

1

1 VILLAGE OF RIDGEWOOD  
 PLANNING BOARD  
 2 MONDAY, JUNE 7, 2010  
 COMMENCING AT 8:03 P.M.  
 3  
 4 .....  
 IN THE MATTER OF : TRANSCRIPT OF  
 VALLEY HOSPITAL : PROCEEDINGS  
 5 PRESENTATION ON H-ZONE. :  
 6 .....  
 7  
 8 B E F O R E :  
 9  
 10 VILLAGE OF RIDGEWOOD PLANNING BOARD  
 THERE BEING PRESENT:  
 11 DAVID NICHOLSON, CHAIRMAN  
 12 DAVID PFUND, MAYOR  
 13 MORGAN HURLEY, MEMBER  
 14 JAMES BOMBACE, FIRE CHIEF  
 15 ANNE WARD, MEMBER  
 16 NANCY BIGOS, MEMBER  
 17 CHARLES NALBANTIAN, ALT. 1  
 18 THOMAS RICHE, ALT. 2  
 19  
 20  
 21  
 22  
 23 LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  
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 P.O. BOX 505  
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3

I N D E X

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2

1 A L S O P R E S E N T :  
 2  
 3 RAYMOND SKORUPA, MPRI  
 4 BARBARA K. CARLTON, RECORDING SECRETARY  
 5  
 6  
 7 A P P E A R A N C E S :  
 8  
 9 PRICE MEESE SHULMAN & D'ARMINIO, P.C.  
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I N D E X

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5

1 CHAIRMAN NICHOLSON: I'd like to call  
 2 this Special Meeting of the Ridgewood Planning Board  
 3 to order.  
 4 Ladies and gentlemen, we're going to  
 5 start tonight by acknowledging in mourning the  
 6 passing of not only a member of this board and a  
 7 member of the Village Council, but a vibrant,  
 8 intelligent, and very, very active member of this  
 9 community, Ann Zusy. Her contribution to this board  
 10 and to our efforts on all the things that this board  
 11 has considered have been tremendous.  
 12 I was over at Feeny's this evening, and  
 13 Ann's husband wanted me to know, and I want to pass  
 14 it on, how seriously she took her work here, how hard  
 15 she did her homework so she would come prepared to  
 16 address the issues before us. So in her honor, I  
 17 would like us to observe a moment of silence in her  
 18 memory.  
 19 (Whereupon, a moment of silence is  
 20 observed for former Councilwoman Ann Zusy.)  
 21 CHAIRMAN NICHOLSON: Thank you.  
 22 There was a question, of course, about  
 23 our schedule for tonight. And I want to say for the  
 24 record that it was a very difficult decision to meet  
 25 tonight, and we decided to have our meeting, really  
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1 for one overarching reason, and that is that we know  
 2 that our speakers had arranged their schedule to  
 3 speak tonight, and we looked out over the rest of the  
 4 month of June, there seemed to be no good time, there  
 5 certainly was no good time where we would have a  
 6 venue and the members of the board together again, so  
 7 that's why we're meeting tonight.  
 8 In accordance with the provisions of  
 9 Section 10:4-8d of the Open Public Meetings Act, the  
 10 date, location, and time of the commencement of this  
 11 meeting is reflected in our meeting notice, a copy of  
 12 which schedule has been filed with the Village  
 13 Manager and the Village Clerk, and a copy of which  
 14 schedule was mailed to The Ridgewood News and The  
 15 Record, newspapers of general circulation throughout  
 16 the Village of Ridgewood, and a copy of which  
 17 schedule was prominently posted on the bulletin board  
 18 in the entry lobby of the Village Municipal Offices  
 19 at 131 North Maple Avenue and on the Village Website,  
 20 all of the foregoing notice procedures having been  
 21 accomplished in accordance with the provisions of the  
 22 Act.  
 23 Please rise for the Flag salute.  
 24 (At this point in the proceeding all  
 25 rise for a recitation of the Pledge of  
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1 Allegiance.)  
 2 CHAIRMAN NICHOLSON: Barbara, would you  
 3 take the roll, please.  
 4 MS. CARLTON: Mayor Pfund?  
 5 MAYOR PFUND: Here.  
 6 MS. CARLTON: Ms. Bigos?  
 7 MS. BIGOS: Here.  
 8 MS. CARLTON: Chairman Nicholson?  
 9 CHAIRMAN NICHOLSON: Here.  
 10 MS. CARLTON: Mr. Nalbantian?  
 11 MR. NALBANTIAN: Here.  
 12 MS. CARLTON: Mr. Hurley?  
 13 MR. HURLEY: Here.  
 14 MS. CARLTON: Ms. Ward? (No response.)  
 15 Mr. Pucciarelli? (No response.)  
 16 Mr. Tsapatsaris? (No response.)  
 17 Mr. Richie?  
 18 MR. RICHIE: Here.  
 19 CHAIRMAN NICHOLSON: Thank you,  
 20 Barbara.  
 21 As we always do at this time in our  
 22 agenda, we ask for comments from members of the  
 23 public on items not listed on tonight's agenda.  
 24 Is there anyone here for that purpose?  
 25 (NO RESPONSE.)  
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**201-641-1812**

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1 CHAIRMAN NICHOLSON: Seeing no one,  
 2 then we will move on to our sole agenda item.  
 3 Ladies and gentlemen, tonight we are  
 4 going to hear from the remaining members of the  
 5 public who have signed up to ask questions and to  
 6 speak. That will be the only business we conduct  
 7 tonight.  
 8 We will meet again a week from tonight  
 9 here to put on the record answers to the public's  
 10 questions that we have not been able to answer the  
 11 night they were asked, and to receive instruction in  
 12 summary from counsel and our professionals relative  
 13 to the matter.  
 14 It is my anticipation then that the  
 15 board will commence deliberations either later in the  
 16 evening on Monday or at our regular board meeting on  
 17 Tuesday of next week. That is our schedule.  
 18 I'd like to proceed as we have over the  
 19 last couple of meetings. I will call the name of our  
 20 next speaker and the name of the person following.  
 21 When it's your turn, please approach  
 22 the podium, give your full name and address, and  
 23 spell your last name slowly and clearly for the  
 24 benefit of the stenographer.  
 25 I will ask you if you have any  
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1 questions, please limit your questions to two. And  
2 at the conclusion of the questions, you'll be able to  
3 make your statement, and I ask you to limit it to  
4 three minutes, as we have before.

5 Our first speaker tonight is Tyler  
6 Reynolds.

7 MS. PRICE: Mr. Chairman, while Tyler  
8 Reynolds is coming to the podium, from last meeting  
9 various statements were received and not marked into  
10 the record, so if I could just take a minute.

11 The statement of Elizabeth McCann  
12 should be noted for the record as Exhibit O-29.

13 The statement from Janet Tuomey should  
14 be O-30.

15 And the statement from Delores and  
16 Arthur Carpenter should be O-31.

17 And the summation received from  
18 Mr. Gould on behalf of CRR should be noted as exhibit  
19 CRR-6, for the record.

20 (Whereupon, Exhibits O-29, O-30, O-31,  
21 and CRR-6 are received into Evidence.)

22 CHAIRMAN NICHOLSON: Thank you.

23 Mr. Reynolds.

24 MR. REYNOLDS: Tyler Reynolds,

25 T-Y-L-E-R R-E-Y-N-O-L-D-S.

**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
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1 students spend nearly a third of our day next to the  
2 hospital.

3 Now, there is no way to put this  
4 nicely, BF's heating and air conditioning stink. In  
5 the winter, students and teachers alike open the  
6 windows to combat the heat from the furnace. In  
7 spring, summer and fall, everyone without air  
8 conditioning, about 50 percent of the rooms, open the  
9 windows for a cooler environment.

10 If six years 10 months of construction  
11 were to happen just for one phase alone, there's no  
12 doubt in my mind that the children of BF will get  
13 ill.

14 That raises the question of protection.  
15 Would you have wanted one of that your children to  
16 wear one of these to school (indicating)? (Applause).

17 As you can see, this is very  
18 distracting. Children, their grades would plummet.

19 I'm especially worried about my two  
20 younger brothers, one is an incoming sixth grader  
21 with respiratory problems. And the school nurse who  
22 spoke at one of your meetings explained that the  
23 particles in construction dust and diesel exhaust can  
24 cause cancer. Take 9/11 for instance, all the dust  
25 caused many cases of cancer. The inspectors said it

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1 I live at 550 Wyndemere Avenue.  
2 I brought my brother up, he has just a  
3 couple of words to say at the very end.

4 MS. PRICE: Could you raise your right  
5 hand?

6 Do you swear the testimony you're about  
7 to give this evening is the truth, the whole truth  
8 and nothing but the truth?

9 MR. T. REYNOLDS: I do.

10 MR. C. REYNOLDS: I do.

11 T Y L E R R E Y N O L D S,  
12 Residing at 550 Wyndemere Avenue, Ridgewood, New  
13 Jersey, having been duly sworn, testifies as  
14 follows:

15 C O O P E R R E Y N O L D S,  
16 Residing at 550 Wyndemere Avenue, Ridgewood, New  
17 Jersey, having been duly sworn, testifies as  
18 follows:

19 MR. T. REYNOLDS: Hello. My name is  
20 Tyler Reynolds, and I have been a resident of  
21 Ridgewood my entire life, 14 years. I love the  
22 quality of life that Ridgewood gives back to its  
23 people. If Valley Hospital gets its way, the quality  
24 of life will be shattered.

25 As a student of BF, I and 600 plus  
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1 was safe to be there. They also said that about  
2 Valley.

3 The Valley Renewal would also leave an  
4 eyesore scarred into the eyes of many Ridgewood  
5 residents. An 85-foot building is not meant for  
6 Ridgewood. This will be space in my face, as I pass  
7 Valley everyday.

8 Ridgewood has always been known for its  
9 quaint little shops and restaurants in downtown. A  
10 seven-story building would be a mega structure  
11 compared to residential Ridgewood. If the Renewal  
12 happens, the effects will be ubiquitous in Ridgewood,  
13 the quality of life for the residents will be  
14 affected in a negative way. Acid rain could  
15 increase, due to the burning of fossil fuels from  
16 trucks and buses. Traffic could increase, due to the  
17 total of 60 trucks every hour.

18 As I walk and ride my bike everyday to  
19 school, I face the peril of today's traffic. In the  
20 driveways of the hospital, cars do not obey the stop  
21 signs. Crossing guards do their best, but that is  
22 not good enough, students literally have to step all  
23 the way around the cars, climb between them and tap  
24 the cars to get the driver's attention. Just imagine  
25 traffic in the future.

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1 I would like to submit as evidence a  
2 copy of a petition that was given to Dr. Fishbein  
3 today from 700 parents. They would like him to ask  
4 you to do a full environmental impact study on your  
5 plan before you vote on it.

6 Please listen to them and do the  
7 environmental impact study, before you vote on your  
8 plan. Do it for the children of Ridgewood.

9 I want to leave you with one thought in  
10 your head. Why would you want to turn a place that  
11 saves lives into a place that destroys them?

12 Thank you for your time. (Applause).

13 MR. C. REYNOLDS: Hello. I am Cooper  
14 Reynolds, C-O-O-P-E-R Reynolds.

15 And seven years of construction will  
16 definitely cause a difference in Ridgewood. And I'm  
17 only nine, so that's like double my lifespan. And  
18 seven years, that's a long time. (Applause).

19 CHAIRMAN NICHOLSON: Thank you.

20 Ladies and gentlemen, take your seats.

21 (Ms. Ward is present at 8:15 p.m.)

22 CHAIRMAN NICHOLSON: Janet Daly is our  
23 next speaker.

24 Mrs. Daly?

25 Please let the record show that Anne

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1 with my statement then, in that case.

2 I'm a Ridgewood taxpayer, I've lived in  
3 Ridgewood since 1973, and am also a Registered Nurse.

4 When I spoke to the Planning Board last  
5 year, I expressed my concern about the impact of the  
6 demolition, construction and increased traffic on the  
7 health of the community. I said that my number one  
8 concern is for the health and safety of the people in  
9 Ridgewood, especially the people who live near the  
10 hospital and the children who attend BF and Travell  
11 Grammar School. They are at risk for lung disorders  
12 due to the exposure of the dust caused by demolition  
13 of the buildings and the construction of the new  
14 buildings.

15 During the demolition and construction,  
16 they will also be exposed to the emissions from large  
17 trucks and buses which will transport the employees  
18 from an off-site parking area. Janet Tuomey and  
19 Sheila Brogan (phonetic) from the Board of Ed also  
20 addressed this issue.

21 It is one year later and nothing has  
22 been done to address this concern.

23 The parents of these children have come  
24 forward to express their concern.

25 As a nurse, I know the importance of

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1 Ward has joined the podium.

2 MS. WARD: Sorry.

3 CHAIRMAN NICHOLSON: Following Mrs.  
4 Daly is Walter McDermott.

5 Mr. McDermott, are you with us tonight?

6 MS. PRICE: Could you raise your right  
7 hand?

8 Do you swear the testimony you're about  
9 to give this evening is the truth, the whole truth  
10 and nothing but the truth?

11 MS. DALY: I do.

12 J A N E T D A L Y,

13 Residing at 386 Ponfield Place, Ridgewood, New  
14 Jersey, having been duly sworn, testifies as  
15 follows:

16 CHAIRMAN NICHOLSON: Mrs. Daly, this is  
17 your second time at the podium, do you have any  
18 questions?

19 MS. DALY: Yes, actually I had some  
20 questions for Blais, but I see he's not here.

21 CHAIRMAN NICHOLSON: No, unfortunately  
22 Blais couldn't be with us, so if you could ask your  
23 questions and we'll arrange for them to be answered  
24 next month.

25 MS. DALY: Well, I would like to start

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1 setting priorities, and the number one priority is  
2 airway, followed by breathing. Have you ever seen a  
3 child having an asthma attack? Their airway becomes  
4 constricted and they have difficulty breathing.

5 Thousands of children will pass through  
6 BF Middle School and Travell School during the first  
7 seven years of Phase I of the proposed expansion.

8 A child starting at Travell School this  
9 fall will be exposed to these pollutants from the  
10 time he or she is five-years-old until they are 12.

11 This is a lot of exposure for these  
12 young lungs. The possible effects of this massive  
13 expansion on our children's airways and breathing  
14 needs to be addressed by an environmental impact  
15 study. This needs to be done before the Planning  
16 Board votes on the proposed Master Plan. You need  
17 this information in order to make an informed  
18 decision.

19 Please do not make your decision  
20 without this information.

21 Mr. Chairman, will you please do an  
22 environmental impact study before voting on the  
23 proposed Master Plan? (Applause).

24 CHAIRMAN NICHOLSON: Mrs. Daly, do you  
25 want to put your questions to Blais on the record?

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1 MS. DALY: No. These are the questions  
2 here (indicating).  
3 CHAIRMAN NICHOLSON: Thank you. Thank  
4 you very much.  
5 MS. PRICE: So we'll mark Ms. Daly's  
6 statement as O-32 for the record. The first page of  
7 the statement has a question for Blais, so that will  
8 get passed along to him.  
9 (Whereupon, Statement of Janet Daly is  
10 marked as exhibit O-32 in Evidence.)  
11 CHAIRMAN NICHOLSON: Mr. McDermott,  
12 Walter McDermott? (No response.)  
13 Ann Caby-Walsh?  
14 Following Ms. Caby-Walsh will be  
15 Vincent Romeo.  
16 Mr. Romeo, are you with us tonight?  
17 MS. CABY-WALSH: My name is Ann  
18 Caby-Walsh. I live at 104 Hampton Place.  
19 MS. PRICE: Could you raise your right  
20 hand?  
21 Do you swear the testimony you're about  
22 to give this evening is the truth, the whole truth  
23 and nothing but the truth?  
24 MS. CABY-WALSH: I do.  
25 A N N C A B Y - W A L S H,  
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1 Residing at 104 Hampton Place, Ridgewood, New  
2 Jersey, having been duly sworn, testifies as  
3 follows:  
4 MS. CABY-WALSH: Well, I've been  
5 listening to speeches and statements, and asking  
6 questions and reading proposals. I've become  
7 somewhat of an expert, I think, on researching  
8 environmental impacts under construction. I'm just  
9 trying to educate myself on really what does this  
10 mean for the Village of Ridgewood, and not just this  
11 neighborhood specifically, but really the entire  
12 Village.  
13 We've heard expert testimonies  
14 specifically regarding traffic and the impact that  
15 the number of beds would have on the number of trips  
16 that would be going in and out of the hospital. And,  
17 you know, one of the questions that I have is maybe  
18 more of a hypothetical question, but I look at the  
19 study, and I think it was maybe a nine-day study, and  
20 it was really just that 15 acres, those driveways in  
21 and out of those 15 acres and that intersection at  
22 John Street and Van Dien and Linwood, and a little  
23 bit of "Mt. Pleasant," it was called in the report,  
24 but I believe he meant to say "Pleasant." But the  
25 impact to the rest of the Village, meaning people  
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19

1 coming to work in the Village, people maybe deciding  
2 not to come into Ridgewood because they don't want to  
3 deal with the traffic, which I think happens a lot,  
4 will definitely affect that.  
5 So I would like for you to consider  
6 those points.  
7 The variables that could be measured  
8 were measured, but there's a lot of variables that  
9 cannot be measured, and they're a little bit, it's  
10 more a gray area. So I'd like you to consider those  
11 things.  
12 I'd also like to take the time now to  
13 talk about this school here. I have three children  
14 that go to school in the Village. I have a son that  
15 is in seventh grade here at BF, and I have two  
16 children that go to Somerville Elementary School.  
17 When your child is in middle school,  
18 basically you send them to school and that's the end  
19 of the story. They don't want to be driven to  
20 school, they don't want you to hold their hand  
21 anymore. They're expected, by many of us, to act  
22 like adults. They have adult bodies, but they don't  
23 have adult brains yet. So to consider them a regular  
24 pedestrian crossing the streets, my son comes home  
25 with numerous stories about cars coming out of  
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1 driveways, cars at intersections. It's just simply,  
2 it's just dangerous, and I think the question here is  
3 very simple: Does it belong? Do we need a huge  
4 construction project in our town?  
5 It's very, very simple.  
6 I don't have any scientific, I don't  
7 have anything to -- does that mean my time is up or  
8 do I have --  
9 CHAIRMAN NICHOLSON: A couple more  
10 seconds.  
11 MS. CABY-WALSH: A couple more seconds.  
12 Okay. I'm babbling now.  
13 So I would just like for you to  
14 consider the concerns of the residents. Obviously  
15 there's a lot of people here tonight, took time away,  
16 people are really worried about this, and it's a big  
17 concern. I think we need to put our people first.  
18 People that I talk to, they're not  
19 against Valley. Valley needs to be here for our  
20 community, but does it need to be here for the  
21 region?  
22 So I ask you to consider those points.  
23 And I also would like to take the time  
24 before I leave to thank all of the residents for  
25 their time and their dedication to this cause, and  
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1 specifically to the Bensons who are here who I'd like  
2 to submit this proposed H-Zone amendment. There's  
3 some interesting pictures here that you might want to  
4 look at. There's pictures of what the views are now,  
5 and what the proposed H-Zone views would be.

6 So I would like to submit this, please  
7 (indicating). And I also have some larger --  
8 (applause).

9 Thank you.

10 MS. PRICE: Did you author this?

11 MS. CABY-WALSH: No.

12 MS. PRICE: You can't submit it, you  
13 didn't author it.

14 MS. CABY-WALSH: Can I just  
15 unofficially submit it?

16 MS. PRICE: Unofficially but not  
17 officially, yes.

18 CHAIRMAN NICHOLSON: Mr. Romeo.  
19 After Mr. Romeo will be Rocco Orlando.  
20 Is Rocco here tonight?

21 MR. ROMEO: Hi, Vincent Romeo,  
22 R-O-M-E-O. I live at 334 North Van Dien Avenue,  
23 which is just across from BF.

24 MS. PRICE: Could you raise your right  
25 hand?

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1 hospital because of the shift change, and that leaves  
2 the dead center of the street open for traffic, and  
3 sometimes I watch them play chicken to see who can  
4 get there first.

5 Now, this is a fire and an ambulance  
6 route, and I was always wondering what would happen  
7 if the two had to meet, who would win. So into that  
8 mix I thought well, what about construction equipment  
9 and dump trucks?

10 I just can't see this working. I think  
11 you're trying to put a square peg in a round hole.  
12 It's not going to work. This town -- (Applause).

13 CHAIRMAN NICHOLSON: You're cutting  
14 into Mr. Romeo's time.

15 MR. ROMEO: This part of town is just a  
16 little too small for a project of this magnitude, and  
17 I think they should consider looking for property  
18 elsewhere, which is all over Bergen County.

19 I commute to Mahwah every morning,  
20 there's real estate, there's property available all  
21 over, and I'm sure it can be done at a much cheaper  
22 cost.

23 Thank you. (Applause).

24 CHAIRMAN NICHOLSON: Thank you.  
25 Mr. Orlando?

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**201-641-1812**

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 MR. ROMEO: I do.

5 V I N C E N T R O M E O,  
6 Residing at 334 North Van Dien Avenue, Ridgewood,  
7 New Jersey, having been duly sworn, testifies as  
8 follows:

9 MR. ROMEO: I don't have a statement, I  
10 don't have any questions, I'm going to speak briefly  
11 from the heart.

12 I've been at many of these meetings,  
13 like many people here before, over the last three  
14 years. I've heard all the arguments for and against.  
15 I do consider myself an open-minded person, but I  
16 have to say in my personal opinion, based on the  
17 facts, and I say facts in evidence, because the  
18 points that the Concerned Residents make are factual,  
19 this project as presented by Valley should not go  
20 through.

21 As a follow-up to the previous speaker,  
22 if I leave my house 10, 15 minutes later in the  
23 morning, I cannot get out of the driveway, at least  
24 safely. You have people on east and westbound  
25 dropping children off, you have people rushing to the

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1 After Mr. Orlando, Eileen Seaman has a  
2 representative here, correct?

3 Sir, you'll be next.

4 MR. ORLANDO: Members of the board,  
5 thank you for letting me speak. My name is Rocco  
6 Orlando, and I'm a resident of Ridgewood for  
7 17 years. My address is 316 Allen Place, Ridgewood,  
8 New Jersey.

9 MS. PRICE: Could you raise your right  
10 hand, please?

11 Mr. Orlando, do you swear the testimony  
12 you are about to give this evening is the truth, the  
13 whole truth, and nothing but the truth?

14 MR. ORLANDO: I do.

15 R O C C O O R L A N D O,  
16 Residing at 316 Allen Place, Ridgewood, New  
17 Jersey, having been duly sworn, testifies as  
18 follows:

19 MR. ORLANDO: As I said, I'm a resident  
20 of Ridgewood for 17 years. I'm also an architect in  
21 town. I have presented to the Board of Adjustment  
22 several times as an expert witness. And, honestly,  
23 I've grown to be more involved with this project,  
24 after hearing the community and the various things  
25 that are proposed. And I really got a better handle

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1 on the whole Master Plan and what was proposed for  
2 the H-Zone, after reviewing it.

3 And I have two questions I could ask,  
4 and I just have a couple of comments to make.

5 In reviewing the H-Zone proposed Master  
6 Plan that Blais prepared, it was dated -- which I'm  
7 assuming this is the current one -- April 21st, 2010,  
8 that's the current Master Plan that's proposed?

9 MS. PRICE: Yes.

10 MR. ORLANDO: Okay. First question is:

11 In the residential zone, R-1 zone, the setback is  
12 very stringent. And when presenting to the Board of  
13 Adjustment, it's always so critical, especially with  
14 your neighbors, front yard setback, side yard  
15 setbacks, whether you put a small addition, a deck  
16 off the back, everybody is very concerned with the  
17 adjoining property and what the impact is on your  
18 neighbor and the surrounding area.

19 The proposed setbacks and lot coverage  
20 that is proposed in this Master Plan seems to be far  
21 in excess, I believe, of what should be proposed for  
22 this site.

23 I guess my first question for the  
24 setbacks would be: On the front yard setbacks, which  
25 you have two front yards, you have Linwood and Van

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1 roofs."

2 The question I've got for Blais is:  
3 It's not clear, the definition of "green roofs," as  
4 it is written in the amendment. Green roofs can be a  
5 very different things. All right.

6 So the description in the zone calls  
7 for, it says "Hospital and parking functions located  
8 below grade but which have a roof structure at grade  
9 should be covered with 'green roofs' having  
10 sufficient soil coverage to promote and sustain  
11 landscaping plantings, including shrubs, trees, where  
12 practical."

13 I think the words "where practical"  
14 should be eliminated, and I think they should be very  
15 clear as far as the amount of landscaping that is  
16 proposed. When you're creating a green roof, there's  
17 different ways to do it. When you start to get into  
18 trees, shrubs, larger landscaping, you have a  
19 substantial structure you have to deal with, much  
20 more soil, so you have a substantial structure you  
21 need to deal with. And I think it needs to be into  
22 this amendment that what you're really wanting to get  
23 out of it, rather than just a grass that someone is  
24 going to mow. I think the screening and what  
25 landscaping is really intended should be clear in the

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1 Dien, this is an H-Zone, so you're amending the  
2 zoning ordinance for this zone, not necessarily for  
3 Valley Hospital, for the Hospital Zone, so I guess  
4 the question I have to Blais and to the board is:

5 Why in the setback on Linwood and Van Dien,  
6 especially Van Dien, there's three different setbacks  
7 that are proposed, as opposed to one setback that  
8 would bring the building back farther? It goes from  
9 120 feet to the North Building, 100-foot to the West  
10 Building, and 85-foot to the parking deck, and  
11 200 feet to the remainder of the property. I'm not  
12 quite sure why it's open to a variety of setbacks,  
13 when it's very stringent in the code in different  
14 zones, there is one setback for side, front, and  
15 rear. So I think the board should look at that and  
16 have it more stringent and hopefully pull this back a  
17 lot farther than it's proposed.

18 As well as the side yard on Steilen  
19 Avenue, again it's 60-foot on the North Building,  
20 120-foot on the Cheel Building, and 130-foot on the  
21 South Building, and 80-foot on the parking deck.

22 CHAIRMAN NICHOLSON: We'll reserve  
23 those questions for next week, when Blais is back.

24 MR. ORLANDO: Please, thank you.

25 In the report, I noted the term "green

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1 amendment.

2 CHAIRMAN NICHOLSON: Thank you,  
3 Mr. Orlando. I did hear a question in there, and  
4 we'll make sure Blais addresses that.

5 MR. ORLANDO: The question is to define  
6 green roofs and the overall --

7 CHAIRMAN NICHOLSON: I got it.  
8 Are you ready for your statement?

9 MR. ORLANDO: Yes, just a quick  
10 statement.

11 I have two sons, one son is in middle  
12 school, who is now graduating, he's in 8th grade.  
13 And I have another son who's at Travel, he's in  
14 second grade.

15 I'm involved also with construction,  
16 and I understand any construction is going to cause  
17 temporary issues where the surrounding neighbors are  
18 going to be affected.

19 In this case, we have such a large  
20 undertaking here and such a long duration of time  
21 that the project is going to take, and I think  
22 overall just the mass of this project in this  
23 community, the way that the proposal is set forth,  
24 and the light and air, even though it's addressed  
25 that it would deal with the light and air conditions

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1 as a neighborhood, I think the board really has to  
2 look at the impact of this project. I mean, the  
3 photographs that were presented before me give a  
4 clear picture on the mass of this project. And  
5 there's documentation by the members of the Concerned  
6 Citizens that believe, and they noted that there  
7 should be some change in the amendment and there  
8 should be some change in the H-Zone, but we need to  
9 change it to benefit everybody. And I think the  
10 board just needs to look at the overall massing and  
11 what we're doing in this zone and how it's affecting  
12 the entire neighborhood, just as you would on a  
13 residential home affecting everybody else's house.

14 That's all have I to say. Thank you.  
15 (Applause).

16 CHAIRMAN NICHOLSON: Thank you.

17 MR. DeANGELIS: My name is Mark  
18 DeAngelis. I live at 67 John Street.

19 MS. PRICE: Raise your right hand,  
20 please.

21 Do you swear the testimony you're about  
22 to give this evening is the truth, the whole truth,  
23 and nothing but the truth?

24 MR. DeANGELIS: I do.

25 M A R K D e A N G E L I S,  
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1 one of you. (Applause).

2 MALE AUDIENCE VOICE: How about now?

3 MULTIPLE AUDIENCE VOICES: Yeah.

4 CHAIRMAN NICHOLSON: Well, as we  
5 explained last time, we're following a process. When  
6 the public comment section is done --

7 MALE AUDIENCE VOICE: Because you don't  
8 have the answers.

9 CHAIRMAN NICHOLSON: -- the board will  
10 deliberate, and we'll all have an opportunity to  
11 express our opinions to both one another and the  
12 public.

13 MR. DeANGELIS: Following your format,  
14 I ask the two questions first.

15 This may sound a little rough around  
16 the edges.

17 CHAIRMAN NICHOLSON: That wasn't a  
18 question you just asked?

19 MR. DeANGELIS: That was a softy.

20 CHAIRMAN NICHOLSON: That was a  
21 rhetorical question.

22 MR. DeANGELIS: I have other questions.

23 And this truly comes from being a  
24 father, a father who has three young children that  
25 live on John Street.

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1 Residing at 67 John Street, Ridgewood, New  
2 Jersey, having been duly sworn, testifies as  
3 follows:

4 MS. PRICE: And we should just note for  
5 the record that you've been given power of attorney  
6 on behalf of Eileen Seaman for this evening. Is that  
7 correct?

8 MR. DeANGELIS: That's correct.

9 MS. PRICE: And you provided me with a  
10 written copy of that?

11 MR. DeANGELIS: I provided you with a  
12 written copy, yes.

13 MS. PRICE: For the record, thank you.

14 MR. DeANGELIS: So I'm here for obvious  
15 reasons, a number of reasons: A father that is a  
16 citizen of Ridgewood, New Jersey, and, you know, it's  
17 been amazing what I've heard so far. I think the  
18 young man said it best, in so many ways.

19 The two questions that I want to put to  
20 you currently, right now, one is: Being involved in  
21 a project of this magnitude, do you believe you have  
22 done all the possible due diligence that could be  
23 done to guarantee the safety of our children?

24 And at some point I would like to see  
25 that answer or hear that answer from each and every

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1 Are you willing -- and I ask you this,  
2 and at some point I may ask all of you this again  
3 somewhere in Ridgewood, as we bump into each other at  
4 church or Starbucks or around the park, are you  
5 willing to take personal responsibility for the  
6 safety of our children and neighborhood for the next  
7 6 to 10 years, relating to this construction?

8 So that will be my second question.

9 Because in the end, it's you guys on  
10 this board and women, excuse me, that are going to  
11 make a decision, each in an individual way, and I'm  
12 sure you do, you're tremendous professionals, you  
13 have tremendous life history, but I just want to make  
14 sure that you know this is on you, this is your  
15 responsibility, and I am personally going to hold you  
16 accountable for this decision, good and bad.  
17 (Applause).

18 And quickly to finish up, and if I may,  
19 just so you know a little bit about me and my family:  
20 I've been in Bergen County for 45 years. I was born  
21 in Valley Hospital. I manipulated my wife so that  
22 all three of my children could be born in Valley  
23 Hospital and not in her hospital. My father, rest  
24 his soul, brought me there for my first stitches at  
25 three-years-old, caused by my older sister. My

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1 mother was just recently there for open heart  
 2 surgery. I've been there so many times, I care not  
 3 to tell you, broken bones and so on and so forth.  
 4 That hospital is an integral part of  
 5 this community, and we want it to continue to do so.  
 6 We want people that live here, people that work  
 7 there, to feel good about this place, together as a  
 8 community.

9 I really, truly believe there's a plan  
 10 out there for us, it's just not there right now.  
 11 This is not the one. (Applause).

12 I know, together with the residents'  
 13 input, a select group or whatever, will figure it  
 14 out. Together we could reach a new plan and a better  
 15 plan. And I ask you, please delay this vote, give  
 16 that opportunity a chance to work, find the  
 17 willingness again. I respect the years you've put  
 18 into this, I respect the hard work, we just need to  
 19 go further, a little further. And we'll all help  
 20 you, we'll all be behind you. Invite us into the  
 21 process with you and Valley Hospital.

22 Thank you for your time. (Applause.)

23 CHAIRMAN NICHOLSON: Thank you.

24 Mrs. Genovese, are you still in the  
 25 audience?

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1 without regard to what is best for the neighbors.  
 2 "The 58 frontline neighbors pay roughly  
 3 \$631,000, when rounded to the nearest thousand, to  
 4 the Village each year in taxes. So over the nearly  
 5 seven years of scheduled Phase I construction, that  
 6 amounts to \$4,417,000 in taxes, without any raises in  
 7 assessments over the first building phase, while  
 8 Valley Hospital pays nothing.

9 "So I ask you, what is in this  
 10 expansion for us? Seven years of noise, dust,  
 11 congestion, pollution and aggravation, while still  
 12 having the privilege and honor of paying some of the  
 13 highest taxes in the county.

14 "Is the Village ready for the tax  
 15 appeals that will most certainly be coming? Can we  
 16 afford to have all of these 58 homes ask for a  
 17 reduction in the amount of taxes?

18 "Soon after the Valley Renewal was  
 19 announced, my wife and I attempted to sell our home.  
 20 It was on the market for six months. And according  
 21 to our Realtor, Janice Ferman, everyone who showed an  
 22 interest in our home was scared off by the hospital  
 23 and their building plans.

24 "Several of the neighbors have also  
 25 attempted to sell their homes recently, all with the

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1 MS. GENOVESE: Yes.  
 2 CHAIRMAN NICHOLSON: In order for your  
 3 husband's statement to be admitted fully into the  
 4 record, could you please come up to the podium and do  
 5 that formally?

6 MS. GENOVESE: Sure.

7 CHAIRMAN NICHOLSON: Thank you.

8 MS. PRICE: Raise your right hand,  
 9 please.

10 Do you swear the testimony you are  
 11 about to give this evening is the truth, the whole  
 12 truth and nothing but the truth?

13 MS. GENOVESE: I do.

14 T E R I G E N O V E S E, 330 North Van  
 15 Dien Avenue, Ridgewood, New Jersey, having been  
 16 duly sworn, testifies as follows:

17 MS. GENOVESE: "I'm a 25-year resident  
 18 of Ridgewood, who has witnessed the enormous  
 19 expansion of Valley Hospital every few years, while  
 20 noticing that my neighbors and I live within the  
 21 boundaries of our property, maintaining our homes so  
 22 that they remain in character with the neighborhood.  
 23 Yet, your amendment to the Master Plan appears to the  
 24 neighbors to shadow our corner of Ridgewood for what  
 25 reason? Just because Valley wants and Valley needs,

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1 same outcome.

2 "Do you realize that by allowing this  
 3 doubling of space, you are essentially making us  
 4 prisoners in our own homes?

5 "You have clearly not given this much  
 6 thought or concern.

7 "Why have you not studied this proposal  
 8 from the viewpoint of the neighbors?

9 "An environmental impact study must be  
 10 done before you vote on this proposal, otherwise you  
 11 will most certainly be known as the group who  
 12 single-handedly destroyed the character of the  
 13 Village of Ridgewood.

14 "Thank you." (Applause.)

15 CHAIRMAN NICHOLSON: Is Mr. Johanson  
 16 with us, John Johanson? (No response).  
 17 Marla Sherman?

18 MS. PRICE: Mrs. Genovese's statement  
 19 is O-33, for the record.

20 (Whereupon, Statement of Teri Genovese  
 21 is marked as exhibit O-33 in Evidence.)

22 MS. SHERMAN: Good evening.

23 MS. PRICE: State your full name for  
 24 the record, please.

25 MS. SHERMAN: Sure.

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1 It's Marla Sherman, S-H-E-R-M-A-N,  
 2 first name is M-A-R-L-A. I live at 321 North  
 3 Pleasant Avenue.  
 4 MS. PRICE: Raise your right hand,  
 5 please.  
 6 Do you swear the testimony you're about  
 7 to give this evening is the truth, the whole truth  
 8 and nothing but the truth?  
 9 MS. SHERMAN: I do.  
 10 M A R L A S H E R M A N,  
 11 Residing at 321 North Pleasant Avenue, Ridgewood,  
 12 New Jersey, having been duly sworn, testifies as  
 13 follows:  
 14 MS. SHERMAN: I thought you were going  
 15 to ask me if I have any questions.  
 16 CHAIRMAN NICHOLSON: Do you have any  
 17 questions?  
 18 MS. SHERMAN: I do have two questions,  
 19 and the last time I came to the podium I did not ask  
 20 two questions, I didn't even ask a single question,  
 21 so I was hoping that you might think about me asking  
 22 a third one, since I didn't the first time around.  
 23 CHAIRMAN NICHOLSON: Let's hear what  
 24 you got.  
 25 MS. SHERMAN: Okay. I should start  
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1 with the short one then.  
 2 As far as I can see, on the Village  
 3 Website since January 2010, there have been two  
 4 Planning Board meetings each month. Suddenly in May,  
 5 you've had five, on the 3rd, the 4th, the 17th, the  
 6 18th, and the 24th. In June, you've scheduled four,  
 7 the 1st, the 7th, the 14th, and the 15th.  
 8 Now, I totally understand that some of  
 9 these dates have been added to present expert  
 10 testimony, but more the reason not to suddenly end  
 11 public comment and rush to a vote. Add to that the  
 12 fact that Blais cannot be here tonight and answer  
 13 questions that we might have, and unfortunately to  
 14 talk about the tragic death of one of your  
 15 colleagues, that that didn't warrant a cancellation  
 16 of tonight's meeting. We just think that it would  
 17 have been more frugal to postpone the meeting and set  
 18 a different date.  
 19 So I ask you: Why has there suddenly  
 20 been an increase in productivity? Why has there  
 21 suddenly been a cutoff of public comment? And why a  
 22 sudden rush to vote?  
 23 Some people in this room might think  
 24 that you're trying to push things through before the  
 25 new Village Council gets in, but I'd like to ask you  
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1 to answer that. (Applause).  
 2 CHAIRMAN NICHOLSON: We have been  
 3 working on this for three years. We paused public  
 4 comment last summer to engage two new consultants to  
 5 advise us. Their work took us through April, when  
 6 Blais prepared the new draft, and we voted to put it  
 7 back on the public session.  
 8 We have, as we had last summer,  
 9 scheduled several meetings outside of our normal  
 10 schedule to accommodate considering this matter and  
 11 this matter only. We had tonight scheduled, because  
 12 our last scheduled meeting happened to fall on an  
 13 event for seventh graders here at BF.  
 14 MS. SHERMAN: Correct.  
 15 CHAIRMAN NICHOLSON: We would not have  
 16 had this meeting, if we had been able to finish the  
 17 list last week.  
 18 MS. SHERMAN: Okay. I understand.  
 19 Thank you.  
 20 CHAIRMAN NICHOLSON: So we are moving  
 21 deliberately to finish consideration of this matter,  
 22 only because it's been three years and it's time.  
 23 MS. SHERMAN: Had you not had tonight's  
 24 meeting and maybe you needed to postpone it into  
 25 July, would that have been an option?  
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1 CHAIRMAN NICHOLSON: No, not an option  
 2 I'd consider.  
 3 MS. SHERMAN: Can I ask why?  
 4 CHAIRMAN NICHOLSON: Because I'm not  
 5 here in July.  
 6 MS. SHERMAN: So does that mean that  
 7 the whole proceedings have to restart again?  
 8 CHAIRMAN NICHOLSON: It's our intention  
 9 to have this board deliberate on the matter this  
 10 month.  
 11 MS. SHERMAN: Okay. I can see I'm not  
 12 going to get the answer I'm looking for.  
 13 My second question, with reference to  
 14 Valley Hospital's proposed expansion, Mr. Brancheau  
 15 had said that when you reach the tipping point, it  
 16 will be obvious to everyone involved.  
 17 The Village Council had felt we had  
 18 reached the tipping point in 1983.  
 19 And although Valley sued and prevailed  
 20 in the lawsuit, the actions of the Village Council  
 21 were clear.  
 22 And then when the Zoning Board of  
 23 Adjustment altered the floor area ratio calculation  
 24 in the '90s to restrict Valley's growth on that site,  
 25 they too felt that the tipping point was reached.  
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1 On top of that, you've heard from a lot  
 2 of residents in this room that feel that the tipping  
 3 point has been reached.  
 4 And most recently the voters in the  
 5 Village overwhelmingly favored candidates that take  
 6 anti-expansion views.  
 7 It's obvious to us, is it obvious to  
 8 you yet?  
 9 MALE AUDIENCE MEMBER: That's the  
 10 question.  
 11 MALE AUDIENCE MEMBER: That's right,  
 12 answer it.  
 13 MS. SHERMAN: Or when will it be  
 14 obvious?  
 15 CHAIRMAN NICHOLSON: When we deliberate  
 16 and every member of this board explains to other  
 17 members of the board and the public how they feel.  
 18 MS. SHERMAN: Okay. And then my last  
 19 very short question is: The current Master Plan  
 20 doesn't say anything in its language to stop Valley  
 21 Hospital from being able to renew, modernize and  
 22 provide state-of-the-art medicine to all their  
 23 patients, does it?  
 24 CHAIRMAN NICHOLSON: As Blais has  
 25 explained in his written reports and his verbal

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1 presentations, the current Master Plan, relative to  
 2 the H-Zone, says virtually nothing, which means that  
 3 the Zoning Board, when considering action of a  
 4 variance, has no guidance from either the Planning  
 5 Board or the governing body.  
 6 MS. SHERMAN: So in fact they can, they  
 7 can do everything that they want, they can modernize,  
 8 they can renew, they can --  
 9 CHAIRMAN NICHOLSON: They could apply  
 10 for a variance.  
 11 MS. SHERMAN: Okay. So how would it  
 12 hurt Ridgewood if you voted no? They would be able  
 13 to get what they want, and we would in fact be  
 14 getting the peaceful, tranquil life that we're  
 15 looking for. (Applause).  
 16 CHAIRMAN NICHOLSON: I don't have a  
 17 crystal ball, so I can't answer that.  
 18 MS. SHERMAN: Okay. I'll move on to my  
 19 statement. Thank you.  
 20 We, the residents and taxpayers of this  
 21 Village, have sat here month after month enumerating  
 22 the reasons why the proposed amendment to the Master  
 23 Plan is bad for Ridgewood. Yet, still we sense that  
 24 you're going to vote yes. How could that be?

We've talked about the fact that the  
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1 proposed expansion does not preserve or enhance our  
 2 Village, it urbanizes it; the fact that it's not  
 3 harmonious with the neighborhood; the increase in  
 4 traffic it will cause; the depletion of our natural  
 5 resources that will result; the wear and tear on the  
 6 Village infrastructure; and the lower property value  
 7 of Ridgewood homes, and not just the ones adjacent to  
 8 the hospital.  
 9 We've stated that the seven-year  
 10 demolition and construction period will cause  
 11 problems for the health and safety of our children,  
 12 the sanctity of the BF learning environment, and the  
 13 use of the adjacent field, which we so desperately  
 14 need in this town.  
 15 And yet when we have requested from the  
 16 board an environmental impact study, we've been told  
 17 that it's premature.  
 18 We have collected over 700 signatures  
 19 in three days from teachers and parents that  
 20 disagree. Even Valley Hospital could only get 68  
 21 signatures for their Ridgewood news ad, and almost  
 22 half of them work at the hospital. (Applause).  
 23 MALE AUDIENCE MEMBER: And they don't  
 24 live here.  
 25 MS. SHERMAN: You have heard rational,

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1 articulate residents from the east and west side of  
 2 this Village tell you it's wrong, architects,  
 3 business owners, resident lawyers. You've heard  
 4 people speak from their gut and you've heard people  
 5 speak from experience, having already gone through a  
 6 Valley Hospital expansion.  
 7 In my opinion, the Board of Ed did not  
 8 go far enough in their admonishment of this project,  
 9 but it was clear from their statement that they too  
 10 recognize the potential dangers in what Valley plans  
 11 for this site.  
 12 We want Valley Hospital to modernize  
 13 and continue to provide outstanding medical care, we  
 14 just don't want them to double in size in a  
 15 residential neighborhood.  
 16 As Delores and Arthur Carpenter pointed  
 17 out, Columbia Presbyterian, a world renowned hospital  
 18 in New York City, does not knock down buildings and  
 19 build new ones, they move departments off-campus  
 20 and/or modernize from within, and Valley can too,  
 21 just vote no and watch them.  
 22 The Village Council in 1983 called  
 23 Valley Hospital's plan to increase by 25 percent  
 24 unrealistic, and now you sit here and consider  
 25 allowing them to double in size.

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1 The Village land use and development  
2 laws and the reexamination of the Master Plan from  
3 2006 uses language like "preserve" and "enhance," or  
4 "harmonious with the character," and it states that  
5 developments avoid negative impacts to nearby  
6 properties or streets.

7 Did you read any of that?

8 I never liked the idea of comparing  
9 Valley to Hackensack University Medical Center, I  
10 thought it was a bit extreme, but I found out that it  
11 too sits on about 15 acres. There's nothing quiet or  
12 residential about it. If you vote yes, it's not as  
13 farfetched as I had once thought.

14 And let's not pretend that Valley is  
15 altruistic, when it has systematically deprived the  
16 people in the Westwood area of a hospital. Valley  
17 isn't -- (applause).

18 I'd ask that this board reject the  
19 Master Plan amendment. It's not your job to figure  
20 out a way for Valley Hospital to increase business  
21 and make more money. You're appointed to uphold the  
22 Village land use laws, and to represent and protect  
23 the interests and the property values of residents in  
24 this Village.

25 I end tonight with a quote from Pete  
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1 focused on the area immediately around the hospital,  
2 but I haven't seen any testimony regarding the impact  
3 on traffic in other areas of the Village. I think we  
4 need to understand how the expansion will affect  
5 traffic in all areas of the Village, including the  
6 west side and downtown section, before voting on this  
7 amendment.

8 The expansion is expected to cost  
9 \$750 million, but Valley has not fully explained how  
10 it will be funded. The Master Plan amendment  
11 prohibits an increase in the number of beds, but does  
12 not limit the space that can be used for outpatient  
13 services. It's reasonable to conclude the bulk of  
14 the cost of the expansion will come from an increase  
15 in outpatient services.

16 Since Valley is a regional hospital,  
17 any increase in outpatient services will increase  
18 traffic in all areas of the Village. Patients can  
19 come down Route 208, then cross the west side and  
20 downtown section to get to the hospital. Downtown is  
21 already crowded, and too many pedestrians have been  
22 hit attempting to cross the street. Additional  
23 traffic will increase the problem, especially since  
24 drivers from outside the area will be unfamiliar with  
25 the location of the crosswalks.

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1 McKenna. "Three minutes isn't enough time to tell  
2 you how many things are wrong with this amendment."

3 Thank you. (Applause).

4 CHAIRMAN NICHOLSON: Mr. Citti?

5 MS. PRICE: Ms. Sherman's statement is  
6 O-34 for the record.

7 (Whereupon, Statement of Marla Sherman  
8 is marked as exhibit O-34 in Evidence.)

9 MR. CITTI: John Citti, C-I-T-T-I, 203  
10 Emmett Place in Ridgewood.

11 MS. PRICE: Raise your right hand.

12 Do you swear the testimony you are  
13 about to give this evening is the truth, the whole  
14 truth, and nothing but the truth?

15 MR. CITTI: I do.

16 J O H N C I T T I,  
17 Residing at 203 Emmett Place, Ridgewood, New  
18 Jersey, having been duly sworn, testifies as  
19 follows:

20 MS. PRICE: Any questions first?

21 MR. CITTI: No, I have no questions,  
22 I'll move to the statement.

23 MS. PRICE: Okay.

24 CHAIRMAN NICHOLSON: Thank you.

25 MR. CITTI: The traffic studies have  
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1 Additional traffic in the Village means  
2 more road maintenance. As a tax-exempt non-profit,  
3 Valley does not contribute to the payment of this  
4 expense, so we will bear the full burden through  
5 higher taxes or more cuts to Village services and  
6 perhaps the school budget.

7 The magnitude of the increase in  
8 traffic is unknown at this point, since we do not  
9 know to what extent Valley will be forced to increase  
10 outpatient services to pay for the expansion.

11 Given the high cost of the expansion,  
12 we need to consider the worst case scenario.

13 Therefore, I recommend we expand the  
14 traffic studies to consider the impact on traffic in  
15 all areas of the Village, under various outpatient  
16 assumptions.

17 As always, your time and effort on this  
18 board is greatly appreciated. (Applause).

19 CHAIRMAN NICHOLSON: Thank you, Mr.  
20 Citti.

21 MS. MEYER: Maureen Meyer, 589 Grove  
22 Street, M-E-Y-E-R.

23 MS. PRICE: You swear the testimony you  
24 are about to give this evening is the truth, the  
25 whole truth, and nothing but the truth?

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1 MS. MEYER: I do.  
 2 M A U R E E N M E Y E R,  
 3 Residing at 589 Grove Street, Ridgewood, New  
 4 Jersey, having been duly sworn, testifies as  
 5 follows:  
 6 MS. MEYER: My husband Andrew and I  
 7 have lived in Ridgewood for 15 years. Our three  
 8 children were born at Valley Hospital, and we've gone  
 9 to Valley for multiple ER visits over the years.  
 10 We've always received excellent care there; however,  
 11 we are not in favor of the Valley expansion.  
 12 I have a daughter in seventh grade here  
 13 at Ben Franklin Middle School. She rides her bike or  
 14 walks to or from school on a regular basis. She  
 15 enjoys getting fresh air during phys ed classes and  
 16 other times when teachers have brought the children  
 17 outside for a much needed break from being cooped up  
 18 indoors.  
 19 I'm concerned that this may not  
 20 continue in the coming years.  
 21 I have two other children in elementary  
 22 school who will be attending BF over the next few  
 23 years, so this proposed expansion will directly and  
 24 adversely affect my children and family for years to  
 25 come. I do not want my children to sit in stuffy  
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1 classrooms for their years at BF because the air  
 2 quality or the noise doesn't allow them to have the  
 3 windows in their classrooms open. I heard that this  
 4 was the case during the last, much smaller,  
 5 construction project at Valley.  
 6 Our children deserve to study and play  
 7 in a safe and quiet environment. They deserve to  
 8 travel to and from school safely. There will be an  
 9 enormous increase in traffic with construction  
 10 vehicles, and there will be any number of contractors  
 11 and workers in the area. How are we supposed to know  
 12 our children will be safe?  
 13 We need to keep this a community  
 14 hospital, and support Valley's efforts to provide  
 15 superior care within the limits that have been in  
 16 place and that should stay in place. Let Valley  
 17 explore other options for larger facilities in a  
 18 place where it makes sense and where it fits, not  
 19 here in our beautiful Village. I ask you to please  
 20 say no to the proposed Valley Hospital expansion.  
 21 (Applause).  
 22 CHAIRMAN NICHOLSON: Thank you, Mrs.  
 23 Meyer.  
 24 Elaine LaValle James?  
 25 MS. PRICE: Do you swear the testimony  
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1 you are about to give this evening is the truth, the  
 2 whole truth and nothing but the truth?  
 3 MS. LaVALLE JAMES: Yes, I do.  
 4 Elaine LaValle James, L-a-V-A-L-L-E  
 5 J-A-M-E-S, 421 Linwood Avenue, Ridgewood.  
 6 E L A I N E L a V A L L E J A M E S,  
 7 Residing at 421 Linwood Avenue, Ridgewood, New  
 8 Jersey, having been duly sworn, testifies as  
 9 follows:  
 10 MS. LaVALLE JAMES: Last June, when I  
 11 wrote these notes, I stepped out of my front door on  
 12 Linwood Avenue, and within 30 seconds, a Valley  
 13 Hospital bus crossed my path going west on Linwood.  
 14 Seconds later, three emergency vehicles, sirens  
 15 blaring, going east to the hospital, hurried past in  
 16 the other direction. A long line of cars had to pull  
 17 over to make way for the ambulances and the police  
 18 car.  
 19 I glanced east up Linwood as the  
 20 ambulances passed the 11 houses I can see from in  
 21 front of my house. Out of the 11, three had "For  
 22 Sale" signs, two are already owned by Valley  
 23 Hospital, and four had "Stop Valley Expansion" signs.  
 24 Had I gone out my back door, I would  
 25 have seen the two houses abutting my property, which  
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1 are both for sale. One can conclude that my  
 2 neighborhood is, to say the least, in turmoil and  
 3 that we are scared of what is happening to us.  
 4 Twenty-six years ago, we fell in love  
 5 with our house. But before we bought, we parked  
 6 across the street from it for a long time to assess  
 7 the traffic situation. Then and after we moved in,  
 8 we were satisfied that the traffic was light and  
 9 quite manageable, but how that has changed in  
 10 26 years.  
 11 Why consider an expansion of a facility  
 12 that would require even greater use of Village roads,  
 13 water, waste removal, police, fire and other  
 14 services, while enjoying tax-exempt status? Why  
 15 consider an expansion that would require the use of  
 16 our dwindling open lands for additional COAH, low  
 17 income housing, and one that adds greatly to  
 18 increased air pollution and the increased possibility  
 19 of local flooding? Why would the planners  
 20 voluntarily consider such a transformation of our  
 21 community and such a burden to its residents?  
 22 As a retired couple, we are willing to  
 23 accept the burden of very high taxes in order to stay  
 24 in a town we love and where our grandchildren also  
 25 live. Why would Ridgewood planners consider changing  
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1 the nature of our village? The existing Master Plan  
2 protects the character of Ridgewood and has rightly  
3 not permitted industrial expansion, even though it  
4 would relieve the tax burden, yet planners are now  
5 considering the expansion of a very rich behemoth,  
6 which pays no taxes, yet seems to have unlimited  
7 advertising, marketing, mail campaigning, and public  
8 relations dollars to fight for what it wants.

9 Why would our Village protectors change  
10 our Master Plan to allow Valley Hospital to expand  
11 up, down, and out on its site, in the corruption of  
12 the vision of our past master planners? What is the  
13 reason that what were admittedly mistakes, allowing  
14 past expansion of a reasonably sized community  
15 hospital into what has currently become an oversized  
16 regional one, be corrected by permitting more of the  
17 same?

18 Please help us protect our Village, not  
19 corrupt it, that's your job. (Applause.)

20 MALE AUDIENCE MEMBER: That's right.

21 CHAIRMAN NICHOLSON: Donna Donatacci.

22 MS. PRICE: Ms. James' statement is  
23 exhibit O-35, for the record.

24 (Whereupon, Statement of Elaine LaValle  
25 James is marked as exhibit O-35 in Evidence.)

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1 children first.

2 MALE AUDIENCE MEMBER: That's right,  
3 yeah.

4 MS. DONATACCI: Here in Ridgewood, I  
5 believe we have a McMansion law for private  
6 residences.

7 I would say that doubling the size of  
8 the hospital on a piece of property far too small to  
9 contain it would have to follow the same rules. This  
10 same hospital built on top of a middle school? Where  
11 is the reason and the common sense in this?

12 There is very little that hasn't  
13 already been said about the size and scope of the  
14 Valley expansion, that is looking to double in size  
15 to over a million square feet, with no financial  
16 benefit to our community. If it was any other  
17 corporation, like a Nabisco, that was making this  
18 proposal, it wouldn't even be considered.

19 I'd like us to remember that Valley is  
20 a business and one that is already profitable.

21 I lived through the first expansion,  
22 the trucks that staged themselves up and down John  
23 Street, the extra traffic, the noise. And, honestly,  
24 it seemed reasonable because it benefited the  
25 community, and we live here and we have used Valley

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1 MS. DONATACCI: Barbara Donatacci,  
2 D-O-N-A-T-A-C-C-I. I live at 125 John Street in  
3 Ridgewood.

4 B A R B A R A D O N A T A C C I,  
5 Residing at 125 John Street, Ridgewood, New  
6 Jersey, having been duly sworn, testifies as  
7 follows:

8 MS. DONATACCI: I'm a parent of two  
9 children that go to Somerville School, one has  
10 already gone to BF, and my daughter is in third grade  
11 and will be there soon.

12 I believe in the community there is the  
13 expectation that anything that impacts the learning,  
14 safety, and the health of roughly half of the  
15 children in the district for 6 to 10 years is a major  
16 priority of the elected officials, volunteers of this  
17 town, and Valley Hospital itself.

18 Families -- (Applause).

19 Families affected by this construction  
20 are looking for help from those they elected to look  
21 out for their children, and not looking for them to  
22 protect a corporation as large as Valley Hospital.

23 MALE AUDIENCE MEMBER: That's right.

24 MS. DONATACCI: And shame on you if you  
25 don't put the welfare of your constituents and their

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1 Hospital. I had my daughter at Valley, we've been  
2 there for emergencies, but we were also promised that  
3 that would be the last major construction that  
4 happened there, so I think that everyone felt that it  
5 was a reasonable thing to do for the community.

6 As a hospital that says it's dedicated  
7 to the community, I would like to ask a question:  
8 How are you dedicated? Have you shared your  
9 impressive profits with this community in a  
10 meaningful way? Why not use some of that money to  
11 fund the studies that would put the people that live  
12 here at ease? And why isn't putting the families at  
13 ease that live here a priority?

14 I'd like you to think about this as you  
15 look around the room at your friends, your neighbors,  
16 the volunteers that make this community special, and,  
17 most importantly, the children of Ridgewood. Shame  
18 may restrain what law does not prohibit.

19 Thank you for your time. (Applause).

20 CHAIRMAN NICHOLSON: John Walicki.

21 MR. WALICKI: John Walicki,  
22 W-A-L-I-C-K-I, 565 Wyndemere Avenue.

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

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1 MR. WALICKI: Yes.  
2 J O H N W A L I C K I,  
3 Residing at 565 Wyndemere Avenue, Ridgewood, New  
4 Jersey, having been duly sworn, testifies as  
5 follows:

6 MR. WALICKI: Good evening.  
7 It was a beautiful day today in  
8 Ridgewood. I had the opportunity to walk to the  
9 corner of Linwood and Van Dien Avenue at 7:30 this  
10 morning with my 12-year-old daughter on her way to  
11 Ben Franklin Middle School.

12 I encourage the Planning Board to spend  
13 15 minutes on the corner. Tomorrow it's going to be  
14 75 degrees and sunny, I'll bring coffee.

15 You don't need to be an expert to see  
16 hundreds of kids walking north towards Ben Franklin  
17 Middle School or south towards Ridgewood High School.  
18 Their path takes them directly past Valley Hospital.

19 You don't need to be an expert to  
20 understand why residents moved to this community. I  
21 was attracted to Ridgewood 15 years ago by the  
22 quality of the Ridgewood education system.

23 I have four girls, the oldest is a  
24 sixth grader here at BF, a fourth grader at  
25 Somerville, a second grader at Somerville, a

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1 lanes of ripped up Linwood Avenue 180 days a year for  
2 several years to come. That is a recipe for  
3 pedestrian disaster. One driver with road rage, as  
4 was mentioned by the traffic expert on the May 17th  
5 meeting, could become a tragedy. There is zero room  
6 for error when it comes to the safety of our  
7 children. (Applause).

8 You don't need to be an expert to know  
9 that the air quality at Ben Franklin and Travel will  
10 be tainted during the construction periods. Students  
11 will be exposed to dust, dirt and allergens. Our  
12 children will be breathing this tainted air for  
13 years. Long-term effects to the health of our  
14 children will be detrimental. Our athletes at  
15 sporting events at the new track will be exposed.  
16 Children playing at recess will be exposed.

17 You don't need to be an expert to know  
18 that the noise will affect the learning experience  
19 here at BF. With classrooms a mere 100 yards from  
20 proposed the construction site, noise will be a major  
21 disruption to our students.

22 Ridgewood prides itself in the  
23 achievements of our pupils. Yet, Ben Franklin  
24 students' economics will suffer because of the Valley  
25 construction noise.

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1 kindergartner at Somerville.  
2 The proposed construction will likely  
3 span many years and their entire BF educational  
4 experience. They will be exposed to increased  
5 traffic, construction vehicles, air quality  
6 contaminants, and noise.

7 You don't need to be an expert to stand  
8 on a corner at 7:45 tomorrow to see the traffic  
9 growing as it builds from Linwood all the way up to  
10 Ben Franklin, as parents of students who are too far  
11 away to walk drop their children off at Ben Franklin.

12 You don't need to be an expert to know  
13 that the proposed Valley Hospital expansion will  
14 cause disruption to the Linwood Avenue traffic  
15 patterns, because of heavy construction vehicles and  
16 road widening.

17 You don't need to be an expert to know  
18 that parents will not send their children walking  
19 past a construction zone, because of their concerns  
20 for safety, health and security. Those parents will  
21 choose to drive their children to school instead,  
22 adding to the gridlock.

23 Let's consider the following  
24 construction nightmare:

25 Hundreds of children crossing several  
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1 They may already hear landscapers, but  
2 landscapers don't mow lawns for six years straight.  
3 (Applause).

4 You don't need to be an expert to know  
5 that hundreds of contractors and subcontractors will  
6 be in near proximity to Ben Franklin and my children.  
7 As a vigilant father of four beautiful  
8 girls, I'm very aware and protective of their  
9 security. Who will be watching out for them as they  
10 pass Valley Hospital construction site every single  
11 day for years and years?

12 You don't need to be an expert to look  
13 at a map and locate Pascack Valley Hospital sitting  
14 vacant just a few miles away. (Applause).

15 You don't need to be an expert to know  
16 that this proposed Valley Hospital expansion will  
17 affect our health and safety of our children.

18 The proposed Master Plan amendments are  
19 ill-conceived, unwarranted in its scale, and unwanted  
20 in our neighborhood.

21 I'm no expert, but it is obvious to me  
22 that Valley has everything to gain and Ridgewood has  
23 everything to lose in this proposal.

24 You have a chance to vote sensibly and  
25 stop the expansion plans, by voting against the H-1  
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1 Master Plan amendment.  
 2 Thank you. (Applause).  
 3 CHAIRMAN NICHOLSON: Has Mr. McDermott  
 4 joined us?  
 5 Mr. McDermott?  
 6 MR. McDERMOTT: Yes.  
 7 MS. PRICE: Mr. Walicki's statement is  
 8 O-36, for the record.  
 9 (Whereupon, Statement of John Walicki  
 10 is marked as exhibit O-36 in Evidence.)  
 11 MR. McDERMOTT: Hi. Walter McDermott,  
 12 M-c D-E-R-M-O-T-T, 231 Bogert Avenue in Ridgewood.  
 13 MS. PRICE: Do you swear the testimony  
 14 you are about to give this evening is the truth, the  
 15 whole truth, and nothing but the truth?  
 16 MR. McDERMOTT: I do.  
 17 W A L T E R M c D E R M O T T,  
 18 Residing at 231 Bogert Avenue, Ridgewood, New  
 19 Jersey, having been duly sworn, testifies as  
 20 follows:  
 21 MR. McDERMOTT: Forgive me, I just came  
 22 in late, so I haven't heard many questions, I've just  
 23 heard a lot of things, but I had just a couple of  
 24 questions I wanted to run by, and I don't see  
 25 necessarily any experts up here.

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1 But one question I had was: Because  
 2 we're one block away from the hospital at this point  
 3 and we can actually hear it, right now we can hear  
 4 when the air conditioners come on in the summer, we  
 5 can actually hear that hum in our neighborhood, so I  
 6 was wondering if any tests have been done for the  
 7 decibel level as it is now and as it will be when it  
 8 gets to 94 feet and they need more equipment on top  
 9 to air condition the rest of the hospital?  
 10 So I just wanted to know if anybody has  
 11 an answer to that question?  
 12 CHAIRMAN NICHOLSON: The Master Plan  
 13 addresses the need to establish by ordinance  
 14 standards for noise, both after construction and  
 15 during construction. That's how the proposed Master  
 16 Plan amendment addresses that question.  
 17 MR. McDERMOTT: Would that be included  
 18 in the environmental aspect as well?  
 19 CHAIRMAN NICHOLSON: It could be  
 20 included in a study prepared for a particular  
 21 application, yes.  
 22 MR. McDERMOTT: Okay.  
 23 The second question I had was in  
 24 regards to parking. During construction, where would  
 25 the employees of the hospital be parking?

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1 We are at 231 Bogert, and when the  
 2 hospital had that rat and the coffin thing set up at  
 3 the end of the driveway there, the employees who were  
 4 running that parked on my street, on Bogert. So I'm  
 5 a little concerned that the employees of the  
 6 hospital, they find these spots, will go anywhere  
 7 that they're allowed parking. And again that's a  
 8 concern, I have two children who play in the street  
 9 on Bogert.  
 10 CHAIRMAN NICHOLSON: Well, again, it's  
 11 kind of the same issue. The Master Plan suggests  
 12 that any developer's agreement signed as part of a  
 13 site plan approval would dictate a wide variety of  
 14 restrictions and controls on construction activity,  
 15 including where contractors park.  
 16 MR. McDERMOTT: But as of now, the  
 17 hospital hasn't given you any indication as to where  
 18 their employees would go?  
 19 CHAIRMAN NICHOLSON: The hospital's  
 20 indicated that the only way to manage it was  
 21 off-site.  
 22 The Master Plan indicates that as part  
 23 of a site plan approval, those issues must be  
 24 addressed satisfactorily.  
 25 MR. McDERMOTT: Okay.

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1 Next question is: I think I heard  
 2 somebody just mention it before, but if the board was  
 3 to vote no, then what would the recourse of the  
 4 hospital be?  
 5 And the reason I ask is, when I lived  
 6 at 485 Franklin Turnpike, and I went to many meetings  
 7 where they had the cell tower, if you remember back  
 8 then they wanted to put the cell tower down at the  
 9 end of Route 17. And we fought it, and the board  
 10 actually voted against it finally, but there is a  
 11 cell tower down at the end of Route 17. They got it  
 12 anyway. So they went, I believe it was to the New  
 13 Jersey Supreme Court, to win that argument by  
 14 bypassing the board. So I'm just curious as to  
 15 whether the hospital, even if you voted no, can they  
 16 just bypass your decision and move along?  
 17 CHAIRMAN NICHOLSON: You want to try  
 18 that?  
 19 MS. PRICE: Sure.  
 20 If the board were to vote down the  
 21 Master Plan amendment -- (applause).  
 22 CHAIRMAN NICHOLSON: Please.  
 23 MS. PRICE: -- the hospital or anyone  
 24 interested in challenging a denial could take an  
 25 appeal first to the Law Division of the Superior

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1 Court of New Jersey, and then a subsequent appeal  
2 from that review would go to the Appellate Division.  
3 And then depending on the issue at hand, an appeal  
4 might rest from the Appellate Division to the Supreme  
5 Court, depending on the issues raised.

6 But appeals could definitely be taken  
7 from this board's action to the court system.

8 MR. McDERMOTT: So then in my opinion  
9 why don't we just let them do that? I mean, it seems  
10 like -- (applause).

11 It seems like if you say no --

12 MALE AUDIENCE MEMBER: You represent  
13 us.

14 MR. McDERMOTT: Exactly, you represent  
15 us. You give them no, they have to go through years  
16 of fighting in court. I mean, it just seems that  
17 would be the better way to go.

18 As I said, I have a third grader and a  
19 first grader at Travell School, so not only do I get  
20 hit by the BF, I also get hit by Travel. So I have  
21 my children going through many years in both schools  
22 with the dust. And we moved from 485 Franklin  
23 Turnpike over to Bogert so my children could walk to  
24 school safely without having to cross Franklin  
25 Turnpike and Glen and all that, and now we're faced

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1 reached the end of the list, we're going to call it a  
2 night, and we will reconvene on Monday.

3 MALE AUDIENCE MEMBER: What are you  
4 getting out of it?

5 CHAIRMAN NICHOLSON: I'm not  
6 recognizing you, sir.

7 MS. PRICE: I want to just talk about,  
8 we need to address the petition. And I would ask,  
9 before any negative comments be elicited from the  
10 crowd, which are bound to happen, I need to make an  
11 indication to the board. Petitions are not  
12 admissible in evidence in proceedings such as the  
13 Planning Board hearing, unless everyone who has  
14 signed the petition is present. There is case law  
15 indicating that a board cannot consider a petition  
16 and accept it into evidence. And if the board were  
17 to accept it into evidence and consider it at all, it  
18 would be arbitrary, capricious and unreasonable on  
19 behalf of this board.

20 And there have been 11 hearings to date  
21 on this matter, and consideration of a petition, it  
22 certainly can be accepted into the file that's being  
23 kept on behalf of this matter and I would recommend  
24 that that happen, but I am advising the board as a  
25 legal matter that it not be officially marked as a

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1 with this. But that's basically it.

2 I mean, I think that if the board was  
3 to vote no and the hospital still has the recourse to  
4 go the extra mile and have to fight through  
5 everything, I really don't see what the board has to  
6 lose by voting no.

7 Thank you. (Applause).

8 CHAIRMAN NICHOLSON: Has Mr. Johanson  
9 joined us, John Johanson? (No response.)

10 Patrick Moholland? (No response.)

11 Ladies and gentlemen, that brings us to  
12 the end of the list.

13 Members of the board --

14 FEMALE AUDIENCE MEMBER: People are not  
15 allowed to speak?

16 CHAIRMAN NICHOLSON: No.

17 FEMALE AUDIENCE MEMBER: Why not?

18 FEMALE AUDIENCE MEMBER: It's only  
19 9:20.

20 CHAIRMAN NICHOLSON: The board, in my  
21 opinion, has gone out of their way to make sure that  
22 everyone who had an interest in this matter had an  
23 opportunity to sign up to speak. We were very clear  
24 and gave two weeks notice that the list was closing.  
25 So as I stated how we were going to proceed, we

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1 piece of evidence.

2 FEMALE AUDIENCE MEMBER: Well, sign one  
3 now. Everyone sign one now.

4 MS. PRICE: The --

5 FEMALE AUDIENCE MEMBER: Everyone sign  
6 one now.

7 MS. PRICE: A point of law.

8 Governing case law in New Jersey is  
9 that everyone who signs a petition needs to be  
10 available for cross examination. Please, you know  
11 what, everybody, I have the floor and everyone has  
12 been shouting.

13 This is a quasi-judicial proceeding  
14 that we're going through, and Mr. Nicholson has been  
15 explaining what the procedure has been, since we  
16 started three years ago.

17 This is advice to the board. We've  
18 accepted letters on behalf of residents who have  
19 spoken, and I heard reference also that there were  
20 teachers who executed the petition tonight, as well  
21 as residents. We have no way of verifying anyone's  
22 signatures for purposes of that. And I'm saying that  
23 with all good intentions and respect to everyone, I'm  
24 not doubting the validity of any signatures, but  
25 there's law that needs to be followed.

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1 FEMALE AUDIENCE MEMBER: Mr. Nicholson,  
2 I have a solution to this.  
3 CHAIRMAN NICHOLSON: Well, ladies and  
4 gentlemen, the board has accepted not only letters  
5 people have presented but have also received letters  
6 in the mail, e-mails from the residents. And as  
7 Ms. Price has explained, because of evidentiary  
8 rules, it cannot be accepted into the official  
9 record. But I assure you that the board members have  
10 been given copies for their information. And this  
11 petition, although not accepted into the official  
12 record, will also be so distributed.  
13 MAYOR PFUND: So it's my understanding  
14 that it's originally gone to the Superintendent and  
15 multiple principals, they all have a copy of it, we  
16 have a copy of it, we just can't officially put it in  
17 as evidence as one of the identified marked --  
18 MS. PRICE: Correct.  
19 MAYOR PFUND: -- pieces of evidence,  
20 but it is still part of your file?  
21 MS. PRICE: That's correct. It will be  
22 noted in Ms. Barbara Carlton's official file on this  
23 matter, I will keep a copy in our official file, it  
24 will just not be assigned an official exhibit number  
25 for purposes of the record, similar to how the other

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1 pieces of evidence have been so numbered.  
2 CHAIRMAN NICHOLSON: All right. Ladies  
3 and gentlemen --  
4 MALE AUDIENCE MEMBER: I had an e-mail  
5 from one of the people on the list, can you --  
6 CHAIRMAN NICHOLSON: I don't think  
7 really it is going to end up being a significant  
8 piece of the formal record.  
9 MS. PRICE: He said he has an e-mail  
10 from someone on the list and wants him to speak on  
11 their behalf.  
12 CHAIRMAN NICHOLSON: No, sir, no. No,  
13 I am not accepting that. This is the end of this  
14 evening's presentation. We are going to reconvene  
15 Monday here at this same auditorium. The staff has  
16 assembled all the questions that have remained  
17 unanswered, and all our experts will be present at  
18 next Monday's meeting to put those answers on the  
19 record. And the board will take further summation  
20 and direction from our attorney and our planner, and  
21 we will commence to deliberate.  
22 MAYOR PFUND: Move we adjourn.  
23 CHAIRMAN NICHOLSON: Motion to adjourn?  
24 MAYOR PFUND: So moved.  
25 MR. RICHE: Second.

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1 CHAIRMAN NICHOLSON: All in favor?  
2 (All present Board Members respond in  
3 the affirmative.)  
4 CHAIRMAN NICHOLSON: Thank you.  
5 (Whereupon, this matter will be  
6 continuing on Monday, June 14, 2010. Time noted:  
7 9:28 p.m.)  
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C E R T I F I C A T I O N

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7 I, KIM O. FURBACHER, License No.  
8 XIO1042, a Certified Court Reporter, Registered  
9 Professional Reporter, Certified Realtime Court  
10 Reporter, and Notary Public of the State of New  
11 Jersey, certify that the foregoing is a true and  
12 accurate transcript of my stenographic notes.  
13 This transcript complies with  
14 regulation 13:43-5.9 of the New Jersey Administrative  
15 Code.  
16  
17  
18  
19  
20  
21 \_\_\_\_\_  
22 KIM O. FURBACHER, C.C.R., R.P.R.  
23 License #XIO1042  
24 A Notary Public of New Jersey  
25

23 My Commission Expires:  
7/11/14

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