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VILLAGE OF RIDGEWOOD  
PLANNING BOARD  
THURSDAY, MARCH 31, 2016  
COMMENCING AT 7:30 P.M.

.....  
IN THE MATTER OF: : TRANSCRIPT OF  
"Whispering Woods" Public Hearing :  
on Settlement and Consideration of: PROCEEDINGS  
a 2016 Master Plan Amendment :  
pursuant to Remand Order entered :  
by Honorable Lisa Perez-Friscia, :  
J.S.C. on the matter known as The :  
Valley Hospital, Inc. v. Village :  
of Ridgewood Planning Board, et al:  
.....  
B E F O R E:

VILLAGE OF RIDGEWOOD PLANNING BOARD  
THERE BEING PRESENT:

- CHARLES NALBANTIAN, CHAIRMAN
- RICHARD JOEL, VICE CHAIRMAN
- PAUL ARONSOHN, MAYOR (ARRIVED 7:55)
- SUSAN KNUDSEN, COUNCILWOMAN
- NANCY BIGOS, MEMBER
- WENDY DOCKRAY, MEMBER
- KEVIN REILLY, MEMBER
- DAVID THURSTON, MEMBER
- DEBBIE PATIRE, MEMBER

**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
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A L S O P R E S E N T:

BLAIS L. BRANCHEAU, PP, VILLAGE PLANNER  
MICHAEL CAFARELLI, RECORDING SECRETARY

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1                   CHAIRMAN NALBANTIAN:   Okay, everyone,  
2                   good evening.   We're about to begin.

3                   Before we begin I'd like to make the  
4                   usual safety announcements.   Please observe the  
5                   emergency exits, there are several of them to my  
6                   left.   There are a couple in the back and also one on  
7                   the right.   We also have a fine Ridgewood police  
8                   officer here this evening.   He's here for everyone's  
9                   safety.

10                  Okay.   At this time I'd like to call  
11                  this special meeting of the Ridgewood Planning Board  
12                  to order.   It's Thursday, March 31st, 2016.

13                  Richard?

14                  VICE CHAIRMAN JOEL:   In accordance with  
15                  the provisions of Section 10:4-8d of the Open Public  
16                  Meetings Act, the date, location and time of the  
17                  commencement of this meeting is reflected in a  
18                  meeting notice, a copy of which schedule has been  
19                  filed with the Village Manager and the Village Clerk,  
20                  The Ridgewood News and The Record newspapers, and  
21                  posted on the bulletin board in the entry lobby of  
22                  the Village Municipal Offices at 131 North Maple  
23                  Avenue, and on the Village website, all in accordance  
24                  with the provisions of the Open Public Meetings Act.

25                  CHAIRMAN NALBANTIAN:   Thank you,

1 Richard.

2 Will everyone please rise for the flag  
3 salute.

4 (At this point in the proceeding all  
5 rise for a recitation of the Pledge of  
6 Allegiance.)

7 CHAIRMAN NALBANTIAN: Thank you all for  
8 coming and welcome to tonight's meeting which -- I  
9 did it again.

10 Michael, please call the roll.

11 MR. CAFARELLI: Mayor Aronsohn?

12 (No response.)

13 MR. CAFARELLI: Ms. Bigos?

14 MS. BIGOS: Here.

15 MR. CAFARELLI: Councilwoman Knudsen?

16 COUNCILWOMAN KNUDSEN: Here.

17 MR. CAFARELLI: Mr. Nalbantian?

18 CHAIRMAN NALBANTIAN: Here.

19 MR. CAFARELLI: Mr. Joel?

20 VICE CHAIRMAN JOEL: Here.

21 MR. CAFARELLI: Mr. Reilly?

22 MR. REILLY: Here.

23 MR. CAFARELLI: Ms. Dockray?

24 MS. DOCKRAY: Here.

25 MR. CAFARELLI: Mr. Thurston?

1 MR. THURSTON: Here.

2 MR. CAFARELLI: Ms. Altano?

3 (No response.)

4 MR. CAFARELLI: Mr. Abdalla?

5 (No response.)

6 MR. CAFARELLI: Ms. Patire?

7 MS. PATIRE: Here.

8 CHAIRMAN NALBANTIAN: Thank you,  
9 Michael.

10 And thank you all for coming.

11 Tonight's meeting has been convened for  
12 the purpose of continuing the board's Whispering  
13 Woods hearing to consider a proposed amendment to the  
14 building of Ridgewood Master Plan, pursuant to  
15 settlement terms reached with Valley Hospital  
16 following litigation which commenced in 2014.

17 For those of you who were not here  
18 yesterday I will again briefly review relevant  
19 history and where we are with the process. I will  
20 also repeat the rules that very been set out for  
21 these proceedings.

22 As a brief recap of how we got here, at  
23 the conclusion of the board's hearing held in 2013  
24 and 2014, the board voted against adoption of the  
25 Master Plan Amendment that would have revised the

1 2010 plan that is currently in effect today. Since a  
2 further amendment was not adopted by the Planning  
3 Board in 2014, the 2010 Master Plan Amendment  
4 remained in place.

5 Subsequent to the board's action to  
6 reject the proposed 2014 Amendment, legal actions  
7 were filed and the board engaged in a mediation  
8 process that was recommend by the Court late in 2015.

9 During that process, which occurred  
10 over several months, the terms of the settlement were  
11 reached between the Planning Board and The Valley  
12 Hospital and are now being put forth to the public in  
13 these hearings as consideration of a new 2016 Master  
14 Plan Amendment.

15 In addition, the board is proceeding  
16 under the guidelines of a remand order issued by the  
17 courts that establishes a framework of the settlement  
18 which specific procedural requirements and time  
19 linings for these hearings must be strictly continued  
20 -- we'll strictly continue to follow.

21 During last night's meeting, the board  
22 attorney Katie walked through the key elements of the  
23 court remand order, including certain legal  
24 highlights of the proposed settlement. And Valley  
25 Hospital's attorney, John Drill, also made

1 introduction remarks regarding their intended  
2 testimony.

3 The board then heard testimony from the  
4 Village Planner, Blais Brancheau, as to the proposed  
5 2016 Master Plan Amendment document that was drafted  
6 in the context of revisions to the previously  
7 proposed 2014 Master Plan that came about as part of  
8 the settlement terms reached with Valley Hospital.  
9 Both the board and members of the public had  
10 opportunity to cross examine Blais on his testimony,  
11 and now that process is completed.

12 Next, the board heard testimony from  
13 Maria Mediago, Vice President of Facilities  
14 Management at Valley Hospital, who is responsible for  
15 property acquisitions and planning, design and  
16 construction of capital facilities for Valley. Her  
17 testimony included review of the proposed changes to  
18 the project, including the building height and size,  
19 and proposed architectural landscape design features  
20 as compared to the 2014 Amendment.

21 Several exhibits were also reviewed as  
22 part of Ms. Mediago's testimony. The exhibits  
23 presented last night have been posted on the Village  
24 website.

25 Following Valley's initial testimony,



1 the board had an opportunity to begin its cross  
2 examination and some questions required follow-up.

3 We also opened up questions for  
4 Ms. Mediago to the public and everyone who wanted to  
5 ask questions last night was offered the opportunity,  
6 as we stayed around until after midnight for that  
7 process.

8 So we'll continue this evening with  
9 follow-up responses from Ms. Mediago and proceed with  
10 any additional questions regarding her testimony.

11 After we conclude Valley's testimony,  
12 board cross examination and public questions, the  
13 board will begin its process to hear public comment  
14 on this matter which may begin tonight.

15 Let me again review relevant procedure  
16 and rules; first, public questions regarding Valley's  
17 testimony from last night and this evening. The  
18 remand order entered by the Court specifically  
19 provides that only revisions to the 2014 Master Plan  
20 Amendment are relevant and material for purposes of  
21 questions and cross examination of this matter.

22 So if you have questions for Ms.  
23 Mediago regarding her testimony in this regard, later  
24 when I open the floor to questioning from the public,  
25 you will be asked to form a line and I will call on

1 you in that order.

2 When it's your turn you'll be asked to  
3 slowly say and spell your name and address before  
4 beginning with your questions.

5 Also, as defined in the Court's remand  
6 order, each of you will have up to five minutes to  
7 ask your questions. You must also ask your questions  
8 together at one time and within the allotted five  
9 minutes. Then please take your seat so your  
10 questions can be answered.

11 Again, the questions must be relevant  
12 to only the testimony that was given by Ms. Mediago  
13 last night and this evening. I will call on everyone  
14 who is in line only once.

15 Now, let me review again the procedure  
16 for public comment later. When you arrived here this  
17 evening you were asked to sign up for public comment.  
18 This list will be used for the order of public  
19 comment speaking. If you intend to make statements  
20 to the board during public comment later tonight, you  
21 must have signed in and take note of your sequence  
22 number in the sign-up list.

23 Later when I announce that that hearing  
24 -- that the hearing is open for public comment, I  
25 will call on the names in sequence from the list and

1 in that order. So if you wish to speak and have not  
2 signed up, please do so now. Mary Pat is in the back  
3 corner.

4 MS. PORCELLI: I am over here now --

5 CHAIRMAN NALBANTIAN: She's here.

6 MS. PORCELLI: -- but it's still back  
7 there.

8 CHAIRMAN NALBANTIAN: The sign-up is in  
9 the back.

10 When your name is called you will be  
11 asked to move immediately to the microphone and then  
12 slowly say and spell your name and street address for  
13 the record. You will also be sworn in at that time  
14 since all comments must be made under oath.

15 If you change your mind about speaking  
16 when your name is called, simply indicate "pass" and  
17 we will move on to the next speaker. Please note  
18 that if you pass, your time may not be donated as  
19 extra time to another speaker.

20 Each speaker will be given five minutes  
21 to speak. There will be a timer indicating when one  
22 minute is left, and again when each speaker's time  
23 has concluded. And we ask that you respect that time  
24 and allow for everyone to get their chance to speak.  
25 The five-minute time will begin only after the

1 speaker has provided his or her name and address for  
2 the record and has been sworn in.

3 We ask that each speaker strictly  
4 observe the time limit's so that everyone is given  
5 the opportunity to speak. You may read a written  
6 statement into the record so long as it does not  
7 exceed the allotted five minutes.

8 At the four-minute notification, please  
9 finish your statement with the remaining one minute  
10 so that the next individual in the sequence can have  
11 their turn.

12 As directed by the Court's remand  
13 order, everyone who wishes to comment will be given  
14 the same five-minute time period. I will call on  
15 everyone who is in line only once -- in line only  
16 once, until everyone on the list has had their five  
17 minute opportunity to comment. And we will try to  
18 get everyone who signed up tonight.

19 It should be understood that while the  
20 board will attempt to hear from everyone who wishes  
21 to speak, there will be no obligation under the law  
22 or the remand order to entertain repetitious  
23 comments.

24 As members of the public have had  
25 opportunity to comment on the proposed plan amendment

1 and the matter has been concluded, the board may then  
2 take action to approve the amendment or decline  
3 adoption of the amendment.

4 It was pointed out yesterday that the  
5 board has scheduled five nights of hearings; however,  
6 the board will proceed to take action when public  
7 comment is concluded. The Court was very clear that  
8 it wanted this matter to proceed; thus if public  
9 comment is finished before the fifth night, the board  
10 may move to end at an earlier date.

11 After tonight, the next meeting is  
12 scheduled for next week on Monday, April the 4th, at  
13 7:30 p.m. at the courtroom in Village Hall.

14 Before we return to hearing Valley's  
15 testimony this evening, let me say again, not  
16 everything that is said is likely to be agreeable to  
17 everyone. And, therefore, there is a level of  
18 patience, respect and cooperation that must be  
19 maintained throughout the process by all of us.  
20 Shouting, applause, insults or other disruptions are  
21 not permitted. And please remember, those of us who  
22 sit here on the board are your neighbors, we are  
23 Ridgewood residents who volunteer our time to serve  
24 our community and we deserve to be treated as you'd  
25 want to be treated.

1                   When a speaker is at the microphone,  
2 whether it's a board member, witness, attorney or  
3 member of the public, please don't interrupt them.  
4 And when questions are posed regarding testimony,  
5 let's do so in a polite manner.

6                   Thank you in advance for your  
7 thoughtful cooperation throughout this process.

8                   Mr. Drill, before I ask you to continue  
9 with your testimony, I'll ask, Katie, if you have  
10 anything you want to say?

11                   MS. RAZIN: I don't think so. I think  
12 you covered everything.

13                   CHAIRMAN NALBANTIAN: Okay.

14                   MR. DRILL: John Drill on behalf of  
15 Valley Hospital. Before we continue with the  
16 questioning of Maria Mediago, I want to supplement  
17 and clarify the statement I made during last night's  
18 hearing session regarding that list of conditions  
19 that Ms. Mediago read into the record and we entered  
20 into evidence as Exhibit A-17.

21                   In the event this board approves the  
22 settlement and adopts the proposed 2016 Master Plan  
23 Amendment, all issues referenced in that list of  
24 conditions will be further developed and/or refined  
25 at the time of either ordinance adoption, time of

1 site plan review, or during the drafting of a  
2 developer's agreement.

3 (Mayor Aronsohn is now in attendance.)

4 MR. DRILL: The details of the vast  
5 majority, if not all of those conditions on the list,  
6 will be worked out between The Valley Hospital, this  
7 Planning Board, the Village through their  
8 professionals, the Board of Education at a later  
9 date.

10 The reason the list was required to be  
11 compiled by the remand order was to reiterate the  
12 hospital's commitment and agreement to stand by all  
13 of the representations made by its professionals  
14 during the 2013-2014 hearing sessions, in response to  
15 suggestions made by Planning Board professionals,  
16 Planning Board members and the Board of Education.

17 And it is also to reiterate the  
18 hospital's commitment to work with the Village, to  
19 work with the Planning Board, to work with the Board  
20 of Education going forward on all issues. And, as I  
21 hope you witnessed last night, on any other issues  
22 that might arise also.

23 The point I'm trying to make is that  
24 you don't have to finalize that list, you don't have  
25 to agree upon the exact language in that list as part

1 of this process. The finalization and the detailing  
2 should be done at the appropriate time, again, either  
3 ordinance, site plan or developer's agreement. And  
4 it should not have to be done at this time if the  
5 board doesn't want to.

6 CHAIRMAN NALBANTIAN: Thank you, Jon.  
7 Before you go on, let the record indicate that Mayor  
8 Aronsohn has joined the meeting.

9 MR. DRILL: With that, I'm going to ask  
10 Ms. Mediago, there were a couple of follow-up  
11 questions that she said, we said we'd get back to you  
12 on. So I guess the ones what we said we'd get back  
13 to the board on, I want to do that right now before  
14 she then finishes having questions asked of her.

15 M A R I A M E D I A G O,

16 Having been previously sworn, continues to  
17 testify as follows:

18 CONTINUED DIRECT EXAMINATION

19 BY MR. DRILL:

20 Q. So you answered most of the questions  
21 that were asked of you last night, but there were a  
22 few questions you said you would have to answer  
23 tonight after researching the answer. Are you now in  
24 a position to answer those?

25 A. Yes, I am.



1 Q. Okay. So first --

2 MS. RAZIN: Ms. Mediago, you were  
3 previously sworn last night?

4 THE WITNESS: Yes, I was.

5 MS. RAZIN: You remain under oath this  
6 evening.

7 THE WITNESS: I understand.

8 MS. RAZIN: Okay, thank you.

9 BY MR. DRILL:

10 Q. Okay. So first, the board's planner  
11 pointed out that there was an arithmetic mistake on  
12 Exhibit A-16. So I asked if you corrected that and  
13 whether you have a new exhibit to reflect that  
14 correction?

15 A. Yes, we do.

16 And I ask that Exhibit A-18 be put up  
17 on the screen.

18 Q. Yes. So we have -- to answer these  
19 questions, so the public can see, we kind of need the  
20 screen.

21 I mean, we have hard copies. Again,  
22 just for the record, I have handed out, there are  
23 three exhibits. There is Exhibit A-18 which corrects  
24 the arithmetic mistake.

25 Then we have Exhibit A-19 which is a

1 portion of a plan based on a survey?

2 CHAIRMAN NALBANTIAN: Do you have a  
3 projector?

4 MR. DRILL: Oh, yeah.

5 MS. RAZIN: Yes, it's all set up.

6 MR. DRILL: We're all set. We're all  
7 queued up.

8 CHAIRMAN NALBANTIAN: Okay.

9 MR. DRILL: Exhibit 19, again, will  
10 show -- it's not going to whack you on your head.  
11 You'll be all right.

12 Exhibit A-19 is going to show the  
13 answer to where the property line is along Van Dien.  
14 And Exhibit A-20 is going to show where the property  
15 line and the concrete existing wall was that one of  
16 the members of the public asked for.

17 (Whereupon, three exhibits are  
18 premarked A-18 - A-20 for identification.)

19 BY MR. DRILL:

20 Q. So, Maria, do you see that exhibit up  
21 on the screen?

22 A. Yes, I do.

23 Q. What exhibit is that?

24 A. It's the now new Exhibit A-18 which  
25 corrects Exhibit A-16, I believe.

1 Q. Yes.

2 A. In comparing both of these exhibits,  
3 all of the numbers in Phase I column, Phase II column  
4 remain the same.

5 All of the numbers on the lines for the  
6 North building, Cheel building, Bergen building, West  
7 and South as to the difference between Phase I and  
8 Phase II remain the same.

9 There was an error in the totaling,  
10 this third column, but all of these numbers remain  
11 the same. So in A-16 that number, I believe, was  
12 48,000.

13 Q. The number in A-16 was 45,800?

14 A. 800. And then the right answer is  
15 52,500.

16 Q. Now, a board member wanted to know the  
17 length of the perimeter of the mechanical penthouse  
18 on the North building. And I'll also ask you to  
19 provide the dimensions of the mechanical penthouse  
20 for that board member.

21 A. So the top of the North building  
22 consists of an enclosed mechanical penthouse. The  
23 dimensions of that enclosed penthouse are 300 feet  
24 long by approximately 100 feet long, which adds to a  
25 perimeter total length around that structure of

1 800 feet.

2 I was then asked what the perimeter was  
3 around the open enclosure for the cooling towers.  
4 That enclosure measures approximately 60 feet in  
5 width by 100 feet in length, for a total perimeter of  
6 320 linear feet.

7 Q. Okay. Then again the board member --  
8 either that board member or another board member  
9 wanted to know a setback of the mechanical penthouse  
10 from North Van Dien.

11 A. As depicted in the revised Master Plan  
12 that Mr. Brancheau presented last evening, the  
13 setback of the penthouse of the North building from  
14 North Van Dien is 90 feet from the property line.

15 Q. Also, you were asked where the setback  
16 was measured from, and when you responded last night  
17 you said the property line, which led to another  
18 question being asked, where the property line was  
19 along North Van Dien.

20 So can you answer that and have you  
21 looked at a survey of any other plans to come to that  
22 answer?

23 A. Yes, I looked at the survey that was  
24 prepared for the hospital. It is a portion of which  
25 is shown on Exhibit A-19, which I request be put up

1 on the screen.

2 So -- right. I hope everybody can see  
3 the distinction. The heavy black line is the  
4 location of the property line of our property along  
5 North Van Dien. And it continues similarly all the  
6 way down to the intersection of North Van Dien and  
7 Linwood Avenue.

8 As you can see, within our property  
9 line is the 5-foot wide wide concrete sidewalk. So  
10 the property line is on the curbside of the sidewalk.

11 Q. Now, again, I'm not suggesting this,  
12 but if the board wanted the hospital to move the  
13 sidewalk off its property onto Village property,  
14 because it looks -- at least it appears in the plan  
15 that the Village has some right-of-way --

16 A. Correct.

17 Q. -- between the curb and --

18 A. Property line.

19 Q. -- and the property line, would the  
20 hospital be willing to move the sidewalk?

21 A. Yes.

22 Q. And I'm not asking if you think it's a  
23 good idea now, I am just asking if the Village asked  
24 the hospital to move it, would you move it?

25 A. Yes.

1           Q.       Okay.  You were also asked where the  
2           property line was in relation to the existing  
3           concrete wall which is adjacent to the backyards of  
4           the residences which front on Steilen Avenue.  And  
5           can you answer that?

6           A.       Yes, I can.  And I ask at this moment  
7           that Exhibit A-20 be put up on the screen.

8                   MR. DRILL:  Pat, on this one, do you  
9           think you could -- that's it.  Up a little higher.  
10          Keep on going.  No down.

11                   THE WITNESS:  The other way.  The other  
12          way.

13                   MR. DRILL:  Yes, scroll it down,  
14          perfect.

15                   THE WITNESS:  Okay.  You can stop.

16                   MR. DRILL:  Just like that.

17                   THE WITNESS:  All right.  So what's  
18          depicted here, to the left is Valley Hospital  
19          property, you see parking stalls for the cars that  
20          park head-first into the curb.

21                   On the other side of this strip, and  
22          I'll get into the details of this in just a second,  
23          are the backyards of the Steilen Avenue homes.

24          BY MR. DRILL:

25           Q.       And by the way, up on the screen we can

1 see it looks like two residential properties, you  
2 have the note, property line with an arrow, and a  
3 note existing wall with an arrow?

4 A. Correct.

5 Q. Do you know the lot numbers of those  
6 two lots that are up on the screen?

7 A. This lot is Lot 37 (indicating) and  
8 this lot is Lot 38 (indicating).

9 Q. So the lot on top of the screen is Lot  
10 37?

11 A. Correct.

12 Q. And the lot in the bottom of the screen  
13 is Lot 36?

14 A. Lot 38.

15 Q. 38, I'm sorry.

16 A. That's correct.

17 Q. And remember that we were talking about  
18 last night a home located at 258 Steilen where a  
19 picture was taken from the backyard?

20 A. Correct.

21 Q. Do you know where that lot is?

22 A. It's this lot right here (indicating).

23 Q. So could you explain --

24 MS. DOCKRAY: Can you state the number,  
25 because we can't see. What lot number is it?

1 MR. DRILL: Can you go to --

2 THE WITNESS: The bird's eye view.

3 MR. DRILL: Exhibit A-2.

4 THE WITNESS: Exhibit 2.

5 MR. DRILL: The bird's eye view?

6 MR. CAFARELLI: Jon, the board has hard

7 copies.

8 MR. DRILL: They have hard copies.

9 MR. CAFARELLI: Yes.

10 BY MR. DRILL:

11 Q. Let's go to Exhibit A-2, it makes it

12 easier to look at. Okay. So A-2 is up on the

13 screen, with the laser pointer can you point to

14 lot --

15 A. Lot 36 is this house right here. And

16 Lot 37 is this house right here (indicating).

17 Q. And continuing --

18 A. And 258 Steilen Avenue is the next one.

19 MS. RAZIN: Can you hold on a second.

20 MR. DRILL: If the board members just

21 come down for one minute just to take a look.

22 BY MR. DRILL:

23 Q. So can you start with pointing out

24 where Lot 36 is?

25 A. Lot 36 is this home (indicating).



1 Q. How many lots in from the corner is Lot  
2 36?

3 A. Six.

4 Q. With the pointer, can you count?

5 A. One, two, three, four, five, six  
6 (indicating).

7 Q. Sixth lot in is Lot 36?

8 A. Lot 36.

9 Q. What's the seventh lot?

10 A. Lot 37.

11 Q. And the eighth lot?

12 A. Lot 38.

13 Q. And that's -- and the address?

14 A. And that corresponds to 258 Steilen  
15 Avenue.

16 Q. We'll now we go back to Exhibit A-20.

17 A. 20.

18 Q. And can you explain --

19 A. What we said.

20 Q. Right.

21 MR. DRILL: And, again, Pat, can you  
22 scroll that down a little?

23 There we go.

24 BY MR. DRILL:

25 Q. So Lot 37, do you see Lot 37 right

1 there? And the lot below that is Lot 36; correct?

2 So it's --

3 A. It's Lot 38.

4 Q. Lot 38, I'm so sorry. All right. So  
5 can you now --

6 A. Right.

7 The Valley Hospital property line is  
8 depicted along this line (indicating).

9 The existing concrete wall is on The  
10 Valley Hospital property, and it's shown by the two  
11 closely spaced parallel lines.

12 Q. How many feet from the property line?

13 A. Approximately 4 feet from the property  
14 line.

15 Q. Okay.

16 A. This is the electrical trenching lights  
17 for the bollard lights that are on our property  
18 showing into the parking lot. This is the curb  
19 against which cars parking (indicating).

20 Q. That's existing?

21 A. This is -- we were asked where the  
22 existing concrete wall is.

23 Q. That's right.

24 A. So this is the existing condition,  
25 okay.

1                   So the curb line that the board asked  
2 about, this is the logical trenching line to feed  
3 these lights, concrete wall still on Valley Hospital  
4 property right here (indicating), 4 feet later is the  
5 edge, the easterly edge of Valley's property.

6                   MR. DRILL:   Okay.   So now Maria has  
7 answered the leftover questions from last night and  
8 now she would then be made available to have people  
9 to ask her any questions to ask questions.

10                  MS. RAZIN:   Okay.   Before you do that  
11 and while you're on this property line, I think there  
12 was actually just one follow-up question for Blais on  
13 the property line question from one of the members of  
14 the public and, Blais, do you have an answer on that  
15 question?

16                  MR. BRANCHEAU:  I believe so.  Is this  
17 picking up?

18                  MR. DRILL:   Hold on now.  Got to get  
19 your mic on.  Now go.

20                  MR. BRANCHEAU:  I believe the  
21 question --

22                  MS. RAZIN:   Wait, before you go on,  
23 before you continue.

24                                You were previously sworn last night?

25                  MR. BRANCHEAU:  Yes, I was.

1 MS. RAZIN: And you remain under oath  
2 as well.

3 MR. BRANCHEAU: Yes.

4 B L A I S B R A N C H E A U,

5 Having been previously sworn, continues to  
6 testify as follows:

7 MS. RAZIN: Okay. So I think there was  
8 one question relative to a property line.

9 MR. BRANCHEAU: Yes. I believe the  
10 question related to what the setback was in relation  
11 to where it was measured from.

12 And I had indicated last night that the  
13 setback was measured -- we always measure it from the  
14 property line.

15 And the question -- all the question  
16 was where is that in relation to -- in relationship  
17 to the sidewalk. And I believe Exhibit A-19 shows  
18 that the sidewalk is, in fact, on the hospital  
19 property, just inside of the property line.

20 So, therefore, if a setback of, say,  
21 47 feet for the North building were measured from the  
22 property line, the setback from the sidewalk would be  
23 -- it indicates a 5-foot wide walk and the walk may  
24 be 1 foot inside, so the setback from the sidewalk  
25 would be approximately 41 feet from the side -- the

1 setback of the building at its closest point would be  
2 41 feet more or less from the sidewalk.

3 MR. DRILL: And again, if the board  
4 wants that sidewalk moved off of Valley's property  
5 and applicant Village property, we're not suggesting  
6 it, but if you want it done, the hospital will do it.

7 Now, before Ms. Mediago has further  
8 questions asked of her, I just want to remind -- what  
9 I did last night, I just want to say I don't want to  
10 have to object to any questions that are asked of  
11 her, so I am just asking the board if you can enforce  
12 that remand order provision it would be greatly  
13 appreciated.

14 And if I don't object, I don't plan on  
15 and hopefully I won't, I don't want to have anyone  
16 say that I waived my right to object just because I  
17 kept my mouth shut.

18 CHAIRMAN NALBANTIAN: We can start --

19 COUNCILWOMAN KNUDSEN: Charles, I have  
20 one quick question --

21 CHAIRMAN NALBANTIAN: -- while you have  
22 A-20 up.

23 MR. DRILL: Microphone. You have to  
24 use it.

25 CHAIRMAN NALBANTIAN: Sorry. While you

1 have A-20 still up.

2 THE WITNESS: Yes.

3 CHAIRMAN NALBANTIAN: It's -- and I  
4 could probably figure it, but you have the existing  
5 wall roughly 4 feet. Can you show roughly where the  
6 new wall would be with your marker? It's hard to  
7 tell with this, just to give me a concept of where  
8 that is.

9 THE WITNESS: In the same place, 4 feet  
10 on the hospital's side of the property line, it's  
11 below the retaining wall --

12 CHAIRMAN NALBANTIAN: Yes.

13 THE WITNESS: -- 20-feet further into  
14 the property line is the higher wall.

15 CHAIRMAN NALBANTIAN: That's what I am  
16 referring to.

17 THE WITNESS: So that the higher wall  
18 will be 24 feet in from the property line.

19 CHAIRMAN NALBANTIAN: Where is that  
20 relative to this drawing is what I'm asking, roughly?

21 THE WITNESS: Well, the parking stall  
22 is approximately 18 to 19-feet deep, about half of  
23 that would be 9 -- I would say where this first  
24 dashed line is (indicating).

25 CHAIRMAN NALBANTIAN: First dashed

1 line.

2 THE WITNESS: Oh, no, 20 feet, so it is  
3 almost to the end of the parking stall.

4 From here, from the property line it's  
5 four, and we want another 16 (indicating). So you're  
6 probably within the parking spot.

7 CHAIRMAN NALBANTIAN: Okay, thank you.

8 MR. BRANCHEAU: Mr. Chairman.

9 CHAIRMAN NALBANTIAN: YES.

10 MR. BRANCHEAU: Can I ask a question?

11 CHAIRMAN NALBANTIAN: Please.

12 MR. BRANCHEAU: The Master Plan itself  
13 does not --

14 CHAIRMAN NALBANTIAN: Can you wait.

15 MR. BRANCHEAU: The Master Plan,  
16 itself, does not specify a particular design of the  
17 wall. That is one of those items that I said, like,  
18 last night, I said when you're sure, be specific.  
19 When you're not sure establish the principal and the  
20 objective and then let the details work out at the  
21 time of site plan review.

22 Although the hospital may have a  
23 particular design in mind with the way the Master  
24 Plan is written, it merely says: In addition to a  
25 landscape buffer, a sound barrier/wall, dense wall

1 and other features, as appropriate, should also be  
2 required adjacent to the Steilen Avenue properties  
3 and the Ben Franklin school property in order to  
4 mitigate noise from loading activities, truck traffic  
5 and other activities. Fences and/or walls should  
6 also be required in other buffer areas or locations  
7 where necessary to provide adequate screening. And  
8 the key -- the key sense is here where it says: The  
9 extent and specific design of such barriers and other  
10 features shall be determined by the Planning Board at  
11 the time of plan review.

12 So although there may be a conceptual  
13 plan that you're going to comment on, I think it's  
14 important to understand that that's one of those  
15 items that, to have full input, have the full plan  
16 before us. It's difficult to finalize that at this  
17 time, but the objective is there.

18 CHAIRMAN NALBANTIAN: Okay. Thank you,  
19 Blais.

20 Other follow-up questions? Why don't  
21 we begin from the side tonight.

22 Debbie, do you have any follow-up  
23 questions for Maria?

24 MS. PATIRE: They clarified it and I  
25 understand the 47 feet. I understand, thank you for



1 clarifying that.

2 CHAIRMAN NALBANTIAN: Thank you.

3 Wendy?

4 MS. DOCKRAY: A couple of questions.

5 CHAIRMAN NALBANTIAN: You want to speak  
6 in your mic, move closer to it.

7 MS. DOCKRAY: I'm not speaking into it?  
8 Now am I? Okay.

9 You pointed out, I think you said it  
10 was Lot 38 from which the photograph was -- the  
11 simulation was done; am I correct? And it was  
12 focused on the North building. Do I have that  
13 correct?

14 THE WITNESS: Yes.

15 MS. DOCKRAY: Can you tell me how far  
16 away that picture was taken.

17 THE WITNESS: Yes.

18 MS. DOCKRAY: What was the distance?  
19 Because I looked when you showed the -- you gave us  
20 the exhibit here, it doesn't appear that Lot 38 is  
21 the closest to the North building. It seems it's  
22 much closer to the Cheel building.

23 THE WITNESS: That's correct.

24 MS. DOCKRAY: So there are properties  
25 that will be closer to the North building which will

1 have a far more direct impact from the North building  
2 visually; is that not correct?

3 THE WITNESS: That's correct.

4 MR. DRILL: Again, just like I said  
5 last night, we --

6 THE WITNESS: The locations of the  
7 simulations --

8 MR. DRILL: -- without revealing any  
9 confidential discussions in the mediation, the  
10 locations of those photographs came from the  
11 mediation process.

12 THE WITNESS: It was chosen in order to  
13 be able to illustrate the southeastern portion of the  
14 North building. If you got any closer to the North  
15 building you wouldn't be able to see the details of  
16 it.

17 MS. DOCKRAY: Right. Because all you  
18 would see is the North building when you looked out;  
19 is that not correct? If you looked straight back?

20 THE WITNESS: Actually the photograph  
21 from in front of 318 Steilen Avenue, the numbers  
22 change significantly once you get closer to the  
23 dead-end on Steilen.

24 MR. DRILL: Why don't we put that  
25 picture up?

1 THE WITNESS: Sure, that was --

2 MS. DOCKRAY: That was from the front  
3 yard, I'm worried about the backyard. So it's  
4 adjacent to the backyard.

5 MR. DRILL: We do not have a photo  
6 simulation from the backyard.

7 THE WITNESS: From the backyard.

8 MR. DRILL: From what you're asking  
9 about, we don't have one.

10 THE WITNESS: From the backyard.

11 MS. DOCKRAY: Okay, all right.

12 I have -- last night I asked, I don't  
13 know if you any luck finding the original photograph  
14 that you worked off of, I think you said it was from  
15 2010, which was taken from the BF ball field, and  
16 then you put the new -- the proposed North building  
17 on that photograph, but I inquired as to whether the  
18 original photograph existed so we could line them up  
19 so we could see what the difference, you know,  
20 provide a perspective from what exists now, from what  
21 was in the original photo to the simulation. I just  
22 wondered if you had any luck finding that.

23 THE WITNESS: I don't recall. I do not  
24 recall that I was asked to produce a photograph. I  
25 was asked if I used a photograph or how it was

1 produced.

2 MR. DRILL: Yes, that's my recollection  
3 too. You were asked about it. You have -- if you  
4 had asked for it to be produced it would have been  
5 here tonight.

6 MS. DOCKRAY: All right. Is it still  
7 possible then?

8 MR. DRILL: Well, we'll see how long  
9 the hearing goes, if we get past -- if we're still  
10 coming back we'll do it. But if we're not, if we get  
11 to the point of a vote, then we'd rather have the  
12 vote.

13 MS. DOCKRAY: Well, I'm sure you would.  
14 But I think it's an important piece of information in  
15 terms of -- in order to have a good perspective on  
16 the size of that particular building because it looks  
17 very, very large and --

18 MR. DRILL: Again, if you're asking to  
19 see what the existing building looks like in that  
20 photograph and compare it, the remand order indicates  
21 -- the remand order indicates that what is supposed  
22 to be compared is 2016 to 2014, not to existing. But  
23 again --

24 MS. DOCKRAY: Yes, but I'm not trying  
25 to make a direct comparison, but I'm just trying to

1 gain perspective on what you're proposing and that's  
2 one way of getting the perspective because you  
3 obviously had the picture and you superimposed the  
4 simulation on that picture.

5 MR. DRILL: Right, we have the  
6 pictures, no question.

7 Let's see how far we get.

8 MS. DOCKRAY: Okay.

9 CHAIRMAN NALBANTIAN: I agree. Let's  
10 proceed and then see if --

11 MS. DOCKRAY: Thank you.

12 CHAIRMAN NALBANTIAN: Wendy, any other  
13 questions?

14 MS. DOCKRAY: No, that's it for now.  
15 Thank you.

16 CHAIRMAN NALBANTIAN: Kevin, any  
17 questions?

18 MR. REILLY: No questions.

19 CHAIRMAN NALBANTIAN: Richard, any  
20 questions?

21 VICE CHAIRMAN JOEL: No questions.

22 CHAIRMAN NALBANTIAN: Paul?

23 MAYOR ARONSOHN: No questions.

24 CHAIRMAN NALBANTIAN: Susan?

25 COUNCILWOMAN KNUDSEN: I obviously have

1 a couple of questions. BUT --

2 CHAIRMAN NALBANTIAN: Let's just have a  
3 discussion for a minute.

4 (Whereupon, off-the-record discussion  
5 is held.)

6 MR. DRILL: Do you know when we're  
7 going to be taking a break?

8 CHAIRMAN NALBANTIAN: I was thinking of  
9 taking a break after the public, after public  
10 questioning of Maria.

11 Is it possible to get the image during  
12 a break?

13 MR. DRILL: Yes, it's possible that we  
14 can get that image during the break.

15 CHAIRMAN NALBANTIAN: Yes, why don't we  
16 try to shoot for that.

17 We will allow for public questions.

18 MR. DRILL: Yes.

19 CHAIRMAN NALBANTIAN: Take a break,  
20 come back and address that.

21 MR. DRILL: If we can take a 15 minute  
22 break, we're feeling fairly confident that we can get  
23 that image, get it onto a memory stick and get it  
24 into that computer.

25 CHAIRMAN NALBANTIAN: That will be

1 great.

2 (Whereupon, off-the-record discussion  
3 is held.)

4 MR. DRILL: Ms. Dockray, did you hear  
5 what we're doing?

6 MS. DOCKRAY: Pardon?

7 MR. DRILL: Did you hear what we're  
8 doing?

9 MS. DOCKRAY: No, I'm sorry. I didn't.

10 MR. DRILL: On a break --

11 MS. DOCKRAY: On the what.

12 CHAIRMAN NALBANTIAN: The break.

13 MR. DRILL: When we take a break --

14 MS. DOCKRAY: Okay.

15 MR. DRILL: -- we think that we can  
16 locate that picture --

17 MS. DOCKRAY: Okay.

18 MR. DRILL: -- get it transferred to on  
19 of the laptops, get it transferred to the memory  
20 stick and then put it on the projection laptop.

21 MS. DOCKRAY: Okay.

22 MR. DRILL: That's the plan.

23 MS. DOCKRAY: Thank you very much. If  
24 you can do that, that would be great.

25 Thank you.

1                   (Whereupon, off-the-record discussion  
2                   is held.)

3                   MS. RAZIN:   Mr. Drill, can I just ask a  
4                   clarifying question?

5                   MR. DRILL:   Yes, did you hear --

6                   MS. RAZIN:   No, I didn't hear anything.

7                   MR. DRILL:   On the break --

8                   CHAIRMAN NALBANTIAN:   During the break  
9                   they're going to see if they can --

10                  MS. RAZIN:   Work it out?

11                  CHAIRMAN NALBANTIAN:   -- produce the  
12                  image that Wendy was looking for.

13                  MS. RAZIN:   Okay.

14                  MR. DRILL:   Transfer it to the laptop  
15                  get it onto a memory stick and get it on to that  
16                  computer and projector.

17                                We think it would be about 10 or 15  
18                  minutes to do that.

19                  MS. RAZIN:   My question to you, just to  
20                  clarify your language, the -- I'm not sure if you --  
21                  just to clarify your language, the photo simulations,  
22                  the rendering or perspectives, whatever term has been  
23                  put on them, were a result, those -- the entire  
24                  package of them were the result of the mediation?

25                  MR. DRILL:   The mediation.



1 MS. RAZIN: Not necessarily the exact  
2 particular locations; correct?

3 MR. DRILL: Again, without revealing  
4 anything confidences --

5 MS. RAZIN: Without revealing anything.

6 MR. DRILL: -- I -- my understanding  
7 was those exact locations were as a result of the  
8 mediation.

9 MS. RAZIN: Maybe you and I need to  
10 speak off the record, let's do that -- we'll do it  
11 during the break.

12 MR. DRILL: Yes. I can tell you during  
13 the break because I can't say it in public --

14 MS. RAZIN: Correct.

15 MR. DRILL: -- exactly who picked  
16 those.

17 MS. RAZIN: Right. So we'll just deal  
18 with it at the break. We'll talk about it.

19 Let's continue with the questions.

20 COUNCILWOMAN KNUDSEN: Okay.

21 Maria, I feel like I have an obsession  
22 with chillers, but we're back. So I want to go back  
23 to that penthouse, the chillers and the mechanicals.

24 So your testimony is that the north  
25 side of that is 100 feet; right, that 100 feet wide?

1 Is that correct? Is that what --

2 THE WITNESS: In the north/south  
3 direction?

4 MR. DRILL: North --

5 COUNCILWOMAN KNUDSEN: North/south, I'm  
6 sorry. Yes.

7 MR. DRILL: Can you put up an exhibit,  
8 like, can you say A-2 --

9 COUNCILWOMAN KNUDSEN: We don't have  
10 it.

11 MR. DRILL: We don't have it, okay.

12 COUNCILWOMAN KNUDSEN: Okay. That's  
13 okay. We are on the same -- we understand each  
14 other.

15 THE WITNESS: The north/south direction  
16 is approximately 100 feet.

17 COUNCILWOMAN KNUDSEN: Okay.

18 THE WITNESS: The east/west direction,  
19 which would be from Van Dien towards Steilen --

20 COUNCILWOMAN KNUDSEN: And that was  
21 300 feet.

22 THE WITNESS: 300.

23 COUNCILWOMAN KNUDSEN: But then there  
24 was an additional 60 feet for the other portion; is  
25 that what you were stating.

1 THE WITNESS: Yes.

2 COUNCILWOMAN KNUDSEN: For a total  
3 linear footage of 360 feet.

4 THE WITNESS: That is correct, yes.

5 COUNCILWOMAN KNUDSEN: Okay. Good.

6 THE WITNESS: Yes.

7 COUNCILWOMAN KNUDSEN: All right.

8 If we were to take a look at the 56  
9 foot height of the North building, just that part of  
10 it, and not excluding the mechanicals, the rooftop  
11 mechanicals, what is the actual of that -- just the  
12 highest part of the building, what is the footprint  
13 of that portion of the building?

14 THE WITNESS: So it's another 27 feet.

15 COUNCILWOMAN KNUDSEN: So from the  
16 north/south is 127.

17 THE WITNESS: No. No, no, no. One  
18 second.

19 The plan, the westerly direction, so  
20 east/west, so from Van Dien to the back of Steilen  
21 would be another 27 feet over 360, so it's  
22 approximately, let's say, 390.

23 COUNCILWOMAN KNUDSEN: Okay. So that  
24 is 390 linear feet of building.

25 THE WITNESS: Correct.

1 COUNCILWOMAN KNUDSEN: And then of  
2 course the --

3 THE WITNESS: And then the north/south  
4 is approximately 100 feet.

5 COUNCILWOMAN KNUDSEN: So the  
6 north/south facade of the actual structure is the  
7 same width as the --

8 THE WITNESS: Penthouse.

9 COUNCILWOMAN KNUDSEN: -- penthouse.  
10 So then there's no setbacks to the  
11 north or south side of the building where the  
12 mechanicals were, there's no -- it's not stepped in  
13 at all.

14 THE WITNESS: That's correct. So you  
15 refer back to the setback diagram that Mr. Brancheau  
16 produced in the revised -- proposed revised Master  
17 Plan, you will see that the setback from the property  
18 line along BF Middle School property to buildings  
19 that are lower than 30 feet is 47 -- is 40 feet and  
20 any structures above 30 feet, the setback is 70 feet.

21 MR. DRILL: And this diagram you're  
22 referring to is on page 6 of Exhibit B-4 which is the  
23 redline Master Plan?

24 THE WITNESS: That is correct.

25 MR. DRILL: Okay.

1 MS. DOCKRAY: Excuse me. Did you say  
2 70? I didn't hear you correctly.

3 THE WITNESS: Buildings over 30 feet  
4 tall --

5 MS. DOCKRAY: Right.

6 THE WITNESS: -- are set back setback  
7 from the Ben Franklin Middle School property line  
8 70 feet.

9 MS. DOCKRAY: And then, Susan, are you  
10 asking if there's an additional setback for the  
11 mechanicals, is that -- and she said yes or no on  
12 that?

13 COUNCILWOMAN KNUDSEN: No, what Maria  
14 is stating is that the width -- the -- the east --  
15 no, the north/south width of the building is 100 feet  
16 and the rooftop mechanicals is an equal width --

17 THE WITNESS: Yes.

18 COUNCILWOMAN KNUDSEN: -- resulting in  
19 no setback on either the north side or the south side  
20 of the buildings --

21 THE WITNESS: That is correct.

22 COUNCILWOMAN KNUDSEN: -- where the  
23 chillers or the louvers or any structure would be.

24 THE WITNESS: Where the structure would  
25 be around the cooling towers.

1 COUNCILWOMAN KNUDSEN: Exactly.

2 THE WITNESS: Yes.

3 COUNCILWOMAN KNUDSEN: Do you have  
4 that?

5 THE WITNESS: The cooling towers are  
6 within that area, the screening.

7 MR. THURSTON: On the diagram you have  
8 75 feet; is that correct, not 70.

9 THE WITNESS: I stand corrected, I'm  
10 sorry. These are not for vision. It's 75-feet.  
11 It's exactly as depicted in that exhibit.

12 MR. THURSTON: Thank you.

13 MS. DOCKRAY: So the penthouse is only  
14 set back on the Van Dien and the Steilen side or only  
15 on the Van Dien side?

16 COUNCILWOMAN KNUDSEN: The west side of  
17 the building. The west facade of the building is the  
18 only portion at the 56 foot height that there would  
19 be a setback on the rooftop mechanicals.

20 Did you also refer to the same diagram?

21 MR. DRILL: The diagram is on page 6 --

22 THE WITNESS: Page 6 of Exhibit B-2  
23 [sic].

24 MR. DRILL: -- of Exhibit B-4.

25 THE WITNESS: Sorry, Exhibit B-4. On

1 the Steilen Avenue side, structures up to 45 feet  
2 high are set back 70 feet from Steilen Avenue  
3 property line. And structures that are over 45 feet  
4 are set back 120 feet from the Steilen Avenue  
5 property line.

6 COUNCILWOMAN KNUDSEN: I'm asking from  
7 the actual --

8 THE WITNESS: From the penthouse.

9 COUNCILWOMAN KNUDSEN: -- penthouse  
10 setback to the -- -

11 THE WITNESS: This space to this  
12 (indicating).

13 COUNCILWOMAN KNUDSEN: Right. So in  
14 other words, it's a straight up from -- on those  
15 sides except for the west facade of the building.

16 THE WITNESS: Correct.

17 COUNCILWOMAN KNUDSEN: Okay. So in --  
18 so really what we learned here is that a -- there is  
19 just no space for any green screen anywhere on that  
20 structure, which I think we discussed.

21 THE WITNESS: No, I did not say that.

22 COUNCILWOMAN KNUDSEN: Okay.

23 THE WITNESS: If we were going to put a  
24 green screen then we would have to adhere it to the  
25 face of the structure and we would literally make

1 space to do that by bringing, tucking in the  
2 penthouse enclosure by such distance as to allow the  
3 attachment of the green screen. I mean, you're  
4 looking at perhaps 6- to 8 inches as a stand-off from  
5 that structure in order to do that.

6 MR. DRILL: That green screen versus,  
7 you know, plants and the green roof, a green screen  
8 is what you described last night as vines and  
9 material like that; correct?

10 THE WITNESS: Correct.

11 COUNCILWOMAN KNUDSEN: But that  
12 couldn't happen, so that could happen at the first  
13 300 feet but not to the next 60 feet as we're heading  
14 east to the building because of those chillers can't  
15 be blocked; is that accurate or...

16 THE WITNESS: What I said -- well,  
17 let's start with the first part of your question. If  
18 it was determined that a green screen would be  
19 desirable along the southerly face of the penthouse  
20 structure, as well as the northerly face of the  
21 penthouse structure, we would be required  
22 approximately 6- to 8 inches upon which the stand-off  
23 for the screening, thread-like strings, to be  
24 attached. It's not a very deep structure. I believe  
25 we could find 6- to 8 inches on either side.



1 COUNCILWOMAN KNUDSEN: Okay.

2 MS. DOCKRAY: Just -- I'm -- I'm trying  
3 to -- excuse me. I am trying to understand something  
4 I heard last night. I understood, at least in the  
5 north side, the BF side, the penthouse, that's all  
6 louvers and you could never put a green screen over  
7 louvers. Is that correct?

8 THE WITNESS: And that does not  
9 contradict the statement I just made. If it were  
10 determined that we had the ability to do that, you're  
11 correct. We cannot block the louvers.

12 MS. DOCKRAY: Right. So it's all  
13 louvers, there will be no green screen on that side.

14 THE WITNESS: I also said last evening  
15 that I would charge the engineers to look at unique  
16 ways to position the air handlers that require the  
17 louvers in such a way that we could, I would ask  
18 them, to look to see if we could arrange them in such  
19 a fashion as to provide some solid space where the  
20 green screens could be attached. These are all  
21 design details that we could --

22 MS. DOCKRAY: Take a look at.

23 THE WITNESS: Correct.

24 MS. DOCKRAY: Thank you.

25 THE WITNESS: Remember, the concept of

1 a green screen was not something that was before us  
2 when we were asked to come with such amount of  
3 detail.

4 MS. DOCKRAY: Right, but it's in the --  
5 but it's in here (indicating), in the proposed  
6 amendment, that it will be green screen, so --

7 THE WITNESS: That's correct, that's  
8 correct.

9 MS. DOCKRAY: And I'm just trying to  
10 understand how much that is. And, therefore, how  
11 effective it may or may not be in mitigating the  
12 height of the building vis-a-vis the neighborhood.

13 THE WITNESS: I understand.

14 COUNCILWOMAN KNUDSEN: Okay. So just  
15 for the purposes of kind of walking me through and  
16 then for the public, the members the public as well,  
17 would you be good enough just to go over the height  
18 of the West building, of the actual physical  
19 structure, and then the rooftop mechanicals on that?

20 MR. DRILL: Can we go to Exhibit A-3.

21 THE WITNESS: Sure.

22 The West building is the same height as  
23 the North building. So it's four stories plus the  
24 penthouse, 56 feet of building, 24 feet of penthouse.

25 COUNCILWOMAN KNUDSEN: And the Cheel

1 building?

2 THE WITNESS: The Cheel building right  
3 now, the building, itself, is 45 feet tall and  
4 mechanical penthouse is 17 feet.

5 COUNCILWOMAN KNUDSEN: And that's not  
6 changing.

7 THE WITNESS: That is not a change.

8 COUNCILWOMAN KNUDSEN: The South --

9 THE WITNESS: And as I stated last  
10 evening, the only building that remains on campus --

11 COUNCILWOMAN KNUDSEN: I got it.

12 THE WITNESS: -- is the Cheel building.

13 COUNCILWOMAN KNUDSEN: Presumably it  
14 wasn't changed, but I just thought it was important  
15 for you to --

16 THE WITNESS: Right.

17 COUNCILWOMAN KNUDSEN: -- point it out.

18 THE WITNESS: The South building,  
19 again, is proposed to be four stories at 56 feet and  
20 mechanical penthouse at 24 feet.

21 COUNCILWOMAN KNUDSEN: And, of course,  
22 the garage is --

23 THE WITNESS: Overall height, the  
24 garage, including the parapet wall, is 45 feet and  
25 there is a provision in the elevator override space

1 of an additional, I believe it's 20 -- 20 feet. I  
2 can check that as it's written.

3 COUNCILWOMAN KNUDSEN: So a 65-foot  
4 elevator...

5 THE WITNESS: Only at the elevator --  
6 at the garage elevator structure which is positioned  
7 on the easterly side of the Phillips garage.

8 COUNCILWOMAN KNUDSEN: So on the  
9 easterly side to the north or the south.

10 THE WITNESS: To the north.

11 COUNCILWOMAN KNUDSEN: Do you know what  
12 the dimensions of something like that would be, just  
13 rough, and then the --

14 MR. DRILL: Again, this is not a  
15 change.

16 COUNCILWOMAN KNUDSEN: I know, I'm just  
17 walking through it.

18 MR. DRILL: I mean, it's all in the  
19 exhibits.

20 COUNCILWOMAN KNUDSEN: I know.

21 MR. DRILL: This has not changed.

22 COUNCILWOMAN KNUDSEN: I know.

23 MR. DRILL: I'm trying not to object to  
24 the best I can.

25 COUNCILWOMAN KNUDSEN: I appreciate

1 that.

2 MR. DRILL: Because she's prepared to  
3 talk about the change. If you're going to ask her  
4 the same way that you don't recall, you know, what  
5 happened in the past, I'm going to have to have Maria  
6 go through the exhibits maybe I'll have her go  
7 through the exhibits.

8 CHAIRMAN NALBANTIAN: Let's stay on the  
9 course on those items that changed. I think we need  
10 to stay the course with that. So if there's a way to  
11 ask your question that may relate to one of the  
12 changes then that really is encouraged.

13 COUNCILWOMAN KNUDSEN: Well, I mean I  
14 think it's certainly fair in terms of the changes,  
15 that if we took a level off of the North building  
16 it's important to understand how it relates to the  
17 other surrounding structures, and for members of the  
18 public I thought it was an important exercise to at  
19 least go through.

20 MR. DRILL: For the record, the remand  
21 order says the changes list the garage --

22 MS. RAZIN: Okay. I mean, I think the  
23 majority of the heights have been answered, so I --

24 MR. DRILL: Correct.

25 MS. RAZIN: I mean, if you're

1 comfortable with that --

2 MR. DRILL: Yes.

3 MS. RAZIN: -- I mean we can --

4 COUNCILWOMAN KNUDSEN: Yeah, I just  
5 thought it was important to note how it -- what's the  
6 relationship now the -- you know whether it was --

7 THE WITNESS: Well, the garage is 44 --

8 COUNCILWOMAN KNUDSEN: -- you know,  
9 it's important to understand whether or not it was  
10 shown with the other buildings and -- and for the  
11 public's information to just to better understand the  
12 relationship of those buildings. I'm sure you would  
13 agree that that's a visual that is important.

14 THE WITNESS: The top of the elevator  
15 shaft is less than the overall height.

16 COUNCILWOMAN KNUDSEN: Thank you. I  
17 don't have any more questions.

18 THE WITNESS: Okay.

19 CHAIRMAN NALBANTIAN: Nancy?

20 MS. BIGOS: No further questions.

21 CHAIRMAN NALBANTIAN: David, do you  
22 have any questions?

23 MR. THURSTON: Forgive my stupidity for  
24 a moment, but if I'm standing where that famous  
25 picture is, and I'm looking at what we're talking

1 about, the louvers and the green screen that would be  
2 there, would you even be able to tell the difference  
3 between the green screen and the louvers.

4 There's an architect -- we have an  
5 architect. Blais, maybe you can answer. If I was  
6 standing where that picture was taken from the ball  
7 field --

8 MR. BRANCHEAU: On Ben Franklin.

9 MR. THURSTON: -- would I even be able  
10 to see a green screen.

11 MR. BRANCHEAU: I think that really  
12 depends upon the specifics of the design. If the  
13 green screen were of a material that contrasted  
14 significantly from the screening, I think you could.  
15 And if it was large enough I think you could. If it  
16 blended, however, with the parapet, it might not  
17 stand out and show as a different -- and I think  
18 that's one of these details that you really work out  
19 at site plan.

20 MR. THURSTON: All right. But I think  
21 it's important to note that if you have a green color  
22 matte or a blue color matte, that the addition of the  
23 green screen wouldn't be a significant difference,  
24 that's really kind of the question I'm asking.

25 MR. BRANCHEAU: Yeah, we've all seen,

1 for example, like Boston ivy growing up the wall, all  
2 right, on a brick wall. And you would obviously tell  
3 that's different from the brick because --

4 MR. THURSTON: Because that's a  
5 contrast.

6 MR. BRANCHEAU: There's a contrast  
7 there.

8 Obviously if you painted that screen  
9 the same color as the vegetation, you might not  
10 really notice it. It depends on your distance and  
11 that sort of thing. It's -- it's really impossible  
12 to say without getting into specifics at this time.

13 MR. THURSTON: So in our site plan if  
14 we designate a color that would be akin to a green  
15 screen which would accomplish the same thing, would  
16 that not be as acceptable as a green screen.

17 MR. BRANCHEAU: Well, here is what I'm  
18 going to say, my own opinion on this.

19 In my opinion a green screen would  
20 provide a benefit of providing variety and also  
21 reducing the hardness, you know, the flatness of a  
22 wall, providing some texture, if you will.

23 On the downside, if one were trying to  
24 make the screen invisible by painting it a color that  
25 blended more with the sky, and we typically see this



1 like, for example, with a water tank where they paint  
2 it a light gray or a pale blue color so that it  
3 doesn't stand out as much, whereas if you had a dark  
4 green foliage, that's going to stick out more.

5 So on one hand the foliage does provide  
6 texture relief and a break in pattern of materials.

7 On the other hand, because of its dark  
8 color it will be more visibly prominent than, say,  
9 something that's painted a color that blends more  
10 with the sky in the background.

11 So there is sort of a trade-off there  
12 that I think needs to be worked out in a design  
13 review, but -- excuse me, as part of a site plan.

14 MR. THURSTON: Then let me ask the  
15 witness, are you going to work with us on those  
16 elements when we get to that point.

17 THE WITNESS: As I stated last evening,  
18 the hospital is very eager to work on texture, color,  
19 material; whatever we can do to make this mass seem  
20 less.

21 MR. THURSTON: Thank you.

22 THE WITNESS: With interest.

23 MS. DOCKRAY: Can I ask, Charles, a  
24 question?

25 CHAIRMAN NALBANTIAN: Yes, yes.

1 MS. DOCKRAY: A work with question.  
2 This's kind of a little bit off to the side, but not  
3 completely.

4 A couple of years ago I -- I was  
5 reading a Boston paper, I think it's Newton-Wellesley  
6 Hospital, don't quote me on this. And they had a  
7 project, I think it was a parking garage. And they  
8 were working with the neighborhood in terms of how to  
9 mitigate, you know, the visual impact of the garage,  
10 and one of the things they did is they provided funds  
11 to the neighbors to increase the landscaping in their  
12 particular properties to mitigate specifically, you  
13 know, so that they were able to make the necessary  
14 adjustments on their property that can't simply be  
15 made on the hospital side, you know, next to the  
16 garage.

17 And I thought that's kind of a, you  
18 know, that's perhaps something that might be  
19 considered, you know, for immediately adjacent  
20 neighbors where you're trying to work on the space  
21 you have to mitigate and, you know, they know what  
22 they see out of their windows. They know what they  
23 see from their decks. They know where to put the  
24 tree or the bush or the -- or whatever to make it  
25 better. Just an idea.

1 THE WITNESS: Ms. Dockray --

2 MS. DOCKRAY: I know it's a little out  
3 there.

4 THE WITNESS: No, no, Ms. Dockray, but  
5 I don't know if you're aware, that The Valley  
6 Hospital landscapes the backyards of everyone's house  
7 on Steilen Avenue that agreed to have it done prior  
8 to my coming to the hospital.

9 And, in fact, they have provided the  
10 easy access to 258 Steilen Avenue's backyard because  
11 that was one of the properties that we maintain. So  
12 we do it now.

13 MS. DOCKRAY: So if -- if moving ahead  
14 the neighbors can say, okay, you know, we now want  
15 new landscaping to help us mitigate, you know, the  
16 vision of, you know, the -- the view of this  
17 building, you know, we need money to put or we need  
18 to put a tree tree, a tree there, a bush here.  
19 You're willing to do that. I'm just curious. I'm  
20 looking for --

21 MS. RAZIN: I don't think --

22 MS. DOCKRAY: I'm looking for --

23 MS. RAZIN: I know, but I don't think  
24 that that's -- that's not part of -- I don't think  
25 that we can ask them if they're going to -- we're not

1 going to change the Master Plan document to make the  
2 monetary request.

3 If that's something that either did  
4 happen in the past or has happened or if they want to  
5 continue that practice, so be it.

6 MS. DOCKRAY: Well, I only bring it up  
7 because they sad they weren't --

8 MS. RAZIN: No, I understand. I  
9 understand the context in which you brought it up.

10 MS. DOCKRAY: Yes.

11 MS. RAZIN: I'm just saying it's not  
12 going to be -- it's not going to be part of this  
13 Master Plan document to deal with monetary  
14 contributions, the board is not going to -- I think  
15 it's proper for the board to intertwine that in the  
16 Master Plan document.

17 So I'm not saying -- I understand your  
18 context. I just don't think the board should be  
19 dealing with it at this level at all. It's a Master  
20 Plan.

21 MS. DOCKRAY: Yes, I know. I  
22 understand.

23 MS. RAZIN: -- and we're not going to  
24 make financial obligations on a --

25 MS. DOCKRAY: Right, but we have been

1 looking at, you know, solutions to mitigating the  
2 impact.

3 MS. RAZIN: Right.

4 MS. DOCKRAY: It was just a thought,  
5 you know, stretching my imagination here. Okay,  
6 thank you.

7 Thank you for sharing that with me.

8 CHAIRMAN NALBANTIAN: Susan, you had a  
9 couple more questions.

10 COUNCILWOMAN KNUDSEN: Yes. So -- and  
11 I just wanted to speak to Dave's -- Mr. Thurston's  
12 comment, in that in my mind and the reason I asked  
13 these questions specifically about the green  
14 screening is without giving away the details of the  
15 mediation, just that this wasn't specific details but  
16 it was part of a conversation that it was important  
17 to understand that that was a doable, an achievable  
18 goal to allow for that.

19 So when you say that the -- those  
20 baffles and chillers are flush going up, presumably  
21 there's no space, but you explained it that you have  
22 that ability to step back and achieve that if we so  
23 desire.

24 THE WITNESS: That is correct. We're  
25 talking inches as opposed to 5- to 10 feet.

1                   COUNCILWOMAN KNUDSEN: Right. And I  
2 just think it's an important issue to vet now before  
3 we find out later.

4                   MS. RAZIN: Okay. Good.

5                   MS. PATIRE: May I ask one question? I  
6 am not sure if this is on.

7                   CHAIRMAN NALBANTIAN: Yes.

8                   MS. PATIRE: You guys have to guide me,  
9 this is my first time doing this, but in and during  
10 the design processes, we were looking at setbacks, so  
11 specifically speaking of the setback on North Van  
12 Dien Avenue, and I am sure there's a reason for this  
13 so I am asking an expert, is there a reason that they  
14 didn't look to extend the South building closer to  
15 North Van Dien in order to not have a 47-foot setback  
16 on the North building.

17                   THE WITNESS: The first building to be  
18 built in Phase I is being built to replace the beds  
19 that exist in the Phillips building currently.

20                   So the size of the North building is  
21 determined by the number of beds. There are  
22 one-for-one replacements. And that -- and also  
23 recall that the state requirement for patient rooms  
24 are to have windows, so the platform of the North  
25 building is sized to replace the beds in the Phillips

1 building.

2 So the North building goes up first in  
3 Phase I, followed by the dismantling of the Phillips  
4 building, and on that site the Phillips garage gets  
5 built.

6 MS. PATIRE: Thank you.

7 CHAIRMAN NALBANTIAN: Thank you,  
8 Debbie.

9 MR. THURSTON: One last line, if I  
10 might.

11 CHAIRMAN NALBANTIAN: Please.

12 MR. THURSTON: You have been intimately  
13 involved in this process from 2013 through today;  
14 would that be accurate?

15 THE WITNESS: Yes.

16 MR. THURSTON: And in your expertise,  
17 you've watched how it's changed and you're confident  
18 that you can achieve what you need to with what's in  
19 this amendment?

20 THE WITNESS: Yes, I am.

21 MR. THURSTON: Are you confident that  
22 when 10 years comes after the 16 -- after the 6 years  
23 of construction is finished, that you won't be asking  
24 for more at that point.

25 THE WITNESS: Yes, I am.

1 MR. THURSTON: Thank you.

2 CHAIRMAN NALBANTIAN: Any further  
3 questions, Susan?

4 COUNCILWOMAN KNUDSEN: To follow up to  
5 that question, because your hesitation, you know,  
6 spoke volumes, I guess, I don't know --

7 THE WITNESS: No.

8 COUNCILWOMAN KNUDSEN: I mean certainly  
9 you don't --

10 THE WITNESS: No, I think I needed --  
11 in my head I was walking through the phases --

12 COUNCILWOMAN KNUDSEN: Okay.

13 THE WITNESS: -- to make sure that the  
14 hospital maintains its bed capacity.

15 COUNCILWOMAN KNUDSEN: So, you know,  
16 when you're walking through that, I mean, presumably  
17 this is something that you've looked at and that you  
18 have a long range plan so -- and I'm just speaking to  
19 the hesitation because I would imagine that a long  
20 range plan would be something so set in stone,  
21 certainly you don't have a crystal ball, but a long  
22 range plan is something, as much as you know this  
23 like the back of your hand, I mean, I see you, Maria,  
24 and I know that oftentimes you don't even look at your  
25 notes. It's so committed to memory.



1                   So what strikes me is that a long range  
2 plan with a tremendous amount of confidence and right  
3 off-the-cuff. But you don't have a crystal ball.  
4 And you don't know what the future holds.

5                   So to say that with any degree  
6 certainty, can you say that with any degree of  
7 certainty? Without --

8                   THE WITNESS: Yes, I can.

9                   COUNCILWOMAN KNUDSEN: Okay. Thank  
10 you.

11                   THE WITNESS: Yes.

12                   MR. DRILL: Anything further.

13                   CHAIRMAN NALBANTIAN: Other questions  
14 from the board?

15                   (No response.)

16                   CHAIRMAN NALBANTIAN: Are we don't with  
17 questions?

18                   (No response.)

19                   CHAIRMAN NALBANTIAN: Okay. All right.  
20 So then if you agree, what we're going to do now is  
21 I'll ask if there's a motion to go to the public that  
22 would allow the public to ask questions regarding  
23 your testimony as they relate to the changes in the  
24 Master Plan.

25                   So is there a motion.

1 VICE CHAIRMAN JOEL: Motion to go to  
2 the public.

3 CHAIRMAN NALBANTIAN: Is there a second  
4 please?

5 MS. PATIRE: Second.

6 CHAIRMAN NALBANTIAN: Thank you.

7 Michael, please call the roll.

8 MR. CAFARELLI: Mayor?

9 MAYOR ARONSOHN: Yes.

10 MR. CAFARELLI: Ms. Bigos?

11 MS. BIGOS: Yes.

12 MR. CAFARELLI: Councilwoman Knudsen?

13 COUNCILWOMAN KNUDSEN: Yes.

14 MR. CAFARELLI: Mr. Nalbantian?

15 CHAIRMAN NALBANTIAN: Yes.

16 MR. CAFARELLI: Mr. Joel?

17 VICE CHAIRMAN JOEL: Yes.

18 MR. CAFARELLI: Mr. Reilly?

19 MR. REILLY: Yes.

20 MR. CAFARELLI: Ms. Dockray?

21 MS. DOCKRAY: Yes.

22 MR. CAFARELLI: Mr. Thurston?

23 MR. THURSTON: Yes.

24 MR. CAFARELLI: Ms. Patire?

25 MS. PATIRE: Yes.

1 CHAIRMAN NALBANTIAN: Okay.

2 So we're going to open to public  
3 question and let me walk through this process.  
4 Yesterday we kind of took a shortcut for those folks  
5 that weren't going to be here tonight, to be able to  
6 ask their questions.

7 The rules state that we can allow  
8 five minutes of questioning for each member of the  
9 public. So if you have not asked your questions  
10 already, i.e., last night, then please form a line in  
11 the middle.

12 You will be given five minutes to ask a  
13 series of questions, go through all of them, and then  
14 please take your seat and the questions will be  
15 answered.

16 The questions need to be specific to  
17 Maria's testimony and relative to the changes in the  
18 Master Plan. At the four-minute mark, Michael will  
19 provide a warning and that will give you an idea of  
20 where you are if you've got a lot of questions.

21 So please come forward.

22 MS. ROMERO: Can I ask a question? Am  
23 I -- when I'm making my -- when I'm asking my  
24 questions am I allowed to submit a picture to better  
25 help to visualize if it's related to my question?

1                   CHAIRMAN NALBANTIAN: Your questions  
2 were asked yesterday. And that's the point that I  
3 made.

4                   MS. ROMERO: So I --

5                   CHAIRMAN NALBANTIAN: It's difficult.  
6 We've provided fro a process for everyone.

7                   MS. ROMERO: But not if it's -- but if  
8 it's different questions than last night I'm not  
9 allowed to request, to ask for another question?

10                  CHAIRMAN NALBANTIAN: Unless --

11                  MS. ROMERO: But they're different  
12 questions.

13                  MR. DRILL: The remand order states  
14 what it says for that reason but she could put that  
15 in, you know, when she gets her public time to  
16 comment, public comment.

17                  CHAIRMAN NALBANTIAN: Yes, yes. That  
18 was one of the things to think about from last night,  
19 so let's go through the rest of the people who have  
20 questions. I think we need to stick with the rule  
21 for those purposes. So --

22                  MS. RAZIN: You will have the  
23 opportunity at the end of all of this process of the  
24 questioning to make a statement as well, so separate  
25 from the questioning there is also going to be an

1 opportunity for public comment.

2 MS. ROMERO: But I won't be able to ask  
3 my questions during that public comment.

4 MS. RAZIN: But you -- we -- there was  
5 an opportunity last night for questions. I mean, I  
6 think you asked the most -- I think you asked nine  
7 questions. So I think everybody tried very hard to  
8 get everybody's questions who were here.

9 MS. ROMERO: I understand.

10 MS. RAZIN: So --

11 CHAIRMAN NALBANTIAN: We have to be  
12 fair to everyone.

13 MS. ROMERO: So then if someone else  
14 asks the question, then that's okay.

15 MS. DOCKRAY: Charles, we've always  
16 said that --

17 CHAIRMAN NALBANTIAN: No, this is a  
18 different process because we're directed by the  
19 remand and the rules were defined in that. And  
20 that's what we're to follow.

21 MS. DOCKRAY: And the remand says even  
22 though there's been no testimony that the residents  
23 can't ask questions?

24 MR. DRILL: She's answering questions.  
25 This is --

1 MS. DOCKRAY: Yes, I know, I know, but  
2 in answering her questions, sometimes she provides  
3 more information --

4 CHAIRMAN NALBANTIAN: Wendy, because  
5 it's no different -- but, Wendy, it's no different  
6 than a answer to a question during that question  
7 process.

8 MS. DOCKRAY: So we should have told  
9 people just to wait until the board's totally  
10 finished, don't ask a question because you'll only  
11 ever get one chance.

12 CHAIRMAN NALBANTIAN: That's what I  
13 said.

14 MS. RAZIN: Yes.

15 CHAIRMAN NALBANTIAN: Last night.

16 MS. DOCKRAY: I didn't understand -- we  
17 have always allowed people to wait until everyone  
18 gets through and then if there's time then someone  
19 has -- they can come back on.

20 MS. RAZIN: Well, I think last night we  
21 were trying to be accommodating by staying later so  
22 that people could ask their question.

23 Why don't we start and see --

24 CHAIRMAN NALBANTIAN: Yes.

25 MS. RAZIN: And see if by going through

1 it maybe people's questions also will already be  
2 answered and we can eliminate the issue. Maybe  
3 somebody can -- during the break we can resolve other  
4 issues. Let's just start the process and see where  
5 we go.

6 I think that's the best way to start,  
7 and once we get the questions going a lot of times  
8 people's questions are answered by other people. So  
9 let's -- why don't we start?

10 CHAIRMAN NALBANTIAN: Please come  
11 forward.

12 COUNCILWOMAN KNUDSEN: The remand order  
13 actually states that each member of the public has  
14 five minutes to ask questions. It doesn't say that  
15 they can't use those five minutes over the course of  
16 two different questioning so if she didn't use five  
17 minutes, presumably -- I would think -- it doesn't  
18 say that those five minutes are limited to one shot.  
19 She can -- does that, I mean, if she has five minutes  
20 in total, maybe she has two minutes last night, maybe  
21 she has three minutes now.

22 But it says that each member of the  
23 public would be permitted to have up to five minutes.

24 MS. RAZIN: So let's get started and  
25 maybe we can resolve the issue during the break.

1 COUNCILWOMAN KNUDSEN: All right.

2 MS. RAZIN: We can figure it out.

3 CHAIRMAN NALBANTIAN: Please come  
4 forward, sorry about that.

5 MR. HALLORAN: No problem.

6 CHAIRMAN NALBANTIAN: Please state your  
7 name, spell your name and provide your address,  
8 please.

9 MR. HALLORAN: Do I come up to the --

10 CHAIRMAN NALBANTIAN: Yes, please.

11 MS. RAZIN: Please.

12 CHAIRMAN NALBANTIAN: And state your  
13 name and spell your name and provide your address  
14 please.

15 MR. HALLORAN: Yeah, my name is Kevin  
16 Halloran, H-A-L-L-O-R-A-N. I live at 202 Walthery  
17 Avenue. And I would like to commend the board for  
18 its -- its efforts and its careful consideration and  
19 -- and all of the time you put into this.

20 But we spent a lot of time talking  
21 about a green screening. And I would like to pull us  
22 a little bit out of the weeds, if I could.

23 And my -- I have a simple question:  
24 Would you say that the current proposal is materially  
25 and substantially different than or materially and



1 substantially the same as what was rejected in 2014.

2 THE WITNESS: In my opinion, the  
3 reduction of one floor level from the -- from all the  
4 buildings proposed results in a better plan for both  
5 the hospital and the neighbors and the community we  
6 serve.

7 MR. HALLORAN: Okay. That was not my  
8 question.

9 CHAIRMAN NALBANTIAN: You have to ask,  
10 sir, please. Ask all your question now.

11 MR. HALLORAN: That was -- that was not  
12 responsive to my question.

13 CHAIRMAN NALBANTIAN: Oh, okay.

14 MR. HALLORAN: I didn't ask if it  
15 better for the hospital. I didn't -- that's not what  
16 I asked.

17 CHAIRMAN NALBANTIAN: Mr. Halloran,  
18 just to be clear, is that your only question?

19 MR. HALLORAN: That's my only question.  
20 That's why I would like an answer.

21 CHAIRMAN NALBANTIAN: Okay. So why  
22 don't you have your seat, take your seat and let's  
23 try to address that so --

24 MR. DRILL: The question was whether it  
25 was substantially and --

1 MR. HALLORAN: Materially different --

2 CHAIRMAN NALBANTIAN: Materially.

3 MR. HALLORAN: -- or substantially and  
4 materially the same? Which one.

5 MR. DRILL: Or substantially and  
6 materially the same; that's what he asked.

7 THE WITNESS: I consider the reduction  
8 of one floor off of all three buildings materially  
9 different.

10 MR. HALLORAN: Thank you.

11 THE WITNESS: That's 20 percent.

12 CHAIRMAN NALBANTIAN: Thank you.

13 Does anybody else have questions or --  
14 yes, thank you.

15 Again, just as a reminder, since we had  
16 a sidetrack there, if you could ask all your  
17 questions after you've provided your name and  
18 address.

19 MR. JAMES: Right.

20 CHAIRMAN NALBANTIAN: Yes. Thank you.

21 MR. JAMES: My name is George James. I  
22 live at 421 Linwood Avenue.

23 I need a clarification on the height of  
24 the main buildings. According to this, the height of  
25 -- of maximum height of the principal buildings will

1 be 56 feet excluding mechanicals. And then it says  
2 the rooftop mechanical equipment will be 24 feet.

3 Am I -- that being said, this is going  
4 to be 70 feet, the building, right, or the facility;  
5 is that correct?

6 MR. DRILL: That's your first question,  
7 right?

8 MR. JAMES: Yeah.

9 CHAIRMAN NALBANTIAN: Do you have other  
10 questions.

11 MR. JAMES: Yes. The second question  
12 is, in your consideration of the changes, did you  
13 ever consider coming down more than 31,000 or  
14 whatever it was, to a point where you say -- you  
15 would say this has been a real problem for the  
16 residents, the height, I mean the size of these  
17 buildings, the square footage, and so let's make it  
18 less, let's make it 100,000.

19 Did that ever come up where you could  
20 say, where you could say, Well, we'll give them that  
21 and we can get our plan accomplished with less space.  
22 And we're still talking about an amendment that is to  
23 be voted on, would you ever consider cutting back  
24 more space because we are talking about a 15 acre  
25 plot and although you have done very impressive work

1 on your setbacks of the buildings and the green  
2 screens and all the other things that you've added,  
3 it's still an awful lot of space being taken on a  
4 very small space.

5 So that's -- that's the -- those two  
6 questions: Did you consider and would you consider  
7 now, cutting back?

8 CHAIRMAN NALBANTIAN: Thank you, Mr.  
9 James.

10 MR. DRILL: So the first question is on  
11 the height.

12 THE WITNESS: The building, principal  
13 buildings are 56 feet in height, the penthouse  
14 mechanical spaces a maximum of 24 feet in height, and  
15 I believe that's 80 feet and not 70 feet.

16 MR. DRILL: And the second question was  
17 did you ever consider reducing more than 31,500  
18 square feet? That was his question.

19 THE WITNESS: So remembering that this  
20 project is to have -- has its goal, the systematical  
21 replacement of the patient rooms as the buildings age  
22 on this campus, so Phase I removes the Phillips  
23 building and replaces the beds that are in the  
24 Phillips building with the new North building.  
25 Again, the geometry of each room floor are set to

1 replace that number of beds.

2 In the future, the next step of the  
3 plan is to replace the Bergen building and the number  
4 of beds that exist in that building. In order to do  
5 this, the building, we're replacing approximately  
6 half the beds in the West building, taking down the  
7 -- a portion of the Bergen building, building the  
8 South building to accomplish the replacement of the  
9 remainder of the beds and then completely removing  
10 all of Bergen.

11 So the thing to accomplish was the  
12 geometry, looking to diminish the size of the  
13 buildings was based on the geometry and the square  
14 footage required to replace the numbers of beds. So  
15 we've looked at reducing the floor off the North  
16 building, which then led us to the wedding cake  
17 geometry.

18 Again, the goal is to replace the beds  
19 and I'm sure the configurations can move into the  
20 future as we consider taking down the Bergen  
21 building. Again, we're looking at this point in time  
22 only. We did the best we could to reduce the size of  
23 the square footage.

24 MR. DRILL: What was reduced was the  
25 maximum that could be reduced?

1 THE WITNESS: In Phase I, yes.

2 CHAIRMAN NALBANTIAN: Is that all the  
3 questions?

4 MR. DRILL: Yes. He only had two  
5 questions.

6 CHAIRMAN NALBANTIAN: Thank you.

7 Next person, please.

8 MR. DEVITA: Good evening, Tom Devita,  
9 D-E-V-I-T-A, 226 Oldis Court. Thank you for your  
10 testimony.

11 So quickly, the height on the north  
12 property, it's lower but it's closer to the property  
13 line, I think, the setback is 40 feet. The buffer is  
14 narrower than the courtroom last night. I'm sorry I  
15 wrote this last night so I'll just read quickly.

16 Do I understand that the buffer will  
17 now have, like, water features, garden on campus and  
18 the emergency access path? Would there also be room  
19 for a visual vegetative screening at the north end?

20 Can you clarify the invisible parapets?  
21 Mr. Brancheau said he did not know. Do you know how  
22 much of the perimeter will be invisible parapets and  
23 how much will be 24-foot mechanical screening or is  
24 it just cable in front of the screening?

25 Where in your experience has green

1 screening been used to 56 feet high? Many times it's  
2 used to soften first and second floors such as a  
3 parking garage.

4 Was vegetation simulated at maturity in  
5 the Phillips building slide.

6 Is the North building vantage point  
7 from BF field an exhibit from 2013 and '14? I think  
8 the answer to that is no. It's shorter now, but  
9 higher. I just want to confirm that.

10 With respect to the north visual, can  
11 you confirm that the vegetation in the north visual  
12 is added and not just what is there? Can you  
13 estimate the height of that mature vegetation since  
14 the photo was likely over 100 yards from the property  
15 line from BF? I think we're working on the photo  
16 from where the visual was created.

17 Do you have an estimate of the height  
18 of the flue stack presently? I think you weren't  
19 going to do that, according to Mr. Drill's comment.  
20 But what was used in the depiction given the  
21 measurements that you have done?

22 If not, what's the height of the  
23 current roof and the difference between the flue  
24 that's there?

25 Thank you.

1 CHAIRMAN NALBANTIAN: Thank you.

2 MR. DRILL: Okay. First question, he  
3 wants to confirm that while the height of the North  
4 building is being reduced, the setback is also being  
5 reduced, can you confirm that?

6 THE WITNESS: Yes.

7 MR. DRILL: The second question is,  
8 since the setback is being reduced, talk about the  
9 landscape buffer in that area.

10 THE WITNESS: We will incorporate as  
11 much landscaping, water features, meandering paths as  
12 can be accommodated within that space and in  
13 conjunction with landscape architects that would be  
14 the professionals to assist in designing those spaces  
15 in conjunction with the Planning Board, the Village  
16 representatives, the community.

17 MR. DRILL: His next question was, he  
18 wanted a clarification on the invisible parapet  
19 versus mechanical screening. He didn't say this, but  
20 that's because the remand order says the invisible  
21 parapet if you can, you know, if it is just for  
22 safety, but if you need it for mechanical screening.

23 So his question is, do you know now how  
24 much of each, how much invisible parapet you have  
25 versus how much mechanical screening?



1 THE WITNESS: No, I do not.

2 MR. DRILL: Okay. His next question  
3 was, do you know where green screening has been used  
4 at 56 feet high anywhere?

5 THE WITNESS: My personal knowledge is  
6 on the outside of the convention center in San Diego,  
7 and that structure is probably 45 to 50 feet tall.

8 MR. DRILL: Okay. He wants a  
9 confirmation that the photo simulation of the North  
10 building taken from the BF ball field was not part of  
11 the exhibits that were shown in the 2013-2014  
12 hearing. That's what the question was.

13 THE WITNESS: Was that your question.

14 MR. DEVITA: Just want to confirm --

15 MR. DRILL: He wants to confirm it.

16 MR. DEVITA: Never -- the phot was  
17 taken in 2010 has never been -- we've never had any  
18 we never had visual, never exhibit number, never  
19 shown to anyone.

20 THE WITNESS: 2010?

21 MR. DRILL: No, he's not asking that.  
22 He knows it was taken in 2010. He wants to confirm  
23 that this visual has now been introduced in 2016, but  
24 it wasn't introduced in 2013-2014. It wasn't  
25 introduced as an exhibit and it wasn't in the package

1 before the Planning Board.

2 THE WITNESS: That's correct.

3 MR. DRILL: He wants to know if you  
4 have an estimated height of the existing vegetation  
5 that we're showing in that picture from the BF field  
6 to the hospital.

7 THE WITNESS: Actually I had the height  
8 of the existing trees laser measured yesterday  
9 afternoon. They range in height from 35 feet to  
10 38 feet.

11 MR. DRILL: And then his last question  
12 is, do you have an estimated height, I don't know  
13 what he called it, but he's talking about the  
14 smokestack, so an estimated height that was used in  
15 elevation and he didn't say the exhibit number, but I  
16 am going to give you the exhibit number, the exhibit  
17 number is A-6.

18 And he said if you don't have an answer  
19 about the height of the stack, can you give me the  
20 height of something in reference to the stack so we  
21 have some idea of estimating.

22 THE WITNESS: At a minimum, it will be  
23 94 feet.

24 MR. DRILL: And how do you get that  
25 estimate?

1                   THE WITNESS: There is actually a  
2 physical formula that says that the smokestack needs  
3 to be at least 4 feet higher than the height of the  
4 closest roof.

5                   Again, that's the minimum height.

6                   MR. DRILL: Roof.

7                   THE WITNESS: Roof.

8                   MR. DRILL: So it --

9                   THE WITNESS: In order to prevent a  
10 down flow, and down draft --

11                  COUNCILWOMAN KNUDSEN: I'm sorry, I  
12 didn't hear the last word that you said.

13                  MR. DRILL: So what is the height, what  
14 is the height of the top of the mechanical penthouse  
15 on the North building?

16                  THE WITNESS: 90 feet.

17                  MR. DRILL: Under this proposal, with  
18 this, this is not the old one, this is 2016.

19                  THE WITNESS: Oh, I'm sorry. It's  
20 80 feet.

21                  MR. DRILL: Okay. So --

22                  THE WITNESS: It's 90 foot setback,  
23 80 feet in height.

24                  MR. DRILL: Okay, so --

25                  THE WITNESS: Well, 84 feet is my

1 answer.

2 MR. DEVITA: That was good. Thank you.

3 MR. THURSTON: I think he had one other  
4 question, if I heard, and maybe I misheard, the  
5 current stack, how high is that above the roof.

6 THE WITNESS: Actually the current  
7 stack on the freestanding facility, a freestanding  
8 smokestack, the height of that smokestack is 90 feet.

9 MR. THURSTON: Thank you.

10 MS. RAZIN: Mr. DeVita. Mr. DeVita,  
11 did you also ask with the -- or insinuated, I don't  
12 know, in your question, I just want to make sure, did  
13 you ask if the trees at the BF simulation, and you  
14 can correct me if I am wrong, were existing?

15 MR. DeVITA: She mentioned.

16 MS. RAZIN: She mentioned. They're  
17 existing.

18 MR. DeVITA: The others they're added  
19 it but they measure to the --

20 MS. RAZIN: So you're good.

21 MR. DeVITA: -- I think she said  
22 38 feet.

23 MS. RAZIN: Okay. Just checking.

24 Thank you.

25 MR. DRILL: Next.

1                   CHAIRMAN NALBANTIAN: Next person,  
2 please.

3                   MR. WARD: Brian Ward, 35 Coventry  
4 Court.

5                   So, thanks for the lawsuit.

6                   My one question or two questions is the  
7 proportion of land before you finally got rejected  
8 versus the proportion of land covered in the new  
9 proposal including the parking garage, I'm talking  
10 structures only, not pavement, proportion of land  
11 covered before that got rejected versus proportion of  
12 land covered in the new proposal including the  
13 parking garage.

14                  CHAIRMAN NALBANTIAN: Is that your only  
15 question?

16                  MR. WARD: No.

17                  MR. DRILL: That's your first question;  
18 is that it?

19                  MR. WARD: No. Then I want to know the  
20 square footage in the previous proposal versus the  
21 square footage in the new proposal, and I don't want  
22 you to tell me whether you think that's a substantial  
23 change versus what this town told you was  
24 unacceptable the last time.

25                  MR. DRILL: Which type of coverage are

1 you asking about, above grade structure coverage or  
2 are you talking about improvement coverage? There's  
3 two different ones in the Master Plan.

4 MR. WARD: There is where I don't know  
5 --

6 MR. DRILL: Huh?

7 MR. WARD: Total buildings, total  
8 building coverage, this is basic geometry. I want to  
9 know the exact area of land mass cover by every  
10 structure you guys had in mind last time versus this  
11 time. Basic geometry.

12 THE WITNESS: On page 4 of the proposed  
13 Master Plan Amendment --

14 MR. DRILL: Which is Exhibit B-4. Yes?

15 THE WITNESS: Yes.

16 The amount of coverage by above grade  
17 structures in the 2014 Master Plan Amendment was  
18 288,000 square feet.

19 MR. WARD: Which is what proportion of  
20 the total land available.

21 MR. DRILL: Go ahead. Answer the  
22 questions that he asked you.

23 THE WITNESS: All right. And right now  
24 in the 2016 Master Plan Amendment, it's 311,000  
25 square feet.

1                   CHAIRMAN NALBANTIAN:   Okay, Mr. Ward,  
2   if I can just interject, I'm a little bit confused.  
3   Your first question was what was just answered.  What  
4   was your second question?

5                   MR. WARD:   The square footage before  
6   versus the square footage now.  So what I'm trying to  
7   gauge is they claim it's substantially different  
8   because of one floor, so they've come down.  That's  
9   terrific.  We're moving in the right direction.

10                  I want to know land coverage and square  
11   footage.

12                  CHAIRMAN NALBANTIAN:   Are those the  
13   only two questions?

14                  MR. WARD:   And then I want to know if  
15   that's a substantial difference between what was  
16   rejected and told you no the last time and sued us  
17   over it.

18                  CHAIRMAN NALBANTIAN:   Thank you.  
19   Square footage.

20                  MR. DRILL:   There's a misnomer in that  
21   question.

22                  THE WITNESS:   Yes.

23                  MR. DRILL:   The remand order, in  
24   paragraph four, actually says that the 2016 Master  
25   Plan Amendment shall be substantially similar to the

1 2014 Master Plan Amendment except for the following  
2 revisions. And then it lists revisions A-1 through  
3 -7 and B-1 through -7. So the underlying question,  
4 when you put the substantial change in it, is  
5 incorrect.

6 The change -- in other words, the  
7 remand order what the proposed settlement is that  
8 it's going to be substantially similar except in  
9 these particulars, so, you know, it's easier --

10 MR. WARD: I'm sorry, so you're saying  
11 everything is substantially similar because I -- I'm  
12 not a lawyer. I do math for a living.

13 CHAIRMAN NALBANTIAN: Mr. Ward --

14 MS. RAZIN: Wait, let's start -- let's  
15 go back to the first question.

16 CHAIRMAN NALBANTIAN: Let's let them  
17 answer.

18 MS. RAZIN: -- do you look --

19 CHAIRMAN NALBANTIAN: Let them answer  
20 the questions.

21 MS. RAZIN: Has your first question as  
22 to coverage been answered? Let's start there.

23 MR. WARD: Well, I don't know, has it?  
24 I mean he's got to find the answer.

25 MS. RAZIN: Well, Maria has -- Ms.



1 Mediago answered --

2 THE WITNESS: Right.

3 MS. RAZIN: -- the difference from --  
4 was it 288? 288,000?

5 THE WITNESS: 288,000.

6 MS. RAZIN: To 311.

7 THE WITNESS: To 311.

8 MR. WARD: I'm sorry. So 388 to 311.

9 MS. RAZIN: 288,000.

10 MR. WARD: 288 to 311.

11 MS. RAZIN: 288,00 --

12 MR. WARD: Yeah.

13 MS. RAZIN: -- to 311,000.

14 MR. WARD: So we're going up in cover.

15 THE WITNESS: Up in cover.

16 MS. RAZIN: Up in coverage.

17 MR. WARD: Up in land coverage.

18 MR. DRILL: That's correct.

19 MR. WARD: Up in land coverage.

20 THE WITNESS: Yes.

21 MS. RAZIN: That's correct.

22 MR. WARD: That's down? Up?

23 MS. RAZIN: That's correct.

24 MR. WARD: Now, in square footage where  
25 are you?

1 MR. DRILL: See, you got the question.  
2 We have it.

3 MS. RAZIN: Yes.

4 THE WITNESS: Yes.

5 MS. RAZIN: So that's the answer.

6 CHAIRMAN NALBANTIAN: So, Mr. Ward,  
7 please have your seat and let them answer the second  
8 question.

9 MR. WARD: I'm trying. But there's all  
10 kinds of confusion.

11 MS. RAZIN: No, just wanted to make  
12 sure that question has been answered that's all.

13 MR. BRANCHEAU: I'd like Mr. Ward to  
14 clarify square footage of what? Are you talking  
15 about building coverage or floor area?

16 MR. WARD: I don't know.

17 MR. BRANCHEAU: Well, you said square  
18 footage.

19 MR. WARD: See, the problem involves --  
20 I want to know the relative size  
21 difference --

22 MR. BRANCHEAU: The relative size of  
23 what?

24 MR. WARD: Square footage.

25 MR. BRANCHEAU: Square footage of what?

1                   MR. WARD:   When you walk into a  
2 building how much square footage --

3                   MR. BRANCHEAU:  Floor area.

4                   MR. WARD:   Yes, floor area.

5                   Versus what?  Because they're your  
6 plans -- I don't want to get the wrong --

7                   MR. BRANCHEAU:  No, floor area above  
8 grade, below grade?  The whole thing?

9                   MR. WARD:   Above grade.

10                  MR. BRANCHEAU:  Above grade.

11                  MR. WARD:   Above grade.  We don't care  
12 about tunnels.  We don't care about tunnels.  Tunnel  
13 all the way to the North Pole, so I don't care.

14                  MR. BRANCHEAU:  The question is what's  
15 the change in the total above grade floor area.  In  
16 other words, the mass of the building.

17                  CHAIRMAN NALBANTIAN:  Thank you, Mr.  
18 Ward.

19                  MR. DRILL:   This is the exhibit that  
20 you're looking at.

21                  THE WITNESS:  The answer to his  
22 question is found in Exhibit A-15 where we delineate  
23 the changes in floor area above grade and below  
24 grade.

25                  The resultant above grade floor area

1 reduction is 31,500 square feet.

2 MR. DRILL: That's the difference  
3 between 2014 and 2016.

4 Again, if you look at Exhibit A-15,  
5 there's a reduction of 34,000 square feet but you  
6 have to subtract 2,500 from that.

7 THE WITNESS: Yes, right. The question  
8 was asked about above grade --

9 MR. DRILL: Because he asked above  
10 grade not below grade.

11 THE WITNESS: -- floor area. Right.

12 CHAIRMAN NALBANTIAN: And then you  
13 answered the first question and the third question,  
14 is that what we're trying to answer.

15 MR. WARD: Yeah, so what was the  
16 answer? I'm sorry.

17 MS. RAZIN: 31,000 and how many.

18 THE WITNESS: 500.

19 MS. RAZIN: 31,500 square feet above  
20 grade below.

21 THE WITNESS: Square feet above.

22 MR. DRILL: Below, a decrease.

23 MS. RAZIN: A decrease.

24 MR. WARD: Decrease? 31,000 square  
25 feet decrease.

1 CHAIRMAN NALBANTIAN: Yes.

2 MS. RAZIN: Correct.

3 MR. WARD: From what to what?

4 MS. RAZIN: Above grade -- from above  
5 grade --

6 MR. WARD: Just so we have the --

7 MS. RAZIN: -- square footage, in above  
8 -- 31,500 square feet in above grade square footage,  
9 total 34,000 square feet because 2,500 of that is  
10 underground.

11 MR. WARD: So what's the total before  
12 and after then? Just give me the math.

13 MS. RAZIN: If you look at exhibit -- I  
14 just don't have --

15 MR. WARD: Is it a million to 950?  
16 That's what I want to know.

17 CHAIRMAN NALBANTIAN: Sorry.

18 MS. RAZIN: So that's a different -- I  
19 know you've asked the difference so they did the  
20 subtraction. So now --

21 MR. WARD: So it's going from a million  
22 to what?

23 CHAIRMAN NALBANTIAN: They want to know  
24 the math, what are the two numbers that you used to  
25 come up with that?

1 MS. RAZIN: Right. They want to know  
2 what are the two numbers that you used to get to the  
3 --

4 CHAIRMAN NALBANTIAN: What did you take  
5 the --

6 MS. RAZIN: -- the 31,500.

7 CHAIRMAN NALBANTIAN: What did you  
8 subtract?

9 THE WITNESS: Right. It's on Exhibit  
10 A-15.

11 MR. DRILL: It's on Exhibit A-15.

12 MR. WARD: Just tell me, I want you to  
13 say it.

14 MR. DRILL: It's right on the screen.

15 MR. WARD: Okay. So you're saying that  
16 the new plan is 995.

17 MR. DRILL: No, that's the 2014.

18 MR. WARD: Okay, I'm sorry. That's  
19 2014. And then you're saying an additional 31.

20 CHAIRMAN NALBANTIAN: No.

21 MR. DRILL: No.

22 THE WITNESS: No.

23 MR. DRILL: But there's is an  
24 additional 31,6 in the first level North building,  
25 but we're taking off the fifth level of the North

1 building --

2 MR. WARD: Okay.

3 MR. DRILL: -- so that takes off 58,100  
4 square feet.

5 Then we agreed to take off an  
6 additional 5,000 square feet from the North building  
7 above grade. We also agreed to take off 2,500 square  
8 feet below grade but you don't want to know about  
9 below grade.

10 So if you take the 995,000 from 2014 --

11 MR. WARD: Yes.

12 MR. DRILL: -- and do the addition of  
13 the 31,6, the subtraction of 58,1 and subtraction of  
14 5,000 you get 31,500. That says 34,000 because it  
15 includes 2,500 --

16 MR. WARD: Understood. Understood.

17 MR. DRILL: -- below grade and you  
18 didn't want to know about below grade.

19 MR. WARD: Got it. You're right, I  
20 didn't because I'm here about -- so 995 down to about  
21 963. So total coverage went up and square footage  
22 went down a smidge.

23 MR. DRILL: Well, that's your  
24 characterization, a smidge.

25 CHAIRMAN NALBANTIAN: Exactly.

1 MR. WARD: Okay, you're saying that  
2 that's material.

3 CHAIRMAN NALBANTIAN: Mr. Ward, take  
4 your seat, then you can answer the third question.

5 What was the third question.

6 MR. DRILL: His third question was, was  
7 that a material change. And I'll repeat again, under  
8 the remand order it's supposed to be substantially  
9 similar. Other than those specific changes.

10 CHAIRMAN NALBANTIAN: Okay. Great.  
11 That's what I was looking for. Okay. Thank you.

12 Next person, please.

13 MS. SHERMAN: Good evening, Marla  
14 Sherman, 449 Beverly Road.

15 Several of my questions require that  
16 photograph that I think that you're trying to get  
17 during the break, so I'm not sure if I should ask the  
18 questions now and then have them answered when the  
19 photo appears.

20 CHAIRMAN NALBANTIAN: Which photograph  
21 are you talking about the one before the building was  
22 put up?

23 MS. SHERMAN: Correct.

24 CHAIRMAN NALBANTIAN: That is the one  
25 that was referred to prior?



1 MS. SHERMAN: It's the comparison of  
2 the two that my questions are about.

3 CHAIRMAN NALBANTIAN: Obviously whose  
4 can't be answered unless they're questions of a --  
5 they can try.

6 MR. DRILL: I think she should ask them  
7 at least to find out if it a, you know, legitimate  
8 question of not.

9 CHAIRMAN NALBANTIAN: So you need the  
10 photograph for the question?

11 MS. SHERMAN: Well, you're going to  
12 provide them, correct?

13 CHAIRMAN NALBANTIAN: Why don't you ask  
14 the question.

15 MS. SHERMAN: Okay. Okay. So I -- in  
16 my belief, there are discrepancies between the way  
17 the visuals look, the building -- the North building  
18 looks, in sight to then what it actually will look  
19 like when the building, if the building is built.

20 So I would like to see the original  
21 photograph and how this image that you provided  
22 overlays or compares to the image that you've -- that  
23 you have given us.

24 One of the exhibits that you had was a  
25 parking lot view with the lots on Steilen Street that

1 you were enumerating, Lot No. 35, 36, 37, 38.

2 MR. DRILL: The bird's eye view, you  
3 mean?

4 MS. SHERMAN: The bird's eye view of  
5 the parking lot, correct, and the backyards, I guess,  
6 the lots on Steilen.

7 One of my questions was is there a  
8 place on that parking lot that you can say that the  
9 North building will now begin at? Like, where --  
10 where in that parking lot is the 70-foot setback  
11 within that? Okay.

12 And then I have -- when I see the  
13 photograph that they're providing I might have  
14 additional questions, but without the photograph I  
15 can't ask questions about something that I don't see.

16 So -- and then I guess my last question  
17 right you is when you hesitated when you answered the  
18 question about will Valley Hospital ask for any  
19 additional growth on this property, did you -- do you  
20 realize that 30 years ago Valley Hospital was told  
21 that they can no longer build on that property and  
22 they should seek other properties in which to expand?

23 Thank you.

24 CHAIRMAN NALBANTIAN: Those are all of  
25 your questions?

1 MS. SHERMAN: Yes.

2 CHAIRMAN NALBANTIAN: Thank you very  
3 much, Marla.

4 MR. DRILL: Okay. So the first  
5 question is, you have to wait until the break and we  
6 get that picture.

7 The second question is, can we bring up  
8 the bird's eye view, which I believe is Exhibit A-2.  
9 And the question is, where does the North building  
10 start, and I take it that what she means is where is  
11 the existing parking lot? That's what I figure she's  
12 asking.

13 MS. SHERMAN: Can I just make a  
14 correction before we go further.

15 CHAIRMAN NALBANTIAN: If you want to  
16 clarify something.

17 MS. SHERMAN: That's not the image that  
18 I was talking about.

19 MR. DRILL: Go to A-1 then. That's the  
20 only other bird's eye view.

21 THE WITNESS: No, she's talking about  
22 the survey.

23 MR. DRILL: Oh, the survey?

24 MR. THURSTON: The one from today.

25 MS. SHERMAN: The one that you were

1 enumerating lot number 35.

2 MR. DRILL: Oh, A-20. Okay. That's  
3 the question, on that exhibit. She wants to know  
4 will the North building, I take it, be anywhere in  
5 that paved area.

6 CHAIRMAN NALBANTIAN: Is that the  
7 image?

8 MS. SHERMAN: That is the image. Does  
9 it continue? Is there another image of that where  
10 you get more of a bird's eye view, but my question  
11 was where, with regard to the parking lot that's  
12 presented there, will that North building begin?  
13 What would 70 feet end to the property line?

14 MR. DRILL: We think we understand the  
15 question. That's an existing -- that exhibit shows  
16 the existing condition; correct?

17 THE WITNESS: Correct.

18 MR. DRILL: So --

19 THE WITNESS: The parking along the  
20 Steilen Avenue property line will no longer be there.

21 The dimension between the two parking  
22 stalls plus the driveway is approximately 60 feet,  
23 but none of that parking will be there.

24 MR. DRILL: And, again, I believe she's  
25 also asking what's the setback between the property

1 line and the North building.

2 THE WITNESS: It's not on here.

3 MR. DRILL: I know that, but that's  
4 what she's asking you. You have to answer.

5 MS. SHERMAN: No, I understood that.

6 THE WITNESS: The setback from the  
7 Steilen Avenue property line to the back of the North  
8 building for structures that are up to 45 feet high  
9 is 70 feet.

10 CHAIRMAN NALBANTIAN: Okay.

11 MS. SHERMAN: Do you have the laser  
12 pointer.

13 MR. DRILL: Next question.

14 FEMALE AUDIENCE MEMBER: We want to  
15 know where on the picture the 70-foot mark would be.

16 CHAIRMAN NALBANTIAN: She wants to know  
17 where if it's visible.

18 THE WITNESS: It's off the picture.

19 MS. SHERMAN: It's off the picture.

20 THE WITNESS: It's ten feet off the  
21 picture.

22 CHAIRMAN NALBANTIAN: It's 10 feet  
23 beyond.

24 THE WITNESS: It's 10 feet off the  
25 picture.

1 MS. RAZIN: Yes.

2 MS. SHERMAN: Okay.

3 MS. DOCKRAY: It's not the visual to  
4 the north upward, too, just to the left?

5 THE WITNESS: Given that parking stalls  
6 are about 18 to 20 feet in length, you've got two  
7 lengths of parking stalls, this looks to me that  
8 would be 40 feet (indicating).

9 This looks to me like it's probably  
10 another 20 plus 22, I'm doing it by eye. So it's  
11 60 feet from here (indicating). Where the fence will  
12 be located along the property line. And the building  
13 is another 10 feet in this direction (indicating).

14 MS. DOCKRAY: I thought Lot 37 was  
15 behind the Cheel building, not the North building.

16 MR. DRILL: That we need A-2.

17 MS. DOCKRAY: I could be wrong.

18 MR. THURSTON: The setback is 70 feet  
19 to the Cheel and 70 feet to the North --

20 THE WITNESS: Correct.

21 MR. THURSTON: So coming off the  
22 property line it's 70 feet for those buildings.

23 THE WITNESS: Correct.

24 MS. DOCKRAY: I think she was trying to  
25 determine, though, where, specifically, it is in that

1 particular diagram.

2                   Maybe I'm wrong.

3                   MR. DRILL: It won't be on that.

4                   CHAIRMAN NALBANTIAN: It won't be on  
5 that. It's beyond the boundaries of the diagram.

6                   MR. DRILL: But those lots are opposite  
7 the Cheel building. They're not opposite the North  
8 building.

9                   MS. DOCKRAY: That's right.

10                   So it wouldn't be on this one at all,  
11 period.

12                   MR. DRILL: Well, that's been said --

13                   MS. DOCKRAY: It would be two  
14 directions, it would be upward and outward, correct?

15                   MR. DRILL: To the north of that.

16                   THE WITNESS: To the north and to the  
17 west.

18                   MR. DRILL: The north and to the west.

19                   MS. DOCKRAY: Right. Yes. So it  
20 wouldn't appear --

21                   THE WITNESS: Well, that was the  
22 question.

23                   MR. DRILL: But that was her question  
24 though, we're answering it.

25                   MS. DOCKRAY: All right. I am just

1 confirming that's what you're saying.

2 MR. DRILL: Yes.

3 MS. DOCKRAY: Okay. Thank you.

4 THE WITNESS: Yes.

5 MS. DOCKRAY: Thank you. I wasn't  
6 sure.

7 CHAIRMAN NALBANTIAN: Okay. Was that  
8 all of the answers?

9 MR. DRILL: Yes.

10 CHAIRMAN NALBANTIAN: Next person who  
11 has questions, please come forward.

12 MS. SHERMAN: I'm sorry. Was my last  
13 question answered.

14 FEMALE AUDIENCE MEMBER: They didn't  
15 answer it.

16 CHAIRMAN NALBANTIAN: What was the last  
17 question?

18 VICE CHAIRMAN JOEL: Valley Hospital  
19 asked again --

20 CHAIRMAN NALBANTIAN: Oh.

21 MS. RAZIN: When you hesitated did  
22 you --

23 MR. DRILL: I can't hear.

24 MS. RAZIN: When you hesitated about  
25 where Valley will --



1 MR. DRILL: Oh, oh, oh. I'm sorry.

2 Did you realize 30 years ago that  
3 Valley was told that it could no longer build.

4 THE WITNESS: I was not employed by  
5 Valley Hospital 30 years ago and any response that I  
6 give is hearsay testimony.

7 FEMALE AUDIENCE MEMBER: Oh, please.

8 MR. DRILL: Do you know the answer to  
9 that question or not.

10 THE WITNESS: No.

11 CHAIRMAN NALBANTIAN: Ma'am, please  
12 come forward. How are you?

13 MS. CLARKE: My name is Noreen Clarke.  
14 I am a resident at 318 Crescent Place.

15 MS. RAZIN: Could you spell your last  
16 name? I'm sorry.

17 MS. CLARKE: C-L-A-R-K-E.

18 MR. DRILL: Your first name is Maureen?

19 MS. CLARKE: Noreen.

20 MR. DRILL: Oh, Noreen.

21 MS. RAZIN: Noreen.

22 MS. CLARKE: I'm also a teacher at BF  
23 Middle School and a parent of a Travell student.

24 My first question, what exactly will be  
25 done for the BF Middle School students to provide

1 healthy air quality and noise reduction during the 6  
2 to 10 years of construction with the fact that those  
3 middle school students have 70 percent of their time  
4 in their P.E. classes outdoors?

5 (Applause.)

6 MS. CLARKE: Question No. 2 --

7 CHAIRMAN NALBANTIAN: First of all,  
8 there is no applause. And second of all, I am going  
9 to ask if you can direct your question to the changes  
10 that --

11 MS. CLARKE: I --

12 CHAIRMAN NALBANTIAN: -- I know that,  
13 for the record changes to the things that are  
14 existing that are being discussed today and relating  
15 to her testimony.

16 MS. CLARKE: Right. So when will you  
17 be discussing air quality and BF middle school?

18 CHAIRMAN NALBANTIAN: If they --

19 MS. CLARKE: Because I'll come back  
20 that night.

21 MR. DRILL: It's already -- it's in  
22 this four-inch binder of the hearings --

23 MS. CLARKE: I'm sorry, but if your job  
24 is to try and make me go away --

25 MR. DRILL: -- of '13-'14.

1 MS. CLARKE: -- that's not going to  
2 happen.

3 CHAIRMAN NALBANTIAN: No, it's not the  
4 intention --

5 MS. CLARKE: And if I come back another  
6 night, I will come back with another 100 parents with  
7 me.

8 (Applause.)

9 MS. CLARKE: So either you want to  
10 answer my questions or you're just going to get us  
11 more annoyed.

12 CHAIRMAN NALBANTIAN: Ms. Clarke, this  
13 hearing, unfortunately, is very focused in terms of  
14 it's boundary, and the purpose of the hearing is to  
15 look at the proposed changes that are in the  
16 settlement agreement to what was already discussed in  
17 the amendment of 2014.

18 If there were -- if your questions  
19 relate to things that were addressed and not changed  
20 during the 2014 hearings, the data is there. That's  
21 all Jon was suggesting.

22 On our website we have a lot of  
23 information that relates to testimony from -- and I  
24 don't recall the person's name but there was an  
25 expert --

1 MR. DRILL: Dr. Shannon Magari.

2 CHAIRMAN NALBANTIAN: -- Dr. Shannon  
3 Magari that spoke specifically about the testing that  
4 would be done. I think Mr. Drill commented to that  
5 effect at the beginning of yesterday's hearing.

6 MR. DRILL: Correct.

7 CHAIRMAN NALBANTIAN: And if you would  
8 like help in finding that, Michael -- Michael or even  
9 Katie will help you identify that as to where all  
10 that testimony is. And there was extensive  
11 testimony.

12 When that testimony was given last year  
13 --

14 MS. CLARKE: So can you answer the  
15 question or no.

16 MS. RAZIN: Let me just mention one  
17 more assistance on that.

18 Last night a list of conditions was put  
19 forward that addressed a number of issues relative to  
20 monitoring issue relative to construction and that  
21 The Valley Hospital has stipulated to the details of  
22 which Mr. Drill said would be worked out at the time  
23 of ordinance/site plan or developer's agreement, not  
24 necessarily at the time of the Master Plan because  
25 that's when they're typically done, later in the

1 process, in any application process.

2 So with those conditions, if you take a  
3 look at them, they're now posted on the website, the  
4 exhibits have been entered, maybe somebody even has  
5 an extra copy with them this evening, but those  
6 conditions, many of them, several of them deal with  
7 the construction issues and specifically with air  
8 monitoring. So that might also address some of your  
9 questions this evening as well.

10 MS. CLARKE: Okay. So there's no  
11 answer tonight.

12 No. 2, I may be at fault for asking  
13 this how would I -- would Valley Hospital be  
14 providing an alternative space for Ridgewood Middle  
15 School during the time of construction, during that 6  
16 to 10 years in Ridgewood? The same thing.

17 No. 3, this is probably -- am I only  
18 asking them questions or I can ask you questions,  
19 too?

20 CHAIRMAN NALBANTIAN: Directed it to  
21 the testimony.

22 MR. DRILL: I'm writing your questions  
23 down in order.

24 MS. CLARKE: So my question No. 3 is  
25 why would a town that has opposed this for years, why

1 would you think that now it's okay to come back and  
2 us to say yes to this monstrosity?

3 No. 4, why can't Valley Hospital expand  
4 in their more commercial zones like Luckow Pavilion  
5 in Paramus where the roads are actually there to  
6 provide for something that big? And why is a large  
7 hospital in a residential area more conducive for  
8 your business? And that would be the end.

9 MR. DRILL: As to Question No. 1, air  
10 quality, I don't want Maria to have to reread the  
11 conditions she read last night so...

12 MS. RAZIN: Do you have an extra copy?  
13 Do you have a copy of the --

14 MR. CAFARELLI: They're on the website.

15 CHAIRMAN NALBANTIAN: Yes, it's on the  
16 --

17 MS. RAZIN: They're on the website but  
18 let's --

19 CHAIRMAN NALBANTIAN: But she's here  
20 now --

21 MS. RAZIN: -- maybe we can find a  
22 copy.

23 MR. DRILL: Exhibit A-17.

24 MS. RAZIN: Right, I know.

25 MR. DRILL: A-17 is the list of

1 conditions.

2 MS. RAZIN: Right okay.

3 MR. DRILL: So I don't want -- because  
4 it will be repetitive.

5 MS. RAZIN: No, we're not rereading  
6 that.

7 CHAIRMAN NALBANTIAN: Mrs. Clarke, if  
8 you see Michael he'll have a copy of that for you  
9 tomorrow.

10 MR. CAFARELLI: I'm not available  
11 tomorrow.

12 MR. DRILL: Because that's all -- yes,  
13 all of that is in that document.

14 The second question -- the third  
15 question -- well, the second question and the fourth  
16 question I have to object. I mean, they're totally  
17 irrelevant.

18 The third question, why would the town  
19 want to settle? I have an answer. Do you want me to  
20 answer?

21 THE WITNESS: No.

22 MS. RAZIN: No, no.

23 MR. DRILL: Okay.

24 MS. RAZIN: It's not your -- I mean I  
25 don't think it's your -- it's not within her

1 testimony.

2 FEMALE AUDIENCE MEMBER: What's the  
3 answer?

4 MR. DRILL: Because again --

5 AUDIENCE MEMBERS: What's the answer?  
6 Are you kidding me? Do you care about the children?

7 MS. RAZIN: I don't think that that  
8 question is appropriate for Ms. Mediago's testimony  
9 as to why the town would -- why a town or this town  
10 would want to make -- to do something like that?  
11 That's really not in her -- it's not in the scope of  
12 her testimony nor is it in the scope of her  
13 expertise. So I don't think it's relevant to what  
14 she testified to this evening.

15 MR. DRILL: She's not an expert in  
16 that. So next question.

17 MS. RAZIN: But, again, to the extent  
18 that we can help you find testimony and the proofs,  
19 I'm happy to help you, I will speak to you during the  
20 break and then I'll get you -- I can help you get to  
21 that list of conditions which I think will at least  
22 address some of your preliminary concerns,  
23 preliminary questions. But I will be happy to help  
24 you and will work with Michael on that.

25 CHAIRMAN NALBANTIAN: Next person?



1 Ms. Baney, I think there's -- you had  
2 questions yesterday. We're back to that same issue.

3 MS. BANEY: No, I didn't --

4 FEMALE AUDIENCE MEMBER: No, she asked  
5 questions of the first man, Blais.

6 CHAIRMAN NALBANTIAN: Oh. I'm sorry.

7 MS. BANEY: Thank you.

8 CHAIRMAN NALBANTIAN: Please come  
9 forward, my apologies.

10 FEMALE AUDIENCE MEMBER: Thank you.

11 CHAIRMAN NALBANTIAN: Thank you. For  
12 the correction.

13 MS. BANEY: Hi, Lisa Baney, B-A "N"  
14 like Nancy, E-Y, 136 Brookside.

15 Before I start my five minutes can I  
16 just ask that a slide be pulled up so I don't use my  
17 seconds for that can? But that slide that showed was  
18 a picture -- I don't know the number of the slide,  
19 the exhibit, that showed from Meadowbrook Avenue  
20 looking towards the North building.

21 MS. RAZIN: Was it a long --

22 MS. BANEY: I don't remember. I don't  
23 know.

24 MR. DRILL: The long view is A-9 and  
25 the closer view is A-10.

1 MS. BANEY: I guess the long view, I --  
2 the close view is fine.

3 MR. DRILL: Here's the long view.

4 MS. BANEY: Great' that's fine.  
5 That's great. Either one. Thank you. All righty.  
6 All righty. I am ready and here we go.

7 So my first question would be -- well,  
8 the first thing is I just hope Marisol Romero could  
9 please ask a question because we had five nights set  
10 aside for this if it wasn't for the purpose of this  
11 then I don't what it could have been for. Aside  
12 from, you know, because we've got four more nights, I  
13 think, three more nights set aside.

14 Okay. So Question No. 1 is in that  
15 simulation, okay, now my understanding in looking at  
16 one of the vertical bird's eye view on page 6 of what  
17 was the new amendment, it looks like it was three  
18 different heights that are referenced there because  
19 there's three lines, you know, there's a setback of  
20 47 for the buildings that are up to 20 feet high and  
21 then up to 74 feet high and 90 feet high, but looking  
22 at that I feel like I only see two plains or two  
23 things and my guess is looking at it from the street  
24 you would see three levels or is the idea that one of  
25 them is invisible and so I am confused about that.

1                   Second question, are there any photos  
2 from the BF property line that are closer than the  
3 photo that was provided, because a lot of times  
4 people are going to be seeing this new building from  
5 much closer. So to see what that would actually look  
6 like with the floor taken away or with a wider  
7 situation that used to be there before that is  
8 different. I think that is important if the board's  
9 going to evaluate that and vote on that.

10                   No. 4, the setback from the sidewalk  
11 that Mr. Brancheau described, I just wasn't clear  
12 maybe, you know, because I don't know if you know the  
13 area, whether it also included the strip of grass,  
14 because there's a sidewalk and then there is  
15 right-of-way grass, so how far is it to your  
16 buildings from, you know, the curb as opposed as  
17 opposed to from what it looks like the street? I  
18 think you know what I'm saying.

19                   No. 3 -- oh, I'm sorry, this was going  
20 back to looking at the buildings from the ball field  
21 or from this vantage point, even though it's for the  
22 setback in the wedding cake thing there, it's not  
23 closer to people when they're walking down the street  
24 or school kids walking by, so I want to know if you  
25 think, in the words of the dear, much beloved,

1 departed Annie Zusy who used to be a member on this  
2 board back when this was first discussed when she  
3 talked about "space in your face," whether that  
4 really reduces space in your face when it's, in fact,  
5 closer to the street and when you're standing in the  
6 BF area closer to the property line.

7 No. 6, talking about air quality, I  
8 know that there was reference to what was already in  
9 the testimony but I would hope that that list, that  
10 people know that also there be any comment with  
11 regard to all the things, there were many questions  
12 about those provisions that the community members and  
13 board members had questions about that were part of  
14 the testimony and I see assurances are back but not  
15 with some of the questions that were attendant to it  
16 that were kind of left hanging, about things like are  
17 they going to be measuring the air quality in the  
18 middle of the field? And I don't think they have got  
19 back to us on that. They said they can probably tell  
20 from the property line, but that doesn't talk about  
21 the diesel from the trucks that might be going down  
22 the streets or things that blow during certain wind  
23 and that would be accountability to the students and  
24 also the track, the kids who run, all the school's  
25 teams.

1                   And also there was a mention about that  
2 they would not have -- do construction if there was  
3 sports activities, but my feeling is that there are  
4 kids out there every day doing sports activities.

5                   (Applause.)

6                   MR. CAFARELLI: One minute.

7                   MS. BANEY: -- and Saturday there are  
8 also --

9                   CHAIRMAN NALBANTIAN: Ms. Baney, please  
10 focus on the questions.

11                   MS. BANEY: Okay.

12                   MR. CAFARELLI: One minute.

13                   MS. BANEY: All right. Well, it's also  
14 Saturday, the people are out there all the time.

15                   No. 9 -- No. 10 -- No. 9, is there any  
16 way that they can control smoking? People outside,  
17 the public is out there smoking every day. If they  
18 can't control employees and guest smoking at the  
19 entries of the walkways, then I don't know how  
20 they're going to control those other things.

21                   And then last, but not least, if  
22 there's a 10 year space between the end of the first  
23 phase and it was described and the next phase, that  
24 would be -- let's say the phase starts in 2017 by the  
25 time it does Council and then site plan, that would

1 mean phase two would start in 2033. And I'm just  
2 wondering how any of us can know by 2033 that they  
3 really want to do specifically this, in which case  
4 what is the point? Can you possibly know? Going  
5 through all this in this regard.

6 Thank you very much.

7 That's my five minutes, look at that.

8 CHAIRMAN NALBANTIAN: Thank you.

9 Mr. Drill?

10 MR. DRILL: Okay. The first question  
11 is a question that starts on Exhibit A-9, which is up  
12 on the screen already, and the question is how does  
13 that compare to the diagram on page 6 of the redline  
14 Master Plan which is Exhibit B-4.

15 THE WITNESS: The landscape buffer that  
16 you see in front of the North building, the brick  
17 portion, the first floor is only 14 feet high, and  
18 from this long view the first floor is hidden behind  
19 the landscape buffer.

20 What you're looking at and what you can  
21 see at this view are levels three and four of the  
22 North building and then the penthouse.

23 So from this view 20 -- the first  
24 28 feet of the building structure is obstructed or  
25 hidden by the landscape buffer.

1                   MR. DRILL: The second question was, do  
2 you have any closer photos from the BF property line  
3 to the hospital property?

4                   THE WITNESS: No, we do not.

5                   MR. DRILL: The third was a running  
6 commentary and, quite frankly, I could not make much  
7 out of it, so we'll go to the fourth now.

8                   MS. RAZIN: I have --

9                   MR. DRILL: Unless you -- do you have a  
10 third?

11                   MS. RAZIN: It's that the -- does the  
12 sidewalk --

13                   MR. DRILL: No, that's number four.  
14 The setback from the sidewalk or from the curbs is  
15 number four. She said number four.

16                   MS. RAZIN: I don't think there was one  
17 -- I didn't have one in between.

18                   CHAIRMAN NALBANTIAN: Why don't you  
19 answer them and we'll make sure they're all asked.

20                   MS. BANEY: Number three -- number four  
21 was about the -- number three was about the setback  
22 from the sidewalk.

23                   THE WITNESS: Yes.

24                   MR. DRILL: Well, she said number four.

25                   MS. RAZIN: Okay.

1 MS. BANEY: I'm sorry.

2 MR. DRILL: So No. 4 on my notes was  
3 the question about she understands that the setback  
4 is from the westerly side of the sidewalk because  
5 that's what the exhibit shows. She wants to know  
6 what would it feel like if you're on the road, what  
7 is the setback to the curb?

8 In other words, if you went beyond your  
9 property line so the setback is to the property line  
10 but you added the green space that belongs to the  
11 Village to the curb, how many feet would that add to  
12 the setback?

13 THE WITNESS: It varies between 3 and 4  
14 feet.

15 MS. RAZIN: I'm sorry, what?

16 THE WITNESS: It varies between 3 and 4  
17 feet.

18 MS. BANEY: Add or subtract?

19 MR. DRILL: Then she asks what about  
20 now?

21 MS. RAZIN: Add 3 to 4 feet.

22 CHAIRMAN NALBANTIAN: To the curb?

23 MS. RAZIN: To the curb.

24 MR. DRILL: From the westerly --

25 MS. RAZIN: It varies.



1 MR. DRILL: - edge of the sidewalk.

2 MS. RAZIN: -- about 3 to 4 -- between  
3 three to 4 feet to the curb, so --

4 MR. DRILL: Yes.

5 MS. RAZIN: Right, so --

6 THE WITNESS: Yes.

7 MR. DRILL: Yes.

8 MS. RAZIN: With the green space and  
9 the curb, the addition of the green space and the  
10 curb, that's what you're asking within the width of  
11 -- dimension of --

12 THE WITNESS: From the western -- on  
13 the curb side and the sidewalk to the curb there is a  
14 planting area that varies in width between 3 and 4  
15 feet.

16 MS. RAZIN: We got that.

17 MR. DRILL: And that 3 to 4 feet  
18 belongs to the Village; correct?

19 THE WITNESS: Correct.

20 MR. DRILL: Okay. The next question  
21 was, how would the setback impact school kids?

22 MS. BANEY: No, space in your face.

23 FEMALE AUDIENCE MEMBER: Yes.

24 MS. BANEY: I thought I asked that.

25 MR. DRILL: You said setback as to

1 school kids, you know, space in your face. I don't  
2 know the space in your face, but I heard the setback  
3 so how does this space in your face?

4 FEMALE AUDIENCE MEMBER: The wedding  
5 tier.

6 MS. BANEY: Well, I'm sorry. I'll  
7 explain. The wedding tier aspect. One of the things  
8 that this Planning Board has tried all along to do  
9 was to try and think about and mitigate and be aware  
10 of the -- what's the big planning land use thing is  
11 the space in your face which was Annie Zusy's  
12 shorthand for building bulk and how it effects the  
13 view to people on the street on the sidewalk and in  
14 the field and all of that nearby.

15 MS. RAZIN: So I think the question is  
16 does that -- does the change in setback impact people  
17 walking along -- I guess North Van Dien where the  
18 setback would be different, in your opinion?

19 THE WITNESS: In my opinion the wedding  
20 cake feature along North Van Dien was the best  
21 attempt we could make to step back a little bit away  
22 from North Van Dien.

23 MR. DRILL: The next question was on  
24 air quality again and that --

25 THE WITNESS: That's not my area of

1 expertise and the conditions are listed --

2 MR. DRILL: Right, so no change.

3 And, again, the conditions that you  
4 read into the record deal with what the hospital  
5 proposes to do and that's part of the record.

6 THE WITNESS: That is correct.

7 MR. DRILL: Okay. Seven and eight,  
8 again I'm not -- this is my characterization, but  
9 running commentary, I couldn't figure it out. We  
10 could come back there.

11 I have nine as will we control smoking.

12 And, ten, the duration between  
13 construction.

14 Do you have anything for seven and  
15 eight?

16 MS. RAZIN: What about the sports  
17 question? Was that part of --

18 MR. DRILL: Yeah, that's -- so the next  
19 question I have is there anything that the hospital  
20 can do to control smoking with employees outside the  
21 hospital? That was the question.

22 MS. RAZIN: Let me ask you this: There  
23 was a condition, I think, that talked about kind of  
24 -- as I recall, I think there was a condition that  
25 talked about potential alteration of construction and

1 construction vehicles when there were outdoor --  
2 certain outdoor activities; correct?

3 MR. DRILL: Correct, correct.

4 MS. RAZIN: So that, I think, attempts  
5 to address the sports activities question, maybe not.  
6 To the best we can right now.

7 Controlling smoking, that was my next  
8 -- smoking was my next question.

9 MR. DRILL: Okay.

10 THE WITNESS: Valley Hospital campus is  
11 a smoke-free zone.

12 MS. RAZIN: Why don't we ask it this  
13 way, maybe this would be better. If somebody has a  
14 complaint, is there somebody that they can --

15 MR. DRILL: Report.

16 MS. RAZIN: -- report to?

17 MR. DRILL: Can people report them? If  
18 someone's smoking in a smoke-free zone.

19 THE WITNESS: There's a hotline that  
20 people can use to complain about smoking. It would  
21 also be part of the conditions, we agree to establish  
22 a hotline for all the complaints.

23 MS. RAZIN: So you would agree that  
24 would be something that could be monitored as part of  
25 the conditions?

1 THE WITNESS: Yes.

2 MR. DRILL: The last question was, in  
3 light of the fact that the duration between Phase I  
4 and Phase II -- I'm putting words in her mouth, but  
5 it was -- if it turned out to be a decade, her  
6 question was if Phase II is not going to start until  
7 2000 -- I believe she said -- 33, how could -- or  
8 whatever -- whatever year she used, how could you  
9 possibly know that you will, in fact, do a Phase II?

10 THE WITNESS: That was the reason for  
11 my hesitation in the first place when I was asked the  
12 question.

13 MR. DRILL: In other words --

14 THE WITNESS: But it doesn't materially  
15 change what we're proposing to be the component of  
16 the Phase I and Phase II of the Master Plan.

17 MR. DRILL: So if there is a Phase II  
18 and the hospital has agreed that it won't commence  
19 construction of Phase II until 10 years after the  
20 completion of Phase I --

21 THE WITNESS: Correct.

22 MR. DRILL: -- but what you're saying  
23 is there's no guarantee that you would build Phase II  
24 basically, or -- or was that what the hesitation was  
25 that after 2033, so how could you have a crystal

1 ball?

2 THE WITNESS: I could not speak for the  
3 future generations. The Phase II component of the  
4 project --

5 FEMALE AUDIENCE MEMBER: Come on. Come  
6 on.

7 THE WITNESS: The Phase II component of  
8 this project was sized for the replacement of the  
9 beds that exist on the campus. And the phases laid  
10 out an orderly plan to do that over a period of time,  
11 with Phase II commencing no earlier than 10 years  
12 after Phase I.

13 MR. DRILL: Okay, next.

14 CHAIRMAN NALBANTIAN: Is that all the  
15 questions?

16 MR. DRILL: Those are all the question.

17 CHAIRMAN NALBANTIAN: Thank you, Ms.  
18 Baney.

19 It's almost 10:00.

20 FEMALE AUDIENCE MEMBER: I have one  
21 more question.

22 CHAIRMAN NALBANTIAN: What we're going  
23 to do is take a break. Why don't we say a ten-minute  
24 break, we'll begin at 10:00.

25 Ms. Romero, I would like to speak with

1 you during the break and get an idea of your  
2 questions at this time, so why don't we resume at  
3 10:00.

4 (Whereupon, a brief recess is taken.)

5 CHAIRMAN NALBANTIAN: Okay. Ladies and  
6 gentlemen, would you believe me if I said my watch  
7 stopped a half an hour ago? My apologies. We had a  
8 couple of very unexpected matters that we had to  
9 address, and I know it's taken personal and precious  
10 time away from you, so please accept my apologies.

11 We're going to continue now with  
12 questions. It looks like -- it's very late. We're  
13 going to try to get through the remaining questions  
14 that people have and then we'll begin public comment  
15 probably next week or, yes, Monday the 4th next week.

16 So, is there a motion to open?

17 VICE CHAIRMAN JOEL: Motion to open.

18 COUNCILWOMAN KNUDSEN: Second.

19 CHAIRMAN NALBANTIAN: Second, please.

20 COUNCILWOMAN KNUDSEN: Second.

21 CHAIRMAN NALBANTIAN: Thank you.

22 Michael, can you call the roll, please.

23 MR. CAFARELLI: Mayor Aronsohn?

24 MAYOR ARONSOHN: Still here.

25 MR. CAFARELLI: Ms. Bigos?

1 MS. BIGOS: Yes.

2 MR. CAFARELLI: Councilwoman Knudsen?

3 COUNCILWOMAN KNUDSEN: Here.

4 MR. CAFARELLI: Mr. Nalbantian?

5 CHAIRMAN NALBANTIAN: Here.

6 MR. CAFARELLI: Mr. Joel?

7 VICE CHAIRMAN JOEL: Here.

8 MR. CAFARELLI: Mr. Reilly?

9 MR. REILLY: Yes.

10 MR. CAFARELLI: Ms. Dockray?

11 MS. DOCKRAY: Here.

12 MR. CAFARELLI: Mr. Thurston?

13 MR. THURSTON: Yes.

14 CHAIRMAN NALBANTIAN: Okay. Thank you.

15 MR. CAFARELLI: Ms. Patire.

16 MS. PATIRE: Here.

17 CHAIRMAN NALBANTIAN: Sorry. Thank

18 you. Thank you.

19 Okay. During the break, we were able

20 to speak with Mrs. Romero, specifically about her

21 questions. And given that she did have some time

22 left in that there were some follow-ups today, we're

23 going to allow her to come back with two additional

24 questions. So, at the appropriate time, when she

25 wants to come into the line, she may.



1                   So, I'm just going to call the next  
2 person up at this point. Again, whomever it is,  
3 please come forward. Don't be shy.

4                   Please, again, remember to ask all of  
5 your questions together. You'll have five minutes to  
6 ask your questions. We're here to hear the  
7 questions. And Maria will answer the questions as  
8 best as she can.

9                   Please keep them focused, again, to the  
10 changes and to her testimony of last night and today.

11                   Please state your name, spell your  
12 name, and provide your address. Thank you.

13                   MR. O'BRIEN: Yes. Thank you. My name  
14 is Kevin O'Brien, O-B-R-I-E-N. I live at 227 Bogert  
15 Avenue, B-O-G-E-R-T.

16                   I have some particular questions about  
17 the numbers. The first thing that I would like to  
18 say is that when I consider something significant, I  
19 consider something that's 5 percent difference to be  
20 almost significant, but possibly significant.

21                   I'm looking at these numbers, and I'd  
22 like to understand what the Valley's position of  
23 significant means. When I look at the overall square  
24 footage, I see it goes from 1,000,056,000 to  
25 1,000,024,000, which I calculate to be 3 percent

1 down.

2                   And then I look at the other number  
3 which is the coverage, the lot coverage, which goes  
4 from 469,000 to 481,400, which is 2.6 percent up.  
5 Now, whether it be up or down, those don't seem to be  
6 significant to me. I'd like to understand if, first,  
7 they are considered to be significant by Valley. And  
8 second, was the intention for them to be significant?  
9 That is, during the mediation process, were we  
10 looking for significant changes in those two numbers?

11                   The second question I have or third,  
12 possibly, is regarding the North building. There was  
13 a statement said more than once about the design of  
14 the North building being based upon the having of  
15 single rooms or the replacement for all single rooms.  
16 So the footprint, the size, everything about it, it's  
17 precluded based upon the number of single rooms.

18                   So my question is: Was there ever a  
19 consideration of putting those rooms into a different  
20 building or on a different site?

21                   And my next question on that was:  
22 During the medication process, was there ever any  
23 intention of considering those approaches to this  
24 plan?

25                   My final question is related to the

1 conversations about future requirements and what  
2 would happen possibly in 2031 or something of that  
3 sort. And I, myself, have no crystal ball. I have  
4 no way of determining it, and I don't know that  
5 anybody else has it. However, I'm not -- I mean I  
6 don't claim to be a hospital planner, but I'm looking  
7 at the -- again, this requirement associated with the  
8 single rooms. And I'm going to take some  
9 hypothetical numbers, again, remembering that I'm not  
10 a hospital planner. But the -- the single rooms or  
11 the rooms that were previously created when Cheel and  
12 the other buildings were put out. Let's say, for the  
13 sake of argument, that we gave each patient  
14 300 square feet. And then now, the requirements are  
15 going to force us to allot 600 square feet per person  
16 so that they can have their own space. There will be  
17 no commonality. We're going to need extra room  
18 because, obviously, we're using more space.

19 Now, let's say in the future that the  
20 state says 600 is not enough; 1,200 is what we need,  
21 because we really have to be careful of contagious  
22 diseases because there's a lot of them.

23 My question is: Based upon the  
24 approach that has been taken during mediation --

25 MR. CAFARELLI: One minute.

1                   MR. O'BRIEN: -- is the intention of  
2 making the North building accommodate all 164 rooms,  
3 each twice as big as they were envisioned today? So,  
4 I'm asking about the approach that is being done  
5 during this mediation process and during this  
6 planning process for our Master Plan. Thank you.

7                   CHAIRMAN NALBANTIAN: Thank you.

8                   MR. DRILL: Okay. The first question,  
9 looking at the numbers, he estimated there was a 3  
10 percent reduction in square footage, but a 2.6  
11 percent increase in lot coverage. And the question  
12 was: In your opinion, is that significant? Again,  
13 it's a mis -- it's a misnomer.

14                  COUNCILWOMAN KNUDSEN: Let me ask you  
15 this: I don't think the question is is this a  
16 substantial difference, right.

17                  Ms. Mediago, you, I mean are you a  
18 planner? Like a professional planner? Maybe that's  
19 not the right -- maybe she's not the right person to  
20 ask the question to because -- right? I mean, I'm  
21 just trying to -- I don't know. I mean, well, you  
22 can answer yes or no, but I mean, I'm trying to  
23 assist because -- right, maybe -- or answer it in the  
24 context of your facility's operations.

25                  THE WITNESS: Right. In the context of

1 the existing healthcare facilities guidelines, the  
2 change that occurred between the 2014 Master Plan and  
3 the 2016 Master Plan goes right up against the limit  
4 of what can be accomplished in replacing the beds in  
5 the Phillips building only, not 452 beds. In the  
6 Phillips building only, in the available land in  
7 order to do that.

8 MR. DRILL: The second question was:  
9 During mediation, were they looking for significant  
10 changes? And I don't want to breach the mediation  
11 agreement. If you can answer the question --

12 THE WITNESS: We were asked to --

13 MR. DRILL: Without revealing any  
14 confidences --

15 THE WITNESS: Right.

16 MR. DRILL: Without revealing any  
17 confidence, I don't think that we should answer that  
18 question.

19 THE WITNESS: Okay.

20 MR. DRILL: Then the question was: If  
21 the purpose of the North building was to replace the  
22 single rooms, was there consideration of putting  
23 those rooms on a different site?

24 COUNCILWOMAN KNUDSEN: A different  
25 building or a different site.

1 MR. DRILL: A different building or a  
2 different site. That's not in remediation. They  
3 want to know if Valley Hospital considered putting  
4 rooms in a building or on a different site.

5 THE WITNESS: If it were a different  
6 building on the existing site, it would require a  
7 change to the existing ordinances and, therefore,  
8 we'd start the Master Plan process.

9 On another site, it would require a  
10 Certificate of Need Application and the State of New  
11 Jersey does not permit hospital in-patient beds to be  
12 split across two separate locations --

13 MR. DRILL: Okay. Fourth --

14 THE WITNESS: -- at this time.

15 MR. DRILL: The fourth question was:  
16 During mediation, was that discussed? And again, you  
17 can't answer that because of the mediation agreement.

18 And the fifth question was a future  
19 construction question. Again, the question said: If  
20 the existing rooms were built based on 300 square  
21 feet and the new state regs said they had to be  
22 600 square feet, what happens in the future if 30  
23 years they say they have to be 1200 square feet?  
24 Basically, I think he's asking if the hospital will  
25 agree they're not going to ask for it an increase to

1 1200 feet. I think that's what the point of the  
2 question was.

3 THE WITNESS: Again, this plan was put  
4 into place based on what we know today. I can't  
5 conjecture what would happen 30 to 40 years from now.

6 MR. DRILL: And that's the same reason  
7 that you were hesitating with one of the others, you  
8 were thinking about --

9 THE WITNESS: Exactly. It's a plan  
10 based on what we know today to replace the existing  
11 beds on the campus as the buildings they are in  
12 become outdated to provide the service per codes and  
13 specs.

14 MR. DRILL: Those are the questions.

15 CHAIRMAN NALBANTIAN: Okay. Those were  
16 all of your questions. Okay. Great.

17 Would the next person come forward,  
18 please.

19 Thank you very much, Mr. O'Brien.

20 MS. CARIDDI: Hi, my name is Jamie  
21 Cariddi, C-A-R-I-D-D-I, and I live at 467 Overbrook  
22 Road.

23 I am a life-long resident of Ridgewood  
24 and one of my biggest concerns right now is the  
25 safety of my children while they are attending BF.

1                   I walked to BF when I was growing up,  
2 and I can tell you two times that I was there that I  
3 got a knock on the window from a patient trying to  
4 get my attention. And I also had someone pull me  
5 aside when I was walking to school.

6                   I also work in New York City and every  
7 day I pass millions of construction workers, and if  
8 you have boobs and a vagina, you're getting a  
9 catcall. I want to know: How are you going to  
10 protect our children from getting a catcall from  
11 however many stories high or -- a hotline's not going  
12 to do it. When my kid comes home and says, You know,  
13 some guy with a construction hat yelled down to me,  
14 that's not good enough for a hotline. So how -- I  
15 understand you spoke yesterday about background  
16 checks and so forth. Are there security cameras?  
17 Are Valley Hospital employees going to be out there  
18 when our children are walking to school? How are we  
19 going to protect the sidewalks where the cars are  
20 coming in and out of? The people aren't paying  
21 attention. They're on their cell phones. I can't  
22 even let my third grader walk to school by himself  
23 now, which -- by the way -- when I was in second  
24 grade I could.

25                   CHAIRMAN NALBANTIAN: Just focus on the



1 question.

2 MS. CARIDDI: I am. I'm concerned  
3 about the safety. So, can you tell me what the plan  
4 is, and also if Ridgewood, the town, is going to be  
5 responsible for, you know, the police or the lawsuits  
6 or Valley Hospital to be on the phone?

7 CHAIRMAN NALBANTIAN: Are those all of  
8 your questions?

9 MS. CARIDDI: Yes, thank you.

10 CHAIRMAN NALBANTIAN: Please have a  
11 seat.

12 MR. DRILL: So the first question  
13 was the safety concern question --

14 (Applause.)

15 CHAIRMAN NALBANTIAN: Please no  
16 applause.

17 MR. DRILL: So, the first question was  
18 the safety concern question, but the stuff after the  
19 second question went into the safety concern  
20 question. So, the safety concern question, we're  
21 going to keep the catcall question as a separate one  
22 for second.

23 So, the safety concern question, what  
24 is the -- is there a plan? What's the plan for  
25 safety for kids walking to BF during construction;

1 cars, sidewalk, et cetera?

2 THE WITNESS: The list of conditions  
3 that I ran through last night provide for the  
4 development of the plan. In more detail, the  
5 cooperation with the school and those details will be  
6 worked out at the time of the site plan developer's  
7 agreement or an agreement, you know, with the school.

8 MS. CARIDDI: So does the town --

9 THE WITNESS: We agreed that that would  
10 be worked out.

11 MR. DRILL: And how do you then --  
12 second question was: How do you prevent catcalls  
13 from construction workers?

14 That's the question. Let me put it  
15 this way: I'm going -- I'll object to the question  
16 because it's not relevant and any construction site  
17 in the entire Village could be subject to that same  
18 question.

19 THE WITNESS: I can't answer that  
20 question because it's not part of my testimony.

21 CHAIRMAN NALBANTIAN: That's beyond the  
22 scope.

23 MR. DRILL: It's beyond the scope of  
24 her testimony also.

25 MS. CARIDDI: But it's not --

1                   CHAIRMAN NALBANTIAN:   The next  
2 question.   Please don't argue.

3                   MS. CARIDDI:   -- because she said  
4 they're going to have background checks, right?

5                   MS. RAZIN:   But she indicated that  
6 those issues would be addressed later, so when we're  
7 addressing those details -- if we get to a point  
8 where we're addressing those details, certainly  
9 they'll be worked out.

10                  CHAIRMAN NALBANTIAN:   If I could just  
11 add to that, yesterday during her testimony, with  
12 regard to that list, background checks were included  
13 as part of that plan.

14                  MS. RAZIN:   That's what we talked  
15 about.

16                  CHAIRMAN NALBANTIAN:   Yeah.

17                  MS. RAZIN:   But I think that the extent  
18 that the details about construction, security guards,  
19 and safety issues, those details, again, and the  
20 parameters of which -- and I don't know if those are  
21 just -- those are just the details by the way.   The  
22 conditions that were agreed to in the 2013 and 2014  
23 Master Plan process, I am going to venture to say  
24 they're not -- the only conditions that are going to  
25 be agreed to if this process moves forward.   There

1 are likely going to have to be other conditions  
2 relative to safety construction and traffic, and  
3 everything else going forward.

4 So, those are just what was agreed to  
5 thus far as a required condition of the remand order.  
6 They're not -- I'm going to venture to say, the only  
7 conditions that are going to be, you know, provided  
8 so -- as we move forward in this process.

9 MR. DRILL: Those are the questions.

10 CHAIRMAN NALBANTIAN: Those are all of  
11 the questions.

12 MR. DRILL: Yes.

13 CHAIRMAN NALBANTIAN: Okay.

14 COUNCILWOMAN KNUDSEN: Could I just  
15 ask -- I just wanted to clarify one question.

16 CHAIRMAN NALBANTIAN: Please before it  
17 gets --

18 COUNCILWOMAN KNUDSEN: I'm sorry?

19 CHAIRMAN NALBANTIAN: Please, do.

20 COUNCILWOMAN KNUDSEN: So, I'm sorry.  
21 Just one moment. I just -- Maria, earlier Mr. Ward  
22 had asked a question about improvement coverage. And  
23 I think the way the question was asked may have led  
24 to some confusion in relative to floor area ratio.

25 And I just wanted to re-ask his

1 question because I understood what he was trying to  
2 ask and hopefully you'll just help me along because I  
3 know he was looking for the answer.

4 In terms of just improvement coverage,  
5 we know that we went from 469,000 square feet to  
6 481,400 --

7 MR. DRILL: Where are you reading from?

8 MS. DOCKRAY: Page 6.

9 COUNCILWOMAN KNUDSEN: Page 6.

10 MR. DRILL: Page 6 of Exhibit B-4?

11 COUNCILWOMAN KNUDSEN: Correct. I just  
12 wanted to make sure his question was answered  
13 properly, appropriately.

14 So, that improvement coverage, Maria?

15 THE WITNESS: That improvement  
16 coverage, as stated at the beginning of the sentence,  
17 it was coverage by buildings and pavement.

18 The question that I thought Mr. Ward  
19 asked was the coverage of the buildings.

20 COUNCILWOMAN KNUDSEN: He did say --

21 MR. DRILL: I thought he said above  
22 grade buildings is what he --

23 COUNCILWOMAN KNUDSEN: Well, actually,  
24 I heard him say pavement and that's why I wrote  
25 down --

1 THE WITNESS: I'm sorry.

2 MR. DRILL: We didn't --

3 COUNCILWOMAN KNUDSEN: Okay. Maybe you  
4 missed it, but I did -- I actually heard him say  
5 pavement and that's why I'm asking.

6 THE WITNESS: Okay.

7 COUNCILWOMAN KNUDSEN: So, in other  
8 words, we went from 469 to 481 and based on the  
9 square footage, it's approximately a 15 acre site, is  
10 that --

11 THE WITNESS: 15.6, yes.

12 COUNCILWOMAN KNUDSEN: Okay. So, it's  
13 roughly from about 67 percent improvement coverage to  
14 69 percent, give or take a percentage; would that be  
15 -- I just wanted to make sure his question was  
16 answered.

17 MR. DRILL: Cranking out a calculator,  
18 do you want -- if that's what you say it is.

19 COUNCILWOMAN KNUDSEN: Okay. All  
20 right. And then, just for his information, it didn't  
21 include coverage by walkways, sidewalks, patios,  
22 planing buffers or the landscape areas, and a green  
23 roof. So I just want to make sure his question was  
24 answered.

25 Thank you.

1                   CHAIRMAN NALBANTIAN: Ms. Romero,  
2 before you begin, if I could just ask: How many more  
3 people have questions for the witness? Okay. We'll  
4 probably wrap it up after you this evening since it  
5 is getting late, but why don't we continue with Ms.  
6 Romero.

7                   MS. ROMERO: Good evening, thank you  
8 for letting me speak.

9                   Marisol Romero, M-A-R-I-S-O-L,  
10 R-O-M-E-R-O, 258 Steilen Avenue, Ridgewood, New  
11 Jersey.

12                   And my two questions are really  
13 clarification questions. So, again, the first one  
14 is: Will the Steilen Avenue setbacks be changing in  
15 any way and in any relation to the Cheel building,  
16 especially if it will be 65 feet high from my  
17 understanding? So that's the first -- question one.

18                   Again, this is clarification because I  
19 can't tell what they are --

20                   MR. DRILL: We got it. We got it. We  
21 got it.

22                   MS. ROMERO: Okay. And then the second  
23 one is: Without any evergreens, you can clearly see  
24 the Cheel building again from along the Steilen  
25 Avenue properties. So, has the hospital taken into

1 serious consideration mature, tall evergreens --  
2 year-round vegetation -- to be planned along the  
3 Steilen Avenue properties?

4 And from my understanding, I guess any  
5 vegetation will be built on top of the 20-foot wall?  
6 So, that's the second question.

7 MR. DRILL: Yes. Will the Steilen  
8 Avenue setbacks change? The question is will the  
9 construction on the Cheel building, but that's your  
10 question.

11 THE WITNESS: The Cheel building is not  
12 changing from where it is right now. However --

13 MR. DRILL: In other words, the Cheel  
14 building exists now?

15 THE WITNESS: Correct.

16 MR. DRILL: Some part of the Cheel  
17 building is coming --

18 THE WITNESS: Down.

19 MR. DRILL: -- down?

20 THE WITNESS: Correct.

21 MR. DRILL: So, the setback is not  
22 going to get any closer to Steilen because that part  
23 or the Cheel building --

24 THE WITNESS: With the Cheel building.

25 MR. DRILL: -- is remaining.



1 THE WITNESS: Correct.

2 MR. DRILL: She says, without  
3 evergreens, she can see the Cheel building, and she  
4 wants to know what the proposal was for the  
5 landscaping from her backyard. I mean, I'm going to  
6 let Maria answer, but I thought she was going to -- I  
7 noted yesterday I told her to go to Exhibit A-12 and  
8 look at Slide 10 to see the detail.

9 MS. RAZIN: We're working on that.

10 MR. DRILL: Okay. Obviously, she  
11 hasn't seen that, but -- can you describe from  
12 Exhibit A-12, Slide 10 -- you don't have that on the  
13 computer. Slide 10, what the landscaping in this  
14 proposal is?

15 THE WITNESS: The landscaping proposal  
16 is to build a 20-foot-high wall on the hospital  
17 property. And then closer -- another 20-feet closer  
18 to the property line, a lower wall approximately 6  
19 feet.

20 MR. DRILL: I'm reading off the detail.  
21 It's 6 feet.

22 THE WITNESS: Right. And then in  
23 between the high wall and low wall, that would be  
24 filled with planting material to support the planting  
25 of shrubberies, high trees. And the concept at that

1 point in time, was to prevent or to mask the image of  
2 the buildings from the second floor of the Steilen  
3 Avenue residences so that, from their bedrooms, they  
4 would not have a view of the buildings on the  
5 hospital property.

6 MR. DRILL: And does Slide 10 show  
7 evergreens?

8 THE WITNESS: Yes, it does.

9 MR. DRILL: And does Slide 10 show the  
10 tops of the evergreens being higher than the wall,  
11 not being planted on top of the wall?

12 THE WITNESS: That's correct.

13 MR. DRILL: Okay. Those are the  
14 answers to those two questions.

15 CHAIRMAN NALBANTIAN: Thank you.

16 MS. HENKY: Hi, my name is Liz Henky.  
17 And I have similar questions.

18 CHAIRMAN NALBANTIAN: Can you -- before  
19 you, can you speak slowly, state your name, and spell  
20 it, please, and provide your address.

21 MS. HENKY: Liz Henky, H-E-N-K-Y. And  
22 I live at 266 Steilen Avenue.

23 So similar to -- well, first, I would  
24 love to hear about the landscape that Valley provided  
25 in my backyard because I haven't -- I haven't seen

1 it, and I've been there since 2008.

2 With Marisol's question, was it like a  
3 20-foot wall and then the vegetation and then another  
4 6-foot wall.

5 THE WITNESS: Yes.

6 MS. HENKY: Okay. Can you let me know  
7 what materials are in that cement wall that they're  
8 going to build behind the houses on Steilen? Will  
9 you test the air in the yards on Steilen like you  
10 would over at the middle school? And with the  
11 vegetation that's being planted in between the two  
12 walls, and what kind of chemicals will you do to  
13 treat all those vegetation there, and where will it  
14 be draining to? That's it.

15 CHAIRMAN NALBANTIAN: Thank you.

16 MR. DRILL: Okay. So the first  
17 question is details about wall and the landscaping.  
18 They're saying that you already answered that. If  
19 you have any other details to give, why don't you  
20 give them.

21 THE WITNESS: I don't have the details  
22 of the drainage or what type of chemicals would be  
23 used to treat the soil. That will be forthcoming  
24 with the landscape architect when we design --

25 MR. DRILL: How about --

1 THE WITNESS: -- the planting  
2 structure.

3 MR. DRILL: Do you know what -- she  
4 said cement wall. It's a concrete wall. Do you know  
5 what materials are in the concrete wall?

6 THE WITNESS: The wall would be sturdy  
7 enough to withhold the strength of the berm leaning  
8 up against the 6-foot low wall.

9 MR. DRILL: I think she means what  
10 materials go into a concrete wall; cement, sand,  
11 stone? I think that's what she's asking.

12 MS. HENKY: Yup, and what other kind of  
13 chemicals and materials.

14 MR. DRILL: If you know.

15 THE WITNESS: I don't know.

16 MR. DRILL: If you don't know, you  
17 don't know.

18 THE WITNESS: And all these walls are  
19 on the hospital property by the way.

20 MR. DRILL: And then the last one was:  
21 Will there be air quality testing done on that side  
22 of the site like it's going to be done on the BF side  
23 of the site?

24 THE WITNESS: I believe a list of  
25 conditions says that their monitoring plan will be

1 put into place at the property lines.

2 MR. DRILL: In other words, the entire  
3 property lines?

4 THE WITNESS: Yes.

5 MR. DRILL: Not just the BF side?

6 THE WITNESS: At the construction area,  
7 at all property lines.

8 MR. DRILL: Right.

9 CHAIRMAN NALBANTIAN: Okay. Thank you.  
10 Thank you, Ms. Henky.

11 MS. HENKY: You're welcome.

12 MS. DOCKRAY: Charles, I just wanted to  
13 ask a quick question.

14 Why are we doing two walls again, the  
15 six and the twenty. Is that because it's a better  
16 visual buffer? Is that what it is?

17 MR. DRILL: Again --

18 FEMALE AUDIENCE MEMBER: Holding up the  
19 berm.

20 FEMALE AUDIENCE MEMBER: Structural.

21 THE WITNESS: I would think if you go  
22 back into the record and find the initiation of this  
23 idea --

24 MS. DOCKRAY: Okay.

25 THE WITNESS: -- and how it came about.

1 MR. DRILL: In other words --

2 THE WITNESS: And we're not --

3 MR. DRILL: -- it didn't come from us.

4 MS. DOCKRAY: Okay.

5 THE WITNESS: -- proposing to change

6 it.

7 MS. DOCKRAY: Okay. Okay.

8 CHAIRMAN NALBANTIAN: Can you cite

9 again the exhibit there?

10 MR. DRILL: Yes. This is Exhibit A-12

11 Slide 10 from 2013-2014.

12 MS. DOCKRAY: All right. Just tell me

13 again, exhibit --

14 THE WITNESS: The description goes back

15 to 2010.

16 MR. DRILL: I understand that. Exhibit

17 A-12, Slide 10.

18 MS. DOCKRAY: Okay. I'll take a look.

19 Thank you. Sorry.

20 CHAIRMAN NALBANTIAN: Sorry.

21 MS. REYNOLDS: Hi. Lorraine Reynolds,

22 550 Wyndemere Avenue.

23 Okay. Maria, you said there would be

24 no construction on Sundays unless there was an

25 emergency. What specifically constitutes an

1 emergency and could you give us a list?

2                   Number 2, you discuss some safety  
3 issues. We frequently hear about cranes falling.  
4 How many cranes would be on The Valley Hospital  
5 property? How tall would they be? And where would  
6 they be located?

7                   Number 3, you said that the  
8 24-foot-high mechanical would blend into the sky.  
9 Can you give us a location where we could see an  
10 80-foot building in a residential neighborhood that  
11 blends into the sky?

12                   Number 4, you said that 15 to 20  
13 percent of the mechanicals on the west side of the  
14 north tower and that most of the mechanicals on the  
15 north side of the north tower would be chillers.  
16 You've also stated that chillers could not be  
17 green-screened. How can these views from North Van  
18 Dien Avenue and Benjamin Franklin Middle School Glenn  
19 Avenue be buffered?

20                   Number 5, you said that Phase I would  
21 be completed in six years. Originally, in 2006, we  
22 were told that Phase I would take 10 years to  
23 complete. It was reduced to six years. Do you have  
24 a timeline for the construction of Phase I? And do  
25 you agree that six years is a long time for people in

1 a residential town to endure noise, dust, and traffic  
2 associated with a major demolition and construction?

3 Number 6, did the hospital or the  
4 hospital architects ever consider to design a plan to  
5 update the hospital that was less disruptive to the  
6 residential community. And if so, what was it?

7 And the last one is: With the changes  
8 in this plan from the 2014 plan, change the 100 or  
9 more trucks per day going by BF during peak  
10 construction time?

11 That's it.

12 MR. DRILL: Okay. So --

13 CHAIRMAN NALBANTIAN: Thank you,  
14 Ms. Reynolds.

15 MR. DRILL: The first question is, the  
16 list of conditions includes a condition that says no  
17 construction on Sundays except in the case of an  
18 emergency. The question is: What would constitute  
19 an emergency?

20 THE WITNESS: The North building  
21 attaches to the Cheel building in a few locations.  
22 If there were fire in the Cheel building and you  
23 needed to have a horizontal evacuation and that  
24 building was enclosed, that might be a chance for us  
25 to open the connection between the two buildings.



1 Particularily, that would constitute an emergency for  
2 us.

3 MR. DRILL: Okay.

4 THE WITNESS: We have to have  
5 construction workers on-site to enable us to get in.

6 MR. DRILL: Okay. The second question  
7 I'm going to object to, the safety issue of how many  
8 cranes on-site. That's a construction issue. If you  
9 -- also if the board recalls, there were also  
10 questions about that in 2013 and 2014 regarding the  
11 construction manager. Those were all answered. It's  
12 all in the book of exhibits.

13 Question 3, do you have any examples of  
14 mechanical penthouses on tops of buildings this  
15 height that don't look as intrusive and don't look  
16 like they're just sitting on the building.

17 THE WITNESS: Mountainside Hospital in  
18 Montclair, New Jersey, is a four-story, above-grade  
19 patient tower. It has mechanical penthouses in the  
20 form of triangles of a different material and lighter  
21 color, so that it would blend into the sky. Personal  
22 knowledge of that project.

23 MR. DRILL: Okay. Question 4, this  
24 might be a misunderstanding on her part, but the  
25 question is about the chillers on the north tower and

1 you can't put a green screen on the chillers.

2                   Could you just explain, again, about  
3 the chiller and the screening and the difference.

4                   In other words, do you understand what  
5 she asked?

6                   THE WITNESS: No. I was confused  
7 because she spoke about chillers being in two  
8 separate locations and there are only in one specific  
9 location on the North building roof.

10                   The part of the North building roof --

11                   MR. DRILL: Is a chiller a piece of  
12 equipment?

13                   THE WITNESS: Yes, it is.

14                   MR. DRILL: Do you have screening to  
15 screen the equipment so the equipment won't be seen?

16                   THE WITNESS: The cooling towers are  
17 screened, open to the air so that the water can  
18 evaporate into the atmosphere. The water -- the  
19 chilled water from the cooling towers is used to  
20 chill down the air in the chillers that are inside  
21 the enclosed mechanical penthouse and then fed  
22 through the part into the building.

23                   MR. DRILL: Okay. So, the more  
24 accurate thing to say that the air handlers are the  
25 equipment that have the screening around them without

1 a roof and the chillers are -- no?

2 THE WITNESS: No.

3 MR. DRILL: And the chillers --

4 THE WITNESS: No. The cooling towers  
5 run water through thin tubes and exchange the  
6 temperature from the air to the glycol that's running  
7 through the tubes to then chill areas. And the  
8 chillers -- that cold air runs into the chillers that  
9 are inside the enclosed mechanical units.

10 MR. DRILL: So, the chillers --

11 THE WITNESS: Chillers are out -- the  
12 chillers are inside.

13 MR. DRILL: Okay.

14 THE WITNESS: The cooling towers are  
15 outside.

16 MR. DRILL: Okay. Are the cooling  
17 towers, any part of the exterior of the cooling tower  
18 going to be seen --

19 THE WITNESS: No.

20 MR. DRILL: -- from the ground level?

21 THE WITNESS: No.

22 MR. DRILL: And why is that?

23 THE WITNESS: They're screened.

24 MR. DRILL: Okay. So the other  
25 question was, then, would there be any green screen

1 on the cooling towers and the answer --

2 THE WITNESS: It's a possibility.

3 MR. DRILL: The answer would be the  
4 screening, possibly, but you wouldn't have green  
5 screen on the cooling tower because that's --

6 THE WITNESS: Oh, the cooling tower  
7 itself, no.

8 MR. DRILL: Yes, okay. Because that's  
9 what the question was.

10 THE WITNESS: It wont be on the cooling  
11 tower it will be on the screen.

12 MR. DRILL: Okay. The question was:  
13 Is there construction scheduled for the Phase I six  
14 years? And again, it's not changing beyond the  
15 scope, and the answer is yes. It's in this book as  
16 one of the exhibits.

17 She said Phase I -- the question was 10  
18 years to 2006, that's beyond the scope. She then  
19 said, she asked a six year -- that the hospital  
20 announced there is a construction schedule for that.  
21 I'm saying rather than have you run through that  
22 schedule because there's no change, that schedule is  
23 in the exhibits --

24 THE WITNESS: That's correct.

25 MR. DRILL: -- in this black notebook

1 that was submitted in 2013, 2014, correct?

2 THE WITNESS: That's correct.

3 MR. DRILL: Did the hospital ever  
4 consider an alternate design plan for the site?  
5 She's not asking putting them on another site because  
6 someone already asked that and you answered that.

7 MS. RAZIN: That was less disruption.

8 CHAIRMAN NALBANTIAN: Yes.

9 MR. DRILL: Huh?

10 MS. RAZIN: Less disruptive.

11 MR. DRILL: A less disruptive design  
12 plan. That was her question.

13 THE WITNESS: I believe, given the  
14 square footage of this building, the foundation is  
15 what's driving disruption. And the -- the ability to  
16 dig below grade to provide the foundation for this  
17 building did not change because, remember, the lower  
18 level of the North building was always 47 feet to Van  
19 Dien area and the area of the lower levels.

20 Even when it was two levels, it was  
21 always the same footprint. So, in order to excavate  
22 for the foundation on that site, it remains the same  
23 throughout the two different plans.

24 MR. DRILL: And her last question was:  
25 When you compare the 2016 plan to the 2014 plan, will

1 any of the changes in the 2016 plan result in an  
2 increase in the number of trucks during construction?

3 THE WITNESS: No.

4 MR. DRILL: No?

5 MS. RAZIN: No. There's trucks during  
6 -- that are going to go past BF, right?

7 MS. REYNOLDS: Yeah. I didn't ask if  
8 there was going to be an increase. I asked if the --

9 MS. RAZIN: Will the changes in the  
10 plan change the truck routes that are going past --

11 MS. REYNOLDS: Right.

12 MS. RAZIN: -- BF based on the 2016  
13 plan.

14 MS. REYNOLDS: Right. Are they still  
15 going to be --

16 MR. DRILL: Oh, my --

17 THE WITNESS: The truck routes?

18 MR. DRILL: Will the truck routes  
19 change?

20 MS. RAZIN: Are there still going to be  
21 the same number of trucks that go past it, yeah,  
22 based on this 2016 plan.

23 MR. DRILL: Can you ask the question?

24 MS. RAZIN: What?

25 MR. DRILL: Can you ask her the

1 question?

2 MS. RAZIN: Based on the 2016 plan, are  
3 the same number of trucks going to be going past BF?

4 MS. REYNOLDS: Every day during peak  
5 time.

6 MS. RAZIN: Well, but --

7 MR. DRILL: Well.

8 MS. RAZIN: But --

9 MS. REYNOLDS: Is it a 100 more trucks  
10 --

11 MR. DRILL: Well, that's a misnomer --

12 MS. RAZIN: That's -- I mean you can  
13 answer --

14 MR. DRILL: Right, that's a misnomer  
15 because we agreed in the conditions to coordinate  
16 with the school on that. I thought the question was:  
17 Is the construction that's proposed in the 2016 plan  
18 versus the 2014 plan going to change the number of  
19 trucks going by --

20 MS. RAZIN: BF.

21 MR. DRILL: -- BF?

22 MS. RAZIN: That was the question.

23 That's the question, but it presumes that trucks are  
24 going past BF which has not yet --

25 THE WITNESS: Been established.

1 MR. DRILL: Again, there was presented  
2 --

3 CHAIRMAN NALBANTIAN: There was  
4 testimony in 2013 --

5 MR. DRILL: Right, a truck route but  
6 the fact -- the hospital also presented that if you  
7 want some other route, tell us and we'll do it.  
8 That's not changing.

9 CHAIRMAN NALBANTIAN: That would be  
10 part of the construction agreement.

11 MR. DRILL: It's -- right. Correct.  
12 Part of the construction agreement and that's --  
13 that's in this binder.

14 MS. RAZIN: Maybe the secondary part of  
15 it, is there going to be change in the number of  
16 trucks?

17 MR. DRILL: That's what I asked a  
18 minute ago --

19 MS. RAZIN: Okay. I'm just trying to  
20 get a secondary, to help Lorraine, I'm just trying to  
21 get -- since we can't answer the first part, I'm  
22 trying to get a second part, so maybe there's not  
23 going to be --

24 THE WITNESS: Yes, I don't think  
25 there's going to be a change.



1 MR. DRILL: Will there be a change?

2 THE WITNESS: In my opinion, right now,  
3 I believe that the number of trucks would remain the  
4 same.

5 MS. RAZIN: So now we've answered --  
6 we've covered her both ways.

7 COUNCILWOMAN KNUDSEN: Could I ask just  
8 one thing. That was relative to an 80 foot or  
9 84-foot structure, and you responded the hospital in  
10 Montclair. And part of her question was specifically  
11 in a residential neighborhood; is that in a  
12 residential --

13 THE WITNESS: Yes, it is.

14 COUNCILWOMAN KNUDSEN: Okay. Do you  
15 know the location of that?

16 THE WITNESS: Yes. It at the  
17 intersection of Bay and Highland avenues, Montclair,  
18 New Jersey. Actually, the hospital straddles Glen  
19 Ridge and Montclair, so it's in a residential area.

20 COUNCILWOMAN KNUDSEN: Thank you.

21 CHAIRMAN NALBANTIAN: Okay. Thank you.

22 MS. REYNOLDS: There was one question I  
23 don't think you answered.

24 MS. RAZIN: About -- wait.

25 MS. REYNOLDS: It was about the 10

1 years of construction going down to six; like, how  
2 did it from 10 years down to six.

3 MR. DRILL: I said there's a  
4 construction schedule that compressed things and it's  
5 in the -- the notebook --

6 MS. RAZIN: Let Maria answer that about  
7 -- just your --

8 THE WITNESS: Although it's not a  
9 Difference between 2013-14 to 2016, the construction  
10 of Phase I in the original 2010 Master Plan, was six  
11 years, ten months. Phase I was never ten years.

12 Now, we are saying in 2013-14 and 2016,  
13 that the construction of Phase I will take six years.

14 CHAIRMAN NALBANTIAN: Thank you.

15 MR. THURSTON: Bottom line saying 45  
16 percent then is interior or exterior? I can't --

17 THE WITNESS: Interior.

18 MR. THURSTON: So -- and is that -- the  
19 extra -- the entire six years or do you do the  
20 exterior then the interior?

21 THE WITNESS: It's a combination --

22 MR. THURSTON: Okay.

23 THE WITNESS: -- because we're building  
24 a building, but there is an exhibit.

25 MR. DRILL: A construction schedule has

1 -- it tells you when you're outside, when you're  
2 inside.

3 THE WITNESS: Inside, when you're  
4 outside again. And when you're inside again --

5 MR. THURSTON: Thank you.

6 THE WITNESS: -- it's in the 2014.

7 MR. THURSTON: Thank you.

8 CHAIRMAN NALBANTIAN: Next person  
9 please come forward.

10 MS. DELANY: Jean Delany, D-E-L-A-N-Y,  
11 323 Fairfield Avenue.

12 And I just have a quick question.

13 I heard a lot of discussion on heights  
14 and buffers and setbacks and size of the buildings  
15 and the mechanicals. When, if at any point, are we  
16 going to see an actual scale model or some much more  
17 sophisticated architectural renderings?

18 I mean, everything we see is very  
19 foggy, schematics, handwritten things. These are all  
20 very simple things to visualize with computer  
21 graphics, and we haven't really seen anything  
22 sophisticated. And I just want to know when we're  
23 going to actually see something because I think it's  
24 very difficult for the general person to imagine what  
25 something is until they see the volume and scale from

1 somebody's little house on North Van Dien to the  
2 hospital buildings.

3 CHAIRMAN NALBANTIAN: Thank you.

4 MR. DRILL: I never heard a question.  
5 I mean?

6 THE WITNESS: I'm laughing because --  
7 and it's not a comical thing. The hospital  
8 completely designed -- completely designed a hospital  
9 in order to answer and present a Master Plan  
10 Amendment back in 2010. In 2013-14, the hospital,  
11 yet again, with its architects and engineers, made  
12 modifications in order to bring forward a Master Plan  
13 of reduced size to the Planning Board.

14 At this point in time, we've relied  
15 upon that same architect to depict what was a  
16 fully-designed building to eliminate the fifth floor,  
17 to take that same design and perform the addition on  
18 Level 1, the additions on Levels 2 through 4 and the  
19 penthouse.

20 And the West building modifications  
21 based on a completely designed hospital. To the best  
22 of my knowledge, these simulations depict what the  
23 building would look like if it were designed today  
24 with the same parameters. In order to restart this  
25 project again and to completely design a building

1 upon which a model and more sophisticated renderings  
2 could be based, we need to understand the parameters  
3 within which the envelope within which we would be  
4 permitted to design this building. That's my  
5 response.

6 MR. DRILL: In other words, this is a  
7 Master Plan Amendment. Quite frankly, it's unheard  
8 of the level of detail that the hospital's going into  
9 on a Master Plan. Those sorts of things are  
10 generally done when you're applying for site plan  
11 approval.

12 CHAIRMAN NALBANTIAN: If I could just  
13 add that, Ms. Delany, yesterday we spoke briefly  
14 about this whereby what we're trying to do here is  
15 establish a general policy statement which is what  
16 the Master Plan is. If this proceeds and there is an  
17 amendment that's approved, then the ordinance or the  
18 laws are designed and developed in questions that are  
19 processed through the governing body which is the  
20 Village Council. That defines the specifics which is  
21 what you're referring to in terms of the boundaries  
22 and the specific guidelines.

23 Following that, when there are laws in  
24 the form of ordinance that correlate to the Master  
25 Plan, then there's something called the site plan

1 which is where the very specific design, the details  
2 that you're speaking of are presented to the Planning  
3 Board to make sure that they do tie with the laws  
4 that are defined in ordinance, as well as in this  
5 case, a lot of the provisions that are within the  
6 conditions of tonight.

7 So it won't be until site plan when you  
8 can get an official design of what the building looks  
9 like. But I hear testimony now that this is, today,  
10 what the intent could be, what it would like,  
11 conceptually.

12 THE WITNESS: Correct.

13 MS. SHEVLIN: Can you, seeing the BF --

14 THE COURT REPORTER: Please state your  
15 name and address.

16 MS. SHEVLIN: I have to say my name  
17 before?

18 CHAIRMAN NALBANTIAN: Yes. State your  
19 name and spell your name.

20 MR. DRILL: And your address.

21 MS. SHEVLIN: Meegan, M-E-E-G-A-N,  
22 Shevlin, S-H-E-V-L-I-N, 512 Van Buren Street.

23 Can Exhibit A-14 be put up on the  
24 screen?

25 MR. DRILL: Exhibit A-14, put it up on

1 the screen.

2 MS. SHEVLIN: I apologize for my voice.  
3 I have a very bad cold. And I also apologize I  
4 wasn't here last night. I came late tonight, so I  
5 have five questions. And if they all can't be  
6 answered, then I understand.

7 My first question is: I don't  
8 understand why we can't ask questions on a plan that  
9 was already defeated twice.

10 My second question is: Why the Court's  
11 ruling says that the plan has to be substantially  
12 similar to the plan voted down. I thought the whole  
13 purpose of going to mediation was for the two sides  
14 to come together, not the plan to stay substantially  
15 similar.

16 My third question is: The plan only  
17 reduced the square foot by 34 feet. The highest  
18 square footage quoted by Valley -- sorry. The  
19 highest quoted by Valley, the incinerator was for a  
20 standalone structure of 90 feet, which is only 4 feet  
21 lower than the top 94 that was voted against. And  
22 the North building height is 80 feet, which is 6 feet  
23 over the roof plus 24 with the mechanicals. Can you  
24 please confirm those numbers for me?

25 Question Number 4, Valley stated this

1 is the best offer that it can give based on the  
2 footprint. I'd like to ask if they provide all the  
3 vacant land on Maple Avenue that Valley owns. The  
4 enterprise building to the town line of HoHoKus,  
5 shouldn't that be planned to be developed as an  
6 off-site center like Luckow and Bolger center before  
7 the Planning Board decides to agree to move forward  
8 to any mediated plan.

9 My last question on this picture. The  
10 trees there, they're evergreens and I assuming, and  
11 I'd like confirmation of that, I guess, that they  
12 will have leaves in the winter as well, all year  
13 round. Is that true?

14 And with all the plantings that  
15 Valley's planning on doing, are they -- is Valley  
16 subject to the same stage for any restrictions on  
17 water as the rest of the town is? And what happens  
18 when the plants start to die due to the increased  
19 droughts that we've seen lately? Thank you.

20 MR. DRILL: The first question's not  
21 for us. It's for you. Why can't questions be asked  
22 on issues other than the remand order.

23 MS. RAZIN: I'm sorry. What was the --  
24 wait, I didn't get -- I didn't get the  
25 entire question -- I didn't get the entire question,



1 so will you just --

2 MR. DRILL: Her question was: Why  
3 can't she and others ask questions other than on the  
4 change between 2016 and 2014? That's not a question  
5 for Maria.

6 THE WITNESS: That's correct. It's not  
7 a question for me.

8 MS. RAZIN: The provisions of the  
9 remand order were entered into by the parties and it  
10 was executed by the judge and those are the terms,  
11 and that's what we proceeded on thus far and that's  
12 what we're going to continue to proceed on, but it's  
13 not a question for Maria. It's just a procedural --  
14 it's part of the process. It's part of the legal  
15 process and part of the Whispering Woods process that  
16 we've been following. And I can speak to you further  
17 about it, maybe off the record, if you'd like.

18 MR. DRILL: The second question is:  
19 Why does the remand order say that it's supposed to  
20 be substantially similar? Other than the specific  
21 changes.

22 That's not for Maria.

23 MS. RAZIN: Right.

24 MR. DRILL: The third question is for  
25 Maria, and that is: Could you please confirm the

1 square footage reduction, and could you please  
2 confirm the height -- I'm interpreting this, 2013 to  
3 2014 versus 2016.

4 I know you already testified about it,  
5 but could you please confirm the square footage  
6 reduction from 2014 to 2016 and the difference in  
7 height from 2014 to 2016.

8 THE WITNESS: The reduction in square  
9 footage from 2013-14 to 2016, is a negative. We've  
10 lessened the square footage by 34,000 square feet.

11 The differences in height, let me see.  
12 The 2013 plan had the building at 70 feet, five  
13 stories of 14 feet each, 70 feet for the major  
14 buildings, and 24 feet of mechanical penthouse, for a  
15 total of 94 feet.

16 The 2016 plan has four stories at  
17 14 feet, which is a total building height of 56 feet  
18 with a 24-foot mechanical penthouse bringing the  
19 total height to 80 feet, a reduction of 14 feet.

20 MR. DRILL: Okay. The fourth question  
21 is: Did the hospital consider vacant land on Maple,  
22 and I assume what that meant was, did the hospital  
23 consider moving some of the facilities to the vacant  
24 land on Maple?

25 MS. RAZIN: That was testified to

1 already in other proceedings. And I think the second  
2 part of that is should the planning board -- should  
3 the other properties be developed before the Planning  
4 Board agrees? And I -- in terms of what's before the  
5 Planning Board, we consider things that are on the  
6 timeline that's before us, and so we have to consider  
7 things as we go on certain timelines. We're under  
8 remand order in this particular case, but, even if we  
9 weren't and it was a matter before us, we'd have to  
10 consider it under whatever timelines are prescribed  
11 under the Municipal Land Use Law or otherwise, so...

12 MR. DRILL: The fifth question was,  
13 Exhibit A-14, which is up on the screen, her  
14 question, I think, was: Are those evergreens  
15 indigenous?

16 THE WITNESS: Deciduous.

17 MR. DRILL: Deciduous. I'm Sorry. I'm  
18 forgetting my trees.

19 THE WITNESS: It is true, the deciduous  
20 trees run along the fence line. They're actually on  
21 the BF property. The trees along the hospital  
22 property are a form of evergreen that grow tall, and  
23 you can actually see behind the backstop here. The  
24 fence that separates our property, some cars come  
25 into the parking lot because these types of

1 evergreens grow tall with their evergreen top.  
2 They're evergreen, they're a green color and needles  
3 at the top of the trees. Those are on our property.

4           The deciduous trees that are shown --  
5 and they run along this line. The deciduous trees  
6 shown here to the right are actually on the BF  
7 property. They have leaves that fall in the fall and  
8 autumn and bloom again in the spring.

9           MR. DRILL: Okay. And the last was:  
10 Is the hospital subject to the same water  
11 restrictions that the rest of the Village is subject  
12 to?

13           THE WITNESS: Valley Hospital has  
14 abided by the water restrictions that the Village of  
15 Ridgewood puts into place for its residents.

16           CHAIRMAN NALBANTIAN: That's a yes?

17           THE WITNESS: Yes.

18           MR. DRILL: So how -- I guess the  
19 follow-up question was: If you're subject to those  
20 water restrictions, how would you make sure that the  
21 new landscaping will grow?

22           THE WITNESS: It's about our selection  
23 of the shrubberies. There are more hardier than  
24 others, as you could do around your home. Valley  
25 takes pride in its appearance and we have replaced

1 bushes and trees as they may have expired over the  
2 course of the years. We make a commitment to the  
3 campus as best as, you know, as we possibly can.

4 CHAIRMAN NALBANTIAN: Thank you. Thank  
5 you, Maria.

6 MS. SHELVIN: There was one question,  
7 question Number 3 that didn't get answered. In the  
8 answer to a previous resident's comments you talked  
9 about an incinerator that was a standalone structure.  
10 That was 90 feet.

11 MR. DRILL: You did not ask that  
12 question. I'm just telling you.

13 CHAIRMAN NALBANTIAN: She just  
14 referring to the question.

15 MS. SHELVIN: You can ask the minutes.

16 CHAIRMAN NALBANTIAN: What's your  
17 question?

18 MS. RAZIN: Just ask your question.

19 CHAIRMAN NALBANTIAN: Can you state  
20 your question again?

21 MS. SHELVIN: There was mentioned an  
22 incinerator as a standalone structure, that's 90 feet  
23 which is 4 feet lower than the top, 94 that we voted  
24 against.

25 MR. DRILL: You meant the smokestack.

1                   CHAIRMAN NALBANTIAN:  Yeah, if you want  
2 to clarify.

3                   MR. DRILL:  The smokestack, not an  
4 incinerator.

5                   MS. SHELVIN:  Yeah, I wasn't.  Yes, I  
6 had -- that's why I put it in quotes, obviously you  
7 can't see that, but that was -- I thought it was  
8 referred to as an incinerator.

9                   CHAIRMAN NALBANTIAN:  She just referred  
10 to it as an incinerator.

11                  MR. DRILL:  So what's the question?

12                  MS. SHELVIN:  Can you confirm that it's  
13 90 feet and it's a standalone structure somewhere on  
14 top of that building.

15                  THE WITNESS:  No, it's not there.

16                  MR. DRILL:  This was testified to last  
17 night.  If you want her to repeat it.

18                  CHAIRMAN NALBANTIAN:  She brought it up  
19 yesterday when the question was asked:  How tall the  
20 existing one was?  If you could answer the question.

21                  THE WITNESS:  Ms. Knudsen asked me the  
22 question about the smokestacks in the North -- the  
23 smokestacks in the North building.

24                  Actually, this evening, she asked me  
25 can I compare it the height of the existing

1 freestanding smokestack that's on our property.

2           The one that exists today, closer to  
3 Linwood Avenue, is at 90 feet from its base to the  
4 top where the aviation lights are installed. The  
5 smokestacks for -- the smokestack in the new North  
6 building, because the building is 80 feet, I think  
7 the smoke -- and I thank you for correcting me at the  
8 time -- would be at minimum, 84 feet.

9           But in my opinion, the NJDEP will  
10 probably require us to have it higher. They will  
11 make that determination, and we will have to abide by  
12 that determination.

13           MS. SHELVIN: Can you give me the  
14 exhibit number of the 90 foot one?

15           MS. RAZIN: But we need to clarify, the  
16 existing one's going away.

17           MR. DRILL: The existing one's being  
18 taken down.

19           MS. SHELVIN: Oh, the existing one is  
20 going away?

21           THE WITNESS: Yes.

22           MR. DRILL: The existing one's a being  
23 taken down. It's being replaced.

24           CHAIRMAN NALBANTIAN: You mentioned you  
25 weren't here yesterday. That was part of the

1 testimony yesterday, but that one's going to be  
2 removed and a one will actually be within the  
3 structure of the new building.

4 MS. SHELVIN: It will be on the North  
5 building instead?

6 CHAIRMAN NALBANTIAN: Yes, correct.

7 MR. DRILL: And if want, if you go to  
8 Exhibit A-6. If you go to Exhibit A-6 you'll see  
9 where the new smokestack will be. And you see most  
10 of it is enclosed in the top part that comes out,  
11 you'll see it coming out.

12 CHAIRMAN NALBANTIAN: Thank you. Thank  
13 you.

14 MS. DOCKRAY: Just a quick follow-up  
15 question. You said there's aviation lights on the  
16 current smokestack?

17 THE WITNESS: Yes.

18 MS. DOCKRAY: How high -- at what point  
19 do you have to put lights on?

20 THE WITNESS: You're required to put  
21 them at the top of the structure.

22 MS. DOCKRAY: Of whatever the structure  
23 is?

24 THE WITNESS: Of the smokestack, yes.

25 MS. DOCKRAY: Any smokestack?



1 THE WITNESS: Correct.

2 MS. DOCKRAY: Even if it's 20 feet or  
3 something?

4 THE WITNESS: No, I believe that  
5 there's a minimum height and then above which you  
6 need to --

7 MS. DOCKRAY: Right, I just wanted to  
8 know.

9 THE WITNESS: There's a red blinking  
10 light up there.

11 MS. DOCKRAY: Right. Right. But --

12 MR. DRILL: She wants -- you want to  
13 know what the minimum height is?

14 MS. DOCKRAY: Yes, I just -- if you  
15 don't know, that's okay.

16 THE WITNESS: I don't know.

17 MS. DOCKRAY: I was just wondering if  
18 we're going to see aviation lights on the building or  
19 the smokestack.

20 MR. DRILL: Well, you obviously didn't  
21 know there were lights on the one that exists, right?

22 MS. DOCKRAY: Pardon?

23 MR. DRILL: I said you obviously didn't  
24 know there were lights on the one that exists so  
25 maybe it'll be the same thing.

1 MS. DOCKRAY: Right. I know, I'm just  
2 curious.

3 MR. DRILL: Yes.

4 CHAIRMAN NALBANTIAN: Who else has  
5 questions for this process?

6 Thank you.

7 MS. RYAN: Denise Ryan, R-Y-A-N, 370  
8 Litchfield.

9 My question is in terms of the actual  
10 construction. When will the exterior construction be  
11 done, like in terms of the time of the year,  
12 specifically, the school year?

13 And then, what's the difference, I  
14 guess, in terms of the sound pollution between  
15 exterior construction and the interior construction?

16 I guess also, how will you actually  
17 monitor disturbance of the construction to the  
18 students at BF?

19 MR. DRILL: All of those three  
20 questions --

21 THE WITNESS: Details are included in  
22 the list of conditions.

23 MR. DRILL: And also they're throughout  
24 the 2013-2014 exhibits and the testimony.

25 CHAIRMAN NALBANTIAN: It was a great

1 deal of testimony in the 2013-14 program.

2 THE WITNESS: Okay.

3 CHAIRMAN NALBANTIAN: Is that all of  
4 the questions?

5 MR. DRILL: Yes.

6 CHAIRMAN NALBANTIAN: Does anybody else  
7 have questions who hasn't asked their question  
8 already? Is this a process question?

9 MS. SHERMAN: It was about the  
10 photograph. I said that I needed to come up when the  
11 photograph was available.

12 MR. DRILL: Yes, we have it. Great.  
13 Perfect timing. Can you put up --

14 CHAIRMAN NALBANTIAN: Thank you for the  
15 lead-in.

16 MR. DRILL: We don't have an exhibit  
17 number yet. This photograph will become, I think,  
18 Exhibit 21. Yes. That's going to become Exhibit 21.

19 (Whereupon, Photograph is received and  
20 marked as Exhibit A-21 for Identification.)

21 MR. DRILL: Maria, can you identify  
22 that photograph that's up on the screen.

23 THE WITNESS: The photograph that's  
24 shown up on the screen is taken from the ball field  
25 on the Glen Avenue side of the Ben Franklin Middle

1 School. It was taken between March and June of 2010.  
2 This shot looks south towards the existing Cheel  
3 building.

4 MR. DRILL: And how is that photograph  
5 used to produce the photo simulation that is marked  
6 as Exhibit A-14?

7 THE WITNESS: So the architect  
8 superimposed the --

9 MR. DRILL: Was it first blown up, so  
10 to speak?

11 THE WITNESS: Actually, exactly.

12 If you look at the Exhibit A-14, you'll  
13 see that in order to -- we moved closer to the  
14 property line actually.

15 MR. DRILL: You can use that. You  
16 should take your laser pointer.

17 THE WITNESS: The Exhibit A-14 moves  
18 the photographer closer, on the exhibit you see just  
19 the fringe of the infield where it meets the  
20 outfield.

21 The existing building, this is the  
22 existing Cheel building here. And the architects  
23 were asked to superimpose the new North building in  
24 its place.

25 That's it.

1 MS. DOCKRAY: Can you flip to the other  
2 one now just to --

3 MR. DRILL: The other one is A-14.

4 MS. DOCKRAY: Yes, thank you.

5 MR. DRILL: Can you go back one more  
6 time?

7 MR. THURSTON: Put them side by side.

8 MR. CAFARELLI: Just tile them. Tile  
9 them.

10 MR. DRILL: Yes, you can tile them.  
11 You can open them both, put them side by side.

12 (Whereupon, off-the-record discussion  
13 is held.)

14 MR. THURSTON: It's interesting because  
15 if that tower, the smokestack is 90 feet on the left?  
16 It seems that the building is bigger than it should  
17 be.

18 THE WITNESS: This building? We are  
19 closer.

20 MR. THURSTON: But not that much closer  
21 though.

22 THE WITNESS: Well, remember, the Cheel  
23 building is at 45 feet and 17 feet, so the total  
24 there is 62 feet as opposed to 80 feet.

25 MR. DRILL: The only way to do them

1 scale, is to get the photograph on the left and to do  
2 a close-up on the same exact perspective. I don't  
3 know if we can --

4 MS. DOCKRAY: We can do --

5 MR. DRILL: -- get, come in any closer  
6 or not, but that's the base photograph.

7 MR. THURSTON: It's too big.

8 THE WITNESS: Thank you. It's actually  
9 closer in.

10 COUNCILWOMAN KNUDSEN: Those are the  
11 same photos, those -- sorry. Thank you. So if this  
12 is the same photo those --

13 THE WITNESS: That is from closer in.  
14 And you start to --

15 COUNCILWOMAN KNUDSEN: Actually, if you  
16 maybe want to zoom in on that.

17 THE WITNESS: Here's the backstop  
18 (indicating).

19 COUNCILWOMAN KNUDSEN: Yeah.

20 THE WITNESS: It's a little shed,  
21 that's the little shed.

22 COUNCILWOMAN KNUDSEN: Correct.

23 THE WITNESS: Here's the cars through  
24 the trees. Here's the cars through the trees.  
25 Moving closer -- I mean, if you got right on top of

1 this photograph with the simulation, you can see the  
2 little scoreboard. It's clearer here because it's  
3 the digital photograph, but now it's, you know,  
4 stepped forward.

5 MR. DRILL: And again, the trees you're  
6 seeing on the 2010 on the right-hand side are not  
7 even in Exhibit A-14 because the photograph is  
8 blown -- it was brought in closer so the whole  
9 right-hand side there, the 2010 photo is off the  
10 screen on Exhibit A-14.

11 MR. WARD: So this is not to scale?

12 MR. DRILL: Correct. The two photos  
13 are not to scale; that's what I'm trying to say.

14 MR. WARD: So, what's the freaking  
15 point?

16 MR. DRILL: The question was for the  
17 base photo. There's the base photo.

18 COUNCILWOMAN KNUDSEN: So but in other  
19 words, this photo here --

20 MR. DRILL: The 2010.

21 COUNCILWOMAN KNUDSEN: -- is -- 2010 is  
22 the photo exactly that's used here?

23 THE WITNESS: The photographer cropped  
24 the picture.

25 COUNCILWOMAN KNUDSEN: No, no. I

1 understand. It's just zoomed in?

2 MR. DRILL: Yes, that's exactly  
3 correct.

4 MS. DOCKRAY: Okay. So can we zoom  
5 that in like so we can see --

6 MR. DRILL: I don't know how to do it.

7 MS. DOCKRAY: See that little pen  
8 button at the top?

9 MR. DRILL: Yeah.

10 MS. DOCKRAY: There. I think that --  
11 edit.

12 MR. DRILL: Can I make a suggestion?  
13 You guys can do this at home because what we can do  
14 is, these exhibits will be on the website and --

15 MS. DOCKRAY: Okay.

16 MR. DRILL: -- if somehow it's not, you  
17 know, maneuverable or something, we can see. I don't  
18 know if we can do it or not.

19 MS. DOCKRAY: Fair enough.

20 MR. DRILL: You asked for the base  
21 photo, and that's the base photo.

22 You have another question?

23 CHAIRMAN NALBANTIAN: So you have one  
24 follow-up question on that?

25 MS. SHERMAN: No, I have -- I have



1 several questions.

2 CHAIRMAN NALBANTIAN: Ask them all  
3 together.

4 MS. SHERMAN: Okay.

5 CHAIRMAN NALBANTIAN: And --

6 MS. SHERMAN: But I need to see the  
7 visuals in order to ask them.

8 MR. DRILL: Which one, the 2010?

9 MS. SHERMAN: You can put them both up  
10 the way you had it before. I think that will make it  
11 easier rather than flipping back and forth.

12 By the way, Marla Sherman, 449 Beverly  
13 Road. Thanks.

14 Okay. So clearly, there's a question  
15 as to the scale of the photographs and --

16 CHAIRMAN NALBANTIAN: That's been  
17 addressed.

18 MS. SHERMAN: -- we've agreed that  
19 we'll all zoom in at home and look at it. But when I  
20 do that, what I'd like to know is: In the picture on  
21 the left, you can see the scoreboard, The Valley  
22 Hospital scoreboard. And where's that in this  
23 picture?

24 MR. DRILL: Right there.

25 MS. SHERMAN: So, would you say from

1 this picture -- would you surmise that the northeast  
2 corner of the North building is closer to Steilen or  
3 closer to Van Dien than that scoreboard? Does that  
4 make sense?

5 MR. DRILL: We're writing them down.

6 MS. RAZIN: On the new one? Just so I  
7 know, because I'm not -- I'm sorry. Just so --

8 MS. SHERMAN: Okay.

9 MS. RAZIN: On the 16 rendering?

10 MS. SHERMAN: On the -- right. The 16  
11 renderings.

12 MS. RAZIN: You're asking if --

13 MS. SHERMAN: Where is the -- where is  
14 the North building.

15 MS. RAZIN: -- the North is further, if  
16 the corner of the North building closer to Steilen or  
17 closer to --

18 MS. SHERMAN: Well, where is that --  
19 where is that setback? Is it closer to Van Dien or  
20 closer to Steilen in comparison to the scoreboard?  
21 Does that make sense? Is it east or west?

22 MR. DRILL: We wrote your question --  
23 we wrote her question down.

24 MS. RAZIN: Is it east or west of the  
25 scoreboard.

1                   CHAIRMAN NALBANTIAN: Ask your next  
2 question.

3                   MS. SHERMAN: Okay. So -- and also, if  
4 you look at the trees, it's -- how are the trees the  
5 same height of the current building as they are in a  
6 building that is going to be 40 feet higher?

7                   So, there's definitely something  
8 peculiar about these photographs and how the  
9 renderings are. So, I guess we'll all kind of --  
10 we'll --

11                  CHAIRMAN NALBANTIAN: What's your next  
12 question?

13                  MS. SHERMAN: Will we be able to  
14 question this further, after we all go home and zoom  
15 it in because they couldn't do that.

16                  MR. DRILL: No. You can make comments  
17 about that after we go home. That's in the public  
18 comment.

19                  CHAIRMAN NALBANTIAN: So during the  
20 public comment if you have an observation, you can  
21 share that.

22                  MR. DRILL: Right.

23                  CHAIRMAN NALBANTIAN: Thank you.

24                  MS. SHERMAN: Okay.

25                  MR. DRILL: Okay. She has a question

1 as to scale, so without asking you to repeat  
2 yourself, can you just repeat yourself? Is one  
3 zoomed up closer than the other?

4 THE WITNESS: Yes.

5 MR. DRILL: Okay. The second  
6 question --

7 THE WITNESS: In the photograph and  
8 visualization, so on the hospital side of the fence  
9 behind the scoreboard, if you take a measurement of  
10 the height of the scoreboard and understanding what  
11 that dimension is in relationship to another point in  
12 the photograph, and then adjust the scale in this  
13 photograph to match the relationship between the height  
14 of the scoreboard with a reference point and do the  
15 same.

16 MR. DRILL: Okay. Along the same  
17 lines, are the trees the proper scale, so I --

18 MS. SHERMAN: Can you go back to the  
19 scoreboard?

20 MR. DRILL: And then the second --

21 THE WITNESS: The scoreboard's right  
22 here (indicating). When you get right on top of  
23 this, or if you look at the printed version, you're  
24 going to see it very clearly.

25 MS. SHERMAN: And I see that. So in

1 the rendering --

2 MR. DRILL: And her second question  
3 was: The northeast corner of the North building  
4 closer to Steilen than the scoreboard; that was her  
5 question.

6 THE WITNESS: Well, actually, if you  
7 look at the bird's eye view, in my opinion.

8 MR. DRILL: The bird's eye view is  
9 Exhibit A-2?

10 THE WITNESS: A-2. I'll just speak to  
11 it. In my opinion, it's probably right behind the  
12 scoreboard.

13 CHAIRMAN NALBANTIAN: Can you repeat  
14 that, please?

15 THE WITNESS: In my opinion, the  
16 northeast corner of the North building -- now,  
17 remember, here's the stopper, that the scoreboard is  
18 in about this location (indicating), in my opinion  
19 because then you have to backstop and the second ball  
20 field.

21 MR. DRILL: Okay, next.

22 CHAIRMAN NALBANTIAN: Okay.

23 MS. SHERMAN: That's incorrect.

24 CHAIRMAN NALBANTIAN: I'm sorry?

25 MS. SHERMAN: That's incorrect.

1 MR. DRILL: So she can make those  
2 comments when she is sworn.

3 CHAIRMAN NALBANTIAN: This is the  
4 testimony that we received.

5 MR. DRILL: Right. This is question.

6 CHAIRMAN NALBANTIAN: She answered your  
7 question based on the bird's eye view.

8 MALE AUDIENCE MEMBER: She's entitled  
9 to cross-examine. This is not cross-examination.  
10 This is oral interrogatories. She's allowed to  
11 challenge the witness' answers.

12 MS. RAZIN: Sir, it's --

13 MALE AUDIENCE MEMBER: She's entitled  
14 to cross-examination.

15 MR. DRILL: I'm not responding, I don't  
16 even know if that's being recorded --

17 MALE AUDIENCE MEMBER: She's entitled  
18 to cross-examine the witness.

19 MR. DRILL: Even if it's picked up in  
20 the record, it's out of order.

21 CHAIRMAN NALBANTIAN: Please don't  
22 comment. Continue with the next question.

23 MR. DRILL: That's it. We just -- we  
24 finished her questions.

25 MS. SHERMAN: I paced out the 70

1 setback. And it is at least 30 feet before that  
2 scoreboard. At least 30 feet before that scoreboard.  
3 So the picture is completely deceiving. It shows the  
4 building for more to the right than it actually will  
5 be. It will be at least 30 feet further to the left.

6 CHAIRMAN NALBANTIAN: Maria, are these  
7 -- is -- to your knowledge, are these renderings  
8 accurate? And did you provide you architect and  
9 artist specific instructions to put them to scale?

10 THE WITNESS: Yes, I did.

11 CHAIRMAN NALBANTIAN: And he used  
12 measurements?

13 THE WITNESS: Yes, he did in his  
14 software, in order to superimpose it, on the scale.

15 CHAIRMAN NALBANTIAN: So to the best of  
16 your knowledge it is to scale?

17 THE WITNESS: They are it to scale, to  
18 the best of my knowledge.

19 CHAIRMAN NALBANTIAN: Okay. Thank you.

20 Dies anybody else have any questions?

21 Anything further.

22 (No response.)

23 CHAIRMAN NALBANTIAN: Okay. So we've  
24 concluded the cross-examination. You have --

25 MR. DRILL: I have nothing further. I

1 ask that the witness be excused.

2 CHAIRMAN NALBANTIAN: That's fine. Is  
3 there a motion to come out of public?

4 VICE CHAIRMAN JOEL: Motion to come out  
5 of public.

6 CHAIRMAN NALBANTIAN: Is there a second  
7 please?

8 MS. DOCKRAY: To what?

9 MR. THURSTON: Second.

10 MS. DOCKRAY: Oh, we're done.

11 CHAIRMAN NALBANTIAN: Michael, can you  
12 call the roll.

13 MR. CAFARELLI: Mayor Aronsohn?

14 MAYOR ARONSOHN: Yes.

15 MR. CAFARELLI: Ms. Bigos?

16 MS. BIGOS: Yes.

17 MR. CAFARELLI: Councilwoman Knudsen?

18 COUNCILWOMAN KNUDSEN: Yes.

19 MR. CAFARELLI: Mr. Nalbantian?

20 CHAIRMAN NALBANTIAN: Yes. Mr. Joel?

21 MR. CAFARELLI: Mr. Joel?

22 VICE CHAIRMAN JOEL: Yes.

23 MR. CAFARELLI: Mr. Reilly?

24 MR. REILLY: Yes.

25 MR. CAFARELLI: Ms. Dockray?



1 MS. DOCKRAY: Yes.

2 MR. CAFARELLI: Mr. Thurston?

3 MR. THURSTON: Yes.

4 MR. CAFARELLI: And Ms. Patire?

5 MS. PATIRE: Yes.

6 CHAIRMAN NALBANTIAN: Thank you,  
7 Michael.

8 MR. DRILL: I have no further  
9 witnesses.

10 CHAIRMAN NALBANTIAN: Okay. This  
11 concludes your testimony?

12 MR. DRILL: That is correct.

13 CHAIRMAN NALBANTIAN: So, the next  
14 stage of this process will be public comment.

15 And will begin public comment on Monday  
16 the 4th next week. It will be at the courtroom at  
17 Village Hall. And it will beginning at 7:30 p.m.

18 MS. RAZIN: I just want to make a  
19 clarification. I stated something earlier, I just  
20 want to clarify, we've just been here a long time,  
21 but I think I accidentally stated this was the  
22 Village's proposed settlement or I spoke in the  
23 context of the Village and I meant to say the  
24 Planning Board. So I apologize if I stated that  
25 inaccurately.

1 CHAIRMAN NALBANTIAN: Thank you, Kate.

2 MS. RAZIN: But we will continue on  
3 Monday the 4th.

4 CHAIRMAN NALBANTIAN: We will continue  
5 on Monday, the 4th, 7:30.

6 FEMALE AUDIENCE MEMBER: Can I ask a  
7 quick question? Are you going to stick to the same  
8 order?

9 MS. RAZIN: Well, yes. So that's what  
10 I just wanted to --

11 FEMALE AUDIENCE MEMBER: Okay.

12 MS. RAZIN: So I think it's best to  
13 start the -- we will look at that sign-up sheet and  
14 we'll start with that, but we wanted -- our intent  
15 was to start over each night so that people, in case  
16 they weren't here --

17 FEMALE AUDIENCE MEMBER: Yeah. I'm  
18 just worried if I'm late or something, you know.

19 MS. RAZIN: I think we'll probably --

20 FEMALE AUDIENCE MEMBER: Start fresh?

21 MS. RAZIN: Let's see how it goes.

22 We'll probably start fresh --

23 FEMALE AUDIENCE MEMBER: Yeah, start  
24 fresh.

25 MS. RAZIN: -- because we don't want

1 people who signed up to make any, you know, to not be  
2 here or whatever -- however, it goes.

3 So, I think we'll start over as we  
4 originally announced. We'll just stick with our plan  
5 on that.

6 CHAIRMAN NALBANTIAN: We'll start  
7 fresh.

8 FEMALE AUDIENCE MEMBER: Good. Okay.

9 CHAIRMAN NALBANTIAN: Is there a motion  
10 to adjourn?

11 VICE CHAIRMAN JOEL: Motion to adjourn.

12 MR. REILLY: Second.

13 CHAIRMAN NALBANTIAN: All in favor.

14 (Whereupon, all board members respond  
15 in the affirmative.)

16 CHAIRMAN NALBANTIAN: Anybody opposed?

17 (No response.)

18 CHAIRMAN NALBANTIAN: Take care,  
19 everyone. We'll see you on the 4th.

20 (Whereupon, this matter will be  
21 continuing at a future date. Time noted 11:55  
22 p.m.)

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C E R T I F I C A T E

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I, LAURA A. CARUCCI, C.C.R., R.P.R., a Notary Public of the State of New Jersey, Notary ID. #15855, Certified Court Reporter of the State of New Jersey, and a Registered Professional Reporter, hereby certify that the foregoing is a verbatim record of the testimony provided under oath before any court, referee, board, commission or other body created by statute of the State of New Jersey.

I am not related to the parties involved in this action; I have no financial interest, nor am I related to an agent of or employed by anyone with a financial interest in the outcome of this action.

This transcript complies with regulation 13:43-5.9 of the New Jersey Administrative Code.

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LAURA A. CARUCCI, C.C.R., R.P.R.  
License #XI02050, and Notary Public  
of New Jersey #15855, Notary  
Expiration Date March 1, 2019

Dated: \_\_\_\_\_