

VILLAGE OF RIDGEWOOD
 PLANNING BOARD
 TUESDAY, JUNE 1, 2010
 COMMENCING AT 8:00 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 FUND, MEMBER
- ALBERT PUCCIARELLI, MEMBER (RECUSED)
- ANNE WARD, MEMBER
- CHARLES NALBANTIAN, MEMBER
- NANCY BIGOS, MEMBER
- TOM RICHE, ALTERNATE MEMBER

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 201-641-1812

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

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- BARBARA CARLTON, RECORDING SECRETARY
- LAURENCE W. KELLER, WHITESTONE ASSOCIATES
- RAY SKORUPA, MPRI
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1 CHAIRMAN NICHOLSON: Please note for
2 the record Mr. Pucciarelli is leaving as he has
3 recused himself from the H-zone matter.

4 (Whereupon, Mr. Pucciarelli is recused
5 and steps off the dais at 8:02 p.m.)

6 CHAIRMAN NICHOLSON: And also note that
7 we have a quorum to consider the H-zone matter. We
8 will be expecting Charles momentarily.

9 Ladies and gentlemen, that brings us to
10 our main topic for tonight. Let me first make a note
11 about the schedule. When we schedule our hearing,
12 particularly with respect to this matter, first and
13 foremost I have to make sure that we're going to have
14 a quorum of Board Members. And next the availability
15 of our staff and our professionals. Then a suitable
16 venue. There are only three suitable venues in town,
17 this being one of them. The two middle schools being
18 the other two.

19 So when we scheduled this meeting
20 tonight, we had a quorum. We had our professionals.
21 And we had a suitable venue.

22 After we had scheduled it, we
23 learned -- in fact, the day following our last
24 meeting that this was in conflict with the seventh
25 grade choral and band concert at BF.

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1 statements.

2 Again, like last time, I'm going to ask
3 everyone to limit their questions to two, and to
4 limit there statement to three minutes. Because we
5 are here at Council Chambers tonight we have set up
6 an additional space down on the first floor, that
7 space is connected to this space via to television
8 cameras that you see. And I should also note that
9 the video being taped is being sent out on the cable
10 access channel and is also being recorded. So it
11 will be available for people who couldn't be here
12 tonight to review.

13 As I go down the list, I expect that
14 there will be some people who are not with us tonight
15 because of the concert at BF there. It is also
16 possible that people are here but downstairs.

17 We have a man downstairs to make sure
18 that when that person is called, if they are
19 downstairs, they can be brought up and they'll have
20 their opportunity to speak.

21 The list is 22 names long. And if we
22 reach the end of the list tonight I am asking
23 Mr. Gould first, and then Mr. Collins, to make a
24 15-minute summation of the points that they would
25 like to make to the Board.

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1 So in order to accommodate people who
2 were on our list to speak, but desperately wanted to
3 be at Benjamin Franklin to hear their children sing
4 and play we've scheduled a meeting for the 7th. That
5 meeting was not originally on our schedule because we
6 may have an issue with quorum and we know that two of
7 our professionals wouldn't be able to be with us, but
8 we're going to have it nevertheless because we want
9 to make sure everybody has their opportunity to make
10 the presentation, their presentation, for the Board
11 and to ask their questions of the Board.

12 It is difficult, I want you to know, to
13 schedule these meetings. And I have tried my best to
14 accommodate everyone over the course of many meetings
15 so everyone would have an opportunity.

16 Tonight we're going to proceed the same
17 way we proceeded the last time we were together. I
18 am going to call the name of the next speaker on the
19 list, and alert the one following that they're on
20 deck.

21 I'd ask the speakers approach the
22 podium, state their full name and spell their last
23 name for the benefit of our stenographer, give their
24 address, and then allow our attorney to swear them in
25 before they ask their questions and make their

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1 It's my hope that we will, in fact, get
2 that far tonight. But if not, we will pick up where
3 we left off on the 7th and continue.

4 With that I'll call the first name.
5 Are the Reynolds with us tonight? (NO RESPONSE.)
6 Janet Daly? (NO RESPONSE.)
7 Walter McDermott? (NO RESPONSE.)
8 Last name I cannot read Elizabeth at
9 462 Overbrook Road.

10 MS. CLOTHIER: Clothier.
11 My penmanship is not as it should be.
12 Elizabeth Clothier, it's
13 C-l-o-t-h-i-e-r.

14 CHAIRMAN NICHOLSON: Adjust the
15 microphone, if you would --
16 MS. CLOTHIER: Sure.
17 CHAIRMAN NICHOLSON: So it's fairly
18 close to you.

19 MS. CLOTHIER: Better?
20 CHAIRMAN NICHOLSON: That's much
21 better. Thank you.
22 MS. CLOTHIER: Clothier,
23 C-l-o-t-h-i-e-r, 462 Overbrook Road.
24 MS. PRICE: Could you raise your right
25 hand?

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1 Do you swear the testimony you're about
2 to give this evening is the truth, the whole truth
3 and nothing but the truth?

4 MS. CLOTHIER: I do.
5 E L I Z A B E T H C L O T H I E R,
6 Residing at 462 Overbrook Road, Ridgewood, New
7 Jersey, having been duly sworn, testifies as
8 follows:

9 CHAIRMAN NICHOLSON: Do you have any
10 questions?

11 MS. CLOTHIER: I do. I have two.
12 Well, actually, I had two, you answered one very
13 nicely last night and so there's only one that I have
14 right now, and that is how does the Board determine
15 whether or not to amend the bylaw? Does it -- is it
16 an individual vote and then by a majority so if
17 there's a majority that is for or against or is it an
18 all or nothing vote? Does everybody have to be in
19 agreement?

20 CHAIRMAN NICHOLSON: It is a vote by
21 roll call at public session. We will have
22 deliberations first. Board Members will have an
23 opportunity to state their position, discuss with one
24 another what they believe to be the relevant merits
25 of the issue, and in the end it's a majority.

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1 MS. CLOTHIER: Okay.
2 CHAIRMAN NICHOLSON: Whatever the
3 majority of the Board Members wish is so.

4 MS. CLOTHIER: Thank you.
5 And thank you for the opportunity to
6 speak before you. I was one of those people that you
7 very nicely gave consideration to last meeting. As I
8 was trying to juggle babysitting with a young -- a
9 young babysitter at home.

10 So thank you very much. And I
11 appreciate the time to speak before you tonight:
12 I have lived in Ridgewood for almost
13 six years and that is not as long as many of you in
14 the room. But long enough to become a member of the
15 community. I have two reasons for wanting to speak
16 before you tonight, the first as a concerned parent
17 of two children who will eventually attend BF; and,
18 secondly, because of my background in natural
19 resource management and my experience as a utilities
20 sighting analyst and permitting manager.

21 In my experience an entity files an
22 application to the governing body of a town or in
23 this case the Village, per their plans, and then
24 works through the permitting process and any
25 potential variances that may be the result of their

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1 plans not meeting the zoning or the planning bylaws.
2 To my understanding the role of the
3 Planning Board is to develop and uphold land use
4 bylaws that protect the Village's citizens from
5 errant development.

6 I've observed the citizens have come
7 out in droves to inform you that they are not in
8 favor of the change at Valley Hospital. And while I
9 understand that Valley is a regional hospital, the
10 Planning Board is in place the represent Ridgewood
11 citizens not to citizens of the region. This is not
12 a regional Planning Board.

13 Regardless of the number of beds, truck
14 trips and water usage, it is the burden of Valley
15 Hospital to meet the bylaws of this community as they
16 stand.

17 It is not the responsibility of the
18 governing body to change the bylaws to meet Valley's
19 needs.

20 If Valley is unable to meet the
21 guidelines with their proposed renewal, this must
22 file the appropriate documentation for variances.

23 If they cannot meet the burden of proof
24 or hardship as decided by the local code enforcement
25 officer then they must revise their plans

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1 accordingly.
2 Please consider not amending or
3 changing in any way the zoning of the Master Plan for
4 the H designation and encourage Valley to comply with
5 the existing bylaws.

6 And finally, this is truly why I'm here
7 as I've contemplated all of what this means I keep
8 coming back to the same question where is the benefit
9 to Ridgewood?

10 Why is the Village of Ridgewood even
11 entertaining changing the Master Plan, considering
12 all of the negatives that we keep hearing about, what
13 is the positive to the Village of Ridgewood? Is it
14 truly a matter of convenience? I'd be willing to
15 drive for specialized medical services. Making
16 Valley Hospital bigger doesn't make the Village of
17 Ridgewood better. And that should be the criteria
18 for any decision made by this Board.

19 Thank you for your consideration.
20 (Applause.)

21 CHAIRMAN NICHOLSON: Thank you. Anne
22 Abby Walsh.

23 FEMALE AUDIENCE MEMBER: She's at the
24 concert.

25 CHAIRMAN NICHOLSON: I'm sorry.
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1 FEMALE AUDIENCE MEMBER: She's at the
 2 concert this evening.
 3 CHAIRMAN NICHOLSON: Thank you.
 4 FEMALE AUDIENCE MEMBER: You're
 5 welcome.
 6 CHAIRMAN NICHOLSON: Stephanie Stern?
 7 FEMALE AUDIENCE MEMBER: She's
 8 downstairs.
 9 CHAIRMAN NICHOLSON: I'm sorry.
 10 FEMALE AUDIENCE MEMBER: She's
 11 downstairs.
 12 CHAIRMAN NICHOLSON: She's downstairs?
 13 FEMALE AUDIENCE MEMBER: Yes.
 14 CHAIRMAN NICHOLSON: Okay.
 15 Don Schwenker.
 16 MR. SCHWENKER: Don Schwenker,
 17 S-c-h-w-e-n-k-e-r.
 18 MS. PRICE: Do you swear the testimony
 19 you're about to give this evening is the truth, the
 20 whole truth and nothing but the truth?
 21 MR. SCHWENKER: I do.
 22 D O N S C H W E N K E R
 23 Residing at 377 East Glen Avenue, Ridgewood,
 24 New Jersey, having been duly sworn, testifies
 25 as follows:
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1 MS. PRICE: Could you just state your
 2 full address for me please.
 3 MR. SCHWENKER: 377 East Glen Avenue.
 4 CHAIRMAN NICHOLSON: Good evening Mr.
 5 Schwenker, do you have any questions?
 6 MR. SCHWENKER: None that can be
 7 answered by the Board at this time, so I'll proceed
 8 with my statement.
 9 CHAIRMAN NICHOLSON: Please.
 10 MR. SCHWENKER: I'm a taxpayer of
 11 21 years in this town, and what I have to say is it
 12 was wrong then and voted down back in 1983 and is
 13 still wrong today.
 14 The property hasn't grown larger since
 15 this was last defeated. I just hope and pray that
 16 today's Board deciding on the Master Plan will
 17 upheld, again, the current H-zone ordinance.
 18 I believe these people have listened to
 19 why this plan can't happen and are intelligent enough
 20 to do the right thing for this town and all of its
 21 tax paying residents.
 22 Voting to double the size of the Valley
 23 Hospital would damage this area forever and remain
 24 forever. This is a preventable BP disaster.
 25 Eight to ten years of construction on a
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1 structure that abuts up to a middle school, are you
 2 kidding me? What about these kids? Isn't just this
 3 fact enough for this idea to end now?
 4 The Master Plan and the many councils
 5 and boards before you that defeated this absurd
 6 request are reasons which must be heavily weighed as
 7 to why not to allow this McMansion of a hospital to
 8 get railroaded in here now.
 9 Isn't it clear, crystal clear by now,
 10 that 70 plus meetings and many years of trying to
 11 squeeze this Oprah Winfrey size hospital into a Kelly
 12 Gioia size bathing suit isn't going to work or look
 13 attractive. I believe you know the size of Oprah. I
 14 believe Kelly is a size two. Get the picture?
 15 Considering the consequences and
 16 ramification if this were to happen as planned it
 17 again will irreversibly damage -- that the damage to
 18 this town will be now, during many years of
 19 construction and forever after that. The strain on
 20 traffic, the fire department and the police
 21 department there cripple this community and further
 22 burden every taxpayer in this town.
 23 If this did happen will the 99 units of
 24 required affordable housing be built on the
 25 Habernickel farm? If not there, then where?
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1 Remember this is a community hospital
 2 and should remain as one. We do not need the Audrey
 3 Meyers Medical Center here now or ever. Just please
 4 do the right thing and vote this unrealistic
 5 monstrosity down.
 6 Please find the solution in reopening
 7 Pascack Valley and leave this hospital as is.
 8 Pascack Valley's reopening lessens the strain on our
 9 town, this community and this entire region.
 10 Have a conscious and follow common
 11 sense. Just saying we'll listen to all the concerns
 12 which you have seen to be many at all these 70 to 80
 13 meetings should be reason enough not to allow this
 14 project.
 15 If the Hospital were anyone in this
 16 rooms residence or business seeking these amendments
 17 the vote would be no, and you all know it. So you
 18 must, therefore, just say no.
 19 The Master Plan was put into place for
 20 this specific reason, so follow it.
 21 Johnny Cochran said that the glove
 22 doesn't fit, we all say neither do these proposed
 23 amendments.
 24 Thank you for your time. (Applause).
 25 CHAIRMAN NICHOLSON: Thank you.
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1 Did Ms. Stern make it up here?
 2 MS. STERN: Stephanie Stern, S-t-e-r-n,
 3 71 John Street.
 4 MS. PRICE: Do you swear the testimony
 5 you're about to give this evening is the truth, the
 6 whole truth and nothing but the truth?
 7 MS. STERN: Yes.
 8 S T E P H A N I E S T E R N,
 9 Residing at 71 John Street, Ridgewood, New
 10 Jersey, having been duly sworn, testifies as
 11 follows:
 12 MS. STERN: I have a question.
 13 Who on this Planning Board is eligible
 14 to vote on this proposed amendment?
 15 Like who has rescued themselves and who
 16 is voting?
 17 CHAIRMAN NICHOLSON: Everyone you see
 18 here tonight.
 19 MS. STERN: Okay.
 20 CHAIRMAN NICHOLSON: With the addition
 21 of Charles Nalbantian who will be with us later and
 22 Morgan Hurley who usually sits down at the end, but
 23 who can't be with us tonight.
 24 MS. STERN: Okay. So the names that
 25 are on -- sorry, I don't know you all so if your name
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1 tag is up?
 2 CHAIRMAN NICHOLSON: Barbara, are we
 3 correctly labeled tonight?
 4 MS. CARLTON: Yes.
 5 MS. STERN: All right. And what is the
 6 quorum required, the number of you here? You said
 7 you had a quorum.
 8 CHAIRMAN NICHOLSON: A quorum is five.
 9 MS. STERN: Okay. All right. That's
 10 all and I just have a brief statement.
 11 This is a lovely town with a wonderful
 12 hospital which serves Ridgewood and the surrounding
 13 communities well. I do not begrudge the Hospital's
 14 desire the modernize in order to better serve the
 15 community and its stakeholders. My problem isn't the
 16 size and scope of the expansion.
 17 As a tax paying member of this
 18 community, I rely on important village leaders like
 19 you all to protect me from out of control growth that
 20 is not in keeping with the charm and character of our
 21 community.
 22 Rhetorically speaking, I'm wondering
 23 who in this Village leadership is asking the tough
 24 questions about this issue. Who is in this Village
 25 leadership is looking to ensure that this expansion
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1 plan won't cost the taxpayers a dime? Who in the
 2 Village leadership is considering the tax
 3 implications of this expansion within the community,
 4 the affordable housing obligation, road and
 5 infrastructure improvements and increases needs for
 6 support services?
 7 The size and scope of this project a
 8 relatively small parcel of land located in a
 9 residential neighborhood community just doesn't make
 10 sense.
 11 Who in the Village leadership will look
 12 at all these factors and say that Valley is crossing
 13 the tipping point from being a part of the community
 14 to overwhelming the community?
 15 Thank you. (Applause.)
 16 CHAIRMAN NICHOLSON: Thank you.
 17 Vincent Romeo or Romeo? (NO RESPONSE).
 18 Paul Genovese? (NO RESPONSE.)
 19 Rocco Orlando? (NO RESPONSE.)
 20 Eileen Seimen? (NO RESPONSE.)
 21 John -- excuse me, John Johansen? (NO
 22 RESPONSE.)
 23 David Lipson?
 24 MR. LIPSON: Yes. David Lipson,
 25 L-i-p-s-o-n, 302 Heights Road.
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1 MS. PRICE: Do you swear the testimony
 2 you're about to give this evening is the truth, the
 3 whole truth and nothing but the truth?
 4 MR. LIPSON: I do.
 5 D A V I D L I P S O N,
 6 Residing at 302 Heights Road, Ridgewood, New
 7 Jersey, having been duly sworn, testifies as
 8 follows:
 9 MR. LIPSON: I have no questions. I
 10 rise just to make a comment to the Board in support
 11 of the amendment to the Master Plan.
 12 In the interest of expediting this
 13 process, the Valley Hospital team as discouraged
 14 comment by supporters, but I feel compelled to speak.
 15 Press accounts in The Record and the
 16 Ridgewood News had given the impression of a
 17 preponderance of opposition.
 18 This is highly subjective, and in my
 19 opinion inaccurate. I have lived in Ridgewood and
 20 I've been on staff at The Valley Hospital for
 21 32 years. I have been active in the community.
 22 We've raised two daughters who've been through the
 23 school system here. And we moved here because of the
 24 schools and because of the hospital as well.
 25 I am currently the director of the
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1 Department of Plastic Surgery at Valley Hospital. I
2 have no monetary relationship with the hospital,
3 except for some past charitable contributions I may
4 have made, but I speak for myself. I'm not speaking
5 on behalf of the Hospital.

6 In my years of medical school and
7 residency training in New York City, I had
8 affiliations with some 17 different hospitals. None
9 of them were run with the degree of enlightened
10 professionalism, service and sensitivity to the
11 community exhibited by Valley Hospital.

12 When I started practice in Bergen
13 County in 1978, I was on staff at the eight different
14 hospitals. I ran around quite a bit trying to build
15 a practice.

16 Since then five of these institutions
17 have closed, including Pascack Valley. They closed
18 for various reasons, boiling down mainly to
19 mismanagement. Mismanagement by the hospital and by
20 the medical staff. I remain affiliated with Valley
21 Hospital alone.

22 If a hospital does not improve and
23 adapt to changes in health care technology it will
24 fail as those five hospitals did.

25 Regarding real estate values, no one,
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1 to my knowledge, has shown evidence of a negative
2 impact on those values caused by prior Valley
3 Hospital projects. And I've seen them come and go.
4 And the values have been relatively stable in my own
5 observations.

6 I'd be more concerned about those
7 values as a neighbor of a failing institution, rather
8 than the highly regarded award winning hospital that
9 Valley Hospital has been.

10 Thus I am a concerned citizen of
11 Ridgewood, no capitals. Concerned about one of the
12 most valuable and important assets of our Village.
13 It has served the Village for years before its
14 neighbors moved in. And will hopefully continue to
15 service with excellent care long after we have all
16 moved on.

17 Thank you very much. (Applause).
18 (Mr. Nalbantian is now present at the
19 meeting and sitting on the dais. Time noted
20 8:23 p.m.)

21 CHAIRMAN NICHOLSON: Elizabeth McCann?
22 And Marla Sherman or Shermeth following
23 up (NO RESPONSE.)

24 Ms. McCann?
25 MS. McCANN: Yes. Elizabeth McCann,
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1 450 Linwood Avenue.
2 MS. PRICE: I think I already swore you
3 in once.

4 MS. McCANN: Yes, you did.

5 MS. PRICE: But I'll do it again.

6 MS. McCANN: But I will. I do.

7 MS. PRICE: Do you swear the testimony
8 you're about to give this evening is the truth, the
9 whole truth and nothing but the truth?

10 MS. McCANN: Yes. You did, but I will.
11 I do.

12 MS. PRICE: Do you swear the testimony
13 you're about to give this evening is the truth, the
14 whole truth and nothing but the truth?

15 MS. McCANN: Yes.

16 E L I Z A B E T H M c C A N N,
17 Residing at 450 Linwood Avenue, Ridgewood, New
18 Jersey, having been duly sworn, testifies as
19 follows:

20 MS. PRICE: Thank you.

21 CHAIRMAN NICHOLSON: Ms. McCann, this
22 is your second time up?

23 MS. McCANN: It is.

24 CHAIRMAN NICHOLSON: Do you have any
25 questions?

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1 MS. McCANN: No, I don't.
2 Our family moved to Ridgewood in 1974
3 and, yes, Mr. Nicholson, we do love our Village, our
4 neighborhood and our homes. And we care what happens
5 to them. Excuse me.

6 For this reason we look on with
7 amazement that the Planning Board is even considering
8 Valley Hospital's request to change the H-zone and
9 construct a mammoth and invasive expansion.

10 We all choose this special place. When
11 moving to Ridgewood not a village forced into
12 urbanization by a greedy entity which can only make
13 money by capitalizing on Ridgewood's address. This
14 is a dangerous precedent for the future of our
15 Village.

16 When faced with a similar situation in
17 1983 the Village Council wisely refused Valley's
18 request for expansion, stating Valley exceeded use of
19 the land, 16 percent in the code. Unfortunately,
20 this land was allowed -- this land use was allowed to
21 increase in 1993. And so it continues.

22 A parking garage in the central
23 business district was defeated in the autumn of this
24 past year, in part by the fear of citification. So
25 now although turned down in the central business

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1 district, it is it acceptable to build a parking
2 garage and oversized structure on too small a parcel
3 of land in a residential neighborhood just 40 feet
4 from the school property?

5 Where is the benefit of all this to
6 Ridgewood? Especially since the use of Valley by
7 Ridgewood residents seems to be only four to six
8 percent? We are asking you to respect the sanctity
9 of our homes and our neighborhood.

10 The lengthy and terrible disruption to
11 our lives, the possible ill effects upon our aquifers
12 due to de-watering as described by Mr. Keller, the
13 filth and noise of construction and probable health
14 and safety issues are all reason enough to deny
15 Valley's pressure to change the H-zone.

16 It is time to again adhere to the
17 Village's own land use and development ordinances.
18 It is time to listen to the taxpayers of the
19 neighborhood who have so much to lose and nothing to
20 gain. The taxpayers who support and truly care for
21 Ridgewood and wish to preserve its unique and lovely
22 character.

23 If you do not choose to listen to our
24 words this gross renewal, and its record
25 repercussions will eventually become a disruption of

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1 main reasons: One, your father ws on the board at
2 Valley; and, two, your law firm had done work for the
3 Hospital.

4 You stated that the information in
5 reference to legal representation of the Hospital was
6 incorrect on your firms website and neither you nor
7 your firm had done any legal work for the Hospital.
8 And you also stated that your father was no longer on
9 the board.

10 While I trust that your correction to
11 the record in reference to legal work by you or your
12 firm is accurate, the subject of your family ties to
13 Valley keep being questioned in the general public
14 arena.

15 It's seems your parents have planned
16 gifts via the Vista program for the Hospital.

17 So my question, just for the record,
18 is: A, is that accurate; and, B, what is the Board's
19 feeling on that matter with regard to the possibility
20 of the appearance of bias?

21 MAYOR PFUND: Well, you know more than
22 I do about my parents plan because I have no idea
23 what they had given --

24 MS. KRAUSS: Okay. Well, that's listed
25 on the Valley website.

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1 the Village.

2 Thank you. (Applause.)
3 CHAIRMAN NICHOLSON: Marla Sherman? (NO
4 RESPONSE.)

5 John Citi? (NO RESPONSE.) I don't
6 know if I have that last name right, Emmett Place.

7 Christina Krauss.

8 MS. KRAUSS: That's me.

9 MS. PRICE: Just state your full name
10 for the record.

11 MS. KRAUSS: Christina Krauss. Can you
12 hear me?

13 MS. PRICE: And your address?

14 MS. KRAUSS: It's 488 Overbrook Road.

15 MS. PRICE: Do you do you swear or
16 affirm to tell the truth, the whole truth, and
17 nothing but the truth?

18 C H R I S T I N A K R A U S S,

19 Residing at 488 Overbrook Road, Ridgewood, New
20 Jersey, having been duly sworn, testifies as
21 follows:

22 MR. KRAUSS: I have two questions and
23 the first one is for Mayor Pfund.

24 In reading past testimony I had noticed
25 that you were asked to recuse yourself because of two

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1 MAYOR PFUND: -- vista plan.

2 My father served as a volunteer for the
3 Hospital for 12 years, I forget the -- the years, but
4 I should know. But it was a while ago.

5 My father's not associated with the
6 Hospital any longer. He can do what he wants. And
7 hopefully I can do what I want.

8 There is no monetary relationship at
9 all ever between me and the Hospital or my father and
10 the Hospital.

11 So I hope that answers your question.

12 MS. KRAUSS: Well, I have -- sort of.

13 But I guess it's more than maybe for
14 Mr. Nicholson with regard to the possibility of the
15 appearance of bias because I know I had read
16 testimony from you, starting maybe in January of '07,
17 where you said that members of the Board who live
18 within a certain area or whatever is being discussed
19 generally recuse themselves because of reasons such
20 as that. The "appearance" of bias.

21 So that is just a matter for the record
22 that this Board does not feel that there is any
23 appearance of bias on that behalf Mr. Pfund's
24 parental...

25 CHAIRMAN NICHOLSON: I'm going to let
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1 Ms. Price answer your question.
 2 MS. KRAUSS: Okay.
 3 CHAIRMAN NICHOLSON: Because it's a --
 4 it's a legal --
 5 MS. KRAUSS: Legal.
 6 CHAIRMAN NICHOLSON: It's a legal one.
 7 MS. KRAUSS: I'm not a lawyer.
 8 MS. PRICE: Okay.
 9 MS. KRAUSS: Just a mom.
 10 MS. PRICE: That's okay. I'm a mom
 11 too, for 27 years here in the Village so -- more but
 12 I'm not going to make myself any older than I need
 13 to.

14 The owning of property is an outright
 15 conflict under the Municipal Land Use Law that if you
 16 own property within 200 feet of a particular property
 17 in a development application you must recuse yourself
 18 so that -- that is an absolute reason for recusal.

19 When this Board first started its
 20 review of this matter we spent considerable time
 21 going through any direct or indirect ties with both
 22 the Applicant/Hospital as well as at that point in
 23 time we went through the same kind of review through
 24 Mr. Gould, at least, as a representative for
 25 Concerned Residents to find out whether there were

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1 any relationships that needed to be vetted, for the
 2 very reason that you don't want to have a tainted
 3 record. And that's why we lost a couple of Board
 4 Members at that point in time because we spent that
 5 time going through that. And the Board was very
 6 careful. Mr. Nicholson insisted on that happening.
 7 And Mr. Barclay who was a board member at that time
 8 recused himself. And we lost Mr. Tsapatsaris and
 9 also Mr. Pucciarelli. So recusal happened based upon
 10 both a direct and indirect conflict.

11 MS. KRAUSS: So there's three people
 12 from the Planning Board have rescued themselves
 13 because of that issue?

14 MS. PRICE: That's correct we had --

15 MS. KRAUSS: Okay.

16 MS. PRICE: -- and thy have not
 17 participated in any of the meetings so that's --

18 MS. KRAUSS: Okay.

19 MS. PRICE: -- that's why you see the
 20 members of the Board who are left here (indicating).

21 And Nancy wasn't on the board all
 22 along, but sh is a new board member.

23 MS. KRAUSS: And she replaced Mr.
 24 Bombace, am I correct with that information?

25 MS. PRICE: Yes.

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1 MS. KRAUSS: Okay.
 2 MS. PRICE: And Mr. Hurley is not here
 3 this evening because he had a death in the family.
 4 And Charles is -- the record should reflect that
 5 Charles is here.

6 MR. RICHE: Since 8:24.

7 MS. KRAUSS: And Anne Zusy is an
 8 open-ended thing or she won't be replaced by somebody
 9 else if her vote is required? Anne Zusy, she does
 10 have a vote because she's on the Board.

11 CHAIRMAN NICHOLSON: She's on the
 12 Board.

13 MS. PRICE: She's on the Board.

14 MS. KRAUSS: She's on the Planning
 15 Board.

16 MAYOR PFUND: We're going to leave it
 17 at that.

18 MS. KRAUSS: Okay. So that's totally
 19 open-ended.

20 MAYOR PFUND: If she's back and she's
 21 able to read all the transcripts --

22 MS. KRAUSS: Right.

23 MAYOR PFUND: Or listen to everything
 24 then terrific she'll be here to participate. If
 25 she's not then she's not.

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1 MS. KRAUSS: Well, what happens if
 2 she's not, it's just you still have a quorum without
 3 her.

4 MS. PRICE: That's correct.

5 MS. KRAUSS: Okay. All right. Well
 6 then, that's --

7 MAYOR PFUND: Let me just add, I don't
 8 mind at all that you asked those questions. I would
 9 probably ask them. There's nothing wrong with that.

10 MS. KRAUSS: Yeah, it's just things
 11 that get bandied about when people are talking.

12 MAYOR PFUND: And I understand that
 13 people talk.

14 MS. KRAUSS: For the record.

15 MAYOR PFUND: And for the record I am
 16 completely confident that I can be impartial in this
 17 matter.

18 MS. KRAUSS: And that the Board feels
 19 you are.

20 MAYOR PFUND: And the Board, I believe
 21 we discussed this in the beginning that they feel we
 22 are. Counsel feels that I am. And it was thoroughly
 23 addressed because I do not want to be sitting for 70
 24 meetings --

25 MS. KRAUSS: Right.

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1 MAYOR PFUND: -- and have it tainted at
 2 the end. I would much rather be home. I'm a dad
 3 too.
 4 MS. KRAUSS: Right.
 5 MAYOR PFUND: But you know what, my
 6 father did I think was admirable for his --
 7 MS. KRAUSS: I do too.
 8 MAYOR PFUND: -- dedication to service.
 9 THE WITNESS: I do too.
 10 MAYOR PFUND: But I wish I could be
 11 just like him, but we are different people. And I'm
 12 here. I was elected and as the Board is constituted
 13 the Mayor is part of it. And I think I would have
 14 been shirking my responsibilities if I didn't sit
 15 here. And I think --
 16 MS. KRAUSS: Is the Mayor always on the
 17 Planning Board?
 18 MAYOR PFUND: Yes.
 19 MS. KRAUSS: And then that other person
 20 from the Planning Board, how do they get assigned
 21 that particular...
 22 MS. PRICE: There's a council liaison
 23 by the Municipal Land Use Law there is -- a Mayor
 24 sits and a Council -- one Council representative on
 25 the Planning Board.

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1 MS. KRAUSS: That's chosen?
 2 MAYOR PFUND: By the Council.
 3 MS. PRICE: By the Council.
 4 MS. KRAUSS: Chosen by the Council.
 5 MAYOR PFUND: If you have any other
 6 questions I would --
 7 MS. KRAUSS: I do. I do for you,
 8 Ms. Price.
 9 MS. PRICE: Oh.
 10 MS. KRAUSS: In the Hospital's proposal
 11 according to a hospital expert the new ordinance
 12 would "eliminate FAR, increase the building coverage,
 13 modify the parking standards, alter the building
 14 heights and add rooftop equipment. In addition there
 15 would be modifications to signage, loading dock
 16 issues as well as lighting and landscaping".
 17 And according to Mr. Evers, who I
 18 believe gave that testimony, who represents the
 19 Hospital, this is a quote they are trying to set the
 20 pattern for 50 years into the future".
 21 Now, my question to you is do you
 22 consider that to be a "Renewal" or a carte blanche
 23 for the Hospital to completely absorb their
 24 surrounding neighborhood and change the face of the
 25 town forever.

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1 MS. PRICE: First of all, I'm not sure
 2 what answer you're looking for. I could guess what
 3 answer you're looking for but --
 4 MS. KRAUSS: No, I just want to know --
 5 MS. PRICE: I don't have, my role as
 6 the Board attorney --
 7 MS. KRAUSS: Uh-huh.
 8 MS. PRICE: -- really it's not in my
 9 position to answer that question.
 10 MS. KRAUSS: Who would be the person to
 11 answer that?
 12 CHAIRMAN NICHOLSON: Well, you're --
 13 the deliberations of this --
 14 MS. PRICE: The Chair.
 15 CHAIRMAN NICHOLSON: -- in its vote are
 16 going to be your answer.
 17 MS. PRICE: Right.
 18 MS. KRAUSS: The deliberations.
 19 So if the -- if FAR was eliminated or
 20 significantly altered for the Hospital would the same
 21 hold true then for Village residents who want to
 22 renovate their home.
 23 CHAIRMAN NICHOLSON: No.
 24 MS. KRAUSS: No.
 25 CHAIRMAN NICHOLSON: We're talking

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1 about a change in the Master Plan that affects the
 2 H-zone only. And the H-zone is defined by one
 3 property only.
 4 MS. KRAUSS: Just that particular lot.
 5 CHAIRMAN NICHOLSON: I'm going to ask
 6 you to move to your statement.
 7 MS. KRAUSS: I do have my statement.
 8 And that was my last question.
 9 The nerve ending refrain from everyone
 10 is why. Everybody asks why, why, why, every single
 11 day.
 12 While it's not unreasonable for the
 13 Hospital to constantly strive to modernize their
 14 facility, in fact it would be expected. It is
 15 unreasonable for the Hospital to continually attempt
 16 to displace and disrupt its neighbors.
 17 You've heard testimony from countless
 18 residents who have been waging this battle for over
 19 25 years and one resident in particular who lived
 20 across the street before the Hospital was built.
 21 I have to disagree with Dr. Lipson, the
 22 people were here first, not the Hospital.
 23 And you have to keep in mind that the
 24 Hospital was built in a residential area, not
 25 vice-versa. There are those who consider themselves

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1 fortunate to have sold their homes when the "Renewal"
2 was just being talked about as a possibility. They
3 were not up to a campaign to save their neighborhood
4 that most felt was a no-win situation. If Valley
5 wants it, Valley will eventually get it was the
6 sentiment.

7 Even with that disheartening reality,
8 residents who either could not or would not move, put
9 their faith and trust in those members of the
10 Planning Board and Village Council to uphold the
11 existing ordinances and the parameters that were
12 already in place to avoid the Hospital's overreach
13 into our neighborhood.

14 It is my feeling and that of most in
15 this struggle, that both the Planning Board and
16 Council and not advocating on behalf of the
17 residents.

18 There is a perception of bias, a
19 perception that a decision has already been reached
20 and it does not favor the neighbors of Valley
21 Hospital.

22 Now, whether that bias exists or not is
23 irrelevant because at times the Board has seemed
24 dismissive and contentious during this process.

25 You have to understand that these are

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1 Our hometown not-for-profit hospital
2 has tens of millions of dollars at its disposal and
3 legions of litigators ready to do battle what match
4 are we the citizens for that formidable opponent.

5 Valley can buy up all the surrounding
6 real estate as it has over the years to avoid
7 possible road blocks for its desired development, but
8 it comes at great expense to Village tranquility, the
9 safety and learning environment of our children and
10 our homes.

11 Valley can afford to send out pamphlets
12 and DVDs claiming the many benefits of "Renewal" but
13 it does not have the best interest of the community
14 in which it resides at the forefront.

15 Valley's Health Care System is in the
16 business of healthcare and we should never forget
17 that fact.

18 Community relations and image can be
19 carefully crafted to convey something more
20 neighborly, but the neighbors know the truth and the
21 current Planning Board, that our reasonable
22 expectations of living at peace in the beautiful
23 Village we choose to raise our families is ahead of
24 the Hospital's never ending hunger to expand beyond
25 its boundaries.

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1 people's homes and children and lives and major
2 investments. And it's very, very disheartening to
3 them.

4 Now, in prior testimony when asked if
5 the proceedings could have been stopped I think Mayor
6 Pfund answered yes, but as you know they were not
7 stopped.

8 And then when I was doing research
9 there was an article on awards given to hospitals and
10 the chairman of Valley Health Systems Mr. John
11 Kandravy was given an award for being "a dynamic
12 leader who has guided major decision-making of the
13 Board and has been an advocate of hospital
14 expansion," not renewal, expansion, "as well as
15 providing strong leadership as The Valley board
16 developed and presented its current plans to the
17 community to renew the Hospital by replacing two of
18 the campus' aging facilities with three new," not
19 renewed but new, "state-of-the-art buildings". And
20 it's been said before, but we are David and they are
21 Goliath.

22 It would appear that Valley never
23 seriously considered plan B, because they have the
24 utmost confidence that plan A was all they would ever
25 need.

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1 And that's it's.

2 CHAIRMAN NICHOLSON: Thank you.

3 MS. KRAUSS: Thank you.

4 CHAIRMAN NICHOLSON: Delores Carpenter?

5 Then Patrick Mulholland follows. Is
6 Mr. Mulholland here tonight? (NO RESPONSE.)

7 CHAIRMAN NICHOLSON: Ms. Carpenter?

8 MS. CARPENTER: My husband and I speak
9 with you, we're going to share our --

10 MR. CARPENTER: Our time.

11 MS. CARPENTER: -- time.

12 CHAIRMAN NICHOLSON: If you would
13 please state your name and address?

14 MS. CARPENTER: My name is Delores
15 Carpenter.

16 MR. CARPENTER: Arthur Carpenter.

17 MS. CARPENTER: 319 Stielen Avenue.

18 MS. PRICE: Do you swear that the
19 testimony you are about to give this evening is the
20 truth, the whole truth and nothing but the truth?

21 MS. CARPENTER: I do.

22 D E L O R E S C A R P E N T E R,

23 Residing at 319 Stielen Avenue, Ridgewood, New
24 Jersey, having been duly sworn, testifies as
25 follows:

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1 A R T H U R C a R P E N T E R,
2 Residing at 319 Stielen Avenue, Ridgewood, New
3 Jersey, having been duly sworn, testifies as
4 follows:

5 CHAIRMAN NICHOLSON: Mr. and Mrs.
6 Carpenter, this is, I think, your second time up. Do
7 you have any questions?

8 MR. CARPENTER: No, we do not.

9 CHAIRMAN NICHOLSON: Do you have a
10 statement?

11 MR. CARPENTER: Just a statement, yes.

12 I moved to Ridgewood in 1941 when I was
13 three years old. And I have lived in this great
14 Village for 62 of my 72 years.

15 I grew up at 250 North Van Dien Avenue
16 and my brothers and sisters and my friends and I
17 played baseball right across the street from my house
18 in the main lobby of Valley Hospital.

19 At that time, a beautiful, open,
20 undeveloped field from East Glen all the way to
21 Linwood Avenue. And then over the years I watched
22 with great sadness as the Hospital, beginning at
23 Linwood, stopped up the street, taking over my
24 pretty, quiet, peaceful, residential neighborhood
25 with each crashing stomp.

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1 I know that Valley Hospital is too big
2 for that property now. Each of you knows that Valley
3 Hospital is too big for that property now. And every
4 person here tonight connected with Valley Hospital
5 knows that it's too big for that property right now.

6 Nothing can change my old neighborhood
7 back to the way it should be. Too many mistakes have
8 already been made, but we can open our eyes, take a
9 closer look, and stop the mistakes. We can simply
10 say "no more".

11 As an aside, I would like to share with
12 you an experience I had recently that that I think is
13 pertinent to the situation. I spent last Tuesday
14 afternoon visiting my brother who was a patient at
15 Columbia Presbyterian Medical Center in New York
16 City. He was there having undergone open heart
17 surgery to replace his aortic heart valve and repair
18 the mitral valve. It is common knowledge that
19 Columbia is considered one of the top hospitals in
20 the country for heart surgery.

21 That same hospital saw fit to place my
22 brother, after such serious surgery, in a
23 semi-private room. And the patient with whom he
24 shared that semi-private room had just undergone a
25 heart transplant.

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1 I would like to add that Columbia seems
2 to maintain their outstanding quality of treatment
3 and unequaled reputation without periodically tearing
4 down all their buildings and starting from scratch.
5 Modernization of this renowned hospital most often
6 must take place and does take place from within. It
7 has always been my conception that the responsibility
8 of the decision-making board of local governments,
9 such as you, the Planning Board, is to represent, to
10 the best of their ability, the wants and needs of the
11 citizens of the town.

12 As I regard this process in the
13 beginning, I thought of you, the Planning Board, and
14 me and all the other residents as one group,
15 Ridgewood. And Valley was the petitioner asking for
16 something which was outside the rules.

17 A short while into the process,
18 however, it became increasingly apparent to us, the
19 residents, that the Planning Board did not seem to
20 have the best interests of the residents as its
21 motivating force in making their decisions. You
22 listened and listened to all technical details about
23 the best way to expand the hospital as though it were
24 already a done deal.

25 I thought from the beginning that the
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1 question was whether or not the expansion would be
2 allowed to take place, but as the process moved
3 along, it became discouragingly apparent that the
4 question actually was how the expansion would take
5 place.

6 Yes, you listened carefully to all the
7 experts and to all the plans, but did you really
8 listen carefully to me? Did you really listen
9 carefully to them (indicating)? To the residents?

10 We don't feel as though you did. But
11 it's not to late to listen. It is not to late to say
12 no. Valley Hospital will go on forever. They will
13 continue to prosper. They will continue to grow,
14 even if Ridgewood says no.

15 I have complete faith in you, the fair
16 minded, patient, hard working members of you, our
17 Planning Board, that you will not let me down. That
18 you will not let them (indicating) the residents
19 down. And that you will not let our Village down.

20 I ask you please, as fellow Ridgewood
21 residents, that you will search your souls and let
22 your decision represent what is best for the
23 residents and for our wonderful Village of Ridgewood.

24 Thank you. (Applause.)
25 CHAIRMAN NICHOLSON: Thank you.
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1 Patrick Mulholland? (NO RESPONSE.)
 2 CHAIRMAN NICHOLSON: Kathy Horious
 3 (phonetic). I'm not sure I have the last night
 4 right.
 5 MALE AUDIENCE MEMBER: Kathleen Harris
 6 is not here tonight.
 7 CHAIRMAN NICHOLSON: I'm Sorry?
 8 MALE AUDIENCE MEMBER: Kathleen Harris
 9 is not here.
 10 CHAIRMAN NICHOLSON: Harris.
 11 Janet Tuomey?
 12 MS. TUOMEY: My name is Janet Tuomey
 13 T-u-o-m-e-y, 59 John J-o-h-n, John Street in
 14 Ridgewood.
 15 I'm a 40 year resident of Ridgewood,
 16 mother of four, the grandmother of three who are in
 17 the Ridgewood public schools.
 18 CHAIRMAN NICHOLSON: Ms. Tuomey, first
 19 the --
 20 MS. TUOMEY: Oh, there you are.
 21 MS. PRICE: Do you swear the testimony
 22 you're about to give this evening is the truth, the
 23 whole truth and nothing but the truth?
 24 MS. TUOMEY: I do.

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1 J A N E T T U O M E Y,
 2 Residing at 59 John Street, Ridgewood, New
 3 Jersey, having been duly sworn, testifies as
 4 follows:
 5 CHAIRMAN NICHOLSON: Ms. Tuomey, this
 6 is your third time.
 7 MS. TUOMEY: Well, really only
 8 second --
 9 CHAIRMAN NICHOLSON: But it's your
 10 second time with a halfer so --
 11 MS. TUOMEY: That's right.
 12 And it was a misunderstanding that we
 13 could ask questions, if you remember.
 14 CHAIRMAN NICHOLSON: Right.
 15 MS. TUOMEY: So I do have two tonight,
 16 Mr. Chairman.
 17 CHAIRMAN NICHOLSON: Go ahead.
 18 MS. TUOMEY: Mr. Chairman, the
 19 questions that were asked and unable to be answered
 20 at the last meeting, if you recall, are they going to
 21 be answered tonight?
 22 CHAIRMAN NICHOLSON: Not tonight.
 23 MS. TUOMEY: Not tonight?
 24 CHAIRMAN NICHOLSON: We're going to --
 25 all the unanswered questions will be gathered up and

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1 answered by the professionals, we believe at this
 2 point, on the 14th.
 3 MS. TUOMEY: Okay.
 4 I do have a communication from a
 5 Rutgers University researcher on environmental
 6 issues. And I would like to give that to you. I
 7 hate to say this, but I don't want to waste -- I do
 8 -- I mean I would love to ask another question of
 9 you.
 10 CHAIRMAN NICHOLSON: Go ahead.
 11 MS. TUOMEY: May I? And -- and still
 12 have two questions to ask?
 13 CHAIRMAN NICHOLSON: Well --
 14 MS. TUOMEY: Please?
 15 CHAIRMAN NICHOLSON: Ask the first one,
 16 Ms. Tuomey.
 17 MS. TUOMEY: This is from Ms. Mazurek,
 18 who is a researcher at the -- and she has -- she's
 19 from -- an Associate Professor at the Department of
 20 Civil and Environmental Engineering and the Center
 21 For Advanced Infrastructure and Transportation School
 22 of Engineering Rutgers University.
 23 And I'll give you this.
 24 THE COURT REPORTER: Could you just
 25 spell her last name for me please?

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1 MS. TUOMEY: Oh, yes it's Professor or
 2 Ms. Mazurek, M-a-z-u-r-e-k.
 3 And I had inquired about getting some
 4 information from her with reference to our
 5 proceedings here. And my interest was on
 6 environmental issues.
 7 And she gives me a statement which I'll
 8 give you, so that you can read it later about who to
 9 contact in the state and all that.
 10 Then she said at the second paragraph:
 11 "It is not clear why the Planning Board
 12 will vote on expansion without input from New
 13 Jersey Department of Environmental Protection
 14 or US EPA Region II . You have legitimate
 15 concerns regarding the environmental impact of
 16 the proposed project. These concerns should
 17 be addressed by the Planning Board. Chemical
 18 trespass, i.e. particle bound hazardous air
 19 pollutants associated with diesel emissions
 20 on to school and residential properties is an
 21 issue that should be addressed by the Planning
 22 Board. The New Jersey Department of
 23 Environmental Protection, New Jersey
 24 Department of Health Services and US EPA
 25 Region II should be contacted. I hope this

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1 helps". And she signs her name.
 2 I'll give you this. And I'll be at the
 3 next meeting, and maybe you can make a statement
 4 about it at that time.
 5 Thank you very much, Mr. Chairman.
 6 And I do have two questions. I just
 7 have two questions.
 8 Mr. Skorupa, I had asked questions of
 9 you, but you'll get them next week.
 10 And tonight I would like to reestablish
 11 the other questions that I asked, that if single
 12 rooms were not used, single hospital rooms, remember
 13 there are 454 proposed single hospital rooms, I'm
 14 interested in the intensity of use of the Hospital.
 15 If they are not used, there are ways
 16 that they can be transformed into other uses in the
 17 Hospital.
 18 You agreed with me, am I not correct
 19 on that?
 20 MR. SKORUPA: I think I did, yes.
 21 MS. TUOMEY: Yes. Okay.
 22 And let us take the scenario that is a
 23 -- remember in the future, as you've also
 24 established, the name of the game is inpatient,
 25 inpatient, inpatient -- outpatient. I'm sorry.

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1 Outpatient, outpatient. It's not going to be
 2 inpatient. Okay?
 3 And can everybody hear me? I meant
 4 outpatient treatment.
 5 So, in such a situation that the
 6 inpatient beds are not used and they're transformed
 7 so that they can be utilized for outpatient treatment
 8 or outpatient diagnosis or outpatient CT scans or
 9 whatever, in that instance, they can be transformed
 10 into even maybe eight rooms can be made -- or four
 11 rooms, into a surgical suite or some kind of another
 12 diagnostic suite.
 13 Is that not correct?
 14 MR. SKORUPA: I would say, possibly. I
 15 mean I think the scenario that you're sketching is
 16 quite open. And it's very difficult for one to
 17 predict with any certainty what is going to happen --
 18 MS. TUOMEY: Well, I'm not asking you
 19 to predict with certainty, I'm asking you as a
 20 possibility.
 21 MR. SKORUPA: It is a possibility, yes
 22 --
 23 MS. TUOMEY: Thank you very much.
 24 MR. SKORUPA: -- but not necessarily a
 25 certainty.

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1 MS. TUOMEY: I agree. But it
 2 definitely is a possibility.
 3 Thank you very much.
 4 CHAIRMAN NICHOLSON: What your second
 5 question Ms. Tuomey?
 6 MS. TUOMEY: Mr. Staigar, please.
 7 Thanks, Mr. Staigar.
 8 There are 2,000 parking spaces planned,
 9 is that not correct?
 10 MR. STAIGAR: I believe that's the
 11 number, yes.
 12 MS. TUOMEY: Okay.
 13 How many parking spaces are there now,
 14 just as reference?
 15 MR. STAIGAR: There were about 17 --
 16 about -- almost 1800.
 17 MS. TUOMEY: So 1800, so pretty much
 18 the same.
 19 MR. STAIGAR: About the same.
 20 MS. TUOMEY: Okay.
 21 In the future, as we all -- as Mr.
 22 Skorupa and I agreed, in the future the name of the
 23 game is going to outpatient treatment. And in that
 24 scenario with 2,000 spaces with many opportunities
 25 for outpatient, in and out, in and out, in and out,

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1 there could be as many as 4,000, 6,000 cars every
 2 single day in and out of Valley Hospital.
 3 With that scenario, am I not correct on
 4 that?
 5 MR. STAIGAR: Well, there -- over a
 6 24-hour period?
 7 MS. TUOMEY: Yeah.
 8 MR. STAIGAR: Yeah, I mean with the
 9 shifts changing, with the three shifts.
 10 MS. TUOMEY: Right.
 11 MR. STAIGAR: And outpatients,
 12 mathematically I don't know if that's the exact
 13 number, but again over a 24-hour period there is and
 14 there will be a lot of activity, traffic activity.
 15 MS. TUOMEY: A lot of activity, that's
 16 right.
 17 You know I had a comment about those
 18 little -- I'm not very visual when you talk about
 19 that parking, you know, that the area they're going
 20 to be enlarging and things like that.
 21 But anybody who goes up to Cape Cod
 22 sees that turn around that they spent a billion
 23 dollars on, that -- that huge construction of the
 24 roadways to -- you know, to -- to fix the traffic up
 25 there.

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1 And you sit there for five hours every
 2 Saturday, no matter that they spent almost a billion
 3 dollars on that thing. No matter what you plan --
 4 CHAIRMAN NICHOLSON: Ms. Tuomey? Ms.
 5 Tuomey?
 6 MS. TUOMEY: All right.
 7 CHAIRMAN NICHOLSON: You need to move
 8 on to your statement.
 9 MS. TUOMEY: All right. I will, but --
 10 CHAIRMAN NICHOLSON: No, I'm serious.
 11 MS. TUOMEY: I will. I will. All
 12 right. I will.
 13 We could have a good conversation on
 14 that one, I'm sure.
 15 I'm against the Valley Hospital
 16 Corporation's request to alter the Ridgewood Master
 17 Plan. I, again, take issue with the statement from
 18 the Village planner that the Hospital has what is
 19 called "preferential status". Every Ridgewood
 20 resident and you, our community guardians, should say
 21 and mean it, that our children have most preferential
 22 status.
 23 I spoke one year ago as someone
 24 intimately involved for my entire professional life
 25 in child health and safety. I presented information
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1 on our Ridgewood students, as did Sheila Brogan of
 2 the Ridgewood Board of Education.
 3 To refresh your memory I was reported
 4 that 15 percent of our children are special education
 5 students.
 6 These kids suffer from attention
 7 problems. And we have other students in the
 8 mainstream programs who also suffer attention
 9 problems, but who are not classified as special
 10 education. That means there's an at-risk population
 11 of well over 15 percent that have attention problems.
 12 This doesn't even address the rest of the students
 13 who don't have these problems, but who will be
 14 adversely affected by construction noise if this goes
 15 through.
 16 East Rutherford and New Jersey proved
 17 that noise affects learning and was granted
 18 \$21 million to soundproof their high school. And,
 19 yes, it is airplane noise in the case of East
 20 Rutherford. But noise is noise. And it has proven
 21 to adversely affect learning. It's in all the
 22 literature.
 23 Anyone here remember how a leaky faucet
 24 can drive you mad in the middle of the night? We
 25 need to use our common sense here and admit this is a
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1 detriment to our kids and no amount of screens,
 2 filters or other paraphernalia will reduce
 3 construction noise to levels conducive to learning.
 4 Approximately 10 percent of school
 5 children in New Jersey, including our children in
 6 Ridgewood, have asthma or chronic bronchitis or other
 7 lung issues.
 8 In addition, babies, pregnant women,
 9 seniors, and those with cardiovascular problems, are
 10 at grave risk for adverse affects, including lung
 11 cancers now, they found that out, from what is called
 12 particulate matter or particle pollution.
 13 These dangerous tiny particles from
 14 diesel trucks or machinery exhaust go unknowingly
 15 directly into the lungs or into the bloodstream.
 16 Effects may not show up for many years or may reduce
 17 a child's ability to perform physically at nine, 12,
 18 or 14 years old, whatever age.
 19 When I called the State Department of
 20 Environmental Protection, they told me that
 21 particulate matter emitted from a driveway or road
 22 was found to travel as far away as 1500 to 3,000 feet
 23 and that wind flow also has an affect to carry it
 24 further.
 25 That puts not only BF and Travell, but
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1 Ridgewood High School and Somerville at risk for the
 2 pollution generated at the Valley site.
 3 The science on this particular issue is everywhere.
 4 We know more now, we didn't know so much 25 years
 5 ago. Now we know it. Go to the American Lung
 6 Association, the Federal Environmental Protection
 7 Agency, the State of New Jersey Department of
 8 Environmental Protection and every reputable science
 9 and environmental magazine.
 10 I have even spoken about this -- I have
 11 not even spoken about the enormous car exhaust
 12 pollution that includes carbon monoxide and other
 13 dangerous agents that we have all suffered from as
 14 thousands of cars have entered and left Valley
 15 parking lot every day. And in the future, as the
 16 Hospital becomes the medical center it aspires to be,
 17 will continue and increase.
 18 If you think our environmental agencies
 19 or our elected officials will come to our assistance
 20 on these issues, think again. New Jersey Department
 21 of Environmental Protection reports that Bergen
 22 County has no environmental monitors for noise or air
 23 pollution. We can rightly assume by common sense
 24 that we already have a high degree of diesel and car
 25 pollution just from being Valley's neighbor.
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1 In addition, Governor Corzine, before
 2 departing, quietly acquiesced to development and
 3 construction people and lessened environmental
 4 standards in New Jersey.
 5 Jeff Pillets a record reporter on the
 6 State Health Bureau tells us that the Department of
 7 Environmental Protection staffers were put under a
 8 review board staffed with developers, even the DEP
 9 Assistant Commissioner said we are tearing down
 10 safeguards. We need to all be wary and not put our
 11 children's health and wellbeing in other's hands.
 12 We implore you to remember our children
 13 and remember that they should have most preferential
 14 treatment.
 15 Thank you very much. (Applause.)
 16 CHAIRMAN NICHOLSON: Thank you.
 17 Denise DeAngelis?
 18 MS. DeANGELIS: Hi, my name is Denise
 19 DeAngelis. And I live at 67 John Street.
 20 THE COURT REPORTER: Can you spell your
 21 last name?
 22 MS. DeANGELIS: DeAngelis D-e
 23 A-n-g-e-l-i-s.
 24 I was here --
 25 MS. PRICE: Please right your right
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1 hand.
 2 Do you swear the testimony you're about
 3 to give this evening is the truth, the whole truth
 4 and nothing but the truth?
 5 MS. DeANGELIS: Yes.
 6 D E N I S E D e A N G E L I S,
 7 Residing at 67 John Street, Ridgewood, New
 8 Jersey, having been duly sworn, testifies as
 9 follows:
 10 MS. DeANGELIS: I have been, the past
 11 couple of meetings I was here and I know recently
 12 there was a -- a question directed to Mr. Skorupa,
 13 about finding some other hospitals with similar -- in
 14 similar locations as Ridgewood and three that were
 15 discussed last week were the West -- North
 16 Westchester Hospital, Saint Vincent's and South Shore
 17 Medical Center. And I know we've discussed the topic
 18 but I'm still not clear because in my understanding
 19 these hospitals don't exactly -- aren't -- aren't --
 20 aren't equally, you know, the same as Ridgewood, they
 21 don't -- they're not quite in the same residential
 22 area as Ridgewood or as large as Ridgewood.
 23 So I was wondering if you had any other
 24 hospitals that are closer to the Ridgewood location?
 25 MR. SKORUPA: We did identify those
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1 three, it was Northern Westchester Hospital.
 2 MS. DeANGELIS: Thank you.
 3 MR. SKORUPA: In Mount Kisco.
 4 The thing that we were looking at were
 5 a number of things, I think the question came up
 6 because there were concerns about Valley's closeness
 7 to Benjamin Franklin, to Travell, and in turn to the
 8 student population in general.
 9 And that is a concern, we agree with
 10 that.
 11 So we -- and someone asked us what -- I
 12 think it was Mr. O'Keefe asked is what project had we
 13 worked on on which there were similar situations.
 14 And at that meeting I couldn't think of any so I came
 15 back to three that we looked at. And I think the
 16 things that we were trying to look at were adjacency
 17 to schools; two, was located in a residential
 18 community; and, three, not all of these fulfill all
 19 of those, having to do with the quality of village
 20 life.
 21 And I think Harrison and Mount Kisco
 22 were two that we thought had characteristics which,
 23 you know, resembled some of the things that people
 24 value in Ridgewood.
 25 So we'll continue to look for some more
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1 because knowing the work that we've done there may be
 2 some other projects that have similarities to the
 3 situation here.
 4 So we haven't completed that yet, but
 5 we're in process of doing that.
 6 MS. DeANGELIS: Okay. Thank you.
 7 And then my other question was, I guess
 8 either to the Planning Board or the Council --
 9 MR. SKORUPA: Can I just interrupt?
 10 MS. DeANGELIS: Sorry.
 11 MR. SKORUPA: We're having a hard time
 12 finding some place exactly like Ridgewood and like
 13 Valley. So I think that's part of the problem. I
 14 think Ridgewood is a unique place.
 15 MS. DeANGELIS: And then my other
 16 question was to either the Planning Board and/or the
 17 Council members, it's been brought up a couple of
 18 times now about the decision back in the '80s for the
 19 expansion, the expansion was denied.
 20 And I believe the question was asked if
 21 that reasoning could be found, you know, the public
 22 record or on the Internet. And the answer was yes.
 23 And I was just wondering if this Board has had a
 24 chance to go back and review the reasons why they
 25 voted down that request back in the '80s and if that
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1 has been able to help you, you know, come to a
2 decision today?

3 CHAIRMAN NICHOLSON: As a matter of
4 fact, the entire 1983 record, or at least the
5 resolution, is an exhibit in these proceedings.

6 MS. DeANGELIS: Okay.

7 CHAIRMAN NICHOLSON: And has been given
8 to every Board Member for their consideration.

9 MS. DeANGELIS: Good. Okay.

10 Thank you. That's all the questions I
11 have. I'm just going to start with my statement.

12 I have lived in Ridgewood for 10 years,
13 an entire decade. And my children have all been born
14 at Valley Hospital. They are all under the age of
15 10. And it has been a lifetime for them. It has
16 been their lifetime living in this town.

17 That is how long it will take for
18 Valley Hospital to complete just Phase I of this
19 process, at least seven years.

20 Valley Hospital opened its doors in the
21 Village of Ridgewood in 1951. So for at least 59
22 years Valley Hospital had to function within the
23 confines of the village. And within the law that
24 govern the Village of Ridgewood. Those laws include
25 limitations of the size and the height of buildings

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1 that can be built in this Village.

2 That height restriction is 48 feet for
3 commercial buildings and 30 feet for residential
4 homes. No home in Ridgewood is permitted to build
5 above 30 feet, nor is it permitted to occupy more
6 than a certain percentage of property that the home
7 resides.

8 These laws are put into place for a
9 reason. They were passed so that residential homes
10 and commercial buildings would not overrun our
11 Village and so the Village would not become a
12 concrete palace.

13 These building and zoning laws help to
14 preserve the beauty and the open space and the open
15 land in the town.

16 And although these laws can sometimes
17 cause headaches when a renovation plan might go over
18 these restrictions, the building and zoning laws of
19 Ridgewood serve an important purpose to the overall
20 wellbeing of the town.

21 In 2008, Ridgewood was ranked the 61st
22 best place to live in New Jersey. Our schools are
23 some of the best schools in the state. Also in 2008,
24 Ridgewood high school was ranked the seventh best
25 high school in New Jersey.

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1 And in 2004, according to the New
2 Jersey Department of Education, Ridgewood is a
3 socioeconomic District Factor Group of J which is the
4 highest of eight categories.

5 District Factor Groups were first
6 developed in New Jersey and by the New Jersey
7 Department of Education in 1975 for the purpose of
8 comparing student performance on a statewide
9 assessment across demographically similar school
10 districts.

11 These rankings all give Ridgewood high
12 credentials as an exceptional town. These rankings
13 are based on the town, itself, and in the -- and the
14 people that live in it.

15 And no offense to the Hospital, they
16 have nothing to do with the Hospital.

17 Ridgewood earned these credentials all
18 on its own. And if there were no hospital in the
19 Village of Ridgewood these credentials would remain.

20 Don't get me wrong, Valley Hospital is
21 an excellent hospital and that it has received its
22 own award for excellence.

23 If Valley Hospital is to remain in
24 Ridgewood, I wanted it to stay on the cutting edge of
25 technology. I want Valley to offer the best medical

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1 care possible.

2 I support Valley offering the best
3 medical technology that can be offered to any
4 patient. I support upgrading and renovations that
5 will keep Valley at the forefront of modern medicine.
6 But these renovations must be done within the
7 confines of the zoning laws that govern us.

8 The homes that surround Valley, the
9 homes in the Village of Ridgewood at large, and the
10 commercial buildings in and around Ridgewood are not
11 doubling and tripling in size. These homes and
12 commercial buildings also do not plan to do so and a
13 continuous construction zone for the next seven years
14 just for Phase I.

15 The size and scope of the construction
16 plan that Valley Hospital is proposing is too much
17 for anyone to endure. A 96 foot building is the
18 equivalent to three 30 foot homes stacked one on top
19 of another, and then add a 6 foot man on top of that.
20 These buildings will dwarf the neighborhood around
21 them.

22 So this plan does not respect the
23 residents of Ridgewood. It does not respect the
24 students of Ridgewood. It does not respect the shop
25 owners of Ridgewood. Nor does it respect the

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1 patients or hospital workers at Valley Hospital.
 2 This plan cannot pass.
 3 Last thought, it is my understanding
 4 that Valley Hospital does not want to have multiple
 5 campuses, thus they could not look to build or
 6 acquire a sister hospital in another location. They
 7 want everything to be under one roof.

8 I know there are already Valley
 9 Hospital buildings in numerous locations in this area
 10 that I go to for various medical services. And if
 11 Valley built a sister hospital with the best medical
 12 care in our region, and I had to drive 20 minutes
 13 from Ridgewood to get there, but it would save my
 14 child's life or make the quality of my life better, I
 15 would make that drive.

16 People will travel a distance for
 17 excellent medical care.

18 To say that Ridgewood is the only
 19 campus for Valley is not right. Multiple campuses
 20 will only enhance Valley, it will make it better.
 21 This massive structure in Ridgewood is no good for
 22 anyone.

23 Ridgewood is a residential town first.
 24 If this plan is approved, the main focus of the town
 25 will be the Hospital. The town will come second.

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1 After a decade of construction,
 2 Ridgewood will become overly congested with cars and
 3 people in our streets that are already reaching our
 4 maximums right now.

5 Ridgewood will no longer be the quaint
 6 village that we know of today. It will be a city.
 7 This plan will change the face of Ridgewood forever.

8 And that's not the reason why the
 9 residents of Ridgewood moved here. We hope it will
 10 not be the reason why we move out from Ridgewood.

11 Ridgewood Council, I ask you, that you
 12 do not approve Valley Hospital's requested change to
 13 the zoning laws, so that it can build an
 14 unprecedented structure in our Village. Bigger is
 15 not always better.

16 And the Valley Hospital representatives
 17 I ask you to go back the your planning board and
 18 present a plan that respects the Village of
 19 Ridgewood. A plan that respects the people of
 20 Ridgewood. A plan the respects the children, store
 21 owners, the city workers, the hospital workers, the
 22 patients of Valley Hospital.

23 This plan does not respect these
 24 people. We are people. We are human beings and no
 25 one should be forced to endure the longevity of this

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1 project that you are imposing, nor the end result.
 2 Thank you. (Applause.)
 3 CHAIRMAN NICHOLSON: Thank you.
 4 That was the end of the list. I am
 5 going to go back to the top and read the names again,
 6 hopefully those people who weren't here originally
 7 have joined us, particularly those people who are
 8 downstairs please listen carefully. If I call your
 9 name, please come up immediately.

10 Either Reynolds? (NO RESPONSE.)
 11 Janet Daly? (NO RESPONSE.)
 12 Walter McDermott? (NO RESPONSE.)
 13 Anne Abby Walsh? (NO RESPONSE.)
 14 Vincent Romeo? (NO RESPONSE.)
 15 Paul Genovese? (NO RESPONSE.)
 16 Rocco Orlando? (NO RESPONSE.)
 17 Eileen Seimen? (NO RESPONSE.)
 18 John Johansen? (NO RESPONSE.)
 19 Marla Sherman? (NO RESPONSE.)
 20 John Citi? (NO RESPONSE.)
 21 Patrick Mulholland? (NO RESPONSE.)
 22 And Kathleen Harris? (NO RESPONSE.)

23 MR. HARRIS: Mr. Chairman, my name was
 24 on the list, but I'll speak on my wife's behalf,
 25 Kathleen. I'm Marc Harris I am on the list. My wife

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1 isn't here so I will speak on her behalf.
 2 CHAIRMAN NICHOLSON: Could you approach
 3 the podium, sir?

4 MR. HARRIS: Sure.
 5 CHAIRMAN NICHOLSON: You are?
 6 MR. HARRIS: Marc Harris, my name was
 7 on the list and for some reason you weren't calling
 8 me.

9 CHAIRMAN NICHOLSON: And you'll speak
 10 for your wife --

11 MR. HARRIS: I'll speak for Kathleen
 12 Harris, my wife.

13 CHAIRMAN NICHOLSON: Thank you very
 14 much.

15 MR. HARRIS: Sure.
 16 So I have -- Marc Harris 243 Pearsall
 17 Avenue.

18 MS. PRICE: Do you swear the testimony
 19 you're about to give will be the truth, the whole
 20 truth and nothing but the truth?

21 MR. HARRIS: I do.

22 M A R C H A R R I S,
 23 Residing at 243 Pearsall Avenue, Ridgewood,
 24 New Jersey, having been duly sworn, testifies
 25 as follows:

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1 MR. HARRIS: I have a few questions to
2 start with, with Mr. Skorupa.

3 I was reviewing back on the
4 presentation that Audrey Meyers had made to the
5 Council in September of 2006, kicking off the renewal
6 process. And she had noted at the time several
7 points as background for that process.

8 According to Ms. Meyers, eight out of
9 ten households in Ridgewood had used Valley Hospital
10 in the prior two years. And that a number this high
11 sent a strong signal, and this was a quote:

12 "That the residents of Ridgewood were
13 counting on the Hospital to be there when
14 needed most, which was a main driver of the
15 renewal process when it kicked off.

16 So I would ask you, Mr. Skorupa, just
17 out of curiosity for those eight out of ten
18 households in Ridgewood that have used the services
19 have you -- have you tried to track how many have
20 used it for anything other than emergency room,
21 maternity services and other, let's call it, basic
22 triage health care in looking at this process?

23 MR. SKORUPA: Mr. Harris, we really
24 didn't look at that level of the detail in terms of
25 who uses the Hospital. So I really can't answer your

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1 made or the initial presentation that was made in
2 September of 2006. I -- I would be curious to hear
3 who were the eight out of ten and what are the
4 services they're using in the majority?

5 And I ask that just because it would
6 be, to me, relevant to understand would Valley
7 consider closing down those basic services if the
8 "renewal" process were turned down. I know that's
9 not a question you can answer, but I think it's
10 relevant to our understanding I mean if that's a -- a
11 basic premise of this going forward.

12 So another question for you, Mr.
13 Skorupa, if I could, Ms. Meyers notes that the task
14 force she formed at the time for the "Renewal"
15 process to explore the options for Valley found that
16 the strategic case for investment of the facilities
17 of Ridgewood was not driven by any increase in
18 population of the health care status of the
19 community, instead the whole need for "modification"
20 as she describe it was driven by technology and how
21 health care is delivered, that the buildings had
22 become "obsolete" for 21st century medical practice
23 in the framework of the Hospital today was not large
24 enough to serve the community including undersized
25 inpatient and procedural areas.

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1 question.

2 MR. HARRIS: Okay.

3 Can I ask you then as an expert in the
4 area is there a -- would you say there's a high
5 probability that the basic services utilized by the
6 vast majority of the Ridgewood residents would be
7 these essential services, you know, maternity, other
8 -- other things. Is it fair to say that probably the
9 residents of Ridgewood are using those services
10 primarily as opposed to the vast array of other
11 services, you know the obesity center and the plastic
12 surgery center and all the other bits and pieces
13 around Valley?

14 MR. SKORUPA: Again if I were to answer
15 I would be simply speculating. I wanted to look at
16 the -- you know, at the data for the service area and
17 determine those things from the historical data that
18 has been collected. But we were never asked to do
19 that so I really can't answer your question.

20 MR. HARRIS: If that's -- if that's not
21 a difficult piece of information to gather I would be
22 curious to hear to hear the answer to the question of
23 for the residents of Ridgewood what are the core
24 services that they're using out of -- for that wight
25 out of ten quoted in that initial proposal that was

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1 My question to you is, again, looking
2 at the process as an expert in the area, how can this
3 massive investment simply be about "modification" and
4 "renewal" to deal with new technologies and health
5 care delivery? And I'll -- I'll give a little
6 comment on that I'm a -- I'm an investment
7 professional who spends his days running a corporate
8 research division at a large global investment bank.

9 I look at healthcare from a --
10 MR. SKORUPA: Can I ask you to speak a
11 little slower --

12 MR. HARRIS: Sure.

13 MR. SKORUPA: -- I'm having -- and
14 talking into the microphone, I'm having difficulty --

15 MR. HARRIS: Sure.

16 MR. SKORUPA: -- understanding you. So
17 I want to make sure I understand.

18 MR. HARRIS: So, my question to you is
19 in around the idea that the big investment that
20 they're making, and about whether "modification" or
21 "renewal", are enough reason to justify 700,000
22 square feet of expansion.

23 And -- and as I said I put this in the
24 context of my own expertise. I'm an investment
25 professional. I run a whole research department at a

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1 large global investment bank I deal with healthcare
2 companies.

3 And I've looked at the model. I've
4 looked at the form 99s for Valley, the way thy
5 generate their revenue and what the debt payments
6 would justify, the revenue that would be needed to
7 justify the kind of debt payment they would have to
8 take on.

9 And I have to tell you I had trouble
10 making that model work as an investment professional.
11 The only way the numbers on Valley, in my view, and
12 I'm curious to hear yours, but the only way the
13 numbers in my view can -- for Valley can compute is
14 to orient this expansion, this massive expansion,
15 around higher revenue and higher margin procedures as
16 opposed to simply serving the Ridgewood community as
17 it has for decades.

18 I point to a few numbers. I mean the
19 profitability of Valley for the past ten years, \$250
20 million in profit over the past ten years from the
21 form 99s that they filed over that period.

22 That's a -- that's a -- certainly a
23 very profitable hospital.

24 And Ms. Meyers who according to
25 Valley's IRS form 90 is was paid approximately \$1.3

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1 million per year, is either seemingly -- and, again,
2 my view as an investment professional, either the
3 worst CEO in all of healthcare who will lead her
4 non-profit in bankruptcy or there seems to me, and
5 I'd be curious to hear your views here, there's an
6 intent to make Valley an even bigger profit center
7 than it is today. Currently generating, I think 2007
8 on those files, they generated something like \$50
9 million in profit and they clearly want to set up
10 more.

11 So my question to you is should the
12 residents of this town, and especially the
13 surrounding schools and neighborhoods, be forced to
14 bear the burden of what clearly seems to me, as an
15 investment professional, to be a drive for more
16 profit, as opposed to a drive for serving the
17 community.

18 MR. SKORUPA: Well ...

19 CHAIRMAN NICHOLSON: Mr. Harris, I
20 don't think that's a question that Mr. Skorupa can
21 answer. That is the question this Board is trying to
22 answer.

23 MR. HARRIS: So perhaps the members of
24 the Board have to --

25 MR. SKORUPA: I could answer it

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1 differently, though, I going to say three strikes and
2 I'm out. And that's the third one I have been asked
3 three out of three.

4 MR. HARRIS: All right. Well, then --
5 then I will -- I will leave it at that if nobody can.

6 MR. SKORUPA: The main thing is I was
7 going to say that's something I really didn't look
8 at, I really didn't look at that, you know. I mean
9 so I really can't comment on that. So I -- I would
10 be merely speculating and that I shouldn't do.

11 MR. HARRIS: Okay. Fair enough.

12 So let me move on to the questions, I
13 think, to the Planning Board and I ask this because
14 we seem to be at obviously the very late stage of the
15 process, right? We're three years in. The public,
16 is in many ways, in my view, relatively in the dark
17 as to the perspective of each of the Board Members.
18 I know we're approaching that period.

19 But by the time we get there, in the
20 course of really the next few weeks, it may, in my
21 view, be a little bit too late.

22 The -- the community, while they have
23 had a chance to speak, certainly can't, for example,
24 you know knowing any of the views of the Board filing
25 any injunctions, certainly look to prevent the Board

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1 from acting and going forward.

2 So the main question I have for you
3 even before we move to the -- the period whereby
4 you'll be voting, whereby you'll be stating your
5 views, is to hear from each of the Board Members if
6 it's possible, because I think it's just relevant to
7 get perspective, on how you look at it so I
8 understand your views on the Village land use and
9 development laws. In particular, this general code
10 Chapter 190, titled "Land Use Development Article 9.
11 I think it was brought up in one of the prior
12 meetings. It talks about encouraging the most
13 appropriate use and development of the site and
14 adjacent properties. It talks about preserving and
15 enhancing the natural features and the physical
16 environment. And it talks about promoting a
17 desirable visual environment which is harmonious with
18 the character of the existing development and which
19 enhances the character of the surrounding
20 neighborhood and the Village as a whole and avoids
21 adversely affecting the value of adjacent and nearby
22 properties.

23 So, now before we reach that vote and
24 the end of comments here, I think the public deserves
25 to hear perhaps how each of the Board Members looks

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1 at these three principals, not on the judgement of
2 Valley itself, but on these three principals
3 themselves.

4 In other words, I think we should hear
5 from each sitting Board Member now while we still
6 have an impact on the process, in principal, about
7 whether these three principals even apply to your
8 views on the judgment on Valley's proposal.

9 CHAIRMAN NICHOLSON: Mr. Harris, each
10 Board Member's views will come to the fore when we
11 start deliberations after the public comment period,
12 not now.

13 MR. HARRIS: Is it not, though,
14 relevant to understand, at least, whether these three
15 principals and the views of the Board Members even
16 applies to their consideration of the Valley
17 proposal?

18 MS. PRICE: Mr. Harris, the Board
19 understands what its role is. And the Board is
20 undertaking a process that it began several years
21 ago. And it has explained over and over and over
22 again what the process is. And I don't know if you
23 were here for all that, but --

24 MR. HARRIS: I have been here for
25 dozens of the meetings.

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1 I'm here as an advisor to the Board.

2 MR. HARRIS: I understand, so as the
3 Board's attorney, do these three principals apply to
4 the Board's decision, that's my question?

5 MS. PRICE: I'm not going to answer
6 that.

7 MR. HARRIS: Why?

8 MS. PRICE: My -- this Board is
9 governed by the Municipal Land Use Law, by the
10 ordinances of the Village of Ridgewood and by
11 governing case law, as they are always.

12 Regardless of the accusations that have been made,
13 the insinuations, this Board has to make --

14 MR. HARRIS: I'm making no
15 insinuations.

16 MS. PRICE: Not by you, just in
17 general, the Board has done --

18 CHAIRMAN NICHOLSON: Mr. Harris, it's
19 time for you to move onto your statement.

20 MR. HARRIS: Okay. I just --

21 CHAIRMAN NICHOLSON: It's time for you
22 to move onto your statement.

23 MR. HARRIS: I appreciate, Chairman
24 Nicholson, I've been here for three years.

25 CHAIRMAN NICHOLSON: It's time for you

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1 MS. PRICE: Okay. So then you
2 understand what the process is.
3 So, receiving the public comment is
4 where we are right now. And the Board will go
5 through, the Board will weigh the public comment that
6 it has received, just like it does with every type of
7 matter, being what it sees fit to see as credible and
8 associate the appropriate weight, and then make a
9 determination. And that's where we are. And the
10 Land Use Law that you refer to and the ordinances are
11 part and parcel of that.

12 MR. HARRIS: Okay. So, Ms. Price --

13 MS. PRICE: That's what --

14 MR. HARRIS: -- if I can interrupt. I
15 thank you for your information. If I can just say so
16 --

17 MS. PRICE: If you're going to ask a
18 question you can interrupt, but you have been going
19 on and on and on and on with statements without any
20 questions. So you need to --

21 MR. HARRIS: So here's my question to
22 you then, Do you believe as the --

23 MS. PRICE: I'm not -- no, my belief is
24 irrelevant. I don't have a vote. My belief is
25 irrelevant.

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1 to move onto your statement.

2 MR. HARRIS: I appreciate that. I just
3 want to make sure I'm understanding Ms. Price's
4 response that -- that again she's not giving an
5 answer to the question of whether these three
6 principals in the Municipal Land Use do apply to this
7 Board or --

8 MS. PRICE: No, I gave you --

9 CHAIRMAN NICHOLSON: She did give you
10 an answer.

11 MS. PRICE: I gave you the answer.

12 MR. HARRIS: And she's not -- her
13 answer was that she wasn't going to answer my
14 question.

15 CHAIRMAN NICHOLSON: Mr. Harris start
16 your statement or leave the podium.

17 THE WITNESS: Okay. So I do have one
18 more question for you, Chairman.

19 CHAIRMAN NICHOLSON: No. Start your
20 statement, sir.

21 MR. HARRIS: Okay.

22 Thanks for your patience, Chairman,
23 after three years.

24 So Valley's often described by
25 supporters as a jewel of the Ridgewood community.

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1 The convenience to the residents for
 2 basic medical care certainly can't be denied.
 3 At what point is this jewel being
 4 dramatically overvalued relative to the other assets
 5 of our Village?
 6 Does Valley's insatiable need for
 7 growth, a doubling of square footage on what's
 8 already described as a crowded site, outweigh the
 9 land use codes that dictate appropriate use that
 10 preserves and enhances the natural features and
 11 promotes a desirable visual environment that's
 12 harmonious with the character of the existing
 13 development and enhances the surrounding neighborhood
 14 and the Village, while avoiding negative impact to
 15 adjacent property values.
 16 Do Valley's needs outweigh those of the
 17 residents, of every parent, who has or will have
 18 children in Travell elementary or BF middle school?
 19 Does Valley value in this community
 20 outweigh the impact on these children, our children,
 21 who will be dealing with a decade or more of air and
 22 noise pollution followed by decades of urban burdens
 23 in our supposedly suburban community?
 24 The fact that Valley serves communities
 25 throughout North Bergen and is the largest employer
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1 of Ridgewood, does not give them the right to
 2 steamroll over the residents who pay taxes and did
 3 not move here for this kind of distasteful treatment.
 4 There are dozens upon dozens of other
 5 close local options which Valley could choose to
 6 consider, but has not even in the past three years in
 7 a decline of significant commercial property value.
 8 What's clear to me is that Valley has
 9 the best deal in the world and no intention of giving
 10 in. They've never paid a cent in local taxes, have
 11 generated 250 million approximately in profit over
 12 the last ten years, between 1999 and 2008,
 13 ironically, 2005 Audry Meyers first year os CEO
 14 marked the start of a massive increase in this
 15 profitability with 65 percent of those profits being
 16 generated over the past four years, right as Valley
 17 began its ads about their horribly inadequate
 18 facilities and desperate situation.
 19 And who could blame Ms. Meyers for
 20 focusing on what got her paid, a hefty pay package, I
 21 should note, for any non-profit CEO, that culminated
 22 with 1.3 million in salary according to that form 99
 23 in the year 2008.
 24 The reason Valley resists moving
 25 services to a more appropriate location has nothing
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1 to do with the patient care of their great love of
 2 the residents of Ridgewood, in my view, or the
 3 surrounding communities for that matter. It's simply
 4 dollars and cents.
 5 Any other community in Bergen County
 6 that would agree to house this huge facility,
 7 something that would certainly by, if it only
 8 happened, in a commercially zoned district anywhere
 9 else but here, would demand that Valley agree to pay
 10 a large contribution of PILOT fees before even
 11 considering letting them move within their borders.
 12 What responsible governing body could
 13 possibly be comfortable with the degree of the
 14 construction nightmare and permanent urban monument
 15 over a building and entrench selfish business
 16 interests in the middle of a quaint residential
 17 community adjacent to a middle school and a block
 18 away from an elementary school?
 19 Help me understand how we're even
 20 considering or discussing and believing that this
 21 could pass in its current form?
 22 Either we turn this down or require
 23 that all members of the Planning Board who vote in
 24 favor of this measure be required to have their
 25 children and grandchildren, nieces and nephews
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1 attending Travell Elementary and Benjamin Franklin
 2 Middle School to ensure that they have their
 3 interests appropriately aligned with the residents
 4 who will be affected and not the Hospital.
 5 As a side note, the original bylaws of
 6 Valley Hospital, which can be found as an attachment
 7 to their form 990 filed in 1999 states that:
 8 "No substantial part of the activity at
 9 the Hospital shall be carrying on propaganda
 10 or otherwise attempting to influence
 11 legislation".
 12 In 2007, following Audrey Meyers
 13 assumption of the role of CEO, immediately prior
 14 ironically also to the start of the "Renewal"
 15 campaign, what was formally known as the Society of
 16 The Valley Hospital became known as the Valley
 17 Hospital, Inc., resulting in a new set of bylaws that
 18 strangely enough excised this section on carrying on
 19 propaganda.
 20 Call me paranoid, but I have to think
 21 there was a little bit of connection between these
 22 events and what we're witnessing today and the
 23 changes to those bylaws.
 24 Thank you. (Applause).
 25 CHAIRMAN NICHOLSON: Thank you, Mr.
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1 Harris.
 2 I'm going to call the remaining names
 3 one more time at the end of the evening.
 4 But now, if the Board is willing, we'll
 5 move onto Mr. Gould.
 6 Mr. Gould?
 7 Do you need to use any AV equipment
 8 tonight?
 9 MR. GOULD: No, not tonight.
 10 MS. PRICE: Mr. Chairman, while Mr.
 11 Gould is setting up, if I can just note for the
 12 record the Markus statement and the Robbins
 13 statements that were accepted at the last meeting
 14 should be marked as O-27 for Markus. And O-28 for
 15 Robbins.
 16 CHAIRMAN NICHOLSON: Yes.
 17 (Whereupon, Statement of Edward Markus
 18 and Linda Robbins are moved into Evidence
 19 respectively as O-27 and O-28 in Evidence.)
 20 MS. PRICE: Thank you.
 21 CHAIRMAN NICHOLSON: Mr. Gould, are you
 22 ready?
 23 MR. GOULD: Yes, I am.
 24 Members of the Planning Board in the
 25 very brief 15 minutes that have been provided --
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1 CHAIRMAN NICHOLSON: Sorry, Mr. Gould.
 2 MR. GOULD: Like to swear me in?
 3 MS. PRICE: Yes.
 4 Mr. Gould, do you swear the testimony
 5 you're about to give this evening is the truth, the
 6 whole truth and nothing but the truth?
 7 MR. GOULD: I do.
 8 P A U L G O U L D,
 9 Residing at 516 Linwood Avenue, Ridgewood, New
 10 Jersey, having been duly sworn, testifies as
 11 follows:
 12 MS. PRICE: Just restate your address
 13 for the record, Mr. Gould.
 14 MR. GOULD: Paul Gould, G-o-u-l-d, 516
 15 Linwood Avenue, Ridgewood.
 16 MS. PRICE: Thank you.
 17 MR. GOULD: Members of the Planning
 18 Board in the very brief 15 minutes that have been
 19 provided we, the Concerned Residents of Ridgewood,
 20 want the direct your thoughts to the important
 21 matters for your consideration that you should think
 22 about when deciding how to vote on this amendment to
 23 the Master Plan. The Concerned Residents of
 24 Ridgewood appreciate this process has been a marathon
 25 indeed. And we also appreciate the many hours you
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1 personally have devoted to this issue.
 2 The whole process, as you know, started
 3 in 2006 with the periodic review of the Village
 4 Master Plan; as periodic revisions are required to
 5 take place under New Jersey Land Use Law.
 6 Now, let me quote from the
 7 reexamination of the Master Plan and Development
 8 Regulations, February 7, 2006.
 9 In the very back of that document,
 10 amongst a number of other recommendations there
 11 includes one which says:
 12 "Study the development standards for
 13 the Hospital Zone to determine if revisions
 14 are needed to better balance the needs of
 15 Valley Hospital and the surrounding
 16 residential areas".
 17 To this end, Concerned Residents of
 18 Ridgewood feels that it was necessary to do this
 19 study because the current wording of the Master Plan
 20 regarding the H-zone is very loose. And the
 21 accompanying ordinances allow for development on the
 22 site to within 40 feet of most of the existing
 23 boundaries.
 24 In the main body of the reexamination
 25 of the Master Plan document the following extracts
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1 are worth repeating as they frame the rest of the
 2 document which was under review. It's states:
 3 "It is important that...developments
 4 maintain the character of the neighborhoods
 5 and avoid negative impacts to nearby
 6 properties or streets".
 7 In another place: "Also some issues
 8 exist concerning the use, size, scale and
 9 location of accessory buildings; the
 10 regulations for the same should be reviewed to
 11 ensure that such buildings continue to respect
 12 the neighborhood character and the rights of
 13 adjacent property owners".
 14 This is the theme of the current Master
 15 Plan and was the guiding planning principle behind
 16 the reexamination of the Master Plan which occurred
 17 in 2006. It's extremely important that you keep this
 18 in mind what you make your decision as to whether to
 19 accept the proposed amendment or not.
 20 We believe that the proposed Master
 21 Plan Amendment, as a whole, does not adhere to these
 22 principles.
 23 However, as we pointed out in our
 24 presentation before this Board on May 4th, there are
 25 significant sections of the proposal that we believe
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1 do adverse to these important principles. The key
2 areas, though, that remain inconsistent in the
3 proposed amendment concern: Lot coverage, total
4 square feet, number of storeys, building height, and
5 setbacks of rooftop mechanicals.

6 We recommend that the proposal be
7 changed to permit only a maximum of 20 percent lot
8 coverage, a maximum of 650,000 square feet of
9 buildings, a maximum of four storey buildings, a
10 maximum height of 56 feet with 24 rooftop mechanicals
11 with at least one-for-one setback of those rooftop
12 mechanicals.

13 Concerned Residents of Ridgewood
14 believe that by amending the proposal you will gain
15 greater support from the community as it would
16 significantly scale back the extent of any future
17 construction and reduce the final footprint to a
18 scale more if keeping with the character of this
19 wonderful Village of ours.

20 In respect of preserving the character
21 of this Village to serve almost as a reminder of the
22 day-to-day issues you as the Planning Board deal
23 with, even tonight you were considering ways in which
24 we could uphold the Village Code in respect the
25 planning.

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1 carefully then, the Governing Body strongly rejected
2 a request by Valley to expand by 25 percent, let
3 alone a 200 percent increase in size as is proposed
4 today.

5 It is very timely to remember what the
6 Council said back there in December of 1983:

7 "This Council is concerned with the
8 massive scale of proposed project, an overall
9 increase of 25 percent in square footage,
10 including a large underground facility
11 extending beyond the footprint of the
12 building. The Council is concerned that, in
13 its need to modernize, Valley Hospital has
14 exceeded in its plan to realistically
15 modernize on the site in question".

16 Since then, the surrounding
17 neighborhood has not changed. The Village guiding
18 principles have not changed. And Valley's desire to
19 expand has not changed.

20 However, your decision that you will
21 make shortly could change all of this for the
22 Village. The tipping point has been reached. Your
23 vote could change the character of Ridgewood forever
24 or vote to preserve Ridgewood for the generations.

25 One of the issues you'll need to
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1 Section 190-89 of the Village code
2 concerning buildings states in section, in Paragraph
3 (3):

4 "Promote a desirable visual environment
5 which is harmonious with the character of
6 existing development and which enhances the
7 character of the surrounding neighborhood and
8 the Village as a whole, and avoids adversely
9 affecting the value of adjacent or nearby
10 properties".

11 This in important code was enhanced by
12 the Village when they enacted the so-called McMansion
13 Law, Ordinance 3083, that provided greater limits on
14 accessory buildings.

15 The handing of the water tank last year
16 on Valley View Drive showed the spirit of this code
17 as enshrined in section 190-89 can be practically
18 worked out in our Village by the Mayor and Council if
19 were willing to give up.

20 And during the presentation on May 4th
21 you were made aware of how the Village Council, in
22 the past, in 1983, was faced with a very similar
23 situation as to what the Hospital is asking for
24 today.

25 And after considering the matter very
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1 consider is the balancing of the "Public Good" with
2 what the hospital will claim to be "its rights",
3 inverted commas, as an enterprise that is "inherently
4 beneficial".

5 There is considerable case law
6 surrounding this and it's important to understand
7 that applicants with "inherently beneficial uses" are
8 not provided the automatic right to expand under New
9 Jersey Land Use Law.

10 In William Cox's New Jersey Land Use
11 Administration Edition 2009, in section 8-2.7 Cox has
12 the following to say about "inherently beneficial"
13 uses. While the section deals with the consideration
14 of negative criteria in the variance context, the
15 principles Cox outlines are universal and relevant to
16 this discussion.

17 Section 40:55D-70(d) of the Land Use
18 Law states the following:

19 "No variance or other relief may be
20 granted under the terms of this section,
21 including a variance or other relief involving
22 an inherently beneficial use, without a
23 showing that such variance or other relief can
24 be granted without substantial to the public
25 good and will not substantially impair the

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1 intent and the purpose of the zone plan and
2 zoning ordinance".

3 Cox explained this section of the code
4 and why it was amended. And he says in the same
5 section:

6 "This legislative action must be seen
7 as reinforcing the concept that the negative
8 criteria apply equally in all cases, despite
9 the impression that that had developed that
10 'inherently beneficial' should be treated
11 differently".

12 This shows that there is no inherent
13 right for the Hospital to argue that as its
14 "inherently beneficial", it therefore should have
15 priority over an equal consideration of the negative
16 impact of the proposal.

17 As we described a few minutes ago, the
18 character of Ridgewood is an important part of the
19 current Master Plan. It was an important part of the
20 Reexamination of the Master Plan, and of course it's
21 an important part of the Village building codes. It
22 is therefore vexing to many that the Board has not
23 hire an environmental expert to examine the possible
24 impacts on the health and safety of residents, the
25 health and safety and ability to learn of our

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1 children, and the negative effects on property values
2 in the area during the construction period.

3 The only statement on record by
4 "experts", again inverted commas, that remotely
5 concerns this were made by the Valley Realtor
6 Mr. Gilsean about his opinion on the effects on
7 house prices before and after construction. His
8 testimony did not even concern the period during the
9 construction.

10 In the strongest possible language we
11 urge the Board not to proceed to vote on this matter
12 until an environmental expert has been hired by the
13 Board to consider the full negative impacts that
14 approving this amendment would bring.

15 As the record stands today, Cox's test
16 of negative criteria applying equally in all cases
17 has not been met, as the negative criteria have not
18 been presented by expert witnesses hired by the
19 Board.

20 I'm sure that you will be instructed by
21 the Board's Legal Counsel before the final vote is
22 taken that you should consider only matters in the
23 transcript and not listen to hearsay evidence. There
24 has been a rumor circulating the Village since this
25 process started that if Valley were not allowed to

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1 expand they would leave Ridgewood. Concerned
2 Residents has done a careful examination of all the
3 transcripts and even the comments published in the
4 newspapers and found no official Valley statement
5 supporting this.

6 There has been a number of people that
7 speculated on the Blog and in letters to the Editor,
8 but not a single word on this subject has come from
9 an official Valley source.

10 And even if they had, you should not
11 consider this according to the statement by Ms. Price
12 on May 17th where she said, and I quote from the
13 transcript:

14 "There's a whole line of case law about
15 the impact of economic hardships pro and
16 con, and how that is not a valid consideration
17 for a Planning Board to weigh in connection
18 with an Application, never mind a Master Plan
19 Amendment".

20 "Hardships pro and cone "apply to the
21 Hospital equally as it does to the neighborhood. So
22 the Board is urged not to consider any speculative
23 economic effects on Valley that would come from your
24 decision, but look at the planning issues in the
25 context of the Village Character and decide if the

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1 expansion will "enhance the character of the
2 surrounding neighborhood" or not. We believe that
3 this proposal will not.

4 There has also been chatter on the Blog
5 from people who say "Boo Hoo" you bought near the
6 hospital so you should expect to see some
7 construction.

8 This argument assumes that the area
9 around the H-zone, including the schools and the
10 homes is already compromised, so more damage and a
11 little more density is not going to hurt anybody more
12 than it is today.

13 What this argument fails to take into
14 account is both the history and the reality on the
15 ground. The area surrounding the H-zone is fully
16 conforming to the character of the rest of the
17 Village. The people who purchased there expected
18 that there would be necessary construction
19 periodically, but nothing in the past or that can be
20 read from the Master Plan or the Village Ordinances
21 would lead people to believe the Village would ever
22 entertain the idea of increasing Valley by
23 200 percent and undertaking a massive construction
24 process offer a period of seven years just to do a
25 Phase I.

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1 If this amendment is passed as it reads
2 today, this neighborhood will be compromised. As we
3 stated earlier, the tipping point has been reached
4 and the neighborhood and the Village needs to be
5 protected by a strengthened Master Plan and
6 ordinances to make sure we don't have to go through
7 this again.

8 In Cox's discussion on land use, under
9 section 34-2.3 Cox states clearly that "all bulk
10 changes change intensity of use". I'll read that
11 again. "All bulk changes change intensity of use".
12 That's according to Cox.

13 One of the assumptions that this H-zone
14 amendment has been based on is that the Hospital's
15 intensity of use will not change in the future. The
16 Board's own traffic engineer has testified that
17 traffic generated by Valley has increased since 1995
18 and continues to increase. Valley has not proven the
19 case that its intensity of use will not increase in
20 the future.

21 As it was shown to the Board on May the
22 4th, that during the course of these very proceedings
23 Valley has actively tried to increase its intensity
24 of use by attempting first to gain a controlling
25 interest in the Mahwah health club, and the very

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1 CHAIRMAN NICHOLSON: Mr. Gould, do you
2 have a copy for us?

3 Thank you.
4 Mr. Collins?

5 MR. COLLINS: Mr. Chairman, ladies and
6 gentlemen, Charles Collins, attorney for the Hospital
7 in connection with this application.

8 I know you're tired of looking at me,
9 but you're going to have to do it at least one more
10 time.

11 There have been a number of
12 misconceptions that have been floated by statements
13 that have been made to you over the past three
14 sessions, and indeed even this evening.

15 And I thought it would be profitable
16 for us all if I corrected them for the record, in
17 order that when you do come to your deliberations you
18 are not influenced by what I would like to call
19 artificial coloring.

20 The first one is a description of this
21 process as Valley's end run. Valley has taken this
22 method to avoid taking its application to the Zoning
23 Board of Adjustment.

24 You heard just now from Mr. Gould
25 indicating all of the concerns and all of the issues,

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1 public attempt by Valley to buy-and-bury the bed
2 license of the Pascack Valley Hospital, all an
3 attempt to increase Valley's patient volume.

4 As Blais has repeated in his testimony
5 and number of times, the ability of the Planning
6 Board to control the intensity of use in the H-zone
7 is imprecise. If this proposed Master Plan is passed
8 and supporting ordinances are passed by the Council
9 there is little the Board can do, beyond reviewing
10 future site plans to control growth.

11 The real control the Board has is in
12 mandating setbacks, which you have done, and by
13 further limiting the square feet, the number of
14 storeys, the building height, rooftop mechanical
15 setbacks and lot coverage in order to "contain the
16 monster" as one resident so aptly put it at the
17 public hearing.

18 So in conclusion, as all of you take
19 your vote, we urge you to consider the legacy that
20 you'll leave behind from this your time on the
21 Planning Board. The character of Ridgewood is in
22 your hands.

23 We all would urge you all the vote no
24 to this current amendment.

25 Thank you very much. (Applause).
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1 all of the factors that a Zoning Board of Adjustment
2 would have to consider in determining whether
3 variances were appropriate.

4 We're not looking for variances from
5 this Board. Indeed, we're not asking this Board to
6 act in a quasi-judicial capacity.

7 We are asking you to fulfill your
8 responsibility which is essentially legislative in
9 determining the policy of the Village of Ridgewood
10 with regard to the H-zone.

11 Had we sought to go to the Zoning Board
12 of Adjustment with this plan, the fact of the matter
13 is that because the Hospital is currently subjected
14 to limits, which were already exceeded by the
15 Hospital when they were adopted 43 years ago, the
16 number and character of the variances that we would
17 seek from the Zoning Board of Adjustment would have
18 compelled it to reject our application and its
19 jurisdiction, and send us on the very route we exist
20 here tonight. Meaning if you want this relief you
21 have to get it from the legislators, that is the
22 Council.

23 I think it's generally understood that
24 in order to reach that level of activity we have to
25 go through the Planning Board, which is what we've

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1 been doing over the past three years.
2 This is not an end run. This process
3 that we've all gone through is the only avenue
4 available to the Hospital at this time to achieve its
5 "Renewal" and to avoid piecemeal applications to the
6 Zoning Board in the future.

7 I think at one point in time it was
8 recognized by some members of this Board that the
9 best way to control the Hospital in the future was to
10 keep the jurisdiction of this Board and not allow it
11 to go back to the Zoning Board of Adjustment.

12 Several of the speakers have stated
13 that Valley, in the past, has promised not to seek
14 any further development of its campus. This is an
15 urban legend that is trotted out from time to time.

16 In April of 2008, I sent a letter to
17 this Board and it is a part of the record, indicating
18 the responses from two presidents of Valley Hospital
19 at different times, Michael Azzara in October 1995,
20 Audrey Meyers in 2001, each stating under oath that
21 they refuse to make any commitment along those lines.
22 Indeed in January of 2008 in my appearance before
23 this Board at the beginning of the process, I was
24 asked by Richard Fricke, who was then a member of
25 this Board, whether or not Valley would commit to

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1 stopping its development process in the event what
2 we're seeking was granted.

3 And I said to him very honestly, I
4 can't make that commitment. The Hospital will not
5 make that commitment. No one can plan for what the
6 future will hold.

7 Mr. Hurley thanked me for my condor.

8 Another point that was raised recently
9 is that in some way, shape or form our neighbors were
10 able to compel the removal of the Kraft House when
11 the Bergen fourth floor application was made. This
12 is an error.

13 The removal of the Kraft House was not
14 a condition of the approval of the application for
15 the Bergen fourth floor project. The reason for the
16 removal was a change in the definition of floor area,
17 which took place by virtue of the Council amendment
18 to the Zoning Ordinance, and was followed by an
19 interpretation by the Zoning Board which threatened
20 to increase substantially the floor area ratio for
21 the Bergen fourth floor project. They had redefined
22 "floor area" as it was included in the formula floor
23 area ratio.

24 This put the Hospital in a very
25 difficult position because it did not want to be

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1 overreaching in connection with what it was seeking
2 from the Zoning Board.

3 So Andy Marshall who was at that time
4 the engineer for the Hospital thought outside the box
5 and made the suggestion that the floor area ratio
6 issue could be controlled if the Kraft House were
7 removed.

8 We raised that issue with Mike Azzara
9 and his office and the Hospital agreed that we would
10 present that. And we did by an amended site plan,
11 which was presented to the Board in September of
12 1996. The opposition of the neighbors had nothing to
13 do with the revision.

14 In another imaginative selection from
15 the available facts, there has been a lot of
16 emphasize made, at least at the last two or three
17 meetings and tonight, about the decision of the
18 Council with respect to the 1983 application to the
19 Planning Board.

20 The Chairman has indicated that you
21 have a copy of the resolution on that issue in your
22 file, and perhaps you've had an opportunity to look
23 at it. If not, let me explain to you that the
24 application before the Planning Board involved an
25 increase in floor area -- I'm sorry -- lot coverage

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1 and in parking. The Planning Board approved the
2 application.

3 At that time there was a group opposed
4 to the Hospital called Haven and they were
5 represented by an attorney. They took the Planning
6 Board's resolution on appeal to the governing body.
7 They had the right to do that at that time. And the
8 governing body rejected the Planning Board's
9 proposal, reversed them, and, in fact, made the
10 comments that Mr. Gould had quoted to you this
11 evening and that your resolution will probably show.

12 What has not been shown, however, is
13 that an appeal from the governing body's
14 determination was taken to the trial court, the
15 Superior Court of New Jersey Law Division, and the
16 Judge had before him the complete record of the
17 proceedings before the Planning Board. And the Judge
18 had before him the resolution that the Planning Board
19 had adopted and also the resolution that the
20 governing body had adopted.

21 The Court reversed the governing body's
22 determination. The governing body then took an
23 appeal to the Appellate Division of the Superior
24 Court. And the Appellate Division upheld the trial
25 court which, in fact, had reinstated the Planning

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1 Board's resolution.
2 That's part of the record that you
3 should consider when you also consider the language
4 of the governing body's resolution.

5 Another issue, may be the last one that
6 I need touch on this evening, is that Mr. Gould has
7 also said to you several times that CCR consists of
8 some 1,000 people. But it's my understanding that
9 the Planning Board has received a list of only 104
10 names. Be that as it may, even if there were only
11 two names, the concerns of those two people are
12 deserving of consideration and deserving of
13 thoughtful analysis.

14 In my opening remarks I stated Valley
15 is not a burden to the Village of Ridgewood, it's a
16 benefit. It must be recognized as an important, if
17 not critical, component of Village life.

18 In his comments on May 4th, Mr. Gould
19 states Concerned Residents of Ridgewood does want
20 Valley to stay within Ridgewood and also to
21 modernize. But importantly, not to overburden the
22 community in doing so.

23 And several times you've heard speakers
24 say they want to see Valley stay. They want to see
25 Valley modernize. They want to see the best of all

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1 possible care.

2 I think Mrs. DeAngelis set it up --
3 said it completely this evening.

4 I've listened over the last three
5 meetings to the concerns and apprehensions of the
6 neighbors who have testified. And with their signs
7 and continuous access to the press they are
8 legitimately trying the bring the pressure of their
9 apprehensions on you.

10 Unfortunately, the modernization which
11 Mr. Gould recognizes as important does carry with it
12 burdens. No one, certainly not on this side of the
13 room, denies the special burdens, the inconvenience
14 and disruption that the neighbors of the Hospital
15 will experience.

16 I'm mindful of a statement made by
17 someone here recently to wit, what's in it for us?
18 In fact we heard words to the same effect this
19 evening from one of the speakers. The question
20 struck me as missing the whole point of this three
21 years exercise. In the two years preceding our first
22 presentation to you as Mr. Harris indicated earlier,
23 we told you that eight of ten Ridgewood households
24 needing hospital care choose Valley for that care.
25 What's in it for us? Simply a modern,

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1 technologically equipped healthcare delivery system
2 that will indeed benefit not only the people on this
3 side of the room (indicating) but all of us in this
4 room.

5 Not only the taxpayers, but the
6 spouses, sons, daughters and grandchildren of spouses
7 for years to come. Safety and health issues are
8 integral to any hospital's function.

9 Consider the Linwood under underground
10 parking garage, the Bergen fourth floor, the North
11 underground parking garage, the MRI facility, the
12 entrance canopy and the emergency department
13 expansion. They were all accomplished with adequate
14 safeguards to the quality of life issues. These
15 projects all went forward and were completed without
16 mishap.

17 The Hospital has successfully addressed
18 these matters in the past and can do so again by
19 thorough and comprehensive developers' agreements and
20 competent construction management.

21 The Hospital acknowledges the concerns
22 of its neighbors and has made genuine substantive
23 concessions to address the potential of these ills,
24 but it believes the changes proposed are vital to the
25 continuation of its ability to provide high quality

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1 health care to the community.

2 You have, over the course of these
3 three years, retained the services of independent
4 consultants foremost is Mr. Skorupa. Ms. Ray Skorupa
5 with his background with his credentials indicated to
6 the Board on the evening of October 9th or 8th,
7 whenever it was, 2009, that he saw as his charge the
8 need to consider the Hospital's proposal and find a
9 reconciliation between what the Hospital wanted, what
10 the Hospital desired, what the Hospital needed, which
11 he acknowledged, and the concerns of the neighbor who
12 were surrounding and nearby.

13 And over the course of two years plus,
14 that proposal was hammered on, was tweaked, was
15 refined, was reviewed, was rejected, was reinstated
16 back and forth, back and forth, until we reached the
17 proposal that is before you this evening for your
18 consideration.

19 The Hospital hopes you'll permit it to
20 continue and even elevate that level of service that
21 it has been given, for years to come.

22 Consider that you have taken every
23 conceivable step to assure a comprehensive, thorough
24 and 100 percent review of this application and what
25 it means to the Village.

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1 Now, finally, a word of thanks to each
2 of you. Ridgewood is blessed to have volunteers of
3 your caliber and confidence willing to take time out
4 of their lives to consider and act on these issues.

5 Before I came over this evening, I went
6 on the Village website. And I see that there's a
7 call for volunteers for the Planning Board and the
8 Zoning Board of Adjustment. I will bet that had you
9 known what was ahead of you in connection with this
10 application you would have thought twice about where
11 you're sitting tonight. But anyway the Hospital
12 thanks you very much. And regardless of how you
13 decide our application, you're a credit to our
14 Village.

15 Thank you. (Applause).
16 CHAIRMAN NICHOLSON: Thank you, Mr.
17 Collins.

18 We have another half an hour. And we
19 are fortunate enough to have some people having
20 joined us after the conclusion of the BF concert.
21 I'm going to read the names again and to those people
22 downstairs, if I call your name, please come up.

23 Tyler Reynolds? (NO RESPONSE.) I'm
24 sure he's in bed by now.

25 Janet Daly? (NO RESPONSE.)

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1 finalized the venue for the seventh?

2 MS. CARLTON: Yes.

3 MS. PRICE: Yes, we did at BF?

4 MS. CARLTON: The seventh and the 14th
5 are at BF.

6 CHAIRMAN NICHOLSON: At BF. Okay.

7 MR. RICHE: Still 7:30.

8 CHAIRMAN NICHOLSON: Yes, 7:30.

9 A couple more seconds.

10 Okay. I think that's it.

11 Ladies and gentlemen, this hearing is
12 adjourned until the seventh of June, Benjamin
13 Franklin at 7:30 p.m.

14 MAYOR PFUND: I make a motion to
15 adjourn.

16 MR. RICHE: Second.

17 CHAIRMAN NICHOLSON: Good night
18 everybody.

19 Thank you, everyone.

20 (Whereupon, this matter will be
21 continuing at a future date. Time noted 10:05
22 p.m.)

23
24
25

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1 Walter McDermott? (NO RESPONSE.)

2 Anne Abby Walsh? (NO RESPONSE.)

3 Vincent Romeo? (NO RESPONSE.)

4 Paul Genovese? (NO RESPONSE.)

5 Rocco Orlando? (NO RESPONSE.)

6 Eileen Seimen? (NO RESPONSE.)

7 John Johansen? (NO RESPONSE.)

8 Marla Sherman? (NO RESPONSE.)

9 John Citi? (NO RESPONSE.)

10 Patrick Mulholland? (NO RESPONSE.)

11 And there's actually one other who
12 e-mailed us to let us know she wouldn't be here
13 tonight, Barbara Donatachi.

14 If you know anyone on this list,
15 because I don't see anybody getting up to speak, I
16 want them to understand that the seventh is the last
17 opportunity to speak.

18 So motion to adjourn?

19 MS. PRICE: Wait to see if anyone comes
20 up from downstairs.

21 CHAIRMAN NICHOLSON: Oh, yes that's
22 probably good.

23 MS. PRICE: Give someone a chance to
24 come upstairs.

25 CHAIRMAN NICHOLSON: Barbara, have we

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C E R T I F I C A T E

5 I, LAURA A. CARUCCI, C.C.R., R.P.R., a Notary
6 Public of the State of New Jersey, Notary ID. #15855,
7 and a Registered Professional Reporter, hereby
8 certify that the foregoing is a verbatim record of
9 the testimony provided under oath before any court,
10 referee, board, commission or other body created by
11 statute of the State of New Jersey.

12 I am not related to the parties
13 involved in this action; I have no financial
14 interest, nor am I related to an agent of or employed
15 by anyone with a financial interest in the outcome of
16 this action.

17 This transcript complies with
18 regulation 13:43-5.9 of the New Jersey Administrative
19 Code.

13
14
15

16 _____
17 LAURA A. CARUCCI, C.C.R., R.P.R.
18 License #X102050, and Notary Public
19 of New Jersey #15855, Notary
20 Expiration Date March 1, 2014

21 Dated: _____

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