

LIST OF CONDITIONS GENERATED DURING THE 2013-2014 MASTER PLAN  
HEARING

a. General and Design Related Master Plan  
Conditions:

1) Construction time for Phase 1 of the development reduced to six years with approximately 45 percent to be interior construction.

2) Installation of approximately 20 foot high wall along Steilen Avenue border with landscape buffer consistent with slide 10 of Exhibit A-12 presented during the 2013-2014 Master Plan hearings.

3) Provision of firefighting/emergency apparatus deemed required by Emergency Service Departments to handle emergency and fire-related emergencies that may occur in the parking garage.

4) Loading bays to be sealed to mitigate acoustical impacts.

5) Compliance with New Jersey State Noise Code.

6) Top level of Phillips parking garage not to be used dusk to dawn. Security lighting only on top level to be used dusk to dawn.

7) Trash and recycling compactors to be internally fed.

8) No parking stalls facing the 20 foot landscape buffer along Steilen Avenue.

b. General Construction Process Related Conditions:

1) Dewatering not to exceed 300,000 gallons per day during construction with the average daily being 200,000 gallons per day.

2) No use of tiebacks outside boundaries of hospital property.

3) Subject to County of Bergen, Village and NJDOT approval, TVH shall install at its sole cost and expense new traffic signal equipment at affected intersections, including video detection system to add additional green time in proper directions (not video cameras) and countdown timers (including ADA/hearing impaired friendly timers).

4) Subject to County of Bergen, Village and NJDOT approval, TVH at its sole cost and expense shall complete all traffic improvements along Linwood Avenue, including at the intersection of Van Dien, North Pleasant and John Street. This work shall include but not be limited to widening, installation of improvements to the intersections, and possible signal retiming, and shall be complete prior to commencement of Phase 1 unless otherwise approved by the Village Engineer.

5) Demolition of existing buildings on site shall be through dismantling.

6) The project shall comply with all applicable air quality standards which will ensure community protection.

7) TVH shall monitor noise, sediment and vibration throughout the construction process.

c. Construction Related Conditions for Specific Inclusion in Future Developer's Agreement, with Specifics to be Determined Post Site Plan Approval:

- 1) Any blasting shall be "controlled blasting".
- 2) Prior to any blasting and/or dewatering, TVH shall conduct structural assessments of every home which grants access and permission within the circular rings depicted in the Cone of Depression drawings contained in Exhibit A-11 presented during the 2013-2014 Master Plan hearings, shall take photographs and videos of existing conditions and then return after blasting for post-blasting survey. TVH and/or its contractors and/or subcontractors shall provide insurance coverage to cover any damage.
- 3) Dewatering noise shall comply with NJ State Noise Code.
- 4) Prior to construction, TVH shall generate a site specific air monitoring plan covering interior building locations and exterior locations on the property.
- 5) As part of the monitoring plan, TVH shall have a system in place to monitor absolute contaminants and markers (tracers) of contaminants.

6) The monitoring system shall review data in real time, on a continuous 24 hour basis, to ensure all air levels are acceptable. Reports of same shall be provided to Village Engineer on a schedule determined by him.

7) Contaminant monitoring shall occur at interior work zone at property lines, with weather and wind impact checks.

8) There shall be oversight of the TVH construction process by an independent Village consultant to be paid for from TVH escrow pursuant to law. TVH shall establish and provide a "chain of command" of all responsible personnel and methods of communication, including email addresses, cell phone numbers and any other relevant contact information. The list shall include both onsite personnel and offsite TVH representatives and shall be provided to the Village Engineer, the onsite construction consultant, the Village Manager and any other Village representative designated in a Developer's Agreement.

9) Prior to construction, TVH shall develop a safety program to include contractor screening and background checking and implementation of a worker identification badge system, which program shall be subject to the review and approval of the Village Engineer.

10) Site shall be secured with fencing with gated entrance.

11) Noise abatement technology shall be used during construction, including sound blankets and sound deadening material on inside of fence that will surround property.

12) Prior to any construction, and as an Exhibit to any Developer's Agreement, TVH shall establish a list of construction related issues/items addressed and agreed upon with the Ridgewood Board of Education, including but not limited to any additional pedestrian safety measures (crossing guards, walking patterns, sidewalk modifications) to be implemented.

13) Except in the case of an emergency, no Sunday construction shall be permitted

14) TVH shall provide a standby generator for use in case of dewatering shut off/power failure.

d. Traffic Related Conditions to be Further Detailed at Site Plan and/or for Specific Inclusion in Developer's Agreement:

1) All construction workers shall be shuttled to the site by bus/shuttle. Contractor parking shall not be permitted on Village streets.

2) Employees shall be shuttled to the site during construction, with implementation of a system using swipe card sign in.

3) Preparation of a parking management plan prior to commencement of construction.

4) Development of construction/trucking route inclusive of truck and delivery access times to and from the site with coordination of Village professionals and Board of Education.

5) There shall be no idling of construction trucks.

6) "Jake brake" on trucks shall be prohibited.

7) Prior to construction, preparation of an off-site staging location plan for trucks to be filed with the Village Engineer.

e. Board of Education Recommended Conditions Not Covered Elsewhere Herein:

1) Preparation of an environmental baseline study performed at the Benjamin Franklin Middle School property line prior to the commencement of any construction.

2) Continuous monitoring system for contaminants with signal when levels of dirt, dust and pollutants become higher than acceptable based upon guidelines established by independent expert. Action levels defined for

each contaminant, which, if exceeded, will trigger immediate investigation of work practices, modified work practices and work stoppage until concentrations have returned to below action levels.

3) To the extent feasible, building demolition shall be completed in the summer months or alternatively use dust reduction demolition techniques to be employed when summer demolition is not possible.

4) Control dirt and dust in the air and, if dust or dirt leave the property and migrate to the Benjamin Franklin or Travell Schools, clean those schools of the dust and dirt.

5) Adjustments to construction/traffic schedule based upon school events and field events.

6) Retention of security guards on 24 hour basis on TVH site.