

00:-16 1 CHAIRMAN NICHOLSON: Thank you for
 00:-16 2 you patience. I would like to call the special
 00:-06 3 meeting of the Ridgewood Planning Board to order.
 00:-14 4 In accordance with the provisions of
 00:-14 5 Section 10-4-8D of the Open Public Meetings Act, the
 00:-14 6 date, location and time of the commencement of this
 00:-14 7 meeting is reflected in a meeting notice, a copy of
 00:-14 8 which schedule has been filed with the Village
 00:-14 9 Manager and the Village Clerk and a copy of which
 00:-14 10 schedule was mailed to The Ridgewood News and The
 00:-14 11 Record, newspapers of general circulation throughout
 00:-14 12 the Village of Ridgewood. And a copy of which
 00:-14 13 schedule was prominently posted on the bulletin board
 00:-14 14 in the entry lobby of the Village Municipal Offices
 00:-14 15 at 131 North Maple Avenue and on the Village website.
 00:-13 16 All of the foregoing notice procedures
 00:-13 17 having been accomplished in accordance with the
 00:-13 18 provisions of the Act.
 00:-13 19 Please rise for the flag salute.
 00:-13 20 (Whereupon, everyone stands for a
 00:-13 21 recitation of the Pledge of Allegiance.)
 00:-05 22 CHAIRMAN NICHOLSON: Barbara, would you
 00:-05 23 take the roll please.
 24 MS. CARLTON: Mayor Pfund?
 25 MAYOR PFUND: Here.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:-14 1 As I said this meeting is devoted to
 00:-14 2 the H-Zone Master Plan matter, but as we do at every
 00:-05 3 meeting, I would ask for comments from the public on
 00:-05 4 items not listed on tonight's agenda.
 00:-04 5 Is there anyone here for that purpose?
 00:-04 6 (NO RESPONSE.)
 00:-04 7 CHAIRMAN NICHOLSON: Seeing no one,
 00:-04 8 we'll move on.
 00:-14 9 Tonight is the first night of a renewed
 00:-14 10 public hearing on a proposed amendment to the Village
 00:-14 11 of Ridgewood Master Plan concerning the H-Zone, the
 00:-14 12 property occupied by The Valley Hospital.
 00:-14 13 We are picking up the public hearing
 00:-14 14 process from August or July when the Board paused the
 00:-13 15 public hearing process to engage consultants to
 00:-13 16 further advise us on issues that had been raised and
 00:-13 17 had been noted by not only professionals, but
 00:-13 18 everyone else involved in the process.
 00:-13 19 Over the last many months since that
 00:-13 20 time we have heard from our professionals on a
 00:-13 21 variety of nights, and at our last meeting concerning
 00:-13 22 this matter moved that their reports were complete
 00:-13 23 and that the Board could now move back to public
 00:-13 24 hearing.
 00:-13 25 I'm going to ask Gail, the Board's

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MS. CARLTON: Councilwoman Zusy? (NO
 2 RESPONSE.)
 3 MS. CARLTON: Ms. Bigos?
 00:-13 4 MS. BIGOS: Here.
 00:-13 5 MS. CARLTON: Chairman Nicholson?
 00:-13 6 CHAIRMAN NICHOLSON: Here.
 00:-13 7 MS. CARLTON: Mr. Nalbantian?
 00:-13 8 MR. NALBANTIAN: Here.
 00:-13 9 MS. CARLTON: Mr. Hurley?
 00:-13 10 MR. HURLEY: Here.
 00:-13 11 MS. CARLTON: Ms. Ward?
 00:-13 12 (NO RESPONSE.)
 00:-13 13 MS. CARLTON: Mr. Pucciarelli?
 00:-13 14 (NO RESPONSE.)
 00:-13 15 MS. CARLTON: Mr. Tsapatsaris?
 00:-13 16 (NO RESPONSE.)
 00:-13 17 MS. CARLTON: Mr. Riche?
 00:-13 18 MR. RICHE: Here.
 00:-13 19 CHAIRMAN NICHOLSON: Thank you,
 00:-13 20 Barbara.
 00:-14 21 It should be noted for the record that
 00:-14 22 since this meeting is devoted strictly to the H-Zone
 00:-14 23 amendment topic Mr. Pucciarelli and Mr. Tsapatsaris
 00:-14 24 have recused themselves from these proceedings and
 00:-14 25 are not with us tonight.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:-13 1 attorney, to comment further on exactly the
 00:-13 2 legalities of the public hearing process. And what
 00:-12 3 precisely we are engaged in tonight.
 00:-12 4 But I just wanted to mention to you all
 00:-12 5 how we will proceed over the next several nights.
 00:-12 6 Tonight we will hear from the Board's
 00:-12 7 professionals. They will present their reports and
 00:-12 8 the Board will have an opportunity to ask their
 00:-12 9 professionals questions.
 00:-12 10 Tonight's meeting will be limited to
 00:-12 11 those reports and those questions.
 00:-12 12 Many of you who have been with us over
 00:-12 13 the last many meetings will see that the material is
 00:-12 14 what you've already heard and tonight we're
 00:-12 15 officially putting it on the record.
 00:-12 16 Tomorrow night we are meeting at
 00:-12 17 Village Hall in Council Chambers to hear from the
 00:-12 18 Village engineer who can't be with us tonight, to
 00:-11 19 finish up questions by the Board of its
 00:-11 20 professionals. And then we'll move to the
 00:-11 21 presentation by representatives of The Valley
 00:-11 22 Hospital and later in the evening a presentation from
 00:-11 23 a representative of the citizens group, Concerned
 00:-11 24 Residents of Ridgewood. That will be the complete
 00:-11 25 agenda for tomorrow night.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:-11 1 On Monday next, a week from -- I'm
 00:-11 2 sorry, not Monday next.
 00:-11 3 MS. PRICE: Two weeks the 17th.
 00:-11 4 CHAIRMAN NICHOLSON: In two weeks.
 00:-11 5 Two weeks from today we will be meeting again in this
 00:-11 6 auditorium and we will start again with comments and
 00:-11 7 questions from the public.
 00:-11 8 As I mentioned at our last meeting the
 00:-11 9 list, the sign up sheet, from July has been carefully
 00:-11 10 preserved. And we will start up where we left off.
 00:-10 11 People will have on opportunity to sign up again,
 00:-10 12 particularly to ask questions or comments on the
 00:-10 13 revisions that we have made in our proposed Master
 00:-10 14 Plan Amendment.
 00:-10 15 But we will start first with those
 00:-10 16 people who did not have an opportunity to speak the
 00:-10 17 first time.
 00:-10 18 We have scheduled that Monday and that
 00:-10 19 Tuesday following for that activity. And we'll be
 00:-10 20 working over the next couple of weeks to finalize
 00:-10 21 arrangements for other nights to accommodate
 00:-10 22 everybody who'd like to speak.
 00:-10 23 We'll follow the same format on those
 00:-10 24 nights that we've followed on other nights, and that
 00:-10 25 is people will have an opportunity to ask questions
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:-10 1 of the professionals and then an opportunity to make
 00:-10 2 a statement or comments. And, as before, we welcome
 00:-10 3 those inviting as well.
 00:-10 4 So with no further ado, I'm going to
 00:-09 5 turn the microphone over to Gail.
 00:-09 6 MS. PRICE: Thank you, Mr. Chairman.
 00:-09 7 Am I on? Yes, I'm on.
 00:-09 8 This evening's hearing is a
 00:-09 9 continuation of the hearing process that the Planning
 00:-09 10 Board's already commenced in connection with the
 00:-09 11 proposed amendment to the H-Zone for the Village of
 00:-09 12 Ridgewood zoning code.
 00:-09 13 However, due to the fact that
 00:-09 14 significant amendments to the prior document that was
 00:-09 15 considered have been drafted and are before the Board
 00:-09 16 for consideration, new notice was required pursuant
 00:-09 17 to the Municipal Land Use Law to have this hearing
 00:-09 18 continued and to have the new document brought before
 00:-09 19 the Board and considered for possible action and also
 00:-09 20 to be put forward for comments on behalf of the
 00:-09 21 public.
 00:-09 22 I'm satisfied that the Board Secretary
 00:-09 23 has completed notice in a satisfactory manner
 00:-08 24 pursuant to the regulations and rules set forth by
 00:-08 25 the Municipal Land Use Law. That notice has been
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:-08 1 accomplished both in the newspaper and as required
 00:-08 2 through the County Planning Board and the clerks of
 00:-08 3 the adjoining municipalities. So this hearing can,
 00:-08 4 in fact, commence this evening per the requirements
 00:-08 5 of the Municipal Land Use Law.
 00:-08 6 To that end where we left off with
 00:-08 7 Board Exhibit 75 at our last hearing. And I'd like
 00:-08 8 to have the notice that was effectuated marked for
 00:-08 9 the record as B-76 for this evening.
 00:-08 10 (Whereupon, Notice was received and
 00:-08 11 marked as Exhibit B-76 for Identification.)
 00:-08 12 MS. PRICE: And also note that we will
 00:-08 13 be considering for testimony this evening the
 00:-08 14 proposed amendment to the Land Use Element of the
 00:-08 15 Village of Ridgewood Master Plan H-Zone district
 00:-08 16 Village of Ridgewood Planning Board that has been
 00:-08 17 prepared by the Village Planner Blais Brancheau. And
 00:-07 18 if we can mark that at this point as well as B-77 for
 00:-07 19 the record.
 00:-08 20 (Whereupon, Proposed Amendment to the
 00:-08 21 Land Use Element of the Village of Ridgewood
 00:-08 22 Master Plan H-Zone District Village of
 00:-08 23 Ridgewood Planning Board is received and
 00:-08 24 marked as Exhibit B-77 for Identification.)
 00:-07 25 MS. PRICE: We'll be hearing testimony
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:-07 1 this evening from various experts on behalf of the
 00:-07 2 Board. We'll hear from Ray Skorupa, Larry Keller,
 00:-07 3 Joe Staigar and Blais Brancheau. During that
 00:-07 4 testimony various aspects of their reports will be
 00:-07 5 addressed on direct testimony. The Board should fell
 00:-07 6 free to pose any questions that they have relative to
 00:-07 7 that testimony. Their reports will be similarly
 00:-07 8 marked into the record at that point in time.
 00:-07 9 So if it's all right with you, Mr.
 00:-07 10 Chairman, we can start with Mr. Skorupa's testimony.
 00:-07 11 CHAIRMAN NICHOLSON: Very well.
 00:-07 12 Ray?
 00:-07 13 I am going to relocate so I don't have
 00:-06 14 to stare at the projector.
 00:-06 15 The rest of the Board Members are
 00:-06 16 welcome to stay here if they feel they can see the
 00:-06 17 screen adequately.
 00:-06 18 MS. PRICE: Mr. Skorupa, can I ask you
 00:-06 19 to raise your right hand.
 00:-06 20 Do you swear the testimony you're about
 00:-06 21 to give will be the truth, the whole truth and
 00:-06 22 nothing but the truth, so help you God?
 00:-06 23 MR. SKORUPA: I do.
 00:-06 24
 00:-06 25
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 R A Y M O N D S K O R U P A,
 2 45 Maple Avenue, Pelham, New York, having been
 3 duly sworn, testifies as follows:
 00:-06 4 MS. PRICE: Could you state your full
 00:-06 5 name, spell your last name, and provide your business
 00:-06 6 address for the record please?
 00:-06 7 MR. SKORUPA: Raymond Skorupa,
 00:-06 8 S-k-o-r-u-p-a, company is MPR International. And the
 00:-06 9 address is 45 Maple Avenue, New York, New York 10843.
 00:-05 10 MS. PRICE: And can you provide the
 00:-05 11 members of the Board and the members of the public in
 00:-05 12 attendance with a brief background, brief narrative
 00:-05 13 of your background both educationally and in your
 00:-05 14 current field of employment?
 00:-05 15 MR. SKORUPA: I was trained as an
 00:-05 16 architect at Virginia Polytech Institute. I have a
 00:-05 17 bachelors of architecture from that institution.
 00:-05 18 And I've practiced in the architectural
 00:-05 19 field for about 35 years, in which I've dedicated
 00:-05 20 those 35 years to how healthcare planning.
 00:-05 21 And I worked for a number of firms,
 00:-05 22 some national, international firms, some of which are
 00:-05 23 well known for example HOK, Holloway Beckett
 00:-05 24 (phonetic).
 00:-05 25 And in the year 2000, I formed a
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:-03 1 MS. PRICE: And at a point in time were
 00:-03 2 you and your company retained by this Planning Board
 00:-03 3 in connection with the amendment to the Master Plan
 00:-03 4 that's pending?
 00:-03 5 MR. SKORUPA: Yes, we were back in the
 00:-03 6 summer Katie Razin contacted me. We had a number of
 00:-03 7 conversations. We provided material. And I believe
 00:-03 8 we were engaged in July of last year as consultants
 00:-03 9 for the Board.
 00:-03 10 MS. PRICE: Can you briefly explain for
 00:-03 11 purposes of the record your understanding of what
 00:-03 12 that retention encompassed?
 00:-03 13 MR. SKORUPA: My understanding of the
 00:-03 14 assignment was that the Board wanted us to give them
 00:-03 15 independent analysis in terms of what a modern
 00:-03 16 hospital would require in terms of clinical space and
 00:-03 17 work space, parking. To look at it from a
 00:-03 18 perspective of what would be needed to build a 21st
 00:-03 19 century hospital today.
 00:-02 20 MS. PRICE: And in connection with that
 00:-02 21 retention, have you had an opportunity to both attend
 00:-02 22 various work session meetings of the Board and review
 00:-02 23 documentation in connection with the Master Plan
 00:-02 24 Amendment?
 00:-02 25 MR. SKORUPA: Yes, we have. We
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:-05 1 medical planning and programming company called
 00:-05 2 Medical Planning and Research. And -- and our sole
 00:-05 3 purpose was to provide medical planning and
 00:-05 4 consultation services to healthcare providers
 00:-04 5 including architects and providers to medical care,
 00:-04 6 we're not -- we're not an architectural practice
 00:-04 7 we're a medical planning and programming practice.
 00:-04 8 Some of the work that I've done for
 00:-04 9 example in New Jersey some of the clients that we've
 00:-04 10 have had been St. Francis Hospital in Trenton, Robert
 00:-04 11 Wood Johnson, Perth Amboy.
 00:-04 12 We've done a lot of work in the
 00:-04 13 northeast such as Columbia Presbyterian, the new
 00:-04 14 Heart Hospital which just opened up a few weeks ago
 00:-04 15 was -- we provided programming and planning work fore
 00:-04 16 them.
 00:-04 17 And we've been involved in a number of
 00:-04 18 new hospitals. For example, a new 535 bed hospital
 00:-04 19 in Singapore. We were the planners/programmers for
 00:-04 20 the St. Vincent Hospital in Manhattan which has been
 00:-04 21 in the news lately and I can truthfully say I don't
 00:-04 22 think our programming or our planning had anything to
 00:-04 23 do with its current situation.
 00:-04 24 So that is sort of an overview of what
 00:-03 25 -- of what we've done.
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:-02 1 attended, I guess it was the last public hearing in
 00:-02 2 July. And then we had a number of work sessions with
 00:-02 3 the Planning Board. We had a number of work sessions
 00:-02 4 with the professional team which is advising the
 00:-02 5 Hospital.
 00:-02 6 So those are the main activities that
 00:-02 7 we've participated in over the last few months.
 00:-02 8 **Q.** And to that end have you had an
 00:-02 9 opportunity to work together with the Village Planner
 00:-02 10 and the Village Engineer in this regard?
 00:-02 11 MR. SKORUPA: Yes, we have.
 00:-02 12 They have been an inherent part of our
 00:-02 13 consultation process. And we worked very closely
 00:-02 14 with both of them.
 00:-02 15 MS. PRICE: Have you been in attendance
 00:-02 16 at the meetings that have been held here both at BF
 00:-02 17 and at Village Hall?
 00:-02 18 MR. SKORUPA: Yes, we have. We've
 00:-01 19 attended all of the public work sessions.
 00:-01 20 MS. PRICE: Now, it's my recollection,
 00:-01 21 having also attended those meetings, that you brought
 00:-01 22 forward a series of potential conceptual
 00:-01 23 recommendations to the Planning Board involving
 00:-01 24 alternate layouts for potential design at The Valley
 00:-01 25 Hospital for the Board's consideration other than
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:-01 1 what I'm going to label as the original Master Plan
 00:-01 2 Amendment Option 1.
 00:-01 3 Is that correct?
 00:-01 4 MR. SKORUPA: That is correct.
 00:-01 5 MS. PRICE: Could you take a moment and
 00:-01 6 just briefly update us in terms of what those
 00:-01 7 recommendations involved on your behalf and what
 00:-01 8 steps you took in your investigation in order to get
 00:-01 9 to those recommendations?
 00:-01 10 MR. SKORUPA: I think the things that
 00:-01 11 we focused on primarily were, first of all,
 00:-01 12 ascertaining the amount of space that we thought was
 00:-01 13 appropriate for a modern hospital. We looked at
 00:-01 14 issues -- and in terms of the parking because in my
 00:00 15 view I think parking is an inherent part of a modern
 00:00 16 hospital in terms of getting access to those
 00:00 17 healthcare service. So those -- those are two very
 00:00 18 important fundamental elements that we looked at.
 00:00 19 In addition to that we looked at the
 00:00 20 height of the buildings, the mass of the buildings.
 00:00 21 And a very important one which was how much goes
 00:00 22 above ground and how much goes below ground. We
 00:00 23 thought those were the major issues in terms of the
 00:00 24 massing of the building. We also looked at setbacks
 00:00 25 in order to mitigate the impact of the building on
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:00 1 MR. SKORUPA: With Whitestone I think
 00:00 2 we looked, first of all, at what was the elevation of
 00:00 3 the normal groundwater in terms of its relation to
 00:00 4 the -- to the nominal finished grade or the top --
 00:00 5 you know, the surface of the site.
 00:00 6 We looked at conditions having to do
 00:00 7 with de-watering during construction.
 00:00 8 We looked at questions having to do
 00:00 9 with the amount of excavation and in turn implication
 00:01 10 of that excavation in terms of impact on the
 00:01 11 structures, be they parking or be they hospital
 00:01 12 facilities below grade.
 00:01 13 MS. PRICE: Did any of the information
 00:01 14 that you gained from your work with Whitestone cause
 00:01 15 you at any point in time to change your opinion on
 00:01 16 the amount of construction below grade that was, in
 00:01 17 fact, feasible or reasonable for the site?
 00:01 18 MR. SKORUPA: Yes, it did. I think we
 00:01 19 looked to reduce the amount of underground
 00:01 20 construction which would be feasible with cost of
 00:01 21 construction, length of construction, the amount of
 00:01 22 excavation and the impact on the -- on the -- on the
 00:01 23 neighborhood, the immediate neighborhood and the
 00:01 24 traffic that it would generate.
 00:01 25 MS. PRICE: Maybe you can take a minute
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:00 1 the periphery of the property.
 00:00 2 So those are the major things we looked
 00:00 3 at.
 00:00 4 MS. PRICE: Your recommendations at one
 00:00 5 point in time involved the placement of a larger
 00:00 6 proportion of the parking underground; is that
 00:00 7 correct?
 00:00 8 MR. SKORUPA: Yes, it did.
 00:00 9 MS. PRICE: Did that recommendation, in
 00:00 10 your understanding, lead in any way to the retention
 00:00 11 by this Board of Whitestone Associates?
 00:00 12 MR. SKORUPA: Yes, it did. I think one
 00:00 13 of the important issues that we began to look at in
 00:00 14 greater detail was the impact of subsurface water and
 00:00 15 subsurface conditions on the feasibility and the cost
 00:00 16 of putting functions below grade.
 00:00 17 MS. PRICE: Did your work with -- did
 00:00 18 you have an opportunity to work with Whitestone in
 00:00 19 connection with any further analysis of feasibility
 00:00 20 of alternate design concepts --
 00:00 21 MR. SKORUPA: Yes, we did.
 00:00 22 MS. PRICE: -- for The Valley Hospital.
 00:00 23 MR. SKORUPA: Yes, we did.
 00:00 24 MS. PRICE: Can you just walk us all
 00:00 25 through what steps that you took to that end?
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:01 1 and just talk about those things a little bit in
 00:01 2 greater detail.
 00:02 3 Were all of those issues matters that
 00:02 4 were analyzed by you and by Whitestone and other
 00:02 5 board professionals in connection with appropriation
 00:02 6 of the amendment to the best of your knowledge?
 00:02 7 **A. Yes, we did. We worked with**
 00:02 8 **Whitestone, Chris -- Chris was also involved as -- as**
 00:02 9 **the Village Engineer, was also involved in this.**
 00:02 10 **So, yes, those are the two main contact**
 00:02 11 **points for further investigation of the subsoil**
 00:02 12 **conditions.**
 00:02 13 MS. PRICE: Are you in a position this
 00:02 14 evening to discuss option -- where the Board was in
 00:02 15 connection with Option 1 and where we are this
 00:02 16 evening with the plan that was formulated and
 00:02 17 presented in connection with the amendment that's
 00:02 18 pending?
 00:02 19 MR. SKORUPA: Yes, we are.
 00:02 20 MS. PRICE: And do you have any
 00:02 21 graphics with you that depict those?
 00:02 22 MR. SKORUPA: Yes, we do.
 00:02 23 So I think what I'm going to do is I'm
 00:03 24 going to switch microphones and go over to the laptop
 00:03 25 and speak from there.
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:03 1 MS. PRICE: Okay. Am I in the way?
 00:03 2 No?
 00:03 3 MR. SKORUPA: Okay. This -- we have
 00:04 4 two options that we're going to share with the --
 00:04 5 with you tonight. The first one is Option 1.
 00:04 6 Can -- is that in focus? Can people
 00:04 7 see that? I mean is there --
 00:04 8 FEMALE AUDIENCE MEMBER: We can't read
 00:04 9 it.
 00:04 10 MR. SKORUPA: Okay. Then what I'll
 00:04 11 have to do, I think I have to just tell more, rather
 00:04 12 than rely on the graphics that is there.
 00:04 13 This is the site plan of the current
 00:04 14 site (indicating). This is Van Dien here. Linwood
 00:04 15 is here. And Benjamin Franklin is to the north
 00:04 16 (indicating). And then Steilen properties are here
 00:04 17 (indicating).
 00:04 18 This shows the -- the main buildings
 00:04 19 which are the proposed new North Building, the West
 00:04 20 Building, the Cheel Building, and the new South
 00:04 21 Building. And then two parking structures at the end
 00:04 22 of the site (indicating).
 00:04 23 This option is -- is -- we would give
 00:04 24 this the name of the original Master Plan basis that
 00:04 25 was developed some months ago. The main components
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:06 1 connecting the existing Cheel Building to the new
 00:06 2 West Building and the new North Building
 00:06 3 (indicating).
 00:06 4 On the Steilen side there's a parking
 00:06 5 -- a service entry here (indicating) for servicing an
 00:06 6 ambulance. The ambulance emergency room is proposed
 00:06 7 to be relocated to the ground level of the Cheel
 00:06 8 Building in a future phase (indicating).
 00:06 9 This would be the emergency drop-off.
 00:06 10 A new Cheel a -- a new service dock
 00:06 11 would be located here (indicating) with service
 00:06 12 access, truck access to this (indicating) replacing
 00:06 13 the current power plant which is located on the east
 00:06 14 end of the Phillips Building, which would come down.
 00:06 15 This is an aerial view (indicating) of
 00:06 16 the Phase I project. This is Van Dien. This is
 00:07 17 Linwood (indicating).
 00:07 18 To the north would be the new heart of
 00:07 19 the Hospital, the new North Building. The new atrium
 00:07 20 connecting the Cheel Building shown here
 00:07 21 (indicating). And the existing Bergen Building
 00:07 22 remaining in place.
 00:07 23 And then parking would be located to
 00:07 24 the south end. This is the new parking structure.
 00:07 25 The Phillips parking structure and expanded Linwood
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:04 1 of it are demolition of two of the existing
 00:05 2 buildings. The Phillips Building, which you located
 00:05 3 here (indicating). And eventually the Bergen
 00:05 4 Building which is located here (indicating). And
 00:05 5 then at the end of the phased construction there
 00:05 6 would be three buildings on the site North Building,
 00:05 7 the existing Cheel Building having been renovated a
 00:05 8 new S Building -- a new South Building. And then an
 00:05 9 atrium which connects the two buildings.
 00:05 10 To the south end of the site is where
 00:05 11 most of the structured parking -- all of the
 00:05 12 structured parking is located. The existing Linwood
 00:05 13 parking structure is here (indicating). What was
 00:05 14 proposed was a new level on top of that, giving two
 00:05 15 levels of existing parking below grade, one level
 00:05 16 above grade, with parking on the roof.
 00:05 17 And then a new Phillips structure
 00:05 18 consisting of two stories below grade, one story of
 00:05 19 parking at grade, three stories of parking above
 00:05 20 grade, one of those being the roof of the building
 00:05 21 (indicating).
 00:05 22 This is the new main entry drop-off
 00:06 23 here (indicating). At some point this would be come
 00:06 24 the main entry for a Phase II building. It would be
 00:06 25 connected by an atrium which stretches to the north
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:07 1 parking (indicating).
 00:07 2 Under Phase I, the entry is in front of
 00:07 3 the atrium, just south of the North Building.
 00:07 4 Some on grade parking here (indicating)
 00:07 5 and then out back would be service access and parking
 00:07 6 along the edge of the property adjacent to the
 00:07 7 Steilen properties (indicating).
 00:07 8 And then this is a view of Phase II in
 00:07 9 which the Bergen Building has come down. Its
 00:07 10 replaced by a new South Building, a new West
 00:07 11 Building, a new entry drop-off and parking in this
 00:07 12 location (indicating) and less parking in the back
 00:08 13 having -- having been replaced along that edge.
 00:08 14 And this is Option 6, which is proposed
 00:08 15 as incorporating many of the things that we had
 00:08 16 suggested in terms of reconfiguration of the Master
 00:08 17 Plan proposal. It has a North Building. In this
 00:08 18 scheme the North Building is further back from Van
 00:08 19 Dien (indicating).
 00:08 20 In Option 1 we were at 40 feet or so
 00:08 21 from the edge of the property. This shows 120 feet
 00:08 22 back from the edge of the property.
 00:08 23 At the West Building in -- in Phase II,
 00:08 24 this is a hundred feet back from the edge of the
 00:08 25 property (indicating).
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:08 1 Then in the south -- the new South
 00:08 2 Building is located here (indicating).
 00:08 3 And then changes to the parking. This
 00:08 4 shows no expansion of parking on top of the existing
 00:09 5 Linwood, but an increased buffer zone along the --
 00:09 6 the Linwood edge of it.
 00:09 7 A parking structure very similar to the
 00:09 8 parking structure that was proposed in Option 1. And
 00:09 9 then a big change would be in Phase II, all of the
 00:09 10 parking would be in a Phase II parking structure
 00:09 11 located -- we call it the South Building parking
 00:09 12 structure, located in the -- in the adjacency of the
 00:09 13 new South Building.
 00:09 14 And then this shows the permanent
 00:09 15 drop-off in Phase II with the main entry being
 00:09 16 located here (indicating). Service entry is here
 00:09 17 (indicating). Emergency entrance is here
 00:09 18 (indicating).
 00:09 19 And this is an aerial view of the
 00:09 20 Option 6 showing one story higher. I think the major
 00:09 21 differences between Option 1 and 6 was in order to
 00:09 22 increase the setback it was proposed that we increase
 00:09 23 the height of the building, but then pull the
 00:10 24 buildings back further from the edge of the property.
 00:10 25 In our view the importance of

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:10 1 maintaining a buffer and edge along the edge of the
 00:10 2 property was a better option than having a lower
 00:10 3 building, but much closer to the face of the Hospital
 00:10 4 -- of the -- of the property.
 00:10 5 And then this shows in Option 1, in
 00:10 6 Phase I of Option 6, a new atrium, a renovated Cheel
 00:10 7 Building, Bergen in its location, and then here the
 00:10 8 existing Linwood parking with no addition on top,
 00:10 9 additional buffer zone created along the edge here
 00:10 10 (indicating). And then a new Phillips garage with
 00:10 11 greater attention paid to the detailing of it, so
 00:10 12 that its height was lower with screening at the top
 00:10 13 and also architectural features that would make it
 00:10 14 appear more of a building than a parking structure.
 00:10 15 And this is Phase II of Option 6.
 00:10 16 Again, showing the addition of the new South Building
 00:11 17 replacing the Bergen Building and a new West Building
 00:11 18 (indicating).
 00:11 19 The parking then would be underground
 00:11 20 parking in the Phase II, around the perimeter of the
 00:11 21 South Building.
 00:11 22 So those are the major -- an overview
 00:11 23 of the two options. I think in terms of differences,
 00:11 24 and similarities, both the options propose about a
 00:11 25 hundred -- 1,170,000 square feet of space, which we

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:11 1 think is the -- a number that's probably necessary
 00:11 2 for a 454 bed modern hospital 21st century meeting
 00:11 3 current standards as they exist today.
 00:11 4 The second thing that we talked -- that
 00:11 5 was -- that similarities between the two are a
 00:11 6 roughly 2,000 parking spaces in both -- in Option 6
 00:11 7 much of that is below grade, so that that minimizes
 00:12 8 the impact on the -- the neighborhood -- on the
 00:12 9 surrounding neighborhood.
 00:12 10 Option 6 is one story higher, but then
 00:12 11 Option 6 has greater setbacks along Van Dien and
 00:12 12 greater setbacks along Linwood Avenue.
 00:12 13 On the east end changes that are
 00:12 14 different from Option 6 to 1, this shows the service
 00:12 15 dock in its current location (indicating) but much of
 00:12 16 the loading dock is covered, so that the noise is
 00:12 17 covered by a roof which would become a green roof.
 00:12 18 Additional buffering elements were required along
 00:12 19 Steilen properties so that we could shield the
 00:12 20 property owners from some of the service activities
 00:12 21 that take place on the north end.
 00:12 22 Similarly for the -- for the relocation
 00:12 23 of the emergency parking. The emergency parking
 00:12 24 drop-off would be in this location (indicating). And
 00:12 25 what was proposed is additional screening of the

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:13 1 drop-off areas for the ambulances and parking and
 00:13 2 additional buffering and screening along the -- this
 00:13 3 portion of the site directly adjacent to the proposed
 00:13 4 new emergency drop-off (indicating).
 00:13 5 This is the South Building. And
 00:13 6 there's the difference in terms of the amount of
 00:13 7 parking below grade, all of the parking that is
 00:13 8 proposed with the green roof in Phase II, a little
 00:13 9 more than 500 cars would be proposed in two levels of
 00:13 10 below grade parking.
 00:13 11 So that's a brief overview of the two
 00:13 12 options that we presented to the Planning Board at
 00:13 13 the last meeting. It's clearly our recommendation
 00:13 14 that Option 6 embodies a number of the principals we
 00:13 15 put forth, and in our view clearly a better option to
 00:13 16 implement than the original Option 1.
 00:13 17 MS. PRICE: Mr. Skorupa, do you have
 00:14 18 with you tonight a copy of the report that you
 00:14 19 prepared in connection with your testimony?
 00:14 20 MR. SKORUPA: Yes, I do.
 00:14 21 MS. PRICE: Can I ask you, is the name
 00:14 22 of your report entitled "Master Plan for the Hospital
 00:14 23 Zone Report for the Planning Board, Ridgewood, dated
 00:14 24 March 31st, 2009"?
 00:14 25 MR. SKORUPA: Uhhmm.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:14 1 MS. PRICE: If I could show you a copy?
 00:14 2 MR. SKORUPA: Yes, this is actually the
 00:14 3 31st of March, 2010.
 00:14 4 MS. PRICE: 2010. So that's just a
 00:14 5 typo?
 00:14 6 MR. SKORUPA: That is a copy with a
 00:14 7 typographical error.
 00:14 8 MS. PRICE: That's a typographical
 00:14 9 mistake.
 00:14 10 So for the record, if we can have this,
 00:14 11 I'm going to make one skip in the numerical order and
 00:14 12 mark this as B-79.
 00:14 13 (Whereupon, MPRI Report entitled
 00:14 14 "Master Plan for the Hospital Zone Report for
 00:14 15 the Planning Board, Ridgewood, dated
 00:14 16 March 31st, 2010" was received and marked as
 00:14 17 Exhibit B-79 for Identification.)
 00:14 18 MS. PRICE: And I'd like to just ask
 00:14 19 you a couple of follow up questions on your
 00:14 20 testimony.
 00:14 21 In your analysis were Option 1 and
 00:15 22 Option 6, did you have occasion to look at the
 00:15 23 differential in the amount of parking that was
 00:15 24 proposed, and I'm not looking to hold you to an exact
 00:15 25 number, but the amount of parking that is being

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:15 1 proposed underground between the two options?
 00:15 2 MR. SKORUPA: Well, Gail, I would want
 00:15 3 to look at numbers, I don't --
 00:15 4 MS. PRICE: Oh, no, I'd like you to --
 00:15 5 MR. SKORUPA: Yes, please?
 00:15 6 MS. PRICE: -- look at your report.
 00:15 7 MR. SKORUPA: Yeah.
 00:15 8 MS. PRICE: Do you have a copy?
 00:15 9 MR. SKORUPA: I don't have a copy with
 00:15 10 me right here. It's on the computer so...
 00:15 11 MS. PRICE: You can use that one. I
 00:15 12 have another one.
 00:15 13 MR. SKORUPA: Okay. And the question
 00:15 14 was?
 00:15 15 MS. PRICE: The amount of underground
 00:15 16 parking proposed or analyzed in Option 1 versus
 00:15 17 Option 6.
 00:16 18 And the foundation for that question is
 00:16 19 when you first became involved you testified earlier
 00:16 20 that one of the things that you looked at was the
 00:16 21 ability to get more parking underground in your
 00:16 22 study; is that correct?
 00:16 23 MR. SKORUPA: Yes, right.
 00:16 24 In Option 1 there's approximately
 00:16 25 35 percent of the parking was below grade. And in

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:16 1 Option 6 approximately 60 percent of the parking was
 00:16 2 below grade.
 00:16 3 MS. PRICE: Sixty percent in Option 6?
 00:16 4 MR. SKORUPA: That's right.
 00:16 5 MS. PRICE: And you referenced that
 00:16 6 Option 6 has approximately 2,000 parking spaces?
 00:16 7 MR. SKORUPA: Yes. That's true.
 00:16 8 That's correct.
 00:16 9 MS. PRICE: And is that close to what
 00:16 10 was being proposed under Option 1 as well?
 00:16 11 MR. SKORUPA: Option 1 had just a few
 00:16 12 less, it was -- according to the information we
 00:16 13 receive was 1942 spaces. So, you know, in gross
 00:16 14 numbers I think there are roughly 2,000.
 00:17 15 MS. PRICE: And in review of the
 00:17 16 setbacks, if we could just take a minute again, the
 00:17 17 roadway setback at Van Dien with regard to the North
 00:17 18 Building under Option 1, it's my understanding that
 00:17 19 Option 1 shows that setback at roughly 47 feet or so
 00:17 20 to the North Building?
 00:17 21 MR. SKORUPA: That is correct. It was
 00:17 22 shown at 47, yes.
 00:17 23 MS. PRICE: And under Option 6 that
 00:17 24 setback is being shown as feasible at?
 00:17 25 MR. SKORUPA: One-hundred and twenty

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:17 1 feet.
 00:17 2 MS. PRICE: And your depiction, which
 00:17 3 is up on the screen behind me, does show a possible
 00:17 4 one -- it looks like a one story building on the
 00:17 5 northern side of the North Building?
 00:17 6 MR. SKORUPA: Yes, it does.
 00:17 7 MS. PRICE: Is that similarly depicted
 00:17 8 at the same is 120-foot setback?
 00:18 9 MR. SKORUPA: Yes, it is.
 00:18 10 At the -- the face from the south end
 00:18 11 of the North Building to north end of the North
 00:18 12 Building is proposed at 120-foot setback, yes.
 00:18 13 MS. PRICE: And does that additional
 00:18 14 one story run the full front to back linear dimension
 00:18 15 of the North Building?
 00:18 16 MR. SKORUPA: It runs along the north
 00:18 17 edge, adjacent to Ben Franklin, the full length
 00:18 18 setback about 40 feet from the property edge.
 00:18 19 MS. PRICE: And that's one story?
 00:18 20 MR. SKORUPA: And that's one story,
 00:18 21 yes.
 00:18 22 MS. PRICE: And with regard to the
 00:18 23 Steilen Avenue properties boundary does Option 6
 00:18 24 propose any parking along that driveway area?
 00:18 25 MR. SKORUPA: No, it does not, other

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:18 1 than the parking related emergency room drop-off at
 00:18 2 the back edge, at the east edge, of the Cheel
 00:18 3 Building in the Phase II.
 00:19 4 MS. PRICE: Are there any parking
 00:19 5 spaces along the boundary line, itself?
 00:19 6 MR. SKORUPA: There is a setback.
 00:19 7 There is a buffer zone and a setback from those
 00:19 8 properties. There is -- there is no parking at the
 00:19 9 property edge along Steilen.
 00:19 10 MS. PRICE: Okay.
 00:19 11 And you referenced a green roof and
 00:19 12 covered loading and unloading zone?
 00:19 13 MR. SKORUPA: Yes. What the plan shows
 00:19 14 a covered service area in the northeast corner,
 00:19 15 covered by a roof and a proposed green roof on the
 00:19 16 top of that roof.
 00:19 17 MS. PRICE: And is that something that
 00:19 18 existed under Option 1.
 00:19 19 MR. SKORUPA: No, it did not. This was
 00:19 20 in addition to Option 1.
 00:19 21 MS. PRICE: And the setback along
 00:19 22 Linwood?
 00:19 23 MR. SKORUPA: The setback along the
 00:20 24 Linwood is increased. And there's also a green roof
 00:20 25 with parking even moved further back, the buffer plus

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:20 1 the setback for Option 6 is -- is 88 feet from the
 00:20 2 edge of -- from the Linwood property edge, 29 feet of
 00:20 3 buffer, 59 feet of green roof.
 00:20 4 MS. PRICE: And with regard to the
 00:20 5 Phillips garage itself, would it be your
 00:20 6 recommendation that there be any design elements
 00:20 7 incorporated into that garage?
 00:20 8 MR. SKORUPA: Yes. We would recommend
 00:20 9 that the architectural and engineering team do a
 00:20 10 number of things to mitigate the impact of a parking
 00:20 11 structure. One, would be to pay special attention to
 00:20 12 the detailing of the parking structure so that it has
 00:20 13 more of an ambiance feeling of a building as opposed
 00:21 14 to a parking structure by choosing materials and
 00:21 15 fenestrations which minimize the aspects of parking,
 00:21 16 but keep it open as an unventilated -- as a naturally
 00:21 17 ventilated structure. Secondly, to construct a
 00:21 18 parapet at the upper level, tall enough so that both
 00:21 19 the light from vehicles moving on that and the noise
 00:21 20 generated by cars on top of that would be mitigated
 00:21 21 by the heightened wall; to use lighting fixtures
 00:21 22 which focus light downward as opposed to creating
 00:21 23 glare for those, you know, the immediate
 00:21 24 neighborhood. And also to undertake some sound
 00:21 25 attenuation measures on the surfaces of the parking

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:21 1 structure to minimize noise generated by cars.
 00:21 2 MS. PRICE: Is there anything else in
 00:22 3 connection with your testimony, your attendance at
 00:22 4 the work session meeting, your preparation for this
 00:22 5 evening, that needs to be supplemented on direct, Mr.
 00:22 6 Skorupa?
 00:22 7 MR. SKORUPA: I'm unaware of any that I
 00:22 8 would like to do.
 00:22 9 CHAIRMAN NICHOLSON: Are there any
 00:22 10 Board Members that would like to ask questions of Mr.
 00:22 11 Skorupa?
 00:22 12 MR. HURLEY: No questions at this time.
 00:22 13 CHAIRMAN NICHOLSON: No?
 00:22 14 MR. NALBANTIAN: NO.
 00:22 15 MAYOR PFUND: I have two.
 00:22 16 The mechanicals on the North Building,
 00:22 17 are they setback at all or if not as it appears could
 00:22 18 you explain the impact of that.
 00:22 19 MR. SKORUPA: Probably the best -- this
 00:23 20 is the proposed mechanical level.
 00:23 21 Because of the greater setbacks from
 00:23 22 the edge of the property, it was our view that having
 00:23 23 additional setbacks on the face of the building was
 00:23 24 probably not necessary, because we think the distance
 00:23 25 from the edge of the property was sufficient to

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:23 1 mitigate the impact of the mechanical equipment.
 00:23 2 This is an enclosed space (indicating)
 00:23 3 it would appear as habited floor. So this would be
 00:23 4 enclosed. And on the back part would be, probably,
 00:23 5 the location of cooling towers for the central
 00:23 6 cooling plant. That would be the only portion of the
 00:23 7 upper story that is open to the roof, so that the
 00:23 8 necessary venting and -- of the cooling towers can
 00:23 9 take place.
 00:23 10 MAYOR PFUND: Just explain to me on the
 00:23 11 Linwood side of the parking, is the green a greater
 00:24 12 setback or is that an existing structure?
 00:24 13 MR. SKORUPA: You're referring to this
 00:24 14 (indicating)?
 00:24 15 MAYOR PFUND: Yes.
 00:24 16 MR. SKORUPA: This is the roof of the
 00:24 17 existing Linwood parking structure which is two
 00:24 18 levels below grade. And what is proposed then is
 00:24 19 parking be eliminated and the top of the existing
 00:24 20 roof be converted to a green roof.
 00:24 21 MAYOR PFUND: To the surface is then
 00:24 22 eliminated -- the surface parking is eliminated.
 00:24 23 MR. SKORUPA: The surface parking is
 00:24 24 eliminated in that area, from this point back would
 00:24 25 be on surface parking (indicating).

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:24 1 As we said earlier, this is about
 00:24 2 88 feet from the edge of Linwood.
 00:24 3 MAYOR PFUND: So the only elevated
 00:24 4 portion on the Linwood side is the Phillips?
 00:24 5 MR. SKORUPA: That's correct. Yes.
 00:24 6 MAYOR PFUND: All right. Thank you
 00:24 7 very much.
 00:24 8 CHAIRMAN NICHOLSON: Ray, the land
 00:24 9 between North Van Dien and North Building façade in
 00:24 10 your depiction is shown in green. And I just want to
 00:24 11 make sure --
 00:25 12 MR. SKORUPA: This, Dave, this is the
 00:25 13 area you're referring to (indicating).
 00:25 14 CHAIRMAN NICHOLSON: That's right.
 00:25 15 MR. SKORUPA: Okay.
 00:25 16 CHAIRMAN NICHOLSON: And, in fact, this
 00:25 17 would be a green area. There's no parking that would
 00:25 18 proposed in those setbacks?
 00:25 19 MR. SKORUPA: That is correct. Yes.
 00:25 20 CHAIRMAN NICHOLSON: And, Ray, I want
 00:25 21 to take you back just one little bit. You had said
 00:25 22 that the square footage depicted in Option 6, which
 00:25 23 is the result of many months of working with the team
 00:25 24 is almost identical to that square footage in Option
 00:25 25 1. Is that correct?

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:26 1 of the lower portion of the building is only one
 00:26 2 story, but the main massing of the building is at
 00:26 3 least 100 feet back. I'll get the exact number and
 00:27 4 give that to you.
 00:27 5 CHAIRMAN NICHOLSON: Thank you.
 00:27 6 Tom?
 00:27 7 MR. RICHE: Ray, just getting back to
 00:27 8 the rooftop mechanicals, again I think your statement
 00:27 9 was that because we've increased the setback on the
 00:27 10 buildings, themselves, that you didn't see any
 00:27 11 benefit in setting back any further the mechanicals
 00:27 12 on the roof. Is that a fair analysis of what you
 00:27 13 said?
 00:27 14 MR. SKORUPA: Yeah. I would say we --
 00:27 15 we thought that -- I'm trying to search for the
 00:27 16 proper word.
 00:27 17 I wouldn't use the word there was "no
 00:27 18 benefit". I -- I think we felt as though given the
 00:27 19 length of setback from the property that it was not
 00:27 20 an absolute in terms of having a setback on the
 00:27 21 mechanicals.
 00:27 22 MR. RICHE: All of our ordinances in
 00:27 23 the Village now for any building requires mechanical
 00:27 24 setbacks based upon the height and the building and
 00:27 25 so forth.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:25 1 MR. SKORUPA: Yes. They're very close
 00:25 2 about 10,000 square feet difference.
 00:25 3 CHAIRMAN NICHOLSON: So the square
 00:25 4 footage that the Hospital had first proposed in
 00:25 5 Option 1 is the same as in Option 6. In your
 00:25 6 professional opinion is the amount of square footage
 00:25 7 necessary for The Valley Hospital to accomplish its
 00:25 8 mission?
 00:25 9 MR. SKORUPA: In my view that quantity
 00:26 10 of square footage, I believe, is necessary to create
 00:26 11 a modern 21st century hospital of 450 beds, which
 00:26 12 meets not only the mandated requirements for
 00:26 13 healthcare but also the recommendations by the
 00:26 14 general guidelines for institution of this sort.
 00:26 15 CHAIRMAN NICHOLSON: And one last
 00:26 16 question, the setback from the eastern façade of the
 00:26 17 North Building to the Steilen Avenue residences'
 00:26 18 property line, not considering the loading area, but
 00:26 19 the main building, itself. Do you recall what that
 00:26 20 setback is?
 00:26 21 MR. SKORUPA: I believe it -- we -- we
 00:26 22 have it on the document, I think it's in excess of
 00:26 23 100 feet. I'll check to give you the exact number.
 00:26 24 I have to look at the plan. And I'll get back.
 00:26 25 But it's -- it's significant in terms

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:27 1 Do you see any problem with requiring
 00:27 2 an additional setback by the mechanicals in this
 00:28 3 particular scenario?
 00:28 4 MR. SKORUPA: Well, if you look at the
 00:28 5 West Building there is a setback proposed on the West
 00:28 6 Building. And the reason for that is its closer to
 00:28 7 the edge of the property and, therefore, with that
 00:28 8 principal of the further back maybe there's less need
 00:28 9 to have a setback from the mechanical equipment. And
 00:28 10 we thought this was a reasonable argument in terms of
 00:28 11 maximizing the amount of space which is dedicated to
 00:28 12 mechanicals in the North Building.
 00:28 13 MR. RICHE: I would suggest that
 00:28 14 because it looks like the North Building will be one
 00:28 15 of the major buildings that the mechanicals might be
 00:28 16 more extensive in that building, and I would continue
 00:28 17 to suggest that we require some mechanical setbacks
 00:28 18 for the North Building.
 00:28 19 MR. SKORUPA: You're correct. The
 00:28 20 North Building is -- really becomes the main power
 00:28 21 plant and mechanical space --
 00:28 22 MR. RICHE: Yes.
 00:28 23 MR. SKORUPA: -- for the complete
 00:28 24 facility.
 00:28 25 MR. RICHE: So do you see any detriment

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:28 **1** to the plan here, Option 6, by requiring those
 00:28 **2** setbacks on the North Building?
 00:29 **3** MR. SKORUPA: We could certainly look
 00:29 **4** at that. I mean I don't think it's a situation that
 00:29 **5** one could not look into accommodating.
 00:29 **6** MR. RICHE: Thank you.
 00:29 **7** CHAIRMAN NICHOLSON: Are there any
 00:29 **8** other questions of --
 00:29 **9** MAYOR PFUND: I have one other, and I
 00:29 **10** don't know if it's -- the detail is not appropriate
 00:29 **11** for you at this time, from but from the Phillips to
 00:29 **12** the South Building are people going to walk outside
 00:29 **13** from the parking to that building or is it
 00:29 **14** anticipated that there would be an enclosed walkway?
 00:29 **15** MR. SKORUPA: When the Bergen building
 00:29 **16** is in place there is an existing corridor connection
 00:29 **17** at every level of the Bergen Building connecting it
 00:29 **18** to the Phillips Building.
 00:29 **19** So I would presume that that would be
 00:29 **20** left in place, and that could be used during the
 00:29 **21** first phase of the project in which the Phillips
 00:29 **22** garage is completely connected to the Bergen Building
 00:29 **23** through the existing walkways.
 00:29 **24** In Phase II, when the Bergen Building
 00:29 **25** comes down, you will note that there is underground

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:30 **1** parking with the green roof on top surrounding that'
 00:30 **2** building. So a pathway at one or two levels could be
 00:30 **3** from the Phillips garage into the heart of the
 00:30 **4** hospital with having two choices, one it could be
 00:30 **5** completely covered underground getting in bad weather
 00:30 **6** winter, et cetera, or one could have some sort of a
 00:30 **7** covered way or open way for access in better weather.
 00:30 **8** So it can accommodate both of those.
 00:30 **9** And I don't think we went to the level of, you know,
 00:30 **10** defining things of that sort. So that certainly is a
 00:30 **11** possibility.
 00:30 **12** MAYOR PFUND: Thank you.
 00:30 **13** CHAIRMAN NICHOLSON: Charles?
 00:30 **14** MR. NALBANTIAN: Yes.
 00:30 **15** Ray, would you be able to describe the
 00:30 **16** anticipated flow of traffic from the Linwood parking
 00:30 **17** structure to either Linwood Avenue or Van Dien?
 00:30 **18** MR. SKORUPA: From Linwood, from the
 00:30 **19** Linwood parking structure to?
 00:30 **20** MR. NALBANTIAN: In and out of the
 00:30 **21** Phillips parking structure, that's being proposed on
 00:30 **22** the site.
 00:30 **23** MR. SKORUPA: There are -- let's start
 00:30 **24** with the street.
 00:30 **25** First of all this would be entryways

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:31 **1** off of Van Dien into a drop-off in this -- in Phase
 00:31 **2** II, the main entry would be presumably on this edge
 00:31 **3** of the building (indicating) some place.
 00:31 **4** So as you come in, onto the property,
 00:31 **5** there is access into the Phillips garage here
 00:31 **6** (indicating). There is access into the existing
 00:31 **7** Linwood garage here (indicating). And then on the
 00:31 **8** backside there is access proposed, I believe this
 00:31 **9** indicates here (indicating) of access into the east
 00:31 **10** end of the complex.
 00:31 **11** In my view, there's also a possibility
 00:31 **12** -- it doesn't show up on the plan, but because of the
 00:31 **13** length of this (indicating) there -- there could be
 00:31 **14** another option to put additional entry further to the
 00:31 **15** north.
 00:31 **16** So, conceivably one can have four entry
 00:31 **17** points/exit points into those. Access off of Linwood
 00:31 **18** here, access off of Van Dien here (indicating).
 00:31 **19** MR. NALBANTIAN: Do you have an opinion
 00:31 **20** as to where the greatest traffic flow would actually
 00:32 **21** originate and exit from the parking either Linwood
 00:32 **22** Avenue or Van Dien?
 00:32 **23** MR. SKORUPA: That might -- may be a
 00:32 **24** question that's best answered by the traffic
 00:32 **25** consultant so...

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:32 **1** MR. NALBANTIAN: Thank you.
 00:32 **2** CHAIRMAN NICHOLSON: All right. Thank
 00:32 **3** you, Ray.
 00:32 **4** Any other questions for Ray?
 00:32 **5** MS. PRICE: Can I just ask one follow
 00:32 **6** up question?
 00:32 **7** Ray, you mentioned -- at one point you
 00:32 **8** mentioned 454 beds and at another time you mentioned
 00:32 **9** 450.
 00:32 **10** Your analysis was based upon which
 00:32 **11** number?
 00:32 **12** MR. SKORUPA: Oh, it was based on 454.
 00:32 **13** MS. PRICE: So 454.
 00:32 **14** MR. SKORUPA: Currently I think 450 --
 00:32 **15** 451, I believe.
 00:32 **16** MS. PRICE: I just wanted to have the
 00:32 **17** number.
 00:32 **18** MR. SKORUPA: Yes, 454 was the number
 00:32 **19** we used. Yes.
 00:32 **20** MS. PRICE: Okay.
 00:32 **21** CHAIRMAN NICHOLSON: Thank you, Ray,
 00:32 **22** very much for all your work and your presentation
 00:32 **23** tonight.
 00:32 **24** Gail, who do we hear from next?
 00:32 **25** MS. PRICE: Larry, please, Larry

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:32 **1** Keller.
 00:33 **2** Larry, would you raise your right hand?
 00:33 **3** Do you swear the testimony you're about
 00:33 **4** to give will be the truth, the whole truth and
 00:33 **5** nothing but the truth, so help you God?
 00:33 **6** MR. KELLER: I do.
 00:33 **7** L A U R E N C E K E L L E R, P.E.
 00:33 **8** 35 Technology Drive, Warren, New Jersey,
 00:33 **9** having been duly sworn, testifies as follows:
 00:33 **10** MS. PRICE: Could you state your full
 00:33 **11** name and spell your last name, provide your business
 00:33 **12** address for the record?
 00:33 **13** MR. KELLER: My name is Laurence
 00:33 **14** Keller, K-e-l-l-e-r. I work with Whitestone
 00:33 **15** Associates. It located at 35 Technology Drive,
 00:33 **16** Warren, New Jersey.
 00:33 **17** MS. PRICE: Larry, could you, for
 00:33 **18** purposes of the record, provide us with a brief
 00:33 **19** narrative of your educational and professional
 00:33 **20** background?
 00:33 **21** MR. KELLER: Sure. I have a bachelors
 00:33 **22** of science and civil engineering from Penn State
 00:33 **23** University and a Masters of environmental engineering
 00:33 **24** from John Hopkins.
 00:33 **25** I am the director of geotechnical
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:33 **1** engineering at Whitestone Associates. I've been
 00:33 **2** practicing geotechnical engineering for the past
 00:33 **3** 18 years, past five years at Whitestone.
 00:34 **4** I've been performing subsurface
 00:34 **5** explorations, evaluating subsurface conditions for
 00:34 **6** various sites, hundreds upon thousands of sites,
 00:34 **7** throughout the east coast and in New Jersey.
 00:34 **8** MS. PRICE: Did there come a time in
 00:34 **9** the fall of 2009 when you and your office became
 00:34 **10** involved in connection with the matter that is
 00:34 **11** pending before the Planning Board this evening.
 00:34 **12** MR. KELLER: I believe it was the
 00:34 **13** December of 2009.
 00:34 **14** MS. PRICE: Okay.
 00:34 **15** MR. KELLER: Or thereabouts.
 00:34 **16** MS. PRICE: Can you just elaborate on
 00:34 **17** your personal understanding of that involvement and
 00:34 **18** your retention by the Board?
 00:34 **19** MR. KELLER: Yes, I was asked to review
 00:34 **20** the subsurface conditions at the Hospital site and
 00:34 **21** provide recommendations and study the impact of the
 00:34 **22** subsurface conditions relative to the concepts that
 00:34 **23** were being purported for this zoning matter.
 00:34 **24** MS. PRICE: And in connection with your
 00:35 **25** involvement, have you had an opportunity to work
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:35 **1** together with the other professionals including Mr.
 00:35 **2** Skorupa and Mr. Brancheau and Mr. Rutishauser?
 00:35 **3** MR. KELLER: Yes, that is correct.
 00:35 **4** MS. PRICE: And have you had an
 00:35 **5** opportunity to attend work session meetings of this
 00:35 **6** Planning Board?
 00:35 **7** MR. KELLER: We've attended work
 00:35 **8** sessions of the Planning Board here at Ben Franklin
 00:35 **9** and over at Village Hall.
 00:35 **10** MS. PRICE: And in connection with your
 00:35 **11** work, have you had an opportunity to review any
 00:35 **12** documentation and data in preparation for your
 00:35 **13** testimony this evening?
 00:35 **14** MR. KELLER: Yes. There's been several
 00:35 **15** geotechnical reports that have been completed by the
 00:35 **16** Hospital's consultants. I could list a few, but for
 00:35 **17** instance, there's a February 14th, 1995, supplemental
 00:35 **18** geotechnical subsurface investigation report prepared
 00:35 **19** by Pollock Sukoloky Gardner (phonetic). The report
 00:35 **20** was completed by CMX formerly Shoor DePalma including
 00:36 **21** a June 9, 2007, geotechnical engineering report.
 00:36 **22** There was a January 14th, 2010 supplemental
 00:36 **23** geotechnical engineering report, and several others
 00:36 **24** that I had listed in the report that we prepared for
 00:36 **25** this purpose.
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:36 **1** MS. PRICE: So you've actually prepared
 00:36 **2** a report in connection with your appearance this
 00:36 **3** evening?
 00:36 **4** MR. KELLER: That's correct.
 00:36 **5** MS. PRICE: And is that report dated
 00:36 **6** April 28th, 2010 addressed to the Village of
 00:36 **7** Ridgewood Planning Board regarding Geotechnical Data
 00:36 **8** Review, Valley Hospital Proposed Renewal Plan?
 00:36 **9** MR. KELLER: That's correct.
 00:36 **10** MS. PRICE: And that report consists of
 00:36 **11** a narrative together with certain exhibits discussing
 00:36 **12** subsurface and bedrock conditions?
 00:36 **13** MR. KELLER: Yes.
 00:36 **14** MS. PRICE: For the record, I'm going
 00:36 **15** to mark this exhibit as Board Exhibit 78.
 00:36 **16** (Whereupon, Whitestone Associates
 00:36 **17** Report to the Village of Ridgewood Planning
 00:36 **18** Board, re: Geotechnical Data Review, Valley
 00:36 **19** Hospital Proposed Renewal Plan, dated
 00:36 **20** April 28th, 2010 is received and marked as
 00:36 **21** Exhibit B-78 for Identification.)
 00:37 **22** MS. PRICE: Larry, you were here for
 00:37 **23** Mr. Skorupa's testimony earlier; is that correct?
 00:37 **24** MR. KELLER: Correct.
 00:37 **25** MS. PRICE: In connection with your
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:37 1 joint efforts, did you have an opportunity to review
 00:37 2 the recommendations that were at one point in time
 00:37 3 made by Mr. Skorupa relative to the feasibility of
 00:37 4 installing or considering the installation of
 00:37 5 additional underground parking at the Valley
 00:37 6 Hospital?
 00:37 7 MR. KELLER: Yes, I did.
 00:37 8 We took a look at several concepts.
 00:37 9 Certainly one of the concepts was to provide as much
 00:37 10 underground construction parking as would be
 00:37 11 feasible.
 00:37 12 And when we looked at it there was
 00:37 13 three or four main, if you want the call it,
 00:37 14 obstacles to performing such construction.
 00:37 15 One of those would be groundwater,
 00:37 16 handling of groundwater, constructing below the
 00:38 17 groundwater table elevation.
 00:38 18 A second would be deep excavation and
 00:38 19 into bedrock, a large amount of excavation for that
 00:38 20 matter, that would require a lengthy construction
 00:38 21 period.
 00:38 22 And we also looked at some minor issues
 00:38 23 with stormwater management and consideration of
 00:38 24 shoring and underpinning existing structures.
 00:38 25 MS. PRICE: And so can you just take a
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:38 1 minute and take the Board and the members of the
 00:38 2 public through each of those considerations that you
 00:38 3 and a professional in the field of expertise that you
 00:38 4 referenced in a review of your credentials must
 00:38 5 consider and hopefully did consider in your
 00:38 6 recommendation relative to the amendment?
 00:38 7 MR. KELLER: Sure. I have a few
 00:38 8 figures, I can put them up on the board if you want
 00:38 9 to do that.
 00:38 10 MS. PRICE: Sure.
 00:38 11 MR. KELLER: There's a couple, just the
 00:38 12 go through and explain some of the bedrock, the
 00:39 13 shoring and so forth. And I'll move on there.
 00:39 14 MS. PRICE: Sure. And I'm just going
 00:39 15 to ask you during your testimony if you're referring
 00:39 16 to terms of geotechnical art, if you could take a
 00:39 17 minute and detail those with a little bit more
 00:39 18 specificity for everyone's benefit.
 00:39 19 MR. KELLER: Okay. Is this working?
 00:39 20 Okay.
 00:39 21 The first map that I have is the
 00:39 22 bedrock contour map. And if you look at this map,
 00:39 23 north is to the right of the page. Van Dien is along
 00:39 24 the top (indicating).
 00:39 25 And what the colors represent, the red
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:39 1 is a -- let's say the most shallowest bedrock
 00:39 2 elevation. You're looking, again, from the 80s there
 00:39 3 there's a knoll with the bedrock elevation of 85
 00:39 4 (indicating).
 00:39 5 And keep in mind that the surface
 00:39 6 elevation is around 100, 105. So it's about a 20
 00:39 7 foot depth to bedrock (indicating).
 00:39 8 In the western portion of the site you
 00:39 9 have another small knoll in the northern portion of
 00:40 10 the site where you see bedrock at elevation about 75
 00:40 11 again (indicating).
 00:40 12 And then the green represents, in the
 00:40 13 lower elevations where you're down 40, 45 feet or so
 00:40 14 of bedrock (indicating).
 00:40 15 That was one of the considerations that
 00:40 16 looked at from the standpoint of how deep is bedrock?
 00:40 17 How much bedrock excavation would be needed?
 00:40 18 And that became important when we
 00:40 19 looked at adding several stories below grade.
 00:40 20 Once you got beyond about two levels
 00:40 21 below grade, you really started to run into the
 00:40 22 bedrock elevations and a lot of bedrock excavation.
 00:40 23 One of the second items or another item
 00:40 24 the we looked at was the groundwater level.
 00:40 25 And what this next figure is an
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:40 1 illustrative example of is the proposed North
 00:40 2 Building which I'm trying to outline with a laser
 00:40 3 right now (indicating).
 00:40 4 This is the cross section. So you'd be
 00:40 5 looking straight through the middle of the building.
 00:40 6 But what's important is this is the bottom elevation
 00:41 7 of the building at about elevation 69 plus or minus.
 00:41 8 Groundwater, again, plus or minus
 00:41 9 elevation 86.
 00:41 10 So what that represents is a
 00:41 11 construction of at least 17 feet below the
 00:41 12 groundwater.
 00:41 13 So there are in -- there are
 00:41 14 implications with construction of removing the
 00:41 15 groundwater to actually construct the building.
 00:41 16 And as well as permanently handle that
 00:41 17 water once the building's constructed. And there are
 00:41 18 a couple of different ways to do that, such as
 00:41 19 insulating the building from water entering or
 00:41 20 continuing to pump water throughout the life of the
 00:41 21 structure. That's more of a design level detail.
 00:41 22 The significance in all of this is some
 00:41 23 of the discussions that we had with the -- the
 00:41 24 Hospital's professionals that indicated the
 00:41 25 anticipated groundwater de-watering was about 400
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:41 1 gallons per minute, which if you extend that over the
 00:41 2 day, it's a big number, it's 576,000 gallons per day.
 00:42 3 So there's a lot of water to deal with.
 00:42 4 Moving on to shoring, this next figure
 00:42 5 represents a typical excavation support system.
 00:42 6 And this is a cross-section close to
 00:42 7 the North Building. Granted some of the buildings
 00:42 8 shift a little bit. But from the standpoint of the
 00:42 9 northeast corner of the property, closer to the
 00:42 10 Steilen side, one of the concern early on was, well,
 00:42 11 how do you support this excavation that's going be 17
 00:42 12 feet below the groundwater, but about 30, 35 feet
 00:42 13 below the surface.
 00:42 14 What this shows here is the property
 00:42 15 line between Steilen and the Valley property right
 00:42 16 here (indicating).
 00:42 17 Here's your excavation (indicating),
 00:42 18 the edge of the building. And you have an excavation
 00:42 19 support system.
 00:42 20 Now to withstand the earth pressures
 00:42 21 you have to place these tiebacks, this is one of the
 00:43 22 methods of doing this. It's a common method. And
 00:43 23 the tiebacks will extent 40, 50 feet beyond the
 00:43 24 excavation phase.

00:43 25 So some of the concern was being able
Laura A. Carucci, C.S.R., R.P.R., L.L.C.
201-641-1812

00:43 1 to make those excavations and not impacting adjacent
 00:43 2 properties.
 00:43 3 And that depending on where the final
 00:43 4 buildings end up, there are some implications with
 00:43 5 the tiebacks.
 00:43 6 Certainly where tiebacks would also
 00:43 7 come into play is on the western side when there was
 00:43 8 some discussion of parking along Van Dien.
 00:43 9 And to put parking along Van Dien below
 00:43 10 grade, there would need -- you would need to have
 00:43 11 these tiebacks extend 40 to 50 feet into Van Dien.
 00:43 12 You would need to have a permanent easement at that
 00:43 13 point or at least a construction easement to build
 00:43 14 parking structures on that side.
 00:44 15 I'll move back to the podium because I
 00:44 16 think I've wrapped it up with the figures at this
 00:44 17 point.
 00:44 18 MS. PRICE: So the last statement that
 00:44 19 you just made relative to the permanent easement in
 00:44 20 connection with Van Dien, my understanding of Option
 00:44 21 6 was that there is no parking proposed in the front
 00:44 22 yard.

00:44 23 Is that correct?
 00:44 24 MR. KELLER: That's correct.
 00:44 25 MS. PRICE: So there would be no need,
Laura A. Carucci, C.S.R., R.P.R., L.L.C.
201-641-1812

00:44 1 based upon Option 6, for the exploration or execution
 00:44 2 of any encroachment agreement or easement agreements
 00:44 3 relative to tiebacks into Van Dien; is that correct?
 00:44 4 MR. KELLER: Correct.
 00:44 5 MS. PRICE: Are there certain issues
 00:44 6 relative to areas that fall within your expertise
 00:44 7 that are going to exist on this site regardless of
 00:44 8 any option that is explored?
 00:44 9 MR. KELLER: Certainly, there will be
 00:44 10 de-watering. There will be excavation. There will
 00:45 11 be a number of trucks that will be needed to remove
 00:45 12 material from the site from that excavation.
 00:45 13 We looked at several options, I'd say
 00:45 14 option -- the current option is roughly along -- in
 00:45 15 the report is about 20 some thousand, I'll tell you
 00:45 16 what I -- what I came up with -- 22,077 trucks
 00:45 17 involved with the excavation.
 00:45 18 Whereas the original option was 17,600.
 00:45 19 And there are some assumptions that I had to use to
 00:45 20 come up with that number. I think we all need to
 00:45 21 realize these are round numbers and depending on the
 00:45 22 size of the trucks, how many yards can go into each
 00:45 23 truck and so forth, those numbers could fluctuate.

00:45 24 MS. PRICE: Would you have any
 00:45 25 recommendations to make to the Board in connection
Laura A. Carucci, C.S.R., R.P.R., L.L.C.
201-641-1812

00:45 1 with steps that can be taken, not only at the Master
 00:46 2 Plan time, but at time of proposed ordinances if, in
 00:46 3 fact, the Master Plan is amended. And then,
 00:46 4 potentially, at the time of any site plan
 00:46 5 consideration as far as geotechnical issues.
 00:46 6 MR. KELLER: Yes, certainly I would say
 00:46 7 so. From the groundwater de-watering standpoint I
 00:46 8 think it would be worthwhile to have not just the
 00:46 9 de-watering standpoint, just from all these items we
 00:46 10 just talked about, the groundwater de-watering, the
 00:46 11 excavation support and so forth, it would be
 00:46 12 important to have the preconstruction surveys and the
 00:46 13 post construction surveys of adjacent properties to
 00:46 14 document any changes in the properties that may occur
 00:46 15 during construction, and to monitor it so that if
 00:46 16 changes do start the occur that they're mitigated
 00:46 17 immediately.
 00:46 18 And from that standpoint I think it
 00:46 19 would be worthwhile for the Village to have a liaison
 00:47 20 or a construction professional on-site during
 00:47 21 construction progress to be that liaison and be able
 00:47 22 to mitigate any issues that could possibly occur at
 00:47 23 the beginning.

00:47 24 MS. PRICE: Does your office or has
 00:47 25 your office has experience in terms of doing those
Laura A. Carucci, C.S.R., R.P.R., L.L.C.
201-641-1812

00:47 1 items that you've referenced?
 00:47 2 MR. KELLER: Yes. Our office has, yes.
 00:47 3 MS. PRICE: Is there anything, in your
 00:47 4 opinion, that exists that would preclude, from a
 00:47 5 geotechnical standpoint, Option 6 which currently
 00:47 6 comprises the pending amendment from proceeding?
 00:47 7 MR. KELLER: No, I don't think there
 00:47 8 is. I -- I have asked the Board at some point to
 00:47 9 make sure that there is a de-watering plan in place
 00:48 10 and that that is understood prior to construction.
 00:48 11 MS. PRICE: When is right time for that
 00:48 12 to happen? Is that now or is that at the time of the
 00:48 13 site plan?
 00:48 14 MR. KELLER: Yes, I don't believe it's
 00:48 15 now because that needs more of a final design process
 00:48 16 and it's going to depend on where the building is and
 00:48 17 also construction methods, means and methods.
 00:48 18 So until the means and methods are
 00:48 19 understood, until the exact design is understood, you
 00:48 20 wouldn't necessarily be able to answer that question
 00:48 21 fully.
 00:48 22 MS. PRICE: Would that involve
 00:48 23 coordination of efforts with the Village engineer and
 00:48 24 any civil engineer in connection with the stormwater
 00:48 25 management plan that would be put in place as well?
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:49 1 the number of trucks required to clear the
 00:49 2 excavation. I want to be clear for both Option 6 and
 00:49 3 Option 1 the numbers that you mentioned, are they for
 00:49 4 both phases of those projects as you presented or
 00:50 5 Phase I only?
 00:50 6 MR. KELLER: That was Phase I.
 00:50 7 CHAIRMAN NICHOLSON: Phase I only.
 00:50 8 Thank you.
 00:50 9 Well, if there are no other questions
 00:50 10 of Mr. Keller then I think where can move on to Mr.
 00:50 11 Staigar.
 00:50 12 MS. PRICE: Mr. Staigar, do you swear
 00:50 13 the testimony you're about to give in connection with
 00:50 14 this hearing is the truth, the whole truth and
 00:50 15 nothing but the truth?
 00:50 16 MR. STAIGAR: Yes, I do.
 00:50 17 J O S E P H S T A I G A R, P.E.
 00:50 18 17 Treemont Drive, East Hanover, New Jersey,
 00:50 19 having been duly sworn, testifies as follows:
 00:50 20 MS. PRICE: You've actually been
 00:50 21 previously sworn and you remain under oath this
 00:50 22 evening.
 00:50 23 But can you restate your full name and
 00:50 24 address for the record?
 00:50 25 MR. STAIGAR: Yes, it's Joseph Staigar,
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:48 1 MR. KELLER: Possibly.
 00:48 2 Yeah, as far as with storm if -- if
 00:48 3 stormwater management, to the best of my knowledge
 00:48 4 hasn't been completely identified for this site. So
 00:48 5 if the stormwater management would impact the
 00:49 6 de-watering system you would want to know that as
 00:49 7 well.
 00:49 8 But, I don't think the de-watering
 00:49 9 specifically -- does not specifically impact
 00:49 10 stormwater management it may be mutually exclusive.
 00:49 11 MS. PRICE: Anything else on your
 00:49 12 report that you feel needs to be highlighted tonight?
 00:49 13 MR. KELLER: I think that's covers it
 00:49 14 really.
 00:49 15 MS. PRICE: Okay. Mr. Chairman.
 00:49 16 CHAIRMAN NICHOLSON: Thank you, Larry.
 00:49 17 Do any Board Members have any questions
 00:49 18 for Mr. Keller?
 00:49 19 (NO RESPONSE.)
 00:49 20 CHAIRMAN NICHOLSON: No?
 00:49 21 I have. I can't let you off without at
 00:49 22 least one question.
 00:49 23 MR. KELLER: That's all right.
 00:49 24 CHAIRMAN NICHOLSON: You mentioned
 00:49 25 numbers of trucks. You had done a calculation about
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:50 1 S-t-a-i-g-a-r, 17 Treemont Drive, East Hanover, New
 00:50 2 Jersey.
 00:50 3 MS. PRICE: Mr. Staigar, you were
 00:51 4 retained by the Planning Board for the earlier stages
 00:51 5 of the hearing on the proposed Master Plan amendment
 00:51 6 in connection with your expertise as a traffic
 00:51 7 engineer; is that correct?
 00:51 8 MR. STAIGAR: Correct.
 00:51 9 MS. PRICE: And in that regard you
 00:51 10 rendered testimony on the record and submitted a
 00:51 11 report dated May 26, 2009 to the Board?
 00:51 12 MR. STAIGAR: Correct.
 00:51 13 MS. PRICE: And that report outlined a
 00:51 14 series of recommendations and detailed other reports
 00:51 15 that you had based your testimony upon; is that
 00:51 16 correct?
 00:51 17 MR. STAIGAR: That's correct.
 00:51 18 MS. PRICE: In connection with the your
 00:51 19 appearance this evening have you been supplied with
 00:51 20 copies of additional documents in preparation for
 00:51 21 your testimony?
 00:51 22 MR. STAIGAR: Yes, I have.
 00:51 23 MS. PRICE: And you've been in
 00:51 24 attendance for the two witness' testimony.
 00:51 25 MR. STAIGAR: This evening, yes.
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:51 1 MS. PRICE: And have you had an
 00:51 2 opportunity to review the proposed Master Plan
 00:51 3 Amendment that Mr. Brancheau has prepared.
 00:52 4 MR. STAIGAR: Yes, I did.
 00:52 5 MS. PRICE: And have you had an
 00:52 6 opportunity to review the layout plans that were
 00:52 7 previously shown up on the screen?
 00:52 8 MR. STAIGAR: Yes, I have.
 00:52 9 MS. PRICE: Are you in a position to
 00:52 10 share with us your opinion as to whether your prior
 00:52 11 testimony in any way deviates from that which you
 00:52 12 gave on the record before the Planning Board in
 00:52 13 connection with Option 1?
 00:52 14 MR. STAIGAR: Yes.
 00:52 15 MS. PRICE: Go ahead.
 00:52 16 MR. STAIGAR: Okay. The option that's
 00:52 17 presented tonight doesn't materially change the
 00:52 18 traffic analysis that was performed, and what my
 00:52 19 recommendations were in the previous meetings of a
 00:52 20 year-and-a-half ago.
 00:52 21 There was quite a few of the
 00:52 22 recommendations that were finally ironed out between
 00:53 23 Valley Hospital's traffic consultant and myself in
 00:53 24 terms of what the proper methodology was to do the
 00:53 25 analyses as well as finally coming up with the

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:54 1 design of that intersection, but certainly a
 00:54 2 paramount aspect was pedestrian safety. We got quite
 00:54 3 a few school kids, children from the Village, as well
 00:54 4 as other adults that traverse through that
 00:54 5 intersection and certainly pedestrian safety is a key
 00:54 6 aspect at that location.
 00:54 7 Another intersection that we took a
 00:55 8 look at we're debating -- well, in my mind any way --
 00:55 9 debating whether a traffic signal is appropriate and
 00:55 10 that location is North Van Dien Avenue, Red Birch
 00:55 11 Court and East Glen Avenue. It's an intersection
 00:55 12 that needs some improvements at that intersection.
 00:55 13 The key -- we toyed around with ideas of putting a
 00:55 14 four way stop. They sometimes work when you have low
 00:55 15 traffic volumes, may not be appropriate at this
 00:55 16 location and an signalized intersection may be the
 00:55 17 answer for that intersection.
 00:55 18 Number three, was a coordination, once
 00:55 19 once the Linwood Avenue, Van Dien Avenue intersection
 00:55 20 is finally designed in coordination with the timing
 00:55 21 with North Pleasant Avenue, because the driveway at
 00:55 22 Linwood Avenue to the Hospital is in between those
 00:55 23 two traffic signals. And depending upon how the
 00:56 24 operation will be as its synchronized will create
 00:56 25 gaps in traffic at that driveway. The driveway at

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:53 1 mitigation measures and recommendations as it
 00:53 2 pertains to traffic.
 00:53 3 And if I can, there's a 12 point list
 00:53 4 that I have, and I'll go through those. And more for
 00:53 5 recollection, for the public and for the Board, what
 00:53 6 those improvements are recommendations were.
 00:53 7 The key one was the improvements at the
 00:53 8 intersection of Linwood Avenue and North Van Dien
 00:53 9 Avenue. Improvements where a westbound right turn
 00:53 10 would be added to the intersection. If you're
 00:53 11 travelling westbound on Linwood, mark a right turn
 00:53 12 northbound on Van Dien.
 00:53 13 And the reverse flow, which was a
 00:53 14 southbound left turn from Van Dien to eastbound
 00:54 15 Linwood Avenue.
 00:54 16 There would be need to be improvements
 00:54 17 to the intersection as well as the signal would have
 00:54 18 to be reconstructed. And it's a rather old signal it
 00:54 19 would be reconstructed, itself, with new mechanisms
 00:54 20 computerization would improve the operation of the
 00:54 21 intersection as well.
 00:54 22 There was some physical ideas that we
 00:54 23 came up with in terms of a refuge island at that
 00:54 24 intersection that would be looked at in concert with
 00:54 25 the County to fine-tune when we went actually into

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:56 1 Linwood Avenue with John Street as well. That will
 00:56 2 facilitate traffic movements at those two locations.
 00:56 3 A sort of caveat that I would like to
 00:56 4 see is that depending upon how operations go in the
 00:56 5 future that a police officer, traffic control always
 00:56 6 be a possibility. If the need arises, particularly
 00:56 7 during those peak hours, at the time discretion of
 00:56 8 the police department and may be the engineering
 00:56 9 department that a police officer be located at the
 00:56 10 site driveways, that that be implemented as well.
 00:56 11 Number six, the site has changed a
 00:56 12 little bit, but I still think it's appropriate there
 00:56 13 was some concerns on the turnaround area off of Van
 00:56 14 Dien Avenue. There was some connections in that
 00:57 15 driveway location that would create issues if there
 00:57 16 are left turns.
 00:57 17 And we may want to restrict internal
 00:57 18 left turns on the site. A detail, as we go into site
 00:57 19 plan, but nonetheless it offers improved traffic
 00:57 20 flow.
 00:57 21 John Street would be limited to no left
 00:57 22 turns. That would be a right turn only intersection.
 00:57 23 I already mentioned it, but another
 00:57 24 point just to ensure that we have an improved traffic
 00:57 25 and pedestrian safety along the whole of the frontage

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:57 **1** roads along the Hospital and in front of the school.
 00:57 **2** And that includes crosswalks, additional improve
 00:57 **3** signage, traffic control and traffic calming devices
 00:57 **4** as we go through the design phases. Re-evaluate and
 00:58 **5** improve what I call the way bearer sign program for
 00:58 **6** the Hospital. And those of the "H" signs, the blue
 00:58 **7** "H" s to get people to the Hospital in the most
 00:58 **8** direct way, either through the Village here and even
 00:58 **9** adjoining or abutting townships as well.
 00:58 **10** Parking management plan, I think this
 00:58 **11** is a key for both the construction phase as well as
 00:58 **12** the post construction phase. The allocation of
 00:58 **13** doctors, staff and visitors in the post construction
 00:58 **14** phase. We have to come up with a parking management
 00:58 **15** plan and at first it maybe a best guess situation,
 00:58 **16** and it will be something that will be a work in
 00:58 **17** progress plan as trial and error occurs, how the
 00:58 **18** allocations are made and the timings of those
 00:58 **19** allegations, but certainly a parking management plan.
 00:58 **20** The existing parking on the site is
 00:58 **21** rather inefficient. It's very congested at times.
 00:59 **22** There's double parking. There's some spaces are --
 00:59 **23** are -- some areas of empty where other spaces are
 00:59 **24** double parked and overflowing.
 00:59 **25** So certainly a parking management plan

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

01:00 **1** interconnect that if I have a bad experience in one
 01:00 **2** direction, I can go using the other direction.
 01:00 **3** That will balance the flow at those
 01:00 **4** access points.
 01:00 **5** I think the improvements that we talked
 01:00 **6** about in terms of the physical improvements at the
 01:01 **7** Van Dien/Linwood Avenue intersection will be
 01:01 **8** significant. It will significantly reduce queuing
 01:01 **9** and congestion, the delays that occur at that
 01:01 **10** intersection now.
 01:01 **11** Once we add that right turn coming into
 01:01 **12** the site and that left turn leaving out the site the
 01:01 **13** -- the intersection will loosen up extensively. You
 01:01 **14** won't see this queuing and the congestion that you
 01:01 **15** have today.
 01:01 **16** And if the Board decision is such of
 01:01 **17** the traffic signals at the Linwood Avenue and the
 01:01 **18** elimination of the left turns, which do affect
 01:01 **19** someone trying to make a left turn into John, it will
 01:01 **20** affect someone trying to make a left coming out of
 01:01 **21** the Linwood Avenue driveway, will loosen up that
 01:01 **22** intersection as well.
 01:01 **23** So that, again, you won't have the
 01:01 **24** congestion and the delays. So we -- the access
 01:01 **25** points with the improvements that we're talking about

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

00:59 **1** and -- and additionally we dealt with and -- for
 00:59 **2** construction workers storage on the site for
 00:59 **3** construction equipment and as well as off-site
 00:59 **4** parking for staff during construction phases is going
 00:59 **5** to be an ongoing parking management plan.
 00:59 **6** One of the members mentioned about
 00:59 **7** where will traffic be coming from for the majority.
 00:59 **8** The key there, originally Linwood Avenue, the plan --
 00:59 **9** the old plan, one of the go-rounds Linwood Avenue
 00:59 **10** driveway would have the bulk of traffic going to and
 00:59 **11** from the site. And I had big issues with that not
 00:59 **12** only for trying to process those vehicles through one
 01:00 **13** driveway, that there should be a balance between the
 01:00 **14** two -- the two locations, the two access locations,
 01:00 **15** the one on Van Dien and the one on Linwood.
 01:00 **16** I think that traffic will be coming
 01:00 **17** from all direction, probably mostly from the east.
 01:00 **18** You'll see more activity at the Linwood driveway.
 01:00 **19** But if the parking levels and the
 01:00 **20** parking decks are interconnected that's there can be
 01:00 **21** a balance I don't -- I wouldn't want to see someone
 01:00 **22** on the far end at Linwood Avenue trying to shoot
 01:00 **23** across the parking garage to get to Van Dien because
 01:00 **24** it works a lot better.

But certainly there's going to be an
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

01:01 **1** will work fairly efficiently and should be much
 01:02 **2** better than what they operate currently.
 01:02 **3** And then the last one that I notice
 01:02 **4** that deals with traffic flow and particularly sound
 01:02 **5** impacts, I'm glad to see that the Steilen Avenue --
 01:02 **6** well, I should say the Linwood Avenue driveway
 01:02 **7** closest to the Steilen Avenue residents, the parking
 01:02 **8** has been eliminated, which allows for the sound
 01:02 **9** barriers as well as a visual buffer from those
 01:02 **10** residents along Steilen Avenue because that's where
 01:02 **11** most of the truck deliveries will occur, ambulances,
 01:02 **12** and a lot of the service and maintenance vehicles
 01:02 **13** entering these site in that direction.
 01:02 **14** And, certainly, to mitigate any impacts
 01:02 **15** on the Steilen Avenue residents a significant buffer
 01:02 **16** should be provided along that edge.
 01:02 **17** MS. PRICE: So your testimony is
 01:02 **18** identical with those recommendations to that which
 01:03 **19** the Board's previously received?
 01:03 **20** MR. STAIGAR: Correct. Yes.
 01:03 **21** MS. PRICE: And I have before me a
 01:03 **22** letter, two page letter, dated May 3, 2010 which is
 01:03 **23** re: Traffic Study Valley Hospital, Village of
 01:03 **24** Ridgewood, Bergen County, New Jersey prepared by you.
 01:03 **25** Does that summarize your testimony, Mr.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

01:03 1 Staigar.
 01:03 2 MR. STAIGAR: That is correct. Yes.
 01:03 3 MS. PRICE: So that report can be
 01:03 4 marked as B-80 for the record this evening.
 01:03 5 (Whereupon, Letter in re: Traffic Study
 01:03 6 Valley Hospital, Village of Ridgewood, Bergen
 01:03 7 County, New Jersey Dated 5/03/10 is received
 01:03 8 and marked as Exhibit B-80 for
 01:03 9 Identification.)
 01:03 10 MS. PRICE: And other than carrying
 01:03 11 forward the list of 12 items as continued
 01:03 12 recommendations, would there be anything else that
 01:03 13 you would consider vital or necessary as a
 01:04 14 professional traffic engineer in connection with
 01:04 15 Option 6?
 01:04 16 MR. STAIGAR: No. Option 6, I said,
 01:04 17 really doesn't materially change the traffic flow
 01:04 18 patterns and recommendations remain the same from the
 01:04 19 previous reports.
 01:04 20 MS. PRICE: Thank you, Mr. Chairman.
 01:04 21 CHAIRMAN NICHOLSON: Okay.
 01:04 22 Any questions for Joe from members of
 01:04 23 the Board.
 01:04 24 MR. RICHE: Yes.
 01:04 25 CHAIRMAN NICHOLSON: Tom?

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

01:05 1 MR. RICHE: Well, I would differ with
 01:05 2 that because maybe I haven't asked the question
 01:05 3 correctly. What comes to mind when you go to the
 01:05 4 airport, and you have pedestrians that are --
 01:05 5 MR. STAIGAR: Right.
 01:05 6 MR. RICHE: -- that try to leave the
 01:05 7 parking area to get into the terminals.
 01:05 8 MR. STAIGAR: Yes.
 01:05 9 MR. RICHE: There are buttons they
 01:05 10 could push which allow the traffic to be stopped so
 01:06 11 that they can get across the crosswalks to get the
 01:06 12 terminal.
 01:06 13 MR. STAIGAR: Correct.
 01:06 14 MR. RICHE: We have a lot of young
 01:06 15 people trying to cross the driveways to Valley, would
 01:06 16 that type of mechanism be appropriate or recommended
 01:06 17 in a plan like this?
 01:06 18 MR. STAIGAR: Yeah, the airport mode is
 01:06 19 really -- it's a traffic signal. It's a mid-block
 01:06 20 pedestrian crossing --
 01:06 21 MR. RICHE: Right.
 01:06 22 MR. STAIGAR: -- traffic signal that
 01:06 23 operates traffic.
 01:06 24 What we'd be doing there is essentially
 01:06 25 signalizing the driveways for the Hospital.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

01:04 1 MR. RICHE: Yes. Good evening, Mr.
 01:04 2 Staigar.
 01:04 3 One of the things that we've all
 01:04 4 focused on from your point of view for the traffic is
 01:04 5 the pedestrian safety and also obviously because we
 01:04 6 have the schools in the area.
 01:04 7 Did you take into consideration whether
 01:04 8 or not it would be feasible or practical for
 01:04 9 mechanized walk, don't walk pedestrian controls at
 01:04 10 the driveway entrances?
 01:04 11 MR. STAIGAR: At the driveway
 01:04 12 entrances? There is no standard mechanism for -- for
 01:05 13 that type of -- type of control of pedestrians.
 01:05 14 When you say and -- and if -- well, I
 01:05 15 guess what I'm getting at is as traffic engineers, as
 01:05 16 drivers, we're accustomed to a very standard way that
 01:05 17 signs are designed, traffic is controlled, traffic
 01:05 18 signals are laid out, so that when we -- when we pull
 01:05 19 up to one, we -- it's like old hat. You just -- it's
 01:05 20 all totally recognizable as when you drive on to the
 01:05 21 next one. So it has to be a standard and uniform --
 01:05 22 MR. RICHE: Well --
 01:05 23 MR. STAIGAR: But that's -- there is no
 01:05 24 standard, uniform way of controlling pedestrians at a
 01:05 25 driveway such as that.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

01:06 1 MR. RICHE: That's what I'm talking
 01:06 2 about.
 01:06 3 MR. STAIGAR: Yes. And I -- I don't
 01:06 4 know it that -- I will take a look at it. It's a
 01:06 5 very good point, whether we meet the warrants for the
 01:06 6 traffic signal.
 01:06 7 We just can't put signals anywhere.
 01:06 8 They have to be approved by the County. And they
 01:06 9 have to be approved by the State in many cases. If
 01:06 10 it meets certain warrants, and I believe there's 12
 01:06 11 warrants that you need, pedestrian traffic is one of
 01:06 12 the warrants, school crossings are one of the
 01:06 13 warrants as well.
 01:06 14 So if there's a need for it and if
 01:06 15 there's a requirement. And it meets the warrants.
 01:07 16 It certainly can be implemented.
 01:07 17 MR. RICHE: Well, does the County
 01:07 18 control those controls on private property, for
 01:07 19 example, in the driveway of a hospital.
 01:07 20 MR. STAIGAR: Well, you would be
 01:07 21 controlling the traffic on the street as well because
 01:07 22 you're going -- if someone's crossing the driveway
 01:07 23 there's not going to be any left turns or right turns
 01:07 24 into that driveway or leaving the driveway.
 01:07 25 MR. RICHE: That's correct.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

01:07 1 MR. STAIGAR: So you would be
 01:07 2 controlling traffic on the street as well.
 01:07 3 MR. RICHE: I would think in the cases
 01:07 4 of the Hospital property because of the proximity to
 01:07 5 the schools that this is something that we probably
 01:07 6 want to look at at least and try to include, not
 01:07 7 necessarily as part of the Master Plan, but certainly
 01:07 8 part of the site plan.
 01:07 9 MR. STAIGAR: Yes, and I agree because
 01:07 10 seeing all the number of children that do cross those
 01:07 11 driveways, and what I see -- and then a crossing
 01:07 12 guard. Crossing guards have a tough job but they do
 01:07 13 control the traffic.
 01:08 14 The problem is that that is congested
 01:08 15 at 3:00 in the afternoon. It's near chaos because
 01:08 16 you have the school traffic and you have the Hospital
 01:08 17 traffic, the staff shifts. And you have the
 01:08 18 congestion all the way from -- from Linwood Avenue
 01:08 19 that backs up in the northbound direction across
 01:08 20 those driveways. So it just clogs up once -- once
 01:08 21 that congestion is eliminated along that southbound,
 01:08 22 I think you'll see the driveways operate a lot
 01:08 23 better.
 01:08 24 The level of frustration for people
 01:08 25 trying to get in and out won't be there any more.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

01:09 1 CHAIRMAN NICHOLSON: Charles?
 01:09 2 MR. NALBANTIAN: Yeah, I have a
 01:09 3 question along the same lines, perhaps even a
 01:09 4 different approach, I was going to ask about part of
 01:09 5 my concern relates more to the exiting traffic, more
 01:09 6 so than the traffic coming into the parking lot
 01:09 7 because typically people just barrel out to the
 01:09 8 driveway point and then make their right or left
 01:09 9 turn.
 01:09 10 I've seen systems where it's actually
 01:09 11 gated, perhaps timed during certain times of the day
 01:09 12 where there's a barrier that comes down, that forces
 01:09 13 the driver to slow down or stop, but upon driving
 01:10 14 over a -- something that senses the weight or the car
 01:10 15 will raise the gate.
 01:10 16 Are there systems similar to that, that
 01:10 17 would help prevent drivers who are exiting the
 01:10 18 parking lot from exiting too rapidly so that we can
 01:10 19 protect children and other pedestrians, especially
 01:10 20 during the busy times.
 01:10 21 MR. STAIGAR: Yes. Well -- yes, there
 01:10 22 are. And they could be dealing with not so much
 01:10 23 speed bumps, the normal just lump of asphalt that you
 01:10 24 have, but a speed table to slow those vehicles down.
 01:10 25 What you're -- what you're talking

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

01:08 1 There -- and I did -- there is what's called a high
 01:08 2 -- it's called a -- there's a new mechanism that's --
 01:08 3 that's out called a hybrid pedestrian crossing
 01:08 4 beacon, it's called. And it's very similar to a
 01:08 5 traffic signal, but doesn't look exactly like a
 01:08 6 traffic signal, but it has -- it has -- it doesn't
 01:08 7 show green, but if somebody does press the button,
 01:08 8 it's a yellow blinker that goes on and then a red --
 01:09 9 just as a traffic light, so that if you're -- if
 01:09 10 you're driving, you have to come to a stop with a
 01:09 11 stop bar, a red sign, its for a pedestrian crossing.
 01:09 12 So it differentiates between pedestrians and
 01:09 13 vehicles.
 01:09 14 MR. RICHE: Right.
 01:09 15 MR. STAIGAR: That's something we can
 01:09 16 take a look at.
 01:09 17 MR. RICHE: Yes, I wasn't suggesting a
 01:09 18 normal cycle traffic system.
 01:09 19 MR. STAIGAR: Right.
 01:09 20 MR. RICHE: But something that's
 01:09 21 pedestrian activated. If it's not activated it's not
 01:09 22 going to stop the traffic.
 01:09 23 MR. STAIGAR: Right. Yes, I will take
 01:09 24 a look at that beacon.
 01:09 25 MR. RICHE: Thank you.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

01:10 1 about is what you typically see in a parking lot that
 01:10 2 controls traffic, so you can't -- nobody can sneak
 01:10 3 out the -- or excuse me sneak in the exit, there's a
 01:10 4 gate.
 01:10 5 There are other -- well, you see them
 01:10 6 on the freeways as well, not so much here in New
 01:10 7 Jersey, but in New York ramp meters where you come to
 01:10 8 a ramp to get on a freeway, you see, you can't get on
 01:10 9 the ramp until it's green or there's actually a gate
 01:11 10 that goes up, letting one car at a time.
 01:11 11 I'll take a look at that, but one thing
 01:11 12 you don't want, we don't want to cause more
 01:11 13 congestion at that driveway.
 01:11 14 But, certainly, we don't want them
 01:11 15 speeding. We want them to see the stop signs, come
 01:11 16 to a stop and certainly be able to look, not only for
 01:11 17 vehicles traveling in both directions, but
 01:11 18 pedestrians closer to the sidewalk.
 01:11 19 MR. NALBANTIAN: One more question of
 01:11 20 the improvements that were recommended for North Van
 01:11 21 Dien and Linwood Avenue, do you have any opinions as
 01:11 22 to when the timing of the completion of those
 01:11 23 improvements should be made.
 01:11 24 MR. STAIGAR: Yes.
 01:11 25 MR. NALBANTIAN: In advance of the

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

01:11 1 completions or after the completion of the project?
 01:11 2 MR. STAIGAR: Yes, I think they should
 01:11 3 be in advance because you're going to have a
 01:11 4 significant amount of truck traffic that's going you
 01:11 5 to -- you heard Larry about how much excavation could
 01:11 6 potentially come out of there. And each truck is one
 01:11 7 movement in and one movement out.
 01:11 8 You've heard probably from Chris, the
 01:11 9 township engineer, how difficult it is making those
 01:11 10 right turning movements, especially on that corner as
 01:11 11 well. It's a tight intersection. So while it's
 01:12 12 widening it out by improving it to make that right
 01:12 13 turn lane and the left turn lane, you're not
 01:12 14 including -- you're not just increasing capacity,
 01:12 15 you're allowing for larger trucks to facilitate
 01:12 16 through that intersection as well.
 01:12 17 So I think -- and you're going to have
 01:12 18 the truck -- the construction traffic that's going to
 01:12 19 be generated as well which is going to be
 01:12 20 significant. That's going to be offset from the
 01:12 21 staff parking that's going to be parking off-site.
 01:12 22 But I think the larger vehicles that
 01:12 23 you're going see, increased traffic from construction
 01:12 24 workers, I think it's imperative that that
 01:12 25 improvement, at least at that intersection, be done

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

01:13 1 talking about Phase I.
 01:13 2 CHAIRMAN NICHOLSON: Thank you for that
 01:13 3 clarification.
 01:13 4 MR. KELLER: Right.
 01:13 5 CHAIRMAN NICHOLSON: Okay.
 01:13 6 MS. PRICE: Blais?
 01:13 7 CHAIRMAN NICHOLSON: We're going to
 01:14 8 take a five-minute break, folks, and reconvene at
 01:14 9 9:15 to hear our planner Blais Brancheau.
 01:14 10 (Whereupon, a short recess is taken.)
 01:16 11 CHAIRMAN NICHOLSON: If everyone would
 01:16 12 take there seats we'll get started.
 01:26 13 CHAIRMAN NICHOLSON: During the break
 01:26 14 Mr. Skorupa has researched one of the questions that
 01:26 15 was asked so we're just going to turn the mike over
 01:26 16 to him to answer that question for the record.
 01:26 17 MR. SKORUPA: Dave, you had asked a
 01:27 18 questions of what was the distance of the setback
 01:27 19 from the east face of North Building to the Steilen
 01:27 20 properties at the shortest its 145 feet and at the
 01:27 21 most distant point it's 175.
 01:27 22 CHAIRMAN NICHOLSON: Thank you.
 23 Okay. Blais, you're up.
 24 MR. BRANCHEAU: Good evening, Board
 25 Members. I'd like to present to you tonight the

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

01:12 1 at the onset before construction or at least from the
 01:12 2 very early stages of construction.
 01:12 3 MR. NALBANTIAN: Thank you.
 01:12 4 MR. STAIGAR: You're welcome.
 01:12 5 CHAIRMAN NICHOLSON: Any other
 01:12 6 questions for Joe?
 01:12 7 (NO RESPONSE.)
 01:12 8 CHAIRMAN NICHOLSON: No?
 01:12 9 Thank you, Joe.
 01:12 10 MR. STAIGAR: You're welcome.
 01:13 11 MR. KELLER: Phase I and Phase II.
 01:13 12 CHAIRMAN NICHOLSON: Blais, I think
 01:13 13 that brings us to you.
 01:13 14 MS. PRICE: Mr. Chairman?
 01:13 15 CHAIRMAN NICHOLSON: Yes.
 01:13 16 MS. PRICE: I think Larry has a follow
 01:13 17 up for your question.
 01:13 18 MR. KELLER: Yes, I just wanted to be
 01:13 19 clear or the number of trucks that I -- that we
 01:13 20 reported earlier, it's -- it's for -- it includes the
 01:13 21 South Building, which is part of Phase II so what
 01:13 22 that includes is all the excavation for the Phase I
 01:13 23 and Phase II. It doesn't include some of the
 01:13 24 concrete, some of the trips of that matter, but it is
 01:13 25 for Phase I and Phase II. I think we were earlier

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 draft amendment of the Master Plan.
 2 Do you have questions before I get
 3 started?
 4 MS. PRICE: Wait, you can't do
 5 anything.
 6 Do you swear the testimony you're about
 7 to give is the truth, the whole truth, and nothing
 8 but the truth?
 9 MR. BRANCHEAU: Yes, indeed.
 10 B L A I S B R A N C H E A U,
 11 Having been duly sworn, testifies as follows:
 12 MS. PRICE: Just identify yourself for
 13 the record please?
 14 MR. BRANCHEAU: Blais Brancheau.
 15 MS. PRICE: And your position with the
 16 Village?
 17 MR. BRANCHEAU: Village Planner.
 18 MS. PRICE: And in connection with your
 19 position as Village Planner, Mr. Brancheau, have you
 20 prepared a document which I referenced earlier this
 21 evening as the proposed amendment to the Land Use
 22 Element for the H-zone district?
 23 MR. BRANCHEAU: Yes.
 24 MS. PRICE: For the record, I noted for
 25 identification, that document as B-77.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 And Are you prepared this evening to
 2 give testimony per that document?
 3 MR. BRANCHEAU: Yes, I am.
 4 MS. PRICE: And you were in attendance
 5 this evening for the three prior witnesses'
 6 testimony?
 7 MR. BRANCHEAU: Yes.
 8 MS. PRICE: And you will be utilizing
 9 some of that testimony together with your
 10 collaborative efforts with those witnesses in
 11 connection with the amendment?
 12 MR. BRANCHEAU: That's correct.
 13 MS. PRICE: Okay. Now it's your floor.
 14 MR. BRANCHEAU: Thank you.
 15 Given what's been said already, I will
 16 try to minimize how much of that I repeat. However,
 17 it has been ten months since our last public hearing
 18 on that. And I guess -- and for that reason I would
 19 like to go through the entire document.
 20 My testimony, however, will focus on
 21 what has changed from that document since last July.
 22 As a result of all of the studies as well as the
 23 analysis of all the discussions and meetings that
 24 have been held during the intervening period.
 25 The new Master Plan Amendment adds, by

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 through the Board of Adjustment.
 2 So, if for no other reason than to
 3 bring the plan and the ordinance current with what's
 4 already existing at the Hospital, there would be a
 5 need to amend the Master Plan.
 6 So, as I said before, it's a brief,
 7 brief statement in the Master Plan. There's
 8 additional text that provides a little bit of the
 9 history of the hospital zone and states that it used
 10 to be an R-1 zone, and that the R-1 zone used to
 11 permit hospitals as an institutional use. And in
 12 1978, the Master Plan was updated to create the new
 13 hospital zone and followed by an ordinance.
 14 So, the plan needs more specificity.
 15 Before going into the details of the
 16 plan, I need to cover a little bit of that
 17 specificity in the plan. You'll note that this is a
 18 fairly lengthy document.
 19 Not counting that introduction, which
 20 isn't technically going to be part of an amended
 21 plan, there is a section on background which
 22 describes what we've already been through in these
 23 past three-and-a-half years, what the current
 24 Hospital is.
 25 The need to balance the needs of the

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 way of introduction, a description of what the
 2 current Master Plan says concerning the hospital zone
 3 and in summary it says very little.
 01:29 4 The current Master Plan lists only four
 01:29 5 standards for the hospital zone: One, use, and it
 01:29 6 says hospital is the primary intended use; two, the
 01:29 7 maximum height, 48 feet; three, the minimum front
 01:29 8 yard 40 feet; and the side and rear yard, the Master
 01:29 9 Plan only says varies, which doesn't provide much
 01:29 10 guidance at all for those who have to draft an
 01:30 11 ordinance or for a board that has to hear site plan
 01:30 12 as to the origin of those standards, how they were
 01:30 13 arrived at, and under what conditions variances
 01:30 14 should be considered or granted.
 01:30 15 So there's clearly a need, in my mind,
 01:30 16 for the Master Plan to be amended, not only to
 01:30 17 provide more guidance for the Council in drafting an
 01:30 18 ordinance, but for the Planning Board and for the
 01:30 19 Board of Adjustment as the case be may be, in hearing
 01:30 20 an application.
 01:30 21 In addition, the standards in both the
 22 Master Plan and in the ordinance s it exists today,
 23 which is generally consistent with what I just
 24 stated, have already been exceeded in some cases to a
 25 significant extent by way of variance applications

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 Hospital with the needs of the residents. And then
 2 how difficult that is in a perfect way. There have
 3 to be compromises made in part because of the fact
 4 that the Hospital is already there. That it's not
 5 the same as if this was a blank piece of land that we
 6 could configure in any way we like. But we have to
 7 work around the fact that any changes to the Hospital
 8 site are occurring in the midst of an ongoing
 9 healthcare facility operating 24/7. So, structures
 10 pose constraints. Property lines pose constraints.
 11 Streets pose constraints. Utilities pose
 12 constraints. All of these existing conditions limit
 13 what can be done as well as other things that we've
 14 talked about such as bedrock, groundwater and all
 15 kinds of things.
 16 So, a lot of the studies and a lot of
 17 the standards in this report recognize that. And
 18 there will be additional items that are discussed and
 19 discovered as moving forward with whatever we move
 20 forward with, and whatever plan that gets adopted and
 21 whatever ordinance that gets adopted to implement the
 01:33 22 plan. This does not know everything. We know more
 01:33 23 certainly concerning the Hospital given the depth of
 01:33 24 this study and the fact that's a unique property in
 01:33 25 the Village, then we do in many of the other zones

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

01:33 1 where we're necessarily establishing policies based
 01:33 2 upon more of a prototypical situation. Whereas here
 01:33 3 we're dealing with a single situation where we know a
 01:33 4 lot about setbacks. We know a lot about height. And
 01:33 5 we know a lot about parking. And we know a lot about
 01:33 6 the use characteristics, whereas in, for example, the
 01:33 7 single family residential zone, we're working
 01:33 8 somewhat from current conditions, but those are
 01:34 9 highly variable between different properties.

01:34 10 So we have to come up with one size
 11 fits all standard, which is fairly imprecise in many
 12 cases. And that's why there's the option for
 13 variances.

14 In the case of the Hospital, it's one
 15 property. And so we have the opportunity here to go
 16 to a higher level of precision and, frankly,
 17 predictability in the process that isn't there today
 18 with many other zones.

19 So, for that reason we've gone in to
 20 more depth, frankly the scale of the operation of the
 21 Hospital and its location in the middle of the
 22 residential zone also calls for an extra level of
 23 detail that currently isn't there today.

24 It has, you know, frankly been -- and
 25 hospitals, it's not unusual for them to be

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 legal way that we can so precisely restrict a
 2 development to a particular option that we leave out
 3 any flexibility.

4 Who knows? It's possible that between
 5 the adoption of this plan and an actual site plan
 6 being submitted to this Board, or being approved by
 7 this Board, someone might find a better way to do
 8 things. And if the standards are so precise that you
 9 preclude that option, in a sense you've prevented a
 10 good thing from happening.

11 And so there's a danger in having too
 12 much detail in a plan. There needs to be a balance
 13 between enough detail to provide guidance and
 14 predictability to the process, but at the same time,
 15 you need to have some flexibility in the plan so that
 16 better options have an opportunity to come forth and
 17 so there is reasonable discretion given to the Board
 18 and the more detailed information it would see at the
 19 time of site plan approval.

20 So, I would just try to characterize
 21 what's in here as the best information we have at
 22 this point in time.

23 If this plan were approved or it were
 24 to get to an ordinance that the Council would have to
 25 adopt, there may be a need for additional study to

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 controversial and to generate a lot of discussion and
 2 debate on the ongoing years.
 3 So, to the extent that both the
 4 residents and the Hospital can have some
 5 predictability -- and the Village, itself, as a
 6 whole, can have some predictability as to what can
 7 occur there instead of an open-ended variance process
 8 without any guidance or without any basis for the
 9 policies being there, we're all better served by
 10 having a more detailed plan.

11 Having said that, I must confess that
 12 the level of detail in this plan is extensive and
 13 goes far beyond what is typically seen in a Master
 14 Plan. We feel that it is justified in this case to
 15 do so, but there's an inherent danger in that level
 16 of detail.

17 And by that I mean sometimes when you
 18 slice things so finely, with so much level of detail,
 19 sometimes you guess wrong and a lot of this is
 20 estimates, and needs to be understood that even
 21 though we put down numbers to a certain degree of
 22 precision, they're still estimates of what can be.

23 And even though we've laid out one
 24 particular option in this plan or the plan is based
 25 upon one particular development scenario, there is no

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 revise some of these standards. And I'll try to
 2 touch on that in the particular sections of the plan
 3 where I think that may be necessary.

4 But you should not be totally surprised
 5 if, when it gets time for an ordinance, there may be
 6 some deviation from what is in the plan, this plan or
 7 whatever plan the Board adopts, if new information
 8 comes to light or additional study discloses the need
 9 for -- I'm going to say relatively minor deviation.

10 We don't expect major departures from this plan,
 11 certainly. But to the extent that minor deviations
 12 are necessary to produce a better or a necessary
 13 feature or design to this development, again, that
 14 certainly could happen. The statute, when it talks
 15 about ordinances and comparing to the Master Plan, it
 16 does not require lock step matching of the ordinance
 17 and the plan. It requires substantial conformance.

18 So, minor deviations from the plan is
 19 not unusual and can, frankly, be expected whether
 20 it's at the time of site plan or at the time of the
 21 ordinance. And sometimes even in the case of the
 22 site plan.

23 And, again, that's one of the reasons
 24 why variance relief is provided as an option because
 25 no one can predict everything. And no one can

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 analyze everything to a hundred percent certainty.
2 So, there's an underlying need for
3 flexibility as much as there is a need for precision
4 and predictability.

5 So with that as a caveat as to the
6 standards that the plan puts forth and the policies
7 that the plan puts forth, I'll now begin with the
8 individual sections of the plan.

9 I'm going to skip to page 3 of the plan
10 where you will note the graphic presentation of
11 Option 6. And I'd like to stress here sort of what I
12 just said, that this is what the plan is frankly
13 based upon. But at the same time, the plan
14 recognizes that this is one scenario.

15 I mean we expect, certainly, the plan
16 or if an ordinance were to be adopted that this
17 would, generally speaking, be what the Hospital
18 develops.

19 At the same time, that could change.
20 There has not, to my knowledge, been a full
21 development design with this, that additional
22 studies, such as the groundwater issues and other
23 issues that may come up with further study may force
24 changes in the design.

25 Certainly, Bergen County in its review
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 last plan considered all of the hospital zone to --
2 be continue to be part of the hospital operation.
3 The same is true here, there was a minor change based
4 upon a re-calculation of what the existing lot area
5 is.

6 I note, again, for the record that in
7 the event there are road widening easements or
8 dedications required by the Village or Bergen County
9 in the future, but that's not something that we
10 anticipate creating a variance for the Hospital by
11 the lot size.

12 So, whatever the ordinance were to say
13 about a lot area, the intent is clearly we don't want
14 portions of the Hospital property subdivided and
15 devoted to other uses. We want the entire property
16 to be devoted to the hospital function and other
17 permitted uses in the zone.

01:42 18 Intensity of use, this is a key concept
19 in the plan. And there have been significant changes
20 in this. The underlying concept remains the same,
21 and that is, generally speaking, the intensity of the
22 hospital operation is to remain the same as it is
23 today.

24 Certain operational characteristics
25 will change, and certainly the size of buildings is
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 of the access and traffic situation may force other
2 design changes.

3 There's a whole host of things that
4 could change with this. But this is, based upon a
5 single site and single user, the best that we have at
6 this point in time, but I don't want anyone to think
7 that it's got to be rigidly this way. This is our
8 best guess at this time.

9 This serves as the basis for the plan.
10 And that's, again, after much study by the Board and
11 with consultants with the Hospital and other parties.

12 Concerning the zone boundaries, the
13 last plan did not propose any changes to the hospital
14 zone boundaries and neither did this plan. There's
15 been no real substantial change. We just modified
16 the text slightly to clarify things. But the basic
17 policy of keeping the hospital zone as it currently
18 is boundary-wise is unchanged.

19 Concerning land uses, basically the
20 same. The only key difference is annual prohibition
21 for a heli stop or heliport for the Hospital as an
22 accessory to the hospital use. I think it had always
23 been understood, but it was not in the last plan so I
24 note it for the record here.

25 Concerning the lot area, similarly the
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 expected to change.

2 The hospital operation, itself, in size
3 is expected to more than double than what it exists
4 today.

5 But we view this and based upon the
6 studies and input of various people, the increase in
7 size is not viewed as an intensification of a
8 hospital operation, but more being changes in double
9 bed to single bed rooms, and increasing the size of
10 diagnostic rooms for larger and different equipment,
11 and additional equipment. For right-sizing the
12 administrative office space, and other changes
13 necessary due to the redesign of the facility.

14 So, the overall policy here is to keep
15 the intensity of the use at the Hospital to be
16 roughly the same as it is today.

17 To do that, the plan recommends that
18 the ordinance contain four provisions: To limit the
19 hospital to 454 beds; To limit the amount of floor
20 area devoted to shared in-patient/outpatient
21 diagnostic treatment, clinical support, logistical
22 support and administrative office areas to something
23 in the range of 380 to 400,000 square feet. And that
24 would depend on how you define those areas and how
25 you would calculate. Do we count hallways? Do we

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 count walls? Things like that. Do we count
2 stairwells, that sort. Total floor area of the
3 Hospital as Ray Skorupa said earlier at 1.17 million
4 square feet of floor area. That doesn't count floor
5 area in parking decks. And it doesn't count floor
6 area on the rooftops.

7 The quantity of onsite parking is
8 limited to 2,000 spaces. This is not a minimum, this
9 is a maximum. And the concept here is that by
10 limiting the amount of parking at the site, that that
11 will limit how much activity and traffic can
12 reasonably use the site.

13 All of these standards are not perfect.
14 It's very difficult, frankly, to come up with a
15 perfect standard regarding intensity that can, with a
16 hundred percent certainty, prevent any
17 intensification of use at the site.

18 And right now all that the ordinance
19 has regarding intensity of use is floor area.
20 There's no other standard.

21 When you factor in all of the other
22 standards that are here that includes building mass
23 and coverage, how much above grade, how much below
24 grade, how much landscaped area versus paved area,
25 building and roadway, when you factor in building

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 aspects of the use, provided the total overall
2 intensity doesn't increase.
3 Concerning building mass and coverage,
4 again the change from Option 1 to change to Option 6
5 mandated some changes in this as well. The amount of
6 the floor area, devoted above grade and below grade
7 has changed.

8 The overall intent of Option 6 was to
9 put more floor area below grade, particularly the
10 parking floor area, and less above grade, to increase
11 setbacks, and to reduce coverage by buildings.

12 Overall, there has been a minor
13 increase in the portion of the buildings that are
14 above grade, not counting parking decks. Part of
15 this is is definition changes. Last time we didn't
16 count the rooftop penthouses, this time we did.

17 But in the last Master Plan, the plan
18 called for a 970,000 square feet of above grade floor
19 area of which 626,000 was in buildings and 344,000
20 was in parking decks.

21 The current plan has 1,025,000 square
22 feet, based upon 734,000 for hospital buildings,
23 96,000 square feet for enclosed rooftop areas, and
24 195,000 for parking decks.

25 So, what used to be 344,000 for parking
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

01:45
01:46

1 height, When you factor in the buffer standards, when
2 you factor in all of these other things, plus the
3 ability of the Board to further examine the issue at
4 the time of site plan approval, I feel that this is,
5 at this point in time, the best that we have to
6 consider a regulation of intensity of use. This is
7 something that bears monitoring over time.

8 If you see a change in the healthcare
9 industry to a greater level of outpatient care, for
10 example, and a lower level of in-patient beds, then
11 these standards might need to be revisited. And I
12 note in the text of the plan that a degree of
13 flexibility in that regard is necessary.

14 Healthcare is notorious for rapidly
15 changing. And what aspects are
16 in-patient/outpatient, new technologies that have to
17 be adapted to. So, it's a general policy in the plan
18 to allow the components that make up the total
19 intensity to change, as long as there's a
20 compensating reduction in intensity of one portion of
21 the use, the plan anticipates allowing the intensity
22 of other things to change.

23 So, if beds, number of in-patient beds
24 were to go down from 454 to say 300 or 350, they
25 would be allowed a corresponding increase in other

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 decks is reduced to 195,000, that was a significant
2 reduction. There was, like I said, somewhat of an
3 increase, partly because of the inclusion of rooftop
4 penthouses in the figure in the calculation, partly
5 due to other design changes that -- a certain amount
6 of efficiency was lost when we went from lower more
7 spread out buildings, to taller buildings. And as a
8 result you end up with, for example, another level of
9 stairwells that you didn't have to deal with before.
10 You have another level of elevators. The layout of
11 certain floors had to change somewhat. And because
12 of that, there was some increase in the above grade
13 portion of the building.

14 Overall, however, there has been a
15 reduction in the amount of above grade building area.

16 The plan proposes to limit the amount
17 of coverage by buildings. This is the footprint of
18 the building, how much of the site. And that is
19 proposed to be limited to somewhere in the range of
20 30 to 35 percent, plus 8 percent for parking decks.

21 In the last plan, it called for 34
22 percent for the main buildings and 21 percent for
23 parking decks and accessory buildings.

24 So overall there has been a reduction
25 primarily in the coverage by parking decks from the

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 prior plan.
 2 Building height, I think we've talked
 3 about this before. I think we already mentioned it
 4 in this presentation, but, again, in order to achieve
 5 additional setbacks, the building had to go up. So
 6 an additional story has been added.
 7 So, the result of that was in the last
 8 plan we had a height recommendation of 56 feet based
 9 upon four 14 foot floors as well as 24 feet for
 10 rooftop penthouse areas for the mechanicals. That is
 11 now changed to a height of 70 feet, based upon five
 12 14 foot floors and, again, 24 feet for the mechanical
 13 penthouses.
 14 Parking decks, minor change there, used
 15 to be 40 feet, including a 4 foot high parapet.
 16 The current plan has a maximum height
 17 for parking decks at 45 feet with a 7 foot high
 18 parapet.
 19 So, the change was accommodating
 20 additional parapet height so that the rooftop parking
 21 could be better screened from the surrounding area.
 22 Concerning setbacks, a number of
 23 changes here, again this was a key component in the
 24 studies that have been occurring over the last eight
 25 months concerning the ways in which buildings could

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 for the balance of the Van Dien frontage.
 2 The new plan has 120 feet for the North
 3 Building, compared to 47; 100 feet for the West
 4 Building, compared to 55; and 85 feet for the
 5 Phillips deck, compared to 60; and 200 feet for the
 6 remainder, which would include the South Building.
 7 Concerning the setbacks from Steilen
 8 Avenue properties, the prior plan had 80 feet for 35
 9 percent of the abutting frontage and 100 feet for the
 10 balance.
 11 The current plan has 60 feet for the
 12 North Building I note that that's only a one story
 13 extension of the building near the loading docks, but
 14 the balance of the setback is greater than that; 120
 15 feet to the Cheel building; and 130 feet for the
 16 South Building; and 80 feet for the parking deck.
 17 And, finally, from Ben Franklin, the
 18 old plan had 40 feet for 35 percent at 80 feet for 65
 19 percent of the length of the property abutting Ben
 20 Franklin.
 21 The new plan has the straight standard
 22 of 40 feet.
 23 Of that, a significant portion is due
 24 to the one story extension of the North Building
 25 towards Ben Franklin. Much of the multistory portion

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 be setback further from the property line.
 2 In all of these standards, although
 3 I've cited fairly precise numbers, again it needs to
 4 be understood that a certain amount of flexibility is
 5 needed here because of the constraints of dealing
 6 with the existing buildings and adding to those
 7 buildings and factors which are not fully known with
 8 precision.
 9 So, I'm giving you numbers here, some
 10 of these numbers are estimates, frankly. And until
 11 there's full design drawings, we don't know whether
 12 these will have to be varied or not. But they're the
 13 best information we have at this point in time.
 14 Linwood Avenue from the last plan had,
 15 if you remember, that one story Linwood deck and then
 16 behind it the Phillips deck, which was multi-story.
 17 The old plan had setbacks from Linwood
 18 Avenue were 28 feet to the one story Linwood deck and
 19 200 feet for anything over one story.
 20 The current plan has 200 feet period.
 21 No 28 feet to a one story deck because again that one
 22 story deck was eliminated in light of Option 6.
 23 Concerning the setbacks from Van Dien,
 24 the prior Master Plan had 47 feet for the North
 25 Building, 55 feet for the West Building, and 60 feet

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 maintains that 80 foot setback, but in order to meet
 2 the standard here we've characterized it as just a 40
 3 foot setback.
 4 On improvement coverage, we see a
 5 significant reduction in improvement coverage. And,
 6 again, improvement coverage is buildings and
 7 pavement.
 8 The last Master Plan had 90 percent
 9 buildings and pavement, 10 percent landscaped area.
 10 The new plan has 60 percent building
 11 and pavement and 40 percent landscaped area.
 12 Some of this needs to be refined as it
 13 gets to an ordinance as to what we count, what we
 14 don't count.
 15 I'll give you some examples. The plan
 16 does not count when there's green roofs. It doesn't
 17 count added buffers, other landscaped areas. It
 18 doesn't count -- I know this from having done it
 19 myself, it doesn't count the fire lanes, for example.
 20 This is something we need to discuss with the fire
 21 department in more detail before we actually draft an
 22 ordinance in that as I understand it, the fire area
 23 is supposed to be grass pavers. Whether we count
 24 that as improvement coverage or whether the fire
 25 department says, no, I think it needs to be paved,

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

01:56

1 well, then if that's the case, we probably need to
 2 increase the standard somewhat to adjust for that.
 3 But that's based upon what we know.
 4 This also doesn't count things like
 5 sidewalks. We know how to plan for sidewalks. We
 6 could factor in for sidewalks onto the site. That
 7 might change it by a few percent.

8 But at this point in time, this counts
 9 the buildings surface parking areas, driveways,
 10 loading areas.

11 Concerning buffers and site
 12 landscaping, a lot of effort's been put into this
 13 since the last plan, primarily in the area of sound
 14 barriers, screened roofs and increased setbacks.

15 The older plan had a 20 foot buffer on
 16 Linwood, that's maintained; had a 12 foot buffer on
 17 Van Dien, that's been increased to 20 feet.
 18 The buffer on Steilen Avenue has maintained at 20
 19 feet. However, a lot more emphasis on the Steilen
 20 side has been given to the addition of roofs over the
 21 emergency department and loading areas as well as the
 22 emphasis given to the sound barrier to mitigate noise
 23 coming from this area.

24 The Ben Franklin buffer has remained
 25 the same at 12 feet. This is constrained as -- as

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 you know, through the design to put the fire lane in
 2 this area.
 3 The parking standards, as I mentioned
 4 before, the key change here is the limitation to
 5 2,000 parking spaces, whereas before the plan just
 6 had a minimum requirement of 4.25 spaces per bed,
 7 which came to, I think, 1,930 spaces, proposed or
 8 required as a minimum. And here we're having not
 9 only that as a minimum, but 2,000 as a maximum, again
 10 as part of the intensity of use restrictions.

11 We added some language there to allow
 12 the Hospital to utilize off-site parking, in fact
 13 encouraging the Hospital to use off-site parking.

14 Currently our ordinance has a standard
 15 that says parking off-site has to be located within a
 16 certain distance on the presumption that people would
 17 be waking to the site.

18 Now, we have a lot of residential areas
 19 around the Hospital zone, so we don't think that's an
 20 appropriate standard for the hospital use. And if
 21 the Hospital wants to have shuttled parking from a
 22 remote site, we think that's a good idea. We think
 23 that the ordinance should be amended to allow that,
 24 provided there's a reasonable plan for that to occur.

25 So, that's the brunt of the other

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 changes in the parking.
 2 The rest of it is pretty much the same.
 3 Other factors related to things like having a good
 4 parking management plan, one of the things that Larry
 5 spoke about, Making sure that we don't have
 6 unauthorized parking occurring in inappropriate
 7 areas, that the access to the parking doesn't
 8 encourage concentration of parking in certain areas
 9 and under-use of parking in other areas and a
 10 stacking of parking towards certain exits.

11 There has to be relief valves, if you
 12 will, per the circulation system, and to encourage
 13 full distribution of parking use on the site. So
 14 that's going to be a key thing that comes up when
 15 it's time for a site plan.

16 The site driveway comments that we
 17 talked about before about slowing vehicles is in the
 18 plan as well, again that was something that Joe
 19 Staigar mentioned in his testimony as well, and other
 20 controls related to parking and site circulation.

21 Illumination this is largely the same.
 22 The key concepts being lower heights, lights as far
 23 away as possible from the property line. Buildings
 24 being designed with curtains or blinds or glass that
 25 does not allow light to shine out as much as regular

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 glass.
 2 Basically, the idea of being at night,
 3 you know, so that the whole area isn't lit up by the
 4 hospital buildings.

5 Also illumination of parking decks, one
 6 thing we've added is the restriction, the possible
 7 restriction of nighttime use of the top level of the
 8 parking deck.

9 This would have to be something that
 10 would be dealt with as part of a site plan, but if
 11 it's felt that there's no feasible way to prevent
 12 excessive illumination from the top level of the
 13 parking deck at night, to limit the use of the top
 14 level of that deck to only daytime hours is something
 15 that the plan supports.

16 Again, it allows the Board the
 17 discretion to make that determination. We don't have
 18 all the information. We don't have that level of
 19 detail at this time, so we can't really say one way
 20 or the other whether it would be required or not. So
 21 we're throwing it out as something that the ordinance
 22 would give the Board the authority to impose, if
 23 necessary.

24 Concerning signs, no changes here from
 25 what was before. The sign regulations currently for

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

02:02 1 the Hospital are, to be honest, inadequate. They
 02:02 2 really only allow for a single sign. They don't
 02:02 3 allow for the full nature of need for signage for a
 02:02 4 hospital facility for both members of the public as
 02:02 5 well as employees and staff, signs that direct people
 02:02 6 to emergency entrances, that direct people to certain
 02:02 7 parking areas, that direct people to service areas,
 02:02 8 wherever, main entrances and so forth. So those
 02:02 9 regulations need to be upgraded.

02:02 10 We also have a comment here on signs,
 02:02 11 from again both plans, that notes that although
 02:02 12 additional signs beyond what the ordinance currently
 02:02 13 permits we think is necessary, it's a residential
 02:02 14 area. So, particularly, where signs are visible from
 02:02 15 residential areas they need to be tasteful. They
 02:02 16 need to be minimal in scale. And illumination of
 02:02 17 those signs needs to be such that we're not going to
 02:02 18 have a nuisance issue at night.

02:02 19 Traffic and street improvements, I know
 02:02 20 Joe Staigar has already talked about a lot of those.
 02:02 21 And I'm not going to repeat a lot of that.

02:02 22 But, again, we call out in the plan
 02:02 23 certain improvements that should be considered, not
 02:02 24 necessarily required at this time, understanding that
 02:02 25 without a real site plan before the Board, without a

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

02:02 1 final design before the Board, without full input
 02:03 2 from Bergen County, without a final parking study
 02:03 3 based upon a detailed design, kind of traffic study,
 02:03 4 we can't fairly determine what the improvements
 02:03 5 should or should not be at this time.

02:03 6 However, a significant amount of study
 7 has been done. We throw out these proposed
 8 improvements as concepts to be explored and to be
 9 considered at the time of site plan. There may be
 10 other ones not on this list that we haven't thought
 11 of.

12 But, again, to provide as much guidance
 13 and predictability going forward, we thought it was
 14 worthwhile putting it in the plan as something to
 15 consider.

16 Affordable housing, not much has
 17 changed, other than the State of New Jersey's pending
 18 re-visiting of the affordable housing policy in the
 19 State by both the executive and legislative branches,
 20 and possibly even the judicial branch of the state
 21 government. So that's something that bears
 22 monitoring, but at this point and time, it is what it
 23 is. We haven't changed what it is. And, frankly,
 24 the law at this time does not allow us to impose any
 25 requirement on Valley Hospital or many other

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 non-residential developments.
 2 Construction issues, and we've had a
 3 lot of discussion on this, a lot of this remains the
 4 same as what it was in the past plan. A lot of
 5 detail here about stuff that needs to be done.

6 One of the key things is phasing and to
 7 recognize that phasing needs to occur by any project
 8 of this scale, both because the Hospital is an
 9 ongoing operation and it just can't all be done at
 10 once without unduly disrupting the current operation.
 11 So to make that work, it has to occur in phases.
 12 That creates its own unique set of problems and
 13 issues.

14 In addition, changing healthcare
 15 technology changing healthcare needs is likely to
 16 result in the need for phasing of the full
 17 development of the Hospital.

18 Many things that is not yet certain
 19 because although we have presented phasing in past
 20 testimony, this plan does not include detailed
 21 discussions of what each phase would be like. That
 22 is subject to change. This plan is based upon a full
 23 build-out at Phase II.

24 What's uncertain is at Phase I, how
 25 well all of these policies will align with the Phase

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 I development. There may need to be temporary
 2 deviations from this plan at Phase I.

3 But the reason this plan speaks of the
 4 full development of the Hospital in Phase II is that
 5 at the time of Phase I, we will be able to compare
 6 Phase I against a Phase II plan. And for that reason
 7 there may need to be, if there are any temporary
 8 deviations from that plan, by seeing the ultimate
 9 objective here in this plan of what we want at the
 10 end of Phase II, the Board may need to impose a time
 11 limit. The Board may need to allow a temporary
 12 deviation, but make sure it's only temporary. To say
 13 okay, because of the unique characteristics of the
 14 phasing and the construction activity, we may need
 15 to, for example, temporarily allow increased amount
 16 of coverage on the site. Or we may need to allow a
 17 different access or circulation pattern than what we
 18 would otherwise ultimately want to see on this thing.

19 If that turns out to be the case, then
 20 the plan is putting everybody on notice that we want
 21 that to be a temporary situation. And that would
 22 need to be something that gets dealt with at the time
 23 of Phase I, in order to approve Phase I.

24 Otherwise, what would end up having is
 25 one Master Plan for Phase I, one Master Plan for

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 Phase II. And then we get in -- it's already ten or
 2 eleven pages of policy here, and it would be
 3 exceedingly difficult to set forth policy for two
 4 separate phases or three separate phases, however
 5 many phases could occur.
 6 So, for a lot of reasons, we've limited
 7 the plan to discussing the policies at the end of the
 8 game for full build-out of the hospital facility.
 9 We've added some language concerning
 10 the additional information and additional issues
 11 raised by the increase in subsurface excavation.
 12 Issues such as stabilization; issues such as
 02:08 13 de-watering; such as potential impact upon area
 02:08 14 potable wells for the Village; such as the amount of
 02:08 15 truck traffic involved in increased excavation of
 02:08 16 rock and soil; and water quality and quantity issues.
 02:08 17 Those are issues that, again, without a
 02:08 18 detailed plan, without detailed studies cannot be
 02:08 19 dealt with in any detail, only to say that at the
 02:08 20 time of site plan approval these are going to need to
 02:08 21 be dealt with.
 02:08 22 Much of the remainder is in the current
 02:08 23 or the prior draft plan relating to developer's
 02:08 24 agreement dealing with such issues as: Phasing of
 02:08 25 demolition and construction; delivery and storage of

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 CHAIRMAN NICHOLSON: Thank you, Blais.
 2 MR. HURLEY: Thank you, Blais.
 3 CHAIRMAN NICHOLSON: Any questions?
 4 Tom?
 5 MR. RICHE: I have several comments.
 6 Blais, good job.
 7 A couple of suggestions, if the other
 8 Board Members are in agreement.
 9 On page 9, under traffic and street
 10 improvements. Your first sentence reads:
 11 Various street and traffic improvements
 12 should be considered in the vicinity of the
 13 hospital zone," blah, blah, blah.
 14 Well, based upon my earlier comments
 15 about some pedestrian safety devices that might be
 16 installed at the driveways, could you possibly add,
 17 "in the vicinity and within the hospital zone"?
 18 Because you don't talk about any traffic or safety
 19 improvements actually within the zone you just talk
 20 about in the vicinity of.
 21 So, would it be helpful to include the
 22 words "and within"?
 23 MR. BRANCHEAU: That's fine.
 24 I implied that, that's what I meant.
 25 But if it would make it clearer to say "within and

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

02:08 1 materials; access and travel route and parking for
 02:08 2 contractors and employees and visitors and patients
 3 and ambulances all during construction; need for
 4 off-site parking during construction; maintaining
 5 safe travel routes on area streets during
 6 construction, while avoiding traffic diverting
 7 through residential areas; maintaining safe and
 8 efficient pedestrian traffic during construction;
 9 minimizing construction noise and vibration;
 10 maintaining air quality resulting from construction
 11 activity including, but not limited, to dust, odors,
 12 fumes and contaminants; the hours and days of
 13 construction, if necessary, may need to be limited to
 14 avoid undue impacts; to prevent nuisance issues
 15 related to construction illumination; site security
 16 issues; and then monitoring and enforcement of
 17 developer's agreement conditions we've already talked
 18 before about having a -- if necessary, police
 19 presence or -- and/or consultants who are enforcing
 20 the conditions of the developer's agreement and
 21 monitoring site activity on a regular basis.
 22 So that's the plan. And, hopefully,
 23 I've given you an idea of what's changed in the plan.
 24 And if you have any questions, I'd be
 25 happy to try and answer them.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 within the vicinity", that's fine.
 2 MR. RICHE: Yes. Someone down the road
 3 might know that you had that implication.
 4 That was my first suggestion.
 5 Second suggestion is on page 11, your
 6 next to last bullet, you make reference to special
 7 emphasis on pedestrian travel to and from the Ben
 8 Franklin School.
 9 I would also suggest, because of its
 10 relative vicinity, also Travell School be added in
 11 too.
 12 MR. BRANCHEAU: That's fine. I agree.
 13 MR. RICHE: And then, Mr. Chairman, if
 14 I could, one more --
 15 CHAIRMAN NICHOLSON: Go ahead.
 16 MR. RICHE: -- with Blais?
 17 On page 6, relative to setbacks which
 18 begins on -- or actually building heights, your
 19 second bullet, as it relates to rooftop mechanical
 20 equipment:
 21 "Shall be limited to the height of 24
 22 feet and shall be screened in a manner..."
 23 I'm still thinking that we need to put
 24 something with regard to rooftop setbacks in the
 25 Master Plan.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 I'm not sure what they should be.
 2 There's two ways you can look at it if they're part
 3 of the building façade, then certainly that mitigates
 4 it to some extent. But not having a design in front
 5 of us, I think we need to protect ourselves,
 6 especially because with the North Building and where
 7 we -- where it will be then there'll be some pretty
 8 substantial mechanicals there, the adjacent property
 9 owners, although we're screening them more so now
 10 than ever before, we've got the emergency room, we've
 11 got the delivery entrance on that side of the
 12 building. And now we have the addition of some
 13 substantial rooftop equipment.

14 So I don't know if the other Board
 15 Members agree, but I'd like to see some setbacks
 16 related to rooftop equipment put into this.

17 And that was it.

18 CHAIRMAN NICHOLSON: Well, I have a
 19 concern -- I mean -- our last conversation, Tom, I
 20 actually agreed with you that we should be thinking
 21 about setbacks for certain mechanical penthouses.

22 But there is a concern on my part that
 23 with the smaller footprints due to the increased
 24 height and the larger setbacks overall, we might be
 25 creating a situation where there's not enough room

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 does some of the -- I don't know if it meets the full
 2 intent, but that was the idea there. It says that
 3 rooftop mechanical equipment should be screened in a
 4 manner that is compatible with the design of building
 5 façade. That was the intent there. So you wouldn't
 6 have what's an obvious mechanical appurtenance more
 7 like a parapet than like a screening panel. That was
 8 the idea of no setback. So that if the building wall
 9 just continued up.

10 Now it doesn't necessarily mean you're
 11 going to have a brick wall above the roof there, but
 12 you could have, for example, a different material, a
 13 stucco material or something that structurally
 14 doesn't create any issues, but it looks like it's
 15 part of the building. Depending upon what the
 16 ultimate design of the building is.

17 MR. RICHE: I don't think it says that
 18 because let me just play devil's advocate here.

19 MR. BRANCHEAU: Sure.

20 MR. RICHE: It says in a manner that's
 21 compatible with the design of the building façade.
 22 That could mean that it's painted the same color.

23 MR. BRANCHEAU: Well, obviously when we
 24 get to writing an ordinance you'll probably have to
 25 have tighter language than "compatible with building

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 for the proper mechanicals.
 2 And I'm sensitive to the rather severe
 3 requirements for mechanicals in a hospital, I think
 4 it might be a more appropriate method of addressing
 5 your concern is to add verbiage in the building
 6 architecture section that would mandate the
 7 architectural treatment of mechanical penthouse
 8 enclosures in an architectural fashion, so we don't
 9 end up with metal screens, but rather something that
 10 looks like a building.

11 MR. RICHE: Yes. Actually, I would be
 12 okay with that.

13 Again, screening, you know, certainly
 14 you see buildings in New York City they're part of
 15 the façade. You don't see mechanicals on top of the
 16 roof.

17 So the more we can screen them, the
 18 more they can be made part of the façade the more
 19 we're going to mitigate the noise on the
 20 neighborhood.

21 So I think if we can put the wording
 22 into the architectural section then that's fine.

23 MR. BRANCHEAU: Actually, if you look
 24 on page 6, on building height, the second bullet from
 25 the top. There is some language there already that

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 façade" and -- but if you want to, we can do it now
 2 at this time. It's up to you.

3 But I agree compatible is kind of
 4 loose. I tried to balance flexibility so we're not
 5 ruling out an adequate design by being so specific,
 6 but at the same time providing an idea of the intent
 7 behind the screening, that it not just look like a
 8 metal panel.

9 MR. RICHE: Right. But going back to
 10 what your opening statement was in terms of this
 11 plan's evolved with two things in mind allowing the
 12 Hospital to modernize, but also it's a balance of
 13 protecting the neighborhood.

14 So I think that the language needs to
 15 be stronger here, either here or in the ordinance, so
 16 that that balance is achieved for the neighborhood.

17 MR. BRANCHEAU: We can take a stab at
 18 improving that language.

19 CHAIRMAN NICHOLSON: I think your best
 20 bet, Blais, is to look at your third bullet point in
 21 building architecture section, and add some verbiage
 22 there about the appearance of mechanical enclosures.

23 Any other questions for Blais?
 24 (NO RESPONSE.)

25 CHAIRMAN NICHOLSON: No.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 I actually have kind of a combination
 2 question for both Blais and for Mr. Staigar.
 3 The contemplated improvements at
 4 Linwood, particularly on the right turn lane from
 5 Linwood westbound to Van Dien northbound.
 6 MR. BRANCHEAU: Yes.
 7 CHAIRMAN NICHOLSON: Per the sketches
 8 that already have been included in some of the
 9 traffic studies, is that accomplished within the
 10 existing widening easement that has already been
 11 granted to Bergen County.
 12 MR. BRANCHEAU: I think as it's listed
 13 as an existing 10 foot wide easement. However, and
 14 I'll let Joe speak on this as well, if you can, I
 15 think that if that entire easement were taken up with
 16 curbing, the County may want additional easement
 17 beyond what exists today.
 02:17 18 MR. STAIGAR: That is correct you're
 02:17 19 going to need additional for utilities and so forth
 02:18 20 so it would contemplate additional easement areas.
 21 CHAIRMAN NICHOLSON: So, if I
 22 understand correctly what you said the actual
 23 improvements can be accomplished within the easement,
 24 Bergen County would want additional space?
 25 MR. BRANCHEAU: Yes sir, roadway
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 CHAIRMAN NICHOLSON: All right. So you
 02:19 2 have contemplated some of that.
 02:19 3 MR. BRANCHEAU: Somewhat, but again we
 02:19 4 don't know the ultimate -- we certainly don't know
 5 the ultimate design. So could it change? It could
 6 be. So I made that statement to that effect.
 7 So there's a little bit of flex in
 8 there to allow it somewhat.
 9 One way we can handle it in the
 10 ordinance would be by measuring the setback from the
 11 center line of the road. And if that were the case
 12 we would increase the setback requirement to be more
 02:20 13 than 200 feet, but measure it from a different point.
 02:20 14 So if the edge of the road changes, but
 02:20 15 the center stays the same then it doesn't matter.
 02:20 16 CHAIRMAN NICHOLSON: Thank you.
 02:20 17 Any other questions for Blais?
 02:20 18 MR. NALBANTIAN: Yes.
 02:20 19 CHAIRMAN NICHOLSON: All right. Ladies
 02:20 20 and gentlemen, we are going to continue this public
 02:20 21 hearing --
 02:20 22 MS. PRICE: Wait, wait, wait, wait.
 02:20 23 CHAIRMAN NICHOLSON: Wait.
 02:20 24 MS. PRICE: Before you --
 02:20 25 CHAIRMAN NICHOLSON: Wait? I'm sorry.
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 pavement and curb to be accommodated within the
 2 easement, I believe it's close. But the additional
 02:18 3 for utilities and so forth, signage, whatever would
 02:18 4 have to be accommodated within an additional widening
 02:18 5 easement.
 02:18 6 CHAIRMAN NICHOLSON: Okay. So then
 02:18 7 this goes to a question that I had for you, Blais, in
 02:18 8 our workshop earlier last month.
 02:18 9 In the Master Plan draft you
 02:18 10 essentially say that the setback -- the property
 02:18 11 lines as they exist today with the easements that
 02:18 12 have already been granted, are what we're setting the
 02:18 13 setback standards to.
 02:18 14 And if there's any other taking, that's
 02:19 15 part and parcel of the hospital development, then
 02:19 16 they'd be disregarded in terms of calculating
 02:19 17 setback.
 02:19 18 Did I understand you correctly?
 19 MR. BRANCHEAU: Generally, yes. That
 20 -- I believe the setback to the Phillips deck is like
 21 212, 214 feet.
 22 CHAIRMAN NICHOLSON: You said 200 feet.
 23 MR. BRANCHEAU: Part of that was to
 24 accommodate something of what additional widening
 25 easement --
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

02:20 1 I remember no more prompting required.
 02:20 2 MS. PRICE: Okay.
 02:20 3 CHAIRMAN NICHOLSON: Members of the
 02:20 4 Board, we have accepted into the record tonight
 02:20 5 reports from Mr. Staigar, from Mr. Skorupa and Mr.
 02:20 6 Keller and the revised draft of our H-Zone Master
 02:20 7 Plan Amendment from Blais.
 02:20 8 I need a motion to accept those and to
 02:20 9 move them into evidence and make them available to
 02:20 10 the public.
 02:20 11 MS. PRICE: B-76 through 80.
 02:20 12 MAYOR PFUND: So moved.
 02:20 13 MR. RICHE: Second.
 02:20 14 CHAIRMAN NICHOLSON: All in favor?
 02:20 15 (Whereupon, the motion is passed by a
 02:20 16 unanimous vote in favor.)
 02:20 17 (Whereupon, Exhibits B-76 through B-80
 02:20 18 are moved into Evidence.)
 02:21 19 CHAIRMAN NICHOLSON: Interested parties
 02:21 20 can collect copies or gain access to the documents
 02:21 21 tomorrow at the office of the Planning Board
 02:21 22 Secretary.
 02:21 23 And, Barbara, thank you very much.
 02:21 24 And we are continuing this hearing
 02:21 25 until 7:30 tomorrow evening at Council Chambers in
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

02:21 1 Village Hall.
 02:21 2 I apologize in advance, we could not
 02:21 3 get this venue for tomorrow, nor could we get GW.
 02:21 4 But we have set up in the first floor
 02:21 5 community room at Village Hall an video connection to
 02:21 6 the Council Chambers.
 02:21 7 So those of you who will not be able to
 02:21 8 get seats upstairs will at least be able to view the
 02:21 9 proceeding downstairs.
 02:21 10 I will also, tomorrow night, pull out
 02:21 11 the list and we'll read the first 30 names so
 02:22 12 everyone knows who's up next when we start the public
 02:22 13 comment section of the hearing on the 17th.
 02:22 14 Anything else?
 02:22 15 That's it. Motion adjourn.
 02:22 16 MR. RICHE: So moved.
 02:22 17 CHAIRMAN NICHOLSON: All in favor?
 02:22 18 (Whereupon, the motion is passed by a
 02:22 19 unanimous vote in favor.)
 02:22 20 CHAIRMAN NICHOLSON: Good night
 02:22 21 everybody.
 02:22 22 (Whereupon, this matter will be
 02:22 23 continuing at a future date. Time noted 10:21
 02:22 24 p.m.)
 25

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

02:23 1
 2 C E R T I F I C A T E
 3
 4
 5 I, LAURA A. CARUCCI, C.C.R., R.P.R., a Notary
 6 Public of the State of New Jersey, Notary ID. #15855,
 7 and a Registered Professional Reporter, hereby
 8 certify that the foregoing is a verbatim record of
 9 the testimony provided under oath before any court,
 10 referee, board, commission or other body created by
 11 statute of the State of New Jersey.
 12 I am not related to the parties
 13 involved in this action; I have no financial
 14 interest, nor am I related to an agent of or employed
 15 by anyone with a financial interest in the outcome of
 16 this action.
 17 This transcript complies with
 18 regulation 13:43-5.9 of the New Jersey Administrative
 19 Code.
 20
 21
 22
 23
 24
 25

 LAURA A. CARUCCI, C.C.R., R.P.R.
 License # XI02050, and Notary Public
 of New Jersey #15855, Notary
 Expiration Date March 1, 2014

Dated: _____

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

#	1942 ^[1] - 31:13 195,000 ^[2] - 95:24, 96:1	4	7	117:23	
#15855 ^[2] - 122:5, 122:17 #X102050 ^[1] - 122:16	1978 ^[1] - 83:12 1995 ^[1] - 47:17	4 ^[1] - 97:15 4.25 ^[1] - 102:6 40 ^[11] - 24:20, 32:18, 51:13, 53:23, 54:11, 82:8, 97:15, 99:18, 99:22, 100:2, 100:11	7 ^[1] - 97:17 70 ^[1] - 97:11 734,000 ^[1] - 95:22 75 ^[2] - 11:7, 51:10 78 ^[2] - 3:6, 48:15 79 ^[1] - 3:10 7:30 ^[1] - 120:25 7:44 ^[1] - 1:2	accordance ^[2] - 5:4, 5:17 according ^[1] - 31:12 accustomed ^[1] - 70:16 achieve ^[1] - 97:4 achieved ^[1] - 116:16 Act ^[2] - 5:5, 5:18 action ^[3] - 10:19, 122:9, 122:10 activated ^[2] - 74:21 activities ^[2] - 16:6, 27:20 activity ^[6] - 9:19, 66:18, 93:11, 108:14, 110:11, 110:21 actual ^[2] - 87:5, 117:22 adapted ^[1] - 94:17 add ^[4] - 67:11, 111:16, 114:5, 116:21	
0	2		8		
07450 ^[1] - 2:14 07663 ^[1] - 1:24 07677 ^[1] - 2:11	2,000 ^[6] - 27:6, 31:6, 31:14, 93:8, 102:5, 102:9 20 ^[5] - 51:6, 55:15, 101:15, 101:17, 101:18 200 ^[5] - 98:19, 98:20, 99:5, 118:22, 119:13 2000 ^[1] - 13:25 2007 ^[1] - 47:21 2009 ^[6] - 4:12, 28:24, 46:9, 46:13, 60:11, 122:17 201 ^[2] - 1:24, 1:25 2010 ^[9] - 1:2, 4:10, 29:3, 29:4, 29:16, 47:22, 48:6, 48:20, 68:22 21 ^[1] - 96:22 212 ^[1] - 118:21 214 ^[1] - 118:21 21st ^[3] - 15:18, 27:2, 38:11 22,077 ^[1] - 55:16 24 ^[3] - 97:9, 97:12, 112:21 24/7 ^[1] - 84:9 26 ^[1] - 60:11 28 ^[2] - 98:18, 98:21 28th ^[3] - 4:10, 48:6, 48:20 29 ^[2] - 4:11, 34:2	400 ^[1] - 52:25 400,000 ^[1] - 92:23 44 ^[1] - 3:6 45 ^[4] - 13:2, 13:9, 51:13, 97:17 450 ^[3] - 38:11, 44:9, 44:14 451 ^[1] - 44:15 454 ^[7] - 27:2, 44:8, 44:12, 44:13, 44:18, 92:19, 94:24 47 ^[4] - 31:19, 31:22, 98:24, 99:3 48 ^[2] - 4:7, 82:7 487-0036 ^[1] - 1:25	8 ^[1] - 96:20 80 ^[5] - 99:8, 99:16, 99:18, 100:1, 120:11 80s ^[1] - 51:2 85 ^[2] - 51:3, 99:4 86 ^[1] - 52:9 88 ^[2] - 34:1, 37:2		
1		5	9		
1 ^[24] - 17:2, 20:15, 21:5, 24:20, 25:8, 25:21, 26:5, 27:14, 28:16, 29:21, 30:16, 30:24, 31:10, 31:11, 31:18, 31:19, 33:18, 33:20, 37:25, 38:5, 59:3, 61:13, 95:4, 122:17 1,025,000 ^[1] - 95:21 1,170,000 ^[1] - 26:25 1,930 ^[1] - 102:7 1.17 ^[1] - 93:3 10 ^[2] - 100:9, 117:13 10,000 ^[1] - 38:2 10-4-8D ^[1] - 5:5 100 ^[5] - 38:23, 39:3, 51:6, 99:3, 99:9 105 ^[1] - 51:6 10843 ^[1] - 13:9 10:21 ^[1] - 121:23 11 ^[3] - 4:3, 4:4, 112:5 111 ^[1] - 3:10 12 ^[5] - 62:3, 69:11, 72:10, 101:16, 101:25 120 ^[8] - 4:3, 4:4, 4:7, 4:11, 4:13, 24:21, 99:2, 99:14 120-foot ^[2] - 32:8, 32:12 13 ^[1] - 3:4 130 ^[1] - 99:15 131 ^[1] - 5:15 135 ^[1] - 2:14 13:43-5.9 ^[1] - 122:11 14 ^[2] - 97:9, 97:12 145 ^[1] - 79:20 14th ^[2] - 47:17, 47:22 17 ^[4] - 52:11, 53:11, 59:18, 60:1 17,600 ^[1] - 55:18 175 ^[1] - 79:21 17th ^[2] - 9:3, 121:13 18 ^[1] - 46:3	200 ^[5] - 98:19, 98:20, 99:5, 118:22, 119:13 2000 ^[1] - 13:25 2007 ^[1] - 47:21 2009 ^[6] - 4:12, 28:24, 46:9, 46:13, 60:11, 122:17 201 ^[2] - 1:24, 1:25 2010 ^[9] - 1:2, 4:10, 29:3, 29:4, 29:16, 47:22, 48:6, 48:20, 68:22 21 ^[1] - 96:22 212 ^[1] - 118:21 214 ^[1] - 118:21 21st ^[3] - 15:18, 27:2, 38:11 22,077 ^[1] - 55:16 24 ^[3] - 97:9, 97:12, 112:21 24/7 ^[1] - 84:9 26 ^[1] - 60:11 28 ^[2] - 98:18, 98:21 28th ^[3] - 4:10, 48:6, 48:20 29 ^[2] - 4:11, 34:2	5/03/10 ^[2] - 4:15, 69:7 50 ^[3] - 2:11, 53:23, 54:11 500 ^[1] - 28:9 505 ^[1] - 1:23 535 ^[1] - 14:18 55 ^[2] - 98:25, 99:4 56 ^[1] - 97:8 576,000 ^[1] - 53:2 58 ^[1] - 3:6 59 ^[2] - 3:8, 34:3	9 ^[2] - 47:21, 111:9 90 ^[1] - 100:8 96,000 ^[1] - 95:23 970,000 ^[1] - 95:18 9:15 ^[1] - 79:9	added ^[7] - 62:10, 97:6, 100:17, 102:11, 104:6, 109:9, 112:10 adding ^[2] - 51:19, 98:6 addition ^[8] - 17:19, 26:8, 26:16, 33:20, 82:21, 101:20, 107:14, 113:12 additional ^[30] - 26:9, 27:18, 27:25, 28:2, 32:13, 35:23, 40:2, 43:14, 49:5, 60:20, 65:2, 83:8, 84:18, 87:25, 88:8, 89:21, 92:11, 97:5, 97:6, 97:20, 105:12, 109:10, 117:16, 117:19, 117:20, 117:24, 118:2, 118:4, 118:24 additionally ^[1] - 66:1 address ^[4] - 13:6, 13:9, 45:12, 59:24 addressed ^[2] - 12:5, 48:6 addressing ^[1] - 114:4 adds ^[1] - 81:25 adequate ^[1] - 116:5 adequately ^[1] - 12:17 adjacency ^[1] - 25:12 adjacent ^[6] - 24:6, 28:3, 32:17, 54:1, 56:13, 113:8 adjoining ^[2] - 11:3, 65:9	
	3	6	A		
	3 ^[3] - 1:2, 68:22, 89:9 30 ^[3] - 53:12, 96:20, 121:11 300 ^[1] - 94:24 31st ^[4] - 4:12, 28:24, 29:3, 29:16 34 ^[1] - 96:21 344,000 ^[2] - 95:19, 95:25 35 ^[10] - 3:4, 13:19, 13:20, 30:25, 45:8, 45:15, 53:12, 96:20, 99:8, 99:18 350 ^[1] - 94:24 380 ^[1] - 92:23 3:00 ^[1] - 73:15	6 ^[33] - 24:14, 25:20, 25:21, 26:6, 26:15, 27:6, 27:10, 27:11, 27:14, 28:14, 29:22, 30:17, 31:1, 31:3, 31:6, 31:23, 32:23, 34:1, 37:22, 38:5, 41:1, 54:21, 55:1, 57:5, 59:2, 69:15, 69:16, 89:11, 95:4, 95:8, 98:22, 112:17, 114:24 60 ^[5] - 31:1, 98:25, 99:5, 99:11, 100:10 626,000 ^[1] - 95:19 641-1812 ^[1] - 1:24 65 ^[1] - 99:18 69 ^[3] - 3:8, 4:13, 52:7	ability ^[2] - 30:21, 94:3 able ^[8] - 42:15, 53:25, 56:21, 57:20, 76:16, 108:5, 121:7, 121:8 absolute ^[1] - 39:20 abutting ^[3] - 65:9, 99:9, 99:19 accept ^[1] - 120:8 accepted ^[1] - 120:4 access ^[19] - 17:16, 23:12, 24:5, 42:7, 43:5, 43:6, 43:8, 43:9, 43:17, 43:18, 66:14, 67:4, 67:24, 90:1, 103:7, 108:17, 110:1, 120:20 accessory ^[2] - 90:22, 96:23 accommodate ^[3] - 9:21, 42:8, 118:24 accommodated ^[2] - 118:1, 118:4 accommodating ^[2] - 41:5, 97:19 accomplish ^[1] - 38:7 accomplished ^[4] - 5:17, 11:1, 117:9,	ability ^[2] - 30:21, 94:3 able ^[8] - 42:15, 53:25, 56:21, 57:20, 76:16, 108:5, 121:7, 121:8 absolute ^[1] - 39:20 abutting ^[3] - 65:9, 99:9, 99:19 accept ^[1] - 120:8 accepted ^[1] - 120:4 access ^[19] - 17:16, 23:12, 24:5, 42:7, 43:5, 43:6, 43:8, 43:9, 43:17, 43:18, 66:14, 67:4, 67:24, 90:1, 103:7, 108:17, 110:1, 120:20 accessory ^[2] - 90:22, 96:23 accommodate ^[3] - 9:21, 42:8, 118:24 accommodated ^[2] - 118:1, 118:4 accommodating ^[2] - 41:5, 97:19 accomplish ^[1] - 38:7 accomplished ^[4] - 5:17, 11:1, 117:9,	9 ^[2] - 47:21, 111:9 90 ^[1] - 100:8 96,000 ^[1] - 95:23 970,000 ^[1] - 95:18 9:15 ^[1] - 79:9

<p>adjourn [1] - 121:15 adjust [1] - 101:2 Adjustment [2] - 82:19, 83:1 administrative [2] - 92:12, 92:22 Administrative [1] - 122:11 ado [1] - 10:4 adopt [1] - 87:25 adopted [3] - 84:20, 84:21, 89:16 adoption [1] - 87:5 adults [1] - 88:7 adults [1] - 63:4 advance [3] - 76:25, 77:3, 121:2 advise [1] - 7:16 advising [1] - 16:4 advocate [1] - 115:18 aerial [2] - 23:15, 25:19 affect [2] - 67:18, 67:20 Affordable [1] - 106:16 affordable [1] - 106:18 afternoon [1] - 73:15 agenda [2] - 7:4, 8:25 agent [1] - 122:9 ago [3] - 14:14, 21:25, 61:20 agree [4] - 73:9, 112:12, 113:15, 116:3 agreed [1] - 113:20 agreement [5] - 55:2, 109:24, 110:17, 110:20, 111:8 agreements [1] - 55:2 ahead [2] - 61:15, 112:15 air [1] - 110:10 airport [2] - 71:4, 71:18 align [1] - 107:25 allegations [1] - 65:19 Allegiance [1] - 5:21 allocation [1] - 65:12 allocations [1] - 65:18 allow [12] - 71:10, 94:18, 102:11, 102:23, 103:25, 105:2, 105:3, 106:24, 108:11, 108:15, 108:16, 119:8 allowed [1] - 94:25 allowing [3] - 77:15, 94:21, 116:11 allows [2] - 68:8,</p>	<p>104:16 almost [1] - 37:24 ALTERNATE [1] - 1:14 alternate [2] - 16:24, 18:20 ambiance [1] - 34:13 Amboy [1] - 14:11 ambulance [2] - 23:6 ambulances [3] - 28:1, 68:11, 110:3 amend [1] - 83:5 amended [4] - 56:3, 82:16, 83:20, 102:23 amendment [13] - 6:23, 7:10, 10:11, 11:14, 15:3, 20:6, 20:17, 50:6, 57:6, 60:5, 80:1, 80:21, 81:11 Amendment [8] - 4:4, 9:14, 11:20, 15:24, 17:2, 61:3, 81:25, 120:7 amendments [1] - 10:14 amount [23] - 17:12, 19:9, 19:16, 19:19, 19:21, 28:6, 29:23, 29:25, 30:15, 38:6, 40:11, 49:19, 77:4, 92:19, 93:10, 95:5, 96:5, 96:15, 96:16, 98:4, 106:6, 108:15, 109:14 analyses [1] - 61:25 analysis [7] - 15:15, 18:19, 29:21, 39:12, 44:10, 61:18, 81:23 analyze [1] - 89:1 analyzed [2] - 20:4, 30:16 annual [1] - 90:20 answer [4] - 57:20, 63:17, 79:16, 110:25 answered [1] - 43:24 anticipate [1] - 91:10 anticipated [3] - 41:14, 42:16, 52:25 anticipates [1] - 94:21 apologize [1] - 121:2 appear [2] - 26:14, 36:3 appearance [3] - 48:2, 60:19, 116:22 application [1] - 82:20 applications [1] - 82:25 approach [1] - 75:4 appropriate [8] - 17:13, 41:10, 63:9, 63:15, 64:12, 71:16,</p>	<p>102:20, 114:4 appropriation [1] - 20:5 approval [3] - 87:19, 94:4, 109:20 approve [1] - 108:23 approved [4] - 72:8, 72:9, 87:6, 87:23 appurtenance [1] - 115:6 April [3] - 4:10, 48:6, 48:20 architect [1] - 13:16 architects [1] - 14:5 architectural [7] - 13:18, 14:6, 26:13, 34:9, 114:7, 114:8, 114:22 architecture [3] - 13:17, 114:6, 116:21 area [36] - 32:24, 33:14, 36:24, 37:13, 37:17, 38:18, 64:13, 70:6, 71:7, 90:25, 91:4, 91:13, 92:20, 93:2, 93:4, 93:5, 93:6, 93:19, 93:24, 95:6, 95:9, 95:10, 95:19, 96:15, 97:21, 100:9, 100:11, 100:22, 101:13, 101:23, 102:2, 104:3, 105:14, 109:13, 110:5 areas [20] - 28:1, 55:6, 65:23, 92:22, 92:24, 95:23, 97:10, 100:17, 101:9, 101:10, 101:21, 102:18, 103:7, 103:8, 103:9, 105:7, 105:15, 110:7, 117:20 argument [1] - 40:10 arises [1] - 64:6 arrangements [1] - 9:21 arrived [1] - 82:13 art [1] - 50:16 ascertaining [1] - 17:12 aspect [2] - 63:2, 63:6 aspects [4] - 12:4, 34:15, 94:15, 95:1 asphalt [1] - 75:23 assignment [1] - 15:14 ASSOCIATES [1] - 2:3 Associates [5] - 4:7, 18:11, 45:15, 46:1, 48:16</p>	<p>assumptions [1] - 55:19 AT [1] - 1:2 atrium [5] - 22:9, 22:25, 23:19, 24:3, 26:6 attend [2] - 15:21, 47:5 attendance [5] - 13:12, 16:15, 35:3, 60:24, 81:4 attended [4] - 16:1, 16:19, 16:21, 47:7 attention [2] - 26:11, 34:11 attenuation [1] - 34:25 attorney [1] - 8:1 AUDIENCE [1] - 21:8 auditorium [1] - 9:6 August [1] - 7:14 authority [1] - 104:22 available [1] - 120:9 Avenue [36] - 5:15, 13:2, 13:9, 27:12, 32:23, 38:17, 42:17, 43:22, 62:8, 62:9, 62:15, 63:10, 63:11, 63:19, 63:21, 63:22, 64:1, 64:14, 66:8, 66:9, 66:22, 67:7, 67:17, 67:21, 68:5, 68:6, 68:7, 68:10, 68:15, 73:18, 76:21, 98:14, 98:18, 99:8, 101:18 avoid [1] - 110:14 avoiding [1] - 110:6</p>	<p>99:14, 116:4, 116:12, 116:16 bar [1] - 74:11 Barbara [3] - 5:22, 6:20, 120:23 BARBARA [1] - 2:3 barrel [1] - 75:7 barrier [2] - 75:12, 101:22 barriers [2] - 68:9, 101:14 based [18] - 39:24, 44:10, 44:12, 55:1, 60:15, 85:1, 86:24, 89:13, 90:4, 91:3, 92:5, 95:22, 97:8, 97:11, 101:3, 106:3, 107:22, 111:14 basic [1] - 90:16 basis [4] - 21:24, 86:8, 90:9, 110:21 beacon [2] - 74:4, 74:24 bearer [1] - 65:5 bears [2] - 94:7, 106:21 became [3] - 30:19, 46:9, 51:18 Beckett [1] - 13:23 become [1] - 27:17 becomes [1] - 40:20 bed [5] - 14:18, 27:2, 92:9, 102:6 bedrock [14] - 48:12, 49:19, 50:12, 50:22, 51:1, 51:3, 51:7, 51:10, 51:14, 51:16, 51:17, 51:22, 84:14 beds [6] - 38:11, 44:8, 92:19, 94:10, 94:23 began [1] - 18:13 begin [1] - 89:7 beginning [1] - 56:23 begins [1] - 112:18 behalf [3] - 10:20, 12:1, 17:7 behind [3] - 32:3, 98:16, 116:7 BEING [1] - 1:7 below [22] - 17:22, 18:16, 19:12, 19:16, 22:15, 22:18, 27:7, 28:7, 28:10, 30:25, 31:2, 36:18, 49:16, 51:19, 51:21, 52:11, 53:12, 53:13, 54:9, 93:23, 95:6, 95:9 Ben [7] - 32:17, 47:8, 99:17, 99:19, 99:25, 101:24, 112:7 benefit [2] - 39:11,</p>
B				
<p>B-76 [5] - 4:3, 11:9, 11:11, 120:11, 120:17 B-77 [4] - 4:4, 11:18, 11:24, 80:25 B-78 [2] - 4:7, 48:21 B-79 [3] - 4:11, 29:12, 29:17 B-80 [4] - 4:13, 69:4, 69:8, 120:17 bachelors [2] - 13:17, 45:21 background [4] - 13:12, 13:13, 45:20, 83:21 backs [1] - 73:19 backside [1] - 43:8 bad [2] - 42:5, 67:1 balance [11] - 66:13, 66:21, 67:3, 83:25, 87:12, 99:1, 99:10,</p>				

<p>50:18 benefit^[1] - 39:18 Benjamin^[1] - 21:15 Bergen^[17] - 4:14, 22:3, 23:21, 24:9, 26:7, 26:17, 41:15, 41:17, 41:22, 41:24, 68:24, 69:6, 89:25, 91:8, 106:2, 117:11, 117:24 best^[11] - 20:6, 35:19, 43:24, 58:3, 65:15, 87:21, 90:5, 90:8, 94:5, 98:13, 116:19 bet^[1] - 116:20 better^[11] - 26:2, 28:15, 42:7, 66:24, 68:2, 73:23, 86:9, 87:7, 87:16, 88:12, 97:21 between^[12] - 25:21, 27:5, 30:1, 37:9, 53:15, 61:22, 63:22, 66:13, 74:12, 85:9, 87:4, 87:13 beyond^[5] - 51:20, 53:23, 86:13, 105:12, 117:17 BF^[1] - 16:16 big^[3] - 25:9, 53:2, 66:11 BIGOS^[2] - 1:13, 6:4 Bigos^[1] - 6:3 Birch^[1] - 63:10 bit^[8] - 20:1, 37:21, 50:17, 53:8, 64:12, 83:8, 83:16, 119:7 blah^[3] - 111:13 Blais^[17] - 11:17, 12:3, 78:12, 79:6, 79:9, 79:23, 80:14, 111:1, 111:2, 111:6, 112:16, 116:20, 116:23, 117:2, 118:7, 119:17, 120:7 BLAIS^[2] - 2:2, 3:10 blank^[1] - 84:5 blinds^[1] - 103:24 blinker^[1] - 74:8 block^[1] - 71:19 blue^[1] - 65:6 Board^[73] - 2:12, 3:4, 3:6, 3:8, 3:10, 4:6, 4:8, 4:12, 5:3, 7:14, 7:23, 8:8, 8:19, 10:15, 10:19, 10:22, 11:2, 11:7, 11:16, 11:23, 12:2, 12:5, 12:15, 13:11, 15:2, 15:9, 15:14, 15:22, 16:3, 16:23, 18:11,</p>	<p>20:14, 28:12, 28:23, 29:15, 35:10, 46:11, 46:18, 47:6, 47:8, 48:7, 48:15, 48:18, 50:1, 55:25, 57:8, 58:17, 60:4, 60:11, 61:12, 62:5, 67:16, 69:23, 79:24, 82:18, 82:19, 83:1, 87:6, 87:7, 87:17, 88:7, 90:10, 94:3, 104:16, 104:22, 105:25, 106:1, 108:10, 108:11, 111:8, 113:14, 120:4, 120:21 board^[5] - 5:13, 20:5, 50:8, 82:11, 122:7 BOARD^[2] - 1:1, 1:7 Board's^[5] - 7:25, 8:6, 10:10, 16:25, 68:19 body^[1] - 122:7 bottom^[1] - 52:6 Boulevard^[1] - 2:11 boundaries^[2] - 90:12, 90:14 boundary^[3] - 32:23, 33:5, 90:18 boundary-wise^[1] - 90:18 BOX^[1] - 1:23 branch^[1] - 106:20 BRANCHEAU^[23] - 2:2, 3:10, 79:24, 80:9, 80:14, 80:17, 80:23, 81:3, 81:7, 81:12, 81:14, 111:23, 112:12, 114:23, 115:19, 115:23, 116:17, 117:6, 117:12, 117:25, 118:19, 118:23, 119:3 Brancheau^[7] - 11:17, 12:3, 47:2, 61:3, 79:9, 80:14, 80:19 branches^[1] - 106:19 break^[2] - 79:8, 79:13 brick^[1] - 115:11 brief^[6] - 13:12, 28:11, 45:18, 83:6, 83:7 briefly^[2] - 15:10, 17:6 bring^[1] - 83:3 brings^[1] - 78:13 BROOK^[1] - 1:24 brought^[2] - 10:18, 16:21 brunt^[1] - 102:25</p>	<p>buffer^[13] - 25:5, 26:1, 26:9, 33:7, 33:25, 34:3, 68:9, 68:15, 94:1, 101:15, 101:16, 101:18, 101:24 buffering^[2] - 27:18, 28:2 buffers^[2] - 100:17, 101:11 build^[4] - 15:18, 54:13, 107:23, 109:8 build-out^[2] - 107:23, 109:8 Building^[70] - 21:19, 21:20, 21:21, 22:2, 22:4, 22:6, 22:7, 22:8, 23:1, 23:2, 23:8, 23:14, 23:19, 23:20, 23:21, 24:3, 24:9, 24:10, 24:11, 24:17, 24:18, 24:23, 25:2, 25:11, 25:13, 26:7, 26:16, 26:17, 26:21, 28:5, 31:18, 31:20, 32:5, 32:11, 32:12, 32:15, 33:3, 35:16, 37:9, 38:17, 40:5, 40:6, 40:12, 40:14, 40:18, 40:20, 41:2, 41:12, 41:17, 41:18, 41:22, 41:24, 52:2, 53:7, 78:21, 79:19, 97:2, 98:25, 99:3, 99:4, 99:6, 99:12, 99:16, 99:24, 113:6 building^[50] - 17:24, 17:25, 22:20, 22:24, 25:23, 26:3, 26:14, 32:4, 34:13, 35:23, 38:19, 39:1, 39:2, 39:23, 39:24, 40:16, 41:13, 41:15, 42:2, 43:3, 52:5, 52:7, 52:15, 52:19, 53:18, 57:16, 93:22, 93:25, 95:3, 96:13, 96:15, 96:18, 97:5, 99:13, 99:15, 100:10, 112:18, 113:3, 113:12, 114:5, 114:10, 114:24, 115:4, 115:8, 115:15, 115:16, 115:21, 115:25, 116:21 building's^[1] - 52:17 buildings^[30] - 17:20, 21:18, 22:2, 22:6, 22:9, 25:24, 39:10, 40:15, 53:7, 54:4,</p>	<p>91:25, 95:11, 95:13, 95:19, 95:22, 96:7, 96:17, 96:22, 96:23, 97:25, 98:6, 98:7, 100:6, 100:9, 101:9, 103:23, 104:4, 114:14 bulk^[1] - 66:10 bullet^[4] - 112:6, 112:19, 114:24, 116:20 bulletin^[1] - 5:13 bumps^[1] - 75:23 business^[2] - 13:5, 45:11 busy^[1] - 75:20 button^[1] - 74:7 buttons^[1] - 71:9 BY^[1] - 2:10</p>	<p>103:10, 105:6, 105:23, 107:18, 113:21 Certain^[1] - 91:24 Certainly^[1] - 89:25 certainly^[24] - 41:3, 42:10, 49:9, 54:6, 55:9, 56:6, 63:1, 63:5, 65:19, 65:25, 66:25, 68:14, 72:16, 73:7, 76:14, 76:16, 84:23, 88:11, 88:14, 89:15, 91:25, 113:3, 114:13, 119:4 certainty^[2] - 89:1, 93:16 Certified^[1] - 122:5 CERTIFIED^[1] - 1:23 certify^[1] - 122:6 cetera^[1] - 42:6 Chairman^[7] - 6:5, 10:6, 12:10, 58:15, 69:20, 78:14, 112:13 CHAIRMAN^[58] - 1:9, 5:1, 5:22, 6:6, 6:19, 7:7, 9:4, 12:11, 35:9, 35:13, 37:8, 37:14, 37:16, 37:20, 38:3, 38:15, 39:5, 41:7, 42:13, 44:2, 44:21, 58:16, 58:20, 58:24, 59:7, 69:21, 69:25, 75:1, 78:5, 78:8, 78:12, 78:15, 79:2, 79:5, 79:7, 79:11, 79:13, 79:22, 111:1, 111:3, 112:15, 113:18, 116:19, 116:25, 117:7, 117:21, 118:6, 118:22, 119:1, 119:16, 119:19, 119:23, 119:25, 120:3, 120:14, 120:19, 121:17, 121:20 Chambers^[3] - 8:17, 120:25, 121:6 change^[22] - 19:15, 25:9, 61:17, 69:17, 89:19, 90:4, 90:15, 91:3, 91:25, 92:1, 94:8, 94:19, 94:22, 95:4, 96:11, 97:14, 97:19, 101:7, 102:4, 107:22, 119:5 changed^[7] - 64:11, 81:21, 95:7, 97:11, 106:17, 106:23, 110:23 changes^[18] - 25:3, 27:13, 56:14, 56:16,</p>
C				
<p>C.C.R^[2] - 122:4, 122:16 C.S.R^[1] - 1:22 calculate^[1] - 92:25 calculating^[1] - 118:16 calculation^[3] - 58:25, 91:4, 96:4 calming^[1] - 65:3 cannot^[1] - 109:18 capacity^[1] - 77:14 car^[2] - 75:14, 76:10 care^[2] - 14:5, 94:9 carefully^[1] - 9:9 CARLTON^[11] - 2:3, 5:24, 6:1, 6:3, 6:5, 6:7, 6:9, 6:11, 6:13, 6:15, 6:17 carrying^[1] - 69:10 cars^[3] - 28:9, 34:20, 35:1 CARUCCI^[3] - 1:22, 122:4, 122:16 case^[7] - 82:19, 85:14, 86:14, 88:21, 101:1, 108:19, 119:11 cases^[4] - 72:9, 73:3, 82:24, 85:12 caveat^[2] - 64:3, 89:5 center^[2] - 119:11, 119:15 central^[1] - 36:5 century^[3] - 15:19, 27:2, 38:11 certain^[15] - 48:11, 55:5, 72:10, 75:11, 86:21, 96:5, 96:11, 98:4, 102:16, 103:8,</p>				

<p>84:7, 89:24, 90:2, 90:13, 91:19, 92:8, 92:12, 95:5, 95:15, 96:5, 97:23, 103:1, 104:24, 119:14</p> <p>changing [3] - 94:15, 107:14, 107:15</p> <p>chaos [1] - 73:15</p> <p>characteristics [3] - 85:6, 91:24, 108:13</p> <p>characterize [1] - 87:20</p> <p>characterized [1] - 100:2</p> <p>CHARLES [2] - 1:12, 2:13</p> <p>Charles [2] - 42:13, 75:1</p> <p>check [1] - 38:23</p> <p>Cheel [9] - 21:20, 22:7, 23:1, 23:7, 23:10, 23:20, 26:6, 33:2, 99:15</p> <p>children [3] - 63:3, 73:10, 75:19</p> <p>choices [1] - 42:4</p> <p>choosing [1] - 34:14</p> <p>Chris [3] - 20:8, 77:8</p> <p>CHRIS [1] - 2:2</p> <p>circulation [4] - 5:11, 103:12, 103:20, 108:17</p> <p>cited [1] - 98:3</p> <p>citizens [1] - 8:23</p> <p>City [1] - 114:14</p> <p>civil [2] - 45:22, 57:24</p> <p>clarification [1] - 79:3</p> <p>clarify [1] - 90:16</p> <p>clear [3] - 59:1, 59:2, 78:19</p> <p>clearer [1] - 111:25</p> <p>clearly [4] - 28:13, 28:15, 82:15, 91:13</p> <p>Clerk [1] - 5:9</p> <p>clerks [1] - 11:2</p> <p>clients [1] - 14:9</p> <p>clinical [2] - 15:16, 92:21</p> <p>clogs [1] - 73:20</p> <p>close [4] - 31:9, 38:1, 53:6, 118:2</p> <p>closely [1] - 16:13</p> <p>closer [4] - 26:3, 40:6, 53:9, 76:18</p> <p>closest [1] - 68:7</p> <p>CMX [1] - 47:20</p> <p>coast [1] - 46:7</p> <p>code [1] - 10:12</p> <p>Code [1] - 122:12</p> <p>collaborative [1] - 81:10</p>	<p>collect [1] - 120:20</p> <p>COLLINS [1] - 2:13</p> <p>color [1] - 115:22</p> <p>colors [1] - 50:25</p> <p>Columbia [1] - 14:13</p> <p>combination [1] - 117:1</p> <p>coming [7] - 61:25, 66:7, 66:16, 67:11, 67:20, 75:6, 101:23</p> <p>commence [1] - 11:4</p> <p>commenced [1] - 10:10</p> <p>commencement [1] - 5:6</p> <p>COMMENCING [1] - 1:2</p> <p>comment [3] - 8:1, 105:10, 121:13</p> <p>comments [8] - 7:3, 9:6, 9:12, 10:2, 10:20, 103:16, 111:5, 111:14</p> <p>commission [1] - 122:7</p> <p>common [1] - 53:22</p> <p>community [1] - 121:5</p> <p>company [3] - 13:8, 14:1, 15:2</p> <p>compare [1] - 108:5</p> <p>compared [3] - 99:3, 99:4, 99:5</p> <p>comparing [1] - 88:15</p> <p>compatible [4] - 115:4, 115:21, 115:25, 116:3</p> <p>compensating [1] - 94:20</p> <p>complete [3] - 7:22, 8:24, 40:23</p> <p>completed [3] - 10:23, 47:15, 47:20</p> <p>completely [3] - 41:22, 42:5, 58:4</p> <p>completion [2] - 76:22, 77:1</p> <p>completions [1] - 77:1</p> <p>complex [1] - 43:10</p> <p>complies [1] - 122:11</p> <p>component [1] - 97:23</p> <p>components [2] - 21:25, 94:18</p> <p>comprises [1] - 57:6</p> <p>compromises [1] - 84:3</p> <p>computer [1] - 30:10</p> <p>computerization [1] - 62:20</p> <p>conceivably [1] - 43:16</p> <p>concentration [1] -</p>	<p>103:8</p> <p>concept [3] - 91:18, 91:20, 93:9</p> <p>concepts [6] - 18:20, 46:22, 49:8, 49:9, 103:22, 106:8</p> <p>conceptual [1] - 16:22</p> <p>concern [6] - 53:10, 53:25, 75:5, 113:19, 113:22, 114:5</p> <p>Concerned [1] - 8:23</p> <p>Concerning [8] - 90:19, 90:25, 95:3, 97:22, 98:23, 99:7, 101:11, 104:24</p> <p>concerning [7] - 7:11, 7:21, 82:2, 84:23, 90:12, 97:25, 109:9</p> <p>concerns [1] - 64:13</p> <p>concert [1] - 62:24</p> <p>concrete [1] - 78:24</p> <p>conditions [12] - 18:15, 19:6, 20:12, 46:5, 46:20, 46:22, 48:12, 82:13, 84:12, 85:8, 110:17, 110:20</p> <p>confess [1] - 86:11</p> <p>configure [1] - 84:6</p> <p>conformance [1] - 88:17</p> <p>congested [2] - 65:21, 73:14</p> <p>congestion [6] - 67:9, 67:14, 67:24, 73:18, 73:21, 76:13</p> <p>conected [2] - 22:25, 41:22</p> <p>connecting [3] - 23:1, 23:20, 41:17</p> <p>connection [27] - 10:10, 15:3, 15:20, 15:23, 18:19, 20:5, 20:15, 20:17, 28:19, 35:3, 41:16, 46:10, 46:24, 47:10, 48:2, 48:25, 54:20, 55:25, 57:24, 59:13, 60:6, 60:18, 61:13, 69:14, 80:18, 81:11, 121:5</p> <p>connections [1] - 64:14</p> <p>connects [1] - 22:9</p> <p>consider [5] - 50:5, 69:13, 94:6, 106:15</p> <p>consideration [5] - 10:16, 16:25, 49:23, 56:5, 70:7</p> <p>considerations [2] - 50:2, 51:15</p> <p>considered [7] - 10:15, 10:19, 82:14,</p>	<p>91:1, 105:23, 106:9, 111:12</p> <p>considering [3] - 11:13, 38:18, 49:4</p> <p>consistent [1] - 82:23</p> <p>consisting [1] - 22:18</p> <p>consists [1] - 48:10</p> <p>constrained [1] - 101:25</p> <p>constraints [5] - 84:10, 84:11, 84:12, 98:5</p> <p>construct [2] - 34:17, 52:15</p> <p>constructed [1] - 52:17</p> <p>constructing [1] - 49:16</p> <p>construction [38] - 19:7, 19:16, 19:20, 19:21, 22:5, 49:10, 49:14, 49:20, 52:11, 52:14, 54:13, 56:13, 56:15, 56:20, 56:21, 57:10, 57:17, 65:11, 65:12, 65:13, 66:2, 66:3, 66:4, 77:18, 77:23, 78:1, 78:2, 108:14, 109:25, 110:3, 110:4, 110:6, 110:8, 110:9, 110:10, 110:13, 110:15</p> <p>Construction [1] - 107:2</p> <p>consultant [2] - 43:25, 61:23</p> <p>consultants [5] - 7:15, 15:8, 47:16, 90:11, 110:19</p> <p>consultation [2] - 14:4, 16:13</p> <p>contact [1] - 20:10</p> <p>contacted [1] - 15:6</p> <p>contain [1] - 92:18</p> <p>contaminants [1] - 110:12</p> <p>contemplate [1] - 117:20</p> <p>contemplated [2] - 117:3, 119:2</p> <p>continuation [1] - 10:9</p> <p>continue [3] - 40:16, 91:2, 119:20</p> <p>continued [3] - 10:18, 69:11, 115:9</p> <p>continuing [3] - 52:20, 120:24, 121:23</p> <p>contour [1] - 50:22</p> <p>contractors [1] -</p>	<p>110:2</p> <p>control [5] - 64:5, 65:3, 70:13, 72:18, 73:13</p> <p>controlled [1] - 70:17</p> <p>controlling [3] - 70:24, 72:21, 73:2</p> <p>controls [4] - 70:9, 72:18, 76:2, 103:20</p> <p>controversial [1] - 86:1</p> <p>conversation [1] - 113:19</p> <p>conversations [1] - 15:7</p> <p>converted [1] - 36:20</p> <p>cooling [3] - 36:5, 36:6, 36:8</p> <p>coordination [3] - 57:23, 63:18, 63:20</p> <p>copies [2] - 60:20, 120:20</p> <p>copy [8] - 5:7, 5:9, 5:12, 28:18, 29:1, 29:6, 30:8, 30:9</p> <p>corner [3] - 33:14, 53:9, 77:10</p> <p>correct [30] - 17:3, 17:4, 18:7, 30:22, 31:8, 31:21, 37:5, 37:19, 37:25, 40:19, 47:3, 48:4, 48:9, 48:23, 48:24, 54:23, 54:24, 55:3, 55:4, 60:7, 60:8, 60:12, 60:16, 60:17, 68:20, 69:2, 71:13, 72:25, 81:12, 117:18</p> <p>correctly [3] - 71:3, 117:22, 118:18</p> <p>corresponding [1] - 94:25</p> <p>corridor [1] - 41:16</p> <p>cost [2] - 18:15, 19:20</p> <p>Council [5] - 8:17, 82:17, 87:24, 120:25, 121:6</p> <p>Councilwoman [1] - 6:1</p> <p>Counsel [2] - 2:12, 2:15</p> <p>count [14] - 92:25, 93:1, 93:4, 93:5, 95:16, 100:13, 100:14, 100:16, 100:17, 100:18, 100:19, 100:23, 101:4</p> <p>counting [2] - 83:19, 95:14</p> <p>counts [1] - 101:8</p>
--	---	--	--	---

<p>County ^[13] - 4:15, 11:2, 62:25, 68:24, 69:7, 72:8, 72:17, 89:25, 91:8, 106:2, 117:11, 117:16, 117:24</p> <p>couple ^[5] - 9:20, 29:19, 50:11, 52:18, 111:7</p> <p>court ^[1] - 122:7</p> <p>Court ^[2] - 63:11, 122:5</p> <p>COURT ^[1] - 1:23</p> <p>cover ^[1] - 83:16</p> <p>coverage ^[10] - 93:23, 95:3, 95:11, 96:17, 96:25, 100:4, 100:5, 100:6, 100:24, 108:16</p> <p>covered ^[7] - 27:16, 27:17, 33:12, 33:14, 33:15, 42:5, 42:7</p> <p>covers ^[1] - 58:13</p> <p>create ^[5] - 38:10, 63:24, 64:15, 83:12, 115:14</p> <p>created ^[2] - 26:9, 122:7</p> <p>creates ^[1] - 107:12</p> <p>creating ^[3] - 34:22, 91:10, 113:25</p> <p>credentials ^[1] - 50:4</p> <p>cross ^[4] - 52:4, 53:6, 71:15, 73:10</p> <p>cross-section ^[1] - 53:6</p> <p>crossing ^[6] - 71:20, 72:22, 73:11, 73:12, 74:3, 74:11</p> <p>crossings ^[1] - 72:12</p> <p>crosswalks ^[2] - 65:2, 71:11</p> <p>curb ^[1] - 118:1</p> <p>curbing ^[1] - 117:16</p> <p>current ^[18] - 13:14, 14:23, 21:13, 23:13, 27:3, 27:15, 55:14, 82:2, 82:4, 83:3, 83:23, 85:8, 95:21, 97:16, 98:20, 99:11, 107:10, 109:22</p> <p>curtains ^[1] - 103:24</p> <p>cycle ^[1] - 74:18</p>	<p>data ^[1] - 47:12</p> <p>Date ^[1] - 122:17</p> <p>date ^[2] - 5:6, 121:23</p> <p>Dated ^[2] - 69:7, 122:18</p> <p>dated ^[8] - 4:9, 4:12, 28:23, 29:15, 48:5, 48:19, 60:11, 68:22</p> <p>Dave ^[2] - 37:12, 79:17</p> <p>DAVID ^[2] - 1:9, 1:10</p> <p>days ^[1] - 110:12</p> <p>daytime ^[1] - 104:14</p> <p>de ^[10] - 19:7, 52:25, 55:10, 56:7, 56:9, 56:10, 57:9, 58:6, 58:8, 109:13</p> <p>de-watering ^[10] - 19:7, 52:25, 55:10, 56:7, 56:9, 56:10, 57:9, 58:6, 58:8, 109:13</p> <p>deal ^[2] - 53:3, 96:9</p> <p>dealing ^[4] - 75:22, 85:3, 98:5, 109:24</p> <p>deals ^[1] - 68:4</p> <p>dealt ^[5] - 66:1, 104:10, 108:22, 109:19, 109:21</p> <p>debate ^[1] - 86:2</p> <p>debating ^[2] - 63:8, 63:9</p> <p>December ^[1] - 46:13</p> <p>decision ^[1] - 67:16</p> <p>deck ^[11] - 98:15, 98:16, 98:18, 98:21, 98:22, 99:5, 99:16, 104:8, 104:13, 104:14, 118:20</p> <p>decks ^[12] - 66:20, 93:5, 95:14, 95:20, 95:24, 96:1, 96:20, 96:23, 96:25, 97:14, 97:17, 104:5</p> <p>dedicated ^[2] - 13:19, 40:11</p> <p>dedications ^[1] - 91:8</p> <p>deep ^[2] - 49:18, 51:16</p> <p>define ^[1] - 92:24</p> <p>defining ^[1] - 42:10</p> <p>definition ^[1] - 95:15</p> <p>degree ^[2] - 86:21, 94:12</p> <p>delays ^[2] - 67:9, 67:24</p> <p>deliveries ^[1] - 68:11</p> <p>delivery ^[2] - 109:25, 113:11</p> <p>demolition ^[2] - 22:1, 109:25</p> <p>DePalma ^[1] - 47:20</p> <p>department ^[5] - 64:8,</p>	<p>64:9, 100:21, 100:25, 101:21</p> <p>departures ^[1] - 88:10</p> <p>depict ^[1] - 20:21</p> <p>depicted ^[2] - 32:7, 37:22</p> <p>depiction ^[2] - 32:2, 37:10</p> <p>depth ^[3] - 51:7, 84:23, 85:20</p> <p>describe ^[1] - 42:15</p> <p>describes ^[1] - 83:22</p> <p>DESCRIPTION ^[1] - 4:2</p> <p>description ^[1] - 82:1</p> <p>design ^[23] - 16:24, 18:20, 34:6, 52:21, 57:15, 57:19, 63:1, 65:4, 88:13, 89:21, 89:24, 90:2, 96:5, 98:11, 102:1, 106:1, 106:3, 113:4, 115:4, 115:16, 115:21, 116:5, 119:5</p> <p>designed ^[3] - 63:20, 70:17, 103:24</p> <p>detail ^[16] - 18:14, 20:2, 41:10, 50:17, 52:21, 64:18, 85:23, 86:12, 86:16, 86:18, 87:12, 87:13, 100:21, 104:19, 107:5, 109:19</p> <p>detailed ^[7] - 60:14, 86:10, 87:18, 106:3, 107:20, 109:18</p> <p>detailing ^[2] - 26:11, 34:12</p> <p>details ^[1] - 83:15</p> <p>determination ^[1] - 104:17</p> <p>determine ^[1] - 106:4</p> <p>detriment ^[1] - 40:25</p> <p>developed ^[1] - 21:25</p> <p>developer's ^[3] - 109:23, 110:17, 110:20</p> <p>development ^[8] - 86:25, 87:2, 88:13, 89:21, 107:17, 108:1, 108:4, 118:15</p> <p>developments ^[1] - 107:1</p> <p>develops ^[1] - 89:18</p> <p>deviates ^[1] - 61:11</p> <p>deviation ^[3] - 88:6, 88:9, 108:12</p> <p>deviations ^[4] - 88:11, 88:18, 108:2, 108:8</p> <p>devices ^[2] - 65:3, 111:15</p>	<p>devil's ^[1] - 115:18</p> <p>devoted ^[6] - 6:22, 7:1, 91:15, 91:16, 92:20, 95:6</p> <p>diagnostic ^[2] - 92:10, 92:21</p> <p>Dien ^[29] - 21:14, 23:16, 24:19, 27:11, 31:17, 37:9, 42:17, 43:1, 43:18, 43:22, 50:23, 54:8, 54:9, 54:11, 54:20, 55:3, 62:8, 62:12, 62:14, 63:10, 63:19, 64:14, 66:15, 66:23, 76:21, 98:23, 99:1, 101:17, 117:5</p> <p>Dien/Linwood ^[1] - 67:7</p> <p>differ ^[1] - 71:1</p> <p>difference ^[3] - 28:6, 38:2, 90:20</p> <p>differences ^[2] - 25:21, 26:23</p> <p>different ^[8] - 27:14, 52:18, 75:4, 85:9, 92:10, 108:17, 115:12, 119:13</p> <p>differential ^[1] - 29:23</p> <p>differentiates ^[1] - 74:12</p> <p>difficult ^[4] - 77:9, 84:2, 93:14, 109:3</p> <p>dimension ^[1] - 32:14</p> <p>direct ^[6] - 12:5, 35:5, 65:8, 105:5, 105:6, 105:7</p> <p>direction ^[5] - 66:17, 67:2, 68:13, 73:19</p> <p>directions ^[1] - 76:17</p> <p>directly ^[1] - 28:3</p> <p>director ^[1] - 45:25</p> <p>discloses ^[1] - 88:8</p> <p>discovered ^[1] - 84:19</p> <p>discretion ^[3] - 64:7, 87:17, 104:17</p> <p>discuss ^[2] - 20:14, 100:20</p> <p>discussed ^[1] - 84:18</p> <p>discussing ^[2] - 48:11, 109:7</p> <p>discussion ^[3] - 54:8, 86:1, 107:3</p> <p>discussions ^[3] - 52:23, 81:23, 107:21</p> <p>disregarded ^[1] - 118:16</p> <p>disrupting ^[1] - 107:10</p> <p>distance ^[3] - 35:24, 79:18, 102:16</p>	<p>distant ^[1] - 79:21</p> <p>distribution ^[1] - 103:13</p> <p>district ^[2] - 11:15, 80:22</p> <p>District ^[2] - 4:6, 11:22</p> <p>diverting ^[1] - 110:6</p> <p>dock ^[3] - 23:10, 27:15, 27:16</p> <p>docks ^[1] - 99:13</p> <p>doctors ^[1] - 65:13</p> <p>document ^[10] - 10:14, 10:18, 38:22, 56:14, 80:20, 80:25, 81:2, 81:19, 81:21, 83:18</p> <p>documentation ^[2] - 15:23, 47:12</p> <p>documents ^[2] - 60:20, 120:20</p> <p>done ^[10] - 14:8, 14:12, 14:25, 58:25, 77:25, 84:13, 100:18, 106:7, 107:5, 107:9</p> <p>double ^[4] - 65:22, 65:24, 92:3, 92:8</p> <p>down ^[10] - 23:14, 24:9, 41:25, 51:13, 75:12, 75:13, 75:24, 86:21, 94:24, 112:2</p> <p>downstairs ^[1] - 121:9</p> <p>downward ^[1] - 34:22</p> <p>draft ^[6] - 80:1, 82:10, 100:21, 109:23, 118:9, 120:6</p> <p>drafted ^[1] - 10:15</p> <p>drafting ^[1] - 82:17</p> <p>drawings ^[1] - 98:11</p> <p>Drive ^[4] - 45:8, 45:15, 59:18, 60:1</p> <p>drive ^[1] - 70:20</p> <p>driver ^[1] - 75:13</p> <p>drivers ^[2] - 70:16, 75:17</p> <p>driveway ^[20] - 32:24, 63:21, 63:25, 64:15, 66:10, 66:13, 66:18, 67:21, 68:6, 70:10, 70:11, 70:25, 72:19, 72:22, 72:24, 75:8, 76:13, 103:16</p> <p>driveways ^[8] - 64:10, 71:15, 71:25, 73:11, 73:20, 73:22, 101:9, 111:16</p> <p>driving ^[2] - 74:10, 75:13</p> <p>drop ^[9] - 22:22, 23:9, 24:11, 25:15, 27:24, 28:1, 28:4, 33:1,</p>
D				
<p>D'ARMINIO ^[1] - 2:10</p> <p>danger ^[2] - 86:15, 87:11</p> <p>Data ^[3] - 4:9, 48:7, 48:18</p>				

<p>43:1 drop-off [9] - 22:22, 23:9, 24:11, 25:15, 27:24, 28:1, 28:4, 33:1, 43:1 due [5] - 10:13, 92:13, 96:5, 99:23, 113:23 duly [4] - 13:3, 45:9, 59:19, 80:11 during [16] - 12:3, 19:7, 41:20, 50:15, 56:15, 56:20, 64:7, 66:4, 75:11, 75:20, 79:13, 81:24, 110:3, 110:4, 110:5, 110:8 dust [1] - 110:11</p>	<p>11:14, 11:21, 80:22 elements [3] - 17:18, 27:18, 34:6 elevated [1] - 37:3 elevation [9] - 19:2, 49:17, 51:2, 51:3, 51:6, 51:10, 52:6, 52:7, 52:9 elevations [2] - 51:13, 51:22 elevators [1] - 96:10 eleven [1] - 109:2 eliminated [7] - 36:19, 36:22, 36:24, 68:8, 73:21, 98:22 elimination [1] - 67:18 embodies [1] - 28:14 emergency [10] - 23:6, 23:9, 25:17, 27:23, 28:4, 33:1, 101:21, 105:6, 113:10 emphasis [3] - 101:19, 101:22, 112:7 employed [1] - 122:9 employees [2] - 105:5, 110:2 employment [1] - 13:14 empty [1] - 65:23 enclosed [4] - 36:2, 36:4, 41:14, 95:23 enclosures [2] - 114:8, 116:22 encompassed [1] - 15:12 encourage [2] - 103:8, 103:12 encouraging [1] - 102:13 encroachment [1] - 55:2 end [20] - 11:6, 16:8, 18:25, 21:21, 22:5, 22:10, 23:14, 23:24, 27:13, 27:21, 32:10, 32:11, 43:10, 54:4, 66:22, 96:8, 108:10, 108:24, 109:7, 114:9 ended [1] - 86:7 enforcement [1] - 110:16 enforcing [1] - 110:19 engage [1] - 7:15 engaged [2] - 8:3, 15:8 Engineer [2] - 16:10, 20:9 ENGINEER [1] - 2:2 engineer [6] - 8:18, 57:23, 57:24, 60:7,</p>	<p>69:14, 77:9 engineering [8] - 34:9, 45:22, 45:23, 46:1, 46:2, 47:21, 47:23, 64:8 engineers [1] - 70:15 ensure [1] - 64:24 entering [2] - 52:19, 68:13 entire [3] - 81:19, 91:15, 117:15 entitled [2] - 28:22, 29:13 entrance [2] - 25:17, 113:11 entrances [4] - 70:10, 70:12, 105:6, 105:8 entry [11] - 5:14, 22:22, 22:24, 23:5, 24:2, 24:11, 25:15, 25:16, 43:2, 43:14, 43:16 entryways [1] - 42:25 environmental [1] - 45:23 equipment [9] - 36:1, 40:9, 66:3, 92:10, 92:11, 112:20, 113:13, 113:16, 115:3 error [2] - 29:7, 65:17 especially [3] - 75:19, 77:10, 113:6 ESQ [2] - 2:10, 2:13 essentially [2] - 71:24, 118:10 establishing [1] - 85:1 estimates [3] - 86:20, 86:22, 98:10 et [1] - 42:6 evaluate [1] - 65:4 evaluating [1] - 46:5 evening [21] - 8:22, 11:4, 11:9, 11:13, 12:1, 20:14, 20:16, 35:5, 46:11, 47:13, 48:3, 59:22, 60:19, 60:25, 69:4, 70:1, 79:24, 80:21, 81:1, 81:5, 120:25 evening's [1] - 10:8 event [1] - 91:7 eventually [1] - 22:3 evidence [1] - 120:9 Evidence [1] - 120:18 evolved [1] - 116:11 exact [4] - 29:24, 38:23, 39:3, 57:19 exactly [2] - 8:1, 74:5 examine [1] - 94:3 example [11] - 13:23,</p>	<p>14:9, 14:18, 52:1, 72:19, 85:6, 94:10, 96:8, 100:19, 108:15, 115:12 examples [1] - 100:15 excavation [21] - 19:9, 19:10, 19:22, 49:18, 49:19, 51:17, 51:22, 53:5, 53:11, 53:17, 53:18, 53:24, 55:10, 55:12, 55:17, 56:11, 59:2, 77:5, 78:22, 109:11, 109:15 excavations [1] - 54:1 exceeded [1] - 82:24 exceedingly [1] - 109:3 excess [1] - 38:22 excessive [1] - 104:12 exclusive [1] - 58:10 excuse [1] - 76:3 execution [1] - 55:1 executive [1] - 106:19 Exhibit [7] - 11:7, 11:11, 11:24, 29:17, 48:15, 48:21, 69:8 exhibit [1] - 48:15 Exhibits [1] - 120:17 exhibits [1] - 48:11 exist [3] - 27:3, 55:7, 118:11 existed [1] - 33:18 existing [22] - 22:1, 22:7, 22:12, 22:15, 23:1, 23:21, 25:4, 26:8, 36:12, 36:17, 36:19, 41:16, 41:23, 43:6, 49:24, 65:20, 83:4, 84:12, 91:4, 98:6, 117:10, 117:13 exists [4] - 57:4, 82:22, 92:3, 117:17 exit [2] - 43:21, 76:3 exiting [3] - 75:5, 75:17, 75:18 exits [1] - 103:10 expanded [1] - 23:25 expansion [1] - 25:4 expect [2] - 88:10, 89:15 expected [3] - 88:19, 92:1, 92:3 experience [2] - 56:25, 67:1 expertise [3] - 50:3, 55:6, 60:6 experts [1] - 12:1 Expiration [1] - 122:17 explain [4] - 15:10, 35:18, 36:10, 50:12</p>	<p>exploration [1] - 55:1 explorations [1] - 46:5 explored [2] - 55:8, 106:8 extend [2] - 53:1, 54:11 extension [2] - 99:13, 99:24 extensive [2] - 40:16, 86:12 extensively [1] - 67:13 extent [5] - 53:23, 82:25, 86:3, 88:11, 113:4 extra [1] - 85:22</p>
E				
<p>early [2] - 53:10, 78:2 earth [1] - 53:20 easement [13] - 54:12, 54:13, 54:19, 55:2, 117:10, 117:13, 117:15, 117:16, 117:20, 117:23, 118:2, 118:5, 118:25 easements [2] - 91:7, 118:11 East [3] - 59:18, 60:1, 63:11 east [7] - 23:13, 27:13, 33:2, 43:9, 46:7, 66:17, 79:19 eastbound [1] - 62:14 eastern [1] - 38:16 edge [25] - 24:6, 24:13, 24:21, 24:22, 24:24, 25:6, 25:24, 26:1, 26:9, 32:17, 32:18, 33:2, 33:9, 34:2, 35:22, 35:25, 37:2, 40:7, 43:2, 53:18, 68:16, 119:14 educational [1] - 45:19 educationally [1] - 13:13 effect [1] - 119:6 effectuated [1] - 11:8 efficiency [1] - 96:6 efficient [1] - 110:8 efficiently [1] - 68:1 effort's [1] - 101:12 efforts [3] - 49:1, 57:23, 81:10 eight [1] - 97:24 either [4] - 42:17, 43:21, 65:8, 116:15 elaborate [1] - 46:16 Element [4] - 4:5,</p>	<p>face [4] - 26:3, 32:10, 35:23, 79:19 facilitate [2] - 64:2, 77:15 facilities [1] - 19:12 facility [5] - 40:24, 84:9, 92:13, 105:4, 109:8 fact [9] - 10:13, 11:4, 19:17, 37:16, 56:3, 84:3, 84:7, 84:24, 102:12 factor [5] - 93:21, 93:25, 94:1, 94:2, 101:6 factors [2] - 98:7, 103:3 fair [1] - 39:12 fairly [5] - 68:1, 83:18, 85:11, 98:3, 106:4 fall [2] - 46:9, 55:6 family [1] - 85:7 far [5] - 56:5, 58:2, 66:22, 86:13, 103:22 fashion [1] - 114:8 favor [4] - 120:14, 120:16, 121:17, 121:19 FAX [1] - 1:25 façade [8] - 37:9, 38:16, 113:3, 114:15, 114:18, 115:5, 115:21, 116:1 feasibility [3] - 18:15, 18:19, 49:3 feasible [6] - 19:17, 19:20, 31:24, 49:11, 70:8, 104:11 feature [1] - 88:13 features [1] - 26:13 February [1] - 47:17 feet [61] - 24:20, 24:21, 24:24, 26:25,</p>	<p>face [4] - 26:3, 32:10, 35:23, 79:19 facilitate [2] - 64:2, 77:15 facilities [1] - 19:12 facility [5] - 40:24, 84:9, 92:13, 105:4, 109:8 fact [9] - 10:13, 11:4, 19:17, 37:16, 56:3, 84:3, 84:7, 84:24, 102:12 factor [5] - 93:21, 93:25, 94:1, 94:2, 101:6 factors [2] - 98:7, 103:3 fair [1] - 39:12 fairly [5] - 68:1, 83:18, 85:11, 98:3, 106:4 fall [2] - 46:9, 55:6 family [1] - 85:7 far [5] - 56:5, 58:2, 66:22, 86:13, 103:22 fashion [1] - 114:8 favor [4] - 120:14, 120:16, 121:17, 121:19 FAX [1] - 1:25 façade [8] - 37:9, 38:16, 113:3, 114:15, 114:18, 115:5, 115:21, 116:1 feasibility [3] - 18:15, 18:19, 49:3 feasible [6] - 19:17, 19:20, 31:24, 49:11, 70:8, 104:11 feature [1] - 88:13 features [1] - 26:13 February [1] - 47:17 feet [61] - 24:20, 24:21, 24:24, 26:25,</p>	<p>face [4] - 26:3, 32:10, 35:23, 79:19 facilitate [2] - 64:2, 77:15 facilities [1] - 19:12 facility [5] - 40:24, 84:9, 92:13, 105:4, 109:8 fact [9] - 10:13, 11:4, 19:17, 37:16, 56:3, 84:3, 84:7, 84:24, 102:12 factor [5] - 93:21, 93:25, 94:1, 94:2, 101:6 factors [2] - 98:7, 103:3 fair [1] - 39:12 fairly [5] - 68:1, 83:18, 85:11, 98:3, 106:4 fall [2] - 46:9, 55:6 family [1] - 85:7 far [5] - 56:5, 58:2, 66:22, 86:13, 103:22 fashion [1] - 114:8 favor [4] - 120:14, 120:16, 121:17, 121:19 FAX [1] - 1:25 façade [8] - 37:9, 38:16, 113:3, 114:15, 114:18, 115:5, 115:21, 116:1 feasibility [3] - 18:15, 18:19, 49:3 feasible [6] - 19:17, 19:20, 31:24, 49:11, 70:8, 104:11 feature [1] - 88:13 features [1] - 26:13 February [1] - 47:17 feet [61] - 24:20, 24:21, 24:24, 26:25,</p>	<p style="text-align: center;">F</p>

<p>31:19, 32:1, 32:18, 34:1, 34:2, 34:3, 37:2, 38:2, 38:23, 39:3, 51:13, 52:11, 53:12, 53:23, 54:11, 79:20, 82:7, 82:8, 92:23, 93:4, 95:18, 95:22, 95:23, 97:8, 97:9, 97:11, 97:12, 97:15, 97:17, 98:18, 98:19, 98:20, 98:21, 98:24, 98:25, 99:2, 99:3, 99:4, 99:5, 99:8, 99:9, 99:11, 99:15, 99:16, 99:18, 99:22, 101:17, 101:19, 101:25, 112:22, 118:21, 118:22, 119:13</p> <p>fell [1] - 12:5</p> <p>felt [2] - 39:18, 104:11</p> <p>FEMALE [1] - 21:8</p> <p>fenestrations [1] - 34:15</p> <p>few [8] - 14:14, 16:7, 31:11, 47:16, 50:7, 61:21, 63:3, 101:7</p> <p>field [3] - 13:14, 13:19, 50:3</p> <p>figure [3] - 51:25, 53:4, 96:4</p> <p>figures [2] - 50:8, 54:16</p> <p>filed [1] - 5:8</p> <p>final [4] - 54:3, 57:15, 106:1, 106:2</p> <p>finalize [1] - 9:20</p> <p>finally [4] - 61:22, 61:25, 63:20, 99:17</p> <p>financial [2] - 122:9, 122:10</p> <p>fine [5] - 62:25, 111:23, 112:1, 112:12, 114:22</p> <p>fine-tune [1] - 62:25</p> <p>finely [1] - 86:18</p> <p>finish [1] - 8:19</p> <p>finished [1] - 19:4</p> <p>fire [5] - 100:19, 100:20, 100:22, 100:24, 102:1</p> <p>firms [2] - 13:21, 13:22</p> <p>first [16] - 7:9, 9:15, 9:17, 17:11, 19:2, 21:5, 30:19, 38:4, 41:21, 42:25, 50:21, 65:15, 111:10, 112:4, 121:4, 121:11</p> <p>fits [1] - 85:11</p> <p>five [3] - 46:3, 79:8,</p>	<p>97:11</p> <p>five-minute [1] - 79:8</p> <p>fixtures [1] - 34:21</p> <p>flag [1] - 5:19</p> <p>flex [1] - 119:7</p> <p>flexibility [6] - 87:3, 87:15, 89:3, 94:13, 98:4, 116:4</p> <p>floor [13] - 36:3, 81:13, 92:19, 93:2, 93:4, 93:5, 93:19, 95:6, 95:9, 95:10, 95:18, 121:4</p> <p>floors [3] - 96:11, 97:9, 97:12</p> <p>flow [7] - 42:16, 43:20, 62:13, 64:20, 67:3, 68:4, 69:17</p> <p>fluctuate [1] - 55:23</p> <p>focus [3] - 21:6, 34:22, 81:20</p> <p>focused [2] - 17:11, 70:4</p> <p>folks [1] - 79:8</p> <p>follow [4] - 9:23, 29:19, 44:5, 78:16</p> <p>followed [2] - 9:24, 83:13</p> <p>following [1] - 9:19</p> <p>follows [4] - 13:3, 45:9, 59:19, 80:11</p> <p>foot [10] - 51:7, 97:9, 97:12, 97:15, 97:17, 100:1, 100:3, 101:15, 101:16, 117:13</p> <p>footage [5] - 37:22, 37:24, 38:4, 38:6, 38:10</p> <p>footprint [1] - 96:17</p> <p>footprints [1] - 113:23</p> <p>force [2] - 89:23, 90:1</p> <p>forces [1] - 75:12</p> <p>fore [1] - 14:15</p> <p>foregoing [2] - 5:16, 122:6</p> <p>format [1] - 9:23</p> <p>formed [1] - 13:25</p> <p>formerly [1] - 47:20</p> <p>formulated [1] - 20:16</p> <p>forth [13] - 10:24, 28:15, 39:25, 50:13, 55:23, 56:11, 87:16, 89:6, 89:7, 105:8, 109:3, 117:19, 118:3</p> <p>forward [6] - 10:20, 16:22, 69:11, 84:19, 84:20, 106:13</p> <p>foundation [1] - 30:18</p> <p>four [6] - 43:16, 49:13, 63:14, 82:4, 92:18,</p>	<p>97:9</p> <p>Francis [1] - 14:10</p> <p>Franklin [8] - 21:15, 32:17, 47:8, 99:17, 99:20, 99:25, 101:24, 112:8</p> <p>frankly [8] - 85:16, 85:20, 85:24, 88:19, 89:12, 93:14, 98:10, 106:23</p> <p>free [1] - 12:6</p> <p>freeway [1] - 76:8</p> <p>freeways [1] - 76:6</p> <p>front [6] - 24:2, 32:14, 54:21, 65:1, 82:7, 113:4</p> <p>frontage [3] - 64:25, 99:1, 99:9</p> <p>frustration [1] - 73:24</p> <p>full [15] - 13:4, 32:14, 32:17, 45:10, 59:23, 89:20, 98:11, 103:13, 105:3, 106:1, 107:16, 107:22, 108:4, 109:8, 115:1</p> <p>fully [2] - 57:21, 98:7</p> <p>fumes [1] - 110:12</p> <p>function [1] - 91:16</p> <p>functions [1] - 18:16</p> <p>fundamental [1] - 17:18</p> <p>future [4] - 23:8, 64:5, 91:9, 121:23</p>	<p>generated [3] - 34:20, 35:1, 77:19</p> <p>gentlemen [1] - 119:20</p> <p>Geotechnical [3] - 4:8, 48:7, 48:18</p> <p>geotechnical [9] - 45:25, 46:2, 47:15, 47:18, 47:21, 47:23, 50:16, 56:5, 57:5</p> <p>given [6] - 39:18, 84:23, 87:17, 101:20, 101:22, 110:23</p> <p>Given [1] - 81:15</p> <p>glad [1] - 68:5</p> <p>glare [1] - 34:23</p> <p>glass [2] - 103:24, 104:1</p> <p>Glen [1] - 63:11</p> <p>go-rounds [1] - 66:9</p> <p>God [2] - 12:22, 45:5</p> <p>government [1] - 106:21</p> <p>grade [29] - 18:16, 19:4, 19:12, 19:16, 22:15, 22:16, 22:18, 22:19, 22:20, 24:4, 27:7, 28:7, 28:10, 30:25, 31:2, 36:18, 51:19, 51:21, 54:10, 93:23, 93:24, 95:6, 95:9, 95:10, 95:14, 95:18, 96:12, 96:15</p> <p>granted [4] - 53:7, 82:14, 117:11, 118:12</p> <p>graphic [1] - 89:10</p> <p>graphics [2] - 20:21, 21:12</p> <p>grass [1] - 100:23</p> <p>greater [9] - 18:14, 20:2, 26:11, 27:11, 27:12, 35:21, 36:11, 94:9, 99:14</p> <p>greatest [1] - 43:20</p> <p>green [15] - 27:17, 28:8, 33:11, 33:15, 33:24, 34:3, 36:11, 36:20, 37:10, 37:17, 42:1, 51:12, 74:7, 76:9, 100:16</p> <p>gross [1] - 31:13</p> <p>ground [3] - 17:22, 23:7</p> <p>groundwater [14] - 19:3, 49:15, 49:16, 49:17, 51:24, 52:8, 52:12, 52:15, 52:25, 53:12, 56:7, 56:10, 84:14, 89:22</p>	<p>group [1] - 8:23</p> <p>guard [1] - 73:12</p> <p>guards [1] - 73:12</p> <p>guess [6] - 16:1, 65:15, 70:15, 81:18, 86:19, 90:8</p> <p>guidance [5] - 82:10, 82:17, 86:8, 87:13, 106:12</p> <p>guidelines [1] - 38:14</p> <p>GW [1] - 121:3</p>
H				
<p>H-ZONE [1] - 1:4</p> <p>H-zone [9] - 4:6, 6:22, 7:2, 7:11, 10:11, 11:15, 11:22, 80:22, 120:6</p> <p>habited [1] - 36:3</p> <p>half [2] - 61:20, 83:23</p> <p>Hall [5] - 8:17, 16:17, 47:9, 121:1, 121:5</p> <p>hallways [1] - 92:25</p> <p>hand [2] - 12:19, 45:2</p> <p>handle [2] - 52:16, 119:9</p> <p>handling [1] - 49:16</p> <p>Hanover [2] - 59:18, 60:1</p> <p>happy [1] - 110:25</p> <p>hat [1] - 70:19</p> <p>healthcare [8] - 13:20, 14:4, 17:17, 38:13, 84:9, 94:8, 107:14, 107:15</p> <p>Healthcare [1] - 94:14</p> <p>hear [6] - 8:6, 8:17, 12:2, 44:24, 79:9, 82:11</p> <p>heard [4] - 7:20, 8:14, 77:5, 77:8</p> <p>hearing [19] - 7:10, 7:13, 7:15, 7:24, 8:2, 10:8, 10:9, 10:17, 11:3, 11:7, 11:25, 16:1, 59:14, 60:5, 81:17, 82:19, 119:21, 120:24, 121:13</p> <p>heart [2] - 23:18, 42:3</p> <p>Heart [1] - 14:14</p> <p>height [15] - 17:20, 25:23, 26:12, 39:24, 82:7, 85:4, 94:1, 97:2, 97:8, 97:11, 97:16, 97:20, 112:21, 113:24, 114:24</p> <p>heightened [1] - 34:21</p> <p>heights [2] - 103:22,</p>				
G				
<p>Gail [4] - 7:25, 10:5, 30:2, 44:24</p> <p>GAIL [1] - 2:10</p> <p>gain [1] - 120:20</p> <p>gained [1] - 19:14</p> <p>gallons [2] - 53:1, 53:2</p> <p>game [1] - 109:8</p> <p>gaps [1] - 63:25</p> <p>garage [8] - 26:10, 34:5, 34:7, 41:22, 42:3, 43:5, 43:7, 66:23</p> <p>Gardner [1] - 47:19</p> <p>gate [3] - 75:15, 76:4, 76:9</p> <p>gated [1] - 75:11</p> <p>general [3] - 5:11, 38:14, 94:17</p> <p>Generally [1] - 118:19</p> <p>generally [3] - 82:23, 89:17, 91:21</p> <p>generate [2] - 19:24, 86:1</p>				

<p>112:18 held [2] - 16:16, 81:24 heli [1] - 90:21 heliport [1] - 90:21 help [3] - 12:22, 45:5, 75:17 helpful [1] - 111:21 hereby [1] - 122:6 high [3] - 74:1, 97:15, 97:17 higher [3] - 25:20, 27:10, 85:16 highlighted [1] - 58:12 highly [1] - 85:9 history [1] - 83:9 HOK [1] - 13:23 hold [1] - 29:24 Holloway [1] - 13:23 honest [1] - 105:1 hopefully [2] - 50:5, 110:22 Hopkins [1] - 45:24 HOSPITAL [1] - 1:4 hospital [34] - 14:18, 15:16, 15:19, 17:13, 17:16, 19:11, 27:2, 38:11, 42:4, 72:19, 82:2, 82:5, 82:6, 83:9, 83:13, 90:13, 90:17, 90:22, 91:1, 91:2, 91:16, 91:22, 92:2, 92:8, 92:19, 95:22, 102:20, 104:4, 105:4, 109:8, 111:13, 111:17, 114:3, 118:15 Hospital [57] - 2:15, 4:9, 4:11, 4:14, 7:12, 8:22, 14:10, 14:14, 14:20, 16:5, 16:25, 18:22, 23:19, 26:3, 28:22, 29:14, 38:4, 38:7, 46:20, 48:8, 48:19, 49:6, 63:22, 65:1, 65:6, 65:7, 68:23, 69:6, 71:25, 73:4, 73:16, 83:4, 83:24, 84:1, 84:4, 84:7, 84:23, 85:14, 85:21, 86:4, 89:17, 90:11, 90:21, 91:10, 91:14, 92:15, 93:3, 102:12, 102:13, 102:19, 102:21, 105:1, 106:25, 107:8, 107:17, 108:4, 116:12 Hospital's [3] - 47:16, 52:24, 61:23 hospitals [3] - 14:18, 83:11, 85:25</p>	<p>host [1] - 90:3 hours [3] - 64:7, 104:14, 110:12 housing [2] - 106:16, 106:18 hundred [5] - 24:24, 26:25, 31:25, 89:1, 93:16 hundreds [1] - 46:6 HURLEY [4] - 1:11, 6:10, 35:12, 111:2 Hurley [1] - 6:9 hybrid [1] - 74:3</p> <p style="text-align: center;">I</p> <p>ID [1] - 122:5 idea [6] - 102:22, 104:2, 110:23, 115:2, 115:8, 116:6 ideas [2] - 62:22, 63:13 IDENT./EVID [1] - 4:2 identical [2] - 37:24, 68:18 identification [1] - 80:25 Identification [5] - 11:11, 11:24, 29:17, 48:21, 69:9 identified [1] - 58:4 identify [1] - 80:12 II [21] - 22:24, 24:8, 24:23, 25:9, 25:10, 25:15, 26:15, 26:20, 28:8, 33:3, 41:24, 43:2, 78:11, 78:21, 78:23, 78:25, 107:23, 108:4, 108:6, 108:10, 109:1 illumination [1] - 103:21 illumination [4] - 104:5, 104:12, 105:16, 110:15 illustrative [1] - 52:1 immediate [2] - 19:23, 34:23 immediately [1] - 56:17 impact [12] - 17:25, 18:14, 19:10, 19:22, 27:8, 34:10, 35:18, 36:1, 46:21, 58:5, 58:9, 109:13 impacting [1] - 54:1 impacts [3] - 68:5, 68:14, 110:14 imperative [1] - 77:24 implement [2] - 28:16, 84:21</p>	<p>implemented [2] - 64:10, 72:16 implication [2] - 19:9, 112:3 implications [2] - 52:14, 54:4 implied [1] - 111:24 importance [1] - 25:25 important [6] - 17:18, 17:21, 18:13, 51:18, 52:6, 56:12 impose [3] - 104:22, 106:24, 108:10 imprecise [1] - 85:11 improve [3] - 62:20, 65:2, 65:5 improved [2] - 64:19, 64:24 improvement [5] - 77:25, 100:4, 100:5, 100:6, 100:24 improvements [19] - 62:6, 62:7, 62:9, 62:16, 63:12, 67:5, 67:6, 67:25, 76:20, 76:23, 105:19, 105:23, 106:4, 106:8, 111:10, 111:11, 111:19, 117:3, 117:23 improving [2] - 77:12, 116:18 IN [1] - 1:3 in-patient [2] - 94:10, 94:23 in-patient/outpatient [2] - 92:20, 94:16 inadequate [1] - 105:1 inappropriate [1] - 103:6 include [5] - 73:6, 78:23, 99:6, 107:20, 111:21 included [1] - 117:8 includes [4] - 65:2, 78:20, 78:22, 93:22 including [6] - 14:5, 47:1, 47:20, 77:14, 97:15, 110:11 inclusion [1] - 96:3 incorporated [1] - 34:7 incorporating [1] - 24:15 increase [12] - 25:22, 92:6, 94:25, 95:2, 95:10, 95:13, 96:3, 96:12, 101:2, 109:11, 119:12 increased [9] - 25:5, 33:24, 39:9, 77:23,</p>	<p>101:14, 101:17, 108:15, 109:15, 113:23 increasing [2] - 77:14, 92:9 indeed [1] - 80:9 independent [1] - 15:15 indicated [1] - 52:24 indicates [1] - 43:9 indicating [13] - 23:5, 23:11, 23:12, 23:15, 24:4, 24:12, 27:15, 36:2, 36:14, 43:3, 43:9, 43:13, 53:17 indicating [37] - 21:14, 21:16, 21:17, 21:22, 22:3, 22:4, 22:13, 22:21, 22:23, 23:3, 23:8, 23:17, 23:21, 24:1, 24:7, 24:19, 24:25, 25:2, 25:16, 25:17, 25:18, 26:10, 26:18, 27:24, 28:4, 36:25, 37:13, 43:6, 43:7, 43:18, 50:24, 51:4, 51:7, 51:11, 51:14, 52:3, 53:16 individual [1] - 89:8 industry [1] - 94:9 inefficient [1] - 65:21 information [8] - 19:13, 31:12, 87:18, 87:21, 88:7, 98:13, 104:18, 109:10 inherent [3] - 16:12, 17:15, 86:15 input [2] - 92:6, 106:1 installation [1] - 49:4 installed [1] - 111:16 installing [1] - 49:4 instance [1] - 47:17 instead [1] - 86:7 Institute [1] - 13:16 institution [2] - 13:17, 38:14 institutional [1] - 83:11 insulating [1] - 52:19 intended [1] - 82:6 intensification [2] - 92:7, 93:17 intensity [11] - 91:18, 91:21, 92:15, 93:15, 93:19, 94:6, 94:19, 94:20, 94:21, 95:2, 102:10 intent [5] - 91:13, 95:8, 115:2, 115:5, 116:6</p>	<p>interconnect [1] - 67:1 interconnected [1] - 66:20 interest [2] - 122:9, 122:10 interested [1] - 120:19 internal [1] - 64:17 International [1] - 13:8 international [1] - 13:22 intersection [21] - 62:8, 62:10, 62:17, 62:21, 62:24, 63:1, 63:5, 63:7, 63:11, 63:12, 63:16, 63:17, 63:19, 64:22, 67:7, 67:10, 67:13, 67:22, 77:11, 77:16, 77:25 intervening [1] - 81:24 introduction [2] - 82:1, 83:19 investigation [3] - 17:8, 20:11, 47:18 inviting [1] - 10:3 involve [1] - 57:22 involved [11] - 7:18, 14:17, 17:7, 18:5, 20:8, 20:9, 30:19, 46:10, 55:17, 109:15, 122:9 involvement [2] - 46:17, 46:25 involving [1] - 16:23 ironed [1] - 61:22 island [1] - 62:23 issue [2] - 94:3, 105:18 issues [23] - 7:16, 17:14, 17:23, 18:13, 20:3, 49:22, 55:5, 56:5, 56:22, 64:15, 66:11, 89:22, 89:23, 107:2, 107:13, 109:10, 109:12, 109:16, 109:17, 109:24, 110:14, 110:16, 115:14 Issues [1] - 109:12 item [1] - 51:23 items [6] - 7:4, 51:23, 56:9, 57:1, 69:11, 84:18 itself [6] - 33:5, 34:5, 38:19, 62:19, 86:5, 92:2</p> <p style="text-align: center;">J</p> <p>January [1] - 47:22</p>
---	--	--	---	---

<p>JERSEY [1] - 1:24 Jersey [16] - 2:11, 4:15, 14:9, 45:8, 45:16, 46:7, 59:18, 60:2, 68:24, 69:7, 76:7, 122:5, 122:5, 122:8, 122:11, 122:17 Jersey's [1] - 106:17 job [2] - 73:12, 111:6 Joe [7] - 12:3, 69:22, 78:6, 78:9, 103:18, 105:20, 117:14 John [4] - 45:24, 64:1, 64:21, 67:19 Johnson [1] - 14:11 joint [1] - 49:1 Joseph [1] - 59:25 JOSEPH [2] - 2:4, 3:8 JR [1] - 2:13 judicial [1] - 106:20 July [5] - 7:14, 9:9, 15:8, 16:2, 81:21 June [1] - 47:21 justified [1] - 86:14</p>	<p>98:7 knows [2] - 87:4, 121:12</p> <p style="text-align: center;">L</p> <p>L.L.C [1] - 1:22 label [1] - 17:1 laccsr2@aol.com [1] - 1:25 ladies [1] - 119:19 laid [2] - 70:18, 86:23 Lake [1] - 2:11 Land [7] - 4:5, 10:17, 10:25, 11:5, 11:14, 11:21, 80:21 land [3] - 37:8, 84:5, 90:19 landscaped [4] - 93:24, 100:9, 100:11, 100:17 landscaping [1] - 101:12 lane [4] - 77:13, 102:1, 117:4 lanes [1] - 100:19 language [6] - 102:11, 109:9, 114:25, 115:25, 116:14, 116:18 laptop [1] - 20:24 large [1] - 49:19 largely [1] - 103:21 larger [5] - 18:5, 77:15, 77:22, 92:10, 113:24 Larry [10] - 12:2, 44:25, 45:2, 45:17, 48:22, 58:16, 77:5, 78:16, 103:4 laser [1] - 52:2 last [29] - 7:19, 7:21, 8:13, 9:8, 11:7, 13:5, 15:8, 16:1, 16:7, 28:13, 38:15, 45:11, 54:18, 68:3, 81:17, 81:21, 90:13, 90:23, 91:1, 95:17, 96:21, 97:7, 97:24, 98:14, 100:8, 101:13, 112:6, 113:19, 118:8 Last [1] - 95:15 lately [1] - 14:21 LAURA [3] - 1:22, 122:4, 122:16 Laurence [1] - 45:13 LAURENCE [2] - 2:3, 3:6 Law [3] - 10:17, 10:25, 11:5 law [1] - 106:24</p>	<p>layout [2] - 61:6, 96:10 layouts [1] - 16:24 lead [1] - 18:10 least [8] - 39:3, 52:11, 54:13, 58:22, 73:6, 77:25, 78:1, 121:8 leave [2] - 71:6, 87:2 leaving [2] - 67:12, 72:24 left [14] - 9:10, 11:6, 41:20, 62:14, 64:16, 64:18, 64:21, 67:12, 67:18, 67:19, 67:20, 72:23, 75:8, 77:13 legal [1] - 87:1 legalities [1] - 8:2 legislative [1] - 106:19 length [5] - 19:21, 32:17, 39:19, 43:13, 99:19 lengthy [2] - 49:20, 83:18 less [4] - 24:12, 31:12, 40:8, 95:10 Letter [2] - 4:13, 69:5 letter [2] - 68:22 letting [1] - 76:10 level [23] - 22:14, 22:15, 23:7, 34:18, 35:20, 41:17, 42:9, 51:24, 52:21, 73:24, 85:16, 85:22, 86:12, 86:15, 86:18, 94:9, 94:10, 96:8, 96:10, 104:7, 104:12, 104:14, 104:18 levels [6] - 22:15, 28:9, 36:18, 42:2, 51:20, 66:19 liaison [2] - 56:19, 56:21 License [1] - 122:16 life [1] - 52:20 light [6] - 34:19, 34:22, 74:9, 88:8, 98:22, 103:25 lighting [1] - 34:21 lights [1] - 103:22 likely [1] - 107:15 limit [7] - 84:12, 92:18, 92:19, 93:11, 96:16, 104:13, 108:11 limitation [1] - 102:4 limited [8] - 8:10, 64:21, 93:8, 96:19, 109:6, 110:11, 110:13, 112:21 limiting [1] - 93:10 line [6] - 33:5, 38:18, 53:15, 98:1, 103:23, 119:11</p>	<p>linear [1] - 32:14 lines [3] - 75:3, 84:10, 118:11 Linwood [45] - 21:14, 22:12, 23:17, 23:25, 25:5, 25:6, 26:8, 27:12, 33:22, 33:24, 34:2, 36:11, 36:17, 37:2, 37:4, 42:16, 42:17, 42:18, 42:19, 43:7, 43:17, 43:21, 62:8, 62:11, 62:15, 63:19, 63:22, 64:1, 66:8, 66:9, 66:15, 66:18, 66:22, 67:17, 67:21, 68:6, 73:18, 76:21, 98:14, 98:15, 98:17, 98:18, 101:16, 117:4, 117:5 list [6] - 9:9, 47:16, 62:3, 69:11, 106:10, 121:11 listed [3] - 7:4, 47:24, 117:12 lists [1] - 82:4 lit [1] - 104:3 loading [6] - 27:16, 33:12, 38:18, 99:13, 101:10, 101:21 lobby [1] - 5:14 located [13] - 22:2, 22:4, 22:12, 23:11, 23:13, 23:23, 25:2, 25:11, 25:12, 25:16, 45:15, 64:9, 102:15 location [11] - 5:6, 24:12, 26:7, 27:15, 27:24, 36:5, 63:6, 63:10, 63:16, 64:15, 85:21 locations [3] - 64:2, 66:14 lock [1] - 88:16 logistical [1] - 92:21 look [23] - 15:17, 18:13, 29:22, 30:3, 30:6, 38:24, 40:4, 41:3, 41:5, 49:8, 50:22, 63:8, 72:4, 73:6, 74:5, 74:16, 74:24, 76:11, 76:16, 113:2, 114:23, 116:7, 116:20 looked [17] - 17:13, 17:18, 17:19, 17:24, 18:2, 19:2, 19:6, 19:8, 19:19, 30:20, 49:12, 49:22, 51:16, 51:19, 51:24, 55:13, 62:24 looking [3] - 29:24, 51:2, 52:5</p>	<p>looks [4] - 32:4, 40:14, 114:10, 115:14 loose [1] - 116:4 loosen [2] - 67:13, 67:21 lost [1] - 96:6 low [1] - 63:14 lower [7] - 26:2, 26:12, 39:1, 51:13, 94:10, 96:6, 103:22 lump [1] - 75:23</p>
<p style="text-align: center;">K</p> <p>K-e-l-l-e-r [1] - 45:14 Katie [1] - 15:6 keep [3] - 34:16, 51:5, 92:14 keeping [1] - 90:17 Keller [6] - 12:2, 45:1, 45:14, 58:18, 59:10, 120:6 KELLER [33] - 2:3, 3:6, 45:6, 45:13, 45:21, 46:12, 46:15, 46:19, 47:3, 47:7, 47:14, 48:4, 48:9, 48:13, 48:24, 49:7, 50:7, 50:11, 50:19, 54:24, 55:4, 55:9, 56:6, 57:2, 57:7, 57:14, 58:1, 58:13, 58:23, 59:6, 78:11, 78:18, 79:4 key [12] - 62:7, 63:5, 63:13, 65:11, 66:8, 90:20, 91:18, 97:23, 102:4, 103:14, 103:22, 107:6 kids [1] - 63:3 kind [3] - 106:3, 116:3, 117:1 kinds [1] - 84:15 knoll [2] - 51:3, 51:9 knowledge [3] - 20:6, 58:3, 89:20 known [2] - 13:23,</p>	<p style="text-align: center;">M</p> <p>mailed [1] - 5:10 main [14] - 16:6, 20:10, 21:18, 21:25, 22:22, 22:24, 25:15, 38:19, 39:2, 40:20, 43:2, 49:13, 96:22, 105:8 maintained [2] - 101:16, 101:18 maintaining [4] - 26:1, 110:4, 110:7, 110:10 maintains [1] - 100:1 maintenance [1] - 68:12 major [6] - 17:23, 18:2, 25:20, 26:22, 40:15, 88:10 majority [1] - 66:7 management [11] - 49:23, 57:25, 58:3, 58:5, 58:10, 65:10, 65:14, 65:19, 65:25, 66:5, 103:4 Manager [1] - 5:9 mandate [1] - 114:6 mandated [2] - 38:12, 95:5 Manhattan [1] - 14:20 manner [3] - 10:23, 115:4, 115:20 manner.. [1] - 112:22 map [3] - 50:21, 50:22 Maple [3] - 5:15, 13:2, 13:9 March [5] - 4:12, 28:24, 29:3, 29:16, 122:17 mark [4] - 11:18, 29:12, 48:15, 62:11 marked [8] - 11:8, 11:11, 11:24, 12:8, 29:16, 48:20, 69:4, 69:8 mass [3] - 17:20, 93:22, 95:3 massing [2] - 17:24, 39:2</p>			

<p>Master [39] - 4:5, 4:11, 7:2, 7:11, 9:13, 11:15, 11:22, 15:3, 15:23, 17:1, 21:24, 24:16, 28:22, 29:14, 56:1, 56:3, 60:5, 61:2, 73:7, 80:1, 81:25, 82:2, 82:4, 82:8, 82:16, 82:22, 83:5, 83:7, 83:12, 86:13, 88:15, 95:17, 98:24, 100:8, 108:25, 112:25, 118:9, 120:6</p> <p>Masters [1] - 45:23</p> <p>matching [1] - 88:16</p> <p>material [5] - 8:13, 15:7, 55:12, 115:12, 115:13</p> <p>materially [2] - 61:17, 69:17</p> <p>materials [2] - 34:14, 110:1</p> <p>matter [8] - 7:2, 7:22, 46:10, 46:23, 49:20, 78:24, 119:15, 121:22</p> <p>MATTER [1] - 1:3</p> <p>matters [1] - 20:3</p> <p>maximizing [1] - 40:11</p> <p>maximum [4] - 82:7, 93:9, 97:16, 102:9</p> <p>MAY [1] - 1:2</p> <p>Mayor [1] - 5:24</p> <p>MAYOR [11] - 1:10, 5:25, 35:15, 36:10, 36:15, 36:21, 37:3, 37:6, 41:9, 42:12, 120:12</p> <p>mean [7] - 21:7, 41:4, 86:17, 89:15, 113:19, 115:10, 115:22</p> <p>means [2] - 57:17, 57:18</p> <p>meant [1] - 111:24</p> <p>measure [1] - 119:13</p> <p>measures [2] - 34:25, 62:1</p> <p>measuring [1] - 119:10</p> <p>mechanical [13] - 35:20, 36:1, 39:23, 40:9, 40:17, 40:21, 97:12, 112:19, 113:21, 114:7, 115:3, 115:6, 116:22</p> <p>mechanicals [12] - 35:16, 39:8, 39:11, 39:21, 40:2, 40:12,</p>	<p>40:15, 97:10, 113:8, 114:1, 114:3, 114:15</p> <p>mechanism [3] - 70:12, 71:16, 74:2</p> <p>mechanisms [1] - 62:19</p> <p>mechanized [1] - 70:9</p> <p>medical [4] - 14:1, 14:3, 14:5, 14:7</p> <p>Medical [1] - 14:2</p> <p>MEESE [1] - 2:10</p> <p>meet [2] - 72:5, 100:1</p> <p>meeting [14] - 5:3, 5:7, 6:22, 7:1, 7:3, 7:21, 8:10, 8:16, 9:5, 9:8, 27:2, 28:13, 35:4</p> <p>meetings [7] - 8:13, 15:22, 16:16, 16:21, 47:5, 61:19, 81:23</p> <p>Meetings [1] - 5:5</p> <p>meets [4] - 38:12, 72:10, 72:15, 115:1</p> <p>MEMBER [5] - 1:11, 1:12, 1:13, 1:14, 21:8</p> <p>members [7] - 13:11, 50:1, 66:6, 69:22, 105:4, 120:3</p> <p>Members [6] - 12:15, 35:10, 58:17, 79:25, 111:8, 113:15</p> <p>mention [1] - 8:4</p> <p>mentioned [11] - 9:8, 44:7, 44:8, 58:24, 59:3, 64:23, 66:6, 97:3, 102:3, 103:19</p> <p>metal [2] - 114:9, 116:8</p> <p>meters [1] - 76:7</p> <p>method [2] - 53:22, 114:4</p> <p>methodology [1] - 61:24</p> <p>methods [4] - 53:22, 57:17, 57:18</p> <p>microphone [1] - 10:5</p> <p>microphones [1] - 20:24</p> <p>mid [1] - 71:19</p> <p>mid-block [1] - 71:19</p> <p>middle [2] - 52:5, 85:21</p> <p>midst [1] - 84:8</p> <p>might [9] - 40:15, 43:23, 87:7, 94:11, 101:7, 111:15, 112:3, 113:24, 114:4</p> <p>mike [1] - 79:15</p> <p>million [1] - 93:3</p> <p>mind [5] - 51:5, 63:8, 71:3, 82:15, 116:11</p>	<p>minimal [1] - 105:16</p> <p>minimize [3] - 34:15, 35:1, 81:16</p> <p>minimizes [1] - 27:7</p> <p>minimizing [1] - 110:9</p> <p>minimum [5] - 82:7, 93:8, 102:6, 102:8, 102:9</p> <p>minor [7] - 49:22, 88:9, 88:11, 88:18, 91:3, 95:12, 97:14</p> <p>minus [2] - 52:7, 52:8</p> <p>minute [6] - 19:25, 31:16, 50:1, 50:17, 53:1, 79:8</p> <p>mission [1] - 38:8</p> <p>mistake [1] - 29:9</p> <p>mitigate [7] - 17:25, 34:10, 36:1, 56:22, 68:14, 101:22, 114:19</p> <p>mitigated [2] - 34:20, 56:16</p> <p>mitigates [1] - 113:3</p> <p>mitigation [1] - 62:1</p> <p>mode [1] - 71:18</p> <p>modern [5] - 15:15, 17:13, 17:15, 27:2, 38:11</p> <p>modernize [1] - 116:12</p> <p>modified [1] - 90:15</p> <p>moment [1] - 17:5</p> <p>Monday [3] - 9:1, 9:2, 9:18</p> <p>MONDAY [1] - 1:2</p> <p>monitor [1] - 56:15</p> <p>monitoring [4] - 94:7, 106:22, 110:16, 110:21</p> <p>month [1] - 118:8</p> <p>months [6] - 7:19, 16:7, 21:25, 37:23, 81:17, 97:25</p> <p>MORGAN [1] - 1:11</p> <p>most [5] - 22:11, 51:1, 65:7, 68:11, 79:21</p> <p>mostly [1] - 66:17</p> <p>motion [4] - 120:8, 120:15, 121:15, 121:18</p> <p>move [8] - 7:8, 7:23, 8:20, 50:13, 54:15, 59:10, 84:19, 120:9</p> <p>moved [5] - 7:22, 33:25, 120:12, 120:18, 121:16</p> <p>movement [2] - 77:7</p> <p>movements [2] - 64:2, 77:10</p> <p>moving [3] - 34:19,</p>	<p>53:4, 84:19</p> <p>MPR [1] - 13:8</p> <p>MPRI [3] - 2:4, 4:12, 29:13</p> <p>MR [203] - 6:8, 6:10, 6:18, 12:23, 13:7, 13:15, 15:5, 15:13, 15:25, 16:11, 16:18, 17:4, 17:10, 18:8, 18:12, 18:21, 18:23, 19:1, 19:18, 20:19, 20:22, 21:3, 21:10, 28:20, 28:25, 29:2, 29:6, 30:2, 30:5, 30:7, 30:9, 30:13, 30:23, 31:4, 31:7, 31:11, 31:21, 31:25, 32:6, 32:9, 32:16, 32:20, 32:25, 33:6, 33:13, 33:19, 33:23, 34:8, 35:7, 35:12, 35:14, 35:19, 36:13, 36:16, 36:23, 37:5, 37:12, 37:15, 37:19, 38:1, 38:9, 38:21, 39:7, 39:14, 39:22, 40:4, 40:13, 40:19, 40:22, 40:23, 40:25, 41:3, 41:6, 41:15, 42:14, 42:18, 42:20, 42:23, 43:19, 43:23, 44:1, 44:12, 44:14, 44:18, 45:6, 45:13, 45:21, 46:12, 46:15, 46:19, 47:3, 47:7, 47:14, 48:4, 48:9, 48:13, 48:24, 49:7, 50:7, 50:11, 50:19, 54:24, 55:4, 55:9, 56:6, 57:2, 57:7, 57:14, 58:1, 58:13, 58:23, 59:6, 59:16, 59:25, 60:8, 60:12, 60:17, 60:22, 60:25, 61:4, 61:8, 61:14, 61:16, 68:20, 69:2, 69:16, 69:24, 70:1, 70:11, 70:22, 70:23, 71:1, 71:5, 71:6, 71:8, 71:9, 71:13, 71:14, 71:18, 71:21, 71:22, 72:1, 72:3, 72:17, 72:20, 72:25, 73:1, 73:3, 73:9, 74:14, 74:15, 74:17, 74:19, 74:20, 74:23, 74:25, 75:2, 75:21, 76:19, 76:24, 76:25, 77:2, 78:3, 78:4, 78:10, 78:11, 78:18, 79:4, 79:17, 79:24, 80:9, 80:14, 80:17,</p>	<p>80:23, 81:3, 81:7, 81:12, 81:14, 111:2, 111:5, 111:23, 112:2, 112:12, 112:13, 112:16, 114:11, 114:23, 115:17, 115:19, 115:20, 115:23, 116:9, 116:17, 117:6, 117:12, 117:18, 117:25, 118:19, 118:23, 119:3, 119:18, 120:13, 121:16</p> <p>MS [124] - 5:24, 6:1, 6:3, 6:4, 6:5, 6:7, 6:9, 6:11, 6:13, 6:15, 6:17, 9:3, 10:6, 11:12, 11:25, 12:18, 13:4, 13:10, 15:1, 15:10, 15:20, 16:15, 16:20, 17:5, 18:4, 18:9, 18:17, 18:22, 18:24, 19:13, 19:25, 20:13, 20:20, 21:1, 28:17, 28:21, 29:1, 29:4, 29:8, 29:18, 30:4, 30:6, 30:8, 30:11, 30:15, 31:3, 31:5, 31:9, 31:15, 31:23, 32:2, 32:7, 32:13, 32:19, 32:22, 33:4, 33:10, 33:17, 33:21, 34:4, 35:2, 44:5, 44:13, 44:16, 44:20, 44:25, 45:10, 45:17, 46:8, 46:14, 46:16, 46:24, 47:4, 47:10, 48:1, 48:5, 48:10, 48:14, 48:22, 48:25, 49:25, 50:10, 50:14, 54:18, 54:25, 55:5, 55:24, 56:24, 57:3, 57:11, 57:22, 58:11, 58:15, 59:12, 59:20, 60:3, 60:9, 60:13, 60:18, 60:23, 61:1, 61:5, 61:9, 61:15, 68:17, 68:21, 69:3, 69:10, 69:20, 78:14, 78:16, 79:6, 80:4, 80:12, 80:15, 80:18, 80:24, 81:4, 81:8, 81:13, 119:22, 119:24, 120:2, 120:11</p> <p>multi [1] - 98:16</p> <p>multi-story [1] - 98:16</p> <p>multistory [1] - 99:25</p> <p>Municipal [4] - 5:14, 10:17, 10:25, 11:5</p> <p>municipalities [1] -</p>
---	--	--	---	---

11:3 must [2] - 50:4, 86:11 mutually [1] - 58:10	34:24, 114:20, 116:13, 116:16 New [22] - 2:11, 4:15, 13:2, 13:9, 14:9, 45:8, 45:16, 46:7, 59:18, 60:1, 68:24, 69:7, 76:6, 76:7, 106:17, 114:14, 122:5, 122:5, 122:8, 122:11, 122:17 new [39] - 10:16, 10:18, 14:13, 14:18, 21:19, 21:20, 22:8, 22:14, 22:17, 22:22, 23:1, 23:2, 23:10, 23:18, 23:19, 23:24, 24:10, 24:11, 25:1, 25:13, 26:6, 26:10, 26:16, 26:17, 28:4, 62:19, 74:2, 81:25, 83:12, 88:7, 94:16, 99:2, 99:21, 100:10 NEW [1] - 1:24 News [1] - 5:10 news [1] - 14:21 newspaper [1] - 11:1 newspapers [1] - 5:11 next [10] - 8:5, 9:1, 9:2, 9:20, 44:24, 51:25, 53:4, 70:21, 112:6, 121:12 NICHOLSON [58] - 1:9, 5:1, 5:22, 6:6, 6:19, 7:7, 9:4, 12:11, 35:9, 35:13, 37:8, 37:14, 37:16, 37:20, 38:3, 38:15, 39:5, 41:7, 42:13, 44:2, 44:21, 58:16, 58:20, 58:24, 59:7, 69:21, 69:25, 75:1, 78:5, 78:8, 78:12, 78:15, 79:2, 79:5, 79:7, 79:11, 79:13, 79:22, 111:1, 111:3, 112:15, 113:18, 116:19, 116:25, 117:7, 117:21, 118:6, 118:22, 119:1, 119:16, 119:19, 119:23, 119:25, 120:3, 120:14, 120:19, 121:17, 121:20 Nicholson [1] - 6:5 night [8] - 7:9, 8:16, 8:25, 104:2, 104:13, 105:18, 121:10, 121:20 nights [5] - 7:21, 8:5, 9:21, 9:24 nighttime [1] - 104:7	NJ [1] - 2:14 NO [9] - 6:1, 6:12, 6:14, 6:16, 7:6, 35:14, 58:19, 78:7, 116:24 nobody [1] - 76:2 noise [6] - 27:16, 34:19, 35:1, 101:22, 110:9, 114:19 nominal [1] - 19:4 non [1] - 107:1 non-residential [1] - 107:1 nonetheless [1] - 64:19 normal [3] - 19:3, 74:18, 75:23 North [35] - 5:15, 21:19, 22:6, 23:2, 23:19, 24:3, 24:17, 24:18, 31:17, 31:20, 32:5, 32:11, 32:15, 35:16, 37:9, 38:17, 40:12, 40:14, 40:18, 40:20, 41:2, 52:1, 53:7, 62:8, 63:10, 63:21, 76:20, 79:19, 98:24, 99:2, 99:12, 99:24, 113:6 north [8] - 21:15, 22:25, 23:18, 27:21, 32:11, 32:16, 43:15, 50:23 northbound [3] - 62:12, 73:19, 117:5 northeast [3] - 14:13, 33:14, 53:9 northern [2] - 32:5, 51:9 Notary [4] - 122:4, 122:5, 122:16, 122:17 note [8] - 11:12, 41:25, 83:17, 89:10, 90:24, 91:6, 94:12, 99:12 noted [4] - 6:21, 7:17, 80:24, 121:23 notes [1] - 105:11 nothing [4] - 12:22, 45:5, 59:15, 80:7 Notice [2] - 4:3, 11:10 notice [8] - 5:7, 5:16, 10:16, 10:23, 10:25, 11:8, 68:3, 108:20 notorious [1] - 94:14 nuisance [2] - 105:18, 110:14 NUMBER [1] - 4:2 number [24] - 13:21, 14:17, 15:6, 16:2,	16:3, 27:1, 28:14, 29:25, 34:10, 38:23, 39:3, 44:11, 44:17, 44:18, 53:2, 55:11, 55:20, 59:1, 63:18, 64:11, 73:10, 78:19, 94:23, 97:22 numbers [10] - 30:3, 31:14, 55:21, 55:23, 58:25, 59:3, 86:21, 98:3, 98:9, 98:10 numerical [1] - 29:11	40:14, 41:5, 41:9, 42:2, 42:4, 42:6, 43:16, 44:5, 44:7, 49:2, 49:9, 49:15, 51:15, 51:23, 53:10, 53:21, 58:22, 62:7, 66:6, 66:9, 66:12, 66:15, 67:1, 68:3, 70:3, 70:19, 70:21, 72:11, 72:12, 76:10, 76:11, 76:19, 77:6, 77:7, 79:14, 82:5, 85:10, 85:14, 86:23, 86:25, 88:23, 88:25, 89:14, 94:20, 98:15, 98:18, 98:19, 98:21, 99:12, 99:24, 103:4, 104:5, 104:19, 107:6, 108:25, 112:14, 119:9 one-hundred [1] - 31:25 ones [1] - 106:10 ongoing [4] - 66:5, 84:8, 86:2, 107:9 onset [1] - 78:1 onsite [1] - 93:7 open [4] - 34:16, 36:7, 42:7, 86:7 Open [1] - 5:5 open-ended [1] - 86:7 opened [1] - 14:14 opening [1] - 116:10 operate [2] - 68:2, 73:22 operates [1] - 71:23 operating [1] - 84:9 operation [9] - 62:20, 63:24, 85:20, 91:2, 91:22, 92:2, 92:8, 107:9, 107:10 operational [1] - 91:24 operations [1] - 64:4 opinion [5] - 19:15, 38:6, 43:19, 57:4, 61:10 opinions [1] - 76:21 opportunity [16] - 8:8, 9:11, 9:16, 9:25, 10:1, 15:21, 16:9, 18:18, 46:25, 47:5, 47:11, 49:1, 61:2, 61:6, 85:15, 87:16 opposed [2] - 34:13, 34:22 Option [51] - 17:2, 20:15, 21:5, 24:14, 24:20, 25:8, 25:20, 25:21, 26:5, 26:6, 26:15, 27:6, 27:10, 27:11, 27:14, 28:14,
N		O		
Nalbantian [1] - 6:7 NALBANTIAN [12] - 1:12, 6:8, 35:14, 42:14, 42:20, 43:19, 44:1, 75:2, 76:19, 76:25, 78:3, 119:18 name [8] - 13:5, 21:24, 28:21, 45:11, 45:13, 59:23 names [1] - 121:11 NANCY [1] - 1:13 narrative [3] - 13:12, 45:19, 48:11 national [1] - 13:22 naturally [1] - 34:16 nature [1] - 105:3 near [2] - 73:15, 99:13 necessarily [5] - 57:20, 73:7, 85:1, 105:24, 115:10 necessary [15] - 27:1, 35:24, 36:8, 38:7, 38:10, 69:13, 88:3, 88:12, 92:13, 94:13, 104:23, 105:13, 110:13, 110:18 need [41] - 40:8, 54:10, 54:12, 54:25, 55:20, 62:16, 64:6, 72:11, 72:14, 82:15, 83:5, 83:16, 83:25, 87:15, 87:25, 88:8, 89:2, 89:3, 94:11, 100:20, 101:1, 105:3, 105:9, 105:15, 105:16, 107:16, 108:1, 108:7, 108:10, 108:11, 108:14, 108:16, 108:22, 109:20, 110:3, 110:13, 112:23, 113:5, 117:19, 120:8 needed [4] - 15:18, 51:17, 55:11, 98:5 needs [17] - 35:5, 57:15, 58:12, 63:12, 83:14, 83:25, 84:1, 86:20, 87:12, 98:3, 100:12, 100:25, 105:17, 107:5, 107:7, 107:15, 116:14 neighborhood [8] - 19:23, 27:8, 27:9,	oath [2] - 59:21, 122:7 objective [1] - 108:9 obstacles [1] - 49:14 obvious [1] - 115:6 obviously [2] - 70:5, 115:23 occasion [1] - 29:22 occupied [1] - 7:12 occur [10] - 56:14, 56:16, 56:22, 67:9, 68:11, 86:7, 102:24, 107:7, 107:11, 109:5 occurring [3] - 84:8, 97:24, 103:6 occurs [1] - 65:17 odors [1] - 110:11 OF [4] - 1:1, 1:3, 1:4, 1:7 off-site [6] - 66:3, 77:21, 102:12, 102:13, 102:15, 110:4 offers [1] - 64:19 office [7] - 46:9, 56:24, 56:25, 57:2, 92:12, 92:22, 120:21 officer [2] - 64:5, 64:9 Offices [1] - 5:14 officially [1] - 8:15 offset [1] - 77:20 old [5] - 62:18, 66:9, 70:19, 98:17, 99:18 older [1] - 101:15 ON [1] - 1:4 on-site [1] - 56:20 once [8] - 51:20, 52:17, 63:18, 63:19, 67:11, 73:20, 107:10 one [85] - 7:7, 17:21, 18:4, 18:12, 21:5, 22:15, 22:18, 22:20, 25:20, 27:10, 29:11, 30:11, 30:12, 30:20, 31:25, 32:4, 32:14, 32:19, 32:20, 34:11, 37:21, 38:15, 39:1,			

<p>28:16, 29:21, 29:22, 30:16, 30:17, 30:24, 31:1, 31:3, 31:6, 31:10, 31:11, 31:18, 31:19, 31:23, 32:23, 33:18, 33:20, 34:1, 37:22, 37:24, 38:5, 41:1, 54:20, 55:1, 57:5, 59:2, 59:3, 61:13, 69:15, 89:11, 95:4, 95:8, 98:22</p> <p>option [16] - 20:14, 21:23, 26:2, 28:15, 43:14, 55:8, 55:14, 55:18, 61:16, 69:16, 85:12, 86:24, 87:2, 87:9, 88:24</p> <p>options [7] - 21:4, 26:23, 26:24, 28:12, 30:1, 55:13, 87:16</p> <p>order [8] - 5:3, 17:8, 17:25, 25:21, 29:11, 97:4, 100:1, 108:23</p> <p>ordinance [23] - 82:11, 82:18, 82:22, 83:3, 83:13, 84:21, 87:24, 88:5, 88:16, 88:21, 89:16, 91:12, 92:18, 93:18, 100:13, 100:22, 102:14, 102:23, 104:21, 105:12, 115:24, 116:15, 119:10</p> <p>ordinances [3] - 39:22, 56:2, 88:15</p> <p>origin [1] - 82:12</p> <p>original [4] - 17:1, 21:24, 28:16, 55:18</p> <p>originally [1] - 66:8</p> <p>originate [1] - 43:21</p> <p>otherwise [1] - 108:18</p> <p>Otherwise [1] - 108:24</p> <p>ourselves [1] - 113:5</p> <p>outcome [1] - 122:10</p> <p>outline [1] - 52:2</p> <p>outlined [1] - 60:13</p> <p>outpatient [1] - 94:9</p> <p>outside [1] - 41:12</p> <p>overall [5] - 92:14, 95:1, 95:8, 96:24, 113:24</p> <p>Overall [2] - 95:12, 96:14</p> <p>overflowing [1] - 65:24</p> <p>overview [3] - 14:24, 26:22, 28:11</p> <p>own [1] - 107:12</p> <p>owners [2] - 27:20, 113:9</p>	<p style="text-align: center;">P</p> <p>P.C [1] - 2:10</p> <p>P.E [3] - 3:6, 45:7, 59:17</p> <p>P.M [1] - 1:2</p> <p>p.m [1] - 121:24</p> <p>P.O [1] - 1:23</p> <p>page [7] - 50:23, 68:22, 89:9, 111:9, 112:5, 112:17, 114:24</p> <p>pages [1] - 109:2</p> <p>paid [1] - 26:11</p> <p>painted [1] - 115:22</p> <p>panel [2] - 115:7, 116:8</p> <p>paramount [1] - 63:2</p> <p>parapet [5] - 34:18, 97:15, 97:18, 97:20, 115:7</p> <p>parcel [1] - 118:15</p> <p>parked [1] - 65:24</p> <p>Parking [1] - 97:14</p> <p>parking [132] - 15:17, 17:14, 17:15, 18:6, 19:11, 21:21, 22:11, 22:12, 22:13, 22:15, 22:16, 22:19, 23:4, 23:23, 23:24, 23:25, 24:1, 24:4, 24:5, 24:11, 24:12, 25:3, 25:4, 25:7, 25:8, 25:10, 25:11, 26:8, 26:14, 26:19, 26:20, 27:6, 27:23, 28:1, 28:7, 28:10, 29:23, 29:25, 30:16, 30:21, 30:25, 31:1, 31:6, 32:24, 33:1, 33:4, 33:8, 33:25, 34:10, 34:12, 34:14, 34:15, 34:25, 36:11, 36:17, 36:19, 36:22, 36:23, 36:25, 37:17, 41:13, 42:1, 42:16, 42:19, 42:21, 43:21, 49:5, 49:10, 54:8, 54:9, 54:14, 54:21, 65:10, 65:14, 65:19, 65:20, 65:22, 65:25, 66:4, 66:5, 66:19, 66:20, 66:23, 68:7, 71:7, 75:6, 75:18, 76:1, 77:21, 85:5, 93:5, 93:7, 93:10, 95:10, 95:14, 95:20, 95:24, 95:25, 96:20, 96:23, 96:25, 97:17, 97:20, 99:16, 101:9, 102:3, 102:5, 102:12,</p>	<p>102:13, 102:15, 102:21, 103:1, 103:4, 103:6, 103:7, 103:8, 103:9, 103:10, 103:13, 103:20, 104:5, 104:8, 104:13, 105:7, 106:2, 110:1, 110:4</p> <p>part [19] - 16:12, 17:15, 36:4, 73:7, 73:8, 75:4, 78:21, 83:20, 84:3, 91:2, 102:10, 104:10, 113:2, 113:22, 114:14, 114:18, 115:15, 118:15, 118:23</p> <p>Part [1] - 95:14</p> <p>participated [1] - 16:7</p> <p>particular [5] - 40:3, 86:24, 86:25, 87:2, 88:2</p> <p>particularly [6] - 9:12, 64:6, 68:4, 95:9, 105:14, 117:4</p> <p>parties [3] - 90:11, 120:19, 122:8</p> <p>partly [2] - 96:3, 96:4</p> <p>passed [2] - 120:15, 121:18</p> <p>past [5] - 46:2, 46:3, 83:23, 107:4, 107:19</p> <p>pathway [1] - 42:2</p> <p>patience [1] - 5:2</p> <p>patient [2] - 94:10, 94:23</p> <p>patient/outpatient [2] - 92:20, 94:16</p> <p>patients [1] - 110:2</p> <p>pattern [1] - 108:17</p> <p>patterns [1] - 69:18</p> <p>paused [1] - 7:14</p> <p>paved [2] - 93:24, 100:25</p> <p>pavement [4] - 100:7, 100:9, 100:11, 118:1</p> <p>pavers [1] - 100:23</p> <p>pay [1] - 34:11</p> <p>PE [1] - 2:2</p> <p>peak [1] - 64:7</p> <p>pedestrian [13] - 63:2, 63:5, 64:25, 70:5, 70:9, 71:20, 72:11, 74:3, 74:11, 74:21, 110:8, 111:15, 112:7</p> <p>pedestrians [6] - 70:13, 70:24, 71:4, 74:12, 75:19, 76:18</p> <p>Pelham [1] - 13:2</p> <p>pending [5] - 15:4,</p>	<p>20:18, 46:11, 57:6, 106:17</p> <p>Penn [1] - 45:22</p> <p>penthouse [2] - 97:10, 114:7</p> <p>penthouses [4] - 95:16, 96:4, 97:13, 113:21</p> <p>people [14] - 9:11, 9:16, 9:25, 21:6, 41:12, 65:7, 71:15, 73:24, 75:7, 92:6, 102:16, 105:5, 105:6, 105:7</p> <p>per [7] - 11:4, 53:1, 53:2, 81:2, 102:6, 103:12, 117:7</p> <p>percent [17] - 30:25, 31:1, 31:3, 89:1, 93:16, 96:20, 96:22, 99:9, 99:18, 99:19, 100:8, 100:9, 100:10, 100:11, 101:7</p> <p>perfect [3] - 84:2, 93:13, 93:15</p> <p>performed [1] - 61:18</p> <p>performing [2] - 46:4, 49:14</p> <p>perhaps [2] - 75:3, 75:11</p> <p>perimeter [1] - 26:20</p> <p>period [3] - 49:21, 81:24, 98:20</p> <p>periphery [1] - 18:1</p> <p>permanent [3] - 25:14, 54:12, 54:19</p> <p>permanently [1] - 52:16</p> <p>permit [1] - 83:11</p> <p>permits [1] - 105:13</p> <p>permitted [1] - 91:17</p> <p>personal [1] - 46:17</p> <p>perspective [1] - 15:18</p> <p>pertains [1] - 62:2</p> <p>Perth [1] - 14:11</p> <p>PFund [1] - 5:24</p> <p>PFUND [11] - 1:10, 5:25, 35:15, 36:10, 36:15, 36:21, 37:3, 37:6, 41:9, 42:12, 120:12</p> <p>Phase [38] - 22:24, 23:16, 24:2, 24:8, 24:23, 25:9, 25:10, 25:15, 26:6, 26:15, 26:20, 28:8, 33:3, 41:24, 43:1, 59:5, 59:6, 59:7, 78:11, 78:21, 78:22, 78:23,</p>	<p>78:25, 79:1, 107:23, 107:24, 107:25, 108:2, 108:4, 108:5, 108:6, 108:10, 108:23, 108:25, 109:1</p> <p>phase [8] - 23:8, 41:21, 53:24, 65:11, 65:12, 65:14, 78:11, 107:21</p> <p>phased [1] - 22:5</p> <p>phases [7] - 59:4, 65:4, 66:4, 107:11, 109:4, 109:5</p> <p>phasing [6] - 107:6, 107:7, 107:16, 107:19, 108:14, 109:24</p> <p>Phillips [16] - 22:2, 22:17, 23:14, 23:25, 26:10, 34:5, 37:4, 41:11, 41:18, 41:21, 42:3, 42:21, 43:5, 98:16, 99:5, 118:20</p> <p>phonetic [2] - 13:24, 47:19</p> <p>physical [2] - 62:22, 67:6</p> <p>picking [1] - 7:13</p> <p>piece [1] - 84:5</p> <p>place [9] - 23:22, 27:21, 36:9, 41:16, 41:20, 43:3, 53:21, 57:9, 57:25</p> <p>placement [1] - 18:5</p> <p>plan [112] - 20:16, 21:13, 33:13, 38:24, 41:1, 43:12, 56:4, 57:9, 57:13, 57:25, 64:19, 65:10, 65:15, 65:17, 65:19, 65:25, 66:5, 66:8, 66:9, 71:17, 73:8, 82:11, 83:3, 83:14, 83:16, 83:17, 83:21, 84:20, 84:22, 86:10, 86:12, 86:24, 87:5, 87:12, 87:15, 87:19, 87:23, 88:2, 88:6, 88:7, 88:10, 88:17, 88:18, 88:20, 88:22, 89:6, 89:7, 89:8, 89:9, 89:12, 89:13, 89:15, 90:9, 90:13, 90:14, 90:23, 91:1, 91:19, 92:17, 94:4, 94:12, 94:17, 94:21, 95:17, 95:21, 96:16, 96:21, 97:1, 97:8, 97:16, 98:14, 98:17, 98:20, 99:2, 99:8, 99:11, 99:18, 99:21,</p>
---	--	--	--	--

<p>100:10, 100:15, 101:5, 101:13, 101:15, 102:5, 102:24, 103:4, 103:15, 103:18, 104:10, 104:15, 105:22, 105:25, 106:9, 106:14, 107:4, 107:20, 107:22, 108:2, 108:3, 108:6, 108:8, 108:9, 108:20, 109:7, 109:18, 109:20, 109:23, 110:22, 110:23</p> <p>Plan [42] - 4:6, 4:9, 4:11, 7:2, 7:11, 9:14, 11:15, 11:22, 15:3, 15:23, 17:1, 21:24, 24:17, 28:22, 29:14, 48:8, 48:19, 56:2, 56:3, 60:5, 61:2, 73:7, 80:1, 81:25, 82:2, 82:4, 82:9, 82:16, 82:22, 83:5, 83:7, 83:12, 86:14, 88:15, 95:17, 98:24, 100:8, 108:25, 112:25, 118:9, 120:7</p> <p>plan's [1] - 116:11</p> <p>PLANNER [1] - 2:2</p> <p>planner [1] - 79:9</p> <p>Planner [4] - 11:17, 16:9, 80:17, 80:19</p> <p>planners/ programmers [1] - 14:19</p> <p>PLANNING [2] - 1:1, 1:7</p> <p>Planning [25] - 2:12, 4:6, 4:8, 4:11, 5:3, 10:9, 11:2, 11:16, 11:23, 14:2, 15:2, 16:3, 16:23, 28:12, 28:23, 29:15, 46:11, 47:6, 47:8, 48:7, 48:17, 60:4, 61:12, 82:18, 120:21</p> <p>planning [6] - 13:20, 14:1, 14:3, 14:7, 14:15, 14:22</p> <p>plans [2] - 61:6, 105:11</p> <p>plant [3] - 23:13, 36:6, 40:21</p> <p>play [2] - 54:7, 115:18</p> <p>Pleasant [1] - 63:21</p> <p>Pledge [1] - 5:21</p> <p>plus [5] - 33:25, 52:7, 52:8, 94:2, 96:20</p> <p>podium [1] - 54:15</p> <p>point [26] - 11:18,</p>	<p>12:8, 15:1, 18:5, 19:15, 22:23, 36:24, 44:7, 49:2, 54:13, 54:17, 57:8, 62:3, 64:24, 70:4, 72:5, 75:8, 79:21, 87:22, 90:6, 94:5, 98:13, 101:8, 106:22, 116:20, 119:13</p> <p>points [4] - 20:11, 43:17, 67:4, 67:25</p> <p>points/exit [1] - 43:17</p> <p>police [4] - 64:5, 64:8, 64:9, 110:18</p> <p>policies [5] - 85:1, 86:9, 89:6, 107:25, 109:7</p> <p>policy [6] - 90:17, 92:14, 94:17, 106:18, 109:2, 109:3</p> <p>Pollock [1] - 47:19</p> <p>Polytech [1] - 13:16</p> <p>portion [11] - 28:3, 36:6, 37:4, 39:1, 51:8, 51:9, 94:20, 95:13, 96:13, 99:23, 99:25</p> <p>portions [1] - 91:14</p> <p>pose [5] - 12:6, 84:10, 84:11</p> <p>position [4] - 20:13, 61:9, 80:15, 80:19</p> <p>possibility [3] - 42:11, 43:11, 64:6</p> <p>possible [5] - 10:19, 32:3, 87:4, 103:23, 104:6</p> <p>possibly [4] - 56:22, 58:1, 106:20, 111:16</p> <p>post [3] - 56:13, 65:12, 65:13</p> <p>posted [1] - 5:13</p> <p>potable [1] - 109:14</p> <p>potential [3] - 16:22, 16:24, 109:13</p> <p>potentially [2] - 56:4, 77:6</p> <p>power [2] - 23:13, 40:20</p> <p>PP [1] - 2:2</p> <p>practical [1] - 70:8</p> <p>practice [2] - 14:6, 14:7</p> <p>practiced [1] - 13:18</p> <p>practicing [1] - 46:2</p> <p>precise [2] - 87:8, 98:3</p> <p>precisely [2] - 8:3, 87:1</p> <p>precision [4] - 85:16, 86:22, 89:3, 98:8</p>	<p>preclude [2] - 57:4, 87:9</p> <p>preconstruction [1] - 56:12</p> <p>predict [1] - 88:25</p> <p>predictability [6] - 85:17, 86:5, 86:6, 87:14, 89:4, 106:13</p> <p>preparation [3] - 35:4, 47:12, 60:20</p> <p>prepared [10] - 4:12, 11:17, 28:19, 47:18, 47:24, 48:1, 61:3, 68:24, 80:20, 81:1</p> <p>Presbyterian [1] - 14:13</p> <p>presence [1] - 110:19</p> <p>PRESENT [1] - 1:7</p> <p>present [2] - 8:7, 79:25</p> <p>PRESENTATION [1] - 1:4</p> <p>presentation [5] - 8:21, 8:22, 44:22, 89:10, 97:4</p> <p>presented [5] - 20:17, 28:12, 59:4, 61:17, 107:19</p> <p>preserved [1] - 9:10</p> <p>press [1] - 74:7</p> <p>pressures [1] - 53:20</p> <p>presumably [1] - 43:2</p> <p>presume [1] - 41:19</p> <p>presumption [1] - 102:16</p> <p>pretty [2] - 103:2, 113:7</p> <p>prevent [4] - 75:17, 93:16, 104:11, 110:14</p> <p>prevented [1] - 87:9</p> <p>previous [2] - 61:19, 69:19</p> <p>previously [3] - 59:21, 61:7, 68:19</p> <p>PRICE [115] - 2:10, 2:10, 9:3, 10:6, 11:12, 11:25, 12:18, 13:4, 13:10, 15:1, 15:10, 15:20, 16:15, 16:20, 17:5, 18:4, 18:9, 18:17, 18:22, 18:24, 19:13, 19:25, 20:13, 20:20, 21:1, 28:17, 28:21, 29:1, 29:4, 29:8, 29:18, 30:4, 30:6, 30:8, 30:11, 30:15, 31:3, 31:5, 31:9, 31:15, 31:23, 32:2, 32:7, 32:13, 32:19, 32:22,</p>	<p>33:4, 33:10, 33:17, 33:21, 34:4, 35:2, 44:5, 44:13, 44:16, 44:20, 44:25, 45:10, 45:17, 46:8, 46:14, 46:16, 46:24, 47:4, 47:10, 48:1, 48:5, 48:10, 48:14, 48:22, 48:25, 49:25, 50:10, 50:14, 54:18, 54:25, 55:5, 55:24, 56:24, 57:3, 57:11, 57:22, 58:11, 58:15, 59:12, 59:20, 60:3, 60:9, 60:13, 60:18, 60:23, 61:1, 61:5, 61:9, 61:15, 68:17, 68:21, 69:3, 69:10, 69:20, 78:14, 78:16, 79:6, 80:4, 80:12, 80:15, 80:18, 80:24, 81:4, 81:8, 81:13, 119:22, 119:24, 120:2, 120:11</p> <p>primarily [3] - 17:11, 96:25, 101:13</p> <p>primary [1] - 82:6</p> <p>principal [1] - 40:8</p> <p>principals [1] - 28:14</p> <p>private [1] - 72:18</p> <p>problem [2] - 40:1, 73:14</p> <p>problems [1] - 107:12</p> <p>procedures [1] - 5:16</p> <p>proceed [1] - 8:5</p> <p>proceeding [2] - 57:6, 121:9</p> <p>PROCEEDINGS [1] - 1:4</p> <p>proceedings [1] - 6:24</p> <p>process [11] - 7:14, 7:15, 7:18, 8:2, 10:9, 16:13, 57:15, 66:12, 85:17, 86:7, 87:14</p> <p>produce [1] - 88:12</p> <p>Professional [1] - 122:6</p> <p>professional [6] - 16:4, 38:6, 45:19, 50:3, 56:20, 69:14</p> <p>professionals [9] - 7:17, 7:20, 8:7, 8:9, 8:20, 10:1, 20:5, 47:1, 52:24</p> <p>program [1] - 65:5</p> <p>programming [4] - 14:1, 14:7, 14:15, 14:22</p> <p>progress [2] - 56:21, 65:17</p> <p>prohibition [1] - 90:20</p>	<p>project [4] - 23:16, 41:21, 77:1, 107:7</p> <p>projector [1] - 12:14</p> <p>projects [1] - 59:4</p> <p>prominently [1] - 5:13</p> <p>prompting [1] - 120:1</p> <p>proper [3] - 39:16, 61:24, 114:1</p> <p>properties [11] - 21:16, 24:7, 27:19, 32:23, 33:8, 54:2, 56:13, 56:14, 79:20, 85:9, 99:8</p> <p>property [34] - 7:12, 18:1, 24:6, 24:21, 24:22, 24:25, 25:24, 26:2, 26:4, 27:20, 32:18, 33:9, 34:2, 35:22, 35:25, 38:18, 39:19, 40:7, 43:4, 53:9, 53:14, 53:15, 72:18, 73:4, 84:10, 84:24, 85:15, 91:14, 91:15, 98:1, 99:19, 103:23, 113:8, 118:10</p> <p>proportion [1] - 18:6</p> <p>proposal [1] - 24:17</p> <p>propose [3] - 26:24, 32:24, 90:13</p> <p>proposed [36] - 7:10, 9:13, 10:11, 11:14, 21:19, 22:14, 23:6, 24:14, 25:8, 25:22, 27:25, 28:3, 28:8, 28:9, 29:24, 30:1, 30:16, 31:10, 32:12, 33:15, 35:20, 36:18, 37:18, 38:4, 40:5, 42:21, 43:8, 52:1, 54:21, 56:2, 60:5, 61:2, 80:21, 96:19, 102:7, 106:7</p> <p>Proposed [5] - 4:4, 4:9, 11:20, 48:8, 48:19</p> <p>proposes [1] - 96:16</p> <p>Prospect [1] - 2:14</p> <p>protect [2] - 75:19, 113:5</p> <p>protecting [1] - 116:13</p> <p>prototypical [1] - 85:2</p> <p>provide [11] - 13:5, 13:10, 14:3, 45:11, 45:18, 46:21, 49:9, 82:9, 82:17, 87:13, 106:12</p> <p>provided [7] - 14:15, 15:7, 68:16, 88:24, 95:1, 102:24, 122:7</p>
--	---	---	---	--

<p>providers [2] - 14:4, 14:5</p> <p>provides [1] - 83:8</p> <p>providing [1] - 116:6</p> <p>provisions [3] - 5:4, 5:18, 92:18</p> <p>proximity [1] - 73:4</p> <p>public [18] - 7:3, 7:10, 7:13, 7:15, 7:23, 8:2, 9:7, 10:21, 13:11, 16:1, 16:19, 50:2, 62:5, 81:17, 105:4, 119:20, 120:10, 121:12</p> <p>Public [3] - 5:5, 122:5, 122:16</p> <p>Pucciarelli [2] - 6:13, 6:23</p> <p>pull [3] - 25:23, 70:18, 121:10</p> <p>pump [1] - 52:20</p> <p>purported [1] - 46:23</p> <p>purpose [3] - 7:5, 14:3, 47:25</p> <p>purposes [2] - 15:11, 45:18</p> <p>pursuant [2] - 10:16, 10:24</p> <p>push [1] - 71:10</p> <p>put [14] - 10:20, 28:15, 43:14, 50:8, 54:9, 57:25, 72:7, 86:21, 95:9, 101:12, 102:1, 112:23, 113:16, 114:21</p> <p>puts [2] - 89:6, 89:7</p> <p>putting [5] - 8:15, 18:16, 63:13, 106:14, 108:20</p>	<p style="text-align: center;">R</p> <p>R-1 [2] - 83:10</p> <p>R.P.R [3] - 1:22, 122:4, 122:16</p> <p>raise [3] - 12:19, 45:2, 75:15</p> <p>raised [2] - 7:16, 109:11</p> <p>ramp [3] - 76:7, 76:8, 76:9</p> <p>range [2] - 92:23, 96:19</p> <p>rapidly [2] - 75:18, 94:14</p> <p>rather [5] - 21:11, 62:18, 65:21, 114:2, 114:9</p> <p>RAY [1] - 2:4</p> <p>Ray [11] - 12:2, 12:12, 37:8, 37:20, 39:7, 42:15, 44:3, 44:4, 44:7, 44:21, 93:3</p> <p>RAYMOND [1] - 3:4</p> <p>Raymond [1] - 13:7</p> <p>Razin [1] - 15:6</p> <p>re [8] - 4:8, 4:13, 48:18, 65:4, 68:23, 69:5, 91:4, 106:18</p> <p>re-calculation [1] - 91:4</p> <p>re-evaluate [1] - 65:4</p> <p>re-visiting [1] - 106:18</p> <p>read [2] - 21:8, 121:11</p> <p>reads [1] - 111:10</p> <p>real [2] - 90:15, 105:25</p> <p>realize [1] - 55:21</p> <p>really [7] - 40:20, 51:21, 58:14, 69:17, 71:19, 104:19, 105:2</p> <p>rear [1] - 82:8</p> <p>reason [6] - 40:6, 81:18, 83:2, 85:19, 108:3, 108:6</p> <p>reasonable [4] - 19:17, 40:10, 87:17, 102:24</p> <p>reasonably [1] - 93:12</p> <p>reasons [2] - 88:23, 109:6</p> <p>receive [1] - 31:13</p> <p>received [6] - 11:10, 11:23, 29:16, 48:20, 68:19, 69:7</p> <p>recess [1] - 79:10</p> <p>recitation [1] - 5:21</p> <p>recognizable [1] - 70:20</p> <p>recognize [2] - 84:17, 107:7</p>	<p>recognizes [1] - 89:14</p> <p>recollection [2] - 16:20, 62:5</p> <p>recommend [1] - 34:8</p> <p>recommendation [5] - 18:9, 28:13, 34:6, 50:6, 97:8</p> <p>recommendations [16] - 16:23, 17:7, 17:9, 18:4, 38:13, 46:21, 49:2, 55:25, 60:14, 61:19, 61:22, 62:1, 62:6, 68:18, 69:12, 69:18</p> <p>recommended [2] - 71:16, 76:20</p> <p>recommends [1] - 92:17</p> <p>reconfiguration [1] - 24:16</p> <p>reconstructed [2] - 62:18, 62:19</p> <p>reconvene [1] - 79:8</p> <p>Record [1] - 5:11</p> <p>record [22] - 6:21, 8:15, 11:9, 11:19, 12:8, 13:6, 15:11, 29:10, 45:12, 45:18, 48:14, 59:24, 60:10, 61:12, 69:4, 79:16, 80:13, 80:24, 90:24, 91:6, 120:4, 122:6</p> <p>RECORDING [1] - 2:3</p> <p>recused [1] - 6:24</p> <p>red [3] - 50:25, 74:8, 74:11</p> <p>Red [1] - 63:10</p> <p>redesign [1] - 92:13</p> <p>reduce [3] - 19:19, 67:8, 95:11</p> <p>reduced [1] - 96:1</p> <p>reduction [5] - 94:20, 96:2, 96:15, 96:24, 100:5</p> <p>referee [1] - 122:7</p> <p>reference [1] - 112:6</p> <p>referenced [5] - 31:5, 33:11, 50:4, 57:1, 80:20</p> <p>referring [3] - 36:13, 37:13, 50:15</p> <p>refined [1] - 100:12</p> <p>reflected [1] - 5:7</p> <p>refuge [1] - 62:23</p> <p>regard [7] - 16:10, 31:17, 32:22, 34:4, 60:9, 94:13, 112:24</p> <p>regarding [3] - 48:7, 93:15, 93:19</p> <p>regardless [1] - 55:7</p> <p>Registered [1] - 122:6</p>	<p>regular [2] - 103:25, 110:21</p> <p>regulation [2] - 94:6, 122:11</p> <p>regulations [3] - 10:24, 104:25, 105:9</p> <p>related [7] - 33:1, 103:3, 103:20, 110:15, 113:16, 122:8, 122:9</p> <p>relates [2] - 75:5, 112:19</p> <p>relating [1] - 109:23</p> <p>relation [1] - 19:3</p> <p>relative [9] - 12:6, 46:22, 49:3, 50:6, 54:19, 55:3, 55:6, 112:10, 112:17</p> <p>relatively [1] - 88:9</p> <p>relief [2] - 88:24, 103:11</p> <p>relocate [1] - 12:13</p> <p>relocated [1] - 23:7</p> <p>relocation [1] - 27:22</p> <p>rely [1] - 21:12</p> <p>remain [3] - 59:21, 69:18, 91:22</p> <p>remainder [2] - 99:6, 109:22</p> <p>remained [1] - 101:24</p> <p>remaining [1] - 23:22</p> <p>remains [2] - 91:20, 107:3</p> <p>remember [2] - 98:15, 120:1</p> <p>remote [1] - 102:22</p> <p>remove [1] - 55:11</p> <p>removing [1] - 52:14</p> <p>rendered [1] - 60:10</p> <p>Renewal [3] - 4:9, 48:8, 48:19</p> <p>renewed [1] - 7:9</p> <p>renovated [2] - 22:7, 26:6</p> <p>repeat [2] - 81:16, 105:21</p> <p>replaced [2] - 24:10, 24:13</p> <p>replacing [2] - 23:12, 26:17</p> <p>Report [6] - 4:7, 4:11, 28:23, 29:13, 29:14, 48:17</p> <p>report [17] - 28:18, 28:22, 30:6, 47:18, 47:19, 47:21, 47:23, 47:24, 48:2, 48:5, 48:10, 55:15, 58:12, 60:11, 60:13, 69:3, 84:17</p> <p>reported [1] - 78:20</p>	<p>Reporter [2] - 122:5, 122:6</p> <p>REPORTERS [1] - 1:23</p> <p>reports [9] - 7:22, 8:7, 8:11, 12:4, 12:7, 47:15, 60:14, 69:19, 120:5</p> <p>represent [1] - 50:25</p> <p>representative [1] - 8:23</p> <p>representatives [1] - 8:21</p> <p>represents [3] - 51:12, 52:10, 53:5</p> <p>require [4] - 15:16, 40:17, 49:20, 88:16</p> <p>required [9] - 10:16, 11:1, 27:18, 59:1, 91:8, 102:8, 104:20, 105:24, 120:1</p> <p>requirement [4] - 72:15, 102:6, 106:25, 119:12</p> <p>requirements [3] - 11:4, 38:12, 114:3</p> <p>requires [2] - 39:23, 88:17</p> <p>requiring [2] - 40:1, 41:1</p> <p>Research [1] - 14:2</p> <p>researched [1] - 79:14</p> <p>residences' [1] - 38:17</p> <p>residential [7] - 85:7, 85:22, 102:18, 105:13, 105:15, 107:1, 110:7</p> <p>residents [5] - 68:7, 68:10, 68:15, 84:1, 86:4</p> <p>Residents [1] - 8:24</p> <p>RESPONSE [8] - 6:2, 6:12, 6:14, 6:16, 7:6, 58:19, 78:7, 116:24</p> <p>rest [2] - 12:15, 103:2</p> <p>restate [1] - 59:23</p> <p>restrict [2] - 64:17, 87:1</p> <p>restriction [2] - 104:6, 104:7</p> <p>restrictions [1] - 102:10</p> <p>result [5] - 37:23, 81:22, 96:8, 97:7, 107:16</p> <p>resulting [1] - 110:10</p> <p>retained [2] - 15:2, 60:4</p> <p>retention [4] - 15:12, 15:21, 18:10, 46:18</p>
<p style="text-align: center;">Q</p>				
<p>quality [2] - 109:16, 110:10</p> <p>quantity [3] - 38:9, 93:7, 109:16</p> <p>Questions [4] - 3:4, 3:6, 3:8, 3:10</p> <p>questions [24] - 8:9, 8:11, 8:19, 9:7, 9:12, 9:25, 12:6, 19:8, 29:19, 35:10, 35:12, 41:8, 44:4, 58:17, 59:9, 69:22, 78:6, 79:14, 79:18, 80:2, 110:24, 111:3, 116:23, 119:17</p> <p>queuing [2] - 67:8, 67:14</p> <p>quite [2] - 61:21, 63:2</p>				

<p>reverse [1] - 62:13 review [9] - 15:22, 31:15, 46:19, 47:11, 49:1, 50:4, 61:2, 61:6, 89:25 Review [3] - 4:9, 48:8, 48:18 revise [1] - 88:1 revised [1] - 120:6 revisions [1] - 9:13 revisited [1] - 94:11 RICHE [34] - 1:14, 6:18, 39:7, 39:22, 40:13, 40:22, 40:25, 41:6, 69:24, 70:1, 70:22, 71:1, 71:6, 71:9, 71:14, 71:21, 72:1, 72:17, 72:25, 73:3, 74:14, 74:17, 74:20, 74:25, 111:5, 112:2, 112:13, 112:16, 114:11, 115:17, 115:20, 116:9, 120:13, 121:16 Riche [1] - 6:17 Ridgewood [22] - 2:14, 4:5, 4:6, 4:8, 4:12, 4:14, 5:3, 5:10, 5:12, 7:11, 8:24, 10:12, 11:15, 11:16, 11:21, 11:23, 28:23, 29:15, 48:7, 48:17, 68:24, 69:6 RIDGEWOOD [2] - 1:1, 1:7 right-sizing [1] - 92:11 rigidly [1] - 90:7 rise [1] - 5:19 road [4] - 91:7, 112:2, 119:11, 119:14 roads [1] - 65:1 roadway [3] - 31:17, 93:25, 117:25 Robert [1] - 14:10 rock [1] - 109:16 roll [1] - 5:23 roof [19] - 22:16, 22:20, 27:17, 28:8, 33:11, 33:15, 33:16, 33:24, 34:3, 36:7, 36:16, 36:20, 39:12, 42:1, 114:16, 115:11 roofs [3] - 100:16, 101:14, 101:20 rooftop [1] - 39:8, 95:16, 95:23, 96:3, 97:10, 97:20, 112:19, 112:24, 113:13, 113:16, 115:3</p>	<p>rooftops [1] - 93:6 room [5] - 23:6, 33:1, 113:10, 113:25, 121:5 rooms [2] - 92:9, 92:10 roughly [5] - 27:6, 31:14, 31:19, 55:14, 92:16 round [1] - 55:21 rounds [1] - 66:9 route [1] - 110:1 routes [1] - 110:5 rules [1] - 10:24 ruling [1] - 116:5 run [2] - 32:14, 51:21 runs [1] - 32:16 Rutishauser [1] - 47:2 RUTISHAUSER [1] - 2:2</p>	<p>49:18, 51:23, 112:19, 114:24, 120:13 Second [1] - 112:5 secondly [1] - 34:17 SECRETARY [1] - 2:3 Secretary [2] - 10:22, 120:22 Section [1] - 5:5 section [7] - 52:4, 53:6, 83:21, 114:6, 114:22, 116:21, 121:13 sections [2] - 88:2, 89:8 security [1] - 110:15 see [26] - 8:13, 12:16, 21:7, 39:10, 40:1, 40:25, 51:10, 64:4, 66:18, 66:21, 67:14, 68:5, 73:11, 73:22, 76:1, 76:5, 76:8, 76:15, 77:23, 87:18, 94:8, 100:4, 108:18, 113:15, 114:14, 114:15 seeing [3] - 7:7, 73:10, 108:8 sense [1] - 87:9 senses [1] - 75:14 sensitive [1] - 114:2 sentence [1] - 111:10 separate [2] - 109:4 series [2] - 16:22, 60:14 served [1] - 86:9 serves [1] - 90:9 service [1] - 17:17, 23:5, 23:10, 23:11, 24:5, 25:16, 27:14, 27:20, 33:14, 68:12, 105:7 services [1] - 14:4 servicing [1] - 23:5 session [3] - 15:22, 35:4, 47:5 sessions [4] - 16:2, 16:3, 16:19, 47:8 set [4] - 10:24, 107:12, 109:3, 121:4 setback [34] - 25:22, 31:17, 31:19, 31:24, 32:8, 32:12, 32:18, 33:6, 33:7, 33:21, 33:23, 34:1, 35:17, 36:12, 38:16, 38:20, 39:9, 39:19, 39:20, 40:2, 40:5, 40:9, 79:18, 98:1, 99:14, 100:1, 100:3, 115:8, 118:10, 118:13,</p>	<p>118:17, 118:20, 119:10, 119:12 setbacks [23] - 17:24, 27:11, 27:12, 31:16, 35:21, 35:23, 37:18, 39:24, 40:17, 41:2, 85:4, 95:11, 97:5, 97:22, 98:17, 98:23, 99:7, 101:14, 112:17, 112:24, 113:15, 113:21, 113:24 setting [2] - 39:11, 118:12 several [7] - 8:5, 47:14, 47:23, 49:8, 51:19, 55:13, 111:5 severe [1] - 114:2 shall [2] - 112:21, 112:22 shallowest [1] - 51:1 share [2] - 21:4, 61:10 shared [1] - 92:20 sheet [1] - 9:9 shield [1] - 27:19 shift [1] - 53:8 shifts [1] - 73:17 shine [1] - 103:25 Shoor [1] - 47:20 shoot [1] - 66:22 shoring [3] - 49:24, 50:13, 53:4 short [1] - 79:10 shortest [1] - 79:20 show [4] - 29:1, 32:3, 43:12, 74:7 showing [2] - 25:20, 26:16 shown [5] - 23:20, 31:22, 31:24, 37:10, 61:7 shows [9] - 21:18, 24:21, 25:4, 25:14, 26:5, 27:14, 31:19, 33:13, 53:14 SHULMAN [1] - 2:10 shuttled [1] - 102:21 side [10] - 23:4, 32:5, 36:11, 37:4, 53:10, 54:7, 54:14, 82:8, 101:20, 113:11 sidewalk [1] - 76:18 sidewalks [3] - 101:5, 101:6 sign [6] - 9:9, 9:11, 65:5, 74:11, 104:25, 105:2 signage [3] - 65:3, 105:3, 118:3 signal [8] - 62:17, 62:18, 63:9, 71:19,</p>	<p>71:22, 72:6, 74:5, 74:6 signalized [1] - 63:16 signaling [1] - 71:25 signals [4] - 63:23, 67:17, 70:18, 72:7 significance [1] - 52:22 significant [12] - 10:14, 38:25, 67:8, 68:15, 77:4, 77:20, 82:25, 91:19, 96:1, 99:23, 100:5, 106:6 significantly [1] - 67:8 signs [9] - 65:6, 70:17, 76:15, 104:24, 105:5, 105:10, 105:12, 105:14, 105:17 similar [3] - 25:7, 74:4, 75:16 similarities [2] - 26:24, 27:5 similarly [4] - 12:7, 27:22, 32:7, 90:25 Singapore [1] - 14:19 single [6] - 85:3, 85:7, 90:5, 92:9, 105:2 site [62] - 19:5, 19:17, 21:13, 21:14, 21:22, 22:6, 22:10, 28:3, 42:22, 46:20, 51:8, 51:10, 55:7, 55:12, 56:4, 56:20, 57:13, 58:4, 64:10, 64:11, 64:18, 65:20, 66:2, 66:3, 66:11, 67:12, 68:13, 73:8, 77:21, 82:11, 84:8, 87:5, 87:19, 88:20, 88:22, 90:5, 93:10, 93:12, 93:17, 94:4, 96:18, 101:6, 101:11, 102:12, 102:13, 102:15, 102:17, 102:22, 103:13, 103:15, 103:16, 103:20, 104:10, 105:25, 106:9, 108:16, 109:20, 110:4, 110:15, 110:21 sites [2] - 46:6 situation [8] - 14:23, 41:4, 65:15, 85:2, 85:3, 90:1, 108:21, 113:25 six [1] - 64:11 sixty [1] - 31:3 size [7] - 55:22, 85:10, 91:11, 91:25, 92:2, 92:7, 92:9</p>
S				
	<p>SADDLE [1] - 1:24 safe [2] - 110:5, 110:7 safety [6] - 63:2, 63:5, 64:25, 70:5, 111:15, 111:18 salute [1] - 5:19 satisfactory [1] - 10:23 satisfied [1] - 10:22 scale [3] - 85:20, 105:16, 107:8 scenario [3] - 40:3, 86:25, 89:14 schedule [3] - 5:8, 5:10, 5:13 scheduled [1] - 9:18 scheme [1] - 24:18 School [2] - 112:8, 112:10 school [4] - 63:3, 65:1, 72:12, 73:16 schools [2] - 70:6, 73:5 science [1] - 45:22 screen [4] - 12:17, 32:3, 61:7, 114:17 screened [4] - 97:21, 101:14, 112:22, 115:3 screening [7] - 26:12, 27:25, 28:2, 113:9, 114:13, 115:7, 116:7 screens [1] - 114:9 search [1] - 39:15 seats [2] - 79:12, 121:8 second [6] - 27:4,</p>	<p>118:10, 118:13, 118:17, 118:20, 119:10, 119:12 setbacks [23] - 17:24, 27:11, 27:12, 31:16, 35:21, 35:23, 37:18, 39:24, 40:17, 41:2, 85:4, 95:11, 97:5, 97:22, 98:17, 98:23, 99:7, 101:14, 112:17, 112:24, 113:15, 113:21, 113:24 setting [2] - 39:11, 118:12 several [7] - 8:5, 47:14, 47:23, 49:8, 51:19, 55:13, 111:5 severe [1] - 114:2 shall [2] - 112:21, 112:22 shallowest [1] - 51:1 share [2] - 21:4, 61:10 shared [1] - 92:20 sheet [1] - 9:9 shield [1] - 27:19 shift [1] - 53:8 shifts [1] - 73:17 shine [1] - 103:25 Shoor [1] - 47:20 shoot [1] - 66:22 shoring [3] - 49:24, 50:13, 53:4 short [1] - 79:10 shortest [1] - 79:20 show [4] - 29:1, 32:3, 43:12, 74:7 showing [2] - 25:20, 26:16 shown [5] - 23:20, 31:22, 31:24, 37:10, 61:7 shows [9] - 21:18, 24:21, 25:4, 25:14, 26:5, 27:14, 31:19, 33:13, 53:14 SHULMAN [1] - 2:10 shuttled [1] - 102:21 side [10] - 23:4, 32:5, 36:11, 37:4, 53:10, 54:7, 54:14, 82:8, 101:20, 113:11 sidewalk [1] - 76:18 sidewalks [3] - 101:5, 101:6 sign [6] - 9:9, 9:11, 65:5, 74:11, 104:25, 105:2 signage [3] - 65:3, 105:3, 118:3 signal [8] - 62:17, 62:18, 63:9, 71:19,</p>		

<p>sizing [1] - 92:11</p> <p>sketches [1] - 117:7</p> <p>skip [2] - 29:11, 89:9</p> <p>SKORUPA [73] - 2:4, 3:4, 12:23, 13:7, 13:8, 13:15, 15:5, 15:13, 15:25, 16:11, 16:18, 17:4, 17:10, 18:8, 18:12, 18:21, 18:23, 19:1, 19:18, 20:19, 20:22, 21:3, 21:10, 28:20, 28:25, 29:2, 29:6, 30:2, 30:5, 30:7, 30:9, 30:13, 30:23, 31:4, 31:7, 31:11, 31:21, 31:25, 32:6, 32:9, 32:16, 32:20, 32:25, 33:6, 33:13, 33:19, 33:23, 34:8, 35:7, 35:19, 36:13, 36:16, 36:23, 37:5, 37:12, 37:15, 37:19, 38:1, 38:9, 38:21, 39:14, 40:4, 40:19, 40:23, 41:3, 41:15, 42:18, 42:23, 43:23, 44:12, 44:14, 44:18, 79:17</p> <p>Skorupa [11] - 12:2, 12:18, 13:7, 28:17, 35:6, 35:11, 47:2, 49:3, 79:14, 93:3, 120:5</p> <p>Skorupa's [2] - 12:10, 48:23</p> <p>slice [1] - 86:18</p> <p>slightly [1] - 90:16</p> <p>slow [2] - 75:13, 75:24</p> <p>slowing [1] - 103:17</p> <p>small [1] - 51:9</p> <p>smaller [1] - 113:23</p> <p>sneak [2] - 76:2, 76:3</p> <p>so.. [2] - 30:10, 43:25</p> <p>soil [1] - 109:16</p> <p>sole [1] - 14:2</p> <p>Someone [1] - 112:2</p> <p>someone [4] - 66:21, 67:19, 67:20, 87:7</p> <p>sometimes [4] - 63:14, 86:17, 86:19, 88:21</p> <p>somewhat [6] - 85:8, 96:2, 96:11, 101:2, 119:3, 119:8</p> <p>somewhere [1] - 96:19</p> <p>sorry [2] - 9:2, 119:25</p> <p>sort [7] - 14:24, 38:14, 42:6, 42:10, 64:3, 89:11, 93:2</p> <p>sound [5] - 34:24,</p>	<p>68:4, 68:8, 101:13, 101:22</p> <p>South [13] - 21:20, 22:8, 24:10, 25:1, 25:11, 25:13, 26:16, 26:21, 28:5, 41:12, 78:21, 99:6, 99:16</p> <p>south [5] - 22:10, 23:24, 24:3, 25:1, 32:10</p> <p>southbound [2] - 62:14, 73:21</p> <p>space [9] - 15:16, 15:17, 17:12, 26:25, 36:2, 40:11, 40:21, 92:12, 117:24</p> <p>spaces [10] - 27:6, 31:6, 31:13, 33:5, 65:22, 65:23, 93:8, 102:5, 102:6, 102:7</p> <p>speaking [2] - 89:17, 91:21</p> <p>speaks [1] - 108:3</p> <p>special [3] - 5:2, 34:11, 112:6</p> <p>specific [1] - 116:5</p> <p>specifically [2] - 58:9</p> <p>specificity [3] - 50:18, 83:14, 83:17</p> <p>speed [2] - 75:23, 75:24</p> <p>speeding [1] - 76:15</p> <p>spell [2] - 13:5, 45:11</p> <p>spread [1] - 96:7</p> <p>square [12] - 26:25, 37:22, 37:24, 38:2, 38:3, 38:6, 38:10, 92:23, 93:4, 95:18, 95:21, 95:23</p> <p>St [2] - 14:10, 14:20</p> <p>stab [1] - 116:17</p> <p>stabilization [1] - 109:12</p> <p>stacking [1] - 103:10</p> <p>staff [5] - 65:13, 66:4, 73:17, 77:21, 105:5</p> <p>stages [2] - 60:4, 78:2</p> <p>STAIGAR [37] - 2:4, 3:8, 59:16, 59:25, 60:1, 60:8, 60:12, 60:17, 60:22, 60:25, 61:4, 61:8, 61:14, 61:16, 68:20, 69:2, 69:16, 70:11, 70:23, 71:5, 71:8, 71:13, 71:18, 71:22, 72:3, 72:20, 73:1, 73:9, 74:15, 74:19, 74:23, 75:21, 76:24, 77:2, 78:4, 78:10, 117:18</p> <p>Staigar [12] - 4:13,</p>	<p>12:3, 59:11, 59:12, 59:25, 60:3, 69:1, 70:2, 103:19, 105:20, 117:2, 120:5</p> <p>stairwells [2] - 93:2, 96:9</p> <p>standard [12] - 70:12, 70:16, 70:21, 70:24, 85:11, 93:15, 93:20, 99:21, 100:2, 101:2, 102:14, 102:20</p> <p>standards [15] - 27:3, 82:5, 82:12, 82:21, 84:17, 87:8, 88:1, 89:6, 93:13, 93:22, 94:1, 94:11, 98:2, 102:3, 118:13</p> <p>standpoint [6] - 51:16, 53:8, 56:7, 56:9, 56:18, 57:5</p> <p>stands [1] - 5:20</p> <p>stare [1] - 12:14</p> <p>start [7] - 9:6, 9:10, 9:15, 12:10, 42:23, 56:16, 121:12</p> <p>started [3] - 51:21, 79:12, 80:3</p> <p>state [3] - 13:4, 45:10, 106:20</p> <p>State [7] - 45:22, 72:9, 106:17, 106:19, 122:5, 122:5, 122:8</p> <p>statement [6] - 10:2, 39:8, 54:18, 83:7, 116:10, 119:6</p> <p>states [1] - 83:9</p> <p>statute [2] - 88:14, 122:8</p> <p>stay [1] - 12:16</p> <p>stays [1] - 119:15</p> <p>Steilen [17] - 21:16, 23:4, 24:7, 27:19, 32:23, 33:9, 38:17, 53:10, 53:15, 68:5, 68:7, 68:10, 68:15, 79:19, 99:7, 101:18, 101:19</p> <p>step [1] - 88:16</p> <p>steps [3] - 17:8, 18:25, 56:1</p> <p>still [3] - 64:12, 86:22, 112:23</p> <p>stop [8] - 63:14, 74:10, 74:11, 74:22, 75:13, 76:15, 76:16, 90:21</p> <p>stopped [1] - 71:10</p> <p>storage [2] - 66:2, 109:25</p> <p>stories [3] - 22:18, 22:19, 51:19</p>	<p>storm [1] - 58:2</p> <p>stormwater [5] - 49:23, 57:24, 58:3, 58:5, 58:10</p> <p>story [18] - 22:18, 25:20, 27:10, 32:4, 32:14, 32:19, 32:20, 36:7, 39:2, 97:6, 98:15, 98:16, 98:18, 98:19, 98:21, 98:22, 99:12, 99:24</p> <p>straight [2] - 52:5, 99:21</p> <p>street [6] - 42:24, 72:21, 73:2, 105:19, 111:9, 111:11</p> <p>Street [3] - 2:14, 64:1, 64:21</p> <p>streets [2] - 84:11, 110:5</p> <p>stress [1] - 89:11</p> <p>stretches [1] - 22:25</p> <p>strictly [1] - 6:22</p> <p>stronger [1] - 116:15</p> <p>structurally [1] - 115:13</p> <p>structure [20] - 22:13, 22:17, 23:24, 23:25, 25:7, 25:8, 25:10, 25:12, 26:14, 34:11, 34:12, 34:14, 34:17, 35:1, 36:12, 36:17, 42:17, 42:19, 42:21, 52:21</p> <p>structured [2] - 22:11, 22:12</p> <p>structures [5] - 19:11, 21:21, 49:24, 54:14, 84:9</p> <p>stucco [1] - 115:13</p> <p>studies [7] - 81:22, 84:16, 89:22, 92:6, 97:24, 109:18, 117:9</p> <p>study [10] - 30:22, 46:21, 84:24, 87:25, 88:8, 89:23, 90:10, 106:2, 106:3, 106:6</p> <p>Study [3] - 4:14, 68:23, 69:5</p> <p>stuff [1] - 107:5</p> <p>subdivided [1] - 91:14</p> <p>subject [1] - 107:22</p> <p>submitted [2] - 60:10, 87:6</p> <p>subsoil [1] - 20:11</p> <p>substantial [4] - 88:17, 90:15, 113:8, 113:13</p> <p>subsurface [9] - 18:14, 18:15, 46:4, 46:5, 46:20, 46:22,</p>	<p>47:18, 48:12, 109:11</p> <p>sufficient [1] - 35:25</p> <p>suggest [3] - 40:13, 40:17, 112:9</p> <p>suggested [1] - 24:16</p> <p>suggesting [1] - 74:17</p> <p>suggestion [2] - 112:4, 112:5</p> <p>suggestions [1] - 111:7</p> <p>Sukoloky [1] - 47:19</p> <p>summarize [1] - 68:25</p> <p>summary [1] - 82:3</p> <p>summer [1] - 15:6</p> <p>supplemental [2] - 47:17, 47:22</p> <p>supplemented [1] - 35:5</p> <p>supplied [1] - 60:19</p> <p>support [6] - 53:5, 53:11, 53:19, 56:11, 92:21, 92:22</p> <p>supports [1] - 104:15</p> <p>supposed [1] - 100:23</p> <p>surface [8] - 19:5, 36:21, 36:22, 36:23, 36:25, 51:5, 53:13, 101:9</p> <p>surfaces [1] - 34:25</p> <p>surprised [1] - 88:4</p> <p>surrounding [3] - 27:9, 42:1, 97:21</p> <p>surveys [2] - 56:12, 56:13</p> <p>swear [4] - 12:20, 45:3, 59:12, 80:6</p> <p>switch [1] - 20:24</p> <p>sworn [5] - 13:3, 45:9, 59:19, 59:21, 80:11</p> <p>synchronized [1] - 63:24</p> <p>system [5] - 53:5, 53:19, 58:6, 74:18, 103:12</p> <p>systems [2] - 75:10, 75:16</p>
T				
<p>table [2] - 49:17, 75:24</p> <p>talks [1] - 88:14</p> <p>tall [1] - 34:18</p> <p>taller [1] - 96:7</p> <p>tasteful [1] - 105:15</p> <p>team [3] - 16:4, 34:9, 37:23</p> <p>technically [1] - 83:20</p> <p>technologies [1] - 94:16</p> <p>Technology [2] - 45:8,</p>				

<p>45:15 technology [1] - 107:15 temporarily [1] - 108:15 temporary [5] - 108:1, 108:7, 108:11, 108:12, 108:21 ten [2] - 81:17, 109:1 terminal [1] - 71:12 terminals [1] - 71:7 terms [21] - 15:15, 15:16, 17:6, 17:14, 17:16, 17:23, 19:3, 19:10, 24:16, 26:23, 28:6, 38:25, 39:20, 40:10, 50:16, 56:25, 61:24, 62:23, 67:6, 116:10, 118:16 testified [1] - 30:19 testifies [4] - 13:3, 45:9, 59:19, 80:11 testimony [30] - 11:13, 11:25, 12:4, 12:5, 12:7, 12:10, 12:20, 28:19, 29:20, 35:3, 45:3, 47:13, 48:23, 50:15, 59:13, 60:10, 60:15, 60:21, 60:24, 61:11, 68:17, 68:25, 80:6, 81:2, 81:6, 81:9, 81:20, 103:19, 107:20, 122:7 text [3] - 83:8, 90:16, 94:12 that' [1] - 42:1 THE [1] - 1:3 thee [1] - 47:22 themselves [2] - 6:24, 39:10 THERE [1] - 1:7 there'll [1] - 113:7 thereabouts [1] - 46:15 therefore [1] - 40:7 thinking [2] - 112:23, 113:20 third [1] - 116:20 thousand [1] - 55:15 thousands [1] - 46:6 three [8] - 22:6, 22:19, 49:13, 63:18, 81:5, 82:7, 83:23, 109:4 three-and-a-half [1] - 83:23 throughout [3] - 5:11, 46:7, 52:20 throw [1] - 106:7 throwing [1] - 104:21 Tice [1] - 2:11 tiebacks [6] - 53:21,</p>	<p>53:23, 54:5, 54:6, 54:11, 55:3 tight [1] - 77:11 tighter [1] - 115:25 timed [1] - 75:11 timing [2] - 63:20, 76:22 timings [1] - 65:18 today [12] - 9:5, 15:19, 27:3, 67:15, 82:22, 85:17, 85:23, 91:23, 92:4, 92:16, 117:17, 118:11 together [4] - 16:9, 47:1, 48:11, 81:9 TOM [1] - 1:14 Tom [3] - 69:25, 111:4, 113:19 tom [1] - 39:6 tomorrow [6] - 8:16, 8:25, 120:21, 120:25, 121:3, 121:10 tonight [13] - 6:25, 7:9, 8:3, 8:6, 8:14, 8:18, 21:5, 28:18, 44:23, 58:12, 61:17, 79:25, 120:4 tonight's [2] - 7:4, 8:10 took [4] - 17:8, 18:25, 49:8, 63:7 top [15] - 19:4, 22:14, 25:4, 26:8, 26:12, 33:16, 34:20, 36:19, 42:1, 50:24, 104:7, 104:12, 104:13, 114:15, 114:25 topic [1] - 6:23 Total [1] - 93:2 total [2] - 94:18, 95:1 totally [2] - 70:20, 88:4 touch [1] - 88:2 tough [1] - 73:12 towards [2] - 99:25, 103:10 towers [2] - 36:5, 36:8 township [1] - 77:9 townships [1] - 65:9 toyed [1] - 63:13 traffic [65] - 4:14, 19:24, 42:16, 43:20, 43:24, 60:6, 61:18, 61:23, 62:2, 63:9, 63:15, 63:23, 63:25, 64:2, 64:5, 64:19, 64:24, 65:3, 66:7, 66:10, 66:16, 67:17, 68:4, 68:23, 69:5, 69:14, 69:17, 70:4, 70:15, 70:17, 71:10,</p>	<p>71:19, 71:22, 71:23, 72:6, 72:11, 72:21, 73:2, 73:13, 73:16, 73:17, 74:5, 74:6, 74:9, 74:18, 74:22, 75:5, 75:6, 76:2, 77:4, 77:18, 77:23, 90:1, 93:11, 105:19, 106:3, 109:15, 110:6, 110:8, 111:9, 111:11, 111:18, 117:9 trained [1] - 13:15 transcript [1] - 122:11 TRANSCRIPT [1] - 1:4 travel [3] - 110:1, 110:5, 112:7 traveling [1] - 76:17 Travell [1] - 112:10 travelling [1] - 62:11 traverse [1] - 63:4 treatment [2] - 92:21, 114:7 Treemont [2] - 59:18, 60:1 Trenton [1] - 14:10 trial [1] - 65:17 tried [1] - 116:4 trips [1] - 78:24 truck [7] - 23:12, 55:23, 68:11, 77:4, 77:6, 77:18, 109:15 trucks [7] - 55:11, 55:16, 55:22, 58:25, 59:1, 77:15, 78:19 true [2] - 31:7, 91:3 truth [12] - 12:21, 12:22, 45:4, 45:5, 59:14, 59:15, 80:7, 80:8 truthfully [1] - 14:21 try [6] - 71:6, 73:6, 81:16, 87:20, 88:1, 110:25 trying [8] - 39:15, 52:2, 66:12, 66:22, 67:19, 67:20, 71:15, 73:25 Tsapatarris [2] - 6:15, 6:23 Tuesday [1] - 9:19 tune [1] - 62:25 turn [14] - 10:5, 19:9, 62:9, 62:11, 62:14, 64:22, 67:11, 67:12, 67:19, 75:9, 77:13, 79:15, 117:4 turnaround [1] - 64:13 turning [1] - 77:10 turns [7] - 64:16, 64:18, 64:22, 67:18,</p>	<p>72:23, 108:19 twenty [1] - 31:25 two [32] - 9:3, 9:4, 9:5, 17:17, 20:10, 21:4, 21:21, 22:1, 22:9, 22:14, 22:18, 26:23, 27:5, 28:9, 28:11, 30:1, 35:15, 36:17, 42:2, 42:4, 51:20, 60:24, 63:23, 64:2, 66:14, 68:22, 82:6, 109:3, 113:2, 116:11 type [3] - 70:13, 71:16 typical [1] - 53:5 typically [3] - 75:7, 76:1, 86:13 typo [1] - 29:5 typographical [2] - 29:7, 29:8</p>	<p>unventilated [1] - 34:16 up [42] - 7:13, 8:19, 9:9, 9:10, 9:11, 14:14, 29:19, 32:3, 43:12, 44:6, 50:8, 54:4, 54:16, 55:16, 55:20, 61:7, 61:25, 62:23, 65:14, 67:13, 67:21, 70:19, 73:19, 73:20, 76:10, 78:17, 79:23, 85:10, 89:23, 93:14, 94:18, 96:8, 97:5, 103:14, 104:3, 108:24, 114:9, 115:9, 116:2, 117:15, 121:4, 121:12 update [1] - 17:6 updated [1] - 83:12 upgraded [1] - 105:9 upper [2] - 34:18, 36:7 upstairs [1] - 121:8 user [1] - 90:5 uses [3] - 90:19, 91:15, 91:17 utilities [3] - 84:11, 117:19, 118:3 utilize [1] - 102:12 utilizing [1] - 81:8</p>
U				
<p>uhmmm [1] - 28:25 ultimate [4] - 108:8, 115:16, 119:4, 119:5 ultimately [1] - 108:18 unanimous [2] - 120:16, 121:19 unauthorized [1] - 103:6 unaware [1] - 35:7 uncertain [1] - 107:24 unchanged [1] - 90:18 under [10] - 24:2, 31:10, 31:18, 31:23, 33:18, 59:21, 82:13, 103:9, 111:9, 122:7 under-use [1] - 103:9 underground [10] - 18:6, 19:19, 26:19, 30:1, 30:15, 30:21, 41:25, 42:5, 49:5, 49:10 underlying [2] - 89:2, 91:20 underpinning [1] - 49:24 understood [6] - 57:10, 57:19, 86:20, 90:23, 98:4 undertake [1] - 34:24 undue [1] - 110:14 unduly [1] - 107:10 uniform [2] - 70:21, 70:24 unique [3] - 84:24, 107:12, 108:13 University [1] - 45:23 unloading [1] - 33:12 unusual [2] - 85:25, 88:19</p>	<p style="text-align: center;">V</p>	<p>Valley [17] - 2:15, 4:9, 4:14, 7:12, 8:21, 16:24, 18:22, 38:7, 48:8, 48:18, 49:5, 53:15, 61:23, 68:23, 69:6, 71:15, 106:25 VALLEY [1] - 1:4 valves [1] - 103:11 Van [30] - 21:14, 23:16, 24:18, 27:11, 31:17, 37:9, 42:17, 43:1, 43:18, 43:22, 50:23, 54:8, 54:9, 54:11, 54:20, 55:3, 62:8, 62:12, 62:14, 63:10, 63:19, 64:13, 66:15, 66:23, 67:7, 76:20, 98:23, 99:1, 101:17, 117:5 variable [1] - 85:9 variance [4] - 82:25, 86:7, 88:24, 91:10 variances [2] - 82:13, 85:13 varied [1] - 98:12 varies [1] - 82:9 variety [1] - 7:21 various [5] - 12:1,</p>		

<p>12:4, 15:22, 46:6, 92:6</p> <p>Various [1] - 111:11</p> <p>vehicles [8] - 34:19, 66:12, 68:12, 74:13, 75:24, 76:17, 77:22, 103:17</p> <p>ventilated [1] - 34:17</p> <p>venting [1] - 36:8</p> <p>venue [1] - 121:3</p> <p>verbatim [1] - 122:6</p> <p>verbiage [2] - 114:5, 116:21</p> <p>versus [2] - 30:16, 93:24</p> <p>vibration [1] - 110:9</p> <p>vicinity [5] - 111:12, 111:17, 111:20, 112:1, 112:10</p> <p>video [1] - 121:5</p> <p>view [12] - 17:15, 23:15, 24:8, 25:19, 25:25, 28:15, 35:22, 38:9, 43:11, 70:4, 92:5, 121:8</p> <p>viewed [1] - 92:7</p> <p>VILLAGE [4] - 1:1, 1:7, 2:2, 2:2</p> <p>Village [41] - 4:5, 4:6, 4:8, 4:14, 5:8, 5:9, 5:12, 5:14, 5:15, 7:10, 8:17, 8:18, 10:11, 11:15, 11:16, 11:17, 11:21, 11:22, 16:9, 16:10, 16:17, 20:9, 39:23, 47:9, 48:6, 48:17, 56:19, 57:23, 63:3, 65:8, 68:23, 69:6, 80:16, 80:17, 80:19, 84:25, 86:5, 91:8, 109:14, 121:1, 121:5</p> <p>Vincent [1] - 14:20</p> <p>Virginia [1] - 13:16</p> <p>visible [1] - 105:14</p> <p>visiting [1] - 106:18</p> <p>visitors [2] - 65:13, 110:2</p> <p>visual [1] - 68:9</p> <p>vital [1] - 69:13</p> <p>volumes [1] - 63:15</p> <p>vote [2] - 120:16, 121:19</p>	<p>41:12, 70:9</p> <p>walkway [1] - 41:14</p> <p>walkways [1] - 41:23</p> <p>wall [3] - 34:21, 115:8, 115:11</p> <p>walls [1] - 93:1</p> <p>wants [1] - 102:21</p> <p>Ward [1] - 6:11</p> <p>warrants [6] - 72:5, 72:10, 72:11, 72:12, 72:13, 72:15</p> <p>Warren [2] - 45:8, 45:16</p> <p>water [6] - 18:14, 52:17, 52:19, 52:20, 53:3, 109:16</p> <p>watering [10] - 19:7, 52:25, 55:10, 56:7, 56:9, 56:10, 57:9, 58:6, 58:8, 109:13</p> <p>ways [3] - 52:18, 97:25, 113:2</p> <p>weather [2] - 42:5, 42:7</p> <p>website [1] - 5:15</p> <p>week [1] - 9:1</p> <p>weeks [5] - 9:3, 9:4, 9:5, 9:20, 14:14</p> <p>weight [1] - 75:14</p> <p>welcome [4] - 10:2, 12:16, 78:4, 78:10</p> <p>wells [1] - 109:14</p> <p>West [9] - 21:19, 23:2, 24:10, 24:23, 26:17, 40:5, 98:25, 99:3</p> <p>westbound [3] - 62:9, 62:11, 117:5</p> <p>western [2] - 51:8, 54:7</p> <p>whereas [4] - 55:18, 85:2, 85:6, 102:5</p> <p>Whitestone [11] - 4:7, 18:11, 18:18, 19:1, 19:14, 20:4, 20:8, 45:14, 46:1, 46:3, 48:16</p> <p>WHITESTONE [1] - 2:3</p> <p>who'd [1] - 9:22</p> <p>whole [8] - 12:21, 45:4, 59:14, 64:25, 80:7, 86:6, 90:3, 104:3</p> <p>wide [1] - 117:13</p> <p>widening [5] - 77:12, 91:7, 117:10, 118:4, 118:24</p> <p>winter [1] - 42:6</p> <p>wise [1] - 90:18</p> <p>withstand [1] - 53:20</p> <p>witness' [1] - 60:24</p>	<p>witnesses [1] - 81:10</p> <p>witnesses' [1] - 81:5</p> <p>Wood [1] - 14:11</p> <p>Woodcliff [1] - 2:11</p> <p>word [2] - 39:16, 39:17</p> <p>wording [1] - 114:21</p> <p>words [1] - 111:22</p> <p>workers [2] - 66:2, 77:24</p> <p>works [1] - 66:24</p> <p>workshop [1] - 118:8</p> <p>worthwhile [3] - 56:8, 56:19, 106:14</p> <p>wrapped [1] - 54:16</p> <p>writing [1] - 115:24</p>
Y		
		<p>yard [3] - 54:22, 82:8</p> <p>yards [1] - 55:22</p> <p>year [3] - 13:25, 15:8, 61:20</p> <p>year-and-a-half [1] - 61:20</p> <p>years [6] - 13:19, 13:20, 46:3, 83:23, 86:2</p> <p>yellow [1] - 74:8</p> <p>York [5] - 13:2, 13:9, 76:7, 114:14</p> <p>young [1] - 71:14</p> <p>yourself [1] - 80:12</p>
Z		
		<p>zone [22] - 25:5, 26:9, 33:7, 33:12, 80:22, 82:2, 82:5, 83:9, 83:10, 83:13, 85:7, 85:22, 90:12, 90:14, 90:17, 91:1, 91:17, 102:19, 111:13, 111:17, 111:19</p> <p>ZONE [1] - 1:4</p> <p>Zone [11] - 4:6, 4:11, 6:22, 7:2, 7:11, 10:11, 11:15, 11:22, 28:23, 29:14, 120:6</p> <p>zones [2] - 84:25, 85:18</p> <p>zoning [2] - 10:12, 46:23</p> <p>Zusy [1] - 6:1</p>
W		
<p>Wait [1] - 80:4</p> <p>wait [6] - 119:22, 119:23, 119:25</p> <p>waking [1] - 102:17</p> <p>walk [4] - 18:24,</p>		