

VILLAGE OF RIDGEWOOD
 PLANNING BOARD
 TUESDAY, APRIL 20, 2010
 COMMENCING AT 7:44 P.M.

 IN THE MATTER OF: :
 VALLEY HOSPITAL : TRANSCRIPT OF
 PRESENTATION ON H-ZONE : PROCEEDINGS

B E F O R E:

VILLAGE OF RIDGEWOOD PLANNING BOARD
 THERE BEING PRESENT:

- DAVID NICHOLSON, CHAIRMAN
- DAVID PFUND, MAYOR
- ANNE WARD, MEMBER
- MORGAN HURLEY, MEMBER
- CHARLES NALBANTIAN, MEMBER
- NANCY BIGOS, MEMBER
- TOM RICHE, ALTERNATE MEMBER

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I N D E X

S P E A K E R S:

BLAIS BRANCHEAU 4
 Questions by the Board: 18

E X H I B I T S

NUMBER	DESCRIPTION	EVID.
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(NO EXHIBITS MARKED)

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A L S O P R E S E N T:

BLAIS BRANCHEAU, PP, VILLAGE PLANNER
 CHRIS RUTISHAUSER, PE, VILLAGE ENGINEER
 BARBARA CARLTON, RECORDING SECRETARY

A P P E A R A N C E S:

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02:24 1 CHAIRMAN NICHOLSON: We are here to
 02:24 2 have a presentation by Blais for a draft of the
 02:24 3 revised Master Plan amendment on the H-Zone, the
 02:24 4 result of many months of work stretching back to
 02:24 5 August of last year.
 02:24 6 Blais, I'm going turn it over to you.
 02:24 7 MR. BRANCHEAU: Thank you, Mr.
 02:24 8 Chairman.
 02:24 9 In light of the hour, I will try and
 02:24 10 keep my comments brief.
 02:24 11 For the record, this is the amendment
 02:24 12 to the draft Master Plan. It's only a draft at this
 02:25 13 point in time. This is not a public hearing, this is
 02:25 14 a work session to decide whether this draft is ready
 02:25 15 to proceed to the public hearing stage.
 02:25 16 You will remember that we have been
 02:25 17 working on this for three-and-a-half years and
 02:25 18 counting so far. Last summer we had an initial
 02:25 19 draft, that draft was the subject of a public hearing
 02:25 20 that did not conclude. It was decided to revisit the
 02:25 21 issue. The Board brought in which two consultants
 02:25 22 related to the hospital use and excavation and
 02:25 23 subsurface soil issues and water issues.
 02:25 24 Based upon the input of those experts,
 02:25 25 additional meetings with the Hospital to review

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02:25 1 various design options and alternative ways of
 02:26 2 developing the Hospital site.
 02:26 3 The Board at its last meeting choose
 02:26 4 what I will refer to as option six as the conceptual
 02:26 5 basis for a amended Master Plan.
 02:26 6 The report that I'm giving tonight
 02:26 7 which is still a draft work product report, subject
 02:26 8 to your approval, essentially would amend the Master
 02:26 9 Plan to allow that option six or some similar design
 02:26 10 to be approved, assuming the Council or Board were to
 02:26 11 adopt an ordinance that agreed with what the Master
 02:26 12 Plan says.
 02:26 13 So I'd like to briefly just go through
 02:26 14 the draft report that I have for you. And I will
 02:26 15 highlight particularly the areas that have changed
 02:26 16 based upon the change from the prior option to this
 02:26 17 new "option six". I do not use the term "option six"
 02:27 18 by the way for the Board. I think that's something
 02:27 19 that was useful for purposes of comparison, but at
 02:27 20 this point in time it's just referred to as the
 02:27 21 conceptual development plan.
 02:27 22 In the introduction on the first page I
 02:27 23 provide some background information relating to the
 02:27 24 current Master Plan language in the Land Use Plan
 02:27 25 which is very minimal, contains some basic standards

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02:28 1 shows the extent of buildings. Some extent it shows
 02:28 2 the -- whether they're single story or multi-story
 02:28 3 buildings, but it doesn't show parking areas. It
 02:28 4 doesn't show driveways. It doesn't show landscaping,
 02:29 5 lighting, drainage and all those things that are
 02:29 6 really best dealt with at the time of the site plan.
 02:29 7 Because this is a Master Plan as well,
 02:29 8 the Master Plan really isn't intended to dictate a
 02:29 9 single design option for a property. Merely to
 02:29 10 provide an illustrative basis for the plan. And
 02:29 11 that's what this is trying to do here. Along the
 02:29 12 line that a picture is worth a thousand words, where
 02:29 13 there's confusion or misunderstanding in the text
 02:29 14 someone could refer to this plan. But, again, the
 02:29 15 intent is not of this plan to limit the Hospital to
 02:29 16 precisely what is depicted on the plan. It's
 02:29 17 intended only to be illustrative.
 02:29 18 As to the boundaries of the Hospital
 02:29 19 zone, as we said before they're not proposed to
 02:29 20 change. As to land uses, they're not proposed to
 02:29 21 change substantially, deleted a few land uses from
 02:29 22 the current zoning in the plan because, frankly,
 02:30 23 they're never going to happen. But, again, that was
 02:30 24 the same in the prior draft as what you're seeing
 02:30 25 now.

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02:27 1 for setbacks and height and use, and a little bit of
 02:27 2 the history. I then move into the background to the
 02:27 3 amendment which starts at the bottom of that page.
 02:27 4 Much of this you've already seen. I won't belabor
 02:27 5 that. But basically provides some history of the
 02:27 6 Hospital, the ongoing development of the Hospital and
 02:27 7 a recognition of the service that the Hospital
 02:27 8 provides and the Planning Board's consensus that the
 02:27 9 Hospital is a needed service and needs to upgrade its
 02:27 10 facility. While taking some recognition of the
 02:28 11 location of the Hospital in the residential area and
 02:28 12 the impacts to the residential area. And, again, the
 02:28 13 focus is on balancing, meeting the needs of both the
 02:28 14 Hospital and the residents, understanding that in no
 02:28 15 situation can this be a perfect balance. It's always
 02:28 16 going to be the best effort we can make at it, but
 02:28 17 it's what it is.
 02:28 18 I then made part of the plan goes on to
 02:28 19 deal with the future development policies and
 02:28 20 standards. And I've included on page 3 of the plan,
 02:28 21 which illustrates the option six that I referred to
 02:28 22 before.
 02:28 23 And I note that that plan is only
 02:28 24 schematic in nature, doesn't provide a lot of detail.
 02:28 25 It does show the location of buildings. It does

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02:30 1 Lot area, a fewer few minor amendments.
 02:30 2 Essentially what we're saying in the draft is that
 02:30 3 the lot area of the Hospital and the Hospital Zone is
 02:30 4 not intended to change substantially. There may be a
 02:30 5 slight change if there's roadway widenings. Other
 02:30 6 than that, there's not really expected to be any
 02:30 7 change in the area of the Hospital.
 02:30 8 Intensity of use, this is the key
 02:30 9 concept in the Master Plan upon which several zoning
 02:30 10 regulations are hinged. And the overall policy of
 02:30 11 the plan now as it was in the prior draft amendments
 02:30 12 is that the intensity of the hospital use is not
 02:30 13 increased. That remains essentially the same what it
 02:30 14 is today. Intensity being a concept that refers to
 02:30 15 activity levels. Notably traffic coming to and from
 02:31 16 the site, as well as on-site activities.
 02:31 17 The plan has changed somewhat here.
 02:31 18 Several things remain the same. Number of beds
 02:31 19 hasn't changed. The amount of floor area that is to
 02:31 20 be restricted pertaining to high activity uses has
 02:31 21 changed slightly. It's gone up in the range of floor
 02:31 22 area from 380,000 to 480,000 of these high activity
 02:31 23 uses is in the plan, prior plan said 378. The reason
 02:31 24 for the slight increase has to do with the
 02:31 25 reconfiguration of the zone resulting in certain

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02:31 1 inefficiencies that added areas. And how what we
 02:31 2 were calculating and including in those figures,
 02:31 3 which is slightly different than what we have in the
 02:31 4 last plan. But, essentially, it's the same.
 02:31 5 The plan goes on to limit the total
 02:31 6 floor area of the Hospital to 1,170,000 square feet
 02:32 7 not counting the parking decks or rooftop areas.
 02:32 8 In addition we've added a provision
 02:32 9 that limits the total parking at the Hospital to
 02:32 10 approximately 2,000 parking spaces. There was a
 02:32 11 provision therein that says we need to include a
 02:32 12 certain level of flexibility. And this is the same
 02:32 13 as we have before where if the Hospital were to need
 02:32 14 the increase beds we would allow that, however we
 02:32 15 would require a compensatory offsetting in intensity
 02:32 16 by lowering the site activity in some other component
 02:32 17 so that in the end it all balanced out. Similarly if
 02:32 18 the floor area of the high activity uses were to
 02:32 19 increase such as outpatient area, we'd require some
 02:32 20 other compensatory reduction in intensity at the
 02:32 21 Hospital, all with the same concept of maintaining
 02:32 22 the same intensity of use that exists today.
 02:33 23 The second main section in the policies
 02:33 24 relates to building mass and coverage. And, again,
 02:33 25 this changed because of the reconfiguration of the

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02:33 1 option as well. In addition, we're now including
 02:33 2 areas in this regulation that were not included
 02:33 3 before. And I note particularly the inclusion of
 02:33 4 rooftop areas that are enclosed by a higher screen
 02:33 5 wall or a parapet wall by the top level of deck or
 02:33 6 rooftop penthouse areas which were not counted in the
 02:33 7 calculation in the prior draft.
 02:33 8 This area is limited to 1,025,000
 02:33 9 square feet located at or above grade. And the
 02:33 10 coverage of buildings to a range of 30 to 35 percent
 02:33 11 of the lot area. Again, that depends upon what we're
 02:33 12 including in that coverage restriction and how we're
 02:34 13 calculating that.
 02:34 14 An example would be a covered walkway,
 02:34 15 if that were to be included in coverage than the
 02:34 16 figures would go up. If it's not, then they would go
 02:34 17 down. So that's really to -- given as a range so
 02:34 18 that when we work out the details in the ordinance we
 02:34 19 have some flexibility at that time. And then adding
 02:34 20 to that the coverage by parking decks is 8 percent.
 02:34 21 I should note the coverages were
 02:34 22 significantly greater in the prior draft of this
 02:34 23 document. And as part of the change to option six
 02:34 24 buildings -- footprint of buildings, if you will, was
 02:34 25 reduced significantly, particularly the parking deck

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02:34 1 footprints were changed significantly so the amount
 02:34 2 of land area being covered by buildings is
 02:34 3 significantly less than in the prior draft.
 02:34 4 Building height is the next section in
 02:34 5 the Master Plan. To accommodate the increased
 02:35 6 setbacks which I'll talk about in a minute, as well
 02:35 7 as the reduced building coverage, the new plan goes
 02:35 8 up, rather than out. And by that I mean the plan
 02:35 9 would allow for taller buildings, increase the
 02:35 10 buildings by one story in height, in return for
 02:35 11 getting a better setback or bigger setback and a
 02:35 12 reduced amount of coverage by buildings that reduced
 02:35 13 amount of improvement coverage by buildings and
 02:35 14 pavement, more landscaping in other words. This plan
 02:35 15 now calls for 70 feet and five stories for the
 02:35 16 buildings, plus the rooftop mechanical equipment,
 02:35 17 whereas before it was 56 feet and four stories. So
 02:35 18 it went up 14 feet in height, which is the one story
 02:35 19 level. This applies to the principal buildings. The
 02:35 20 parking decks were also reconfigured as part of this
 02:36 21 changed concept, so that at this point in time the
 02:36 22 permitted height of the parking decks including the
 02:36 23 parapet wall, which would need to be 7 feet tall, to
 02:36 24 mitigate any visual impact from rooftop parking,
 02:36 25 would be the total of 45 feet, including the parapet

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02:36 1 for the parking area.
 02:36 2 The next section relates to yards and
 02:36 3 building setbacks. As I mentioned before, these have
 02:36 4 been increased in a number of situations,
 02:36 5 particularly from Van Dien and Linwood Avenue, the
 02:36 6 setbacks have be greatly increased.
 02:36 7 And, again, based upon the concept plan
 02:36 8 that was presented earlier in the plan, the new
 02:36 9 minimum setbacks would be 200 feet from Linwood
 02:36 10 Avenue for all buildings. From Van Dien it's
 02:36 11 120 feet for the North Building; 100 feet for the
 02:36 12 West Building, 85 feet for the Phillips deck and
 02:36 13 200 feet for other buildings.
 02:36 14 I have not laid out in precise detail
 02:37 15 in the Master Plan where these setbacks would apply,
 02:37 16 how far the North Building extends. Again, partially
 02:37 17 for flexibility and partially because the Master Plan
 02:37 18 is really more of a concept document. The ordinance
 02:37 19 is where the precision and the details are going to
 02:37 20 need to be laid out.
 02:37 21 Concerning the setbacks from the
 02:37 22 Stielen Avenue properties, the setbacks are 60 feet
 02:37 23 for the North Building; 120 for the Cheel Building;
 02:37 24 130 for the South Building; and 80 feet from the
 02:37 25 Phillips deck. And then abutting Ben Franklin School

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02:37 1 property 40-feet is the setback.
 02:37 2 I know in the plan that these setbacks
 02:37 3 don't apply to any subsurface parking decks or any
 02:37 4 subsurface building areas. Only to areas that are
 02:37 5 above grade.
 02:37 6 The improvement coverage is buildings
 02:37 7 and paved areas essentially. And in the last draft
 02:38 8 this was 90 percent of the lot would be either
 02:38 9 buildings or pavement which means only 10 percent
 02:38 10 landscaping. At this point this time, I recommend
 02:38 11 the standard of 60 percent which is a significant
 02:38 12 reduction. This was accomplished through, as we have
 02:38 13 already discussed, by the buildings going up, having
 02:38 14 greater setbacks, having more parking underground or
 02:38 15 in decks and less surface parking. As a result of
 02:38 16 that 50 percent -- 90 percent is 50 percent more than
 02:38 17 60 percent in this plan. So we can see that's a
 02:38 18 significant increase in landscaped area. That,
 02:38 19 again, doesn't count green roofs on top of decks. In
 02:38 20 other words they don't count against that 60 percent,
 02:38 21 only buildings and paved areas.
 02:38 22 Buffers and site landscaping. This
 02:38 23 changed somewhat through the addition of greener
 02:38 24 roofs, as well as the increase setbacks of buildings,
 02:39 25 as well as some additional treatment in the lower

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02:39 1 areas and along the rear of Steilen Avenue
 02:39 2 properties. Much of this is the same, but the buffer
 02:39 3 depths on Linwood Avenue would be 20 feet; the buffer
 02:39 4 depths of Van Dien would be 20 feet with additional
 02:39 5 buffer depths near the taller buildings; adjacent to
 02:39 6 Steilen Avenue properties 20 foot buffer depth along
 02:39 7 with the sound barrier wall.
 02:39 8 It also talks about, in the plan about,
 02:39 9 the green roof concept and what that's all about.
 02:39 10 And about special treatment of the surface areas,
 02:39 11 meaning the loading areas, the emergency department,
 02:39 12 the receiving areas, as well as mitigation of noise
 02:39 13 and other impacts through sound barriers, plantings
 02:39 14 and so forth.
 02:39 15 Parking and access is the next section
 02:39 16 in the Master Plan. In the plan we continue the
 02:40 17 original standard of 4.25 parking spaces per bed.
 02:40 18 However, we have added some comments noting that
 02:40 19 hospitals are changing, going more towards an
 02:40 20 out-patient type operation and that this is something
 02:40 21 that may be considered in establishing a parking
 02:40 22 standard. Instead of relying solely on number beds,
 02:40 23 as beds become less and less, meaning inpatient beds
 02:40 24 become less and less of a primary function of the
 02:40 25 Hospital and outpatient takes a more prominent role,

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02:40 1 we may need to have a different standard or
 02:40 2 additional standard that reflects that more
 02:40 3 out-patient type of operation. We have not in the
 02:40 4 plan determined what that would be at this time.
 02:40 5 Again, the parking limitation of 2,000
 02:40 6 parking spaces, which was already mentioned. The
 02:40 7 intensity of use section of the plan is repeated here
 02:41 8 again at a maximum number, not as a minimum.
 02:41 9 We've also added provisions that would
 02:41 10 not limit the location of off-site parking for the
 02:41 11 Hospital. Currently the code requires that if
 02:41 12 parking is off-site it be located within a certain
 02:41 13 distance. The problem here is that we have
 02:41 14 residential areas surrounding the Hospital and it
 02:41 15 would be unreasonable and not a good idea, frankly,
 02:41 16 to put parking in those residential areas in order to
 02:41 17 meet that distance requirement. So we're basically
 02:41 18 suggesting in the plan that that provision in the
 02:41 19 existing code not apply to any off-site parking
 02:41 20 provided by the Hospital. Again, provided there is a
 02:41 21 reasonable plan for the shuttling of off-site parking
 02:41 22 users to the Hospital site and back, so that that can
 02:41 23 work.
 02:41 24 Everything else in the parking section
 02:41 25 of the plan is as stated in the original draft.

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02:42 1 Concerning illumination, this is
 02:42 2 essentially the same as what was in the prior draft
 02:42 3 with one exception, we speak in a little more detail
 02:42 4 concerning the lighting at the top level of the deck.
 02:42 5 As I mentioned before we had the 7 foot parapet
 02:42 6 proposed at the top of the deck, that's partly to
 02:42 7 deal with lighting. I've added language here as
 02:42 8 well, though, to say that if that is insufficient to
 02:42 9 provide protection against excess of illumination at
 02:42 10 night then a restriction on the use of the top level
 02:42 11 of the deck to have it closed at nighttime hours with
 02:42 12 lights off on the top level would need to be
 02:42 13 considered.
 02:42 14 But, again, that would be if the
 02:42 15 parapet and the lighting design were not designed in
 02:42 16 a way to mitigate the lighting effects.
 02:42 17 The building architecture that is
 02:42 18 essentially the same as what was in the prior draft.
 02:43 19 Concerning the signs that also is
 02:43 20 essentially the same as what was in the prior draft.
 02:43 21 Traffic and street improvements, that
 02:43 22 has not changed from the prior draft, as -- except
 02:43 23 for minor word changes, it is the same as what was in
 02:43 24 that draft.
 02:43 25 Affordable housing, the only change

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02:43 1 there was noting for the record that there's certain
 02:43 2 pending changes in the affordable housing policy at
 02:43 3 the State level. We need the monitor those and see
 02:43 4 how that would affect the Hospital development, if at
 02:43 5 all.

02:43 6 Then construction related issues, I did
 02:43 7 add some language concerning both phased development,
 02:43 8 because we do anticipate redevelopment of the
 02:43 9 hospital to occur in phases. And I do note that any
 02:43 10 phasing is going to have to stand on its own, that
 02:43 11 there may need to be temporary circumstances as part
 02:43 12 of a phasing plan that may deviate from the overall
 02:44 13 Master Plan policy. If that's the case the plan is
 02:44 14 saying that they should be limited in extent and in
 02:44 15 duration.

02:44 16 The subsurface excavation issues have
 02:44 17 been added that we discussed in prior work sessions
 02:44 18 related to various issues including: Soil and rock
 02:44 19 excavation removal; shoring and stabilization of soil
 02:44 20 and structures; de-watering, both as it relates to
 02:44 21 the quantity and the quality of the water. The
 02:44 22 impact upon the subsurface water table and area well
 02:44 23 and stormwater detention. The plan does not
 02:44 24 establish detailed guidelines for that. It merely
 02:44 25 notes that that has to be dealt with at the time of

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02:45 1 the code, rooftop cellular, I believe are permitted
 02:45 2 here. I have to check to make sure.
 02:45 3 MR. RICHE: Well, let me just tell you
 02:45 4 why I'm asking the question. I think that -- and I
 02:46 5 have to look back at my notes, I think our intent
 02:46 6 always has been if the Hospital requires the cellular
 02:46 7 antennas for the Hospital use, certainly we want to
 02:46 8 permit that. But we don't want it to become cell
 02:46 9 farm on the roof of the building.

02:46 10 At least that's my position.

02:46 11 MR. BRANCHEAU: Well, I can only tell
 02:46 12 you that's a whole other issue. And this was -- the
 02:46 13 Village came under a legal challenge some years ago
 02:46 14 for Cellular Antenna Ordinance. And this ordinance
 02:46 15 withstood that challenge.

02:46 16 One of the fundamental things with
 02:46 17 cellular is to provide reasonable accommodation for
 02:46 18 cellular telephone transmission.
 02:46 19 Currently, the Village has tried to do
 02:46 20 that by avoiding as much as possible on pole, towers,
 02:46 21 with antennas on top instead has chosen a policy of
 02:47 22 putting antennas on the roofs of buildings.

02:47 23 Not low buildings, mind you, taller
 02:47 24 buildings. Given the Hospital's location, its taller
 02:47 25 building heights that are allowed, the decision was

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02:44 1 the site plan proposal.

02:44 2 The other issues relate to developer's
 02:44 3 agreement and those are not substantially changed
 02:44 4 from what was in the prior plan.

02:44 5 That, in brief, is what is in this
 02:45 6 current draft.

02:45 7 So I'd like the address any questions
 02:45 8 or comments you have.

02:45 9 CHAIRMAN NICHOLSON: I have a couple.

02:45 10 Tom, you want to start us off?

02:45 11 MR. BRANCHEAU: Sure.

02:45 12 MR. RICHE: Sure.

02:45 13 First of all that was the most concis
 02:45 14 report you have ever -- I've never -- I have to
 02:45 15 congratulate you on two things. I'll congratulate
 02:45 16 you on that and I'll congratulate you, this is a
 02:45 17 great report I am seeing for the first time. You did
 02:45 18 a great job.

02:45 19 I have two questions -- I have one
 02:45 20 question and one comment.

02:45 21 With relation to permitted uses, can
 02:45 22 you tell me what your intent is and what we can or
 02:45 23 cannot regulate as to rooftop cellular
 02:45 24 communications.

02:45 25 MR. BRANCHEAU: Well, that's already in

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02:47 1 made and is made and currently, and I just checked
 02:47 2 and it is already permitted in the H-Zone to have
 02:47 3 them on the building.

02:47 4 In and effort to meet the requirements
 02:47 5 the law to provide reasonable accommodation and at
 02:47 6 the same time to discourage towers it was decided
 02:47 7 that the H-Zone would be an appropriate location.

02:47 8 So I continued that in the plan.

02:47 9 MR. RICHE: Okay.

02:47 10 MR. BRANCHEAU: Whether we can take it
 02:47 11 out or not is obviously debatable.

02:47 12 MR. RICHE: But I think it also the
 02:47 13 Hospital's position, again, we've heard so much
 02:47 14 testimony, but I would just caution that we don't
 02:47 15 want the Hospital to look like, and I don't think
 02:47 16 they do either North Broad Street -- this look like
 02:48 17 South Broad Street --

02:48 18 MR. HURLEY: North Broad.

02:48 19 MR. RICHE: North -- 44 North Broad
 02:48 20 Street. So I'll just throw that out. And just one
 02:48 21 more suggestion on the last section with relation to
 02:48 22 the developer's agreement.

02:48 23 MR. BRANCHEAU: Yes.

02:48 24 MR. RICHE: The one thing that I think
 02:48 25 you left out here that we might want to add is

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02:48 1 escrows.
 02:48 2 CHAIRMAN NICHOLSON: Escrows for?
 02:48 3 MR. RICHE: Escrows that might, you
 02:48 4 know, escrow accounts that need to be established up
 02:48 5 front for traffic control, those kinds of things. I
 02:48 6 highly recommend that we negotiate those things up
 02:48 7 front in a developer's agreement.
 02:48 8 MR. BRANCHEAU: There is language in
 02:48 9 here, I think it's in --
 02:48 10 MR. RICHE: The reason I say that is
 02:48 11 with the constraints that municipal governments are
 02:48 12 going to be under there have been some projects in
 02:49 13 the Village in the past where the Village waited and
 02:49 14 awful long time the collect traffic control dollars
 02:49 15 back, long after the projects were finished and
 02:49 16 needed to lay out that money so the police officer
 02:49 17 can do that sidewalk.
 02:49 18 So what I would suggest is that we make
 02:49 19 provisions in the developer's agreement for escrow to
 02:49 20 be deposited up front for projects to cover those
 02:49 21 costs.
 02:49 22 MR. BRANCHEAU: If you Board wants to
 02:49 23 include that.
 02:49 24 CHAIRMAN NICHOLSON: It makes a lot of
 02:49 25 sense, particularly in light of the conversations

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02:50 1 there's a number of ways we can handle that. We
 02:50 2 could measure the setback, for example, not from the
 02:50 3 easement line, but measure it from the center line of
 02:51 4 the road, something like that instead of from the
 02:51 5 easement line. But even if we measure from the
 02:51 6 easement line, what I'm really saying here is that
 02:51 7 we're measuring this -- these setbacks at this point
 02:51 8 in time from the existing easement.
 02:51 9 If the easement were -- if we know at
 02:51 10 the time of the drafting of the ordinance that it's
 02:51 11 going to be a larger easement we're saying -- let's
 02:51 12 say it's 200 feet from Linwood Avenue is the setback
 02:51 13 and we know that the County wants a 10 foot wide
 02:51 14 easement when comes to writing the ordinance. We
 02:51 15 could write the ordinance to say 190 feet and it
 02:51 16 would still be consistent with this plan. That's
 02:51 17 really where I was going with that because you know
 02:51 18 there'll be some time between adoption of this plan,
 02:51 19 assuming it is adopted or any plan that's adopted,
 02:51 20 and the actual drafting and adoption of an ordinance.
 02:51 21 We may know more at that time. I didn't want to
 02:51 22 limit or constrain or prevent flexibility by trying
 02:51 23 to tie down what the precise boundaries of the
 02:52 24 easement would be at this time. We know more then,
 02:52 25 then we can deal with it then.

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02:49 1 that we've had that would increase the intensity of
 02:49 2 the supervision by either the Village or its fire
 02:49 3 inspectors in some of the activities. It makes a lot
 02:49 4 of sense. I would agree with Tom on that.
 02:49 5 Anything else, Tom?
 02:49 6 MR. RICHE: That was it.
 02:49 7 Thank you.
 02:49 8 CHAIRMAN NICHOLSON: Charles? Anne?
 02:50 9 Morgan?
 02:50 10 MR. HURLEY: No question.
 02:50 11 CHAIRMAN NICHOLSON: Nancy?
 02:50 12 MS. BIGOS: No.
 02:50 13 CHAIRMAN NICHOLSON: Blais, on page 4
 02:50 14 in lot area it said the future additional roadway
 02:50 15 easements or dedications should be permitted without
 02:50 16 the need for variance relief, which is as I recall
 02:50 17 our code correctly, contrary to what our current code
 02:50 18 says for all the other zones in the Village that as
 02:50 19 easement lines move your setbacks move.
 02:50 20 MR. BRANCHEAU: That's true. That's
 02:50 21 true.
 02:50 22 So basically an easement is not counted
 02:50 23 as part of the lot for purposes of zoning compliance.
 02:50 24 This being a Master Plan, however, we
 02:50 25 can deviate. When we get to the actual ordinance,

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02:52 1 CHAIRMAN NICHOLSON: Okay.
 02:52 2 Then on page 6, I know at one point in
 02:52 3 time, I don't recall if the previous draft had any
 02:52 4 mention of it, of setbacks for the penthouses from
 02:52 5 the main building wall.
 02:52 6 MR. BRANCHEAU: Yes.
 02:52 7 CHAIRMAN NICHOLSON: Did I miss it?
 02:52 8 MR. BRANCHEAU: No.
 02:52 9 It's not in this plan. If you wish we
 02:52 10 can put it back in. I know that it's anticipated in
 02:52 11 a number of situations, but due to the increased
 02:52 12 setbacks and the increased vertical element of the
 02:52 13 buildings, at had this point in time I don't have
 02:52 14 enough information to know whether that is feasible
 02:52 15 or not. I felt it was less important given the
 02:52 16 greatly increased setbacks however.
 02:52 17 CHAIRMAN NICHOLSON: Well, I wouldn't
 02:53 18 disagree with you there that it's less important, but
 02:53 19 I think that you sought to at least incorporate the
 02:53 20 idea that the penthouse is not an extension of the
 02:53 21 building wall. There is some setback, even if it be
 02:53 22 a small one.
 02:53 23 MR. BRANCHEAU: Even it were designed
 02:53 24 so that you couldn't tell the difference between the
 02:53 25 wall of the Hospital and the penthouse wall.

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02:53 1 CHAIRMAN NICHOLSON: No.
 02:53 2 Essentially it would be a six story --
 02:53 3 MR. BRANCHEAU: That would be a
 02:53 4 parapet, not a penthouse I guess.
 02:53 5 But what I was saying is if -- in
 02:53 6 thinking about this, depending upon how it's done, if
 02:53 7 it were material that stood out from the building
 02:53 8 facade, that would be my intent in general. If it
 02:53 9 were a parapet, it just continued the facade up
 02:53 10 behind which there was equipment, then I don't know
 02:53 11 that we would necessarily want that setback.
 02:53 12 CHAIRMAN NICHOLSON: But we're allowing
 02:53 13 it to be 24 feet tall.
 02:53 14 MR. BRANCHEAU: I understand that. And
 02:54 15 as I said the key difference before I think we had a
 02:54 16 47 -- I think it was 47 foot setback with a screening
 02:54 17 wall that had be set back half the height, which
 02:54 18 would be 24 foot high scene wall would have to be was
 02:54 19 set back 12 feet from the facade.
 02:54 20 So if you add 12 and 47 we would have,
 02:54 21 in the past, allowed that screening wall to be
 02:54 22 60 feet from the property line, 59, 47 and 12.
 02:54 23 Now, it's got -- no building is that
 02:54 24 close to the property line. The buildings would all
 02:54 25 by further back than that. That's why I felt that
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02:54 1 that additional setback for the screening equipment,
 02:54 2 if we were willing to have that screening set back
 02:54 3 60 feet from the property line, it's actually still
 02:54 4 going to be further than that from the property line
 02:55 5 under this Master Plan.
 02:55 6 But from an architectural design
 02:55 7 standpoint as to how that looks up against the
 02:55 8 building facade then I think that's a fair point.
 02:55 9 I also don't know enough yet to say
 02:55 10 what -- I'm trying to ...
 02:55 11 MR. RICHE: Balance.
 02:55 12 MR. BRANCHEAU: Yes, we have --
 02:55 13 CHAIRMAN NICHOLSON: Yes, I hear you.
 02:55 14 And I can appreciate that as to the building
 02:55 15 footprint has gotten smaller due to the increased
 02:55 16 height and that that --
 02:55 17 MR. BRANCHEAU: Yes, rooftop equipment
 02:55 18 hasn't gotten smaller.
 02:55 19 CHAIRMAN NICHOLSON: Right. Exactly.
 02:55 20 Exactly.
 02:55 21 So it's going to be hard to fit it on.
 02:55 22 But a lot of the penthouses used to be 24 feet high
 02:55 23 which, you know, I'm familiar enough with equipment
 02:55 24 and involved to know that they really do have to be
 02:55 25 that high. That's almost two stories, because each
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02:55 1 story now is 14 feet.
 02:55 2 MR. BRANCHEAU: Yes, 28 would be two,
 02:55 3 two stories.
 02:55 4 CHAIRMAN NICHOLSON: I think we have to
 02:55 5 introduce some kind of control about where the
 02:56 6 penthouses are. Whether or not something that's
 02:56 7 specific in the Master Plan or it's deferred until
 02:56 8 later, I suppose we can debate for a while yet. But
 02:56 9 it's 10:40.
 02:56 10 MR. BRANCHEAU: It's one of those thing
 02:56 11 if you wanted to put it in the plan we could. If it
 02:56 12 were put in the ordinance because the plan is silent
 02:56 13 I don't believe it would be inconsistent with the
 02:56 14 plan. It wouldn't be contrary to the plan. It's up
 02:56 15 to you, if you want to put something in I need to get
 02:56 16 a better understanding as to the feasibility of it
 02:56 17 and -- or just put it in and have it come out during
 02:56 18 the public hearing. It's up to you.
 02:56 19 CHAIRMAN NICHOLSON: Am I the only one
 02:56 20 in --
 02:56 21 MR. RICHE: No, I fully agree, but do
 02:56 22 we limit ourselves? Let's say the Hospital come back
 02:56 23 with a design element that says we're going to build
 02:56 24 onto the facade of the buildings like they do in a
 02:57 25 lot of New York buildings, where the mechanicals are
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02:57 1 -- they just look like they're part of the building.
 02:57 2 MR. BRANCHEAU: Right.
 02:57 3 MR. RICHE: Do we have a limitation now
 02:57 4 or we could say that mechanicals need to have a
 02:57 5 minimum setback of 8 feet, 10 feet.
 02:57 6 CHAIRMAN NICHOLSON: Well, I can agree
 02:57 7 to the fact that I believe it was discussed at one
 02:57 8 point by -- I think by Ray that perhaps on the entire
 02:57 9 faces of the buildings, that ones that face into the
 02:57 10 lot, it really didn't matter if you have a setback or
 02:57 11 not. But I think on the perimeter there should be.
 02:57 12 I mean your New York analysis is a good one. It's
 02:57 13 done all the time there. It adds another story and a
 02:57 14 half to the building.
 02:57 15 MR. RICHE: Right.
 02:57 16 CHAIRMAN NICHOLSON: I mean that's how
 02:57 17 you perceive it.
 02:57 18 MR. RICHE: Correct.
 02:57 19 CHAIRMAN NICHOLSON: Whereas bring
 02:57 20 back, whether it's a change of material or not, you
 02:57 21 know gives you some type of visual relief.
 02:57 22 MR. BRANCHEAU: Yes. If you look at it
 02:57 23 in the sense of the sky exposure plane, if you know
 02:58 24 what I'm talking about, in that regard it does.
 02:58 25 What I was faced with in writing this
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02:58 1 was would it be better to have a parapet right up to
 02:58 2 the facade that matches the facade versus a screening
 02:58 3 wall that didn't match the facade, but which was set
 02:58 4 back.
 02:58 5 I don't know that -- obviously, I can't
 02:58 6 really say it could be better as a parapet with no
 02:58 7 setback, depending upon how it's designed.
 02:58 8 It's really one of those things that's
 02:58 9 sort of a detail item.
 02:58 10 But if the Board wants something, we
 02:58 11 can put something in. I just lack an understanding
 02:58 12 of the precise details of it to --
 02:58 13 CHAIRMAN NICHOLSON: Well, then let's
 02:58 14 table it for now and move on.
 02:58 15 Anybody else? Questions?
 02:58 16 MAYOR PFUND: I agree. I think in my
 02:58 17 mind figuring out what would be better or worse
 02:59 18 visual effect.
 02:59 19 CHAIRMAN NICHOLSON: It could depend on
 02:59 20 -- it would all depend on the actual.
 02:59 21 MAYOR PFUND: Yes. I'm not sure we
 02:59 22 should be determining --
 02:59 23 MR. RICHE: Yes. The Master Plan is
 02:59 24 silent.
 02:59 25 CHAIRMAN NICHOLSON: Anybody else have

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03:00 1 and property line".
 03:00 2 So that the landscaping would be what
 03:00 3 either a passerby or adjacent property owner would
 03:00 4 see first, not the wall.
 03:00 5 MR. NALBANTIAN: My comment --
 03:00 6 MR. BRANCHEAU: But as for the details
 03:00 7 of the landscaping and how tall it is and how it the
 03:00 8 spacing would be and --
 03:00 9 MS. PRICE: Blais, I think maybe what
 03:00 10 Charles I saying is in that same paragraph there
 03:00 11 could be a comment added about ensuring that the
 03:00 12 height at planting --
 03:00 13 MR. NALBANTIAN: Precisely.
 03:00 14 MS. PRICE: -- would --
 03:00 15 MR. NALBANTIAN: I don't want any
 03:00 16 flowers towards the landscaping but something that
 03:00 17 would help reduce the perception of the wall.
 03:00 18 MS. PRICE: And it's not a specific
 03:00 19 height or planning width, but just in terms of making
 03:00 20 a general statement concerning the overall --
 03:01 21 MR. NALBANTIAN: Precisely.
 03:01 22 MS. PRICE: -- needs which we need.
 03:01 23 MR. BRANCHEAU: I don't have a problem
 03:01 24 with adding that. I think it's, in essence, sort of
 03:01 25 spoken of in the code but this would strike it there.

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02:59 1 comments?
 02:59 2 MR. NALBANTIAN: Yes, I just want to
 02:59 3 know, I don't know if it's appropriate or not, but on
 02:59 4 the buffers on the site landscaping on page 7, the
 02:59 5 larger concerns that I have relate to the Stielen
 02:59 6 Avenue properties that will be abutting, that will
 02:59 7 have a view of the taller buildings. I mean you
 02:59 8 talked about landscaping between the buffer from the
 02:59 9 property line to the wall that would be required.
 02:59 10 Is it appropriate to put in more
 02:59 11 specific language about the maturity of that buffer
 02:59 12 at the time of the planting or the size or
 02:59 13 quantities? So it doesn't -- it's not perceived by
 02:59 14 neighbors as being another wall yet in front of a
 02:59 15 wall of a tall building. It's just a question.
 02:59 16 I don't know if it's appropriate or
 02:59 17 not.
 02:59 18 MR. BRANCHEAU: Well, I do have the
 03:00 19 language in the introduction paragraph before
 03:00 20 the bullets. I do say that:
 03:00 21 "The visual impact of any fence or wall
 03:00 22 as viewed from the street or adjacent property
 03:00 23 should be mitigated by placing such fences or
 03:00 24 walls toward the Hospital side of the buffer
 03:00 25 with the landscaping between the fence or wall

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03:01 1 MR. NALBANTIAN: So you're saying it's
 03:01 2 not appropriate to put in --
 03:01 3 MR. BRANCHEAU: No, I'm saying it's --
 03:01 4 in the writing of all of this it's balancing between
 03:01 5 too much and not enough detail. Too much detail,
 03:01 6 there may be an idea you didn't think of but now
 03:01 7 you're restricted yourself to not be allowed to do
 03:01 8 that, even if it's a good idea because you tied it
 03:01 9 down so detailed that you prevented yourself. Too
 03:01 10 loose and there could be abuse and misinterpretation
 03:01 11 of what you meant.
 03:01 12 So it's a fine line. And what I'm
 03:01 13 saying is if you feel that a general statement saying
 03:01 14 that any landscaping or buffers should be substantial
 03:01 15 enough to mitigate the visual impact of any walls, so
 03:02 16 forth, yes, that still gives you some flexibility --
 03:02 17 MR. NALBANTIAN: That would be great.
 03:02 18 MR. BRANCHEAU: -- as to a detailed
 03:02 19 design and I don't mind adding that.
 03:02 20 MR. NALBANTIAN: That would be good.
 03:02 21 MR. RICHE: Yeah.
 03:02 22 CHAIRMAN NICHOLSON: Anybody else?
 03:02 23 MR. RICHE: Nope.
 03:02 24 MAYOR PFUND: Not at this time.
 03:02 25 MR. BRANCHEAU: I do want to add one

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03:02 1 thing I know it's been talked about and it was an
 03:02 2 omission on my part. In the permitted uses section I
 03:02 3 would like to, with the Board's consent, add a
 03:02 4 prohibition of heliport.
 03:02 5 MR. RICHE: A what?
 03:02 6 MR. BRANCHEAU: Heliport.
 03:02 7 MR. NALBANTIAN: Heliport.
 03:02 8 MR. BRANCHEAU: Yes, helicopter landing
 03:02 9 site. Again in consideration of the residential
 03:02 10 neighborhood.
 03:02 11 CHAIRMAN NICHOLSON: Does our current
 03:02 12 ordinance say anything about heliports.
 03:02 13 MR. BRANCHEAU: I don't believe so.
 03:02 14 CHAIRMAN NICHOLSON: It's silent.
 03:02 15 MR. BRANCHEAU: Well, I can check but,
 03:02 16 I don't think it does.
 03:03 17 MR. NALBANTIAN: The noise that they
 03:03 18 project is going to be huge.
 03:03 19 CHAIRMAN NICHOLSON: Yes. On the other
 03:03 20 hand, the guy in the helicopter needs the use of the
 03:03 21 hospital.
 03:03 22 MR. RICHE: What's he say?
 03:03 23 MR. HURLEY: The guy in the helicopter
 03:03 24 needs the hospital.
 03:03 25 MR. BRANCHEAU: There's no specific

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03:03 1 prohibition.
 03:03 2 MR. HURLEY: Right. Land at vets
 03:03 3 field.
 03:03 4 CHAIRMAN NICHOLSON: Well, is that a
 03:03 5 concern of the Board?
 03:03 6 MR. HURLEY: Yes. Land at vets field.
 03:03 7 CHAIRMAN NICHOLSON: That's how I --
 03:03 8 MR. RICHE: On that subject the
 03:03 9 emergency management plan right now for inbound
 03:03 10 helicopter is the primary site is veterans field. We
 03:03 11 have used BF in the past. That's probably going to
 03:03 12 change with the plans of the Board of Education has
 03:03 13 so...
 03:03 14 And then use an ambulance to transport
 03:03 15 the patient to the hospital from there. I mean from
 03:03 16 vets field.
 03:03 17 MR. NALBANTIAN: Was that done because
 03:03 18 the Hospital didn't have the facility for a
 03:04 19 helicopter to land on or was that done for --
 03:04 20 MR. RICHE: Well, that also -- and also
 03:04 21 it was deemed the safest place where in a very short
 03:04 22 period of time we can gain control of that field and
 03:04 23 block off -- I mean there have been games in play
 03:04 24 when we'd had helicopters landing there. And we very
 03:04 25 quickly respond with the plan to set up a perimeter

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03:04 1 and land the helicopter there.
 03:04 2 MR. NALBANTIAN: My question is if
 03:04 3 there's an emergency situation such as that wouldn't
 03:04 4 it be an advantage for them to land on the top of the
 03:04 5 Hospital as opposed to vets field. If they're going
 03:04 6 to be landing anywhere does it make --
 03:04 7 MR. BRANCHEAU: Well, there's a
 03:04 8 difference between an emergency situation and
 03:04 9 something that's designed to receive regular
 03:04 10 business.
 03:04 11 MR. RICHE: Right.
 03:04 12 MAYOR PFUND: You're absolutely right.
 03:04 13 The Hospital isn't looking for that? Maybe we should
 03:04 14 find out if they are?
 03:04 15 MR. BRANCHEAU: My understanding is the
 03:04 16 Hospital is not looking for a helistop and that they
 03:04 17 have no objection to --
 03:04 18 CHAIRMAN NICHOLSON: Mr. Collins is
 03:04 19 nodding his head so...
 03:04 20 MR. COLLINS: In agreement with Mr.
 03:05 21 Brancheau.
 03:05 22 MR. RICHE: Okay.
 03:05 23 CHAIRMAN NICHOLSON: Well, in that case
 03:05 24 then let's add it.
 03:05 25 MAYOR PFUND: For, I guess, we can

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03:05 1 still consider if it can be silent as to it.
 03:05 2 CHAIRMAN NICHOLSON: Well, it's another
 03:05 3 dimension of intensity of use that I think we need in
 03:05 4 the draft.
 03:05 5 MR. RICHE: On that issue I realize --
 03:05 6 I remember that issue being raised by some of the
 03:05 7 neighbors, certainly what we've work towards here is
 03:05 8 a balance to protecting the neighborhood. And I
 03:05 9 think that goes a long way of sending a message also.
 03:05 10 MR. BRANCHEAU: That's my cue.
 03:05 11 CHAIRMAN NICHOLSON: Okay. Good.
 03:05 12 Thank you.
 03:05 13 Board Members, what I'd like to
 03:05 14 instruct Blais to do is, and the rest of our
 03:05 15 professional staff to do, is to prepare, based on our
 03:05 16 review of this document tonight and the comments, and
 03:06 17 an edition of the Master Plan Amendment for
 03:06 18 publication in time or in need for a public hearing
 03:06 19 session on May 3rd.
 03:06 20 How does that sound to everybody?
 03:06 21 MAYOR PFUND: Good.
 03:06 22 CHAIRMAN NICHOLSON: Yes.
 03:06 23 Gail, what do we need to do that?
 03:06 24 MS. PRICE: I would just take a vote on
 03:06 25 that, in terms of the sending this back to public

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03:06 1 hearing tonight based upon the presentation that you
 03:06 2 heard from Blais and authorizing Barbara to go ahead
 03:06 3 and proceed with public notice.
 03:06 4 I believe that public notice needs to
 03:06 5 be in the paper, Barbara, by tomorrow, right, for
 03:06 6 Fridays paper?
 03:06 7 MS. CARLTON: Yes.
 03:06 8 CHAIRMAN NICHOLSON: Okay. So I'd like
 03:06 9 to make the motion then to move the matter back to
 03:07 10 public hearing on May 3rd. And instruct Blais to
 03:07 11 prepare the necessary documents for publication. And
 03:07 12 for the staff to arrange for notice and meet places
 03:07 13 to conduct a series of hearings in May to further the
 03:07 14 deliberation of the H-Zone matter.
 03:07 15 MR. RICHE: Where are you going to have
 03:07 16 those meetings?
 03:07 17 CHAIRMAN NICHOLSON: Well, do I have a
 03:07 18 second on the motion?
 03:07 19 MR. RICHE: Second.
 03:07 20 CHAIRMAN NICHOLSON: Barbara, has
 03:07 21 already made arrangements with the Board of Education
 03:07 22 for space at BF for some of the dates.
 03:07 23 MR. RICHE: So that's where the
 03:07 24 meetings will be.
 03:07 25 MS. CARLTON: Yes. The Fourth of May
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03:09 1 so that we can have confirmation or additional
 03:09 2 comments based on the record from his vantage point.
 03:09 3 So that those presentations will take
 03:09 4 up a good chunk of the third.
 03:09 5 CHAIRMAN NICHOLSON: So depending on
 03:09 6 how we progress through that the next would be the
 03:09 7 Hospital representatives, Mr. Collins and company.
 03:09 8 And then we have the Concerned Residents of Ridgewood
 03:09 9 group. And then we would open it back up to our list
 03:09 10 of public Barbara has carefully preserved that list
 03:09 11 in a mayonnaise jar. And we'll go from there.
 03:09 12 Any other questions on the motion?
 03:09 13 MS. PRICE: Mr. Chairman, just to that
 03:09 14 end, we're not sure how long that everything is going
 03:10 15 to take on the third so I think that it would be
 03:10 16 helpful if the Hospital and CRR were just ready to
 03:10 17 proceed whenever we finish, so that we don't have a
 03:10 18 gap. So whether it's on the third or the fourth that
 03:10 19 everybody is just ready to go.
 03:10 20 CHAIRMAN NICHOLSON: Yes.
 03:10 21 Barbara, would you take the roll on the
 03:10 22 motion?
 03:10 23 MS. CARLTON: Mayor Pfund?
 03:10 24 MAYOR PFUND: Yes.
 03:10 25 MS. CARLTON: Ms. Bigos.
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03:07 1 will have to be here.
 03:07 2 But the 3rd, the 17th, the 18th and the
 03:07 3 24th will be at BF.
 03:07 4 CHAIRMAN NICHOLSON: So any other
 03:07 5 questions on the motion?
 03:07 6 MR. RICHE: No, other than if it's
 03:07 7 going to be here on the 4th then we'll just have to
 03:07 8 make arrangement, obviously, for overflow in the
 03:08 9 garden room downstairs.
 03:08 10 CHAIRMAN NICHOLSON: Yes.
 03:08 11 Unfortunately, we can't -- we want to press forward
 03:08 12 with the matter, we can't get BF or even GW every
 03:08 13 night that we prefer. So we will make a case for
 03:08 14 overflow crowds.
 03:08 15 And, of course, the first hearing will
 03:08 16 probably be limited to presentations by Blais and our
 03:08 17 other experts, correct?
 03:08 18 MS. PRICE: Right. Blais would have to
 03:08 19 go through the Master Plan Amendment. And then I
 03:08 20 would anticipate that we'll need to have the official
 03:08 21 final reports presented in summary fashion and
 03:08 22 authenticated by Mr. Skorupa and by Mr. Keller so
 03:08 23 that those are entered into the record. And I also
 03:08 24 feel that it's prudent to have Mr. Staigar take a
 03:09 25 look at this new amendment before the first hearing
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03:10 1 MS. BIGOS: Yes.
 03:10 2 MS. CARLTON: Mr. Hurley?
 03:10 3 MS. HURLEY: Yes.
 03:10 4 MS. CARLTON: Chairman Nicholson?
 03:10 5 CHAIRMAN NICHOLSON: Yes.
 03:10 6 MS. CARLTON: Mr. Nalbantian?
 03:10 7 MR. NALBANTIAN: Yes.
 03:10 8 MS. CARLTON: Ms. Ward?
 03:10 9 MR. WARD: Yes.
 03:10 10 MS. CARLTON: Mr. Riche?
 03:10 11 MR. RICHE: Yes.
 03:10 12 CHAIRMAN NICHOLSON: Motion to adjourn?
 03:10 13 MR. RICHE: So moved.
 03:10 14 MR. WARD: Second.
 03:10 15 CHAIRMAN NICHOLSON: All in favor?
 03:10 16 (Whereupon, the motion is passed by a
 03:10 17 unanimous vote in favor.)
 03:10 18 CHAIRMAN NICHOLSON: Thank you,
 03:10 19 everybody.
 03:10 20 (Whereupon this matter will be
 03:10 21 continuing at a future ate. Time noted 11
 03:10 22 p.m.)
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LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

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CERTIFICATE

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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, 2014

Dated: _____

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