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VILLAGE OF RIDGEWOOD  
PLANNING BOARD  
MONDAY, JUNE 21, 2010  
COMMENCING AT 7:31 P.M.

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

B E F O R E:

VILLAGE OF RIDGEWOOD PLANNING BOARD  
THERE BEING PRESENT:

- DAVID NICHOLSON, CHAIRMAN
- DAVID PFUND, MAYOR
- MORGAN HURLEY, MEMBER
- ANNE WARD, MEMBER
- NANCY BIGOS, MEMBER
- CHARLES NALBANTIAN, ALT. 1
- THOMAS RICHE, ALT. 2

**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**CERTIFIED COURT REPORTERS**  
**P.O. BOX 505**  
**SADDLE BROOK, NJ 07663**  
**201-641-1812**  
**201-843-3882 FAX**  
**laccsr2@aol.com**

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

BARBARA K. CARLTON, RECORDING SECRETARY

BLAIS L. BRANCHEAU, P.P.  
VILLAGE PLANNER

CHRIS RUTISHAUSER, P.E.  
VILLAGE ENGINEER

RAYMOND SKORUPA, MPRI

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

PRICE MEESE SHULMAN & D'ARMINIO, P.C.  
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I N D E X

S P E A K E R S :

P A G E

GAIL PRICE, ESQ.	10, 14
RAYMOND SKORUPA	11
BLAIS L. BRANCHEAU, P.P.	13
MS. BIGOS	16, 24, 47
MS. WARD	17, 24, 33
MR. HURLEY	18, 24, 45
MR. NALBANTIAN	18, 23, 25
CHAIRMAN NICHOLSON	19, 48, 57
MR. RICHE	21, 24, 51
MAYOR PFUND	21, 24, 53

EXHIBITS

<u>NUMBER</u>	<u>DESCRIPTION</u>	<u>IDENT./EVID.</u>
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(NO EXHIBITS MARKED)

1                   CHAIRMAN NICHOLSON: Ladies and  
2 gentlemen, please take your seats. Those of you who  
3 are standing in the back, please obey the  
4 instructions of the Fire Marshal, who's here to make  
5 sure that in the case of an emergency, we can all get  
6 out.

7                   FEMALE AUDIENCE VOICE: Treat us with  
8 respect.

9                   CHAIRMAN NICHOLSON: Ma'am, I'm going  
10 to say this once, I'm going to repeat what I said at  
11 BF the last time we met.

12                  FEMALE AUDIENCE VOICE: Treat us with  
13 respect.

14                  CHAIRMAN NICHOLSON: This is a duly  
15 formed meeting of the Ridgewood Planning Board, and  
16 the board will conduct --

17                  MALE AUDIENCE VOICE: Vote --

18                  CHAIRMAN NICHOLSON: Ladies and  
19 gentlemen, the board is going to conduct its business  
20 without interruption, and people who cannot abide by  
21 that rule will be asked to leave, simply. This board  
22 has business to conduct, it will do it in accordance  
23 with the rules established by state law and our own  
24 rules, as we have throughout this process, and we  
25 will not be interrupted.

1                   In accordance with the provisions of  
2                   Section 10:4-8d of the Open Public Meetings Act, the  
3                   date, location, and time of the commencement of this  
4                   meeting is reflected in a meeting notice, a copy of  
5                   which schedule has been filed with the Village  
6                   Manager and the Village Clerk, and a copy of which  
7                   schedule was mailed to The Ridgewood News and The  
8                   Record, newspapers of general circulation throughout  
9                   the Village of Ridgewood, and a copy of which  
10                  schedule was prominently posted on the bulletin board  
11                  in the entry lobby of the Village Municipal Offices  
12                  at 131 North Maple Avenue, and on the Village  
13                  Website, all of the foregoing notice procedures  
14                  having been accomplished in accordance with the  
15                  provisions of the Act.

16                               Please rise for the flag salute.

17                               (At this point in the proceeding all  
18                               rise for a recitation of the Pledge of Allegiance.)

19                               CHAIRMAN NICHOLSON: Barbara, would you  
20                               take the roll, please.

21                               MS. CARLTON: Ms. Bigos?

22                               MS. BIGOS: Here.

23                               MS. CARLTON: Mr. Hurley?

24                               MR. HURLEY: Here.

25                               MS. CARLTON: Mr. Nalbantian?

1 MR. NALBANTIAN: Here.

2 MS. CARLTON: Chairman Nicholson?

3 CHAIRMAN NICHOLSON: Here.

4 MS. CARLTON: Mayor Pfund?

5 MAYOR PFUND: Here.

6 MS. CARLTON: Mr. Richie?

7 MR. RICHIE: Here.

8 MS. CARLTON: Ms. Ward?

9 MS. WARD: Here.

10 CHAIRMAN NICHOLSON: Ladies and  
11 gentlemen, we are here tonight to continue our  
12 discussion of the proposed amendment to the Master  
13 Plan of the Village of Ridgewood as it relates to the  
14 Valley H-Zone, but as we always do, at this point I'm  
15 going to ask for comments from the public on items  
16 not listed on tonight's agenda.

17 Is there anyone here for that purpose?

18 (No response.)

19 CHAIRMAN NICHOLSON: Seeing no one,  
20 we'll continue with our business tonight.

21 At our last meeting, there was some  
22 housekeeping, some answers put on the record for  
23 questions that had been posed during previous  
24 sessions of public comment on the issue and  
25 instructions given to the board by our counsel.

1                   To start off this evening, we have a  
2 little bit more of that, and after my opening  
3 remarks, I'm going to turn the microphone over to  
4 Ms. Price.

5                   After that work, the board is going to  
6 move to deliberations on this proposed amendment.

7                   We are going to structure our process  
8 the following way:

9                   The first thing we're going to do is to  
10 consider whether or not the board has gathered  
11 sufficient information, sufficient reports, heard  
12 sufficient testimony to close the public hearing and  
13 move to deliberations on the primary matter.

14                   If that vote is affirmative, we will  
15 move on to consideration of possible changes to the  
16 language as it's currently drafted.

17                   And if there are changes proposed by  
18 any of the members, we will consider that, formulate  
19 motions and act upon them.

20                   After that, we will move to  
21 deliberating the primary matter.

22                   It is my anticipation that tonight we  
23 will vote on the matter.

24                   I want to make it perfectly clear,  
25 because I get the sense that there are people here

1 tonight who have not been with us for a great  
2 majority of the three years that we have been  
3 deliberating this matter. This is the first part of  
4 a multi-stage process, that if the Master Plan  
5 amendment should pass tonight, then moves to Council,  
6 as it's formulated in their Reorganization Meeting in  
7 July, and this board, as is it reformulated in its  
8 Reorganization in July, to consider legislation that  
9 would implement part or all of whatever amendment  
10 should, if we choose to do so, pass tonight.

11 And after that legislation is enacted,  
12 according to a process that I'm sure you're all  
13 familiar with at Council, like they consider every  
14 other ordinance before them, then the hospital would  
15 have to submit for site plan approval to this body  
16 with a specific plan, an engineered site plan, and  
17 all the studies that legislation would require of  
18 them.

19 So, tonight, although this is an  
20 important event in such a scenario, is by no means  
21 the last, only a beginning or tonight perhaps an end.  
22 (Applause).

23 CHAIRMAN NICHOLSON: Ladies and  
24 gentlemen, as we were instructed by our counsel last  
25 meeting, we are making this determination based on



1 the record that we have gathered over the past many  
2 meetings in accordance with state law and precedent.

3 Our decision is not based on how many  
4 people came tonight for the expansion or how many  
5 people came against the expansion. We're not going  
6 to make our decision about how many people are  
7 outside or how many people are inside, or how many --

8 MALE AUDIENCE VOICE: Then let them in.

9 CHAIRMAN NICHOLSON: I'm not going to  
10 be interrupted.

11 -- or how many people are holding up  
12 signs.

13 We're going to base our decision on the  
14 record, and each board member's interpretation and  
15 evaluation of that record.

16 MALE AUDIENCE VOICE: Put it to a  
17 Village vote.

18 CHAIRMAN NICHOLSON: That's why it's  
19 important, please, to maintain decorum according to  
20 our rules.

21 The only person allowed to speak is the  
22 person that the Chair recognizes, and I expect them  
23 to be able to state what they want to state, without  
24 interruption from the gallery.

25 And I want to say one last thing, and

1 I've said it before and I'm going to say it again.  
2 We're all here because obviously we feel very  
3 passionate about this issue, but we also feel very  
4 passionate about where we live. And I would hope,  
5 given the tradition of this Village, that we will be  
6 able to maintain tonight with one another the  
7 civility that we each deserve.

8 Gail.

9 MS. PRICE: Okay.

10 At the June 14th meeting, a couple of  
11 questions were asked that needed follow-up. And I  
12 was contacted, following the last meeting, by several  
13 parties who asked for either clarification or asked  
14 that their questions be checked for purposes of the  
15 record. Two of those parties asked for their  
16 statements to be included in the record.

17 And when we explained that their  
18 statements had been read into the formal record and  
19 were contained in the transcripts, their questions  
20 were in fact answered.

21 One resident's question involved  
22 clarification of the occupancy rate for Valley  
23 Hospital.

24 Mr. Skorupa had responded concerning  
25 occupancy rates in 2008 and 2009, and the party

1 asking the question had in fact requested an earlier  
2 date for the occupancy rate, and I don't see  
3 Mr. Skorupa here.

4 MAYOR PFUND: He's right there, Gail.

5 MS. PRICE: Ray, I'm sorry.

6 I asked if you could go back several  
7 years prior to those two years that you had provided  
8 at the last meeting and provide additional occupancy  
9 rate information. Are you capable of doing that this  
10 evening?

11 MR. SKORUPA: Yes, I am, Gail.

12 MS. PRICE: And just for the record,  
13 your name, please.

14 MR. SKORUPA: Raymond Skorupa from MPR.

15 R A Y M O N D S K O R U P A,  
16 having been previously sworn, testifies as  
17 follows:

18 MS. PRICE: Go ahead.

19 MR. SKORUPA: This is statistical data  
20 that was given to us by the Valley Hospital.

21 Occupancy rate in 2004 was  
22 73.58 percent.

23 Occupancy rate in 2005 was 70.27.

24 In 2006, it was 72.08.

25 And in 2007, 72.76.

1                   The figures for 2008 and 2009 were  
2 given at a previous meeting.

3                   MS. PRICE: Okay. So these additional  
4 four years should be analyzed in concert with your  
5 prior testimony, which included '08 and '09?

6                   MR. SKORUPA: That's true, it should be  
7 considered a body of occupancy rates for those years.

8                   MS. PRICE: Okay. Thank you.

9                   And there was an additional question,  
10 Mr. Chairman, concerning a potential relationship  
11 between the Valley Hospital and the Village of  
12 Ridgewood.

13                   And my legal response to that question  
14 is that the issue of conflicts was vetted at the  
15 commencement of this hearing process, and to the  
16 extent that the question asked for issues relative to  
17 the provision of services and charges for fees,  
18 Mr. Rutishauser has testified now on two meeting  
19 occasions relative to sanitary sewer and water  
20 charges. So I believe that those issues and  
21 sub-issues of that question have been adequately  
22 supplied.

23                   And then the last set of questions was  
24 supplied by an additional resident, who had a series  
25 of 11 questions, nine of which were in fact answered

1 and two of which were not answered on the record at  
2 the last meeting. And I advised the resident that  
3 they had not been answered because those specific  
4 questions had been asked and answered on repeated  
5 occasions by repeated witnesses. The first question  
6 involved the issue of affordable housing on behalf of  
7 the Council on Affordable Housing. And the second  
8 question involved the issue of split campuses, which  
9 we had numerous questions from residents on.

10 So those two issues were not addressed  
11 with that particular line of questions.

12 And I believe that that addresses the  
13 five issues that were raised to our office.

14 The remaining question that I have open  
15 from the last meeting involves a question that the  
16 Mayor asked of our planner with regard to above grade  
17 square footage calculations at Phase I.

18 FEMALE AUDIENCE VOICE: Can you speak  
19 into the mic?

20 MS. PRICE: I'm speaking as loud as I  
21 can, and I have a very loud voice, for those who know  
22 me, but I can only speak so loud.

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

24 P.P., having been previously sworn, testifies as  
25 follows:

1                   CHAIRMAN NICHOLSON: Ladies and  
2 gentlemen, please, there's a question asked of Blais,  
3 we need to hear Blais' answer.

4                   MR. BRANCHEAU: The question is Phase I  
5 floor area above grade at the facility, it's about  
6 640,000. That's above grade floor area, that doesn't  
7 include any parking decks. I don't believe the  
8 parking deck is part of Phase I anyway, but, so above  
9 grade, 640.

10                   (Interruption of chanting from outside  
11 hearing room.)

12                   CHAIRMAN NICHOLSON: I think Blais has  
13 finished his answer to the specific question.

14                   Ladies and gentlemen, perhaps I wasn't  
15 clear, I see some people in the back with their hands  
16 up. There is no opportunity for members of the  
17 public to make comments tonight. The public comment  
18 period for this matter was ended at, not at our last  
19 meeting, but the meeting before. So there's no  
20 opportunity to ask questions of the board tonight  
21 from members of the public.

22                   Gail.

23                   MS. PRICE: All right. Other than  
24 these public questions -- can everyone hear me?

25                   AUDIENCE VOICES: Yes.

1 MS. PRICE: I want to reiterate one  
2 thing that I said at the last meeting, that I know  
3 did not go over very well in some e-mails that I saw,  
4 but I'm going to, as my legal obligation, reiterate  
5 it again this evening, that matters of public opinion  
6 and matters contained in the newspaper and letters to  
7 the editor, and attempts to contact board members  
8 personally during the past week at their homes, by  
9 phone, my e-mail, whatever manner of communication in  
10 a manner to try to influence board members either pro  
11 or con is improper under the laws of New Jersey.  
12 It's not Gail's laws, it's the laws of New Jersey,  
13 and we have an obligation to enforce these laws.  
14 These issues are to be disregarded by this board.

15 The record before the board for  
16 deliberation this evening is very specific, it's very  
17 lengthy, it started years ago, and has gone forward  
18 with many exhibits received into exhibit, once again  
19 both in favor and against this amendment.

20 The board has provided an opportunity  
21 for all to be heard during those hearings, and the  
22 review of the record should be limited to that which  
23 has been officially marked in the record. Any of  
24 those other items should not be considered by this  
25 board.

1                   CHAIRMAN NICHOLSON: Okay. With that  
2 done, we're going to move to the first matter as I  
3 described before, and that is a discussion amongst  
4 the board members as to whether we are in a position  
5 that we all feel we have gathered enough information  
6 of the variety of sorts to act on this proposed  
7 amendment.

8                   So I'm going to ask each of the board  
9 members to offer their thoughts on that matter, and  
10 we'll see where we go.

11                   MS. PRICE: I'm not done, I changed my  
12 mind.

13                   Before anyone speaks, I just want the  
14 record to reflect that all board members sitting here  
15 this evening are eligible to participate in this  
16 evening's proceedings. The required certifications  
17 have been executed and provided to the Board  
18 Secretary for any and all meetings that have been  
19 missed by board members, in accordance with the  
20 Municipal Land Use Law, so that the record is valid.

21                   CHAIRMAN NICHOLSON: So, Nancy, could  
22 you lead us off in that conversation?

23                   MS. BIGOS: Thank you, Chairman.

24                   In my heart, I feel that this board has  
25 done its due diligence in conducting itself in a most



1 professional manner.

2 As a body, we have hired experts,  
3 listened to their reports, listened to expert  
4 testimony. We have been compassionate and  
5 understanding to the concerns and the opinions of not  
6 only our neighbors, but also of our friends within  
7 this community. We have answered every question that  
8 has been put before us. We have made information  
9 available, whether it be on the media, through the  
10 Website, in public testimony, and through our  
11 minutes. We have listened two and three times to  
12 those residents that have wanted to voice an opinion.  
13 And it is at this time that I would like to recommend  
14 that we close this public hearing on the proposed  
15 Master Plan amendment for the Hospital Zone.

16 CHAIRMAN NICHOLSON: Thank you, Nancy.  
17 Anne?

18 MS. WARD: Yes, I would agree with the  
19 statement of Ms. Bigos.

20 AUDIENCE VOICES: We can't hear you.

21 MR. WARD: We've sat here for over  
22 three years. We've gone through issues exhaustively.  
23 We've questioned experts and experts, and then  
24 questioned them again. I think we've covered  
25 everything that possibly could be covered. The

1 community has had every ample opportunity to ask  
2 questions and go over the same materials, and I feel  
3 very satisfied that we've looked at everything very  
4 carefully.

5 CHAIRMAN NICHOLSON: Thank you, Anne.  
6 Morgan?

7 MR. HURLEY: Yes.

8 Having sat on the hearings for three  
9 years now and reviewed every bit of testimony  
10 available, I think we've done our job.

11 CHAIRMAN NICHOLSON: Thank you, Morgan.  
12 Charles?

13 MR. NALBANTIAN: My feelings are the  
14 same. I think Nancy and Anne put it so eloquently, I  
15 have nothing more to add. I too have been here for  
16 three years --

17 (Interruption of banging on outside  
18 door and loud chanting.)

19 CHAIRMAN NICHOLSON: Officer, could you  
20 address the crowd outside, please, about their  
21 disruption of our proceedings.

22 MALE AUDIENCE VOICE: You have to let  
23 them speak.

24 CHAIRMAN NICHOLSON: Ladies and  
25 gentlemen -- Charles, you should probably repeat what

1 you said.

2 MR. NALBANTIAN: Very briefly.

3 Thank you, Mr. Chairman.

4 I think Anne put it so eloquently in  
5 terms of the role that we've played, the words that  
6 we've listened to, the testimony, and the care and  
7 thoughtfulness of the process.

8 COURT REPORTER: The stenographer can't  
9 hear. Keep it down.

10 CHAIRMAN NICHOLSON: Continue, Charles.

11 MR. NALBANTIAN: Thank you, Mr.  
12 Chairman.

13 I think Anne and Nancy put the words so  
14 eloquently, I have nothing to add at this time.

15 CHAIRMAN NICHOLSON: Thank you. Thank  
16 you, Charles.

17 I am of the same opinion as the other  
18 board members who have spoken.

19 I do want to address two specific  
20 thoughts that have been raised during the course of  
21 the public comment period that I think bears some  
22 statement by myself. And one has already been  
23 addressed by Gail and Blais and Chris in answers to  
24 questions, and that is the importance of  
25 environmental studies that pertain to any possible

1 construction at the hospital.

2 It's been suggested by many members of  
3 the public that now is the time for a comprehensive  
4 environmental impact statement. Our professionals  
5 have advised us that, no, the proper environmental  
6 impact statement needs to address a specific site  
7 plan proposal, so that all the issues can be properly  
8 vetted. And this Master Plan amendment, unlike any  
9 other piece of the Master Plan and unlike any other  
10 piece of legislation in the Village, obligates the  
11 hospital to perform those studies whenever they  
12 submit a site plan application. And I think that's  
13 important to understand, that now is not the time for  
14 such a study, but our Master Plan amendment, as  
15 proposed, requires such a study.

16 The other is a comment that had been  
17 made relative to the Village --

18 (Interruption of loud chanting.)

19 CHAIRMAN NICHOLSON: My other comment  
20 is relative to things that have been said about the  
21 Village Planner.

22 Blais Brancheau is one of the most  
23 qualified planners in the State of New Jersey, and it  
24 has been my privilege to work with him over the last  
25 12 years that I have served on this board. I think

1 this board has gotten unqualified professional advice  
2 from Mr. Brancheau, who knows the issues, who's  
3 familiar with the law, and familiar as anybody is  
4 with the Village. And I wanted to get that on the  
5 record.

6 Tom?

7 MR. RICHE: Mr. Chairman, I'm not going  
8 to try to shout above the crowd, I'll make my  
9 comments at the time of the vote.

10 CHAIRMAN NICHOLSON: Okay.  
11 Mayor?

12 MAYOR PFUND: Yes.

13 I agree that for purposes of a Master  
14 Plan amendment, that we have sufficient information  
15 and have adequately researched and examined this  
16 issue.

17 CHAIRMAN NICHOLSON: Okay. Then having  
18 heard from all the members, I'd like to make a motion  
19 to officially close the public hearing on our  
20 consideration of the proposed Master Plan amendment  
21 as it relates to the H-Zone.

22 Do I have a second?

23 MR. NALBANTIAN: Second.

24 CHAIRMAN NICHOLSON: Charles seconded.

25 Barbara, would you take the roll,

1 please.

2 MS. CARLTON: Mayor Pfund?

3 MAYOR PFUND: Yes.

4 MS. CARLTON: Ms. Bigos?

5 MS. BIGOS: Yes.

6 MS. CARLTON: Mr. Hurley?

7 MR. HURLEY: Yes.

8 MS. CARLTON: Chairman?

9 CHAIRMAN NICHOLSON: Yes.

10 MS. CARLTON: Mr. Nalbantian?

11 MR. NALBANTIAN: Yes.

12 MS. CARLTON: Ms. Ward?

13 MS. WARD: Yes.

14 MS. CARLTON: Mr. Riche?

15 MR. RICHE: Yes.

16 CHAIRMAN NICHOLSON: Thank you,

17 Barbara. The motion carries.

18 We will then move on to consideration  
19 of the next issue as I described it in the beginning  
20 of the meeting, and that is to entertain from board  
21 members any modification to the language that they  
22 would like us to entertain.

23 I'm going to start off on my left.

24 Charles, do you have any modifications you wish  
25 propose?

1                   MR. NALBANTIAN: No, in light of the  
2 role of ordinance and the current detail in the plan,  
3 I offer no changes.

4                   (Interruption of loud chanting.)

5                   COURT REPORTER: I can't hear.

6                   CHAIRMAN NICHOLSON: Okay. I'm sorry,  
7 we're going to take a five-minute break, we are going  
8 to restart with the comments concerning changes to  
9 the language. We will resume at five after eight.

10                   (A short recess is held.)

11                   CHAIRMAN NICHOLSON: Ladies and  
12 gentlemen, please take your seats, we're going to get  
13 restarted. Members of the board, please take your  
14 seats.

15                   Quiet down, we'd like to get started  
16 again. Thank you.

17                   Charles, let's pick up where we left  
18 off. I had asked you whether you had any changes to  
19 the text of the proposed amendment that you would  
20 like to propose to the board.

21                   MR. NALBANTIAN: Mr. Chairman, given  
22 the role of any subsequent ordinance and current  
23 detail in the current proposal, I do not offer any  
24 changes at this time.

25                   CHAIRMAN NICHOLSON: Anne?

1 MS. WARD: No, I don't. I don't have  
2 any changes. I think it is very thorough.

3 CHAIRMAN NICHOLSON: I'll chime in in  
4 order.

5 We spent quite a bit of time on the  
6 language of this ordinance. We have debated what  
7 should be in the ordinance in terms of specific  
8 items, what should be left to the specific provisions  
9 of ordinances, if the amendment should pass, and I  
10 believe at this point the language that we have is  
11 actionable.

12 Morgan, can I ask you?

13 MR. HURLEY: Mr. Chairman, no additions  
14 at this time.

15 CHAIRMAN NICHOLSON: And Nancy?

16 MS. BIGOS: I am confident that  
17 Mr. Brancheau has prepared an excellent document for  
18 us.

19 CHAIRMAN NICHOLSON: Tom?

20 MR. RICHE: No, Mr. Chairman, no  
21 additions to the wording at this time.

22 CHAIRMAN NICHOLSON: Okay, then  
23 Mr. Mayor?

24 MAYOR PFUND: I agree with the others.

25 CHAIRMAN NICHOLSON: All right. We



1 have no proposed amendments to the language. We will  
2 therefore move directly to deliberations on the main  
3 issue at hand. I'm going to ask Charles on my left  
4 to start us off in the conversation.

5 MR. NALBANTIAN: Thanks, Mr. Chairman.

6 First I'd like to express appreciation  
7 to everyone involved in this process over the past  
8 three years, including our Village Planner and  
9 professionals, consultants and staff, Valley  
10 representatives, legal counsel and staff, fellow  
11 board members, and especially our Village residents.

12 The passion displayed throughout the  
13 process by all continues to be remarkable, but it's  
14 no surprise. We all care deeply about Ridgewood and  
15 also about its Master Plan and the future.

16 We know that the Master Plan is a  
17 policy statement and the basis for zoning ordinances  
18 which are established by Village Council, and it  
19 should guide land use in Ridgewood in a manner which  
20 can protect public health and safety and promote the  
21 general welfare.

22 This board determined that the current  
23 1983 language regarding the H-Zone was not adequate,  
24 and that amendment would be appropriate and  
25 necessary, to concur with New Jersey requirements

1 that development policies are best established within  
2 the Master Plan and not by way of variance, which is  
3 how matters have been and would continue to be  
4 addressed without an amendment.

5 I agreed with that at the time when the  
6 board reviewed an earlier draft prepared by Blais,  
7 our Village Planner. There were many questions from  
8 me, however, whether what was written in the first  
9 draft was best or detailed enough for Ridgewood,  
10 especially in light of Valley's intended plans to  
11 change, renew or expand what exists today, a very  
12 important question for all of us.

13 (Interruption of loud chanting.)

14 CHAIRMAN NICHOLSON: Charles, I'm going  
15 to ask you to stop. Would the officers and Chris  
16 shut the windows, please.

17 AUDIENCE VOICES: No!

18 CHAIRMAN NICHOLSON: Ladies and  
19 gentlemen, ladies and gentlemen, ladies and  
20 gentlemen, I said at the beginning that this board  
21 would not be disrupted in its business.

22 FEMALE AUDIENCE VOICE: We are all hot.

23 CHAIRMAN NICHOLSON: All right.  
24 Charles, keep going.

25 MR. NALBANTIAN: I believe we learned

1 together that the June 2009 draft was clearly  
2 inadequate, nor was there enough detail to guide  
3 ordinance, and protect public health and safety while  
4 promoting the general welfare.

5           During the testimonies of this process  
6 and especially during the past year, many very  
7 compelling questions were asked by Village citizens  
8 and this board. Much work was done, much research  
9 was conducted, and many facts were presented. Many  
10 opinions were also shared during the process to help  
11 further the questioning and probe deeper into what  
12 would be right for Ridgewood and the broader  
13 community. This process was especially challenging  
14 because we are dealing with a Hospital Zone, which is  
15 an inherently beneficial use of land, offering  
16 regional services and not just to the Village.

17           In addition, the simple fact that the  
18 Valley Hospital is an existing facility where any  
19 improvements to the existing site must be done while  
20 maintaining high quality hospital functions during  
21 construction, this is reality, in my mind.

22           The proposed amendment of the Master  
23 Plan was drafted with the intention to address many  
24 issues of concern expressed by all of us: Board  
25 members, village residents, professionals and

1 consultants. These included aesthetics, traffic,  
2 safety, the environment, to name just a few. Let me  
3 just touch on one or two of these issues, which  
4 relate to my concerns and where I am today.

5 With regard to environmental impact  
6 during any form of construction, I agree with  
7 testimony that although there is excellent language  
8 which guides the content of a developer's agreement,  
9 certain specific details are best addressed with  
10 stringent ordinance, and that an environmental impact  
11 study should be a major part of that process. I  
12 believe ordinance relating to this proposed  
13 amendment, if approved, must be carefully crafted by  
14 our governing body, it must be robust and include any  
15 essential and specific detail to protect our citizens  
16 and our children; they need to include controls over  
17 odors, dust, exhaust fumes, noise, and impact to  
18 groundwater, etc., many examples of which were  
19 articulated well by Chris, our Village Engineer,  
20 during his testimonies. There is no doubt in my mind  
21 that ordinance preparation for these issues by  
22 Village Council will be both robust and specific so  
23 that our citizens, especially our children, will be  
24 protected. Once more, I fully recognize that The  
25 Valley Hospital would be bound to strict compliance

1 of these ordinances during any site plan process in  
2 the future. In my view, this is an important benefit  
3 of this proposed Master Plan amendment.

4           Regarding intensity of use, I am  
5 satisfied that testimony and the facts on record  
6 correlate well with the language in the proposed  
7 amended H-Zone. Although there is huge increase in  
8 the amount of square footage, a modernized Valley  
9 Hospital requires single rooms, as a state mandate,  
10 where much of the increases in --

11           AUDIENCE VOICES: Wrong! Wrong!

12           CHAIRMAN NICHOLSON: Ladies and  
13 gentlemen.

14           MR. NALBANTIAN: -- space will go. I  
15 am of the opinion that language in the proposed  
16 amendment protects against significant increases in  
17 intensity of which could result from altering the use  
18 of single rooms for other higher intensity purposes.

19           As proposed, there would need to be a  
20 corresponding reduction elsewhere on the site by  
21 Valley.

22           Regarding setbacks, buffers and green  
23 space, I believe the results of current language is  
24 much improved over last year, and what's written here  
25 provides good balance while offering good protection

1 to the neighborhood.

2                   Regarding traffic, although time will  
3 ultimately tell, it is my view that based upon  
4 testimony, the study data presented, the contemplated  
5 road improvements, and modern signaling at  
6 intersections neighboring the hospital, this proposed  
7 amendment can actually improve the traffic situation  
8 around the hospital.

9                   AUDIENCE VOICES: Oh, come on!

10                   CHAIRMAN NICHOLSON: Ladies and  
11 gentlemen, at our last meeting we had several people  
12 ask what do you guys think. Now is our time to  
13 speak. We have been listening for three years. Now  
14 is our time -- now is our time to speak.

15                   FEMALE AUDIENCE VOICE: Are you  
16 listening now?

17                   CHAIRMAN NICHOLSON: Charles, please  
18 continue.

19                   MR. NALBANTIAN: And --

20                   CHAIRMAN NICHOLSON: Ma'am.

21                   MR. NALBANTIAN: And that the safety of  
22 pedestrian traffic is and will continue to be  
23 paramount for the Village, the hospital, and the  
24 areas around Glen, Van Dien and Linwood Avenue. I  
25 cannot contemplate that anyone would accept anything

1 less, should this amendment be approved.

2 One indirect note for the record,  
3 albeit inappropriate as language in the proposed  
4 Master Plan amendment for the H-Zone, it is my  
5 personal view that it would not be unreasonable for  
6 Village Council, if they deemed it appropriate, to  
7 explore additional revenue generating mechanisms from  
8 The Valley Hospital, since the hospital is not a  
9 taxpaying resident. This would be in addition to  
10 current payments for use of Ridgewood services and  
11 infrastructure, such as water and sewerage, etc.  
12 Perhaps Valley would consider a voluntary action  
13 going forward, regardless if this Master Plan  
14 amendment proceeds or not.

15 These are just a few considerations.

16 During this process, I have heard  
17 opinions shared by Village residents suggesting that  
18 "Valley no longer belongs in Ridgewood."

19 I have also heard Village residents  
20 suggest that Valley is one of the top benefits of  
21 living in Ridgewood.

22 So long as Valley is here --

23 FEMALE AUDIENCE VOICE: The schools,  
24 not the hospital, are the benefit!

25 CHAIRMAN NICHOLSON: Ladies and

1 gentlemen, please.

2 MR. NALBANTIAN: Let me repeat that.

3 During this process, I have heard  
4 opinions shared by Village residents that "Valley no  
5 longer belongs in Ridgewood."

6 I have also heard Village residents  
7 suggest that Valley is one of the top benefits of  
8 living in Ridgewood.

9 So long as Valley is here, I believe  
10 most residents want a high quality facility that can  
11 offer the best and most advanced care possible. I  
12 have not heard anyone suggest that they want a failed  
13 or less than excellent hospital in Ridgewood.

14 Without being frightened by the  
15 potential what-ifs many of us might have wondered  
16 during this process over the past three years, I am  
17 of the view that the proposed amended Master Plan is  
18 an important improvement and addresses the  
19 obligations of this board and will be good for  
20 Ridgewood and its residents for current and future  
21 generations, as well as the broader community.

22 My family came to Ridgewood when I  
23 started the fourth grade. I attended Benjamin  
24 Franklin, at that time Junior High School, and the  
25 Ridgewood High School. I care deeply about Ridgewood



1 and its future and our responsibility as a board.

2 I have listened carefully to testimony  
3 and Village residents.

4 Mr. Chairman, at this time, and before  
5 hearing deliberation from colleagues, I will likely  
6 vote to accept the proposed amendment to the Master  
7 Plan (applause) (booing).

8 CHAIRMAN NICHOLSON: Please, ladies and  
9 gentlemen, let us continue, please.

10 Anne, I'd like to ask you to offer your  
11 thoughts, please.

12 FEMALE AUDIENCE VOICE: Wait until you  
13 have to go to the emergency room and wait eight  
14 hours!

15 CHAIRMAN NICHOLSON: Ladies and  
16 gentlemen.

17 FEMALE AUDIENCE VOICE: She's a nurse.

18 CHAIRMAN NICHOLSON: Anne?

19 MS. WARD: Yes.

20 Mr. Chairman, I've sat now for three  
21 years and listened very carefully to the testimony  
22 and read the reports before the board. This past  
23 week I spent a lot of time going over the materials  
24 again, including the testimony of the residents who  
25 immediately neighbor the H-Zone.

1 I am inclined to vote for this  
2 amendment, strongly so.

3 This has been a very difficult  
4 conclusion to reach, after listening to all the fear  
5 and anxiety that many people are experiencing.

6 (Multiple audience outbursts.)

7 CHAIRMAN NICHOLSON: Ladies and  
8 gentlemen, allow Anne to finish her statement.

9 MS. WARD: That many people are  
10 experiencing over the issue. Let me explain why.

11 No question those anxieties are real  
12 and the testimony opposing this amendment is sincere,  
13 but we heard our counsel tell us that we cannot  
14 engage in speculation, and that our decision has to  
15 be based on facts and it cannot be made by head  
16 count.

17 Instead, this board is charged by law  
18 to listen to all the evidence and to make a decision  
19 on the facts before us, only on the facts, and to  
20 measure the desirability of the proposed amendment by  
21 whether it protects the public health and safety and  
22 promotes the general welfare.

23 After a difficult consideration of  
24 these issues, I have come to the conclusion that it  
25 does.

1           I don't see this as a choice between  
2 simply doing nothing and let Valley be as it is  
3 versus adopting the amendment and providing a  
4 critical framework for future site plan applications.  
5 And let me emphasize, the amendment is a framework  
6 and a policy statement only, it does not dictate the  
7 result of any application before it. If, in the  
8 future, an environmental impact study is done in  
9 conjunction with a site plan application and those  
10 results show a danger which exceeds that deemed  
11 tolerable by regulatory standards, the application  
12 can be denied, unless measures can be put in place to  
13 mitigate to an acceptable level.

14           So I think that remaining with the  
15 status quo is wishful thinking, and I don't think  
16 it's a viable or constructive alternative.

17           My sense of it from what I heard here  
18 is that left as it is now, Valley will become a third  
19 rate institution.

20           I note that not because I worry about  
21 Valley's economic wellbeing --

22           (Multiple audience outbursts.)

23           CHAIRMAN NICHOLSON: Ladies and  
24 gentlemen. Ladies and gentlemen.

25           Ladies and gentlemen, let me reiterate,

1 this board will not be interrupted in its work. If I  
2 have to ask the police officers to escort somebody  
3 out, I will. I don't want to, I don't want it to  
4 come to that, but the board members have statements  
5 to make. They've been listening to you for three  
6 years, they've been listening to the professionals  
7 for three years, and now is their time to speak.

8 FEMALE AUDIENCE VOICE: You don't have  
9 all the facts, okay!

10 (Multiple audience outbursts.)

11 FEMALE AUDIENCE VOICE: Why don't you  
12 just take me out, all right.

13 MS. WARD: I note that not because I  
14 worry about Valley's economic wellbeing, I don't.

15 (Multiple audience outbursts.)

16 MS. PRICE: All right. All right. All  
17 right.

18 You know, for having as many children  
19 in this room who everyone is concerned about, the  
20 example is not being set in this room tonight.

21 (Multiple audience outbursts.)

22 MS. PRICE: This -- all right, all  
23 right. The officers -- the Chairman has announced  
24 three times now in terms of deliberations that are  
25 going on, we're going to have in order to get through

1 this on the record. This is a formal proceeding that  
2 can be reviewed in a court of law. The record is not  
3 capable of being recorded. You all have rights that  
4 will be jeopardized if that cannot be done. This  
5 board is entitled to make its findings, you are  
6 entitled to have those findings made. You are  
7 interrupting, you are being disrespectful, and you  
8 are being rude.

9 The e-mails that have transpired with  
10 the accusations of this board are unwarranted. It  
11 needs to stop.

12 MALE AUDIENCE VOICE: Wrong! Wrong!

13 MS. PRICE: No, I have the floor. I'm  
14 legal counsel for this board, I have a job to ensure  
15 that this record is made, and we are going to proceed  
16 with it right now. I would ask that everyone --  
17 everyone is entitled to an opinion, it's a passionate  
18 opinion, as the Chairman has said, but let the  
19 deliberations conclude so the record can be made.

20 Okay? Please.

21 CHAIRMAN NICHOLSON: Go on.

22 MS. WARD: I note that not because I  
23 worry about Valley's economic well-being, I don't,  
24 but because I consider such a result would be a  
25 tremendous loss and devastating even to Ridgewood and

1 particularly the hospital's closest neighbors.

2           Moreover, I think it's very, very  
3 important to point out that there is nothing in the  
4 Master Plan now which prevents Valley performing  
5 extensive construction right now and reconfiguring  
6 what it already has. As it stands now, there is  
7 absolutely nothing to control the construction in the  
8 Master Plan.

9           So, again, I think it's foolish to  
10 maintain the status quo, particularly when we have an  
11 opportunity to control any future development on the  
12 site. This is an important opportunity that should  
13 not be permitted to pass. The Master Plan does not  
14 provide any guidance on development whatsoever now.

15           I consider that the proposed amendment  
16 is thoughtful, far sighted, and it would impose very  
17 thorough and very strict controls on any development  
18 proposed at the site.

19           I don't think there's any serious  
20 dispute that Valley is a huge asset to the Village.  
21 We have testimony that eight out of ten Ridgewood  
22 residents have used this hospital. And the hospital  
23 provides great benefits to Ridgewood in terms of  
24 easily accessible health care, and has been here for  
25 many years, and it has coexisted with the

1 neighborhood and the school. It is also an asset to  
2 the region.

3 This board must adhere to certain legal  
4 standards, even if they are personally distasteful to  
5 some of us, and that includes recognizing this use as  
6 a benefit to the area surrounding also.

7 The hospital needs additional space for  
8 advanced technology and operating rooms.

9 (Multiple audience outbursts.)

10 MS. WARD: Under the amendment, the  
11 services at the hospital will not increase and the  
12 number of beds will only increase by three. The  
13 space is not needed for more beds, but to modernize  
14 in order to provide the best care. We don't have to  
15 take the hospital's word that the proposed changes  
16 are necessary to ensure first rate care, we have our  
17 own independent expert, who certainly convinced me an  
18 update was acceptable to its viability as a 21st  
19 century hospital. He stated that the bulk of the  
20 proposed space was necessary for a modern hospital  
21 and to conform to meet the current standards for  
22 healthcare and the general guidelines for a hospital.

23 Similarly he convinced me that certain  
24 of the hospital's functions should be on one campus,  
25 and that simply moving it elsewhere really isn't

1 really a feasible alternative.

2 FEMALE AUDIENCE VOICE: Why not?

3 MS. WARD: We already know that Valley  
4 has nine sites located off the main campus.

5 In sum, I don't think anyone in this  
6 room seriously wants it to leave Ridgewood, and in  
7 fact Mr. Gould has said his Concerned Citizens want  
8 it to stay. We also have the testimony of doctors  
9 and nurses, who spoke very eloquently and  
10 thoughtfully about Valley's excellence and the need  
11 to change to provide the best care.

12 (Multiple audience outbursts.)

13 MS. WARD: I was particularly impressed  
14 by the testimony of nurses who spoke before the board  
15 and said the recommendations would greatly improve  
16 the individual care provided by the hospital.

17 We have heard a lot up here about how  
18 Valley's motives are solely monetary, but I really  
19 don't see how you can discount the testimony of  
20 nurses as being financially motivated.

21 (Multiple audience outbursts.)

22 MS. WARD: As such, I'm convinced that  
23 a long-term, proactive approach to the H-Zone is  
24 needed, and not a passive or piecemeal process. I  
25 think this amendment provides an excellent framework



1 for that purpose.

2 In drafting the amendment, the board  
3 looked at many issues which impact or may potentially  
4 impact the quality of life in the Village. These  
5 issues have been considered thoroughly, and I think  
6 addressed very thoughtfully by the amendment. The  
7 amendment will provide detailed guidelines for future  
8 Planning Boards on any site plan application, and  
9 this guidance is in writing and will be here for as  
10 long as the Master Plan exists.

11 There are too many issues covered by it  
12 to discuss in detail, but I want to touch on just  
13 some of them.

14 The first is intensity of use at the  
15 site. Under the amendment, the intensity of the  
16 hospital use will not change. The hospital will not  
17 be permitted to increase its services but just its  
18 floor areas. The number of beds permitted is 454,  
19 only three more than already presently exist. The  
20 experts and our planner state that the enlargement of  
21 the building will not create a greater intensity of  
22 use or create a significant change in the amount of  
23 traffic.

24 I accept their conclusion, because it's  
25 based on detailed analysis, as well as on their

1 expertise, which is informed by years of practical  
2 experience.

3                   Moreover, the permitting process and  
4 state licensing law and regulations will not allow  
5 Valley to unilaterally tear out beds and use vacant  
6 space as they may wish; the amendment sets an  
7 absolute cap on the intensity of use.

8                   Construction: We know this is a great  
9 concern to residents, and understandably so. Let me  
10 premise this by saying construction occurs everyday  
11 in this Village.

12                   (Multiple audience outbursts.)

13                   MS. WARD: Major projects have occurred  
14 in the past at public institutions, such as the high  
15 school and the Village Hall and the library. There  
16 have been projects in the H-Zone. All these are in  
17 residential areas. Construction is occurring now  
18 with the train station.

19                   There is nothing in this record or my  
20 own experiences, and I've witnessed construction in  
21 Ridgewood as a town resident for 16 years, that says  
22 construction by definition is fatal to a  
23 neighborhood. To the contrary, it is annoying and  
24 burdensome, to say the least, and it can be  
25 potentially dangerous, but the critical word is

1 "potentially." Meaning that, if it is not planned  
2 for and controlled, it can be dangerous.

3 The Hospital Zone, as it is drafted  
4 now, says nothing about the subject of construction  
5 and does impose any controls. In contrast, I think  
6 this amendment could be more thorough than it is in  
7 addressing all the issues raised.

8 (Multiple audience outbursts.)

9 MS. WARD: All the issues which arise  
10 during construction will be monitored constantly.

11 And if and when construction occurs,  
12 Valley will probably be required to stage the  
13 majority of the materials off-site. Routes for  
14 trucks will be established.

15 As I said earlier, the amendment is a  
16 policy; more details will be explored and put in  
17 place, if there is an actual site plan application.

18 Safety: Our experts have looked very  
19 carefully at traffic operation safety.

20 (Multiple audience outbursts.)

21 MS. WARD: And Mr. Staigar says the  
22 volume of traffic will not increase, if there is a  
23 renovation. In fact, he said there would be a net  
24 reduction in traffic during construction.

25 (Multiple audience outbursts.)

1 MS. WARD: Because employees will park  
2 off-site.

3 The list of suggested safety measures  
4 are too long to list here. I think the document  
5 speaks for itself.

6 And, again, I think a site plan would  
7 be more specific in terms of controls.

8 (Multiple audience outbursts.)

9 MS. WARD: I'm going to sum up.

10 This amendment to the Master Plan  
11 provides more predictability than a open-ended  
12 variance process; it provides a consistent and  
13 predictable way, as opposed to a "seat of the pants"  
14 one, and has the potential to greatly improve what  
15 exists there.

16 I know the size of the hospital  
17 increased dramatically, but the setbacks will not  
18 increase and the lot coverage will diminish. But  
19 many methods have been explored to mitigate the  
20 impact of the increased size, from underground  
21 parking to deep buffer gardens, green roofs, sound  
22 barriers, etc. But I think what exists now looks like  
23 what it is, an unplanned hodgepodge of a building  
24 that adds nothing to the neighborhood.

25 From what I have seen before this

1 board, a hospital constructed under this amendment  
2 could be an opportunity to create something quite  
3 special that incorporates green technology and the  
4 most modern methods. But overriding a consideration  
5 of its physical appearance, it's my conviction that  
6 providing first-rate healthcare is the most important  
7 consideration to Ridgewood in considering the  
8 adoption.

9 Thank you, Mr. Chairman.

10 (Multiple audience outbursts.)

11 CHAIRMAN NICHOLSON: All right.

12 I will take it down to the other end of  
13 the table.

14 Morgan?

15 MR. HURLEY: All right.

16 I'll try and begin by saying thank you  
17 to everybody that participated over the last three  
18 years. Most especially I'd like to give special  
19 attention to Barbara Carlton and Greg Gallo for  
20 helping through the three years in getting all of  
21 these meetings on schedule and taken care of.

22 First of all, most importantly, I am a  
23 strong believer in the fact that the Village should  
24 have the final say-so as it comes to project  
25 development.

1                   In looking over everything for the  
2 preparation for this hearing, I did notice that --  
3 again my preference is being a strong advocate of  
4 procedure and following the rules, I looked over  
5 everything and came to the conclusion that we did a  
6 thorough job and that everything was being followed  
7 the way it should be.

8                   Upon further review, I looked at the  
9 idea that the hospital now was expanding. But I  
10 concluded in the end that the actual proposal turns  
11 out to be far bigger than what I would have thought  
12 in the beginning.

13                   Having said that, I would have  
14 preferred a situation where, rather than what I've  
15 seen with the residents conducting themselves the way  
16 they are in this process, I would have found it much  
17 more preferable to work together with the hospital to  
18 come up with a much more suitable hospital,  
19 size-wise, so that everyone could be happy with the  
20 result. (Applause.)

21                   MR. HURLEY: And just in conclusion, is  
22 the fact that I don't really feel that personal  
23 attacks are warranted, and that everyone is here for  
24 the right reason, and that should not be ignored.

25                   Thank you, Mr. Chairman.

1                   CHAIRMAN NICHOLSON: Thank you, Morgan.  
2                   Nancy, how about you?

3                   MS. BIGOS: Thank you, Chairman.

4                   As the Class II member of this Planning  
5 Board, I represent both the Village as a 22 year  
6 resident and as a professional within the Department  
7 of Parks and Recreation as their director. I am also  
8 a mother of four.

9                   I have studied this decision as a  
10 resident, as a professional, and as a mother. I  
11 believe it is the charge of this Planning Board to  
12 represent the needs of the entire Village community.

13                   It is our role to be well-educated, to  
14 listen, and to represent what's best for us all.

15                   During my tenure, I have witnessed the  
16 large addition to the Ridgewood High School, a new  
17 science wing, the proposed new high school stadium  
18 and track, a renovation to Willard, Orchard, Ridge,  
19 Somerville, Taus, Ben Franklin, and GW. I have seen  
20 the expansion of the Ridgewood Library and the Pease  
21 Library.

22                   We have seen in my tenure the closing  
23 of Woolworth's, Drapkins and Sealfon's. We made all  
24 of these changes for our children, for our children's  
25 children, for their health and their education.

1                   I want what's best for all of our  
2 residents, and that includes superior medical care,  
3 for you, for me, and for our children.

4                   I support the approval of the amendment  
5 to the Master Plan (Applause) (Booing).

6                   CHAIRMAN NICHOLSON: Okay. I'm going  
7 to take my turn now.

8                   You all have heard a lot from me over  
9 the last three years in my role as Chairman of this  
10 board, but I wanted to take the opportunity to lay  
11 out a couple of my thoughts to explain why I am going  
12 to vote the way I'm going to vote.

13                  I think the Village is a lot more than  
14 just us residents. It is also our businesses and our  
15 institutions and our hospital, which has been a  
16 member of this community for 50 plus years; longer, I  
17 dare say, than many of us in this room.

18                  FEMALE AUDIENCE VOICE: We pay taxes!

19                  FEMALE AUDIENCE VOICE: We pay taxes!

20                  CHAIRMAN NICHOLSON: Please, you wanted  
21 to know my opinion, I'm going to give it to you.

22                  So when I consider the Master Plan  
23 amendment, like my colleagues on the board, I think I  
24 need to consider the larger community, as well as the  
25 local community.



1 FEMALE AUDIENCE VOICE: No!

2 CHAIRMAN NICHOLSON: It doesn't matter  
3 to me that the hospital is not-for-profit or if it  
4 were a for-profit hospital, it provides a vital  
5 service and one that I think we need to keep in the  
6 Village. All I have to do is look around the  
7 country, around this state, and watch communities  
8 fighting very hard to keep their hospital, to know  
9 that it is a vital part of the community.

10 On the other hand, as Charles mentioned  
11 and as I think Anne mentioned as well, I think it's  
12 fair that the hospital pay for the services that the  
13 Village renders to it. I was happy to hear, during  
14 these hearings, that the hospital pays its fair share  
15 for sanitary water. And although we've been advised  
16 by counsel, for Master Plan amendment this kind of  
17 statement shouldn't be included, I am going to  
18 encourage the board in our communication to Council,  
19 if this amendment should pass, that they strongly  
20 consider a payment in lieu of taxes program with  
21 Valley Hospital.

22 When I look at the history of the  
23 Valley Hospital, and I moved into town in 1984, when  
24 the 1983 controversy was at its peak, I see a failure  
25 of the government of this Village to lay out properly

1 a plan, a strategy, a vision for the hospital. And  
2 when I see the traffic backup at Linwood and Van  
3 Dien, I know it's because the last time the hospital  
4 got site plan approval, we didn't have mechanisms in  
5 place to force the traffic improvements at that  
6 intersection that are needed to make it flow and to  
7 make it safe.

8 It's not a lot of work, it's been done  
9 at countless intersections around the Village where  
10 left-hand turns are created. We didn't do it, we're  
11 paying the price.

12 The key to this Master Plan amendment,  
13 I admit, is regulating the intensity of use of the  
14 hospital.

15 I've listened for three years to the  
16 experts. I've listened very carefully to what  
17 Mr. Gould has presented, as the representative of the  
18 Concerned Residents of Ridgewood. I have listened to  
19 residents who spoke to us. And I believe, after it's  
20 all said and done, that we can have a modern hospital  
21 in the Village of Ridgewood and we can create it in a  
22 physical environment that increases setbacks,  
23 increases buffers, increases green space, increases  
24 safety, and strongly regulates the process of  
25 construction, more so with this Master Plan amendment

1 than anything else this board could do. And that's  
2 why I am going to support the passage of this  
3 amendment (Applause) (Booing).

4 MALE AUDIENCE VOICE: Shame on this  
5 board!

6 AUDIENCE CHANTING: Shame on you!  
7 Shame on you! Shame on you!

8 CHAIRMAN NICHOLSON: Tom?

9 MR. RICHE: Mr. Chairman, first of all  
10 I want to echo Mr. Hurley's comments in terms of  
11 thanking both Barbara and Greg, as well as the rest  
12 of the Village professionals who have been involved  
13 in this process for the last several years.

14 In addition to that, I would like to  
15 thank all the board members who have worked extremely  
16 hard, and also to you, Mr. Chairman, for your  
17 leadership in this process.

18 The Planning Board has overseen a  
19 lengthy process with regard to a Master Plan  
20 amendment of the H-Zone. That process has included  
21 many hours of testimony, exhibits, and input from  
22 many interested parties.

23 This board, by consensus, made the  
24 decision that the H-Zone of the Master Plan was in  
25 need of revision and, therefore, embarked on that

1 journey.

2                   During the process, much consideration  
3 was given to the scope and the parameters that would  
4 be allowed in the H-Zone.

5                   Compromises and considerations to  
6 adjacent neighborhoods were discussed, and changes  
7 were made accordingly.

8                   In dissecting all of that information,  
9 this board has been charged with conducting a review  
10 with a very specific set of guidelines. You've heard  
11 our legal counsel speak of those guidelines. Often  
12 those guidelines have been difficult for all of us to  
13 understand.

14                   Tonight is just the first step in a  
15 multi-step process, should this amendment be passed.

16                   Consideration to site plan,  
17 environmental impact, developer's agreement, and many  
18 other aspects are yet to be vetted. There will be  
19 additional opportunity to ensure that all parties  
20 have input into that process.

21                   Thank you, Mr. Chairman.

22                   CHAIRMAN NICHOLSON: Thank you for  
23 that, Tom.

24                   And, Mayor, that leaves you as our  
25 last.

1                   MAYOR PFUND:   Yes.

2                   I'd like to first start off by thanking  
3   our professionals, Blais, Chris, Gail.  You've done a  
4   terrific job in leading us through a very difficult  
5   time.  Barbara, Greg, thank you.

6                   I'd like to thank the members of the  
7   Planning Board.  This is a group of volunteers that  
8   many of us have been on this board a very long time.

9                   I certainly think it's difficult when  
10  you're up here trying to make a decision that you  
11  personally come to and having shouts of "Shame on  
12  you!" on it, so I thank you all for your service to  
13  the Village.

14                  Mr. Chairman, I think you've done a  
15  very admirable and quality job in getting us through  
16  this, so I thank you for your efforts in that regard.

17                  We have come a long way over the last  
18  three years that this issue has been before us.  
19  There was fear and unknown at the onset.  Was there  
20  going to be a request to expand beyond the H-Zone  
21  border?  Was there going to be construction from one  
22  corner to another?  Would there be renovation that  
23  just lasted indefinitely, without the oversight of  
24  how it was going to be done?

25                  We continued on with this process as we

1 looked carefully as what would be the best with  
2 regards to planning of the H-Zone for the future.

3 I guess there could have been an  
4 application for the Phase I plan, but I think what we  
5 did here, and I think we demanded, is not what's  
6 going to happen in the next decade, but what's going  
7 to happen in the decades to come, so that we can  
8 properly plan and not have a piecemeal organization  
9 that seemingly has been done over the years.

10 With that said, we have done things  
11 which I think has significantly improved what was  
12 originally presented to us, such as the percentage of  
13 lot coverage, the setbacks, you know, 40 percent,  
14 100, 120, and things of that nature.

15 We -- and I give much credit to the  
16 late Councilwoman Ann Zusy. When we are all kind of  
17 faced with the question of, well, how do we know as a  
18 board, we hear one thing or the other with regard to  
19 the actual needs, but it was her leadership that  
20 resulted in us obtaining an expert, Mr. Skorupa, and  
21 I think the biblical question there is: What is the  
22 appropriate square footage for the hospital as it  
23 exists now, if it wasn't all kind of squished  
24 together? And we were told. And I think that was a  
25 pivotal point in this, that the square footage as

1 presented was appropriate.

2 With that understanding, assuming you  
3 accept that, and many of us may not, how do we then  
4 create the campus, if you will, with the oversight  
5 that the Village should have, to attempt as best we  
6 can the integrity of the neighborhood?

7 There are no words that I'm going to be  
8 able to say tonight which is going to alleviate the  
9 anxiety that many of us feel. Frankly, it's a sad  
10 day in the Village when we have to have county police  
11 come to assist and we have difficulty hearing one's  
12 comments from up here, but it's a day that we  
13 understand there's a great deal of passion. And  
14 regardless of what happens here tonight, it's a  
15 beginning phase, it's a phase of a Master Plan which  
16 then has to be complemented, if it will, by an  
17 ordinance, and then great work needs to take place  
18 with regard to any developer's agreement and/or site  
19 application.

20 We all would like to have all of our  
21 questions answered now, but unfortunately until there  
22 are the plans in place that are being reviewed, such  
23 questions can't be answered such as some of the  
24 concerns about the environmental studies, air  
25 quality, noise, traffic.

1           But rest assured, I certainly would be  
2     advocating strongly, whatever time that may be, that  
3     if we get to a point where a site plan is presented  
4     and needs to be approved, that those questions must  
5     be sufficiently answered for any board or governing  
6     body's satisfaction, which in essence hopefully would  
7     be to the satisfaction of those in the Village.

8           This has been quite a divisive issue  
9     and it has gone on, frankly, long enough at this  
10    stage. I have seen many divisive issues in town and,  
11    frankly, when they have been resolved, people seem to  
12    come back together as a community. I certainly hope  
13    that can be the case, I'm not sure. This is  
14    certainly a painful one for all of us involved. The  
15    things that -- well, I'm going to leave it at that.

16           I concur. I'm going to end my comments  
17    earlier than I had probably planned, because I don't  
18    want to be repetitive of many of my colleagues up  
19    here. It is not an easy issue for me, because of the  
20    concern of so many residents and the inability to try  
21    to make anybody feel better. I hope the ultimate  
22    process will relieve some of those concerns. I have  
23    confidence in our professionals as we go through, if  
24    we go through, the ordinance procedure and the site  
25    and development plan procedure, that some of those



1 concerns will be alleviated.

2 I will be voting in favor of an  
3 amendment. (applause) (Booing.)

4 CHAIRMAN NICHOLSON: Thank you.

5 MULTIPLE AUDIENCE VOICES: Shame on  
6 you! Shame on you!

7 CHAIRMAN NICHOLSON: I'd like to take  
8 this opportunity to echo what's been said by many  
9 members, and that is to thank the board's  
10 professionals, Blais, Chris, Gail; to thank the  
11 consultants that we have engaged to help us with this  
12 matter, Ray, and Larry, and Joe. Larry and Joe are  
13 not with us tonight. I'd like to thank all of you  
14 who contributed to the record.

15 At this point, I would like to make a  
16 motion to adopt the Master Plan amendment for the  
17 H-Zone as drafted.

18 Do I have a second?

19 MS. WARD: Second.

20 CHAIRMAN NICHOLSON: Anne seconded.

21 Any further discussion?

22 MS. WARD: No.

23 CHAIRMAN NICHOLSON: No.

24 Barbara would you take the roll,  
25 please.

1 MS. CARLTON: Mr. Nicholson?  
2 CHAIRMAN NICHOLSON: Yes.  
3 MALE AUDIENCE VOICE: Shame on you!  
4 MS. CARLTON: Mr. Nalbantian?  
5 MR. NALBANTIAN: Yes.  
6 MS. CARLTON: Ms. Ward?  
7 MS. WARD: Yes.  
8 MS. CARLTON: Mr. Hurley?  
9 MR. HURLEY: No.  
10 MS. CARLTON: Ms. Bigos?  
11 MS. BIGOS: Yes.  
12 MS. CARLTON: Mr. Riche?  
13 MR. RICHE: Yes.  
14 MS. CARLTON: Mayor Pfund?  
15 MAYOR PFUND: Yes.  
16 CHAIRMAN NICHOLSON: Thank you,  
17 Barbara. The motion is passed.  
18 Motion to adjourn?  
19 MAYOR PFUND: So moved.  
20 MS. WARD: Second.  
21 CHAIRMAN NICHOLSON: All in favor?  
22 (All present Board Members respond in  
23 the affirmative.)  
24 (Whereupon the hearing is adjourned at  
25 8:54 p.m.)

C E R T I F I C A T I O N

I, KIM O. FURBACHER, License No. XIO1042, a Certified Court Reporter, Registered Professional Reporter, Certified Realtime Court Reporter, and Notary Public of the State of New Jersey, hereby certify that the foregoing is a verbatim record of the testimony provided under oath before any court, referee, board, commission or other body created by statute of the State of New Jersey.

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

This transcript complies with Regulation 13:43-5.9 of the New Jersey Administrative Code.

KIM O. FURBACHER, CRCR, CCR, RPR  
License #XIO1042, and Notary Public  
of New Jersey

My Commission Expires:  
7/11/14

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