up too, please?
 24 MS. PRICE: And, Rob, before you go to
 25 the next exhibit, is this northern end of the site

<p style="text-align: right;">Page 82</p> <p>1 constrained in any way by any stormwater or related 2 items? 3 MR. AIELLO: I neglected to mention 4 that there is an existing stream that runs along the 5 northern portion of property. And it is subject to 6 Jersey DEP flood hazard area requirements, and it also 7 has a riparian zone associated with it that encroaches 8 well into the existing parking lot in existing 9 conditions. 10 So this is Exhibit A5, which is drawing 11 C100, again with the aerial photography showing in the 12 background for context as well as the site plan 13 rendered for better clarity in terms of what's being 14 proposed. 15 (Exhibit A5 was marked for 16 identification.) 17 MR. AIELLO: So with regard to the 18 changes that we are proposing, we are removing 19 approximately 6,200 square feet of building footprint 20 on the north side of the current Fresh Market. We are 21 also removing and filling in the basement with the 22 corresponding 6,300 square feet below it. So we'll be 23 building a new wall on the north end; the remaining 24 basement would stay, but this area would be filled up 25 to the grade of basically the finished floor elevation</p>	<p style="text-align: right;">Page 84</p> <p>1 where we could provide ADA spaces that were compliant 2 in terms of slope, and that's why they're located in 3 this area here. 4 So as we look at the improvements going 5 forward towards Chestnut Ridge Road, you'll see there 6 are other things happening in front of the grocer. We 7 are proposing a hatched area in front to designate 8 that this is a pedestrian area just to bring awareness 9 to vehicles who are drivers as they're driving through 10 this area -- to be aware that there are, you know, 11 people crossing in this area with shopping carts and 12 the like. 13 And you'll notice that we've added some 14 additional green space, but particularly, there's an 15 island here at this portion of the parking lot. And 16 that's enabled us to use that as a grade-change island 17 with a small retaining wall within it, because the 18 existing parking field in front is about 8 or 9 19 percent in pitch, which is pretty steep for a retail 20 use. 21 We are making that better; I'm making 22 that about 6 percent or so. I forget the exact 23 number, but I believe it's about 6 percent in front 24 which will flatten that area out. And we are using 25 this existing -- for this proposed island for purposes</p>
<p style="text-align: right;">Page 83</p> <p>1 of the current building. 2 That allows us to provide additional 3 parking along the northern edge as well as an 4 opportunity to provide the access lane that provides 5 the 360 -- the 360 circulation around the building 6 that you typically see in a shopping center of this 7 nature. 8 There is a small infill of about 500 9 square feet, basically squaring off the footprint of 10 the existing Fresh Market. And that is where the 11 entry to the Trader Joe's space -- that's in the 12 southeast corner of the Trader Joe's space. 13 We are widening the sidewalk and 14 reconstructing the sidewalk along the frontage of the 15 Trader Joe's store, as well as in front of some of the 16 existing stores adjacent -- the two existing spaces, 17 or one and a half of the existing spaces -- to allow 18 for better grading ADA access in terms of sidewalks. 19 And we're also proposing a cart storage area in the 20 front of the building, which is customary for a Trader 21 Joe's store. 22 We have added our ADA spaces -- two ADA 23 spaces for the Trader Joe's stores on the side of the 24 building in this location. Because it was formally a 25 building, it was flat, and that was our best location</p>	<p style="text-align: right;">Page 85</p> <p>1 of providing some grade change. 2 As you work forward towards the new 3 driveway, you'll see that this driveway is 4 significantly different than what currently exists. 5 As I mentioned, when you come into Chestnut Ridge Road 6 from Chestnut Ridge Road, there are a number of 7 opportunities for conflict because there are a number 8 of intersections very close to the intersection of 9 Chestnut Ridge Road. 10 So what this does is provides for 11 queuing of about -- I believe it to be 90 feet of 12 vehicles, which is about four or five vehicles, where 13 you currently really have very little queuing ability 14 when you enter or leave the site. 15 You'll also notice that we've 16 introduced a curve here. And this curve allows for 17 people that are arriving at the site to enter the 18 site, have about 100 feet or so to recognize that 19 they're now in the Center, and then, if they're 20 continuing to the Trader Joe's, they can bear right 21 and go into the parking field while they're on the 22 north side or at front. Or if they're intending to 23 come to the Center to go to other -- the existing uses 24 or our proposed pad site, it'd be continue along the 25 road, and it provides a nice break in terms of the</p>

<p style="text-align: right;">Page 86</p> <p>1 traffic flow between the Trader Joe's/food use and the 2 remaining tenants on the property. 3 Another change that we've made is we've 4 added this center access drive to allow for better 5 access to the pad site, to the existing buildings, and 6 to the parking fields. So this will provide 7 conductivity directly from driveway to driveway and 8 also allow for people to come into the property, 9 decide where they are going and where they would like 10 to park to be able to come in. 11 We've made this a one-way up the page 12 westerly, so that way, we eliminate any conflicts in 13 terms of people trying to turn into this location. 14 And, you know, people can continue here, come around, 15 come to the pad site or come in off of Woodmont and 16 have the same opportunity to continue straight, go 17 into the lower parking fields or the upper parking 18 fields for the main building. 19 So in regard to the pad site -- forgive 20 me, a lot of notes and numbers. The pad site is 7,600 21 square feet in size with three tenants. Shake Shack, 22 Honeygrow and CAVA are the anticipated users for those 23 spaces, Shake Shack being 3,200 square feet, Honeygrow 24 being 2,200, and CAVA also being 2,200 square feet. 25 Because we have a good amount of grade</p>	<p style="text-align: right;">Page 88</p> <p>1 the pad site didn't have to deal with people that were 2 coming in or leaving the site. It just minimizes the 3 potential for conflicts. 4 So this route then continues all the 5 way up the page. And this is an ADA-accessible route, 6 meaning that no point of that route is greater than 5 7 percent in pitch. So that is ADA-compliant route out 8 to the bus stop on Chestnut Ridge Road that can bring 9 you all the way up to the Drop Fitness gym space here. 10 And then you can get to anywhere along the front of 11 the building to the existing tenants as well as the 12 Trader Joe's. 13 We've also provided another connection 14 here with a sidewalk or crosswalk to get you into the 15 Trader Doors parking field in case that is more 16 convenient, but this is our ADA-accessible route. 17 -- yeah, okay. So here -- here's 18 the -- Steve, this is the -- the driveway off of 19 Chestnut Ridge Road; we have one lane coming in and 20 two lanes coming out. And this is the existing 21 driveway on Woodmont Drive remaining in its current 22 location, but we provided for some additional striping 23 here, no parking, to make it easier for trucks to get 24 in and out of that driveway as well as to have better 25 site visibility. So cars aren't blocking your field</p>
<p style="text-align: right;">Page 87</p> <p>1 change across the parking lot, putting in the building 2 requires a -- a retaining wall along the front of the 3 building. And that retaining wall varies from 4 basically a curb, or zero-foot-high wall, to a wall 5 that's about five and a half feet tall at this 6 northeast corner. 7 We provided a ramp area on the north 8 side of the building. And that's not related to the 9 ADA spaces; our ADA spaces are actually located on 10 the -- on the south side of the pad side. It's really 11 provided as more of a convenience for people regarding 12 strollers or something of that nature so that they can 13 just go up here without having to walk across the 14 stairs -- so there's an opportunity to come up without 15 having to go on the stairs. 16 We also have our ADA spaces proposed in 17 this location here as well as three EV spaces for 18 electronic vehicles, and we have a new connection for 19 pedestrians located here that brings you out to the 20 existing sidewalk on Chestnut Ridge Road. 21 So right in this vicinity is the area 22 of the existing right-in/right-out driveway. And 23 because of the activity and action happening here, we 24 thought it would be best to close that driveway so 25 that people walking along the parking area, going into</p>	<p style="text-align: right;">Page 89</p> <p>1 of view as you're coming in the property. 2 Now, you'll also notice that if you 3 look at these two plans side by side -- and I'll try 4 to get out of your way so you can see them -- we have 5 Exhibit A4 on the left, existing conditions, and 6 Exhibit A5 on the right, proposed conditions. And you 7 can see in addition to -- oh, I forgot to mention that 8 it's all 90-degree parking now, so it's, you know, 9 conventional parking you typically see at a shopping 10 center. But we also have significant opportunities to 11 work additional landscaping along the front -- or 12 within the entire front parking area. 13 So I'll talk more about stormwater 14 management in a moment, but we do have a reduction of 15 9,800 square feet, 0.2 acres of the pervious area. So 16 there will be more pervious area in post conditions 17 than what currently exists. 18 So in addition to planting additional 19 trees within the interior of the parking lot, we also 20 just have simply additional green space, which has a 21 benefit from a stormwater management standpoint and 22 helps us to achieve both reductions in runoff as well 23 as -- grades. So that's a net benefit in terms of the 24 stormwater management. But I figured a side by side 25 view of the two would be helpful to understand</p>

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1 differences in the traffic flow and circulation as
 2 well as the --
 3 In addition, on Exhibit A5, we do have
 4 a number of different signs proposed for traffic
 5 calming and for traffic routing. We've included some
 6 correctional signage so that when you come in from
 7 either Woodmont or from Chestnut Ridge Road, you'll
 8 know which way to go to go to either the grocer or
 9 towards the pad site, what have you. Again, just
 10 trying to help people navigate the site more easily in
 11 addition to all of your standard signage for ADA
 12 parking spaces, EV parking spaces, stop signs,
 13 pedestrian yield signs and the like.
 14 And I did also forget to mention that
 15 as a traffic highway measure, because we didn't want
 16 this to be just a straight shot, this pedestrian
 17 island is an -- pedestrian -- pedestrian crosswalk.
 18 So it's a speed table which helps protect pedestrians
 19 but also helps reduce speed as you're driving through
 20 that new center driveway.
 21 Okay. I kind of went off my notes; I
 22 want to make sure I didn't miss anything. Okay, so
 23 with regard to landscaping, this is Exhibit A6 on the
 24 left.
 25 //

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1 (Exhibit A6 was marked for
 2 identification.)
 3 MR. AIELLO: And in order to make use
 4 of the additional 9,800 square foot of green space on
 5 the property, we used this as an opportunity to
 6 provide additional shade trees. Our original
 7 submission for November included a combination of
 8 shade trees as well as ornamental trees, but in our
 9 more recent submittal -- as Exhibit A6 -- we've
 10 included all shade trees in order to -- in order to,
 11 you know, meet the requirement for the number of shade
 12 trees. But that's all outlined in our response letter
 13 to the Planner's comments and her in that memorandum.
 14 MS. PRICE: And just for the record, A6
 15 is sheet L100; correct?
 16 MR. AIELLO: Yes, A6 is sheet L100 --
 17 sorry -- again, with color and the aerial provided for
 18 context.
 19 This is Exhibit A3, which is drawing
 20 L200, and it's the lighting plan that we included with
 21 our submittal. So because we're reconfiguring the
 22 entire configuration of the parking lot, we're also
 23 redoing all of the lights within the front and side of
 24 the Center. So these will be new LED fixtures
 25 throughout the parking lot; they'll be 25 feet tall in

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1 accordance with the Borough's requirements for
 2 lighting.
 3 And the existing lighting and the --
 4 here from the Trader Joe's space to this location
 5 here, we are not proposing the change as part of this
 6 application because we are actually making some
 7 improvements in the back here with the loading
 8 operations for the Trader Joe's. There are three new
 9 lights located in this area, but we made sure that
 10 those three lights were -- as well as any of the
 11 perimeter lights, the ones labeled as "V1," have
 12 shields on them so that the light source will be
 13 shielded from view from the back of the light.
 14 So in other words, you know, we know
 15 many of you live in the area behind, so we want to
 16 make sure that any of the -- any new light we propose
 17 here has a shielded light source, so you won't see the
 18 light source. But these lights also have a forward
 19 throw optic, which will project the light forward and
 20 not backward so as not to have spill on any of our
 21 residential properties, throughout the Center.
 22 That's the overview of the site
 23 improvements. I think there are some housekeeping
 24 things, I think, with regard to variances and things
 25 like that.

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1 MS. PRICE: Yes, I want to -- yes. And
 2 first, let me ask you a question.
 3 MR. AIELLO: Yes. Oh, that, yes.
 4 MS. PRICE: I want to -- a question
 5 arose about stormwater management. With A1, part of
 6 A1 was the stormwater management report that your
 7 office prepared dated November 19th; that was part of
 8 A1. And then this is my new workout equipment -- this
 9 is the revised stormwater management report, which is
 10 revised through December 9th, which -- I skipped one,
 11 Exhibit --
 12 MR. REGAN: I think we're on A7?
 13 MS. PRICE: A7.
 14 (Exhibit A7 was marked for
 15 identification.)
 16 MR. AIELLO: Yes. And then
 17 corresponding to --
 18 MS. PRICE: Correct.
 19 MR. AIELLO: I'm sorry?
 20 MS. PRICE: This is A7, correct.
 21 This --
 22 MR. AIELLO: Yes, it is.
 23 MS. PRICE: Okay. And this is the
 24 revised stormwater --
 25 MR. AIELLO: Let me find my --

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1 MS. PRICE: No, this is -- I have --
 2 the truck turning templates will be 8.
 3 MR. AIELLO: Okay. So with regard to
 4 stormwater management, Exhibit A3, Drawing C300, is
 5 our utilities plan. And this utilities plan was
 6 designed in conjunction with the stormwater management
 7 report we had just discussed.
 8 So we are achieving reductions in
 9 runoff as well as peak rates of runoff vis-a-vis the
 10 reductions in pervious area. Because we're removing
 11 9,800 square feet, we will in turn have less
 12 stormwater runoff and flow exiting from the site. As
 13 we went through our calculations -- and, you know,
 14 this report will be reviewed both by the Borough
 15 engineer as well as the DEP because we need an
 16 individual permit from them for the work that we're
 17 doing because of the riparian zone and the flood
 18 hazard area.
 19 Because of one of the storms analyzed
 20 within that report -- and we're looking at A, B, C, D
 21 soils as well as existing rainfall intensities as well
 22 as projected rainfall intensities -- one of the
 23 analyses that we did show a slight increase. So what
 24 we've done is we have posed stormwater
 25 retention -- I'm sorry, stormwater detention here in

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1 the area in front of Trader Joe's as well as within
 2 the current basement space that's going to be filled
 3 in on the north side of Trader Joe's. So we are
 4 providing significant storage of stormwater runoff as
 5 part of the application.
 6 With regard to water quality, we do
 7 have a reduction of motor vehicle area of about 8.63
 8 percent, which is significant because motor vehicle
 9 areas have hydrocarbons associated with them because
 10 of cars and the like, and other -- salt, et cetera.
 11 So our reduction in impervious area helps us keep up
 12 more quality requirements.
 13 And, you know, the site does have a
 14 remedial action work plan associated with it with the
 15 DEP from a prior historic dry cleaning use on the
 16 property. So we're not able to do recharge, so that's
 17 why we're proposing detention facilities instead of
 18 recharge.
 19 With regard to utilities, we do show
 20 new connections for sewer, for water, and for
 21 stormwater going out to Chestnut Ridge Road, but that
 22 is all subject to approvals with the Borough as well
 23 as with Bergen County as we'll need get a permit from
 24 them for all the work that we're proposing in the
 25 Chestnut Ridge right-of-way.

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1 And with that, I think I'm --
 2 MS. PRICE: Let's just -- the
 3 variances.
 4 MR. AIELLO: The variances. Okay. So
 5 our zoning discussions really fall into three
 6 categories -- existing nonconforming that will be
 7 reduced; of variance or variances; and -- waiver.
 8 So with regard to lot coverage, Section
 9 444C, the site is currently existing nonconforming at
 10 73.17 percent, but with the reduction in impervious
 11 area, we will be making that existing nonconformity
 12 better and reducing it to 70.84 percent.
 13 With regard to building height, as our
 14 architect mentioned, the pad site is compliant with
 15 regard to height as currently proposed and the grocery
 16 store is an existing noncompliant element. It's 27
 17 feet where 25 is permitted, but that is an existing
 18 nonconformity that would be reduced because we are
 19 reducing the footprint of the building compared to
 20 existing conditions because the existing building is
 21 larger than the proposed Trader Joe's space.
 22 With regard to parking setbacks,
 23 section 457C, we do have two additional parking spaces
 24 within the 10-foot area -- the 10-foot setback on
 25 Chestnut Ridge Road. So this line here on Exhibit A5

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1 shows the 10-foot setback. Much of the existing
 2 parking is located within that setback, but the two
 3 additional parking spaces that we have is really
 4 associated with closing the driveway.
 5 So we do have more parking within the
 6 setback, but we're not moving the parking any closer
 7 to Chestnut Ridge than it currently is. Conversely,
 8 on Woodmont Drive, we actually have three fewer
 9 parking spaces within the 10-foot setback, so that is
 10 a reduction in the nonconformity.
 11 Pursuant to Section 454I, with regard
 12 to having a landscape bed along 50 percent of the
 13 building, we are looking for a variance there along
 14 the pad site with the overhangs that we have proposed
 15 as part of the pad site. We did add some landscaping
 16 islands on the north side, but that constitutes 60
 17 percent of the building as opposed to the 50 percent
 18 required under that section.
 19 And the grocery store on Exhibit A5 --
 20 look at the more recent drawings that we submitted
 21 under Exhibit A3, we have added additional landscaping
 22 along the north end, but we do not meet that
 23 requirement. And just of note, that's a 16 percent
 24 requirement, but because technically it would be the
 25 overall building, I would think that we'd look at the

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1 percentage; we did just look at it in terms of the two
 2 faces of the building that were changed.
 3 Lastly, with regard to parking, in
 4 existing conditions there are 527 parking spaces, and
 5 in proposed conditions we will have 409 spaces. But
 6 it is important to note that even with the reduction
 7 in parking that we're proposing, we are seeking a
 8 variance of 36 parking spaces. But the Center will
 9 still have the proposed conditions, a parking ratio of
 10 5.36 spaces per thousand; that's excluding the
 11 basement area. So -- which is well above industry
 12 standard for the Institute of Traffic Engineers for a
 13 shopping center of this type, which requires under
 14 ITE -- or not requires, but under that standard is 4.5
 15 per thousand. So we exceed that industry standard of
 16 4.5 as we're proposing 5.36.
 17 MS. PRICE: Can you just address the
 18 soil? I know we'll need Bergen County Planning Board
 19 approval, Bergen County Soil Conservation District,
 20 NJDEP approval, and the board's planner made reference
 21 to a major soil permit.
 22 MR. AIELLO: Yes. So response number
 23 nine in Exhibit A3, which is the letter dated December
 24 12th in response to the Borough --
 25 MR. REGAN: Is that actually marked?

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1 No. That has to be marked in the record.
 2 MS. PRICE: No. No, that needs to go
 3 in as a -- we'll mark that as A8; how's that?
 4 MR. AIELLO: Oh, that's A8?
 5 MS. PRICE: Yeah.
 6 (Exhibit A8 was marked for
 7 identification.)
 8 MR. AIELLO: Okay. Okay. So A8,
 9 response number 9 on page 5, we did calculate -- we
 10 did a cut-and-fill for the overall project and the
 11 analysis shows that there's a cut of 2,300 cubic yards
 12 and a fill of 5,148 yards. So that means there's a
 13 net import of 2,810 yards. Now, keep in mind the
 14 majority of that fill is in the basement area that
 15 we're filling in, so that's where the majority of that
 16 fill is being generated.
 17 Now, we -- we didn't submit the formal
 18 soil movement application because it included things
 19 like a contractor's information and different things
 20 in terms of their logistics, and we don't have a
 21 contractor signed up yet. So that's why we didn't
 22 include the application; we -- we could, if it's the
 23 preference of the Borough. But we did do the
 24 analysis, and that analysis is shown on Drawing C250
 25 of Exhibit A3.

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1 MS. PRICE: A3, right.
 2 MR. DEPINTO: Okay. Anything else?
 3 MS. PRICE: I think that he can answer
 4 any questions.
 5 MR. DEPINTO: You're done with your
 6 witness?
 7 MS. PRICE: Yeah.
 8 MR. DEPINTO: Okay. Okay.
 9 Mr. Aiello, thank you very much for
 10 appearing this evening. I believe you did a -- a fine
 11 job of presenting the proposed development. I do have
 12 a few questions, though. Number one, referring to
 13 plan L200, which is site lighting, it's a fairly large
 14 site and there's a lot of lighting that currently
 15 exists and is proposed to be changed. My concern is
 16 overflow lighting at the perimeter of the property;
 17 are you in compliance with Montvale code?
 18 MR. AIELLO: Yes, we are. We've
 19 included the Footcandle levels on Drawing L200 and we
 20 demonstrated that on the residential side and on
 21 the -- St. Joe's side, we have no spill off the
 22 property as we go out onto the street. There's also a
 23 requirement that you have at least three Footcandles,
 24 which we've upped at each driveway, which means we've
 25 upgraded those at each driveway. So correspondingly,

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1 we do have some very low light levels that spill out
 2 onto Chestnut Ridge and the eastern portion of
 3 Woodmont.
 4 MR. DEPINTO: Okay. And that spillage
 5 will not interfere with motorists seeking to access or
 6 exit the site; is that correct?
 7 MR. AIELLO: I believe that to be true,
 8 yes.
 9 MR. DEPINTO: Okay. With regard to the
 10 type of lighting, I see on your detail sheet you have
 11 different types of fixtures?
 12 MR. AIELLO: Yes.
 13 MR. DEPINTO: Some of them are more
 14 ornamental, others are not. Why have you changed --
 15 why aren't you doing them all the same?
 16 MR. AIELLO: So the parking lot
 17 lighting are your standard parking lot-type lights,
 18 shoebox-type lights. And those are the ones that are
 19 showing in red, blue -- the red and green -- or red,
 20 blue, and green on the plan.
 21 There are other areas where we're
 22 proposing some different types of lighting. For
 23 example, we do have some of the gooseneck-type lights
 24 proposed -- actually no, I'm sorry. We have some
 25 building perimeter lights that's proposed around the

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1 perimeter of the pad site. Those are building lights
 2 that were intended to light the sidewalk, and those
 3 are the more ornamental type.
 4 We also have lighting that's proposed
 5 within the handrails of the ramp on the north side of
 6 the building and also along the handrail of the guard
 7 that's on top of the retaining wall in front of the --
 8 the pad site.
 9 So there's a variety of different
 10 lights being used -- either building-mounted lights,
 11 handrail lights -- in addition to the parking lot
 12 lights. There is -- however, Mr. Chairman, there is
 13 one light on Drawing L209 of Exhibit A3. That is the
 14 Lexington post-top light; that may be the more
 15 decorative light that you're referring to. That was
 16 used in the original design but when we coordinated
 17 the lighting plan with the building overhangs, we've
 18 actually removed that from the lighting plan, but it's
 19 still on the detail sheet. So we need to remove that.
 20 MR. DEPINTO: Because obviously one of
 21 the goals that we have is to improve the aesthetics of
 22 this project, and I'm sure the applicant appreciates
 23 that and is cooperating with us. There should be, in
 24 my opinion, a certain consistency of the type of
 25 lighting fixtures that are used. When I look at a

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1 colonial sample on the detail sheet and then I look at
 2 some of the other L-shaped LEDs, it's not consistent.
 3 So just reassure us that it will be made consistent.
 4 MR. AIELLO: It will be, and that
 5 Lexington post-top is no longer utilized on the
 6 lighting plan.
 7 MR. DEPINTO: Okay. Now, with respect
 8 to parking, the stores in between the proposed Trader
 9 Joe's and the existing gym, there are eight or ten or
 10 twelve stores now; is that correct?
 11 MR. AIELLO: Looking at Exhibit A5 --
 12 I'm seeing thirteen spaces.
 13 MR. DEPINTO: Thirteen?
 14 MR. AIELLO: Yes.
 15 MR. DEPINTO: And from plans that I'm
 16 looking at, if I'm reading them correctly, there
 17 currently exists parking behind those stores, which I
 18 presume is probably utilized by the employees that
 19 work in those stores?
 20 MR. AIELLO: That is my understanding,
 21 yes.
 22 MR. DEPINTO: And is that parking to
 23 remain or to be removed?
 24 MR. AIELLO: So the -- the parking in
 25 this area here in the "middle" of the building, that

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1 is all remaining. And there is parking remaining
 2 along the corner of Trader Joe's.
 3 MR. DEPINTO: No, I understand that,
 4 but I'm concerned about the smaller retailers, that
 5 the employees park -- you're saying that those parking
 6 spaces will remain as part of the overall improvement?
 7 MR. AIELLO: That's correct.
 8 MR. DEPINTO: And it's included in the
 9 overall count?
 10 MR. AIELLO: It is.
 11 MR. DEPINTO: And from an operations --
 12 though you are not operations, but from an operations
 13 point, is there a policy or practice in place that
 14 instructs employees to park to the rear of the
 15 shopping center and not in the public area on the east
 16 side of the property?
 17 MR. AIELLO: Yes.
 18 MR. DEPINTO: Okay. Because my concern
 19 deals with the new grocery store, and I've been to one
 20 or two Trader Joe's, and they do generate more traffic
 21 than I believe the current grocer is generating on the
 22 site. So I do want to make certain that the parking
 23 that we're going to provide for Trader Joe's is
 24 adequate to take care of the projected number of
 25 visitors to the site, but to make certain that

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1 employee parking is limited to a certain area of the
 2 lot.
 3 MR. ALLEGRETTI: Can I -- can I comment
 4 on that?
 5 MR. DEPINTO: Sure. Just identify
 6 yourself again for the record.
 7 MR. ALLEGRETTI: Sure. Joe Allegretti,
 8 Regency Centers' vice president and market officer.
 9 To answer your question, we've put provisions in each
 10 of the contingent leases that allow us to provide --
 11 MR. DEPINTO: I know, but the question
 12 is enforcement; do you enforce the conditions?
 13 MR. ALLEGRETTI: Yes.
 14 MR. DEPINTO: Okay. That's what I'm
 15 concerned about.
 16 MR. ALLEGRETTI: Yes.
 17 MR. DEPINTO: Now, when I went to one
 18 or two of these Trader Joe's to check them out, I
 19 noticed that I was only able to push my cart a certain
 20 distance. And more particularly, it was in the
 21 Clifton location off of Route 3. I could only go
 22 about 150 feet, 100 feet, something like that, and the
 23 golf -- the golf cart -- the push cart, a shopping
 24 cart, a wheel would lock. And they did not have, at
 25 least in Clifton, corrals where you could push your

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1 cart to. I see no corrals here for carts. Does that
 2 mean Trader Joe's is going to use a locking wheel-
 3 type -- cart --
 4 MR. ALLEGRETTI: Well, that's --
 5 there -- we have -- there are two cart corrals in the
 6 parking field directly in front of -- the front door.
 7 MR. DEPINTO: So is that what we're
 8 doing, cart corrals, not locking wheels? I like the
 9 locking wheels.
 10 MR. ALLEGRETTI: We're going to have
 11 cart corrals. I can't answer if -- go to Costco for
 12 anything like --
 13 MR. DEPINTO: I want you to explore
 14 that; okay?
 15 MR. ALLEGRETTI: Fair. Fair.
 16 MR. DEPINTO: Because of the grade of
 17 the property and the retail stores on the high side of
 18 the property. And if you're talking a 7 or 8 percent
 19 grade, I can see shopping carts rolling downhill. Not
 20 everyone is so courteous as to put their cart back
 21 into a corral.
 22 MR. ALLEGRETTI: So we're, we're --
 23 one, we're reducing it to around 6 percent. And
 24 number two, we -- we absolutely will explore that with
 25 the time. I think it's a good suggestion.

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1 MR. DEPINTO: Yeah. Check out Clifton
 2 Trader Joe's. I bought a case of water and I parked
 3 about 300 feet away, and I had to carry the water from
 4 the cart where the cart wouldn't let me push it to my
 5 car 300 feet away.
 6 MR. ALLEGRETTI: Fair.
 7 MR. DEPINTO: And I was really angry at
 8 that point, but I thought it was absolutely brilliant
 9 because their grade was such that if the wheels didn't
 10 lock, the carts would be going all over the place.
 11 MR. ALLEGRETTI: Makes sense.
 12 MR. DEPINTO: And that's a pet peeve of
 13 mine; I want it addressed.
 14 MR. ALLEGRETTI: It'll be addressed.
 15 MR. DEPINTO: Okay.
 16 MR. ALLEGRETTI: And it's a pet peeve
 17 of mine too.
 18 MR. DEPINTO: Beg your pardon?
 19 MR. ALLEGRETTI: It's a pet peeve of
 20 mine, also.
 21 MR. DEPINTO: Good. Go to Clifton, but
 22 don't buy a case of water. Pick up cookies or
 23 something.
 24 MR. ALLEGRETTI: We need to get Gail
 25 one of those for this -- for this case of stuff she

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1 wanted to know --
 2 MR. DEPINTO: Okay. Questions from
 3 board members? And I'm starting with Dieter.
 4 MR. AIELLO: Mr. Chair -- Mr. Chair, if
 5 I may -- again, Rob Aiello -- I did find it in my
 6 notes. The existing grade in the front is 8.1 and
 7 we're making it 6.9.
 8 MR. DEPINTO: Which is good.
 9 MR. AIELLO: Yeah. It -- it's an
 10 improvement.
 11 MR. DEPINTO: But carts will roll down
 12 24/7 --
 13 MR. AIELLO: They will go down that.
 14 MR. DEPINTO: -- if you don't put locks
 15 on them.
 16 MR. AIELLO: Yeah.
 17 MR. DEPINTO: And what I did notice is
 18 the operators of that Trader Joe's had people out
 19 there within a certain perimeter of the door, because
 20 they knew where the wheels lock. And when you reach
 21 that point, they come and they grab the car from me.
 22 So they didn't need corrals.
 23 MR. AIELLO: Got it.
 24 MR. DEPINTO: So look at your plan, if
 25 we don't need corrals and you can address rolling

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1 carts by this locking mechanism. Check into it --
 2 MR. AIELLO: Yes.
 3 MR. DEPINTO: I'm sorry?
 4 MR. KOELLING: I -- no, you took my
 5 questions, and that's -- with the lighting and the
 6 cart rolling down the hill.
 7 MR. DEPINTO: Chris?
 8 MR. GRUBER: Okay, so I have -- I have
 9 two separate questions. One's a zoning question and
 10 one is going to be a construction question, whoever
 11 wants to answer these two questions.
 12 First of all, I noticed you have trees,
 13 which are going to be nice, planted throughout the
 14 parking lot. Are they going to be protected during
 15 the winter seasons when people are spraying salt --
 16 and tons of salt? Because that is a sloped property,
 17 are they going to be protected? Because we've had
 18 other sites in town where the trees have taken a
 19 beating and died because of the excess salt prevalent.
 20 MR. AIELLO: so the honey locust shade
 21 master tree that we're proposing is one that we've
 22 done with First Sentinel Properties, which was
 23 subsequently bought by Regency. And those are salt-
 24 tolerant trees, so by species, they tend to be more
 25 resistant to salt. But we can certainly, you know,

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1 look and make sure that that is the best choice.
2 MR. GRUBER: Okay. I'm the zoning
3 officer, so when trees die, I -- I have the -- the job
4 of going out there and sending letters and having the
5 code enforcement officer send you letters to fix them.
6 MR. AIELLO: Understood.
7 MR. GRUBER: It kind of falls on deaf
8 ears sometimes. The second question, which I feel is
9 the more important question, if you -- and this
10 part -- the engineering part of this -- looked into or
11 have reached out to Veolia for water calculations for
12 water usage for three separate restaurants you're
13 going to be getting to the site?
14 MR. AIELLO: We did have discussions
15 with them; they know that we are coming. We explained
16 our anticipated usage from our environmental impact
17 statement of about -- we estimated about 7,500 gallons
18 per day both from the water and the sewer. We are
19 looking into and will serve a letter from them, and we
20 need to follow up with them. We haven't heard
21 anything negative so far, but we don't have a will-
22 serve letter in hand.
23 MR. GRUBER: Okay. Because moving
24 forward with any kind of permits from the Building
25 Department, that is a prior approval that will be

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1 needed -- prior approvals from -- the will-serve
2 letters. But understood. That's all I have.
3 MR. DEPINTO: Thank you.
4 Bill?
5 MR. LINTNER: Just two quick questions.
6 In your drawing package in the 800 series, you have a
7 bunch of turning radiuses.
8 MR. AIELLO: Yes.
9 MS. PRICE: Yes.
10 MR. LINTNER: Is the traffic expert
11 going to describe what's going on in those drawings or
12 is this part of your presentation?
13 MR. AIELLO: I -- I can take that.
14 MR. LINTNER: Well, the question is, it
15 appears that your -- each one of your truck turning
16 entries going to the rear of the building are going
17 along the -- coming from Chestnut Ridge Road going
18 along the north side of the building. Is it your
19 intent to make that a one-way?
20 MR. AIELLO: No, it -- it is not. It's
21 our intention -- we were showing the loading
22 operations specifically for Trader Joe's, and that was
23 not our intention. We wanted to show on this exhibit,
24 C800 specifically, that a WB-65 truck could enter
25 either driveway or could -- could -- it could enter

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1 from Chestnut Ridge Road and exit onto Woodmont.
2 And I believe we also have another
3 exhibit -- yes, A3, C801, that shows the same truck
4 entering from Woodmont if needed and then exiting out
5 to Woodmont. So it's not our intention to limit the
6 other tenants from loading in the way that they
7 currently load. We were showing the delta if you
8 were -- or the difference related to the Trader Joe's
9 because that's our -- our new allocation.
10 MR. LINTNER: Okay. So you were just
11 addressing Trader Joe's service -- okay, that's fine.
12 And on Drawing C250, which is where you've got your
13 table for the major soil, your table does not agree
14 with your responses to the letter, so that'll need to
15 be revised. And I question -- you mentioned you --
16 the basement you said was about 6,200 square feet that
17 you're going to be eliminating? I'm not sure if I
18 heard that correctly or not.
19 MR. AIELLO: Yes -- yes.
20 MR. LINTNER: Well, if the basement's
21 6,200 square feet, you're going to have a significant
22 amount of fill in there, and I think it's going to be
23 more than you're anticipating.
24 MR. AIELLO: Don't forget, those are
25 cubic yards -- those numbers.

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1 MR. LINTNER: Okay.
2 MR. AIELLO: The filler, cubic yards.
3 And so it's -- so if there's a -- a significant --
4 there's an order of magnitude of three times when you
5 go from cubic feet to cubic yards.
6 MR. LINTNER: Oh, yes, yes. But 6,200
7 square feet -- you got -- what are you, eight feet,
8 ten feet deep?
9 MR. AIELLO: Correct. But the numbers
10 that we mentioned before, fill, are cubic yards.
11 MR. LINTNER: Okay. So that's 62,000
12 cubic feet?
13 MR. AIELLO: Right. You divide that by
14 27 to get it to be cubic yards.
15 MR. LINTNER: And isn't that a
16 significant amount, 62,000 divided by 27? That's a
17 large number.
18 MR. AIELLO: We'll be certain to double
19 check the math and make sure everything's right --
20 MR. LINTNER: Yeah, I would -- double
21 check it, because I believe it's significantly higher
22 than what you've indicated.
23 Nothing further, Mr. Chairman.
24 MR. DEPINTO: Okay. Thank you.
25 John?

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1 MR. RYAN: Back to the parking
 2 reduction, you mentioned the 5.36 number per thousand
 3 square feet?
 4 MR. AIELLO: Yes.
 5 MR. RYAN: I guess two -- two thoughts
 6 on that. One, Trader Joe's does see a lot of volume,
 7 so I'm not sure if maybe you want that to be a little
 8 higher. But also the -- the new business that are
 9 going in on the pad are also ones that I would expect
 10 to be generating a lot of volume. So I was wondering
 11 if that had been factored in, the fact that it's
 12 Trader Joe's and some other businesses that would be
 13 having a lot to go through -- parking lot.
 14 MR. AIELLO: Yes, the ITE standards,
 15 when they're looking at a combined ratio for a
 16 shopping center, are building in basically a shared
 17 parking-type analysis where the Trader Joe's may not
 18 be as busy when the restaurants are or when the gym
 19 is. So there's that element to it -- of shared
 20 parking, where these different uses are peaking at a
 21 different -- at different times. So that is the way
 22 it's built into the 4.5 per thousand reference that I
 23 had mentioned under ITE.
 24 MR. RYAN: It's probably around five
 25 o'clock, 5:30, you're going to see a lot of traffic

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1 there. Just making sure there's cushion because
 2 the -- the shopping center just over to the other side
 3 seems to run out of parking spots in the grocery
 4 areas.
 5 MR. AIELLO: Understood.
 6 MR. DEPINTO: Thank you, John.
 7 MR. CULHANE: I have a question on the
 8 handicap parking. How many have been basically
 9 allocated to accommodate Trader Joe's and how many are
 10 basically being provided for the entire center?
 11 MR. AIELLO: So we have three
 12 specifically located near Trader Joe's. So -- I
 13 believe we have 11 spaces proposed for the overall
 14 center.
 15 MR. CULHANE: Sorry, Trader Joe's is --
 16 has how many? Three?
 17 MR. AIELLO: Three; correct.
 18 MR. CULHANE: Is that adequate?
 19 MR. AIELLO: It is.
 20 MR. CULHANE: What's that based on?
 21 MR. AIELLO: So what we did was we
 22 looked at the overall requirement for the overall
 23 center, and then we looked to distribute them to the
 24 different uses.
 25 MR. CULHANE: I question if that is

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1 adequate for that particular store. There's a Trader
 2 Joe's in Westwood; they have a number of handicap
 3 spots far in excess of three.
 4 MR. AIELLO: We can certainly talk
 5 about that with Trader Joe's and see if they noticed
 6 the -- an increase to date.
 7 MR. CULHANE: I suggest you reexamine
 8 that.
 9 No other comments for --
 10 MR. DEPINTO: Thank you.
 11 Joe?
 12 MR. PUGLISI: So are you intending to
 13 continue to encourage deliveries through the Woodmont
 14 entrance, or is that going to be left to the
 15 discretion of the truckers?
 16 MR. AIELLO: I would think
 17 operationally we would leave it at the discretion of
 18 the -- of the truckers. It's just kind of the pattern
 19 they fit in.
 20 MR. PUGLISI: So the reason I ask is
 21 the now only ingress and egress on Chestnut Ridge Road
 22 will be encumbered somewhat by trucks making that wide
 23 turn in or leaving. So you may want to just take that
 24 into consideration when you look at your operating
 25 tenants.

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1 MR. AIELLO: In terms of encouraging
 2 them to use Woodmont --
 3 MR. PUGLISI: Yeah.
 4 MR. AIELLO: Yeah, we'll do that.
 5 Thank you.
 6 MR. PUGLISI: Okay.
 7 I have no other comments --
 8 MR. DEPINTO: Thank you.
 9 Anita?
 10 MS. BAGDAT: Yeah, if I heard you
 11 correctly, did you say that currently there was 537
 12 parking spots?
 13 MR. AIELLO: I think it was 527. Yeah,
 14 527.
 15 MS. BAGDAT: Okay. And then you said
 16 after -- all done, it -- it will be 409?
 17 MR. AIELLO: Correct.
 18 MS. BAGDAT: Okay. So there would be
 19 reduction of almost, like, 120 --
 20 MR. AIELLO: I think it was 103 --
 21 MS. BAGDAT: Yeah, 108? 108
 22 spots -- 118 spots less?
 23 MR. AIELLO: Yes.
 24 MS. PRICE: But the credit --
 25 MS. BAGDAT: That's for the entire area

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1 or just for the new construction?
 2 MR. AIELLO: I'm sorry?
 3 MS. BAGDAT: All -- all of it -- the
 4 entire --
 5 MR. AIELLO: It's for the entire
 6 shopping center, yes.
 7 MS. BAGDAT: Okay, thank you. And
 8 currently -- I mean, you know, forgive me, I do not --
 9 but will there be any EV charging stations?
 10 MR. AIELLO: There will be. Actually,
 11 there is a prior site plan approval, which included
 12 ten EV parking spaces that we've incorporated into
 13 this plan to the south of the gym building, and then
 14 we've also included three additional ones near the pad
 15 site. And we've taken the corresponding credit as
 16 permitted under the ordinance for providing those
 17 spaces; there's a deduction from the department
 18 requiring it.
 19 MS. BAGDAT: Thank you, Mr. Chairman.
 20 MR. DEPINTO: Thank you.
 21 Frank?
 22 MR. STEFANELLI: Yes. I know you're
 23 keeping the one monument sign; you're going to refresh
 24 it?
 25 MR. AIELLO: Yes.

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1 MR. STEFANELLI: What about The Fresh
 2 Market sign that's currently there at the entrance?
 3 MR. AIELLO: Right, so there -- there
 4 are two signs. We -- we call the one that's kind of
 5 along the middle of the frontage the -- the monument
 6 sign, and then the other is the -- it's the pylon
 7 sign. And the intention is for those to remain.
 8 MR. STEFANELLI: So you're going to
 9 rebrand that to --
 10 MR. AIELLO: "Fresh Market" would be
 11 replaced with Trader Joe's.
 12 MS. PRICE: Just the verbiage is
 13 changing; right? Just the name, we're not changing
 14 any part of the structure.
 15 MR. STEFANELLI: Okay. But I don't see
 16 it on the drawing -- that's why -- that's why I
 17 brought it up.
 18 MR. AIELLO: On the new exhibits, they
 19 are.
 20 MS. PRICE: On the new -- on the new
 21 exhibits --
 22 MR. STEFANELLI: -- address that.
 23 Thank you.
 24 MR. DEPINTO: Thank you.
 25 And, Dieter -- okay. I have to go --

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1 before we open it to the public, Darlene, anything on
 2 engineering? Or were you going to hold off on your
 3 review until we enter your exhibit -- your letter as
 4 in exhibit?
 5 MS. GREEN: We'll hold off.
 6 MR. DEPINTO: Okay. Thank you.
 7 Carl?
 8 MR. O'BRIEN: Just a few things that --
 9 MR. DEPINTO: Engineering questions?
 10 MR. O'BRIEN: Engineering --
 11 engineering -- we'll dive into all this stuff.
 12 MR. AIELLO: Sure.
 13 MR. O'BRIEN: So that's one thing. The
 14 guide rail, it's going along the northern border
 15 driveway?
 16 MR. AIELLO: That's correct.
 17 MR. O'BRIEN: Okay. The checkerboard
 18 stripe, which is unique, I suggest a maintenance plan
 19 with that also. That will fade over time with the
 20 amount of traffic that's going to go over that. So
 21 every year, every two years, whatever it is, I would
 22 have that part of your operational maintenance plan
 23 with everything.
 24 MR. AIELLO: Makes sense.
 25 MR. O'BRIEN: Your stormwater

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1 management, I didn't check yet, but we're going to do
 2 test pits, soil boring, all that stuff. Make sure
 3 it -- 'cause you're -- you're going with the -- the
 4 half-moon pipes; right?
 5 MR. AIELLO: Well, but we're actually
 6 not taking credit for infiltration and we're actually
 7 going put around it because of the groundwater --
 8 because of the remediation plan that's -- at the site.
 9 So it's strictly for retention.
 10 MR. O'BRIEN: Got it. So you're going
 11 to hold it back and you're going to slowly release?
 12 MR. AIELLO: Correct.
 13 MR. O'BRIEN: Okay. We'll -- we'll
 14 check the numbers on that, make sure it works. And
 15 you said you have a DEP permit going in with that. So
 16 actually -- and you have Bergen County Soil, so you're
 17 going to be triple-checked on your stormwater.
 18 MR. AIELLO: Correct.
 19 MS. PRICE: Yes.
 20 MR. O'BRIEN: So one misses, the other
 21 two will pick it up.
 22 MR. AIELLO: Agreed.
 23 MR. O'BRIEN: So that -- that's what we
 24 have with that. Your paving plan, little unique with
 25 it because it looks like you're paving three quarters

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1 of your site. You're not repaving behind the
2 buildings, so I just want to make sure that behind the
3 buildings, it's okay.
4 MR. AIELLO: Okay. That's -- that's
5 fair.
6 MR. O'BRIEN: You know, if -- if it's
7 pothole-ridden, it's a mess, it probably makes sense,
8 since you're paving everything, you might as well pave
9 everything; but that's what I would do.
10 MR. ALLEGRETTI: We want it to be
11 first-class, so.
12 MR. O'BRIEN: Yeah, I'm -- I'm making a
13 recommendation; you guys do what you want, but that's
14 how I -- I see it. The other thing is the switchback
15 on the pad site in the front. So I --
16 MR. AIELLO: Yes. With the ramp?
17 MR. O'BRIEN: The ramp, yes. So on the
18 south side, it's a very short one; it's just -- it's
19 just a little ramp. On the northern side, it's 100
20 foot or so -- 120 foot by the time you walk up and
21 back.
22 MR. AIELLO: Correct.
23 MR. O'BRIEN: You got about a six foot
24 change in grade there. Not saying I'm against it or
25 for it, just -- I'm sure you checked out the grading.

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1 I would take a look at that, revisit it, see if that
2 switchback makes sense, if you can do something a
3 little different. I'm not sure, I'm just throwing it
4 out there, 120 feet to walk, it -- it's kind of far to
5 get to the front of those three stores. Just
6 something to look at; you know --
7 MR. AIELLO: Understood.
8 MR. O'BRIEN: On the -- on the
9 handicapped parking side, you have the short distance.
10 On the other side, the more northern portion of it,
11 it's -- you've got to pack a lunch to walk that.
12 MR. AIELLO: Yes. Yes. And again,
13 that was really provided for convenience, for people
14 with strollers but who didn't want it -- a barrier at
15 the side.
16 MR. O'BRIEN: That's what I --
17 MR. AIELLO: But yeah, it's a -- it's a
18 journey. Yeah.
19 MR. O'BRIEN: I mean, you do have a big
20 grade changer there. So I -- I get what you're --
21 what you're proposing. Overall, that's -- that's it
22 for right now until we dive into it. I just wanted to
23 throw that out there.
24 MR. AIELLO: Okay.
25 MR. DEPINTO: Okay, thank you. Before

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1 I open -- sorry. Before I open the meeting to the
2 public, I want to recognize Fire Chief Gibbons is
3 here, and I believe he wants to be heard.
4 Chief?
5 MR. GIBBONS: Thank you, Mr. Chairman.
6 I don't know --
7 MR. DEPINTO: Jeff, we're going to have
8 to swear you in.
9 WHEREUPON,
10 JEFFERY GIBBONS,
11 called as a witness and having been first duly sworn
12 to tell the truth, the whole truth, and nothing but
13 the truth, was examined and testified as follows:
14 MR. REGAN: For the record, can I get a
15 full name, please?
16 MR. GIBBONS: Jeffery Gibbons.
17 MR. REGAN: Thank you.
18 MR. GIBBONS: So, Chairman, I don't
19 know if it's appropriate at this time or not. I did
20 submit a letter that was reviewed by our committee.
21 Some of the issues have been brought up at this point,
22 some of them haven't. So I don't know where you want
23 me to -- to testify?
24 MR. DEPINTO: Yeah, I think I would
25 like to hear next from the public based on the

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1 testimony. We're then going to take a five-minute
2 break, and when we come back, we'll introduce your
3 review letter and then have you expand upon it.
4 MR. GIBBONS: Okay.
5 MR. DEPINTO: Just give us a few.
6 MR. GIBBONS: Yep. Thank you.
7 MR. DEPINTO: We're going to take a
8 five-minute break.
9 To the public, we need a breather; that
10 was very titillating and exciting. So give us five
11 minutes and we'll be back.
12 (Off the record.)
13 MR. DEPINTO: Okay. We're going to
14 open the meeting to the public. Chair will entertain
15 a motion.
16 MR. LINTNER: So moved.
17 MR. DEPINTO: Bill, second is John.
18 All in favor?
19 MULTIPLE SPEAKERS: Aye.
20 MR. DEPINTO: Okay. Members of the
21 public that have questions of the engineer, please
22 raise your hand and step forward and identify.
23 Yes, sir?
24 MR. NUNEZ: Good evening, Steven Nunez;
25 I live on 3 Taryn Court. How are you? So I have a

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1 few questions. The driveway on Woodmont, as it stands
 2 today, it's already a pretty dangerous driveway; a lot
 3 of delivery trucks as you said and kind of the main
 4 route coming in and out for residential traffic as
 5 well. How has this been examined after cutting it
 6 down from three driveways down to two? What type of
 7 traffic count been taken into --
 8 MR. DEPINTO: Okay, I believe -- I
 9 believe, Ms. Price, your next witness --
 10 MS. PRICE: Is a traffic engineer.
 11 MR. DEPINTO: -- is a traffic engineer.
 12 MS. PRICE: Correct.
 13 MR. DEPINTO: So I'm going to ask, sir,
 14 that you hold that question until the next witness,
 15 who will be the most qualified to answer that.
 16 MR. NUNEZ: Okay. Okay, next question,
 17 I know you mentioned earlier 100 plus parking spots
 18 are going to be removed. Have there been any
 19 considerations that you -- well, with that, I would
 20 assume there's going to be overflow that's going to be
 21 leaving this main parking lot, likely to be on
 22 Woodmont. Would there be no parking signs put up?
 23 What other things are going to be put into
 24 consideration to limit overflow now there's going to
 25 be less parking spots in the --

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1 MR. DEPINTO: I don't know how we could
 2 answer that.
 3 Gail, do you --
 4 MS. PRICE: Well, I mean, from the --
 5 from an applicant's standpoint, that's -- that's why
 6 we have to present expert testimony that the numbers
 7 and the ratio is adequate as recognized by the
 8 Institute of Traffic Engineers. If you wanted no
 9 parking signs, I mean, I'm not speaking in the stead
 10 of Montvale's Borough Council, but the governing body
 11 would need to implement no parking signs on the
 12 streets in the Woodmont section. If you wanted no
 13 parking during particular times of the day, it would
 14 need to be adopted by ordinance.
 15 MR. NUNEZ: Okay.
 16 MS. PRICE: I guess I did just speak
 17 in -- that's -- that's the mechanism.
 18 MR. NUNEZ: So something, I guess,
 19 could be considered; is that right? I guess back to
 20 driveways, what other configurations were considered,
 21 proposed? Why did we land on reducing to two? Why
 22 these specific two; why do we not consider two just on
 23 Chestnut Ridge Road and close Woodmont? How did we
 24 come to this conclusion, that this was the most ideal
 25 driveway scenario?

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1 MS. PRICE: Can -- let me -- let me --
 2 and you can answer.
 3 But I should have prefaced it with the
 4 Board as well, we've already discussed this plan with
 5 Bergen County, which was one of the reasons for this
 6 layout because of the traffic signal at Woodmont and
 7 Chestnut Ridge, which is their jurisdiction -- of that
 8 traffic signal. And the other driveway at the
 9 northern side is their jurisdiction. So they've
 10 reviewed this site several times since I've been
 11 involved with the site.
 12 So both the southern and at the
 13 intersection at -- and the northern end of the
 14 existing driveway are the two points under Bergen
 15 County jurisdiction as well as Montvale jurisdiction.
 16 So that was the design that, you know, we kept, given
 17 the fact that Bergen County would also be looking at
 18 traffic on Chestnut Ridge Road.
 19 I don't know, Rob, if you have
 20 anything.
 21 MR. AIELLO: Sure, thank you.
 22 So the reason why we elected to keep
 23 the existing driveway on Woodmont is because it gives
 24 us access to the signalized intersection at Woodmont,
 25 like Ms. Price just mentioned. If we were to provide

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1 a driveway somewhere along Chestnut Ridge Road in this
 2 vicinity, that would interfere with the queuing
 3 operations of the signal, so that wouldn't be a
 4 candidate, for the existing -- for -- for a new
 5 driveway in this location would interfere with the
 6 lane use configurations here approaching that traffic
 7 signal. That's why the existing driveway was right in
 8 and right out.
 9 And then we are constrained -- we want
 10 to make sure we got this driveway, and the reason why
 11 it's where it is now is because it's as far away from
 12 the intersection as possible, but also respecting our
 13 environmental constraints associated with the street.
 14 So that's why these two driveways are proposed in this
 15 plan.
 16 MR. NUNEZ: I guess just piggybacking
 17 off of that a little bit, again, going back to the
 18 overflow that I expect will happen in this plaza with
 19 Trader Joe's and three other restaurants in here and
 20 reduced parking spots, what other things are being
 21 done or considered for pedestrian traffic? For
 22 example, Woodmont, now I would expect a lot more foot
 23 traffic, especially with a preschool that's getting
 24 built across the street as well. Anything being
 25 considered for a crosswalk, walking path; anything --

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1 anything on Woodmont?
 2 Can't see it here, it's just off this
 3 area of view, but right here, there's a preschool
 4 being built. And, you know, my opinion is, like,
 5 should we consider some sort of cross volunteers --
 6 since all of this will be the in main traffic for all
 7 trucks and pretty much the majority of driven cars as
 8 well.
 9 MR. AIELLO: So if we were to look at
 10 providing a crosswalk at this driveway across
 11 Woodmont, it would be a midblock crossing and
 12 potentially interfere with the queuing operations, but
 13 it would really only be serving people coming from
 14 this development over. But there is opportunity for
 15 pedestrians to use the existing sidewalk system that's
 16 here, come across, and then connect to our, you know,
 17 pedestrian connections that we're already proposing.
 18 We always like to try to have our pedestrian
 19 connections to the main road because that's usually
 20 where most pedestrian traffic will be.
 21 MR. NUNEZ: There's also no sidewalk on
 22 this entire -- opposite side on this side.
 23 MR. AIELLO: Yeah, it's on the opposite
 24 side.
 25 MR. NUNEZ: So technically, from the

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1 only sidewalk on Woodmont, there's no crosswalk -- can
 2 get to the -- so I would consider --
 3 MR. AIELLO: Oh, sorry. I took your --
 4 MR. REGAN: No problem. Last comment I
 5 think is just more general, but just on garbage,
 6 trash, you didn't touch on any -- that in-the-closet
 7 stuff. What's the facts of that?
 8 MR. AIELLO: You are right, apologies.
 9 So we are proposing -- for the pad site buildings,
 10 there's a trash enclosure here that's proposed. It
 11 will have an enclosure as shown on the architectural
 12 that will be aesthetically pleasing, but in addition,
 13 we have landscaping proposed around the perimeter to
 14 screen it.
 15 So we do have this area here where
 16 there's a receptacle that's -- there was another
 17 comment from a member of the public before about where
 18 will the grease be stored; it would be within this
 19 dumpster area. So this is the refuse area for the pad
 20 site. This back area, this back sidewalk is to the
 21 service doors of the pad site spaces. So they will
 22 come out, go here, and then put the trash, recycling,
 23 and grease in that location. That's for the pad site.
 24 For Trader Joe's, there are two
 25 enclosures proposed specifically. There is an

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1 enclosure here for trash right up against the
 2 building -- and recycling. And then there's another
 3 enclosure here for pallet storage because Trader Joe's
 4 typically takes their deliveries on pallets and they
 5 promote -- they have an enclosure to shield -- to --
 6 you know, to place those when they're waiting to be
 7 picked up.
 8 MR. NUNEZ: Excellent, thank you.
 9 That's it, thank you.
 10 MR. DEPINTO: Okay, thank you.
 11 Any other questions?
 12 Well, let me get some other people.
 13 How about we --
 14 UNIDENTIFIED SPEAKER: Go ahead.
 15 MR. DEPINTO: Good evening.
 16 MR. TYLER: Hi, my name's Robert Tyler;
 17 I live at 67 Woodcrest Drive. And one of my questions
 18 is what is the anticipated time for construction?
 19 MR. AIELLO: I'll answer that --
 20 Yeah, go ahead.
 21 MS. PRICE: "Time" like the length of
 22 time or when?
 23 MR. TYLER: Yeah, how long is this
 24 going to take and where is the construction entrance?
 25 MR. AIELLO: Yeah, so as far as timing

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1 goes, a lot of it's going to depend on our overall
 2 approval; our approvals from the Borough, DEP --
 3 MR. TYLER: Well, once you start to
 4 completion?
 5 MR. AIELLO: We're -- our -- our
 6 anticipated timeline's about 12 months.
 7 MR. TYLER: Okay. And where is your
 8 construction entrance where trucks will be going in
 9 and out?
 10 MR. AIELLO: We're -- we're not that
 11 far in our -- our development of our plans yet, but
 12 it's going to be something we're going to have
 13 develop.
 14 MR. TYLER: Okay. And where will
 15 everyone park within those 12 months when you're using
 16 probably 30 percent of the parking lot for that?
 17 MR. AIELLO: That's part of our plan
 18 we're going to have to develop. We're not that far
 19 yet. Sorry.
 20 MR. TYLER: Do you know how long
 21 Chestnut Ridge Road will be closed when you have to
 22 run all of the new utilities? And what -- where all
 23 that traffic coming out?
 24 MR. AIELLO: So when the utilities are
 25 installed, you have to do it in accordance with the

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1 County's requirements. They stipulate hours of
 2 operation, which -- in which it can occur, and it's
 3 basically usually trying to avoid rush hour. So when
 4 you're installing new utilities, there might be some
 5 temporary disturbances to the traffic during those
 6 off-peak hours, but the requirement would be that the
 7 utilities and excavations would be plated so that
 8 traffic can reopen to minimize impact.
 9 MR. TYLER: Okay. That's not really
 10 our experience on Chestnut Ridge Grove. They just did
 11 the preschool; they did it all day long, so. And as
 12 far as the exit here, this is incredibly dangerous --
 13 to make a left out of the shopping center now. With
 14 the increased traffic, how do you envision that
 15 happening with no traffic right there? I don't know
 16 if there's anyone from the police department here, but
 17 there's -- there's accidents there pretty regularly.
 18 MR. AIELLO: That will be part of our
 19 traffic testimony, the methodologies and -- and our
 20 analysis and the results.
 21 MR. NUNEZ: Okay. That's all I have.
 22 MR. DEPINTO: Okay, thank you.
 23 MONTVALE PUBLIC: -- 96 Woodmont Drive.
 24 Early on in your presentation, you mentioned that most
 25 deliveries take place from the Woodmont entrance. Do

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1 you have that information available? Because I live
 2 on Woodmont; this gym is busy early on, around 5:00
 3 a.m. These are where most of the members park. It's
 4 impossible -- this truck, to make this turn.
 5 I'm also curious of what the Fire Chief
 6 thinks, there's a fire, God forbid, how that truck's
 7 going to get by. Same thing on this side; how wide is
 8 this? With the cars parked here, how's the trucks
 9 going to get by? That doesn't make any sense. So
 10 that's one. Next, you referenced approximately 90
 11 feet of queuing at Chestnut Ridge. How's the queuing
 12 length being tested against peak weekend conditions
 13 for Trade Joes and the restaurants?
 14 MR. AIELLO: A queuing analysis has
 15 been done as part of our traffic study, and that will
 16 be part of our testimony.
 17 MONTVALE PUBLIC: Awesome. So what
 18 happens, God forbid a truck flips over here and
 19 there's an emergency on Woodmont, how are we supposed
 20 to get out if you're directing all the traffic this
 21 way, especially delivery trucks? That's what you
 22 recommended; right? It's all on here?
 23 MR. AIELLO: Well, in the event of any
 24 significant accident like that, the emergency services
 25 would be activated to deal with traffic and pedestrian

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1 rerouting. Specifically in this case, just off the
 2 top of my head, there is opportunity to cut through
 3 the -- there is opportunity to cut through, I believe,
 4 from this parking -- from this parking lot --
 5 MULTIPLE SPEAKERS: That is not --
 6 no --
 7 MR. AIELLO: So there's no connection?
 8 Well, okay. That would be certainly handled by the
 9 emergency responders at the scene.
 10 MONTVALE PUBLIC: Okay. Also, we have,
 11 you know, buses -- school buses picking children up
 12 for school still early on in the morning. How is that
 13 traffic going to impact traffic -- morning traffic
 14 with deliveries and such --
 15 MR. DEPINTO: Again, I think that's
 16 better asked of -- the traffic expert --
 17 MONTVALE PUBLIC: He presented it.
 18 That deliveries should be --
 19 MR. AIELLO: I -- I stated that
 20 deliveries occur there based on conversations with the
 21 shopping center -- and the board member that --
 22 MS. PRICE: Well, just -- I mean, just
 23 for the record, the -- the deliveries cannot go around
 24 the northern end of the shopping center right now
 25 because the building comes up to the northern end of

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1 the property and the constrained DEP area.
 2 MONTVALE PUBLIC: But you have an extra
 3 entrance and exit; right? That's where they can --
 4 MS. PRICE: No --
 5 MR. AIELLO: All of the current Fresh
 6 Market deliveries are coming through Woodmont.
 7 They're going around the south side of the building
 8 where Drop Fitness is. They're going to the far north
 9 back corner of the site; they do a K-turn and that's
 10 where every single tractor trailer that's delivering
 11 to Fresh Market delivers. There probably are box
 12 trucks that deliver to the front of the site, but they
 13 all come in from Woodmont. And if they come in from
 14 Chestnut Ridge, based on current conditions, it's
 15 probably during off-peak hours. So I -- I personally
 16 witnessed it --
 17 MONTVALE PUBLIC: So we have trucks
 18 going there at peak hours?
 19 MR. AIELLO: No.
 20 MONTVALE PUBLIC: Delivery trucks?
 21 MR. AIELLO: No. No.
 22 MONTVALE PUBLIC: Okay. That's what
 23 you said.
 24 MR. AIELLO: I mean, there could be,
 25 yeah. Not -- not to our knowledge.

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1 MONTVALE PUBLIC: Thank you.
 2 MR. AIELLO: You're welcome.
 3 MR. DEPINTO: Okay, thank you.
 4 Anyone else?
 5 Yes, sir?
 6 MR. ALTADANA: My name is John
 7 Altadana; I live at 4 Diane Court, which is pretty
 8 much on the corner of Woodmont and Diane Court up
 9 here. It's literally right behind -- that's me right
 10 here; I'm literally right behind Drop Fitness. And I
 11 don't think any -- any intentions been made to the --
 12 there's a mixed-use office space here with a small
 13 parking lot which overfills all the time. And I can
 14 attest that everybody parks on Woodmont. So I'm
 15 just -- I understand that they want a variance for 30
 16 extra spots, or they're short of 30 spots, and I'm
 17 just -- I just can't see it being enough with the
 18 amount of retail space they want.
 19 I guess my question is -- is what to do
 20 in case of overflow? Because on Woodmont Drive,
 21 there's, like, no room for parking whatsoever. And I
 22 guess I'm just worried that people would start parking
 23 up Woodmont, up by Diane Court.
 24 I think they -- the Board asked before
 25 about if I could see directly into the roof. I don't

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1 know if this is the right time for that, but I can see
 2 into the roof. I think the raised pad here, I'll be
 3 able to see as well from the back of my house.
 4 I've been there for, like, 13 years; I
 5 have four small kids. Just traffic alone and car
 6 spots, it just -- I don't think it's enough and I
 7 think it's just an overdevelopment of the site. I'm
 8 happy with Trader Joe's but I think the pad addition
 9 is just overkill, in my opinion.
 10 MR. DEPINTO: Okay, very good. Thank
 11 you.
 12 Anyone else?
 13 Yes, sir?
 14 MR. BERNSTEIN: Yeah, I'm Peter
 15 Bernstein; I live at 308 Four Seasons Drive, the
 16 Montvale part of Four Seasons at Ridgemoor. We are,
 17 if you look at the map, right here.
 18 I have a -- I'll have a bunch of
 19 concerns when we get to the traffic study. And also
 20 as somebody who abuts KPMG, I'm worried going forward
 21 that the Board is thinking about -- the Planning Board
 22 is thinking about what happens when we have maybe
 23 2,000 residents across the street from this, and how
 24 are they going to get there? Just something to think
 25 about.

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1 My concern with you is from an
 2 engineering standpoint, we have low water pressure in
 3 town; I know our mayor's here. We have -- I happen to
 4 live at the end of the run for the utility company,
 5 which, when it was a skating rink before it became
 6 Four Seasons at Ridgemoor, was part of Rockland
 7 Electric and has since gone over to PSEG.
 8 Because it's a 55 plus active developed
 9 community, and we have to -- to your point, we have a
 10 number of people who have disability requirements, and
 11 we have certainly more handicapped parking spaces than
 12 are being proposed here -- that -- that we are going
 13 to run into a utility problem with the electric
 14 company, and I want to know if that's being addressed
 15 with them in terms of power requirements going
 16 forward. Especially as -- again, as the KPMG property
 17 eventually gets developed, we've had power outages.
 18 There's no reason to believe that --
 19 MR. DEPINTO: Okay. Let me just
 20 interrupt you one second.
 21 MR. BERNSTEIN: Yeah.
 22 MR. DEPINTO: So your concern is
 23 whether or not this applicant has communicated or
 24 attempted to communicate with the utility companies;
 25 is that correct?

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1 MR. BERNSTEIN: And the water company.
 2 MR. DEPINTO: As I said, utility
 3 companies.
 4 MR. BERNSTEIN: Yes -- and I'd like to
 5 know what the result was.
 6 MR. DEPINTO: Right.
 7 Have you communicated with the utility
 8 companies or will serve letters?
 9 MR. AIELLO: We have been in contact
 10 with Veolia for water. We have not yet contacted the
 11 other utility owners.
 12 MR. DEPINTO: Okay.
 13 MR. BERNSTEIN: And one last one --
 14 because I had six months of experience dealing with
 15 Bergen County's engineering department on this -- to
 16 adjust the traffic light timing at that intersection
 17 in order to allow people with mobility devices to have
 18 enough time to cross the street, has -- has Bergen
 19 County's Engineering Department been consulted about
 20 both that and what timing may need to be done, in this
 21 event -- Traffic Department when St. Joe's gets out at
 22 2:30?
 23 MR. DEPINTO: Yeah.
 24 MS. PRICE: We've reached out to Bergen
 25 County and we've sent them our plan. And I've talked

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1 to Eric Timsak myself; he's the lead engineer.
 2 MR. BERNSTEIN: Yeah, I know -- I know
 3 him.
 4 MR. DEPINTO: I -- I don't know -- and
 5 I don't know, Gail, you can answer this, or Carl --
 6 with respect to control of that light, is that under
 7 Woodcliff Lake or the County --
 8 MULTIPLE SPEAKERS: The County.
 9 MR. DEPINTO: County has full control
 10 of that light?
 11 MS. PRICE: Yep.
 12 MR. BERNSTEIN: So I hate to interject,
 13 but I know from getting the three Leaning Tower of
 14 Piza traffic poles that were -- that were a threat
 15 that happened to be in Woodcliff Lake, there was a
 16 fight between Verizon and PSEG over who was
 17 responsible and how it was going to get fixed, and
 18 whether Bergen County Engineering Department was going
 19 to get involved.
 20 They finally mediated the situation
 21 there, but it did take me, as a former member of the
 22 HOA board, six months to get them to change the signal
 23 sequence on the traffic light after consultation with
 24 and a traffic study done by the Woodcliff Lake and the
 25 Montvale Police Departments on the timing of the

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1 light. So this is -- this is not true. Just
 2 something --
 3 MR. DEPINTO: Well, noted. And we'll
 4 have to get some input on it from the County as well
 5 as Montvale Police Department.
 6 MR. BERNSTEIN: Thank you.
 7 MR. DEPINTO: Thank you.
 8 Okay. Yes, ma'am?
 9 MS. PORTNOY: Hi, Deborah Portnoy again
 10 from 99 Woodcrest Drive. Most of my questions are
 11 traffic related, so I just have two small questions
 12 for right now. Specifically, I know that you're
 13 mentioning that the parking spots are going from
 14 angular to 90-degree parking spots. What's the
 15 reduction in size of each parking spot from what it is
 16 currently to what the proposed parking spots sizes
 17 are?
 18 I know currently the parking spots are
 19 pretty generous and --
 20 UNIDENTIFIED SPEAKER: Yes, they are.
 21 MS. PORTNOY: Like, if you're talking
 22 about, like, DePiero's -- like, by Starbucks and
 23 things like that, or by SQ and Naya, those parking
 24 spots are, like, minuscule. So that's why I'm asking.
 25 MR. AIELLO: Sorry. You never have the

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1 dimension you need. The -- the bays of parking are
 2 60-foot bays. The aisles are 24, so that means that
 3 the spaces are 18 feet each, which is industry
 4 standard for parking. In terms of the width, they're
 5 9 feet wide, which is also standard.
 6 MS. PORTNOY: Okay. And that's what
 7 they are now or what they're going to be?
 8 MR. AIELLO: That's what they're going
 9 to be.
 10 MS. PORTNOY: Okay. What are they
 11 now -- what the reduction is?
 12 MR. AIELLO: Now, I measured a few of
 13 them. It's existing conditions; they can vary. I'm
 14 seeing what looks to be just under nine foot in width
 15 on the angled parking spaces. And in spots, it's 20
 16 foot wide, but that's because -- or 20 foot long, but
 17 angled parking spaces inherently are inefficient
 18 because you might be close on one side and far away on
 19 the other so they tend to have to be a little bit
 20 deeper. So in general, they're going to be, I think,
 21 based on what I scaled, a little wider and the same
 22 length.
 23 MS. PORTNOY: Okay. And then I know
 24 now there's directional guides, so you can go, like,
 25 one way essentially through the parking lanes to help

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1 keep things safe and the traffic moving -- the traffic
 2 moving safely and, you know, one direction. Is it
 3 going to be still, like, directional sides, or is it
 4 going to be two-way parking lanes?
 5 MR. AIELLO: Well, angled parking,
 6 because of its nature, has to be one-way and it has to
 7 be signed that way.
 8 MS. PORTNOY: Understood.
 9 MR. AIELLO: We will have two-way
 10 traffic in the aisles, but at the ends of every aisle,
 11 we do have stop signs and stop bars to control the
 12 traffic.
 13 MS. PORTNOY: Okay. Just one concern
 14 based on the two-way traffic is that -- sure we've all
 15 been to DePiero's and, you know, Starbucks and
 16 Orangetheory, and that whole area on a Saturday
 17 morning or, like, an early dismissal of school is
 18 really -- like, accidents waiting to happen. I'm
 19 shocked that people -- get hurt there. It's so
 20 unsafe.
 21 So it's concerning that we're going to
 22 be kind of going towards a similar parking lot layout
 23 where we're adding in Trader Joe's and three very high
 24 traffic volume restaurants into this parking lot
 25 that's already busy with Drop Fitness. And then you

<p style="text-align: right;">Page 146</p> <p>1 have the St. Joe's kids walking in, you've got the new 2 Goddard daycare that's going to be, you know, coming 3 out at rush hour; I'm sure those parents are going to 4 be hopping into these stores for dinner. I'll also 5 have to -- 6 MR. DEPINTO: Okay, I'm going to have 7 to interrupt you -- 8 MS. PORTNOY: Mm-hmm. So just my 9 concern. 10 MR. DEPINTO: You have to put it -- 11 okay. You have to put it in the form of a question 12 based upon the testimony that we've heard from this 13 engineer. 14 MS. PORTNOY: Okay. Okay. All right. 15 MR. DEPINTO: So do you have any 16 further questions of the engineer? 17 MS. PORTNOY: So has there been a 18 parking study that takes into effect or into account 19 all those factors? 20 MR. AIELLO: A parking -- 21 MS. PORTNOY: A study of the parking 22 lot. I know you guys have done a traffic study. 23 MR. AIELLO: Well, I think part of your 24 question was the difference between the angled parking 25 spaces and the 90-degree spaces and which one is</p>	<p style="text-align: right;">Page 148</p> <p>1 start and go through the checklist of a sign-off on 2 everyone, so. 3 MR. DEPINTO: Chris Gruber, who is our 4 construction code official -- Chris, you've been here 5 a number of years now. With applications for 6 restaurants in shopping centers that have been 7 approved by the Montvale Board and Municipality, how 8 do you -- how does your department deal with this 9 particular question -- facility? 10 MR. AIELLO: It's not a requirement to 11 have a scrub -- air scrubber to take out odors from 12 restaurants, but it is something that we can ask them 13 to do. But as far as codes go, it doesn't -- there's 14 no requirement for it. 15 MONTVALE PUBLIC: Is that a concern? 16 UNIDENTIFIED SPEAKER: Especially to 17 your residence. It's across the street; right? 18 MR. DEPINTO: Well -- well, we have a 19 number of food establishments at DePiero's. 20 MR. GRUBER: Yes. 21 MR. DEPINTO: Do the retailers that are 22 selling food have those scrubbers that you're -- 23 MR. GRUBER: Chipotle -- Chipotle put 24 one in. 25 MR. DEPINTO: Chipotle?</p>
<p style="text-align: right;">Page 147</p> <p>1 better? 2 MS. PORTNOY: Well, the safety between 3 putting that -- making the lanes two-way parking 4 lanes. 5 MR. AIELLO: Well, I can say the vast 6 majority of shopping centers in the country are two- 7 way with 90-degree parking, and very few are in this 8 configuration. So it's industry standard to do it in 9 this way, which is because it's a safer design. 10 MS. PORTNOY: Okay. 11 MR. DEPINTO: Thank you. 12 Yes, sir? 13 MONTVALE PUBLIC: Given the three 14 proposed food service uses, can the applicant explain 15 how the kitchen exhaust odors will be controlled and 16 whether exhaust stacks are designed to prevent odors 17 from impacting -- pedestrian areas, adjacent 18 properties, or nearby residences? Will any odor 19 control or filtration systems be incorporated into the 20 exhaust design? 21 MS. PRICE: Yeah, we're going to have 22 to comply with all building code provisions for the 23 uses. And -- and we're going to need to do -- as 24 Montvale requires, as most towns require, we're going 25 to have to do a pre-construction meeting before we</p>	<p style="text-align: right;">Page 149</p> <p>1 MR. GRUBER: Yeah. 2 MR. DEPINTO: How about the other 3 stores? 4 MR. GRUBER: No. 5 MR. DEPINTO: So they're the only one? 6 And I would presume Fleming's might have it? 7 MR. GRUBER: No. 8 MR. DEPINTO: No? So do we have 9 complaints relative to that? 10 MR. GRUBER: We haven't had any. 11 MR. DEPINTO: And that would go -- if 12 we did, it would go through your office? 13 MR. GRUBER: It would -- it would come 14 through zoning, yeah. People would call and complain 15 about smoke and whatnot. The -- the systems that they 16 put in the restaurants, they -- they literally will 17 shoot up and not out. You'll probably get smell -- 18 MONTVALE PUBLIC: Well, we're higher 19 up. So with Montvale's -- on the elevation -- 20 MR. GRUBER: It's something we would 21 have to -- to ask the restaurants. 22 UNIDENTIFIED SPEAKER: We got anywhere 23 else -- Taco Bell -- got a more residential -- 24 MR. GRUBER: No. No, I -- I think that 25 the -- the new restaurants that are coming in are</p>

<p style="text-align: right;">Page 150</p> <p>1 further away than other restaurants that are there. 2 So I -- I don't think you're going to have a problem 3 with it, but we -- we can -- 4 MONTVALE PUBLIC: It's a valid concern? 5 MR. GRUBER: -- ask the question. 6 MONTVALE PUBLIC: Thank you. 7 MR. GRUBER: Thank you. 8 MR. DEPINTO: Okay. Anyone else? Any 9 other questions? Okay, no; Chair wants to entertain a 10 motion to close the meeting to the public. 11 MULTIPLE SPEAKERS: So moved. 12 MR. DEPINTO: John, Frank -- 13 All in favor? 14 MULTIPLE SPEAKERS: Aye. 15 MR. DEPINTO: Okay. Before you 16 introduce your next witness, I want to go back to 17 Chief Gibbons. 18 Chief, if you'd step forward. And I 19 believe we're going to mark into evidence as B1 the 20 Montvale Fire Department review letter. 21 (Exhibit B1 was marked for 22 identification.) 23 MR. GIBBONS: So I'm sorry, I don't 24 have a copy of the letter with me, so I'm going to 25 shoot myself in the hip here.</p>	<p style="text-align: right;">Page 152</p> <p>1 there were no yard heights, and I don't remember what 2 we asked for. I think we asked for four -- three or 3 four depending upon the location of that one. One on 4 the north side, just short of the -- this -- one on 5 the north side, somewhere over here, one on the south 6 side, either here or by the entrance off of Woodmont. 7 I think we asked for one -- yeah, one in the middle of 8 the back, and then one on the west side of the new pad 9 building. 10 'Cause right now our only hydrant would 11 be -- like I said, if you close off that entrance, 12 it's out on Chestnut Ridge Road approximately where 13 that pad building is, so we have no way that -- we 14 have to lay a lot of homes to get back there. 15 The other things are -- are basically 16 normal as far as what we're asking for on the FDCs or 17 whatever. But two things that were brought up during 18 the testimony before is locating garbage, the pallets, 19 and whatever storage next to the building is not a 20 good idea. If there is a fire, it's close to the 21 building; that needs to be -- I believe the code's a 22 minimum 20 feet away. Don't quote me on that one, but 23 it has to be away from the building. 24 And the last is some type of -- with 25 the parapet walls that are going in, some type of roof</p>
<p style="text-align: right;">Page 151</p> <p>1 MS. PRICE: I have one; do you want it? 2 MR. GIBBONS: I think I got one; it's 3 all good. 4 MS. PRICE: Okay. 5 MR. DEPINTO: Okay. 6 MR. GIBBONS: So as was stated before, 7 one of our complaints -- or not complaints, but one of 8 our issues is water in town. So the first thing is 9 the Fire Department is looking for a copy of a letter 10 from Veolia of the current water flow test in the area 11 at Q20 under worst-case conditions. So that's when 12 our water tank hits -- basically it's down two-thirds. 13 We're also requesting a letter from 14 Veolia stating whether they need to provide any 15 infrastructure upgrades in the area to provide for 16 adequate water flow for fire protection. 17 While we're talking about water, 18 they're closing off the middle driveway, which is -- 19 right now, if we have a fire call, the hydrant is 20 located just before that, so we hit that hydrant and 21 we lay up to the front of the building or we have to 22 come from Woodmont and lay around in the back of the 23 building all the way to the north end. 24 We are requesting yard hydrants to be 25 put into this complex. When this building was built,</p>	<p style="text-align: right;">Page 153</p> <p>1 access from inside the building so that if we have to 2 get onto the roof -- right now, the only way we can 3 get onto the roof is there's a ladder bolted into the 4 back of the building behind the gym, other than our 5 ladder truck. So additional -- some type of roof 6 access, either through Trader Joe's or somewhere in 7 that area where we can get up on the roof. 8 The last thing, which I forgot, our 9 concern with our ladder truck is making this turn. 10 Right now, our plan is -- with the Review Committee is 11 we come in on the north entrance, we loop to the 12 right, and if we have to go to the left in front of 13 the building, we do not feel that our aerial will be 14 able to make the turn in front of the Trader Joe's due 15 to the overhang on the front of the bucket. 16 So this -- this island would have to be 17 cut a little bit shorter so that the -- the truck can 18 make the turn. Getting around the back of the 19 building, I don't think we have a problem. But then 20 looping around and coming out the Woodmont Drive -- 21 'cause most likely, we're going to come in this north 22 entrance and go out the Woodmont Drive entrance. If 23 we have to get to the new pad, obviously we can follow 24 the road around, so that shouldn't be a problem. But 25 that's -- that was another concern, is -- is the</p>

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1 aerial making that turn. That's it.
2 MR. DEPINTO: Okay. So should that --
3 and I'm just going to add on -- can I guess the curve
4 radius be modified to accommodate Montvale's
5 equipment?
6 MR. AIELLO: Mr. Chairman, we actually
7 did analyze that. The Chief was kind enough to
8 provide the dimensions of the truck in the revised
9 comment letter, so we do have an exhibit --
10 Gail, we have labeled this A7, but I'm
11 not sure if it's still valid.
12 MS. PRICE: It's -- no, it's --
13 MR. REGAN: A9 now.
14 MS. PRICE: Oh, yeah, right. A9. A9.
15 MR. REGAN: What are we calling this?
16 MS. PRICE: It's -- "Truck Turning
17 Exhibit for Montvale Fire."
18 MR. AIELLO: "Truck Turning Analysis,
19 Montvale Fire Truck."
20 (Exhibit A9 was marked for
21 identification.)
22 MR. AIELLO: So the -- the dimensions,
23 we actually looked up that truck on the manufacturer's
24 website; it showed that it could either be between 41
25 and 36 feet, so we ran it with a 46-foot plane. And

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1 we did run this template, coming in from -- from
2 Chestnut Ridge Road coming up through here and then
3 making that turn. So there is adequate room without
4 encroaching into the parking spaces to make that left
5 turn. And then we also showed it -- the same truck
6 leaving the site on this exhibit.
7 MR. GIBBONS: Is this on the newest set
8 of plans that were submitted?
9 MR. AIELLO: This is brand new, yes.
10 MR. GIBBONS: So we haven't seen --
11 MR. AIELLO: Actually -- actually, this
12 wasn't even submitted. This is a new plan.
13 MR. GIBBONS: Okay. So what our
14 concern is, with cars parked in these parking
15 spaces -- up here. So the front overhang -- it's not
16 so much the -- the problem is this drawing doesn't
17 show the front overhang of the bucket. The bucket
18 sticks out another eight feet -- six feet, eight feet.
19 So to make that turn, that bucket, if there's any
20 street signs or if there's an overhang, we can't make
21 that turn. This isn't a true, accurate description of
22 the truck.
23 MR. AIELLO: We're happy to -- we're
24 happy to revise it however you need.
25 MR. GIBBONS: Like, it is -- like, one

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1 of -- this island might need to be cut one or two
2 spaces short to make that turn there. The problem is
3 Pierce -- Pierce doesn't give you --
4 MR. AIELLO: doesn't give you that
5 piece?
6 MR. GIBBONS: -- that piece. And
7 that's -- you know, this is a ladder truck; we have a
8 bucket, so we have a -- you know, rear-mount, so the
9 bucket overhangs the -- the front.
10 MR. AIELLO: Yeah, we can certainly do
11 that. I feel like there's a lot of room here. The
12 main reason is because we have 30 foot in front -- we
13 have 30-foot pavings, so that gives us some
14 flexibility. But we need to make sure you're
15 satisfied, so we're happy to update the analysis
16 however we can.
17 MR. DEPINTO: Okay. Chief, anything
18 else?
19 MR. GIBBONS: No, the -- the other
20 comments are all, you know, as far as with the
21 building; you know, FPC connections and obviously no
22 parking in front of the yard hydrants and in front of
23 FPC connections. Oh, there was one other item, now
24 that I think about it. Our concern was when they
25 fill -- when they knock down this portion of the

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1 building and they fill this, you know, obviously
2 there's going to be some type of engineering work to
3 make sure that this wall will handle the weight of
4 the -- the fill on the outside so that it doesn't pose
5 a collapse hazard or something, you know, structural.
6 So the Committee was a little concerned because we
7 knew there was a basement; we weren't 100 percent sure
8 if that was being filled in or not. So we want to
9 make sure that it was -- that wall is -- is properly
10 filled.
11 MR. DEPINTO: And testimony tonight was
12 that they will be filling in the basement.
13 MS. PRICE: -- not the whole basement.
14 MR. AIELLO: We're filling in the
15 basement under the building that's going to be
16 removed. The remainder under the Trader Joe's store
17 will remain, but it's storage.
18 MR. DEPINTO: Yes, that I understand.
19 MR. AIELLO: Yeah.
20 MR. DEPINTO: And Chief -- Mr. Gruber
21 has a question, I'm sorry.
22 MR. GRUBER: You had mentioned earlier,
23 I think in conversation with me, about the hot box.
24 MR. GIBBONS: Well, what happens is --
25 is because Veolia will not let you put in meter pits

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1 anymore, so it will have to be a hot box. And the --
 2 the water mains are -- normally it's an eight-inch
 3 water main with -- with Veolia-approved hydrants or --
 4 or meet their -- their spec, so.
 5 MR. GRUBER: And a hot box would pick
 6 up basically another parking space? It's about the
 7 size of parking space; right?
 8 MR. GIBBONS: Yeah, you're going to --
 9 yeah.
 10 Because the other thing is you're going
 11 to have to go through all your water -- I believe all
 12 of your sprinkler systems and everything are going to
 13 have to go through that hot box. So most buildings,
 14 most complexes in town now, it -- it's a giant hot box
 15 because you have to have your domestic water, your --
 16 your fire protection water, and then your -- your
 17 hydrant water. We do not want yard hydrants on the
 18 same water main as domestic water or -- or the
 19 sprinkler system -- fire sprinkler system due to the
 20 fact that if a firetruck hits that hydrant, you're
 21 stealing water from the sprinkler system. So you want
 22 the sprinkler system to do its job and hopefully put
 23 the fire out or contain the fire before we have to do
 24 anything else.
 25 MR. GRUBER: So they'll have to add

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1 that on the property side to figure out --
 2 MR. AIELLO: Yeah. And looking at the
 3 plan, there appears to be some opportunity to do that
 4 just south of the reconstructed driveway at Chestnut
 5 Ridge Road. There's some green space there that maybe
 6 we could do it without losing the parking space. But
 7 we'll -- we'll study that closer with --
 8 MR. GIBBONS: 'Cause right now, The --
 9 The Fresh -- Fresh Market -- I always get them mixed
 10 up -- but The Fresh Market is -- is sprinkled 'cause
 11 that's -- I believe, just the basement, because that's
 12 where the -- the antique mall used to be. And then
 13 the gym on the other end is sprinkled; that used to be
 14 Grand Union. And I'm assuming that the new building
 15 is going to be sprinkled too. So, you know, that's
 16 all going to be -- and whether they could do it with
 17 one hot box, or it might even need multiple hot boxes
 18 'cause of the location where everything is, so.
 19 MR. DEPINTO: Okay. Thank you, Chief.
 20 Thank you for coming out.
 21 MR. GRUBER: Thank you.
 22 MR. DEPINTO: Okay. We have closed to
 23 the public.
 24 It's now five after eleven. You have
 25 two other witnesses; you have your traffic and you

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1 have your planner. We're obviously not going to be
 2 able to hear both of them tonight.
 3 MS. PRICE: Right.
 4 MR. DEPINTO: With respect to your
 5 traffic engineer, on direct, how long do you think
 6 it's going to go?
 7 MS. PRICE: Probably just ten or
 8 fifteen.
 9 MR. DEPINTO: Okay. I think because
 10 members of the public are here and they do have a
 11 strong interest in hearing the traffic, I'm going to
 12 ask the board members if they'd be willing to stay to
 13 about 11:30, stay about a half hour and let's hear the
 14 traffic testimony.
 15 Unfortunately, we're going to have to
 16 carry the hearing to January 6th. And I understand
 17 that your planner has a commitment, and she'll be
 18 landing a helicopter or something on the roof to get
 19 her here from the airport.
 20 MS. PRICE: Right. Right. Should we
 21 come back that day?
 22 MR. DEPINTO: Well, why don't -- why
 23 don't you bring forth your traffic engineer and --
 24 MS. PRICE: Okay.
 25 MR. DEPINTO: And, sir, but before you

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1 are sworn in, you've been here all evening, you heard
 2 the comments made by members of the public as well as
 3 board members. I only ask that you try to focus on
 4 the concerns that you heard during the hearing.
 5 MR. PETRORO: Sure, absolutely.
 6 MR. DEPINTO: Okay.
 7 WHEREUPON,
 8 MARC PETRORO,
 9 called as a witness and having been first duly sworn
 10 to tell the truth, the whole truth, and nothing but
 11 the truth, was examined and testified as follows:
 12 MR. REGAN: Can you give us your full
 13 name and spell your last name?
 14 MR. PETRORO: Marc Petroro; last name
 15 is P-E-T-R-O-R-O.
 16 MR. REGAN: I couldn't -- couldn't hear
 17 you.
 18 MR. PETRORO: Sorry. Marc Petroro;
 19 last name P-E-T-R-O-R-O.
 20 MR. REGAN: And I still didn't --
 21 MULTIPLE SPEAKERS: P-E-T-R-O-R-O.
 22 MR. PETRORO: P-E-T-R-O-R-O -- it's
 23 okay.
 24 MS. PRICE: It's late.
 25 Marc, can you give the board and the

<p style="text-align: right;">Page 162</p> <p>1 members of the public your education and your 2 professional background? 3 MR. PETRORO: Sure. 4 I have a bachelor's of science in 5 engineering from the University of Delaware. I'm a 6 licensed professional engineer in New Jersey as well 7 as New York and Connecticut. I'm also a licensed 8 professional traffic operations engineer. Practiced 9 civil engineering for 20 years including various 10 different land uses; retail shopping center, 11 residential, other commercial developments. 12 MS. PRICE: And you prepared the 13 traffic report that has been submitted in connection 14 with this application; correct? 15 MR. DEPINTO: Correct, dated November 16 18, 2025. 17 MR. REGAN: Have you previously been 18 qualified as a traffic engineer before any land use 19 board in New Jersey? 20 MR. PETRORO: In New Jersey, I have not 21 publicly spoken about -- I've routinely provided 22 testimony to multiple municipalities in New York and 23 Connecticut. I've attended and assisted presentations 24 in Kinnelon, Howell, New Jersey -- West Windsor and 25 Parsippany.</p>	<p style="text-align: right;">Page 164</p> <p>1 this application, you took various steps as a traffic 2 engineer to analyze the proposed modifications to the 3 site plan; correct? 4 MR. PETRORO: Correct. 5 MS. PRICE: And in preparing for 6 tonight's testimony, you reviewed the initial reports 7 that were issued by the Borough Planner and the Board 8 Engineer; correct? 9 MR. PETRORO: Correct. 10 MS. PRICE: Okay. Just take us through 11 the steps that you performed and how you analyzed 12 onsite parking, onsite driveway usage, and anything 13 else relevant that comes under your umbrella. 14 MR. PETRORO: Sure. So as far as the 15 traffic study is concerned, we followed the typical 16 standard study methodologies. So we actually started 17 with a base condition where we did counts and we 18 studied four intersections. We studied Woodmont Drive 19 and the site driveway, Chestnut Ridge Road and 20 Woodmont Drive, that signalized intersection, as well 21 as the two intersections of the site driveways on 22 Chestnut Ridge. So we called them "Driveway B" and 23 "Site Driveway C" in our traffic study. 24 We counted those intersections on a 25 weekday in the morning as well as in the afternoon,</p>
<p style="text-align: right;">Page 163</p> <p>1 MR. REGAN: And you were accepted by 2 the boards? 3 MR. PETRORO: I did not provide 4 testimony to those boards specifically. I assisted 5 and attended those meetings -- yes. But I routinely 6 provide testimony to various municipalities in New 7 York and Connecticut. Town of Poughkeepsie, I'm their 8 traffic consultant for their planning board. 9 MR. REGAN: But you're also licensed in 10 New Jersey; correct? 11 MR. PETRORO: Correct. 12 MR. REGAN: Then I guess he can be 13 accepted. 14 MR. DEPINTO: Chair will accept the 15 recommendation of Counsel. 16 MR. PETRORO: Thank you. 17 MS. PRICE: And you've been here all 18 night, so you've heard the concerns of both members of 19 the board as well as members of the public; correct? 20 MR. PETRORO: Correct. 21 MS. PRICE: And you've heard Rob's 22 testimony? 23 MR. PETRORO: Correct. I heard all 24 previous testimony and prior comments from the public. 25 MS. PRICE: Okay. In connection with</p>	<p style="text-align: right;">Page 165</p> <p>1 and then we also counted on a Saturday as well. So we 2 analyzed and looked at three different count periods, 3 and we found the peak hours based on those counts. 4 And those counts that we did included turning 5 movements, straight movements, right turn movements 6 for vehicles, and they also considered and counted the 7 pedestrian movements as well as heavy vehicles. And 8 heavy vehicles are anything with six tires or more 9 touching the roadway. 10 These counts were conducted when 11 schools were in session and when weather conditions 12 were clear and dry. I know there were comments 13 previously that was mentioned by the -- the Borough's 14 consultant that we just wanted to specify that. 15 That's mentioned in the comment response that we had 16 provided. I forget what exhibit it is, but it was in 17 that exhibit in our comment responses. 18 So based on those counts, we looked at 19 the peak hours that occurred during those times and 20 looked at those volumes during those peak hours. We 21 utilized the weekday AM hour, the weekday PM hour, and 22 the Saturday midday hour; those are the three peak 23 hours that we analyzed. 24 Using those, we then projected out 25 volumes to the future condition for the design year</p>

<p style="text-align: right;">Page 166</p> <p>1 that we -- we considered for the study. So we 2 projected to a no-build condition, which is -- no- 3 build is the future condition but without the proposed 4 development. And then we did the build condition, 5 which is the same year, just it incorporates the 6 traffic bonds associated with the proposed 7 development; we call that the "build condition." 8 So under the no-build condition, we 9 consider in general growth, which is typical of any 10 traffic study; you consider general growth volumes on 11 the roadways. So that's a certain percentage that we 12 applied based on New Jersey DOT data, which was a 13 percentage per year that we increased the volumes. 14 We did have discussions through Gail's 15 office that there was no other significant 16 developments that we needed to consider, so those were 17 not considered in the study. So when you take the 18 county peak hour volumes and increase them by the 19 general growth, we got the resulting no-build 20 conditions, and those are the volumes in the future 21 without the proposed development. 22 And then, after that, we then projected 23 to the build conditions, which incorporates the 24 proposed development. So we took -- and again, what 25 was mentioned in prior testimony is we are closing one</p>	<p style="text-align: right;">Page 168</p> <p>1 off -- getting a gallon of milk and then going back on 2 your way; that's a pass-by trip. You're not new to 3 the area, you're -- you're currently there, so you're 4 just really seeing that -- the driveway as a turn and 5 then continuing on your way, so it's not new trips to 6 the area road network. 7 So we considered a pass-by percentage 8 for the new uses. In the AMR, we did not take the 9 credit 'cause ITE data did not provide data for that. 10 But we did it based on ITE data; we considered pass-by 11 percentages in PM and the Saturday hours, which was 12 roughly around 30 to 40 percent was pass-by generation 13 for this type of shopping center based on Institute of 14 Transportation Engineers data. 15 The resulting primary volumes would be 16 new trips to the road, which we calculated in our 17 study. The net additional volumes would be a 18 reduction in AM by one trip, and the PM saw a 41-trip 19 increase in volumes, and Saturday hour showed 137 20 additional trips based on the ITE data. 21 I would like to state that the study 22 does not take into account any kind of volumes that 23 would be internal to the site. This would be 24 expected, say, if you go to the gym and then you go 25 visit the restaurants or anything like that. That</p>
<p style="text-align: right;">Page 167</p> <p>1 of the driveways on Chestnut Ridge Road. So one of 2 the first things we did in the build condition is we 3 took the volumes that we counted at that driveway and 4 relocated to the other driveway so that they're 5 processed through the proposed condition of just 6 having a singular driveway on Chestnut Ridge Road. 7 Second, what we did under build 8 conditions is we looked at what the traffic 9 projections would be for the proposed development 10 utilizing the industry standard publication of the 11 ITE -- or Institute of Transportation Engineers -- 12 Trip Generation Manual. We found out and determined 13 what the traffic would project for the proposed use -- 14 the proposed grocer as well as the proposed restaurant 15 tenants as well on the pad sites. 16 And as part of that, as part of those 17 new projections that were incorporating the 18 development, we also considered a pass-by rate. So a 19 pass-by is a -- not a new trip to the roadway or 20 the -- the traffic roadway, but a pass-by trip is a 21 typical car that travels past the site typically, but 22 when the development's developed, they'll stop in, get 23 something, and then go proceeding on their way. 24 The way I typically try to say it is 25 you're coming home from work, getting -- dropping</p>	<p style="text-align: right;">Page 169</p> <p>1 would be internal credit, so you wouldn't actually see 2 that on the area roadways. But to provide a 3 conservative analysis, we did not incorporate that in 4 here. So you would expect that probably with this 5 type of center and these types of uses of -- an 6 internal credit; people going to the grocer, going to 7 the restaurant or vice -- or going to the -- the gym 8 and then going to the grocer, same thing. But we did 9 not take that into account to provide a conservative 10 analysis in our study. 11 What we found in the results in our 12 analysis is that there's similar levels of services 13 experienced under build conditions to no-build 14 conditions. Again, just to go back to what I 15 mentioned before, build conditions is the future 16 condition with the development and no-build is the 17 future without the development. 18 So there's the levels of service, which 19 again are -- are letter grades based on delay 20 experienced by vehicles; they go from A to F. Those 21 levels of services are similar in both future 22 conditions at all four studied intersections that we 23 analyzed there. 24 And I know there was a -- a comment 25 from the Bureau Consultant on the queuing at the --</p>

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1 the proposed two exit lane driveway in Chestnut Ridge.
 2 So in our study, there was printouts in our analysis
 3 that showed the queue lane would be about 55 feet for
 4 the left turn lane exiting onto Chestnut Ridge, which
 5 would be fully accommodated within the striped left
 6 turn lane that we show on our -- our layout plan.
 7 And as was mentioned, we have engaged
 8 conversations with Bergen County as far as working on
 9 Chestnut Ridge. So that dialogue is ongoing because
 10 they will need to review it since they have
 11 jurisdiction on Chestnut Ridge Road.
 12 That's the summary of the traffic
 13 study. I know there was some discussions of Woodmont
 14 Driveway -- in intersection with the site driveway.
 15 And just so -- just to -- to address some concerns
 16 over there, the operations at that intersection, our
 17 level of service was B or better, which is very good
 18 from a -- a delay standpoint.
 19 I know that there was, you know,
 20 mention of -- of the closure of the driveway
 21 locations. Queuing is -- is an impact on that as far
 22 as how we looked at which driveway should be closed in
 23 the proposed condition and why the -- the central
 24 driveway on Chestnut Ridge was closed versus some
 25 other configurations. Was there anything else that I

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1 missed?
 2 MS. PRICE: I think that's -- I think
 3 that's --
 4 MR. REGAN: Do you want to have this
 5 report marked?
 6 MS. PRICE: It was part of --
 7 MR. PETRORO: It was part of the --
 8 MS. PRICE: A1.
 9 MR. REGAN: A1? Okay.
 10 MR. PETRORO: Correct.
 11 MR. DEPINTO: Okay. In the interest of
 12 time, before I open it up to board members for
 13 questions, I'm going to open to the public. So Chair
 14 will entertain a motion to open the meeting to the
 15 public.
 16 MULTIPLE SPEAKERS: So moved.
 17 MR. DEPINTO: -- seconded Frank.
 18 All in favor?
 19 MULTIPLE SPEAKERS: Aye.
 20 MR. DEPINTO: Ask questions of the
 21 traffic expert and the testimony he gave.
 22 MS. ZEFF: Hi, Alyssa Zeff, 40
 23 Woodcrest Drive; thank you all for being here so long.
 24 A couple of questions. We've heard from almost
 25 everyone about anticipated Trader Joe's-specific

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1 volume and a recognition of the volume that Trader
 2 Joe's brings. This report seems to rely on standard
 3 data; how are we factoring -- how is the traffic
 4 report factoring in anticipated volume?
 5 MR. PETRORO: So the traffic
 6 projections were based on Institute of Transportation
 7 Engineers' Trip Generation Manual. For the Trader
 8 Joe's specifically, the supermarket land use was
 9 utilized for that, and that is the land use that we've
 10 done and utilized for other Trader Joe's that we've
 11 done in the area. We've done others in Connecticut as
 12 well as in New York where we use those same land use
 13 data points in our previous traffic studies for those
 14 other ones. And those were reviewed and accepted as
 15 well as part of that approval process for those
 16 particular locations.
 17 But again, this data that the Institute
 18 of Transportation provides are based on surveys that
 19 are done at similar facilities. So it's not -- you
 20 know, just a -- it is actually based on real data,
 21 essentially.
 22 MS. ZEFF: Thank you. Question related
 23 to the north exit, have you seen or factored in any
 24 study regarding the volume of accidents that have
 25 taken place there, or was that incorporated into your

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1 report?
 2 MR. PETRORO: Accidents were not
 3 specifically reviewed or requested. That would be
 4 something that Bergen County would probably be looking
 5 into as part of the -- our application with them since
 6 they have jurisdiction on Chestnut Ridge Road.
 7 MS. GREEN: Okay. My last question is
 8 about the Woodmont exit. What is the anticipated
 9 volume in terms of people who are going to come out
 10 and go left based on the data, and how many cars can
 11 queue waiting for that light?
 12 MR. PETRORO: The amount to queue --
 13 I'd have to actually get back to you on that number.
 14 Basically what happens -- what happens right now is
 15 most of the traffic is coming up Chestnut Ridge, but
 16 there is projected traffic going up Woodmont as well.
 17 Most of the traffic that is going
 18 through that intersection goes in and out of our
 19 shopping center. Obviously there is traffic that
 20 goes -- continues on Woodmont to the residents as
 21 well, but what happened many times based on the signal
 22 time information we got from Bergen County for the
 23 signal at Woodmont and Chestnut Ridge is that there's,
 24 you know, green time that may be provided additionally
 25 to that approach to provide it better -- provide more

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1 time to allow, you know, a lesser delay. Right now,
 2 there's no change in level of service from existing to
 3 no-build to build, it's a level of service D under all
 4 study peak hours.
 5 Additional time could be given, but
 6 that'd be something that Bergen County would need to
 7 look at because it would -- it would need to consider
 8 the progression of vehicles along their corridor,
 9 Chestnut Ridge Road, to see if they could even
 10 accommodate that.
 11 MS. ZEFF: I just want to make sure
 12 we're talking about the same thing. I'm talking about
 13 people coming out to here.
 14 MR. PETRORO: It's -- it's -- coming
 15 out is not really much the problem. It's more of
 16 the -- the queuing that's along Woodmont from the
 17 signal, I think is -- is the concern.
 18 MS. ZEFF: Yeah.
 19 MR. PETRORO: And it's -- it's tied to
 20 the timing of that signal because the time that's
 21 allowed there compared to the rest of the cycle and
 22 the other phases, it is smaller, obviously. There --
 23 there's a leading arrow coming out of the KPMG
 24 driveway, so additional green time could be given
 25 because Chestnut Ridge Road is operating at a level of

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1 service A under all conditions. But that was
 2 something -- that would be something the County would
 3 need to consider in their -- of timing.
 4 MS. ZEFF: Okay. Thank you.
 5 MR. DEPINTO: Thank you.
 6 Okay. Anyone else have a question on
 7 traffic?
 8 Finally.
 9 MS. PORTNOY: Hi, it's me again,
 10 Deborah Portnoy, 99 Woodcrest Drive. I just -- think
 11 I -- I don't -- I don't think I'm understanding, so
 12 I'm sorry if this is going to sound like a silly
 13 question. But are you saying that the no-build volume
 14 and the build volume traffic is exactly the same for
 15 the complex?
 16 MR. PETRORO: So the -- the traffic I'm
 17 not saying is the same, but the -- the operations at
 18 the studied intersections are similar. The levels of
 19 services, most of them are staying the same in future
 20 with or without the development.
 21 MS. PORTNOY: Okay, so -- so I guess I
 22 am -- I'm sorry, like, I'm just -- I just want to make
 23 sure. So, like, you're saying that the amount of
 24 traffic that Fresh Market currently gets is comparable
 25 to the amount of traffic that Trader Joe's is going to

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1 get?
 2 MR. PETRORO: So the Trader Joe's is a
 3 lesser square footage and I don't know specifically
 4 because the -- we only counted the driveways, we
 5 didn't count who was going into which specific tenant.
 6 So I don't know specifically for the site how much
 7 Fresh Market is getting by themselves.
 8 But when you look at the levels of
 9 service at the studied intersection -- and the levels
 10 of services are a range of delays. They're, you know,
 11 ten, fifteen-second increments depending on the
 12 scenario, whether it's signal or unsignalized. But
 13 there's no significant degradations in levels of
 14 service at the studied intersections, is -- is what
 15 is -- whether you look at future without the
 16 development or future with the development.
 17 MS. PORTNOY: And is that because all
 18 grocery stores are considered the same class? Is that
 19 because the grocery stores are considered comparable
 20 just because the traffic study categorizes them as a
 21 grocery store?
 22 MR. PETRORO: These -- these were --
 23 these uses are both considered supermarket, and
 24 that's, you know, their comparability as far as that.
 25 But operationally the intersections are similar in no-

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1 build and build conditions. The volumes, yes, are
 2 higher because we have the restaurant uses that's not
 3 there and such like that. So the volumes are but
 4 processing through the intersections is similar.
 5 MS. PORTNOY: Okay. So then I guess my
 6 next questions are -- I understand that they're all
 7 using the same, you know, grocery store categorization
 8 for the traffic study purposes, and so you're using
 9 the same data. Just, like, from a real world
 10 perspective, I think, you know, we've all been to
 11 different Trader Joe's in the area. We know that they
 12 get a lot more traffic volume than, like, a Fresh
 13 Market does in this location. My concern is -- was
 14 the traffic study used in order to figure out how many
 15 parking spaces are needed in the complex or is there
 16 some other data point that's being used to determine
 17 the number of parking spaces that are needed in the
 18 complex?
 19 MR. PETRORO: All right. So as far as
 20 parking, we -- not traffic, parking. So from a
 21 parking standpoint we're using industry publications
 22 for the -- what's -- you know, looking at -- we're
 23 using industry standard data to determine what the
 24 projected demand would be for this type of use. And
 25 that's where we looked at the ratios of square footage

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1 to parking spaces. And based on what the industry
 2 usually recommends -- is those 4.5 spaces per thousand
 3 square feet of building square footage for this type
 4 of site. And under post conditions we're providing
 5 5.36 spaces per thousand, so it's greater than what
 6 the industry recommends for this type of location.
 7 MS. PORTNOY: Okay. And then in the
 8 traffic studies that you guys have done for the Trader
 9 Joe's in Connecticut and the other ones that you had
 10 mentioned, have you gone back to visit the Trader
 11 Joe's and seen, like, what their parking lots look
 12 like after they've been built?
 13 MR. PETRORO: I have not personally
 14 been there; I believe they're not closer to where I go
 15 to. But I have not heard anything significant from
 16 the owners as far as issues.
 17 MS. PORTNOY: Okay. And then I guess
 18 just sort of going along the same line, I'm -- I'm
 19 still confused at how we go from 527 parking spots
 20 with the current traffic patterns and volume of
 21 traffic that's going to the traffic -- to this
 22 development down to 409 parking spaces when we're
 23 talking about adding in a Trader Joe's, which is a
 24 much more heavily-trafficked grocery store than the
 25 one in place, and then three additional restaurants.

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1 I guess I'm just not understanding how
 2 we're cutting over 100 parking spots from the complex
 3 and expecting that we're not going to have any issues
 4 with overflow or parking along Woodmont.
 5 Also, again, what I'm not getting --
 6 and I'm sorry if this is redundant, but, like, Fresh
 7 Market has maybe -- I don't know exactly how many
 8 employees, but I'm in there quite frequently -- maybe,
 9 like, ten employees at a time, whereas a Trader Joe's
 10 might have, like, 25 employees at a time. So we're
 11 not only reducing the parking lot spaces for the
 12 additional line of traffic -- of residents who will be
 13 using these stores, but we're also reducing the
 14 parking spots for a grocery store that's going to have
 15 significantly more employees and staff using the
 16 parking lot. So I just -- it's not making sense to me
 17 and maybe you can explain that better.
 18 MR. PETRORO: So the parking ratios
 19 that I mentioned before that we talked about from the
 20 publication that's standard, that considers all
 21 parking demand for the whole use; employees, visitors,
 22 all -- all the parking requirements, all the parking
 23 associated with that. So that considers everyone,
 24 employees and such.
 25 The other thing that you mentioned was

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1 about -- okay, so the other concept that -- that I
 2 would like to just take on, I think Rob -- Mr. Aiello
 3 mentioned in his testimony was the use of shared
 4 parking as a concept there. So different tenants have
 5 different times that they peak as far as parking
 6 demand. So not everyone peaks all at the same time as
 7 far as when, you know, the grocery peaks versus the
 8 gym or, you know, restaurants. So you're not going to
 9 be having a -- a peak that concurs across the whole
 10 site for everyone, essentially. So it's not like it
 11 would be full at one time, essentially, like it's --
 12 MS. PORTNOY: So what's the anticipated
 13 peak hours of the restaurants and Trader Joe's versus
 14 Drop Fitness and the other stores that are already in
 15 place? Did you guys do a study on that?
 16 MR. DEPINTO: I can -- we didn't look
 17 at them specifically, but to speak to the generalities
 18 of them, basically the restaurants, you might have
 19 a -- a lunchtime hour, depends on the type of
 20 restaurant, or you might have an evening hour rush --
 21 you know, parking demand that's higher, basically, for
 22 the restaurant uses. Whereas a gym, you might have
 23 more of a weekend kind of partnering on that -- that
 24 versus a weekday.
 25 MS. PORTNOY: Okay, so you -- so you're

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1 not familiar with, like -- I guess with Drop Fitness,
 2 it's very busy in the morning rush hour and in the
 3 evening rush hour as well. Those are kind of the peak
 4 times; I would say, like, anywhere from, like, 7:00
 5 a.m. to 9:30 and then again from, like, 5:00 p.m. to
 6 7:00 p.m., those are peak times for Drop Fitness. Are
 7 those not peak times for the grocery store as well?
 8 And I'm just asking these questions
 9 because it -- I feel like we keep saying we're using
 10 industry standard data here, but Fresh Market is not
 11 the same as Trader Joe's, and they both, in terms of
 12 industry standards, would be considered very
 13 comparable. But in reality and what our community is
 14 going to experience, I just don't see how you can say
 15 honestly that they're comparable.
 16 MR. AIELLO: -- Rob Aiello. With
 17 regard to parking, I want to make very clear, we're
 18 not looking only at the industry standard minimum.
 19 We're 20 percent beyond the minimum standard of 4.5 at
 20 5.3. So there is a factor of safety built in; we're
 21 not saying we're coming in at 4.5 and that's why it's
 22 okay. We're coming in because we're saying we exceed
 23 4.5 by 20 percent for the parking. So that's our
 24 rationale for the parking.
 25 And yes, the gyms are -- obviously do

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1 function in the morning; people go there in the
2 morning, people go there in the evening. But the
3 Trader Joe's is not busiest on the weekday during the
4 morning at five o'clock in the morning or six o'clock
5 in the morning before people go to work, so there's
6 definitely synergies between the two uses.
7 MS. PORTNOY: Okay. And then I guess
8 if you're -- I see that you're, you know, going over
9 and above, I guess, what the industry standard
10 requirements are, but you're still asking the town of
11 Montvale for a variance to have less parking than the
12 Town thinks you need -- or the Town standard
13 requirements. So --
14 MR. AIELLO: I'm sorry, I didn't mean
15 to -- yeah.
16 MS. PORTNOY: Oh -- no, so I'm just
17 wondering where's -- I guess, why do you feel that you
18 don't need as much parking as the Town thinks you
19 need?
20 MR. AIELLO: So when we work on
21 shopping centers throughout the Tri-State area,
22 routinely we're dealing with zoning ordinances that
23 considered park requirements from prior times. And
24 more and more over the last ten, fifteen years, we've
25 seen municipalities modifying their zoning ordinance

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1 to reduce the parking criteria to be more in the
2 neighborhood of 4.5 per 1,000 for a use like this.
3 So when we come into situations where
4 we have a zoning code that doesn't necessarily
5 consider some of these more recent studies and
6 analyses, we come in, we ask for a variance, and we
7 use the industry standard as a justification.
8 MS. PORTNOY: Okay.
9 Then I guess my next question is for
10 the Montvale Town Council. Do you guys feel like this
11 is a complex that's not going -- that's going to need
12 less than Montvale's standard of parking?
13 MR. DEPINTO: We're not able to give
14 you an opinion until such time as we finish the
15 hearing.
16 MS. PORTNOY: Okay. Okay.
17 MR. DEPINTO: There are other experts
18 that we have to hear from; we have to hear from the
19 municipal experts as well. So there's no one sitting
20 here that will give you their opinion at this point.
21 MS. PORTNOY: Understood. No, thank
22 you for your time. I'm just trying to understand and
23 it's a lot of items that I'm not familiar with.
24 And --
25 MR. DEPINTO: Yeah, there is -- and you

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1 are asking very intelligent questions, and we do
2 appreciate that and we are respectful of that, but we
3 can't share our opinion at this point.
4 MS. PORTNOY: Thank you. Okay,
5 understood. Thank you guys very much for your time.
6 MR. DEPINTO: Okay.
7 MR. KOELLING: Can I just take a point
8 of clarification, just saying -- referenced the Town
9 Council. This is the Planning Board, which the -- if
10 you had that question, that's -- that's fine --
11 MR. DEPINTO: The Town Council --
12 MR. KOELLING: -- is the Town Council.
13 MR. DEPINTO: The Town Council are the
14 elected officials, the mayor and council members. The
15 Planning Board is a board; we are not elected, we are
16 appointed by the mayor to serve on this committee.
17 That's the distinction.
18 MS. GREEN: Okay. Thank you. I
19 appreciate it.
20 MR. BERNSTEIN: Peter Bernstein, I'm a
21 Montvale resident, 308 -- my half -- it's late; I was
22 going to ask a lot of questions, I'm just going to ask
23 you two. First one is have you discussed with Bergen
24 County the amount of traffic that transferred from
25 Summit Avenue to the Bristol down -- turnoff -- and

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1 the reason I ask that is because Tice's Corner in
2 Woodcliff Lake, that -- all of us are familiar with
3 it, there is no lefthand turn from a driveway in that
4 shopping center onto -- to be able to go northbound on
5 Chestnut Ridge Road. Why is that? Why is that? The
6 correct answer is because we don't want to have
7 accidents; we don't want people to get killed. That's
8 why.
9 What you're proposing here, it's
10 okay -- it would've been okay to keep this one here so
11 that you can make a righthand turn; it's not as
12 dangerous. Another issue is did you -- did you ask
13 the Montvale Police Department to tell you what the
14 average speed is from Grand Avenue through the traffic
15 light by St. Joe's? It's what -- the posted speed is
16 40; no one does 40. And it's a downhill slope toward
17 this shopping.
18 So you're talking about people driving
19 at hazardous speeds with people looking to see, "Oh,
20 can I make that lefthand turn?" So the problem
21 that -- that we have with all this is -- and you can
22 correct me if I'm wrong -- if it's okay -- both lights
23 -- Tice's -- shopping area -- you can't -- you can
24 egress it to make lefthand turns onto -- to go north
25 on Chestnut Ridge road out there in two places, one

<p style="text-align: right;">Page 186</p> <p>1 from -- from the side and one from where the -- is. 2 UNIDENTIFIED SPEAKER: Tice and County 3 Road. 4 MR. BERNSTEIN: Yeah. 5 UNIDENTIFIED SPEAKER: -- the traffic 6 light. 7 MR. BERNSTEIN: Well, the only place to 8 make a left hand turn is here; that's it -- 9 MR. DEPINTO: Okay. And -- and I'm 10 sorry to interrupt you, but we're still at the 11 questioning point. 12 MR. BERNSTEIN: Right, so -- so -- but 13 the question is -- 14 MR. DEPINTO: We don't need statements, 15 we need questions. 16 MR. BERNSTEIN: Right. Okay. So -- so 17 in your professional opinion, if -- if it's not good 18 for the goose, why is it good for the gander? 19 MS. PRICE: I'm -- I don't know what 20 the -- what question that is. There's no goose and 21 there's no gander. 22 MR. DEPINTO: -- rephrase your 23 question. 24 MR. BERNSTEIN: Okay. The -- the -- 25 no, but the -- the question is, Bergen County can</p>	<p style="text-align: right;">Page 188</p> <p>1 the midst of the review. 2 MR. BERNSTEIN: Right. In that case, 3 Mr. Chairman -- 4 MR. DEPINTO: It's a process. It's a 5 process, and that process takes time. I wish that we 6 could go down to the County or call the County and ask 7 a question and get an immediate answer and have that 8 answer in hand when an applicant appears before us -- 9 because that happened accidentally -- 10 MR. BERNSTEIN: -- these communicated 11 back to the residents in the area who are going to be 12 impacted? 13 MR. DEPINTO: Beg your pardon? 14 MR. BERNSTEIN: How will that be 15 communicated back to the -- 16 MR. DEPINTO: At a public hearing on 17 July 5th. 18 MR. BERNSTEIN: Okay, thank you. 19 MR. DEPINTO: Okay. 20 Yes, sir? 21 MONTVALE PUBLIC: Why was Saturday the 22 day selected as a representative weekend peak, and was 23 any analysis done of late morning or early afternoon 24 peak conditions, which are commonly the busiest 25 periods for Trader Joe's?</p>
<p style="text-align: right;">Page 187</p> <p>1 probably tell you how much -- hopefully they've done a 2 traffic study about traffic in general in this area on 3 Chestnut Ridge Road, which when Tice was developed, 4 necessitated them making sure that there was no 5 lefthand turn coming out on the driveway from that 6 parking area onto Chestnut Ridge Road. What we have 7 here -- 8 MR. DEPINTO: Let me -- I'm going to 9 interrupt you one second. The applicant is required 10 in connection with making an application for amended 11 site line approval to take various steps. One of the 12 steps in this particular case is to communicate with 13 Bergen County Traffic Department and Engineer's 14 office. They're in the process of doing that. 15 Is that correct? 16 MS. PRICE: That's correct. 17 MR. DEPINTO: Okay. And have you 18 received final reports from them with respect to any 19 recommendations as to turning lanes, changing of 20 signal timing, or anything at all other than they 21 received your application? 22 MS. PRICE: No, other than Eric Timsak 23 said, "I know I have reviewed these driveways on prior 24 occasions," so -- and he asked me to resend him the 25 plans. That's exactly what happened. So we are in</p>	<p style="text-align: right;">Page 189</p> <p>1 MR. PETRORO: We looked and we 2 counted -- 3 UNIDENTIFIED SPEAKER: I think it died. 4 MS. PRICE: It died. Here, use -- oh. 5 MR. DEPINTO: It heard my announcement. 6 MS. PRICE: I know. Oh, there you go. 7 MR. PETRORO: The -- the -- is that 8 still on -- the counts that I mentioned that we 9 conducted, we counted on a weekday from seven in the 10 morning to nine -- I believe -- sorry, 6:30 a.m. to 11 9:30 a.m., and then we also counted from 3:30 p.m. to 12 6:30 p.m. on a weekday. On Saturday, we counted from 13 11:30 a.m. to 2:30 p.m. 14 Within those allotment periods, we 15 defined our peak hour and we analyzed that specific 16 peak hour during those -- weekday AM, weekday PM, and 17 Saturday midday. Typically, those align with rush 18 hour traffic volumes of the roadway, and typically, 19 that's when retail establishments like the shopping 20 center here would have peak generations. 21 MONTVALE PUBLIC: Can you explain how 22 the 30-40 pass-by rate was selected and whether a 23 sensitivity analysis was performed using a lower pass- 24 by assumption? 25 MR. PETRORO: The pass-by rates I had</p>

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1 mentioned are based on Institute of Transportation
 2 Engineers data. That data is being provided based on
 3 real studies that have been conducted at similar sites
 4 like this. And that's why we used those -- those
 5 rates based on real data that was conducted. So
 6 there's no weekday AM hour, so no credit was taken for
 7 that time period.
 8 MONTVALE PUBLIC: With only
 9 approximately 55 feet of projected queuing at the
 10 Chestnut Ridge exit, what contingency exists if queues
 11 exceed projections during peak conditions?
 12 MR. PETRORO: The -- the 55-foot length
 13 of queue would be for the left turn lane that's shown
 14 on Chestnut Ridge. That's -- that's only for that
 15 particular one; it's less for the right turn
 16 movements. And that's the 95th percentile queue, so
 17 it's anticipated to only occur 5 percent of the time
 18 as far as that queue length. The rest of the time it
 19 would not be.
 20 But, you know, as a -- if queues appear
 21 to be longer than that, potentially they might find
 22 other ways to --
 23 MONTVALE PUBLIC: So that's only
 24 contingency?
 25 MR. DEPINTO: Well, in typical -- in --

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1 when you have a site like this, you typically like to
 2 have at least two access locations, one basically for
 3 emergency purposes too.
 4 MONTVALE PUBLIC: Thank you.
 5 MR. DEPINTO: Thank you.
 6 Okay. I guess we could take one more.
 7 Yes, kindly step forward.
 8 MS. MARGOLIS: Hi, thank you.
 9 MR. DEPINTO: You. This will be the
 10 last one for the evening.
 11 MS. MARGOLIS: Hi, everyone. Jen
 12 Margolis from Woodcliff Lake. For full disclosure,
 13 I'm a councilwoman, but just -- I know Dieter, so
 14 he'll tell everyone anyway.
 15 But I just wanted to say -- and I know,
 16 it'll be part-question -- but I just -- I'm hoping as
 17 a council member that you take into account our
 18 residents' concerns and confusion and just general
 19 understanding of where they're coming from, from their
 20 neighborhood behind it.
 21 But my question is more concerned about
 22 queuing along Chestnut Ridge Road and what is planned
 23 for that when -- if you ever go to the Trader Joe's on
 24 Route 17 or even the one in Westwood, the line's
 25 sometimes on the street, both on Route 17 and the

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1 shoulder, and in Westwood roll up on the street.
 2 And if you have people coming in and
 3 out based on also the St. Joe's, the Goddard School
 4 opening, and unfortunately for our area, a lot of
 5 development along Chestnut Ridge, right, both imminent
 6 and ones long-term, sort of what are the plans for
 7 that? Because there could be 20 cars waiting to get
 8 in on either way. And if you notice -- for the
 9 traffic patterns, if you ever saw it, that when you
 10 come down south on Chestnut Ridge Road in that area,
 11 it -- a Montvale police officer waits on the border
 12 between Montvale and Woodcliff Lake to get people
 13 speeding. And if you have people queuing and not
 14 noticing, there could be more accidents getting into
 15 the entrance and exit -- the north one.
 16 MR. DEPINTO: And -- and again,
 17 Councilwoman?
 18 MS. MARGOLIS: Yes, sorry.
 19 MR. DEPINTO: As you are aware,
 20 Chestnut Ridge Road is a county road.
 21 MS. MARGOLIS: Correct. Yes, I know.
 22 MR. DEPINTO: They have complete
 23 jurisdiction over it.
 24 MS. MARGOLIS: So that would be a
 25 question to include in your, I guess, questions to the

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1 County?
 2 MR. DEPINTO: Exactly.
 3 MS. MARGOLIS: That's fine. Yeah.
 4 MR. DEPINTO: And we are waiting on
 5 that report. Fortunately, Montvale has a very good
 6 relationship with Eric Timsak, who has been involved
 7 with this community for many years. We follow his
 8 recommendations very closely, we work with him; we
 9 have not heard back from the County yet with respect
 10 to this application. But trust me, many of us have
 11 sat here for many, many years.
 12 MS. MARGOLIS: Right. Okay.
 13 MR. DEPINTO: And we -- we take these
 14 applications very, very seriously. Public safety is
 15 our greatest concern and that's what we're looking
 16 for, and it's yet to be proven to us that they have
 17 met all of the criteria. But that's the way of public
 18 --
 19 MS. MARGOLIS: Right. Of course.
 20 MR. DEPINTO: Have you served on the
 21 Planning Board of Woodcliff Lake?
 22 MS. MARGOLIS: I have not.
 23 MR. DEPINTO: Okay. I'll put in a word
 24 to have you --
 25 MS. MARGOLIS: Please don't -- don't

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1 suggest I serve on it for the --

2 MR. DEPINTO: Any other questions?

3 MS. MARGOLIS: Well, no. Okay. I was

4 just waiting for the end.

5 MR. AIELLO: Just a quick follow-up.

6 So the design, if I understand your comment -- your

7 last comment correctly, there's concern about whether

8 or not cars will back up out into Chestnut Ridge --

9 MS. MARGOLIS: And both -- and both

10 going south to north as well; right? Both at the

11 light or getting into the left turn onto -- to the

12 parking lot.

13 MR. AIELLO: So in this queuing area

14 here?

15 MS. MARGOLIS: Yes, both -- both ways.

16 It could queue back up past where you thought it was.

17 MR. AIELLO: Sure. Okay. So we have

18 information in the traffic analysis relating to that

19 we will certainly provide -- clarify, I'll pull that

20 out.

21 But just in general, the way that this

22 driveway was determined was to deal with exactly this

23 issue. We wanted to make sure that all entering

24 traffic from Chestnut Ridge Road coming from the north

25 or through the south comes in unimpeded; that you have

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1 the opportunity to come in here and make a right

2 unimpeded and then go and filter into the parking area

3 at the top up. Then you continue up until this point

4 right here unimpeded, without -- to -- to explicitly

5 look to try to reduce any kind of queuing out of

6 Chestnut Ridge Road. That driveway is really for that

7 specific purpose.

8 MS. MARGOLIS: Okay. And then just two

9 follow-up questions regarding the parking and the

10 lights that you mentioned in the back that weren't

11 previously there that's going there. Is -- the first

12 one being is there any -- since you're going for a

13 variance to 11 spaces, I -- I take it that there's no

14 more spaces there 'cause there's no more room for

15 spaces. But would there be an opportunity to add back

16 in spaces since people seem to be concerned with the

17 taking away of spaces with the projected Trader Joe's

18 and the three restaurants?

19 MR. AIELLO: To -- parking spaces in

20 the back?

21 MS. MARGOLIS: Parking spaces anywhere

22 to sort of give yourself more parking spaces.

23 MR. AIELLO: We can certainly look into

24 that, but we really try -- we really --

25 MS. MARGOLIS: Matched that?

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1 MR. AIELLO: We really used the front

2 of the -- the front as much as we could in terms of

3 providing parking in addition to the circulation

4 that -- proposing.

5 MS. MARGOLIS: And -- and obviously,

6 Woodcliff Lake is happy that you're not asking for a

7 change in the setback in the -- on the west side of

8 it. But the lights that you're suggesting, those will

9 be facing towards the building as opposed to away from

10 our neighborhood?

11 MR. AIELLO: Correct. These lights are

12 on the perimeter --

13 MS. MARGOLIS: And facing down?

14 MS. PRICE: Yes.

15 MR. AIELLO: Facing down, throwing the

16 light towards the building, and will also have shields

17 to shield the source. It's a -- it is a cover that

18 goes onto the light that actually has angles, because

19 LEDs are individual -- lights.

20 MS. MARGOLIS: Got it. Okay, yeah.

21 MR. AIELLO: So that the angled shield

22 will keep you from seeing the LED from behind.

23 MS. MARGOLIS: Great. And I think all

24 of us here thank you for taking the time and doing all

25 of this. This is -- Woodcliff Lake is not normally --

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1 comes to meetings that often, so this is big for us.

2 So we thank you. But thank you. We'll continue

3 the -- the open minded --

4 MR. DEPINTO: And thank the Board for

5 staying later than actually normally we do.

6 With that said, Ms. Price, we're going

7 to have to carry the hearing obviously.

8 MS. PRICE: Right.

9 MR. DEPINTO: We're going to carry you

10 until January 6th, which is the first Tuesday in

11 January.

12 Will, I know it's a challenge --

13 MR. LINTNER: Unless I --

14 MR. DEPINTO: The choice, Gail, is if

15 you can't carry -- if your witnesses can't return on

16 the 6th, our next meeting thereafter will be the 20th.

17 MS. FONDACARO: I -- I wonder though

18 with the holidays, whether it'll give your

19 professionals more time -- and carry to the 20th to

20 get --

21 MR. DEPINTO: We have no problem

22 carrying it to the 20th. However, I do want to make

23 an announcement before these people leave.

24 MS. FONDACARO: I know. So -- sorry,

25 the 20th -- because that will give everybody time.

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1 MR. DEPINTO: Okay. Members of the
 2 public that are here that have interest in this
 3 application, please be advised that at the applicant's
 4 request, the meeting has been carried to January 20th.
 5 Our meeting starts at 7:30 p.m. The applicant's
 6 attorney will provide to the Board any extension of
 7 time that may be required for the Board to make a
 8 decision.
 9 Is that correct, Ms. Price?
 10 MS. PRICE: Yes. Yes.
 11 MR. DEPINTO: And with that said,
 12 please be also advised of the fact that no further
 13 notice will be provided to you that the meeting is
 14 being carried. For confirmation, you can reach out to
 15 the Board secretary during normal business hours to
 16 confirm that the meeting will still be on that day.
 17 MS. FONDACARO: That's good. Happy
 18 holidays.
 19 MR. DEPINTO: Happy holidays, everyone.
 20 And thank the residents for coming as well.
 21 (Whereupon, at 11:54 p.m., the
 22 proceeding was concluded.)
 23
 24
 25

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1 CERTIFICATE
 2 I, ERIC KIM, the officer before whom the
 3 foregoing proceedings were taken, do hereby certify
 4 that any witness(es) in the foregoing proceedings,
 5 prior to testifying, were duly sworn; that the
 6 proceedings were recorded by me and thereafter reduced
 7 to typewriting by a qualified transcriptionist; that
 8 said digital audio recording of said proceedings are a
 9 true and accurate record to the best of my knowledge,
 10 skills, and ability; that I am neither counsel for,
 11 related to, nor employed by any of the parties to the
 12 action in which this was taken; and, further, that I
 13 am not a relative or employee of any counsel or
 14 attorney employed by the parties hereto, nor
 15 financially or otherwise interested in the outcome of
 16 this action.
 17 *Eric Y Kim*
 18 ERIC KIM
 19 Notary Public in and for the
 20 State of New Jersey
 21
 22
 23
 24
 25

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1 CERTIFICATE OF TRANSCRIBER
 2 I, ROBERT SZIVAK, do hereby certify that
 3 this transcript was prepared from the digital audio
 4 recording of the foregoing proceeding, that said
 5 transcript is a true and accurate record of the
 6 proceedings to the best of my knowledge, skills, and
 7 ability; that I am neither counsel for, related to,
 8 nor employed by any of the parties to the action in
 9 which this was taken; and, further, that I am not a
 10 relative or employee of any counsel or attorney
 11 employed by the parties hereto, nor financially or
 12 otherwise interested in the outcome of this action.
 13
 14 *Robert Szivak*
 15 ROBERT SZIVAK
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