

VILLAGE OF RIDGEWOOD
 PLANNING BOARD
 MONDAY, MAY 24, 2010
 COMMENCING AT 7:34 P.M.

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

B E F O R E :

VILLAGE OF RIDGEWOOD PLANNING BOARD
 THERE BEING PRESENT:

- DAVID NICHOLSON, CHAIRMAN
- MORGAN HURLEY, MEMBER
- CHARLES NALBANTIAN, MEMBER
- NANCY BIGOS, MEMBER
- TOM RICHE, ALTERNATE MEMBER

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 201-641-1812

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

- BLAIS BRANCHEAU, PP, VILLAGE PLANNER
- BARBARA CARLTON, RECORDING SECRETARY
- LAURENCE W. KELLER, WHITESTONE ASSOCIATES
- RAY SKORUPA, MPRI
- CHRIS RUTISHAUSER, VILLAGE ENGINEER

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00:-21 1 CHAIRMAN NICHOLSON: Ladies and

00:-21 2 gentlemen, if you take your seats we'll get started.

00:-21 3 I'd like to call this special public

00:-21 4 meeting of the Ridgewood Planning Board to order.

00:-20 5 In accordance with the provisions of

00:-14 6 Section 10-4-8D of the Open Public Meetings Act, the

00:-14 7 date, location and time of the commencement of this

00:-14 8 meeting is reflected in a meeting notice, a copy of

00:-14 9 which schedule has been filed with the Village

00:-14 10 Manager and the Village Clerk and a copy of which

00:-14 11 schedule was mailed to The Ridgewood News and The

00:-14 12 Record, newspapers of general circulation throughout

00:-14 13 the Village of Ridgewood. And a copy of which

00:-14 14 schedule was prominently posted on the bulletin board

00:-14 15 in the entry lobby of the Village Municipal Offices

00:-14 16 at 131 North Maple Avenue and on the Village website.

00:-13 17 All of the foregoing notice procedures

00:-13 18 having been accomplished in accordance with the

00:-13 19 provisions of the Act.

00:-13 20 Please rise for the flag salute.

00:-13 21 (Whereupon, everyone stands for a

00:-13 22 recitation of the Pledge of Allegiance.)

00:-05 23 CHAIRMAN NICHOLSON: Barbara, would you

00:-05 24 take the roll please.

25 MS. CARLTON: Mayor Pfund? (NO)

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3	<u>NUMBER DESCRIPTION</u>	<u>IDENT./EVID.</u>
4	0-21 Statement previously received	10
5	0-22 Statement previously received	10
6	0-23 Mr. McCann's Statement	67 175
7	0-24 Mr. McKenna's Statement	83 175
8	0-25 Ms. Robins Statement	130 175
9	0-26 Ms. Genovese's Statement	130 175
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1 RESPONSE.)

2 MS. CARLTON: Councilwoman Zusy? (NO

3 RESPONSE.)

4 MS. CARLTON: Ms. Bigos?

00:-13 5 MS. BIGOS: Here.

00:-13 6 MS. CARLTON: Chairman Nicholson?

00:-13 7 CHAIRMAN NICHOLSON: Here.

00:-13 8 MS. CARLTON: Mr. Nalbantian?

00:-13 9 MR. NALBANTIAN: Here.

00:-13 10 MS. CARLTON: Mr. Hurley?

00:-13 11 MR. HURLEY: Here.

00:-13 12 MS. CARLTON: Ms. Ward?

00:-13 13 (NO RESPONSE.)

00:-13 14 MS. CARLTON: Mr. Pucciarelli?

00:-13 15 (NO RESPONSE.)

00:-13 16 MS. CARLTON: Mr. Tsapatsaris?

00:-13 17 (NO RESPONSE.)

00:-13 18 MS. CARLTON: Mr. Riche?

00:-13 19 MR. RICHE: Here.

00:-13 20 CHAIRMAN NICHOLSON: Thank you,

00:-13 21 Barbara.

00:-05 22 As we always do I'm going to ask for

00:-05 23 comments from the public on items not listed on

00:-04 24 tonight's agenda.

00:-04 25 Is there anyone here for that purpose?

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00:-04 1 (NO RESPONSE.)
 00:-04 2 CHAIRMAN NICHOLSON: Seeing no one,
 00:-04 3 we'll move on to our primary agenda item which is
 00:-04 4 continued public hearing for the proposed Master Plan
 00:-04 5 Amendment as it relates to the H-Zone.
 00:-21 6 First a couple of housekeeping items,
 00:-21 7 we accepted at our last meeting two exhibits 20 and
 00:-21 8 21 --
 00:-21 9 MS. RAZIN: Exhibits 21 and 22.
 00:-21 10 CHAIRMAN NICHOLSON: Excuse me, 21 and
 00:-20 11 22.
 00:-20 12 I need a motion from the Board to
 00:-20 13 accept them into the record.
 00:-20 14 MR. RICHE: So moved.
 00:-20 15 CHAIRMAN NICHOLSON: Second?
 00:-20 16 MR. HURLEY: Second.
 00:-20 17 CHAIRMAN NICHOLSON: I need a roll
 00:-20 18 call? No?
 00:-20 19 All in favor?
 00:-20 20 (Whereupon, the motion is passes by a
 00:-20 21 unanimous vote in favor.)
 00:-20 22 CHAIRMAN NICHOLSON: Any opposed?
 00:-20 23 (NO RESPONSE.)
 00:-20 24 CHAIRMAN NICHOLSON: They are accepted
 00:-20 25 into the record.

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00:-19 1 Some of the specific planning issues to be
 00:-19 2 reviewed are: The number and ratio of private
 00:-19 3 patient rooms; the amount of space to be
 00:-19 4 occupied by a 451 bed facility; the floor to
 00:-19 5 floor heights; and resulting overall height of
 00:-19 6 the Hospital; and the amount of parking to be
 00:-19 7 provided".
 00:-19 8 And, Chairman, I think we did that.
 00:-19 9 And we gave those materials to you over the course of
 00:-19 10 the past few months.
 00:-19 11 What we were not asked to do, and this
 00:-18 12 is to clarify in terms of the some of the questioning
 00:-18 13 that has come up in the last meeting, we were not
 00:-18 14 asked to study alternate locations for Valley
 00:-18 15 Hospital. We were not asked to evaluate the pros and
 00:-18 16 cons of those alternate locations.
 00:-18 17 CHAIRMAN NICHOLSON: Thank you, Ray.
 00:-18 18 MR. SKORUPA: The second question had
 00:-18 19 to do with schools near the Hospital.
 00:-18 20 We've been involved at a number of
 00:-18 21 projects, matter of fact most of the projects that we
 00:-18 22 are involved with are in some way related to the
 00:-18 23 educational network and the community and we think
 00:-18 24 that the issue behind the question had to do with
 00:-18 25 protection of pedestrians, especially young school

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00:-20 1 (Exhibits O-21 and O-22 are moved in
 00:-20 2 Evidence.)
 00:-20 3 CHAIRMAN NICHOLSON: Some questions
 00:-20 4 were asked as our last meeting of Mr. Skorupa. And
 00:-20 5 I'm going to ask Ray to answer those questions now
 00:-20 6 before we continue with your list of public comment.
 00:-20 7 R A Y M O N D S K O R U P A,
 00:-20 8 45 Maple Avenue, Pelham, New York, having been
 00:-20 9 previously sworn, continues to testify as
 00:-20 10 follows:
 00:-20 11 MR. SKORUPA: Thank you.
 00:-20 12 There were two questions asked. The
 00:-20 13 first one had to do with what was the assignment
 00:-20 14 given to MPR. And I'm going to read from the e-mail
 00:-20 15 that was sent to the Concerned Residents of
 00:-19 16 Ridgewood. This is the quote:
 00:-19 17 "The Planning Board has engaged MPR
 00:-19 18 International to review material relevant to
 00:-19 19 the proposed Master Plan Amendment for the
 00:-19 20 H-Zone in the Village of Ridgewood with
 00:-19 21 emphasize on national health facility planning
 00:-19 22 standards. Such a review will be undertaken
 00:-19 23 in order for the Planning Board to be better
 00:-19 24 informed on current mandated or good practice
 00:-19 25 requirements for a 21st century hospital.

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00:-18 1 kids. And we think we took that into account as we
 00:-17 2 began to look at the current situation of Valley
 00:-17 3 Hospital and its close relationship to the Benjamin
 00:-17 4 Franklin Middle School which is just to the north of
 00:-17 5 that.
 00:-17 6 Three projects that we think are very
 00:-17 7 similar, in terms of being hospitals located in
 00:-17 8 residential neighborhoods which have residential
 00:-17 9 school systems elementary middle and high school.
 00:-17 10 The first one is Northern Westchester
 00:-17 11 Hospital in Mount Kisco, New York. It has an
 00:-17 12 elementary school nearby.
 00:-17 13 The second one is Saint Vincent's
 00:-17 14 Hospital in Harrison, New York, which is also located
 00:-17 15 in a residential neighborhood and has a component of
 00:-17 16 elementary and middle and high schools in the -- in
 00:-17 17 the neighborhood.
 00:-17 18 And then the third one is the South
 00:-17 19 Shore Medical Center in New Rochelle which, in
 00:-17 20 addition to being located in a residential
 00:-17 21 neighborhood, nearby the schools, also has 150 bed
 00:-16 22 nursing home on the facility, itself.
 00:-16 23 And we think that -- of the population,
 00:-16 24 the two groups that are probably the most sensitive
 00:-16 25 to interface between vehicular and pedestrian traffic

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00:-16 1 would be young kids, elementary school kids, and the
 00:-16 2 elderly or informed. So we think we've had a fairly
 00:-16 3 broad experience in terms of the institutions that
 00:-16 4 we've worked with in dealing with the interface
 00:-16 5 between the pedestrian and vehicular traffic.
 00:-16 6 CHAIRMAN NICHOLSON: Thank you, Ray.
 00:-16 7 MS. HURLEY: Thank you.
 00:-16 8 CHAIRMAN NICHOLSON: All right, ladies
 00:-16 9 and gentlemen, we are going to continue down the list
 00:-16 10 of speakers who have signed up.
 00:-16 11 You may recall that when we started
 00:-16 12 this round of public comment, after a hiatus of about
 00:-15 13 nine months, I asked you to limit your questions to
 00:-15 14 two. I'm going to re-emphasize that tonight.
 00:-15 15 I have been lenient, if you will,
 00:-15 16 particularly, the last time we met, but it is
 00:-15 17 important that we allow everyone to speak. We have
 00:-15 18 about 47 speakers left, so I'm going to ask you to
 00:-15 19 limit your questions to two and then you have three
 00:-15 20 minutes for your statement.
 00:-15 21 And as before, the clock will be kept
 00:-15 22 by Barbara Carlton, the Board Secretary.
 00:-15 23 I also want to remind you that we've
 00:-15 24 had quite a few questions up until now, both in this
 00:-15 25 session and the last session. And I lot of them have
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00:-15 1 been repetitious.
 00:-15 2 If I feel your question has been
 00:-15 3 already answered I'm going to indicate so and ask you
 00:-15 4 to ask another question.
 00:-15 5 We have answers to several questions on
 00:-14 6 the record. It's a public record. And if you wish
 00:-14 7 to consult the public record for the answer it's
 00:-14 8 available.
 00:-14 9 I'm going to go down the list in the
 00:-14 10 order in which people signed up. However, some
 00:-14 11 people signed up to speak for the first time, others
 00:-14 12 have signed up to speak for their second time.
 00:-14 13 And I may ask the people, as I come to
 00:-14 14 them, who've signed up for the second time whether
 00:-14 15 they would yield to people who have not yet spoken.
 00:-14 16 However, I understand that some people
 00:-14 17 can't be here the next time we meet. They're here
 00:-14 18 tonight. So I will leave that choice to them.
 00:-14 19 I'll also remind you that when we
 00:-14 20 started -- when we ended our session last week, I
 00:-14 21 reminded everyone that if you signed up you are
 00:-14 22 expected to be prepared to speak tonight. There will
 00:-14 23 be no postponements.
 00:-13 24 Our first speaker is Neil Posner.
 00:-13 25 Mr. Posner?
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00:-13 1 MR. POSNER: Good evening. Didn't
 00:-13 2 realize I was going to be number one.
 00:-13 3 But I'm happy to lead it off anyway.
 00:-13 4 It's been a while.
 00:-13 5 CHAIRMAN NICHOLSON: Just a reminder,
 00:-13 6 procedures --
 00:-13 7 MR. POSNER: Please.
 00:-13 8 CHAIRMAN NICHOLSON: You need to give
 00:-13 9 name and address, spell your last name for the
 00:-13 10 benefit of the record and the stenographer.
 00:-13 11 And then the Board Attorney will swear
 00:-13 12 you in.
 00:-13 13 MR. POSNER: So it's Neil Posner,
 00:-13 14 P-o-s-n-e-r, address is 354 Walthery Avenue in
 00:-13 15 Ridgewood.
 00:-13 16 MS. RAZIN: Mr. Posner, do you swear
 00:-13 17 that the testimony you're about to give will be the
 00:-13 18 truth, the whole truth and nothing but the truth?
 00:-13 19 MR. POSNER: Indeed yes, I do.
 00:-13 20 N E I L P O S N E R,
 00:-13 21 Residing at 354 Walthery Avenue, Ridgewood, New
 00:-13 22 Jersey, having been duly sworn, testifies as
 00:-13 23 follows:
 00:-13 24 MS. RAZIN: Thank you.
 00:-13 25 CHAIRMAN NICHOLSON: Mr. -- is it
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00:-13 1 Posner?
 00:-13 2 MR. POSNER: Posner, yes.
 00:-12 3 CHAIRMAN NICHOLSON: Do you have any
 00:-12 4 questions?
 00:-12 5 MR. POSNER: One question first. Is --
 00:-12 6 and I don't know who to address it to, so it's
 00:-12 7 addressed to the whole board is to what extent do you
 00:-12 8 believe that the residents, such as myself who moved
 00:-12 9 here almost 18 years ago, and when we were looking at
 00:-12 10 Ridgewood as a place to live, that we investigated
 00:-12 11 the potential for Valley to expand at that time and
 00:-12 12 were very, very clearly told that there were promises
 00:-12 13 made that there will never be any further expansion
 00:-12 14 on that property.
 00:-12 15 To what -- to what extent do you
 00:-12 16 believe that we were right in relying on those
 00:-12 17 statements?
 00:-12 18 CHAIRMAN NICHOLSON: Well, that's a
 00:-12 19 difficult question for me to answer because I don't
 00:-12 20 know who made them to you.
 00:-12 21 MR. POSNER: Isn't that part of the
 00:-12 22 public record, back from 1983?
 00:-12 23 CHAIRMAN NICHOLSON: To the best of our
 00:-12 24 knowledge the public record, as it was distilled
 00:-12 25 through a resolution, contains no such statement.
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00:-12 1 But let me answer your question in
00:-12 2 another way. It has been presented to the Board by
00:-11 3 members of the public and by representative of the
00:-11 4 Concerned Residents of Ridgewood about those
00:-11 5 representations. And it will be up to each board
00:-11 6 member as they make up their decision to what weight
00:-11 7 they give that fact.

00:-11 8 MR. POSNER: Cause that was something
00:-11 9 that was relied upon in the past.

00:-11 10 That's my only question. Let me, I
00:-11 11 guess, go into my statement.

00:-11 12 CHAIRMAN NICHOLSON: Very well.

00:-11 13 MR. POSNER: If that's okay?

00:-11 14 CHAIRMAN NICHOLSON: It's all yours.

00:-11 15 MR. POSNER: Thank you.

00:-11 16 So I believe that there are only a few
00:-11 17 critical things that are important when considering
00:-11 18 what Valley is requesting in terms of the zoning
00:-11 19 change.

00:-11 20 First is whether what is being
00:-11 21 requested will represent a tangible benefit and a
00:-11 22 quantifiable benefit to the Village and its
00:-11 23 residents.

00:-11 24 Second, is what the costs will be to
00:-11 25 the Village and its residents, again, both tangible

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00:-11 1 and intangible.

00:-11 2 And third is determining what are the
00:-11 3 risks to the Village if nothing is done?

00:-10 4 In other words, if the request is not
00:-10 5 granted, what happens if nothing is granted and
00:-10 6 things stay as they are?

00:-10 7 Those are the only three things that I
00:-10 8 think are relevant for this discussion.

00:-10 9 In terms of the benefits, I frankly
00:-10 10 have not heard a single benefit, not a single one,
00:-10 11 that has been put forth by Valley in terms of
00:-10 12 benefits to the residents of this -- of the taxpaying
00:-10 13 residents of this Village.

00:-10 14 It's about as negative as it gets,
00:-10 15 frankly: Added congestion; traffic; visual diarrhea,
00:-10 16 if you will, from many large buildings on a very
00:-10 17 small piece of property; lower home values; reduced
00:-10 18 quality of life; additional taxes to support police
00:-10 19 and fire; sanitation; sewerage; and affordable
00:-10 20 housing commitments.

00:-10 21 We -- you know, we simply don't want an
00:-10 22 expanded regional medical center right here in our
00:-10 23 neighborhood.

00:-09 24 And by the way all of those negatives
00:-09 25 are without considering the impact of the 10 years of

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00:-09 1 construction that, frankly, alone should be enough
00:-09 2 reason to reject this proposal and this zoning change
00:-09 3 out right.

00:-09 4 In terms of the third area, you know so
00:-09 5 costs are many, benefits are none. In terms of the
00:-09 6 third area, again I haven't seen any risk laid out of
00:-09 7 the proposal not being granted, not a one.

00:-09 8 And the lack of a true and honest
00:-09 9 analysis about that, I think, you know, should be
00:-09 10 forth coming. Nothing's been quantified. Nothing's
00:-09 11 been put on the table in terms of what happens.

00:-09 12 So the Planning Boards's role, frankly,
00:-09 13 in this -- I would say nothing less than a debacle --
00:-09 14 is really concerning as a resident because rather
00:-09 15 than spending your, our time on issues that are
00:-09 16 important to moving the Village forward, I've spent
00:-08 17 myself about five or six sessions like this. This is
00:-08 18 the first time that I've had a chance to speak, that
00:-08 19 -- that is frankly a waste of my time, a waste of
00:-08 20 your time.

00:-08 21 You have given the appearance, frankly,
00:-08 22 just the appearance, of advocating for -- for Valley.
00:-08 23 I don't think that's your role. And it's not what I
00:-08 24 expect as a -- as a resident.

00:-08 25 So I think you should represent the
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00:-08 1 interests of the Village and its taxpayers and not of
00:-08 2 a non-taxpaying entity.

00:-08 3 It's certainly surreal that the
00:-08 4 Planning Board has entertained this proposal without
00:-08 5 any tangible detailed plans that can be reacted to.

00:-08 6 CHAIRMAN NICHOLSON: Please wrap it up,
00:-08 7 your time is up.

00:-08 8 MR. POSNER: I will do it.

00:-08 9 CHAIRMAN NICHOLSON: Thank you.

00:-08 10 MR. POSNER: And evaluate it on their
00:-08 11 own merit.

00:-08 12 Just to remind you, Valley is a
00:-08 13 juggernaut when I looked at its public filing for
00:-07 14 2007, over \$500 million in revenue. A marketing,
00:-07 15 rather, rather an advertising expenditure -- and this
00:-07 16 is public information -- \$3.9 million.

00:-07 17 And, you know, in the -- in the
00:-07 18 desperate times that the Village finds itself in and
00:-07 19 the schools find themselves in I think the -- it's
00:-07 20 probably the right time to look at a Payment in Lieu
00:-07 21 of Taxes from Valley.

00:-07 22 And after that is paid, then maybe the
00:-07 23 mere suggestion of a change in zoning can be
00:-07 24 entertained.

00:-07 25 Frankly, this is -- this is -- this is
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00:-07 1 just -- I mean everyone that I know just throws up
 00:-07 2 their arms. No one understands it. No one
 00:-07 3 understands why the Village would want to undertake
 00:-07 4 this.
 00:-07 5 I think that's it for right now.
 00:-07 6 Thank you very much. (Applause.)
 00:-07 7 CHAIRMAN NICHOLSON: Thank you, Mr.
 00:-07 8 Posner.
 00:-07 9 CHAIRMAN NICHOLSON: The next speaker
 00:-06 10 is Linda Robins. Linda Robins?
 00:-06 11 MS. ROBINS: Yes.
 00:-06 12 CHAIRMAN NICHOLSON: And following
 00:-06 13 Ms. Robins is Susan Madison.
 00:-06 14 Is Ms. Madison with us tonight?
 00:-06 15 MS. ROBINS: Linda Robins R-o-b-i-n-s
 00:-06 16 752 Linwood Avenue.
 00:-06 17 MS. RAZIN: Do you swear that the
 00:-06 18 testimony you're about to give will be the truth, the
 00:-06 19 whole truth and nothing but the truth?
 00:-06 20 Ms. Robins: I do.
 00:-06 21 L I N D A R O B I N S,
 00:-06 22 Residing at 752 Linwood Avenue, Ridgewood, New
 00:-06 23 Jersey, having been duly sworn, testifies as
 00:-06 24 follows:
 00:-06 25 MS. RAZIN: Thank you.
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1 Now, that I am approaching retirement
 2 31 years later, a 42 year public servant of Bergen
 3 County, now an empty-nester and a widow, two other
 4 widows are my neighbors, I am seeing my dream of
 5 ending my golden years in my Ridgewood home go down
 6 the drain. I'm reminded of a film in the 60s, "A
 7 Thousand Clowns", where Jason Robards leaned out of
 8 the window and yelled, "I'm mad as hell and I can't
 9 take it anymore."
 10 On Linwood Avenue, we already have
 11 major traffic problems that have not been resolved.
 12 Why haven't steps already been taken for the
 13 crossings of our children? What are you waiting for?
 14 Not only are the traffic jams at peak hours
 15 untenable, just trying to get out of your driveway is
 16 a challenge, but the increased number of ambulances,
 17 flashed lights and sirens, often with no other cars
 18 on the road, and this goes on day and night. It
 19 wakes me up nights and mornings now. I'm told to
 20 call the individual ambulance companies to complain.
 21 Ha.
 22 Our entire county is in a struggle
 23 against urbanization. Lately it seems like we are no
 24 longer winning. Our learned council has said that
 25 Linwood Avenue will be broadened. The Janke estate
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00:-06 1 CHAIRMAN NICHOLSON: Ms. Robins, do you
 00:-06 2 have any questions?
 00:-06 3 MS. ROBIN: No questions.
 00:-06 4 I timed this.
 5 In times of desperation one often
 6 resorts to the Bible. Thank you all in this last
 7 hour of these hearings for having the patience of Job
 8 in listening for so long to our pleas. I wish you
 9 the Wisdom of Solomon. We who wish to stop Valley
 10 are engaged in a David and Goliath battle. I cannot
 11 surpass the expertise and eloquence of my neighbors,
 12 but only add my voice. Their testimony and questions
 13 have been extraordinarily civil given the fact that
 14 underlying all this technicality, we are fighting for
 15 the quality of our lives and our life investments.
 16 All we ask is for what we are entitled to: The quiet
 17 enjoyment of our homes.
 18 I moved to Ridgewood in December 1979.
 19 As a newly-wed I put my life savings into the down
 20 payment of my first home. I delighted in living by
 21 the Saddle River with a historic estate facing me
 22 across that river on Paramus Road. My family and two
 23 children at BF endured the trucks dropping dirt, the
 24 noise and inconveniences of the last Valley
 25 expansion.
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1 on the corner of Linwood Avenue and Paramus Road was
 2 bought by the Alpine Learning Center, another
 3 "non-profit". They will level the estate and turn
 4 the corner into a parking lot. The traffic from
 5 their expanded school will spill onto Linwood Avenue
 6 as well. Who wants to live on a Linwood highway with
 7 uncontrollable ambulances and all the rest of what
 8 will transpire if you approve what is currently
 9 proposed?
 10 Call the real estate agent, Gotta Get
 11 Ghadda. And she may tell you what she told me.
 12 Anyone who wants to sell must disclose all knowledge
 13 of this sort; I should not invest any more money in
 14 home improvements. So many of the homes on Linwood
 15 without "Stop Valley" signs have changed hands, have
 16 for sale signs up or have had to take them down as
 17 the values of our homes plummet. Decreasing home
 18 values here means Ridgewood will collect less taxes.
 19 With less of a tax base, all of Ridgewood will see
 20 further tax increases as Valley gets its free ride.
 21 This will not only impact this area. Your decision
 22 is yet only a threat, but we are in real agony here.
 23 Valley has not really explored all of its options.
 24 The man just said so. It's convinced its Philistines
 25 will prevail.
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1 Bigger is not better. It is more
 2 bureaucratic and impersonal.
 3 My personal experience with the main
 4 "campus" of Valley Hospital has been negative. I
 5 have experienced endless waiting time, inefficiency,
 6 more concern with rules and regulations than with the
 7 patient, arrogance, insensitivity and an endless and
 8 expensive self-congratulatory PR campaign.
 9 In contrast, the Luckow Pavillion with
 10 its huge empty parking lot and large spaces in
 11 Paramus was well run, and seems to me a place with
 12 potential for further outpatient procedures.
 13 Please, please, allow us, your fellow
 14 constituents who have elected you, the hope, at
 15 least, of the quiet enjoyment of our homes. And
 16 however much courage it may take to do so, do not
 17 side with Goliath. You are at liberty to look at the
 18 total question of the H-zone not just this proposal.
 19 Do your part to preserve the Ridgewood we love. It
 20 is the right thing to do. Do not approve what is
 21 currently proposed.
 22 Thank you. (Applause.)
 00:-02 23 CHAIRMAN NICHOLSON: Thank you.
 00:-02 24
 00:-01 25 CHAIRMAN NICHOLSON: Susan Madison?
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00:00 1 address.
 00:00 2 MS. RAZIN: Ms. Benson, do you swear
 00:00 3 that the testimony you're about to give will be the
 00:00 4 truth, the whole truth and nothing but the truth?
 00:00 5 MS. BENSON: I do.
 00:00 6 C A T H Y B E N S O N,
 00:00 7 Residing at 572 Fairway Road, Ridgewood, New
 00:00 8 Jersey, having been duly sworn, testifies as
 00:00 9 follows:
 00:00 10 CHAIRMAN NICHOLSON: Ms. Benson, do you
 00:00 11 have any questions?
 00:00 12 MS. BENSON: Yes, we do. We have two
 00:00 13 between us each.
 00:00 14 CHAIRMAN NICHOLSON: Go ahead.
 00:00 15 MS. BENSON: Okay. First question,
 00:00 16 first I want to say I am a licensed architect in the
 00:00 17 State of New York, New Jersey, and a member of the
 00:00 18 A.I.A. since 1985. And I'm a LEED AP and a member of
 00:00 19 the U.S. Green Building Council.
 00:00 20 I've been an architect. I'm an
 00:00 21 architect right now for a residential project that's
 00:00 22 going for LEED Platinum Tier 3 Energy Star.
 00:00 23 I've been a resident of Ridgewood for
 00:00 24 25 years. I have an office located in Ridgewood. I
 00:00 25 put three children through BF, and I live two blocks
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00:-01 1 (NO RESPONSE.)
 00:-01 2 CHAIRMAN NICHOLSON: Cathy Benson.
 00:-01 3 MS. BENSON: As I asked before, can my
 00:-01 4 son come up and we do it together?
 00:-01 5 CHAIRMAN NICHOLSON: Absolutely.
 00:-01 6 Just a note to everyone you may recall
 00:-01 7 last summer a husband and wife asked to read their
 00:-01 8 statement jointly to give them more time.
 00:-01 9 Ms. Benson communicated with me earlier
 00:-01 10 in the week and asked the same and precedent having
 00:-01 11 been set I said yes.
 00:-01 12 MS. BENSON: Thank you.
 00:-01 13 Cathy Benson 572 Fairway Road,
 00:-01 14 Ridgewood, New Jersey.
 00:-01 15 THE COURT REPORTER: Spell your name
 00:-06 16 please.
 00:-06 17 MS. BENSON: Cathy C-a-t-h-y Benson,
 00:-06 18 B-e-n-s-o-n.
 00:-01 19 CHAIRMAN NICHOLSON: And your son too
 00:-01 20 please?
 00:-01 21 MS. BENSON: What?
 00:-01 22 CHAIRMAN NICHOLSON: And your son.
 00:-01 23 MS. BENSON: Go ahead.
 00:00 24 MR. BENSON-PUTNINS: David
 00:00 25 Benson-Putnins B-e-n-s-o-n - P-u-t-n-i-n-s, same
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00:00 1 from the Hospital.
 00:00 2 My first question, according to the
 00:00 3 transcript of your May 12th, 2008 meeting, a
 00:00 4 presumption is made that under Ridgewood Code parking
 00:00 5 decks are allowed in front yards, if they have the
 00:00 6 same setback as for principal buildings. For the
 00:00 7 next two years of hearings there appears to be no
 00:00 8 revisiting of this point.
 00:00 9 Do you now know that accessory
 00:00 10 structures, including parking decks, are in fact not
 00:00 11 allowed anywhere in the front yard in Ridgewood
 00:00 12 according to our code?
 00:00 13 Was this important legal fact taken
 00:00 14 into consideration in your decision-making process so
 00:00 15 that your proposed Master Plan addresses this law?
 00:00 16 CHAIRMAN NICHOLSON: Blais, I'm going
 00:00 17 to ask you to handle that one.
 00:00 18 MR. BRANCHEAU: The ordinance amending
 00:00 19 the zoning as a result of the Master Plan would
 00:00 20 change that for the Hospital Zone.
 00:00 21 MS. BENSON: But it was never
 00:00 22 discussed.
 00:01 23 MR. BRANCHEAU: I think it's implied by
 00:01 24 -- in the Master Plan.
 00:01 25 MS. BENSON: Can I -- can I read the
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00:01 1 transcripts from that meeting?
 00:01 2 CHAIRMAN NICHOLSON: No, I think Blais
 00:01 3 answered your question as part of the parcel --
 00:01 4 MS. BENSON: No, no, no.
 00:01 5 CHAIRMAN NICHOLSON: -- as part and
 00:01 6 parcel -- well, then let me contribute my answer.
 00:01 7 MS. BENSON: Okay.
 00:01 8 CHAIRMAN NICHOLSON: As part and parcel
 00:01 9 of this consideration of a change to one specific
 00:01 10 property, the Board is considering that that
 00:01 11 particular provision of the zoning resolution, as is
 00:01 12 currently written, not apply to the H-zone.
 00:01 13 MS. BENSON: But if Blais in the
 00:01 14 meeting told you that this, in fact, was allowed in
 00:01 15 Ridgewood and you only spoke of it as if it was
 00:01 16 allowed, is this not right?
 00:01 17 CHAIRMAN NICHOLSON: It is not germane.
 00:01 18 MS. BENSON: It is germane.
 00:01 19 CHAIRMAN NICHOLSON: In 2000 -- no,
 00:01 20 it's not. And that's my answer. And I'm going to
 00:02 21 ask you to move on to your second question.
 00:02 22 AUDIENCE MEMBERS: Boo. Boo. Boo.
 00:02 23 Boo.
 00:02 24 MS. BENSON: Okay. Second question.
 00:02 25 Where is it?

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00:03 1 ventilated by air and open in that sense are
 00:03 2 permitted.
 00:03 3 MS. BENSON: Well, according to your
 00:03 4 building department for the past 15 years it's been
 00:03 5 de facto told to me many times. And, in fact, I
 00:03 6 checked with Tony Merlino, who I really respect, two
 00:03 7 weeks ago. And he said that if I put parking under a
 00:03 8 building or any floor area, I'm going to say
 00:03 9 including a floor area with cars above it, that it
 00:03 10 has to be fully enclosed with a wall and have a
 00:03 11 garage door. And that's been there for 15 years.
 00:03 12 MR. BRANCHEAU: Mr. Chairman, just in
 00:03 13 general, I think it's clear what is proposed by this
 00:04 14 plan. We placed a diagram in the plan indicating
 00:04 15 Option 6. It's clearly on the record that parking
 00:04 16 decks have always been part of the proposal. I don't
 00:04 17 think that the suggestion that the current zoning
 00:04 18 code, because it may or may not allow something, is
 00:04 19 really a relevant issue, if the suggestion is, is
 00:04 20 that I either incorrectly or intentionally misled the
 00:04 21 Board, I don't see how that could be the case because
 00:04 22 the plans for this have been detailed in great length
 00:04 23 on the record, so if anyone would think that, oh, we
 00:04 24 never intended to permit a parking deck in the front
 00:04 25 yard because there's no -- that cannot be. It's

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00:02 1 According to the transcript of your
 00:02 2 May 12th, 2008, meeting a presumption is made that
 00:02 3 there is nothing in the code that prohibits open
 00:02 4 parking decks in Ridgewood.
 00:02 5 For the next two years of hearings
 00:02 6 there appears to be no revisiting of this point.
 00:02 7 Do you now know that open parking decks
 00:02 8 are, in fact, not allowed anywhere in Ridgewood
 00:02 9 according to our code? Was this important legal fact
 00:02 10 taken into consideration in your decision-making
 00:02 11 process, so that your proposed Master Plan addresses
 00:02 12 this law?
 00:02 13 MR. BRANCHEAU: I disagree as the
 00:02 14 factual statement that's behind the question.
 00:02 15 MS. BENSON: So you agree to the first
 00:02 16 one, not the second one?
 00:02 17 MR. BRANCHEAU: I didn't say I agreed
 00:03 18 with the first question. I gave an answer to the
 00:03 19 first question.
 00:03 20 Concerning the second question, I don't
 00:03 21 agree that open -- and I don't know what you mean by
 00:03 22 open parking decks, but cantilevered structures and
 00:03 23 structures that are open on the ground floor are not
 00:03 24 permitted.
 00:03 25 However, parking structures that are

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00:04 1 clear on the record what's been proposed here, that a
 00:04 2 parking deck's been proposed, that the parking deck
 00:04 3 is located between the main hospital building and
 00:04 4 Linwood Avenue.
 00:04 5 So to suggest by the questions that the
 00:05 6 Board didn't know these things were happening because
 00:05 7 of statements that were made two years ago, I don't
 00:05 8 think really is an accurate representation of the
 00:05 9 facts.
 00:05 10 So you know I would suggest that
 00:05 11 whatever the current zoning permits or doesn't permit
 00:05 12 isn't really relevant. What we're proposing here,
 00:05 13 the zoning would have to be amended, to allow it, if
 00:05 14 this is to move forward.
 00:05 15 It's that simple.
 00:05 16 CHAIRMAN NICHOLSON: Ms. Benson,
 00:05 17 because Blais has taken exception to your statement
 00:05 18 of fact relative to the record in 2008.
 00:05 19 MS. BENSON: Uh-huh.
 00:05 20 CHAIRMAN NICHOLSON: What I'm going to
 00:05 21 ask Katie and Blais to do is between now and our next
 00:05 22 meeting is to investigate the May record and answer
 00:05 23 more thoroughly.
 00:05 24 MS. BENSON: I have copies if you want.
 00:05 25 Can I give them to you?

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00:05 1 CHAIRMAN NICHOLSON: It's not
 00:05 2 necessary.
 00:06 3 MS. RAZIN: We have them also.
 00:06 4 MS. BENSON: Okay.
 00:05 5 And copies of the code.
 00:06 6 MS. RAZIN: We have them also.
 00:06 7 MS. BENSON: Okay.
 00:06 8 CHAIRMAN NICHOLSON: What's your third
 00:06 9 question.
 00:06 10 MS. BENSON: My third question. Thank
 00:06 11 you.
 00:06 12 This is a question for Mr. Brancheau,
 00:06 13 this plan recommends as an overall policy that the
 00:06 14 intensity of use for the hospital facility be limited
 00:06 15 to the same level of intensity that currently exists
 00:06 16 and that Valley has proven that it has removed all
 00:06 17 its nonessential activities off-site.
 00:06 18 According to Mr. Skorupa's testimony on
 00:06 19 October 5, 2009, one floor is dedicated to pathology.
 00:06 20 And pathology is a function that can be moved off
 00:06 21 campus. He then states that Valley plans for the
 00:06 22 future could be for moving this off campus and
 00:06 23 increasing their emergency room services.
 00:06 24 Last Tuesday Mr. Skorupa said, in
 00:06 25 response to a resident, that Valley projected

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00:08 1 MR. BRANCHEAU: The Board -- the Master
 00:08 2 Plan states that the overall objective under
 00:08 3 intensity is to maintain the same level of intensity
 00:08 4 that's there today. How they do it, is this -- the
 00:08 5 Master Plan states that we need to be flexible as to
 00:08 6 how that's achieved.
 00:08 7 If the intensity is increased in one
 00:08 8 aspect of the hospital operation, the Master Plan
 00:08 9 says that we expect it to be reduced in some
 00:08 10 equivalent manner.
 00:08 11 So whether they move pathology
 00:08 12 off-site, whether they do something else to reduce
 00:08 13 that intensity, we are leaving the specific -- in the
 00:08 14 plan anyway, we're leaving that specific mechanism up
 00:08 15 to the time of site plan review if that were to go
 00:08 16 up.
 00:08 17 Second item was that in setting forth
 00:08 18 standards in the plan, they have to be standards that
 00:08 19 are readily measurable that are enforceable and that
 00:09 20 are reasonable.
 00:09 21 I asked in response to a question that
 00:09 22 had been asked at prior hearings, it seems to me that
 00:09 23 if someone has an emergency and they come to the
 00:09 24 Hospital in an ambulance to then say, well, I'm sorry
 00:09 25 we can't accept you because we'd be violating the

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00:06 1 increasing its emergency services from 60,000 visits
 00:07 2 a year to 90,000. Has pathology been moved off
 00:07 3 campus in the final Master Plan? And does this
 00:07 4 Master Plan limit the emergency room services to
 00:07 5 60,000 a year so as not to increase the intensity of
 00:07 6 use?
 00:07 7 MR. BRANCHEAU: I'm going to ask for
 00:07 8 the record that you break those questions up there's
 00:07 9 about five or six questions in there.
 00:07 10 If you can break it up into one at a
 00:07 11 time and I'll try to answer one at a time.
 00:07 12 MS. BENSON: Well, I -- I just -- I --
 00:07 13 the two points are have they moved pathology off the
 00:07 14 campus? And are they going to limit emergency
 00:07 15 services from reaching out to a further area and
 00:07 16 increasing by 50 percent?
 00:07 17 MR. BRANCHEAU: I don't know about the
 00:07 18 pathology question. That's the first thing.
 00:07 19 The second thing, the Master Plan does
 00:07 20 not propose to regulate or count the number of
 00:07 21 emergency room visits.
 00:07 22 MS. BENSON: But if their intention is
 00:07 23 to increase their emergency room visits by 50
 00:08 24 percent, is that not something the Board is concerned
 00:08 25 with?

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00:09 1 zoning code would be an unreasonable way of
 00:09 2 addressing that situation.
 00:09 3 MS. BENSON: Okay.
 00:09 4 AUDIENCE MEMBERS: Boo. Boo.
 00:09 5 CHAIRMAN NICHOLSON: Ladies and
 00:09 6 gentlemen please.
 00:09 7 MS. BENSON: Okay. All right.
 00:09 8 MR. BRANCHEAU: We've tried four ways
 00:09 9 of regulating intensity of use at the last public
 00:09 10 hearing I invited anybody who had a practical way of
 00:09 11 doing it better I'm all ears.
 00:09 12 MS. BENSON: Well, okay, you're --
 00:09 13 you're giving them twice the number of square footage
 00:09 14 so obviously there's going to be increased intensity.
 00:09 15 My last question, again for Mr.
 00:09 16 Brancheau, according to Mr. Bertin's testimony on
 00:09 17 June 8, 2009, during the five year period of
 00:10 18 construction, 400 first and second shift employees
 00:10 19 will park their cars off-site and ten buses will
 00:10 20 replace them as a response to increased traffic
 00:10 21 during construction.
 00:10 22 Why was it never discussed to make
 00:10 23 employee parking off-site a permanent solution, so
 00:10 24 that no above grade parking would be required and
 00:10 25 many laws broken, traffic would be reduced for all

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00:10 1 the neighbors. And the safety of our children
 00:10 2 walking to and from school would be protected for a
 00:10 3 small inconvenience to the employees a great benefit
 00:10 4 would be given to the local community.
 00:10 5 MR. BRANCHEAU: I'm not sure it hasn't
 00:10 6 been discussed, but I don't really have an answer as
 00:10 7 to that. I can't remember the details of that
 00:10 8 discussion if there was one held.
 00:10 9 MS. BENSON: We read all the
 00:10 10 transcripts we didn't see it.
 00:10 11 CHAIRMAN NICHOLSON: The point taken.
 00:10 12 MS. BENSON: Including the codes that I
 00:10 13 mentioned. We read all the transcripts. No other
 00:10 14 discussion was made on those issues.
 00:10 15 CHAIRMAN NICHOLSON: Your point is
 00:10 16 taken.
 00:10 17 MS. BENSON: Okay.
 00:11 18 CHAIRMAN NICHOLSON: Perhaps the Board
 00:11 19 should consider permanent off-site employee parking.
 00:11 20 MS. BENSON: And no parking decks
 00:11 21 please.
 00:11 22 Okay.
 00:11 23 CHAIRMAN NICHOLSON: Are you ready for
 00:11 24 your statement?
 00:11 25 MS. BENSON: As soon as I find it.

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00:12 1 no parking decks and no accessory buildings in the
 00:12 2 front yards have everything to do with the character
 00:12 3 of Ridgewood. The density setback requirements and
 00:12 4 height of buildings as they are now in the code are
 00:12 5 essential to the character of Ridgewood.
 00:12 6 Perhaps this is why in all these years
 00:12 7 we have not seen one street level view of the new
 00:12 8 hospital massing. That is why I plead that you abide
 00:12 9 by and be guided by these important codes to keep the
 00:12 10 essence of our community in line with its history.
 00:12 11 Please do not approve this revision to the Master
 00:12 12 Plan and throw out what we, as a community, cherish.
 00:12 13 This is spot zoning at its worse if you allow such
 00:12 14 density and a parking deck on this site this
 00:13 15 location.
 00:13 16 In addition, the Board has not included
 00:13 17 anything in the Master Plan to address the impact the
 00:13 18 revisions will have on the middle school and our
 00:13 19 environment. Our schools and their contribution to
 00:13 20 the public good should be of higher concern to this
 00:13 21 Board than the Hospital. And, yet, the issues
 00:13 22 effecting the school and the school children have not
 00:13 23 been sufficiently addressed.
 00:13 24 While much time has been spent by Mr.
 00:13 25 Brancheau discussing the inherent public good of a

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00:11 1 CHAIRMAN NICHOLSON: Thank you.
 00:11 2 MS. BENSON: Okay. I am Cathy Benson.
 00:11 3 And I live and work in Ridgewood.
 00:11 4 I have been an architect in our
 00:11 5 community for over 20 years and with me is my son
 00:11 6 David with whom I am giving a joint statement.
 00:11 7 Thank you for the opportunity to speak
 00:11 8 tonight and for all the time you spend in the service
 00:11 9 of Ridgewood.
 00:11 10 At the Valley expansion 15 years ago I
 00:11 11 went to most, if not all, of the meetings, myself,
 00:11 12 the Board of Adjustment and a small but consistent
 00:11 13 group of local residents succeeded in changing
 00:11 14 Valley's plans. We increased the parking numbers
 00:11 15 that they claimed were sufficient. We removed
 00:11 16 nonessential services, the Kraft House, and relocated
 00:11 17 their proposed parking structure to below grade.
 00:11 18 I have not been to all the meetings
 00:12 19 this time, it is too stressful and emotional for me
 00:12 20 to see this Board disregard information Ridgewood
 00:12 21 Codes and all the hard work and effort that I and
 00:12 22 other Ridgewood residents put in 15 years ago.
 00:12 23 I know we can all agree on one
 00:12 24 essentially fact, the character of Ridgewood is
 00:12 25 suburban, not urban. The codes required -- requiring

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00:13 1 hospital, virtually no time has been spent addressing
 00:13 2 the school next door.
 00:13 3 I believe that we can all agree the
 00:13 4 number one draw of Ridgewood is its schools. One of
 00:13 5 only two middle schools in the Village is located
 00:13 6 contiguous to the Hospital's property.
 00:13 7 While approximately 6 percent of
 00:13 8 Valley's patients are from Ridgewood and 184
 00:13 9 Ridgewood residents work there, 100 percent of the
 00:13 10 pupils in the school are from Ridgewood.
 00:13 11 In addition, many of the
 00:13 12 administrators, teachers and other employees who work
 00:13 13 at BF are also Ridgewood residents.
 00:13 14 We need to be concerned how an urban
 00:13 15 hospital affects and existing suburban school both
 00:13 16 during and after construction.
 00:14 17 How do present and future loading
 00:14 18 docks, emergency bays and a large non-residential
 00:14 19 population effect BF's health and safety?
 00:14 20 A consultant should be hired to advise
 00:14 21 on issues such as soundproofing and mechanical
 00:14 22 systems to filter contaminants.
 00:14 23 The cost of the school for remediation,
 00:14 24 if needed, being paid for by the taxpayers of
 00:14 25 Ridgewood has not been discussed or evaluated.

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00:14 1 A consultant familiar with these issues
 00:14 2 should have been hired to advise the Board.
 00:14 3 Our schools and their contribution to
 00:14 4 the public good should be of higher concern to this
 00:14 5 Board than the Hospital. And, yet, these issues have
 00:14 6 not been addressed.
 00:14 7 Environmental stewardships, Ridgewood
 00:14 8 has committed itself via Sustainable Jersey to
 00:14 9 environmental stewardship which effects not only the
 00:14 10 Hospital's immediate neighbors, by the wider
 00:14 11 community.
 00:14 12 As far as the local environment,
 00:14 13 Ridgewood must not approve any Master Plan without
 00:14 14 considering the environmental aspects of the total
 00:14 15 package.
 00:14 16 There are many more environmental
 00:14 17 issues that must be addressed. Water usage,
 00:14 18 illumination, heat island effects, covered parking.
 00:15 19 Ridgewood needs to go beyond just what
 00:15 20 is required by today's codes.
 00:15 21 Audrey Meyers has said that the
 00:15 22 Hospital would be green because of landscaping and a
 00:15 23 healing garden. In the green community this is
 00:15 24 called green wash. Giving the appearance of doing
 00:15 25 something for the environment while, in fact, the

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00:16 1 on the Hospital's concerns.
 00:16 2 On May 4, 2010, Mr. Collins claimed
 00:16 3 that the suggestion of the Planning Board being
 00:16 4 complicit with the Hospital in moving in a direction
 00:16 5 of allowing the changes should be rejected because
 00:16 6 from Valley's side of the table the Board's expert
 00:16 7 representatives aggressively presented and defended
 00:16 8 the concerns of Valley's neighbors throughout.
 00:16 9 How many of my neighbors were informed
 00:16 10 of the community meetings with the Board's expert
 00:16 11 representatives, to let them know of our concerns and
 00:16 12 didn't tell me about it or could it be that there
 00:16 13 were no community meetings?
 00:16 14 The overwhelming sentiment of Valley's
 00:16 15 immediate neighbors has not been defended.
 00:16 16 If the Board does decide to approve
 00:17 17 this Master Plan, I will ask the Village Council for
 00:17 18 an independent planner to review this Master Plan and
 00:17 19 all the meetings leading up to it for errors and
 00:17 20 omissions.
 00:17 21 Thank you. (Applause).
 00:17 22 CHAIRMAN NICHOLSON: Thank you, Ms.
 23 Benson.
 24 Zigi?
 25 MR. PUTNINS: I have with me -- with me

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00:15 1 action as no substantially benefit.
 00:15 2 Going green in landscaping would be
 00:15 3 requiring native and drought resistant plantings and
 00:15 4 rainwater harvesting.
 00:15 5 Other examples of being green include
 00:15 6 encouraging car pooling, public transportation,
 00:15 7 lowering water usage and sewer usage in the
 00:15 8 buildings.
 00:15 9 While a healthcare facility has many
 00:15 10 regulations, which make this harder to do, there are
 00:15 11 new guidelines, for example, in LEED for health care.
 00:15 12 And consultant familiar with these issues should have
 00:15 13 been hired to advise the Board and perhaps LEED for
 00:15 14 health care should have been required.
 00:15 15 In closing, the Hospital already
 00:15 16 challenges Ridgewood's requirements that its
 00:15 17 buildings fit in with the surrounding residential
 00:15 18 character.
 00:15 19 Doubling its size and adding the first
 00:16 20 parking deck ever build in the history of Ridgewood
 00:16 21 and the neighboring communities, except for Paramus,
 00:16 22 destroys our neighborhood's pedestrian and suburban
 00:16 23 soul.
 00:16 24 I have not seen where the Board has
 00:16 25 addressed these issues. Its primary focus has been

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1 my son Mathew Putnins. I'd like to have input
 2 extended where we can make a joint statement.
 3 CHAIRMAN NICHOLSON: Yes, Zigi.
 4 MR. PUTNINS: Okay. Thank you.
 5 CHAIRMAN NICHOLSON: If you would
 6 please your name and address?
 7 MR. PUTNINS: Sure. My name is Zigi
 8 Putnins --
 9 CHAIRMAN NICHOLSON: Your son also.
 10 MR. PUTNINS: -- last name
 11 P-u-t-n-i-n-s, 572 Fairway Road, Ridgewood, New
 12 Jersey.
 13 I have a typed up copy.
 14 MR. MATHEW PUTNINS: Mathew Putnins,
 15 same spelling and address.
 16 MR. PUTNINS: I have three questions
 17 and a statement.
 18 MS. RAZIN: Can I just swear you in
 19 first?
 20 MR. PUTNINS: I'm sorry. Yes.
 00:17 21 MS. RAZIN: Do you swear that the
 22 testimony you're about to give will be the truth, the
 23 whole truth and nothing but the truth?
 24 MR. PUTNINS: I do.
 25

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1 Z I G I P U T N I N S,
 2 Residing at 572 Fairway Road, Ridgewood, New
 3 Jersey, having been duly sworn, testifies as
 4 follows:
 5 MS. RAZIN: Thank you.
 6 MR. PUTNINS: This question is for the
 7 Planning Board and it relates to the factors that the
 8 Planning Board can and cannot consider when proposing
 9 changes to the H-zone.
 10 In particular, is the financial impact
 11 of a proposed change, to both the Hospital and the
 12 surrounding neighborhood, a factor in the Board's
 13 deliberation? If yes, then where is the financial
 14 impact on the neighborhoods? If no, then why has so
 15 much time been spent on the financial impact of
 00:18 16 various options on Valley Hospital?
 00:18 17 CHAIRMAN NICHOLSON: Your question is,
 00:18 18 did the Board do a financial analysis of the impact
 00:18 19 of the Hospital?
 00:18 20 MR. PUTNINS: I'm asking if that's a
 00:18 21 fact in your consideration, the financial impact of
 00:19 22 the Hospital.
 00:19 23 CHAIRMAN NICHOLSON: A Master Plan
 00:19 24 change on the residents.
 00:19 25 MR. PUTNINS: Yes. And the Hospital.
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00:19 1 CHAIRMAN NICHOLSON: And it's on the
 00:19 2 record that we did not and the reason is because
 00:19 3 we're limited in considering -- Katie, you want to
 00:19 4 help me out here?
 00:19 5 MS. RAZIN: I think what Mr. Nicholson
 00:19 6 is trying to say, and I don't want to put words into
 00:19 7 his mouth, but there's certain parameters legally
 00:19 8 with respect to what the Board can consider and one
 00:19 9 of those issues that is on the fringe is a financial
 00:19 10 impact. I'm not sure exactly what type of financial
 00:19 11 impact you know you're speaking of, so I don't want
 00:19 12 to speak too much for the Board but --
 00:19 13 MR. PUTNINS: Decrease in property
 00:19 14 values from a -- from a Hospital perspective options
 00:19 15 have been ruled out because of financial, you know,
 00:19 16 not being viable financially. It seems that some
 00:19 17 options have been ruled out due to cost on the
 00:19 18 Hospital's consideration, which means the Board seems
 00:19 19 to be taking financial matters into consideration,
 00:19 20 but has not been taking account of the financial
 00:20 21 impact of the neighbors. (Applause).
 00:20 22 CHAIRMAN NICHOLSON: Well, as Ray
 00:20 23 pointed out in his answers to previous questions at
 00:20 24 the beginning of this meeting, we did not engage him
 00:20 25 to look at alternatives for the Hospital.
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00:20 1 What's before this Board is whether or
 00:20 2 not the Hospital should be able to expand its
 00:20 3 footprint in Ridgewood.
 00:20 4 If this Board denied such an expansion
 00:20 5 then it would be up to the Hospital to figure out how
 00:20 6 to deal with it, not us.
 00:20 7 AUDIENCE MEMBERS: Yes. Yes. Yes.
 00:20 8 (Applause).
 00:20 9 CHAIRMAN NICHOLSON: Please, please,
 00:20 10 please, don't.
 00:20 11 Your question with respect to why we
 00:20 12 have not done a more thorough financial analysis of
 00:20 13 any change on the neighborhood, I'd like to defer to
 00:21 14 our next meeting, if you would please?
 00:21 15 MR. PUTNINS: Sure.
 00:21 16 My second question is for Mr.
 00:21 17 Brancheau.
 00:21 18 In the proposed H-zone proposal, there
 00:21 19 is a note under the site plan stating that the plan
 00:21 20 "is only schematic in nature" and "is not intended to
 00:21 21 limit the development of the H-zone district in any
 00:21 22 manner other than that stated in the text of the
 00:21 23 plan".
 00:21 24 My question is: In your view, is the
 00:21 25 inclusion of the drawing purely for illustrative and
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1 informative purposes, or does the inclusion imply any
 2 requirements on the Village ordinances that will be
 00:21 3 created if the proposed H-zone amendment is adopted?
 00:21 4 MR. BRANCHEAU: The plan that's put
 00:21 5 before in the plan the -- the map graphic that's
 00:21 6 included in the text plan, is illustrative. It's not
 00:22 7 merely a rough sketch. It's obviously a developed
 00:22 8 drawing. It does show the general location of Option
 00:22 9 6, which the Planning Board chose as the basis for
 00:22 10 the plan.
 00:22 11 Purpose of that statement is to say
 00:22 12 that if there's another way of doing this that
 00:22 13 complies with the text of the plan, this is not
 00:22 14 intended to prohibit that alternative.
 00:22 15 So it's not just illustrative it is
 00:22 16 illustrative, but it's basically saying there may be
 00:22 17 more than one way of doing this that would still
 00:22 18 comply with the text and we don't want to prohibit
 00:22 19 that either.
 00:22 20 MR. PUTNINS: I guess my question is
 00:22 21 does the drawing become a normal part of the plan?
 00:22 22 In other words, does it dictate what type of
 00:22 23 ordinances have to be derived?
 00:22 24 MR. BRANCHEAU: The text would control
 00:22 25 in that regard.
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00:22 1 MR. PUTNINS: So the figure, itself, is
 00:22 2 not -- should not be used to drive any ordinances?
 00:22 3 MR. BRANCHEAU: That's correct.
 00:22 4 MR. PUTNINS: Thank you.
 00:23 5 MR. BRANCHEAU: Although, you will find
 00:23 6 that much of the text will force something similar --
 00:23 7 MR. PUTNINS: I understand --
 00:23 8 MR. BRANCHEAU: -- to what you're
 00:23 9 seeing.
 00:23 10 MR. PUTNINS: I understand but the
 00:23 11 figure itself is -- should not be used to drive any
 00:23 12 ordinance?
 00:23 13 MR. BRANCHEAU: That's correct.
 00:23 14 MR. PUTNINS: Thank you.
 00:23 15 The third question I had, and this
 00:23 16 relates to an answer you gave to Ms. Benson
 00:23 17 previously. I believe you had stated previously that
 00:23 18 the only variation or the only -- I'm trying to think
 00:23 19 of the word without saying violation, but I'll say
 00:23 20 violation, of current Village ordinances with regard
 00:23 21 to what's in the plan is building height.
 00:23 22 But I think we just identified that you
 00:23 23 also assumed that the front yard -- the location of
 00:23 24 open parking structures -- or I'm sorry -- the use of
 00:23 25 the open parking structures and the use of accessory

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1 parks, the duck pond, and yes even the Hospital.
 2 I thought, "wow, it's all here, in one
 3 place". Ridgewood obviously wasn't created
 4 overnight, but was the result of "hard work, by its
 5 citizens and by the town government, to make
 6 Ridgewood as good as it can be".
 7 My wife was heavily involved in the
 8 most recent Valley Hospital expansion in the late
 9 '90s, when Valley had to go through the variance
 10 process. Although long, it was an open process: The
 11 public knew what was going on at every moment, was
 12 informed of the proposals, and was allowed access to
 13 the documents and experts. This was necessary, given
 14 the delicate balance that needed to be maintained
 15 between the Hospital and neighboring areas.
 16 It was executed in the spirit that made
 17 Ridgewood: The result of "hard work, by its citizens
 18 and by the town government, to make Ridgewood as good
 19 as it can be".
 20 Valley is unique among the listed 21
 21 regional hospitals that are in residential zones
 22 because it is in Ridgewood. It is next to BF middle
 23 school, a recipient of the Blue Ribbon School Award
 24 of Excellence. It is surrounded on three sides by
 25 lovely, single family residences, the type that

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00:23 1 buildings in the front zone is also would -- should
 00:23 2 be allowed as a result of the plans.
 00:23 3 Does that mean you want to change your
 00:23 4 statement saying that the only change is not height.
 00:23 5 MR. BRANCHEAU: No, I'm saying it
 00:23 6 should be allowed.
 00:24 7 The --
 00:24 8 MR. PUTNINS: But you said before that
 00:24 9 the only change is -- the only violation of the plans
 00:24 10 is the building height.
 00:24 11 MR. BRANCHEAU: I'm sorry?
 00:24 12 MR. PUTNINS: I believe you said that
 00:24 13 the only -- that the only thing in the hospital plan
 00:24 14 that will go against Village code is building height.
 00:24 15 FEMALE AUDIENCE MEMBER: Setback.
 00:24 16 MR. BRANCHEAU: I don't remember ever
 00:24 17 saying that.
 00:24 18 MR. PUTNINS: Okay. I'll look up
 00:24 19 specifically when that was.
 00:24 20 MR. BRANCHEAU: Okay. Thank you.
 00:24 21 MR. PUTNINS: Okay.
 00:24 22 I'll have my statement now.
 00:24 23 When I moved to Ridgewood many years
 00:24 24 ago I was impressed by the character of the Village,
 00:24 25 the quality of its schools, the downtown area, the

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1 define Ridgewood's character.
 2 The Hospital is on a lot too small for
 3 its size and the neighborhood is dealing with the
 4 traffic congestion to support current operations.
 5 Any new construction and resultant
 6 increase in size or density will directly impact the
 7 surrounding neighborhood and the quality of education
 8 at the school.
 9 Based on this, I had expected the new
 10 discussions on changes to Valley would be done once
 11 again, in an open forum, and an agreement would be
 12 realized by, once again, "hard work by its citizens
 13 and the town government, to make Ridgewood as good as
 14 it can be".
 15 Instead, the sequence of events over
 16 the last two to three years has been just the
 17 opposite. It was a process that has been open only
 18 to the extent required by law; a process that has
 19 been dominated by the one party that would benefit
 20 from the H-zone change; a process that has reached
 21 conclusions based on presumptions of public beliefs,
 22 but no validation of the presumptions; a process that
 23 has focused so much time on a proposed plan, but in
 24 the end would not hold Valley to any particular plan;
 25 a process that has shown prejudice of th public by

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1 having a Planning Board Member refer to the public as
 2 the opposition and having the Village Planner
 3 discount residents concerns by labeling them as
 4 "perceived"; a process that started off on factual
 5 inaccuracies regarding the current Ridgewood zoning
 6 ordinances; a process that has not hired a single
 7 consultant or expert on the residential or school
 8 impact of the proposed H-zone changes; a process that
 9 has placed the burden of proof of technical matters
 10 on the backs of an ad-hoc residential organization; a
 11 process that is designed to limit in input from the
 12 public rather than solicit public input; a process
 13 that was designed to limit debate; a process that if
 14 successful in getting the proposed H-zone adopted,
 15 will eliminate any further public input on the
 16 location, size and number of buildings.

17 By the way, regarding the comparisons
 18 between Somerville and Valley Hospital, and the
 19 neighboring communities. Somerville, is within --
 20 Somerville H-zone is with one-and-a-half miles of a
 21 landfill. There are five hotels within one mile.
 22 And it's placed between two state highways that are
 23 approximately a half mile apart. The hospital is
 24 located in a State recognized "Area in Need of
 25 Redevelopment" and is one block away from a six

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1 story, 88-unit apartment building.
 2 I am at a total loss in understanding
 3 how Mr. Brancheau, or anyone else, can draw
 4 comparisons between the two areas.
 5 Any conclusions or designs that are
 6 based on the "perceived fact" that these two areas
 7 are similar must be discarded. The entire subject of
 8 comparison should never have been introduced.
 9 The assertion that the two
 10 neighborhoods are similar, and acceptance of this by
 11 the Board, without fact checking, shows a detriment
 12 of following the limited input, limited transparency
 13 manner that has dominated the discussions so far.
 14 I hope that this disclosure shows the
 15 benefit of having wider participation by the
 16 residents.
 17 I ask each of the Board Members to
 18 think about the process, and to turn down the
 19 proposed H-zone proposal. The process to date has
 20 been broken. Although it may be following the letter
 21 of law, it does not follow the spirit of what made
 22 Ridgewood great: "Hard work by its citizens and by
 23 the town government, to make Ridgewood as good as it
 24 can be".

I'm asking the Planning Board: Don't
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1 be the ones that lower the bar for Ridgewood; don't
 2 be the ones that will be known as bringing poor
 3 government into our town.
 4 Thank you. (Applause.)
 5 CHAIRMAN NICHOLSON: Thank you, Zigi.
 6 MR. PUTNINS: Thank you.
 00:28 7 CHAIRMAN NICHOLSON: Is Mr. O'Brien
 00:28 8 with us tonight?

00:28 9 Mr. Kevin O'Brien?
 00:28 10 Our next speaker is Mr. Markus,
 00:29 11 followed by Mr. McCann.

00:29 12 MR. RICHE: This is his second time.
 00:29 13 MR. MARKUS: Good evening, I'm Edward
 00:29 14 Markus from 258 Jeffer Street.

00:29 15 MS. RAZIN: Mr. Markus, do you swear
 00:29 16 that the testimony you're about to give will be the
 00:29 17 truth, the whole truth and nothing but the truth?

00:29 18 MR. MARKUS: Yes.
 00:29 19 E D W A R D M A R K U S,
 00:17 20 Residing at 258 Jeffer Street, Ridgewood, New
 00:17 21 Jersey, having been duly sworn, testifies as
 00:29 22 follows:

00:29 23 CHAIRMAN NICHOLSON: Mr. Markus, this
 00:29 24 is the second time you're up before us.

00:29 25 Do you have any additional questions?
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00:29 1 MR. MARKUS: I e-mailed questions to --
 00:29 2 CHAIRMAN NICHOLSON: Oh, yes. And
 00:29 3 thank you very much. Mr. Markus e-mailed this
 00:29 4 morning a list of questions about, what?

00:30 5 MS. RAZIN: Thirteen.
 00:30 6 CHAIRMAN NICHOLSON: Thirteen questions
 00:30 7 long.

00:30 8 So, Mr. Markus, we're going to take
 00:30 9 those questions under advisement, answer them for the
 00:30 10 record at our next meeting.

00:30 11 Would you like to make a statement?
 00:30 12 MR. MARKUS: When is the next meeting?

00:30 13 CHAIRMAN NICHOLSON: Well, we haven't
 00:30 14 set the date yet, but it will, in all likelihood be
 00:30 15 our regular meeting on June 1st.

00:30 16 MR. MARKUS: Okay. I would just like
 00:30 17 to say for the record that I support the comments by
 00:30 18 my follow residents and particularly with regard to
 00:30 19 openness and the public participation and would like
 00:30 20 to encourage this Board to really conduct -- and I
 00:30 21 know you've spent a lot time on this, but a real
 00:30 22 public outreach to the residents of this Village.
 00:30 23 You're responsible for setting as vision as to what
 00:30 24 this Village should look like in the future.

00:30 25 And the vision appears to be driven
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00:30 1 more and more by what Valley Hospital wants as
 00:30 2 opposed to what's in the interest of everyone in the
 00:30 3 community.
 00:30 4 And I'd like to suggest a formal public
 00:31 5 outreach program, get the opinions of everyone. And
 00:31 6 I also look forward to the economic analysis, in
 00:31 7 terms of the impact on the taxpayers of Ridgewood
 00:31 8 from all of the aspects of this proposal.
 00:31 9 Thank you. (Applause)
 00:31 10 CHAIRMAN NICHOLSON: Thank you, Mr.
 00:31 11 Markus.
 00:31 12 Mr. McCann? Mr. McCann, please sit
 00:31 13 down for a second. I made a mistake. I
 00:31 14 inadvertently skipped over Melinda Wagner.
 00:31 15 Ms. Wagner, are you with us tonight?
 00:31 16 You're next, Mr. McCann, my apologies.
 00:31 17 Oh, no, no, no. Ms. Wagner is coming.
 00:31 18 MS. WAGNER: Sorry. I'm sitting so far
 00:31 19 away.
 00:31 20 My name is Melinda Wagner, that's
 00:31 21 M-e-l-i-n-d-a W-a-g-n-e-r. I live at 530 Linwood
 00:32 22 Avenue.
 00:32 23 MS. RAZIN: Ms. Wagner, do you swear
 00:32 24 that the testimony you're about to give will be the
 00:32 25 truth, the whole truth and nothing but the truth?

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00:32 1 that the hospital only wished to renew its physical
 00:32 2 plant.
 00:32 3 Not long ago I overheard Megan Fraser
 00:33 4 tell a woman in the hallway here at BF, "oh, don't
 00:33 5 worry. It's not really an expansion".
 00:33 6 Of course, we've since learned that
 00:33 7 Valley plans to double its size on the same small
 00:33 8 parcel of land in a residential neighborhood.
 00:33 9 How does this make any sense at all?
 00:33 10 What will result if the Master Plan is amended and
 00:33 11 Valley is permitted to proceed as proposed?
 00:33 12 We will face years and years of
 00:33 13 construction and demolition. It is only logical that
 00:33 14 there will be noise and air pollution. Many trucks,
 00:33 15 buses and heavy equipment will rumble through our
 00:33 16 streets every day for years. Car traffic will
 00:33 17 increase as a result of this expansion, and there
 00:33 18 will be no turning back.
 00:33 19 This town is already suffocating from
 00:33 20 traffic. I think everyone in the room will agree
 00:33 21 with me. (Applause).
 00:33 22 And, of course, I'm telling you nothing
 00:33 23 new, but this will all by taking place within a few
 00:34 24 feet of three schools and playing fields.
 00:34 25 Don't tell me there is no risk to our

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00:32 1 MS. WAGNER: I do.
 00:32 2 M E L I N D A W A G N E R,
 00:31 3 Residing at 530 Linwood Avenue, Ridgewood, New
 00:31 4 Jersey, having been duly sworn, testifies as
 00:32 5 follows:
 00:32 6 CHAIRMAN NICHOLSON: Ms. Wagner, do you
 00:32 7 have any questions?
 00:32 8 MS. WAGNER: I don't have questions. I
 00:32 9 just have a short statement.
 00:32 10 CHAIRMAN NICHOLSON: Very well.
 00:32 11 MS. WAGNER: Thank you.
 00:32 12 And I want to thank you again for your
 00:32 13 time over the last three years.
 00:32 14 But I will say the Master Plan was put
 00:32 15 into place to protect our Village and everyone in it.
 00:32 16 My question is -- and this is a
 00:32 17 rhetorical question, my question is, and I pose this
 00:32 18 with all due respect, why on earth would you amend
 00:32 19 the Master Plan for to sole purpose of facilitating a
 00:32 20 hospital expansion that makes no sense?
 00:32 21 And I agree with Mr. Posner that it
 00:32 22 poses no -- it shows us no benefit. We've not been
 00:32 23 able to see any benefit from this plan.
 00:32 24 Early on, some couple of years ago,
 00:32 25 three years ago when this first started, we were told

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00:34 1 children. And don't forget that there have been four
 00:34 2 fatal crane accidents in New York City in the last
 00:34 3 two years alone. People have died.
 00:34 4 And I want to say I think every parent
 00:34 5 in this room -- I can't believe that you won't be
 00:34 6 thinking about that every single day that you send
 00:34 7 your child off to school or to a soccer game, that
 00:34 8 there might be an accident.
 00:34 9 And I want to ask you people on the
 00:34 10 board, what if something -- what if the unmentionable
 00:34 11 happens because of the increased danger?
 00:34 12 Given all of these risks, particularly
 00:34 13 the danger to our children, why didn't Valley pour
 00:34 14 all of its resources, huge amount of money and
 00:34 15 expertise, into the green campus solution?
 00:34 16 Why does -- no one has given me the
 00:34 17 answer to this, why does it have to happen here?
 00:34 18 Megan Fraser also has told us hundreds
 00:35 19 of times that Valley needs to expand to "best serve
 00:35 20 the community". What community is that? It's
 00:35 21 already been established that Ridgewood resident
 00:35 22 comprise a small percentage of Valley patients.
 00:35 23 Indeed Ms. Fraser was recently quoted
 00:35 24 as saying that Valley's community is northern Bergen
 00:35 25 County. Let's see, that including Westwood, right?

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00:35 1 Is Valley serving the people of Westwood and
 00:35 2 surrounding towns blocking anyone from reopening
 00:35 3 Pascack Valley?
 00:35 4 It just doesn't make sense. (Applause)
 00:35 5 CHAIRMAN NICHOLSON: Please, please
 00:35 6 wrap it up, that was the bell.
 00:35 7 MS. WAGNER: And that's -- my last
 00:35 8 sentence, this plan does not make sense. It's not
 00:35 9 the most creative. And it's not the most intelligent
 00:35 10 plan. And it's not the best thing for Ridgewood.
 00:35 11 It's the worst thing for Ridgewood. (Applause).
 00:35 12 CHAIRMAN NICHOLSON: Thank you, Ms.
 00:35 13 Wagner.
 00:35 14 Mr. McCann?
 00:36 15 MS. RAZIN: Mr. McCann?
 00:36 16 MR. McCANN: W. Scott McCann, M-c
 00:36 17 C-a-n-n, 450 Linwood Avenue.
 00:36 18 I do have a question.
 00:36 19 MS. RAZIN: Mr. McCann, do you swear
 00:36 20 that the testimony you're about to give will be the
 00:36 21 truth, the whole truth and nothing but the truth?
 00:36 22 MR. McCANN: I do.
 00:36 23
 00:36 24
 00:36 25

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00:37 1 MR. STAIGAR: The widening plan that
 00:37 2 we've taken a look at in our recommendation is a
 00:37 3 left-turn lane, additional left-turn lane southbound
 00:37 4 on Van Dien and a right-turn lane going westbound on
 00:37 5 Linwood Avenue. That's the only lane widening.
 00:37 6 Traveling southbound there has to be an
 00:37 7 adjustment because the center line would then be
 00:37 8 shifted, it has to be an adjustment.
 00:37 9 But no lane widening on the northbound
 00:37 10 and eastbound approaches.
 00:37 11 MR. McCANN: To your knowledge? To
 00:37 12 your knowledge?
 00:37 13 MR. STAIGAR: That I've seen -- seen no
 00:37 14 plans at all.
 00:38 15 MR. McCANN: Is it -- okay.
 00:38 16 MR. STAIGAR: No talk, discussion or
 00:38 17 plans.
 00:38 18 MR. McCANN: All right.
 00:38 19 CHAIRMAN NICHOLSON: Your statement,
 00:38 20 Mr. McCann.
 00:38 21 MR. McCANN: Okay.
 00:38 22 CHAIRMAN NICHOLSON: Thank you.
 00:38 23 MR. McCANN: To the Ridgewood Planning
 00:38 24 Board.
 00:38 25 During the course of the last three

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00:36 1 W. S C O T T M c C A N N,
 00:36 2 Residing at 450 Linwood Avenue, Ridgewood, New
 00:36 3 Jersey, having been duly sworn, testifies as
 00:36 4 follows:
 00:36 5 CHAIRMAN NICHOLSON: Mr. McCann, you do
 00:36 6 have a question?
 00:36 7 MR. McCANN: Yes, I do.
 00:36 8 I know we've talked about traffic a
 00:36 9 lot, but I have a question regarding traffic.
 00:36 10 Will there be an extra lane constructed
 00:36 11 on North Van Dien Avenue northbound as it intersects
 00:36 12 with Linwood Avenue, a right-hand turning lane to
 00:36 13 travel east on Linwood Avenue, a middle lane to
 00:37 14 continue across Linwood to access to the Valley
 00:37 15 Hospital or maybe, and even additionally, a left-turn
 00:37 16 lane to travel west on Linwood Avenue.
 00:37 17 MR. STAIGAR: This is Joseph Staigar
 00:37 18 traffic consultant.
 00:37 19 MS. RAZIN: Mr. Staigar, you've been
 00:37 20 previously sworn, correct?
 00:37 21 MR. STAIGAR: Yes.
 00:37 22 J O S E P H S T A I G A R,
 00:37 23 17 Tremont Drive, East Hanover, New Jersey,
 00:37 24 having been previously sworn, continues to
 00:37 25 testify as follows:

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00:38 1 years we've been talking about the H-zone. And
 00:38 2 during that period of time there have been things
 00:38 3 which have occurred in the Village which caused
 00:38 4 changes which may or may not impact the Hospital.
 00:38 5 And -- and they are: Number one, the
 00:38 6 water storage facility.
 7 The Ridgewood Water Company came to the
 8 Village Council to replace the 100 plus year old
 9 water storage tank on Valley View Drive.
 10 According to news reports in The
 11 Ridgewood News, the local neighbors became upset
 12 because of the projected height and diameter of the
 13 tank. According to The Ridgewood News several
 14 meetings between Village Council members, two of
 15 them, and the neighbors and the representatives from
 16 the water company were conducted and the change ws
 17 that we lowered the height of the water tower; we
 18 decreased the diameter; and thus, the volume of water
 19 being stored is -- has been reduced. This may or may
 20 not -- and I'm not a hydraulics expert, but it may
 21 have an impact on the water pressure in East
 22 Ridgewood, but we've already constructed it. It's
 23 about to go into operation.
 24 The second is the Railroad Station
 25 Construction Shuttle. The first phase of the

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1 Ridgewood Train Station involved the establishment of
2 a shuttle bus to accommodate the senior citizens
3 living in an apartment complex above the north end of
4 the station.

5 They had been utilizing a series of
6 steps -- a set of steps which gave them access to the
7 platform and then to the central business district,
8 as a means of getting down there on foot. Many of
9 them do not have cars for purchasing items and
10 purchasing groceries.

11 Again, according to published reports
12 in The Ridgewood News, a shuttle bus was established
13 jointly by the Village and New Jersey Transit. The
14 route and frequency of the bus became a problem to
15 some residents and the schedule and the size of the
16 shuttle bus was changed.

17 The Parking Garage, in the last 18
18 month period, the Village Council, as reported in The
19 Ridgewood News, determined that a multi-story parking
20 garage in the Central Business District was not in
21 keeping with the "character" of the Village.

22 The important question on this subject
23 is: Will the Village Planning Board now determine
24 that a multi-story parking garage, within sight of a
25 long standing residential area, be an appropriate

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1 the City of New York has purchased a five building
2 complex used to be know as the Cabrini Medical
3 Center, to expand their outpatient operations.

4 I leave that for the record. You may
5 consider it as you want.

6 This is a residential community. It's
7 been this way for a long, long, long time. If we
8 continue the way we're going then Ridgewood will
00:41 9 cease to be a "special place". (Applause.)

00:41 10 CHAIRMAN NICHOLSON: Thank you, Mr.
00:41 11 McCann.

00:41 12 (Whereupon, Statement of Mr. McCann is
00:41 13 received and marked as Exhibit O-23 for
00:41 14 Identification.)

00:42 15 CHAIRMAN NICHOLSON: Mr. Porterfield?
00:42 16 MR. PORTERFIELD: Yes.

00:42 17 CHAIRMAN NICHOLSON: Following Mr.
00:43 18 Porterfield is Mr. Kelty. Do I have that right?

00:43 19 MR. KELTY: I spoke at the last meeting
00:43 20 so I would be happy to let someone else go first.

00:43 21 CHAIRMAN NICHOLSON: I will skip over
00:43 22 you. Thank you very much.

00:43 23 I can't tell you when you might be
00:43 24 called back again.

00:43 25 Mr. Porterfield?
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1 concept and give its' approval to the same?
2 My last comment goes back to something
3 on traffic.

4 The Survey Crew: Last July, after the
5 suspension of the public hearings of -- an public
6 comments to sessions to enable the Planning Board to
7 engage another consultant, then it became two, I had
8 occasion to return to my home, traveling westbound on
9 Linwood Avenue. There was a survey crew out. It was
10 a Saturday. The transit person was on the southeast
11 corner of the Linwood/Van Dien intersection and the
12 rod man was steering down west on Linwood Avenue in
13 the vicinity of Hampton Place. It's significant that
14 this activity was taking place on a Saturday, not a
15 normal work day.

16 I bring this to the attention because
17 somebody, and I don't know who, got a survey crew to
18 go out there and start doing surveys which must be
19 involved to impact traffic.

20 CHAIRMAN NICHOLSON: Please wrap it up
21 Mr. McCann?

22 MR. McCANN: Yes, I will. Okay.

23 And the today I received an e-mail
24 which I am attaching as attachment A and it says --
25 it's an announcement that Memorial Sloan Kettering in

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00:43 1 MR. PORTERFIELD: Hi, my name is
00:43 2 William Porterfield, "P" as in Peter
00:43 3 "o-r-t-e-r-f-i-e-l-d" 747 Newcomb Road.

00:43 4 MS. RAZIN: Mr. Porterfield, do you
00:43 5 swear that the testimony you're about to give will be
00:43 6 the truth, the whole truth and nothing but the truth?

00:43 7 MR. PORTERFIELD: I do.
00:43 8 W I L L I A M P O T E R F I E L D,
00:43 9 Residing at 747 Newcomb Road, Ridgewood, New
00:43 10 Jersey, having been duly sworn, testifies as
00:43 11 follows:

00:43 12 MS. RAZIN: Thank you.
00:43 13 CHAIRMAN NICHOLSON: Mr. Porterfield,
00:43 14 do you have any questions?

00:43 15 MR. PORTERFIELD: No questions, just a
00:43 16 very brief statement.

00:43 17 CHAIRMAN NICHOLSON: Please.
00:43 18 MR. PORTERFIELD: And really things
00:43 19 that I -- I'm just echoing things that been said
00:43 20 here, Ridgewood is a beautiful bedroom community.
00:43 21 We're the envy of many neighboring towns and villages
00:43 22 in Bergen County.

00:43 23 The proposed expansion of Valley
00:43 24 Hospital will destroy that. Not just temporarily
00:44 25 while the construction chokes our roads, our ears and

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00:44 1 the next door middle school. It would permanently
 00:44 2 destroy the character and the quality of life in our
 00:44 3 Village. Our little village is not suited for a
 00:44 4 medical center complex.
 00:44 5 The plans call for a parking lot for
 00:44 6 2,000 vehicles. Ridgewood citizens do not want this.
 00:44 7 Bernadette Coughlin Walsh, I hope I'm
 00:44 8 pronouncing her name right, the only outspoken
 00:44 9 anti-Valley expansion candidate for Council won more
 00:44 10 votes than any other candidate. I (applause) I
 00:44 11 disagreed with Mr. Coughlin Walsh on the preservation
 00:44 12 of Graydon, but I voted for her because stopping the
 00:44 13 Valley expansion is far more important. As
 00:44 14 (applause) as noted by a letter writer to The
 00:44 15 Ridgewood News Gary Negrycz wrote a referendum vote
 00:44 16 on this issue would not turn out well for Valley.
 00:44 17 And the reelection prospects of elected officials
 00:45 18 here would suffer if they support this expansion.
 00:45 19 Thank you. (Applause.)
 00:45 20 CHAIRMAN NICHOLSON: Thank you,
 00:45 21 Mr. Porterfield.
 00:45 22 CHAIRMAN NICHOLSON: Mr. Daly?
 00:45 23 Following Mr. Daly is Mr. Herink.
 00:45 24 Following Mr. Herink is Mr. McKenna.
 00:45 25 MR. DALY: Edward Daly, D-a-l-y, 386

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00:46 1 comment on a few things other people have said when
 00:46 2 they've come up here.
 00:46 3 First, one of the persons complained
 00:46 4 about the use of the term "renew".
 00:46 5 So I went back to the dictionary and
 00:46 6 one -- one definition of the word renew is to start
 00:46 7 again.
 00:46 8 So I thought about and I think, yes,
 00:46 9 this is a renewal.
 00:46 10 It's starting again, Valley's
 00:46 11 persistent efforts to grow well beyond what they
 00:46 12 should be, based on the size of their lot and there
 00:46 13 location in a residential community.
 00:46 14 Another person stood up and said it
 00:46 15 felt like they had passed through the -- a looking
 00:46 16 glass. And I am very sympathetic with that.
 00:46 17 Sometimes I sit here and I just can't believe what
 00:46 18 I'm hearing.
 00:46 19 Let me give you an example. The
 00:46 20 traffic engineer in responding to a question
 00:46 21 regarding parking spaces got up and began his answer
 00:46 22 by saying we did a study at the busy hour and found
 00:46 23 that Valley was -- actually had traffic for an
 00:46 24 building, and I believe h said 850,000 square feet,
 00:46 25 but somewhere in the vicinity.

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00:45 1 Ponfield Place.
 00:45 2 MS. RAZIN: Mr. Daly, do you swear that
 00:45 3 the testimony you're about to give will be the truth,
 00:45 4 the whole truth and nothing but the truth?
 00:45 5 MR. DALY: I do.
 00:45 6 E D W A R D D A L Y,
 00:45 7 Residing at 386 Ponfield Place, Ridgewood, New
 00:45 8 Jersey, having been duly sworn, testifies as
 00:45 9 follows:
 00:45 10 CHAIRMAN NICHOLSON: Mr. Daly, this is
 00:45 11 the second time at the podium, do you have any
 00:45 12 questions?
 00:45 13 MR. DALY: No. I was going to make a
 00:45 14 comment and if you want to pass me by that's okay.
 00:45 15 CHAIRMAN NICHOLSON: I'm sorry?
 00:45 16 MR. DALY: I was going to make a
 00:45 17 comment, but if you want to let somebody else go,
 00:45 18 I'll...
 00:45 19 CHAIRMAN NICHOLSON: No, please make
 00:45 20 your statement.
 00:45 21 MR. DALY: Okay.
 00:45 22 CHAIRMAN NICHOLSON: That would be
 00:45 23 fine.
 00:45 24 MR. DALY: Sure. Okay. Great.
 00:45 25 What I actually wanted to do was

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00:47 1 Now, later on as he wrapped up he said
 00:47 2 and, therefore, by giving them 2,000 parking spaces
 00:47 3 we believe that will be a limit on their intensity.
 00:47 4 Well, their existing number of parking
 00:47 5 spaces isn't a limit on their intensity. They
 00:47 6 figured out how to put in valet parking.
 00:47 7 Why would it be a limit on their
 00:47 8 intensity when we give them 2,000?
 00:47 9 Mr. Brancheau also made comments
 00:47 10 regarding limiting the intensity, pointing out that
 00:47 11 the square footage would be a limit. The number of
 00:47 12 beds and the parking spaces.
 00:47 13 He then said, but, you know, if you
 00:47 14 know any better metric I'd like to hear it.
 00:47 15 I don't have a better metric. And I
 00:47 16 don't fault you for not having a better metric, but
 00:47 17 why are we pretending that these are actually limits
 00:47 18 on intensity? Valley says we are operating at
 00:47 19 50 percent above what we should be given our current
 00:47 20 parameters.
 00:47 21 You know doing the same thing over and
 00:48 22 over again and expecting a different result, as some
 00:48 23 other person said, just don't make sense.
 00:48 24 Sometimes Valley pretends that they're
 00:48 25 a victim of their own success.

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00:48 1 But, you know, you don't spend
 00:48 2 \$3.9 million in advertising trying the dissuade
 00:48 3 people from coming.
 00:48 4 And then we -- we do know what happened
 00:48 5 in Westwood. That very disturbing effort to cut down
 00:48 6 on competition. Valley is consciously growing. They
 00:48 7 want to grow.
 00:48 8 And make no mistake about it, if you
 00:48 9 pass this ordinance, not the ordinance, the
 00:48 10 amendment, and it becomes an ordinance, 10 or
 00:48 11 15 years from now we'll be right back here.
 00:48 12 AUDIENCE MEMBERS: Three years.
 00:48 13 MR. DALY: Because I've been here
 00:48 14 35 years and this is my third time around.
 00:49 15 (Applause)
 00:49 16 CHAIRMAN NICHOLSON: Thank you, Mr.
 00:49 17 Daly.
 00:49 18 MR. DALY: And in summary I just want
 00:49 19 to point out that we're not springing anything on
 00:49 20 Valley.
 00:49 21 Now there's been some argument about
 00:49 22 this, but I've heard that -- and it's my
 00:49 23 understanding that over a quarter of a century ago we
 00:49 24 told Valley that they just couldn't continue to
 00:49 25 expand on this lot.

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00:50 1 testimony you're about to give is the truth, the
 00:50 2 whole truth and nothing but the truth?
 00:50 3 MR. HERINK: Yes.
 00:50 4 MS. RAZIN: Thank you.
 00:50 5 R I C H I E H E R I N K,
 00:50 6 Residing at 786 Bingham Road, Ridgewood, New
 00:50 7 Jersey, having been duly sworn, testifies as
 00:50 8 follows:
 00:50 9 CHAIRMAN NICHOLSON: Mr. Herink, do I
 00:50 10 understand you have a question?
 00:50 11 MR. HERINK: Yes, I have two questions.
 00:50 12 Village residents have been asked to
 00:50 13 buy into the Valley expansion, yet we were never
 00:50 14 shown any renderings of models that show what the new
 00:50 15 Valley will look like.
 00:50 16 When we had an issue with the Baker
 00:50 17 property, I took this site plan (indicating) and I
 00:50 18 glued on top of it the buildings and all. And it
 00:50 19 turned out the site plan really didn't function as it
 00:50 20 was depicted by the promoter.
 00:50 21 CHAIRMAN NICHOLSON: Mr. Herink?
 00:50 22 MR. HERINK: Yes.
 00:50 23 CHAIRMAN NICHOLSON: Please get to your
 00:50 24 question.
 00:50 25 MR. HERINK: Now, the question is when

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00:49 1 I think a quarter of a century is long
 00:49 2 enough to come up with an alternative plan.
 00:49 3 They tell us, those who refuse to learn
 00:49 4 from history are doomed to repeat it. I'm asking you
 00:49 5 to learn from history because I just don't want to go
 00:49 6 through this again.
 00:49 7 Thank you. (Applause.)
 00:49 8 CHAIRMAN NICHOLSON: Thank you, Mr.
 00:49 9 Daly.
 00:49 10 MR. HERINK: I had some questions
 00:49 11 before but I didn't get a chance to ask the questions
 00:49 12 I was going to ask.
 00:49 13 CHAIRMAN NICHOLSON: Well, Mr. Herink,
 00:49 14 take the microphone --
 00:49 15 MR. HERINK: Yes.
 00:49 16 CHAIRMAN NICHOLSON: Your name and
 00:49 17 address?
 00:49 18 MR. HERINK: Okay. Richie Herink,
 00:50 19 H-e-r-i-n-k, 786 Bingham Road, Ridgewood.
 00:50 20 I live on the other side of 17, the
 00:50 21 east side.
 00:50 22 The only --
 00:50 23 MS. RAZIN: Mr. Herink?
 00:50 24 MR. HERINK: Yes.
 00:50 25 MS. RAZIN: Do you swear that the

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00:50 1 can we expect to see renderings and a model of what
 00:51 2 we're all talking for three years?
 00:51 3 CHAIRMAN NICHOLSON: Well --
 00:51 4 MR. HERINK: You're talking about in
 00:51 5 the abstract.
 00:51 6 CHAIRMAN NICHOLSON: In all likelihood
 00:51 7 a very long time.
 00:51 8 This is a Master Plan Amendment where
 00:51 9 we're considering, despite the fact that there is an
 00:51 10 illustrative site plan, parameters and development,
 00:51 11 square footage, setbacks, landscaping requirements,
 00:51 12 requirements for the improvement of traffic flow, and
 00:51 13 requirements that are typically incorporated into a
 00:51 14 development agreement that controls the actual
 00:51 15 construction process.
 00:51 16 If the Board should decide to amend the
 00:51 17 Master Plan by vote, legislation would have to be
 00:51 18 past by Council to actually change the zoning code,
 00:51 19 to incorporate what the Master Plan says.
 00:51 20 And if that should happen then the
 00:51 21 Hospital would have to apply for a site plan approval
 00:52 22 and at that time this Board would expect to see fully
 00:52 23 developed engineered site plans, architectural plans
 00:52 24 and a rendering of the building.
 00:52 25 MR. HERINK: Well, as you have --

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00:52 1 CHAIRMAN NICHOLSON: But only then.
 00:52 2 MR. HERINK: Yes. Well, as you have
 00:52 3 I've seen many -- many models and many proposed site
 00:52 4 plans which never materialized.
 00:52 5 This is sort of a try for fit kind of
 00:52 6 deal. And it seems to me a - if we're talking about
 00:52 7 a seven story structure, an eye level rendering would
 00:52 8 not be out of place at this time.
 00:52 9 Nor would models be out of place.
 00:52 10 You can say this is the way we're
 00:52 11 thinking. You can have several different proposals
 00:52 12 laid before the Ridgewood people and say, these are
 00:52 13 what the alternatives all look like". With computer
 00:52 14 modeling and whatever else you want to use these can
 00:52 15 be used very quickly.
 00:52 16 I did a 3D model of the Baker property
 00:52 17 in two hours.
 00:53 18 CHAIRMAN NICHOLSON: Mr. Herink, your
 00:53 19 comment's noted. Do you have another question?
 00:53 20 MR. HERINK: Yes. The next question.
 00:53 21 Yes.
 00:53 22
 00:53 23 MALE AUDIENCE MEMBER: Mike.
 00:53 24 MR. HERINK: Oh, the mike. Oh, yes.
 00:53 25 The following rumor about Valley

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00:53 1 it then plans to alter its mission from being a
 00:53 2 regional hospital to becoming a diagnostic hospital
 00:53 3 just like the Mayo Clinics and the Lahey Clinics
 00:54 4 outside of Boston.
 00:54 5 My question is if this rumor is true,
 00:54 6 does it alter the zoning conversations that we have
 00:54 7 right now about Valley's expansion?
 00:54 8 CHAIRMAN NICHOLSON: Mr. Herink, if
 00:54 9 you're seriously asking me whether this Board should
 00:54 10 take into account rumor.
 00:54 11 MR. HERINK: No, I'm asking if the
 00:54 12 rumor is true does it have any impact on --
 00:54 13 CHAIRMAN NICHOLSON: That's -- that's
 00:54 14 --
 00:54 15 MR. HERINK: -- your conversation?
 00:54 16 CHAIRMAN NICHOLSON: It's the same
 00:54 17 question.
 00:54 18 MR. HERINK: Well, maybe we should ask
 00:54 19 Audrey Meyers if it's true.
 00:54 20 CHAIRMAN NICHOLSON: Mr. Herink --
 00:54 21 MR. HERINK: I'll ask her if you want
 00:54 22 me to.
 00:54 23 CHAIRMAN NICHOLSON: It's time to move
 00:54 24 on to your statement.
 00:54 25 MR. HERINK: Okay.

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00:53 1 Hospital's expansion --
 00:53 2 FEMALE AUDIENCE MEMBER: Talk into the
 00:53 3 mike.
 00:53 4 MR. HERINK: I'm sorry? What?
 00:53 5 MR. RICHE: You can face the mike.
 00:53 6 AUDIENCE MEMBERS: We can't hear you.
 00:53 7 MR. RICHE: Face the mike.
 00:53 8 AUDIENCE MEMBERS: Just speak in the
 00:53 9 mike.
 00:53 10 MR. HERINK: Do you want me to go the
 00:53 11 other way?
 00:53 12 AUDIENCE MEMBERS: Just speak in the
 00:53 13 mike.
 00:53 14 CHAIRMAN NICHOLSON: Mr. Herink?
 00:53 15 MR. HERINK: Yes.
 00:53 16 CHAIRMAN NICHOLSON: Just face the
 00:53 17 Board and speak into the microphone.
 00:53 18 MR. HERINK: All right.
 00:53 19 I was facing the audience.
 00:53 20 The following rumor about Valley
 00:53 21 Hospital's expansion has been floating around
 00:53 22 Ridgewood for quite some time including among doctors
 00:53 23 who work for Valley.
 00:53 24 It states that as soon as Valley
 00:53 25 obtains approval for all its requested zoning changes

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00:54 1 Then my statement is, does this change
 00:54 2 in mission alter the zoning conversations we have
 00:54 3 now.
 00:54 4 That's the question.
 00:54 5 CHAIRMAN NICHOLSON: Noted, Mr. Herink.
 00:54 6 Thank you. (Applause).
 00:54 7 MR. McKENNA: My name is Peter McKenna,
 00:55 8 420 Meadowbrook Avenue. Spelling is M-c K-e-n-n-a.
 00:55 9 MS. RAZIN: Mr. McKenna, do you swear
 00:55 10 that the testimony you're about to give is the truth,
 00:55 11 the whole truth and nothing but the truth?
 00:55 12 MR. McKENNA: I do.
 00:55 13 P E T E R M c K E N N A,
 00:55 14 Residing at, 420 Meadowbrook Avenue, Ridgewood,
 00:55 15 New Jersey, having been duly sworn, testifies as
 00:55 16 follows:
 00:55 17 CHAIRMAN NICHOLSON: Mr. McKenna, this
 00:55 18 is your second time at the podium.
 00:55 19 MR. McKENNA: Yes.
 00:55 20 CHAIRMAN NICHOLSON: And you have asked
 00:55 21 questions of our traffic engineer the first time you
 00:55 22 were up, which were answered for the record at a
 00:55 23 meeting I believe you were not here at.
 00:55 24 Had you had an opportunity to read the
 00:55 25 record?

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00:55 1 MR. McKENNA: I don't believe they've
 00:55 2 been answered. I thought that was the conclusion
 00:55 3 when speaking to Ms. Price last time she said --
 00:55 4 CHAIRMAN NICHOLSON: My mistake.
 00:56 5 Bear with us, Mr. McKenna.
 00:56 6 MR. McKENNA: I'd know if they were
 00:56 7 answered.
 00:56 8 CHAIRMAN NICHOLSON: I've gotten your
 00:56 9 questions confused with somebody else's.
 00:56 10 Mr. McKenna, do you have other
 00:56 11 questions that you would like to ask or --
 00:56 12 MR. McKENNA: No.
 00:56 13 Well, I can read my statement while you
 00:56 14 look for them.
 00:56 15 CHAIRMAN NICHOLSON: Thank you.
 00:56 16 MR. McKENNA: Please look -- can I --
 00:56 17 there was one question that's really at the heart of
 00:56 18 this and I'd like to ask that first and then we can
 00:56 19 go through the rest of them after my statement?
 00:56 20 CHAIRMAN NICHOLSON: Please.
 00:56 21 MR. McKENNA: And the question is to
 00:56 22 Mr. Brancheau, about -- and I -- I apologize if this
 00:56 23 question is repetitive, but I seems to be on
 00:56 24 everybody's mind, at least out here on that side
 00:56 25 (indicating).

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00:57 1 before we move forward with this discussion because
 00:57 2 it is so critical.
 00:57 3 CHAIRMAN NICHOLSON: Thank you.
 00:58 4 Did you find it?
 00:58 5 MS. RAZIN: No.
 00:58 6 CHAIRMAN NICHOLSON: Mr. McKenna, if
 00:58 7 you'd proceed with your statement I'd appreciate it.
 00:58 8 Mr. McKenna, we'll admit your written
 00:58 9 statement as exhibit.
 00:58 10 MS. RAZIN: O-24.
 00:58 11 (Whereupon, Statement of Mr. McKenna is
 00:58 12 received and marked as Exhibit O-24 for
 00:58 13 Identification.)
 00:58 14 MS. RAZIN: And Mr. McCann's is O-23.
 00:58 15 CHAIRMAN NICHOLSON: Okay.
 00:58 16 MR. McKENNA: Okay. So I will start my
 00:58 17 statement.
 18 I ask that this Board reject this
 19 Master Plan amendment. The main reason to reject it
 20 is that this process has set out to answer the wrong
 21 question from the beginning. This process has
 22 focused on how to build this big hospital on the 15
 23 acre site, rather than focusing on whether to build
 24 this much hospital on this site. (Applause.)
 25 CHAIRMAN NICHOLSON: Folks, folks,

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00:56 1 The removal of the Kraft House from the
 00:56 2 property to built the existing hospital campus, I
 00:56 3 took it from the readings in The Ridgewood News and
 00:56 4 what I was able to obtain that that was a -- removal
 00:57 5 of that property, that removal of that building, was
 00:57 6 a precondition to the expansion that's built there
 00:57 7 today.
 00:57 8 Is that a correct understanding?
 00:57 9 MR. BRANCHEAU: I don't know.
 00:57 10 MR. McKENNA: Okay. That's a pretty
 00:57 11 critical -- that's a pretty critical question for
 00:57 12 this Board to know, I think, because we move forward
 00:57 13 with any expansion.
 00:57 14 CHAIRMAN NICHOLSON: Mr. McKenna,
 00:57 15 before we meet again I'll get the answer to that
 00:57 16 question.
 00:57 17 MR. McKENNA: Okay. Because it -- and,
 00:57 18 again, context of it is the way it was framed, again,
 00:57 19 in The Ridgewood News, which I submitted in a number
 00:57 20 of filings that I gave to you at -- probably
 00:57 21 two-and-a-half years ago. In that context it said
 00:57 22 that the reason it was being torn down was because
 00:57 23 Zoning Board of Adjustment felt that the bulk on the
 00:57 24 site was too great with it there.
 00:57 25 And I think that is a critical decision

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1 please.
 2 MR. McKENNA: I have limited time I'd
 3 rather not waste it with clapping.
 4 I think focusing on whether to build is
 5 much more critical as this decision will have massive
 6 long term impacts on the surrounding community and
 7 the Village Council's ability to govern. Because so
 8 much time has been spent on how, little time has been
 9 spent on the right question, whether. Between
 10 yourselves and the residents we have spent countless
 11 hours on this issue, but unfortunately you still do
 12 not have the correct information and expert testimony
 13 on the right question to accept this Master Plan
 14 Amendment. A Master Plan amendment is a huge step to
 15 take, and if approved it will give the Valley
 16 Corporation a significant legal advantage at the
 17 expense of the Village's boards and governing body.
 18 The legal advantage of this amendment would be
 19 additive to the significant protections built into
 20 New Jersey Municipal Land Use Law for hospitals.
 21 However you vote, you will be
 22 remembered as the Planning Board that took this
 23 action. Will you be remembered as the board that
 24 rejected this amendment and forced the hospital to
 25 confront the business dilemma it has had 20 years to

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1 solve? Or will you be remembered as the board that
 2 permitted this to occur? Will you be remembered as
 3 the board that ignored the precedent set when the
 4 Zoning Board of Adjustment approved the hospital's
 5 last major expansion? The board that ignored the
 6 Village Council's statements from 1983 that this site
 7 is full and the hospital needs to look elsewhere for
 8 growth? Will you be the board that approved a Master
 9 Plan Amendment giving this much development freedom
 10 to a single property owner without benefit of expert
 11 planning testimony. Will you be the board that
 12 approved a Master Plan Amendment that shifts the
 13 legal burden of proof from the Valley Corporation to
 14 the Village Council? Will you be the board that
 15 includes an amendment that is so completely
 16 inconsistent to the spirit and guiding principals
 17 embodied in the Village Master Plan?

18 Then in closing I implore you to read
 19 my entire statement, as I've invested a lot of time
 20 summarizing the issues that you must consider before
 21 voting and three minutes isn't enough time to tell
 22 you how many things are wrong with this amendment.

23 Thank you. (Applause).

24 CHAIRMAN NICHOLSON: Thank you, Mr.
 25 McKenna.

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1 have to ignore this precedent and why wasn't
 2 it even discussed this far into the process?
 3 Sympathetic Zoning Planning professionals have
 4 warned that if Valley is given leeway to
 5 develop to these standards in the H-zone, they
 6 will form a new standard of what's acceptable
 7 in Ridgewood, and could undermine efforts in
 8 other zones of the Village to contain
 9 development.

10 "Utilization of the facility once
 11 approved Valley is free to use the space as
 12 they see fit without getting Village
 13 approvals. The nature of healthcare has
 14 evolved materially in the time since Valley's
 15 last major expansion. Short stays and
 16 frequent turnover of beds are now the norm and
 17 the neighborhood has accepted this change of
 18 use and its impact without complaint. What
 19 controls can we put in place to adequately
 20 monitor and enforce limits on activity levels
 21 and traffic generation?

22 "Land Use Law - Valley has not
 23 presented any arguments based on land use to
 24 support its case to change Ridgewood's zoning.
 25 The towns cited by Valley as comparable were

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1 Mr. McKenna, if you would please bear
 2 with me. It's 9:00. I'd like to take a ten minute
 3 recess during which time we can make sure that our
 4 traffic expert is familiar with the questions so he
 5 can answer them for the record.

6 MR. MCKENNA: That would be great.

7 CHAIRMAN NICHOLSON: And so when we
 8 come back that's what we'll do.

9 MR. MCKENNA: Very well. Thank you.

10 CHAIRMAN NICHOLSON: Ten minute recess
 11 everybody, we'll reconvene at 9:10.

12 Thank you.

13 (The following is the remainder of Mr.
 14 McKenna's Statement Exhibit O-24:

15 "Land-use Issues: With this change, does the
 16 Valley hospital property become the highest
 17 density site in the Village outside of the
 18 central business district? Is that desirable
 19 and consistent to the Master Plan's intention?
 20 Density - There is a precedent that Valley had
 21 to remove a 21,000 square foot building (Kraft
 22 building) to get the Zoning Board of
 23 Adjustment to approve the 1996 expansion due
 24 to the "bulk" that would be added to the site
 25 as part of that project. What grounds do you

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1 not equivalent to Ridgewood. They are not
 2 adjacent to a middle school and one block from
 3 a grammar school. Nor have those town's
 4 residential and commercial standards been
 5 compared to Ridgewood's to show that Ridgewood
 6 hospital zone is more restrictive on a
 7 relative basis. Yes we are more restrictive
 8 than many other towns in New Jersey, but
 9 unless Valley can argue that the Master Plan
 10 and H-zone ordinances are unfair to them
 11 relative to Ridgewood's residential and
 12 commercial property owners, there is no
 13 land-use argument for the changes proposed.

14 "Size of the space deficiency Valley
 15 estimates that 30 acres are needed to create a
 16 single campus for all its activities. They
 17 are trying to add over 600,000 square feet of
 18 development to the existing 15.2 acre site.
 19 The magnitude of the deficit is so great that
 20 this site cannot absorb Valley's incremental
 21 needs without changing the character of the
 22 entire east side of Ridgewood.

23 "Ridgewood voters have voted on the
 24 last two occasions to have themselves taxed to
 25 fund additional green acres funding. This

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1 over-development of a site is in direct
 2 contradiction to the will of the people.
 3 "Traffic and Parking issues: These
 4 issues also raise the question of what Valley
 5 says when they want an approval and what
 6 they do after they are approved. What answers
 7 were provided by the traffic experts to
 8 explain the hospital's traffic intensity
 9 relative to the IT averages? If they are
 10 right-sizing for a square footage deficiency,
 11 why do they generate so many more trips per
 12 employee? Per bed?

13 "Valley has stated that they expect no
 14 increase in traffic from this expansion and
 15 the incremental parking is to satisfy current
 16 needs. If the parking included in the earlier
 17 site plan was deemed adequate for their
 18 planned use, what unplanned activity is
 19 generating so much more traffic and parking
 20 demand? This change in use since the last
 21 approval should be challenged and understood
 22 by you before any further development freedom
 23 is given.

24 "What guidelines were used to determine
 25 parking needs at Valley during the previous

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1 surrounding the parking lots at Meadowbrook
 2 and Van Dien. Compare that to the ground
 3 cover mandated in the hospital's last approval
 4 to expand. Are they consistent? Look at the
 5 overflow parking in the neighborhood, look at
 6 the people walking to and from the site.
 7 Would you want to pay \$19k per million in
 8 property taxes to have that a block from your
 9 house? Can they be trusted this time to do
 10 things differently? They can't keep up
 11 appearances during this public hearing
 12 process?

13 "Common sense tells us that this \$750
 14 million expansion would need to generate
 15 additional revenues to be cost effective.
 16 Where will those additional revenues come from
 17 How will they be generated without any
 18 additional traffic impact.

19 "Infrastructure Impacts: The Village
 20 taxpayers provide indirect support for the
 21 hospital by providing police, fire and
 22 supporting infrastructure to the hospital at
 23 no cost. They are the largest user of water
 24 and sewer services but they pay for usage, not
 25 the underlying infrastructure that the

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1 expansions? Was it based on number of beds?
 2 Being that Valley has acknowledged a current
 3 deficit of parking of at least 400 spots, why
 4 would we use the same measure again?

5 "Emergency Department Since the
 6 Emergency Department expansion in 2001
 7 emergency room visits are up over 25 percent
 8 from the projected volumes conveyed in that
 9 application. NB: These volumes (62K vs 49K)
 10 are all prior to Pascack Valley related volume
 11 increases.

12 "Despite Valley instituting offsite
 13 employee parking within the last 12 months to
 14 reduce volume on site, the volumes have
 15 increased again and overflow parking is again
 16 a problem in the surrounding neighborhood.
 17 A riddle for you, when does a highly trained,
 18 well-educated surgeon turn into a mindless
 19 motorhead with tires spinning? After a few
 20 minutes in queue to leave Valley's Linwood
 21 Avenue at 5 p.m.

22 "Please take a walk around the site
 23 during the p.m. peak when BF is letting out.
 24 Look at how traffic backs up onto local roads.
 25 Look at the condition of the plantings

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1 taxpayers provide.

2 "Has this board heard expert testimony
 3 from the chiefs of Police and Fire on the
 4 impacts that Valley current operations have on
 5 their departments. Have you requested call
 6 logs from them? What are the views of the
 7 police chief on the overflow traffic that
 8 currently spills over to Van Dien Avenue
 9 during visiting hours? Do the police have
 10 trouble with traffic control today (e.g.
 11 visiting hours and Valet back ups) Have they
 12 found weapons in the neighborhood? How
 13 dangerous do they see the area around the
 14 hospital at key volume peaks in the morning
 15 and afternoon? The planning board needs
 16 independent assessments of these impacts in
 17 order to make an informed decision. How many
 18 times a week is the fire department called to
 19 the site? How dangerous are false alarms to
 20 our career firefighters? How often is the
 21 fire department at Valley when another call
 22 comes in? Does the fire department need
 23 additional training in hazardous materials and
 24 or equipment for the taller buildings?
 25 The direct and indirect costs of COAH

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1 compliance can be described as an open-ended
2 liability with no procedural protections for
3 the Village taxpayers.

4 "Procedural: Much of the data
5 presented was from Valley's experts
6 perspective. I think more independent data
7 gathering needs to be done. Valley's data on
8 patient volumes, staff volumes, trended over
9 10 years and projected?

10 "Truthfulness of Valley's approach
11 their traffic expert failed to consider
12 pedestrians or crossing guard impacts. Is
13 this a lie of omission?

14 "There has been no apparent effort to
15 review previous actions of Zoning Board of
16 Adjustment and other governmental bodies
17 relative to the H-zone. Is the history of
18 this site and this property owner irrelevant
19 to this discussion?

20 "Healthcare Valley is a great facility
21 and we are grateful for their presence. They
22 are trying to use the societal benefits they
23 provide as a tool to get corporate benefits no
24 other land owner in Ridgewood would even
25 consider possible. What if Merck or J&J

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1 CHAIRMAN NICHOLSON: Have a seat,
2 Gentlemen.

3 All right, ladies and gentleman. Mr.
4 McKenna made a good point during his demonstration.
5 You certainly wouldn't want to use up his three
6 minutes with applause. So if you want to withhold
7 your demonstration until after the speaker -- very
8 nice, after the speaker finishes, that would be most
9 appreciated.

10 Mr. McKenna's questions need to be
11 answered for the record. So, Mr. Staigar, if you
12 have those questions, I'm going to turn the
13 microphone over to you.

14 Mr. McKenna, you don't need to stand.

15 MR. MCKENNA: Okay.

16 MR. STAIGAR: Mr. Chairman, for the
17 interest of the public, do they want to hear the
18 question?

19 CHAIRMAN NICHOLSON: Yes, you need to
20 read the questions and then give your answers please.

21 MR. STAIGAR: Well, you know what I
22 think we have the questions more or less paraphrased,
23 so if Mr. McKenna would ask the question, I'd be
24 happy to answer, I think that would be a more
25 productive way of doing it.

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1 wanted to build a plant on that site that
2 would produce live saving drugs with the same
3 societal benefits and environmental impacts as
4 the hospital? Would we be having this
5 conversation?

6 "It's our money - the money that Valley
7 is spending on this fight comes from us, the
8 well-insured paying patients that utilize the
9 facility. We pay market rates to use their
10 facilities and we are grateful for their
11 quality and proximity, but they are
12 well-compensated for the care they provide us.
13 What about the burden that their presence puts
14 on the Village? Are we adequately compensated
15 for that?

16 "Valley Hospital has rebuilt their
17 facility in the '50s, '60s, '70s, & '80s?
18 I.e. Every decade they've been in existence.
19 This won't be the first you hear from them.
20 Long after the construction has been completed
21 the increase in traffic will stay forever.
22 Valley is only increasing the number of beds
23 by three; the only way to pay for this
24 expansion is to increase outpatient
25 services".)

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1 I have the questions paraphrased and I
2 don't want to misstate them, Mr. McKenna.

3 MR. MCKENNA: I think it would be more
4 productive if you would read the paraphrase and I --

5 MR. STAIGAR: I --

6 MR. MCKENNA: I have a list of 60
7 questions, I narrowed it down for the last meeting a
8 year ago, so I'd rather you paraphrase them and
9 remind me which question it is that --

10 MR. STAIGAR: Okay, well the one -- one
11 dealt with traffic growth rate, and that's all I
12 have.

13 MR. MCKENNA: Okay, the -- that -- what
14 that was getting at was the comparing the '95 Bertin
15 Engineering study to the traffic counts today,
16 particularly in the p.m. peak, what I -- what the --
17 the proposal from the '95 data and the expansion, if
18 you take what was projected to -- what I wanted to
19 compare with the p.m. actuals in '95 before the
20 expansion, '95 proposed after the expansion, and
21 compare that to the p.m. peak actuals now.

22 MR. STAIGAR: Right.

23 MR. MCKENNA: That comparison.

24 MR. STAIGAR: And -- and --

25 MR. MCKENNA: And the growth rate over

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1 that period.
2 MR. STAIGAR: And I believe someone did
3 the calculation, I think Mr. Gould at a presentation
4 said there was a 24 percent growth rate in the
5 traffic generated by the Hospital from '95 to 2008,
6 to 2009.

7 MR. McKENNA: That was actually my
8 calculation.

9 MR. STAIGAR: Okay. And I couldn't
10 exactly check that, but I wouldn't be too surprised.

11 What we see typically is traffic --
12 populations do grow, traffic does grow.

13 In Bergen County a 2 percent growth
14 rate on our roadways has been an historical number.
15 So over the 13 years if there's a 2 percent growth
16 rate every year that accounts for 26 percent
17 increase.

18 I think the closing of Pascack Valley
19 Hospital has played a factor into the activity at the
20 Hospital. If another hospital were to open up in the
21 vicinity to take the place, that would depress the
22 traffic. So there's going to be a lot of factors
23 that play into account as years go by.

24 MR. McKENNA: Okay. Well, two things.
25 The traffic counts were all pre-Pascack Valley.

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1 generated by the Hospital.

2 And what was found from that data, as
3 we pointed out before, was that a half million square
4 foot hospital is generating the amount of traffic
5 that a typical 800,000, 900,000 square foot hospital
6 would be generating. It's generating more traffic
7 than what the typical is.

8 MR. McKENNA: I disagree.

9 MR. STAIGAR: And that was early 2009
10 that that data was collected.

11 That was certainly post-Pascack Valley
12 closing.

13 MR. McKENNA: Okay. Then coming back
14 -- because somewhere on the record there is a
15 statement that the growth at the site was not --
16 there was no growth in traffic at the site over the
17 period of time.

18 So I think somewhere in the record it
19 was incorrectly stated. I think what was intended,
20 from what I can tell, is that 2 percent growth rate
21 per year is normal.

22 Now, I call the question back which is
23 I agree with the 2 percent growth rate in general
24 population. But if this is a specific site, with a
25 specific purpose that has not changed, should we

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1 MR. STAIGAR: Okay.

2 MR. McKENNA: So, that's not a factor
3 in the growth rate.

4 MR. STAIGAR: No, the '95 was, but the
5 '98 -- excuse me 2008-2009 were post-Pascack Valley
6 being closed.

7 So, in 1995, Pascack Valley was open
8 and traffic volumes were at a certain rate. With the
9 closing of Pascack Valley in mid-2000s, I guess, in
10 2008, 2009, we would expect more traffic activity at
11 a -- I'll call it a competitive or nearby hospital.

12 MR. McKENNA: Can you check the dates
13 on when Pascack was closed and when the traffic
14 counts were done? Because I believe -- well, I know
15 that Pascack Valley closed while we've been in this
16 process. And the traffic counts were done prior to
17 this process starting.

18 So unless there's been -- unless
19 traffic counts have been done during this procedure
20 and I didn't realize it, I think the traffic counts
21 by definition have to be pre-Pascack Valley.

22 MR. STAIGAR: The latest traffic counts
23 that were done by Bertin Engineering, I believe in a
24 January report, were of the driveways to specifically
25 determine the amount of traffic that's being

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1 expect a 2 percent annual compound growth rate from
2 that site for a time indefinite going forward?

3 Because if they -- I understand the
4 population increases, but I would think a hospital
5 site should have a fixed traffic pattern regardless
6 of time passing.

7 MR. STAIGAR: If the hospital is
8 serving a specific population, and that population
9 doesn't grow, then I would agree with you that
10 there's no increase in the activity.

11 But if you own a store and you serve
12 1,000 people, and all of a sudden 10 years from now
13 it grows to a 2,000 person population, you're
14 obviously going to increase your activity.

15 And that's maybe happening at the
16 Hospital. I think to even -- to accelerate that is
17 the closing of Pascack Valley probably has played a
18 big factor in that growth of activity.

19 I would find it very, very unusual to
20 find that the same traffic activity in 1995, and in
21 2010, that they're the same for any facility unless
22 other competition has opened up, other ability to
23 service the population.

24 The fact that Pascack Valley has closed
25 is actually probably a big determinant factor that

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1 the increase in activity here at Valley has happened
2 over that time period.

3 MR. McKENNA: I -- Okay. I would have
4 to look at the data to see if it was just Pascack
5 related. I don't think it is.

6 But for the Board, I think the key
7 thing is to think that the 920 peak p.m. traffic
8 count that we have, you should expect to grow on a
9 compound basis going forward, by what the expert is
10 saying.

11 CHAIRMAN NICHOLSON: Let's move on to
12 the next question.

13 Thank you, Mr. McKenna.

14 MR. McKENNA: Well, there's a related
15 question was the point is that the Hospital is
16 undersized for its activities, and that's why they're
17 generating the traffic of a much bigger hospital
18 compared to, like, the ITE standards.

19 How do you explain the intensity of
20 traffic that the Hospital generates on a bed count
21 basis or on a patient -- on a bed count or employee
22 count basis?

23 MR. STAIGAR: I discount those
24 variables.

25 A bed count used to be the parameter

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1 MR. STAIGAR: Not ignoring it. No,
2 we're not ignoring it. We're taking into account
3 what the Hospital will be used for.

4 For instance, if there's -- patient
5 rooms are going to be -- essentially the square
6 footage is going to double in per bed, for just the
7 patient rooms. And there's a lot of other factors
8 where -- that the hospital has explained, certainly
9 needs further explanation of why do they need more
10 square footage to essentially do the same thing that
11 they're doing today.

12 I've always questioned -- that was
13 always the biggest question in my mind. I think I've
14 had some answers to that. I'm not entirely
15 convinced. But I've been persuaded in many aspects
16 that the Hospital is busting out of its britches, so
17 to speak, because it's not -- it can't -- and the
18 whole purpose of the so-called "Renewal" is that it
19 has to operate as a modern hospital. Again, single
20 patient bed rooms and so forth.

21 MR. McKENNA: I know you said that it's
22 sort of irrelevant, but is there any explanation as
23 to why the Hospital generates so many more trips per
24 employee? I get the bed count is irrelevant anymore.

25 MR. STAIGAR: Yes.

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1 that us traffic engineers took into account because
2 that was a determinant factor for most hospitals.

3 We've seen the hospitals change,
4 activities change, and square footage, I believe, is
5 a better parameter to determine -- because there's a
6 lot of space in any hospital now than just for
7 patient beds. So I think the amount of square foot
8 is the better parameter. And that's what's being
9 used in the most current trip generation or traffic
10 statements or traffic studies that have been prepared
11 for Valley.

12 MR. McKENNA: But we're ignoring that
13 relative to the doubling of square footage at this
14 site?

15 MR. STAIGAR: I'm not following you.

16 MR. McKENNA: The property, this
17 development, will be roughly twice the square footage
18 --

19 MR. STAIGAR: Right.

20 MR. McKENNA: -- of what it is today?

21 MR. STAIGAR: Yes.

22 MR. McKENNA: And you're saying that
23 won't generate any -- even though square footage it a
24 good indicator of traffic, we're ignoring that for
25 this site?

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1 MR. McKENNA: Is there anything about
2 the nature of this Hospital that it's so much busier
3 than the average hospital?

4 MR. STAIGAR: I don't know how much --
5 I don't know -- I didn't make that comparison on a
6 per employee basis.

7 MR. McKENNA: It's in your report.

8 MR. STAIGAR: Okay. I'll go back to
9 that.

10 You raise a very good question and I
11 will go over that.

12 MR. McKENNA: I'd just be curious what
13 it is.

14 It's -- anecdotally, it's the people
15 who are involved in the accidents usually get out
16 wearing scrubs so...

17 CHAIRMAN NICHOLSON: Mr. McKenna, I
18 don't want to spend anymore time this evening talking
19 about traffic, although I want to make sure that all
20 your questions are answered.

21 Actually I'd like, Joe, you need to do
22 a little bit more research on these questions you
23 need to prepare to answer them for the record.

24 MR. STAIGAR: Okay.

25 CHAIRMAN NICHOLSON: And then get it on

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1 the record. I need to get onto the rest of the
 2 speakers, Mr. McKenna.
 3 MR. MCKENNA: Okay. Well, I've waited
 4 nine months for these answers. I'm missing an
 5 important course tonight to be here, just so I could
 6 get my questions answered and I cannot be here on the
 7 first because I cannot miss another class.

8 So I would appreciate if you could tell
 9 me when these questions will be answered because I'm
 10 being respectful, but there's a point where my
 11 patience is wearing a little thin on this.

12 CHAIRMAN NICHOLSON: By the 15th of
 13 June.

14 MR. MCKENNA: Very well. (Applause.)

15 CHAIRMAN NICHOLSON: Mr. Rogan, you're
 16 next.

17 And after Mr. Rogan is Terry.

18 MR. ROGAN: James Rogan, R-o-g-a-n, 215
 19 Fairfield Avenue.

20 MS. RAZIN: Mr. Rogan, do you swear
 21 that the testimony you're about to give is the truth,
 22 the whole truth and nothing but the truth?

23 MR. ROGAN: I do.

24
 25

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1 I had one question of Mr. Skorupa. It
 2 was mentioned last week that he compared some
 3 hospitals with Valley that all, it turned out, were
 4 in an urban area and whether he was considering
 5 Ridgewood to be an urban or a suburban area.

6 Have you addressed that, sir?

7 MR. SKORUPA: I believe I did. I think
 8 I misspoke.

9 In my introductory remark tonight I
 10 gave three examples of residential suburban hospitals
 11 that we have worked on, to demonstrate our experience
 01:24 12 with hospitals located in a residential neighborhood.

13 MR. ROGAN: Okay. Thank you.

14 CHAIRMAN NICHOLSON: Mr. Rogan, it's
 15 time for your statement.

16 MR. ROGAN: Okay. I -- we have heard
 17 every possible complaint to our neighborhood.

18 And although I agree with all of them,
 19 I would just like to bring up one more. The Board,
 20 in amending the Master Plan or going forward in any
 21 way could be setting a dangerous precedent when the
 22 first request for a variance in the Central Business
 23 District comes up and somebody wants to build a six
 24 story building.

25 What do we do then? And that is my

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1 J A M E S R O G A N,
 2 Residing at 215 Fairfield Avenue, Ridgewood, New
 3 Jersey, having been duly sworn, testifies as
 4 follows:

5 CHAIRMAN NICHOLSON: Mr. Rogan, do you
 6 have any questions?

7 MR. ROGAN: Yes, I have one question
 8 about a tower that is on the Valley property on the
 9 Van Dien side. It looks like an incinerator chimney
 10 that is of considerable height.

11 Does anyone, consultants or Board, know
 12 the height of that chimney?

13 It seems to be taller than the Hospital
 14 buildings themselves, yet it's only something that's
 15 maybe 12 feet by 12 feet.

16 CHAIRMAN NICHOLSON: We don't know the
 17 answer to that question.

18 MR. ROGAN: Okay. I think it is very
 19 difficult to look at the hospital site and envision
 20 in any way what a 90 or an 84 foot building would
 21 look like.

22 But when one looks at that incinerator
 23 tower and envisions four other buildings there of the
 24 same height, it's an abomination that would take
 25 place in a suburban neighborhood.

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1 statement.

2 Thank you. (Applause).

3 CHAIRMAN NICHOLSON: Thank you, Mr.
 01:25 4 Rogan.

01:25 5 FEMALE AUDIENCE MEMBER: There are two
 01:25 6 Terrys which Terry is it, could you --

01:25 7 CHAIRMAN NICHOLSON: I'm sorry, I can't
 01:25 8 read the last name. It starts with an "A" and it's
 01:26 9 464 Fairway Road.

01:26 10 MS. ANZANO: Okay. Are you ready?

01:26 11 CHAIRMAN NICHOLSON: We are.

01:26 12 After Terry is Mr. DelVecchio. Is
 01:26 13 Frank DelVecchio here?

01:26 14 MS. ANZANO: Terry Anzano, 464 Fairway
 01:26 15 Road.

01:26 16 THE COURT REPORTER: Spell your last
 01:26 17 name please?

01:26 18 MS. ANZANO: A-n-z-a-n-o.

19 MS. RAZIN: Do you swear that the
 20 testimony you are about to give is the truth, the
 21 whole truth, and nothing but the truth?

22 MS. ANZANO: I do.

23
 24
 25

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1 T E R R Y A N Z A N O,
 01:26 2 Residing at 464 Fairway Road, Ridgewood, New
 3 Jersey, having been duly sworn, testifies as
 4 follows:
 5 CHAIRMAN NICHOLSON: Do you have any
 6 questions?
 7 MS. ANZANO: I have one question and a
 8 statement.
 9 My question is, what would it take for
 10 the Planning Board to reject the amendment?
 11 CHAIRMAN NICHOLSON: Well, each of the
 12 Planning Board members that you see, and the ones who
 13 were not able to be with us tonight, are going to
 14 make their own evaluation and vote if and when we
 15 come up to a vote. And the majority will carry the
 16 day.
 17 Each member has to make their own
 18 evaluation. And I expect that each member, prior to
 19 the vote, will express for the public record why
 20 they're voting the way they're voting, and that will
 21 be your indication.
 22 MS. ANZANO: Does the Board have a
 23 tipping point or a level of which they would not
 24 accommodate beyond what the Hospital may ask?
 25 Has there been an established tipping
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1 going to speak from my heart.
 2 The reason I mention my dog is
 3 significant because I walk my dog every single day,
 4 365 days of the year, in this area. And I feel that
 5 I am speaking to common sense in asking the Board to
 6 consider to reject this amendment.
 7 Valley Hospital and its planned
 8 expansion does not fit in this area. I am not
 9 against medical advancement, nor am I against Valley
 10 Hospital, nor am I wishing to shut Valley Hospital
 11 down. But I will tell you, and again speaking from
 12 the heart, as a mother, a friend, a neighbor and a
 13 resident here in this town, which I love dearly, this
 14 town cannot support the expansion of Valley Hospital.
 15 In walking through and passing Valley
 16 Hospital on a daily basis, and walking up and down
 17 Linwood and down to Vets and around the streets and
 18 to Travell and then passing BF and going then going
 19 over to the high school, which again I do almost on a
 20 regular basis, I have seen things that have actually
 21 scared me.
 22 The amount of traffic that comes
 23 through, related or not related to Valley Hospital,
 01:30 24 but some specifically, and I stand there and observe
 01:30 25 what goes on, is very, very frightening to me.
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1 point?
 2 CHAIRMAN NICHOLSON: I can't answer
 3 your question. The question of, if there's a tipping
 4 point and where the tipping point is and whether
 5 we've passed the tipping point, has been the subject
 6 of a lot of testimony over the last three years.
 7 And as I said, each member has had the
 8 opportunity to hear that testimony and is going to
 9 make their own evaluation of each piece of testimony
 10 and how it fits into the bigger picture.
 11 MS. ANZANO: Thank you.
 12 I am going to go right into my
 13 statement because many residents have spoken very
 14 effectively and efficiently and have asked the
 15 questions that I had up to this point.
 16 So, I would like to close and make my
 17 statement now.
 18 I have been a resident in Ridgewood for
 19 16 years. I have five children, a husband and a dog.
 20 And I have kids in Travell, BF and the high school.
 21 Three of my children were actually born
 22 in Valley Hospital, which I do consider to be an
 23 excellent community and neighborhood hospital.
 24 Not knowing perhaps as much legally as
 25 some people who have spoken at this podium do, I am
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1 I do thank God that to this point none
 2 of our children have been injured. But I have seen
 3 things that I know, and Valley at this level can
 4 barely support, let alone one more car, ambulance,
 5 dump truck, whatever. It is going to be the demise
 6 of this entire town.
 7 I will close and give you an example.
 8 Over the years I have seen traffic backed up, it's
 9 like midtown. I have seen people run lights and then
 10 turn into Valley Hospital. I have seen ambulances
 11 speed through. I have seen Lab Corp blood cars zip
 12 around town. Why they're speeding, I'm not sure.
 13 And I have seen the rats and a coffin recently, but I
 14 will end with what I saw today.
 15 I was walking my dog down Van Dien
 16 after I had dropped my son at Travell. I passed BF
 17 which is the route I take with my dog. And I came to
 18 the light of Van Dien and Linwood. It was my -- the
 19 light gave me the indication to cross, but I heard a
 20 lot of honking and noise and tires screeching so I
 21 stopped. Because I'm 52 years old, I'm not 12. And
 22 I stopped and fortunately I did stop because a car
 23 was leaning on its horn, another car had to move out
 24 of its way, it speed past through a red light and
 25 zipped into Valley Hospital. That's an example.
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1 It's a specific one that happened at 8:42. There was
 2 no police there. There was no one monitoring that
 3 area. There was no crossing guard, as there should
 4 not have been at that time because they're off duty.
 5 And I will tell you, I was a very
 6 fortunate individual that I'm still standing here
 7 tonight. And I'm asking you, I am speaking to you
 8 from common sense. And I'm speaking to you from my
 9 heart. I love this town. I love the people in this
 10 town. I love the facility. And I appreciate the
 11 Planning Board and the efforts they put in to keep it
 12 that way.

13 And I'm asking you to search inside
 14 your heart and use the facts that you've heard to
 15 reject this amendment.

16 Thank you. (Applause.)
 17 CHAIRMAN NICHOLSON: Thank you.
 18 After Mr. DeVecchio is Barbara
 19 Donatochi. Barbara?

01:32 20 FEMALE AUDIENCE MEMBER: She will be
 01:32 21 here at the next meeting.

01:32 22 FEMALE AUDIENCE MEMBER: She couldn't
 01:32 23 make it tonight. She'll be here next time.

01:32 24 CHAIRMAN NICHOLSON: Was Ms. Donatochi
 01:32 25 here earlier?

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1 MR. STAIGAR: Yes.
 2 MR. DeVECCHIO: Okay. I just didn't
 3 under -- I just didn't hear that before.
 4 And also, you know, I -- this is the
 5 first time I've actually come to the Planning Board
 6 hearing about Valley Hospital. I certainly wasn't as
 7 passionate about it as many of the people are here.
 8 I mean some of the people here have done their
 9 homework and I can only urge the Board to listen to
 10 their residents.

11 And I know that each and every one of
 12 you certainly are doing that. You know, and after
 13 you get through this next year you can double your
 14 salaries because you'll make a fortune.

15 But that being said, having been here
 16 tonight and listening to the people who have spoken,
 17 and my own personal feelings, especially having
 18 children that go to BF, you know, I'm concerned. I'm
 19 concerned with child safety, pedestrian safety.

20 And someone just mentioned the coffin,
 21 I can't tell you how many residents complained about
 22 the coffin outside of Valley Hospital. That's not to
 23 say that Valley Hospital didn't do a good job, but,
 24 you know, it's alarming even for -- even for my kids.

25 When we talk about this, when I first
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01:32 1 FEMALE AUDIENCE MEMBER: No.

01:32 2 FEMALE AUDIENCE MEMBER: No.

3 CHAIRMAN NICHOLSON: Mr. DeVecchio?
 4 MR. DeVECCHIO: Good evening.
 5 Frank DeVecchio, 65 Walthery Avenue.

6 And I do swear to tell the truth, the whole truth and
 7 nothing but the truth.

8 MS. RAZIN: Fair enough.

9 MR. DeVECCHIO: So help me God.

10 F R A N K D E L V E C C H I O,
 11 Residing at 65 Walthery Avenue, Ridgewood, New
 12 Jersey, having been duly sworn, testifies as
 13 follows:

00:-06 14 MR. DeVECCHIO: First question I have
 15 is just the traffic consultant left, but he talked
 16 about the lane widening on Van Dien --

17 MR. STAIGAR: I'm right here.

18 MR. DeVECCHIO: Oh, and Linwood Avenue.

19 They were going to add a turn lane.
 20 How are they going to actually extend the roadway
 21 though?

22 MR. STAIGAR: The roadway will be
 23 extended onto the Hospital property.

24 MR. DeVECCHIO: Onto the Hospital
 25 property?

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1 moved to Ridgewood 14 years ago, you know I often
 2 found myself upset, you know, with the building
 3 department, with the Board of Adjustment and
 4 sometimes, yes, with the Planning Board, because I
 5 myself doing construction on my home would have to
 6 file the most outlandish rules, that I would often
 7 think. And I would often get frustrated and annoyed
 8 with the building department.

9 And then I opened a business in the
 10 Village of Ridgewood. And you talk about being
 11 frustrated and annoyed? You know the standards that
 12 our small businesses on our main street and our
 13 downtown, the standards they have to meet are
 14 incredible.

15 But here we are tonight discussing an
 16 amendment to the Master Plan to assist Valley
 17 Hospital and give them a ten year pass to construct
 18 on that property, to double in size.

19 This is what we're considering here
 20 tonight. It's absolutely ridiculous. You know
 21 simple businesses can't put up a sign that doesn't
 22 meet certain requirements, but we are going to pass a
 23 Master Plan to rezone the hospital area for the next
 24 ten years.

25 This is something I know this Board is
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1 considering very seriously, but when you really look
2 at the history of Ridgewood, I often did get
3 frustrated and then I thought to myself, the people
4 who came before me, the elected leaders that came
5 before me, the officials who served in your
6 capacities that came before us, they had a vision.
7 They had a vision for our town. And they had the
8 right vision. They knew what dynamics, what
9 infrastructure we would need to support what we have.

10 And the residents that are sitting in
11 this very room and their voices must be heard because
12 you know what, they are the taxpayers of the Village
13 of Ridgewood as every single one of you are. And all
14 of us know, we look at our tax bills and they are not
15 going down anytime soon. So their voices must be
16 heard and must be respected. And I know the Planning
17 Board is doing the best to do that.

18 But when we look at it, they were
19 right. They had the right plan and the right vision
20 for this town.

21 When Valley Hospital met certain
22 approvals over the years to expand, the Village
23 wasn't easy on them. They made it difficult, and we
24 do understand that you need to grow. You need to
25 have some smart growth in order for them to keep up

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1 with the times, so to speak, especially when you add
2 challenges such as Hackensack, you know, who's
3 building outwardly, although Hackensack did purchase
4 and buy the ambulance services for the City of
5 Hackensack as well, so I heard somebody mention in
6 lieu of taxes.

7 But, we need to be careful about giving
8 a broad approval for the next ten years. Each
9 project that Valley Hospital would like to build
10 should be dealt with individually on its merits
11 alone, Not given a broad brush to build outwardly for
12 the next ten years.

13 It is a non-profit facility, but let's
14 make no mistake about it, it's a business. It's a
15 business whose bottom line has to do well.

16 You know if that wasn't the case, when
17 I went on their website, I wouldn't have found all of
18 this literature about how to keep Pascack Valley
19 closed. All right? It's a business. All right?

20 You drive the people who used Pascack
21 Valley to Valley Hospital, increases their numbers,
22 increases their bottom line.

23 All right? We have to be careful at
24 how we approach this right now because when -- and I
25 didn't know it was actually \$500 million a year, you

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1 know, they're trying to grow, to develop more
2 business, develop more revenue, but by expanding in
3 this way it would only hurt the Village of Ridgewood.
4 And I only urge that this Board please consider what
5 the residents have said and just vote no on this
6 amendment.

7 Thank you. (Applause.)
8 CHAIRMAN NICHOLSON: Thank you, Mr.
9 DelVecchio.

10 The next speaker is Terry Genovese.
11 Terry, are you with us?

12 MS. GENOVESE: Yes.
13 CHAIRMAN NICHOLSON: Okay.
14 And after that, I'm sorry, I can't read
15 the first name Jensen, on --

01:38 16 MALE AUDIENCE MEMBER: He's here.

01:38 17 CHAIRMAN NICHOLSON: Okay. Thank you,
01:38 18 sir.

01:38 19 MS. GENOVESE: My name is Terry
01:38 20 Genovese, G-e-n-o-v-e-s-e. I live 330 North Van Dien
21 Avenue.

22 MS. RAZIN: Do you swear that the
23 testimony you're about to give is the truth, the
24 whole truth, and nothing but the truth?

25 MS. GENOVESE: Yes, I do.
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1 T E R R Y G E N O V E S E,
01:38 2 Residing at 330 North Van Dien Avenue, Ridgewood,
3 New Jersey, having been duly sworn, testifies as
4 follows:

5 CHAIRMAN NICHOLSON: Ms. Genovese, this
6 is the second time you're up at the podium, do you
7 have any questions?

8 MS. GENOVESE: No, it's not. It's my
9 first.

10 CHAIRMAN NICHOLSON: Is it?
11 MS. GENOVESE: Yes, I was up like years
12 ago.

13 CHAIRMAN NICHOLSON: Well, precisely 10
14 months ago.

15 MS. GENOVESE: Okay.
16 CHAIRMAN NICHOLSON: Do you have any
17 questions?

18 MS. GENOVESE: Yes I do.
19 Mr. Skorupa, I know we've talked about
01:38 20 that slide where the costs of Valley to go to a new
01:38 21 area.

01:38 22 But I did see that that night and I've
01:38 23 had a question about that slide ever since.

01:38 24 You listed on that slide you had cost
01:38 25 for a brand new hospital, cost of Phase I, Phase II

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01:38 1 and Phase III. And you said the cost -- and clearly
01:38 2 on that slide it said building a new hospital was
01:39 3 more expensive than any one phase.
01:39 4 However, if you added those phases
01:39 5 together, weren't they significantly more than the
01:39 6 cost of building a new hospital?
01:39 7 MR. SKORUPA: You have a very good
8 memory.
9 MS. GENOVESE: I've had that question
10 in my mind.
11 MR. SKORUPA: All right. And it came
12 up at the last hearing someone asked also a question
13 about that.
14 MS. GENOVESE: Uh-huh.
15 MR. SKORUPA: We did the study in the
16 context of trying to demonstrate why -- if the
17 proposal was for Valley to stay in its current
18 location, we wanted to build an argument for why some
19 of the mitigating factors that we had suggested, such
20 as more things going underground, green roofs, and
21 things like that. We wanted to build an argument for
22 that.
23 And the way we did that was showing the
24 comparative costs.
25 So, yes, you're right, if you add all

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1 in your last presentation to the Board, you stated
2 that the design needed to allow Valley room to grow
3 and modernize after they were finished with this
4 renewal.
5 How big do you think Valley should be
6 allowed to grow on this 15 acre parcel of land?
7 MR. SKORUPA: Well, what I meant to
8 say, I may have not spoken correctly. I think I've
9 said on a number of occasions that we think the total
10 amount of space for the 454 bed hospital, with the
11 appropriate amount of diagnostic and treatment
12 functions appropriate for that, was a million square
13 feet.
14 What I meant to say was within that
15 million square feet, the Hospital ought to be given
16 some flexibility in terms of the changes that would
17 be made within that, not implying they should go
18 beyond that.
19 If I gave you the impression --
20 MS. GENOVESE: Yeah, that's --
21 MR. SKORUPA: -- I meant that you
22 could, that was incorrect.
23 MS. GENOVESE: Yes, that's exactly what
24 I --
25 MR. SKORUPA: I did -- right.

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1 the three columns up, it would be more expensive. I
2 think I pointed out as to much --
3 MS. GENOVESE: But that would be over
4 time.
5 MR. SKORUPA: Well, and also you could
6 not do them.
7 For example, you could do one phase and
8 not do anything else.
9 MS. GENOVESE: Uh-huh.
10 MR. SKORUPA: Which may be the case.
11 We don't know.
12 And it could be that all the phases are
13 done, in which case the total cost would be more than
14 replacement in a single step.
15 The other thing I think I said was
16 funding everything at once was a big liability as
17 opposed to being able to phase those things over X
18 number of years.
19 MS. GENOVESE: Okay.
20 MR. SKORUPA: Does that answer your
21 question?
22 MS. GENOVESE: Yes, it does.
23 Thank you.
24 MR. SKORUPA: Okay.
25 MS. GENOVESE: Second question for you,

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1 MS. GENOVESE: -- was --
2 MR. SKORUPA: -- I did not mean to say
3 that. So I want to correct that.
4 MS. GENOVESE: It took me aback.
5 Okay. Good.
6 A quick little question, how many times
7 did you meet with the Concerned Residents?
8 MR. SKORUPA: I met with Paul on two
9 occasions. We met for probably two, three hours.
10 And at one of those meetings, you
11 bought with you Paul, a financial consultant, whose
12 name I don't recall. So those are the two times that
13 we met.
14 MS. GENOVESE: How many times did you
15 meet with the Valley team?
16 MR. SKORUPA: We met with the Valley
17 team several times. I don't remember the exact
18 number, but it was probably in the range of four or
19 five times. And, typically, it was a -- the design
20 professionals were presenting something or we were
21 reviewing something, so it was in the context of a
22 group meeting.
23 MS. GENOVESE: Okay.
24 And you never met with Paul again after
25 the first presentation?

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1 MR. SKORUPA: He never requested that
 2 we meet again.
 3 MS. GENOVESE: Thank you so much.
 4 MR. SKORUPA: If he would have asked, I
 5 would have met with him.
 6 MS. GENOVESE: Okay. I'm sure you
 7 would have.
 8 CHAIRMAN NICHOLSON: Time for your
 9 statement.
 10 MS. GENOVESE: Yes, please. Thank you.
 11 The other night a resident stated that
 12 the room is divided into three groups, which is
 13 absolutely true.
 14 On the left side, for the most part,
 15 you have the paid suits from Valley who have the
 16 luxury to sit here and read a book on their Kindle or
 17 text to their hearts content. Maybe to Audrey who
 18 hasn't been here for a year because no matter what
 19 they will get a paycheck at the end of the month.
 20 Then you have the neighbors on the
 21 right, who actually pay their taxes to this Village
 22 and who come here to try to protect their quality of
 23 life.
 24 And then there are the people at the
 25 front of the room, some of who are paid and some who

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1 Where does it stop? This plan is
 2 ridiculous.
 3 If you think that making the setbacks
 4 larger you're appeasing the neighbors, you are sadly
 5 mistaken.
 6 A 94 foot high building in the middle
 7 of a residential neighborhood is totally out of
 8 character with the surroundings and will be able to
 9 be seen for miles away.
 10 We all don't pay the taxes we do to
 11 live in the middle of Hackensack. We want to live in
 12 a village not a metropolis.
 13 Since this application has started,
 14 several fairly large building projects have been
 15 discussed in the Village. These include: The horse
 16 farm, the condos on the other side of 17 and the
 17 parking garage.
 18 Why have none of these projects gone
 19 forward? I believe it is because the residents spoke
 20 out and they were heard.
 21 So I ask, why are the residents who
 22 live near Valley Hospital not being given the same
 23 consideration? Why are their concerns for
 24 over-saturation of the 15 acres along with the
 25 lengthy building time, noise, health hazards being

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1 are here generously volunteering their time.
 2 Now, I realize that the volunteers up
 3 in the front of the room would like to see this
 4 Master Plan Amendment application finished because
 5 three years is a long time to be talking about one
 6 thing.
 7 But how would you like to be me who has
 8 been sitting around in meetings regarding Valley's
 9 expansion for the past 23 years?
 10 If you all are upset about the 30 or so
 11 meetings you have been at, well I am furious about
 12 the hundreds of meetings that I have spent hearing
 13 about what Valley wants, and what Valley needs.
 14 But I have come to realize the bottom
 15 line is that no matter what they get it will never,
 16 ever, ever be enough.
 17 If you think that by allowing Valley to
 18 grow by 100 percent now this will be the last
 19 application, then you are easily fooled.
 20 The fact that Valley is willing to rip
 21 up the last thing they build, the parking lot closest
 22 to BF, in order to get their new and improved
 23 state-of-the-art hospital only goes to show you that
 24 in no time they will be back asking the board for
 25 another 100 percent increase in size.

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1 ignored? You need to listen and you need to stop
 2 this insanity. Not once during this process have I
 3 heard anything from the perspective of the residents.
 4 Where is the environmental impact study? Where is
 5 the plan for where the students of BF will play at
 6 lunch time for six plus years? Has anyone proposed a
 7 plan for drop-off and pick-up time at the school
 8 which is already a chaotic process? What about the
 9 new running track that's going to be built within 40
 10 feet of this 90 foot high building? How would you
 11 like your child running there every afternoon?
 12 I personally watched in horror as the
 13 Valley parking lot was being built. There was an
 14 ever present cloud over the fields as the day camp
 15 children played during the day and the soccer players
 16 participated in practice in the evening.
 17 I know you have your fingers crossed
 18 about the COAH requirements, but that is not
 19 practical or forward thinking. If the COAH
 20 responsibility was for even 60 units this could end
 21 up costing the Village taxpayers \$10.8 million that
 22 would be an assessment of \$1,500 to every homeowner
 23 in town.
 24 Again, the homeowners would end up
 25 paying for your benevolence. Do you really want to

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1 take this risk?
 2 No matter, even if they don't get
 3 another square foot of space, Valley needs to start
 4 paying their way in this town and stop "buying off"
 5 interest groups by doing such benevolent acts as
 6 donating towards a field and supporting the 4th of
 7 July parade.
 8 In these economic times this just
 9 doesn't cut it any more. Many other non-profits pay
 10 PILOT to the towns they are located in to cover
 11 expenses incurred by these organization. Valley
 12 needs to do the same.
 13 Similarly, if building does go forth,
 14 they need to compensate the neighbors for the years
 15 and years of noise, pollution, and inconvenience this
 16 will entail, as well as the decrease in the value of
 17 the homes in the area as a result of this building
 18 project. Maybe the tax assessor should get a large
 19 number of appeal forms ready.
 20 Prior to voting on this Master Plan
 21 Amendment you need to show that you've listened to
 22 the residents by commissioning an environmental
 23 impact study that would finally look at this plan
 24 from what is best for the community and not what's
 25 best for Valley.

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1 the whole truth and nothing but the truth?
 2 MR. JENSEN: Yes, I do.
 3 B E R N A R D J E N S E N,
 4 Residing at 249 Pearsall Avenue, Ridgewood, New
 5 Jersey, having been duly sworn, testifies as
 6 follows:
 7 CHAIRMAN NICHOLSON: Mr. Jensen, this
 8 is the second time you've been to the podium.
 9 Do you have any questions?
 10 MR. JENSEN: Yes, I do. I actually
 11 have four family members with separate homes in
 12 Ridgewood on the east side, so I'd just like to ask
 13 actually three questions, if that's okay.
 14 CHAIRMAN NICHOLSON: That's a stretch.
 15 MR. JENSEN: Okay. Thank you.
 16 CHAIRMAN NICHOLSON: Combine two of
 17 them into one, actually.
 18 MR. JENSEN: Okay. You're serious only
 19 two questions? Okay.
 20 For the traffic consultant, at the last
 21 meeting I believe you stated there were existing
 22 deficiencies and that safety and traffic flow could
 23 be improved.
 24 Can some of those enhancements be made
 25 today without any expansion of facilities?

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1 Thank you very much (Applause.)
 2 CHAIRMAN NICHOLSON: Thank you.
 3 After Mr. Jensen is Mr. Harris, Mark
 4 Harris. Are you with us, Mr. Harris? And Mr.
 5 Wilicki? Mr. Wilicki are you with us?
 6 FEMALE AUDIENCE MEMBER: He's not here
 7 tonight.
 8 (Whereupon, Statement of Ms. Robins
 9 is received and marked as Exhibit O-25 for
 10 Identification.)
 11 (Whereupon, Statement of Ms. Genovese
 12 is received and marked as Exhibit O-26 for
 13 Identification.)
 14 (Whereupon, Statement of Mr.
 15 Putnins is received and marked as Exhibit O-27
 16 for Identification.)
 17 CHAIRMAN NICHOLSON: Thank you.
 18 Mr. Jensen?
 19 MR. JENSEN: Yes, Bernard Jensen, 249
 20 Pearsall Avenue, Ridgewood.
 21 THE COURT REPORTER: Can you spell your
 22 last name?
 23 MR. JENSEN: J-e-n-s-e-n.
 24 MS. RAZIN: Mr. Jensen, do you swear
 25 that the testimony you're about to give is the truth,

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1 MR. STAIGAR: No, not to the degree
 2 that's being proposed.
 3 MR. JENSEN: But some can?
 4 MR. STAIGAR: Excuse me?
 5 MR. JENSEN: But some can?
 6 MR. STAIGAR: They'd be Band-Aid
 7 effects, without major improvements to that
 8 intersection they'd just be what I would call
 9 Band-Aid attempts to try to fix it.
 10 MR. JENSEN: Okay.
 11 To Blais, you spoke of the inherent
 12 benefits of medical services and regional needs and
 13 that thought process, wouldn't the re-opening of
 14 Pascack Valley contribute to those needs?
 15 CHAIRMAN NICHOLSON: Is that a question
 16 to Blais?
 17 MR. JENSEN: Uh-huh.
 18 MR. BRANCHEAU: You're asking if the
 19 re-opening of Pascack Valley?
 20 MR. JENSEN: No, no, you -- you made a
 21 statement, I guess last week, that there was inherent
 22 benefits of medical services and regional needs.
 23 So my question was, wouldn't a
 24 reopening of Pascack Valley contribute to those
 25 needs?

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1 MR. BRANCHEAU: Quite possibly, yes.
 2 MR. JENSEN: Okay.
 3 And I guess to the Chairman or to Mrs.
 4 Razin, there was some discussion of burden of proof
 5 by the Council, if they rejected the Planning Board's
 6 decision, as well as Valley's potential to
 7 potentially have legal rights.
 8 Doesn't Valley have the burden of proof
 9 in initiating this amendment with both the Planning
 10 Board and the Council?
 11 And doesn't the members of the
 12 community also reserve the legal rights?
 13 MS. RAZIN: I'm going to follow up on
 14 Ms. Price's answer from last week, I believe she
 15 indicated that, and explained that the Master Plan
 16 process is with the Board.
 17 To the extent that ordinances are or
 18 will become, if the next step is reached, to the
 19 extent that those are the next step, the Council will
 20 review those and at that point there's additional
 21 option and presentations available at that point.
 22 And that would be made to the Council and then back
 23 to the Board and then back to the Council.
 24 But the Planning Board is the governing
 25 body over the Master Plan.

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1 for the future growth in the proper location, they
 2 continued to over rely on developing a local network
 3 to eventually get what they desired. The tail
 4 shouldn't wag the dog.
 5 Doesn't anyone on the Planning Board
 6 find it offensive that Valley wishes not to have a
 7 split campus because it may affect their personality,
 8 but has no problem in altering our personality?
 9 They didn't present to you a detailed
 10 analysis of their inability to relocate. Nor did
 11 they establish the basis for expanding here and
 12 compromising so many aspects of our town.
 13 The burden of proof was on Valley to
 14 show where the benefit outweighs the negatives and
 15 they have failed to do so.
 16 The attempt to rationalize changes to
 17 the Master Plan under the concept of inherent benefit
 18 was shallow, and their contradictory stance towards
 19 Pascack Valley reveals the superficiality of that
 20 default.
 21 It is disappointing in a developed town
 22 like this to hear Valley's wish list and their
 23 propaganda regurgitated in this proposal, since it is
 24 beyond dispute that our locale has plenty of access
 25 to excellent medical care in this area, whether from

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1 MR. JENSEN: The Planning Board
 2 decisions can be challenged in Court, right?
 3 MS. RAZIN: Correct.
 4 MR. JENSEN: Okay. I have my
 5 statement.
 6 CHAIRMAN NICHOLSON: Go ahead.
 7 MR. JENSEN: Okay. Thank you.
 8 I get it. I understand the history and
 9 the legacy of Valley Hospital given its 60 years in
 10 Ridgewood. There are many past ties, many local and
 11 influential people who invested time and monies with
 12 good intent since its establishment.
 13 There are social and business aspects
 14 attached as well to a vehicle that has a societal
 15 purpose.
 16 Having said that, Valley outgrew its
 17 surroundings years ago and your predecessors on this
 18 Planning Board recognized that and displayed courage
 19 and responsibility to this community in protecting
 20 the integrity of our schools and the residential
 21 neighborhoods.
 22 At that point in time, the Board and
 23 management of Valley should have planned accordingly
 24 if their intent was to become a regional hospital.

Instead of developing a strategic plan
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1 other hospitals or specialized surgery centers.
 2 In their CFO's own words, there is
 3 excess hospital capacity and a static population in
 4 the northern section of New Jersey.
 5 My family alone with four family units
 6 residing in Ridgewood have availed themselves of
 7 using several other hospitals besides Valley for both
 8 inpatient and outpatient services over the past five
 9 years. It isn't because of poor healthcare at
 10 Valley, but abundant and convenient choices in our
 11 region.
 12 I could go on about the detrimental
 13 aspects of this proposal, but other individuals have
 14 presented that all too well to you. While I do
 15 appreciate the efforts of the Concerned Citizens, I
 16 disagree with their compromises.
 17 From my vantage point the true jewels
 18 of this town are its schools and its suburban
 19 character. And the Planning Board should have its
 20 own vision and strategic plan to protect them at all
 21 costs.
 22 If anything, Valley should get smaller
 23 at this site and only offer the services that they
 24 advocated for Pascack Valley.

Thank you for the opportunity.
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1 (Applause.)
 2 CHAIRMAN NICHOLSON: Thank you, Mr.
 3 Jensen.
 4 I'm going to ask for Mr. Harris again.
 5 Mr. Harris? Mr. Wilicki?
 6 Mr. Sutherland?
 7 After Mr. Sutherland is Lorraine
 8 Reynolds.
 9 MR. SUTHERLAND: James Sutherland, 306
 10 Graydon Terrace. S-u-t-h-e-r-l-a-n-d.
 11 MS. RAZIN: Mr. Sutherland, do you
 12 swear that the testimony you're about to give is the
 13 truth, the whole truth and nothing but the truth?
 14 MR. SUTHERLAND: I do.
 15 J A M E S S U T H E R L A N D,
 16 Residing at 306 Graydon Terrace, Ridgewood, New
 17 Jersey, having been duly sworn, testifies as
 18 follows:
 19 CHAIRMAN NICHOLSON: Mr. Sutherland, do
 20 you have any questions?
 21 MR. SUTHERLAND: Yes, I have one.
 22 I've been to several meetings but I may
 23 have missed the answer to this.
 24 Under current law, is the Village
 25 required -- and this is a yes or no question. Under
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1 Again, and the short answer is that the
 2 Master Plan Amendment does address the COAH
 3 obligation as a caution that any legislation that the
 4 town should pass contemplate what burden is placed on
 5 the Village for affordable housing.
 6 But, as Blais said the last time we
 7 met, for us to stop all things that we are
 8 considering in this Village, including new houses,
 9 re-built houses, new businesses and improvements to
 10 our own civic infrastructure because of the
 11 uncertainty in Trenton over COAH, is not the right
 12 thing to do.
 13 MR. SUTHERLAND: Thank you.
 14 Now my statement. When I first
 15 attended these meetings about a year ago, I came for
 16 information purposes, primarily. I was not biased
 17 either way, one side or the other. That has changed
 18 over time, as will become evident in my remarks.
 19 When I signed up to speak last summer I
 20 had a couple of questions. One was what effect would
 21 the traffic of heavy trucks, really heavy trucks,
 22 thousands of trips day after day, month after month,
 23 year after year, have on the roads over which these
 24 trucks pass and on the structure and the vibrations
 25 what effect would they have on the homes and
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1 current law, would the Village be required to build
 2 60 to 80 low income housing?
 3 CHAIRMAN NICHOLSON: Well, the question
 4 has been answered several times. The -- and I'm
 5 going to paraphrase it.
 6 The COAH regulations in the State of
 7 New Jersey are in such great flux that quite honestly
 8 no one knows if any construction at the Hospital
 9 would trigger any affordable housing obligation on
 10 the Village.
 11 MR. SUTHERLAND: So, the current law
 12 would not obligate us. The current law?
 01:55 13 FEMALE AUDIENCE MEMBER: Yes, it would.
 01:55 14 CHAIRMAN NICHOLSON: The current
 15 regulation, the current round three regulation would.
 16 MR. SUTHERLAND: Okay.
 17 Next question then, related to that, If
 18 we are developing a Master Plan based on current law,
 19 should we not include in that Master Plan these units
 20 within the Village?
 21 CHAIRMAN NICHOLSON: The Master --
 22 MR. SUTHERLAND: The potential units.
 23 CHAIRMAN NICHOLSON: This was answered
 24 just the last time we met by Mr. Brancheau in great
 25 detail and by Gail Price.

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1 buildings by which they rumbled?
 2 Surely these trucks are going to cause
 3 a tremendous amount of wear and tear on the roads.
 4 And the vibrations will cause structural damage to
 5 the buildings and homes.
 6 Was this considered in the various
 7 studies conducted?
 8 And the second question was, and is
 9 related, who will pay for the repair of these roads?
 10 Will the taxpayers of Ridgewood be saddled with this
 11 bill?
 12 I suspect the answer is yes.
 13 Is Valley Hospital a taxpayer? No.
 14 Are the people whose homes might be
 15 damaged taxpayers? Yes.
 16 Who will pay for damages to the homes?
 17 The Hospital? I don't know. Do you?
 18 Then I listen to the other speakers
 19 talk about the danger to our children during the
 20 years and years of construction, the potential
 21 decline in property values, the requirements for
 22 additional affordable housing in the Village, et
 23 cetera, et cetera.
 24 And the phrase used by another speaker
 25 not too long ago, which began to ring in my ears,

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1 what is in this for us, the taxpayers and residents
 2 of Ridgewood? Will we get a discount at Valley
 3 Hospital? I seriously doubt it.
 01:59 4 Will this expansion add something of
 01:59 5 aesthetic value to the Village? No.
 6 Who, in fact, benefits from the
 7 hospital? The expansion is purely a business
 8 decision designed to benefit a few and effect -- and
 9 the effect will harm the many.
 10 This became clear to me when Valley
 11 Hospital opposed the reopening of Pascack Valley.
 12 How dare they deny convenient healthcare to the
 13 people in that area.
 14 Who benefits from that? The same group
 15 that wants the expansion.
 16 Who gets hurt? Ordinary people like
 17 you and me.
 18 If anything tipped the scale for me
 19 against the expansion, that was it.
 20 The bottom line then, ladies and
 21 gentlemen, is that I am opposed to the expansion.
 22 Why? Because it brings harm and negative economic
 23 effects to all the taxpayers of Ridgewood in so many
 24 ways, and especially to those living in the vicinity
 25 of The hospital. And the benefits accrue to only a
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02:01 1 to go home so I wouldn't object if we have them go
 02:01 2 now and I'll go after them.
 02:01 3 CHAIRMAN NICHOLSON: Are you Ms.
 02:01 4 Reynolds?
 02:01 5 MS. REYNOLDS: Yes, I am.
 02:01 6 CHAIRMAN NICHOLSON: Then Gabrielle,
 02:01 7 you'd be next.
 02:01 8 Gabrielle, if you don't come up here
 02:01 9 and start talking you'll lose your turn.
 02:01 10 MR. COLLINS: I'm sorry. I apologize.
 02:01 11 I'm sorry, your name is, sir.
 02:01 12 Okay. Well, my name is Gabrielle
 02:02 13 D'Andrea G-a-b-r-i-e-l-l-e D'Andrea D-A-n-d-r-e-a, I
 02:02 14 live as 340 North Van Dien Avenue. I do have a
 02:02 15 question and.
 02:02 16 Are you Ms. Reynolds? Then Gabrielle,
 17 you would be next.
 18 MS. D' ANDREA: Can I bring my son up
 19 too? I don't know how formal this is.
 20 CHAIRMAN NICHOLSON: Gabrielle, if you
 21 don't come up here and start talking you will lose
 22 your turn.
 23 MS. D' ANDREA: Okay, well my name is
 24 Gabrielle D'Andrea. G-a-b-r-i-e-l-l-e D'Andrea D
 25 apostrophe A-n-d-r-e-a. I live at 340 North Van Dien
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1 few. Many of whom do not even live in Ridgewood.
 2 I believe a Master Plan should aim to
 3 benefit the most people possible, residents and
 4 taxpayers -- I'm almost finished -- and do no harm.
 5 The changes proposed would have the
 6 opposite effect.
 7 So I ask each and every one of you to
 8 consider, is this fair and is this right for the
 9 taxpayers of Ridgewood?
 10 If you do this, if you consider this, I
 11 believe you will vote no on changing the Master Plan
 12 to accommodate this expansion.
 13 However, if you do approve it, then I
 14 respectfully request that you include in the plan any
 15 resulting affordable housing, and that this be
 16 located on the west side of Ridgewood, preferably in
 17 the Heights (applause) perhaps -- perhaps in the
 18 vicinity of Willard School. This would not only be
 19 fairer, but would bring home to a greater number of
 20 Ridgewood taxpayers, the true impact of this
 21 expansion. (Applause.)
 22 CHAIRMAN NICHOLSON: Thank you, Mr.
 23 Sutherland.
 24 Ms. Reynolds?
 02:01 25 MS. REYNOLDS: I don't know they need
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1 Avenue.
 2 I do have a question and --
 3 MS. RAZIN: Can I just swear you in
 4 first?
 5 MS. D'ANDREA: Oh.
 6 MS. RAZIN: Do you swear that the
 7 testimony you are about to give is the truth, the
 8 whole truth and nothing but the truth.
 9 MS. D'ANDREA: Of course.
 10 G A B R I E L L E D ' A N D R E A ,
 11 Residing at 340 North Van Dien Avenue, Ridgewood,
 12 New Jersey, having been duly sworn, testifies as
 13 follows:
 14 MS. RAZIN: Thank you.
 15 MS. D'ANDREA: My first question deals
 16 with traffic, and I'm assuming that there has been
 17 traffic surveys done?
 18 MR. STAIGAR: Yes.
 19 MS. D'ANDREA: Okay.
 20 The intersections, Linwood and North
 21 Van Dien, have you calculated or have you found out
 22 how many accidents there have been on that
 23 intersection?
 24 MR. STAIGAR: Yes.
 25 MS. D'ANDREA: Okay. Can you tell me?
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1 MR. STAIGAR: I have to go through
 2 volumes of studies. I don't have them on top of my
 3 head.
 4 MS. D'ANDREA: With that study, has it
 5 been projected as to the amount of accidents that can
 6 and probably will occur with all the increased
 7 traffic patterns?
 8 MR. STAIGAR: Well, we produced traffic
 9 rates -- excuse me -- accident rates.
 10 And, yes, if traffic increases there's
 11 more of a probability that the number of accidents
 12 will increase as well.
 13 MS. D'ANDREA: Have you also calculated
 14 in that actual pedestrian accidents?
 15 MR. STAIGAR: Yes. They were --
 16 MS. D'ANDREA: Okay. So you have cars,
 17 vehicles as well as pedestrians?
 18 MR. STAIGAR: Yes.
 19 MS. D'ANDREA: Okay. Do you have those
 20 forms? Have they -- are they public knowledge? Can
 21 we get them?
 22 MR. STAIGAR: They certainly are.
 23 They're in the traffic studies that we prepared a
 24 year or so ago.
 25 MS. D'ANDREA: Okay. I'll get on with

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1 Noisy, disruptive, dangerous, environmentally
 2 hazardous, a health risk.
 3 All this, just a stone's throw away
 4 from a school that houses almost 700 students. This
 5 school.
 6 Why did I choose to live here in
 7 Ridgewood? For the school system, to watch my child
 8 grow and flourish in a safe, small community.
 9 Do I want Valley to leave? No. I
 10 don't think anyone does. There are many Valley
 11 Health system satellite buildings that can be
 12 expanded on the outside of Ridgewood. I counted five
 13 or six in different towns.
 14 In reality, this is not about Valley
 15 Hospital anymore. Ridgewood's Planning Board should
 16 have ended Valley's continued attempt at expanding
 17 years ago. This is about the Planning Board's
 18 inability to make a decision and the value of the
 19 concerns of a community count before Valley Hospital.
 20 In closing, I am respectfully
 21 requesting that the Planning Board deny Valley
 22 Hospital's request to amend the H-zone Master Plan.
 23 Thank you.
 24 CHAIRMAN NICHOLSON: Thank you, Ms.
 25 D'Andrea.

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1 my statement.
 2 CHAIRMAN NICHOLSON: Thank you.
 3 MS. D'ANDREA: I don't want to waste
 4 any more time.
 5 I would like to go on the record
 6 stating that I am against the Valley Hospital
 7 expansion. Any additional growth to the Hospital
 8 will depreciate the character of this town and create
 9 a negative impact on our quality of life, but more
 10 importantly, it will jeopardize the safety of our
 11 children.
 12 Throughout the course of these
 13 meetings, I have been perplexed with the amount of
 14 unconcern the Planning Board has for our community.
 15 The focus of our children's safety has been neatly
 16 swept under the carpet.
 17 There are over 1,100 students between
 18 Travell Elementary and Ben Franklin Middle School.
 19 Most of these children walk or ride their bicycles on
 20 East Glen and Van Dien to and from school. There is
 21 no way their safety can be managed effectively. No
 22 longer will they be walking or riding on streets
 23 lined with trees and flowers. Instead there will be
 24 over 27,000 dump trucks lined up and down these
 25 streets for years. Safety is not what it will be.

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1 Is Mr. Kelty still with us? Mr. Kelty,
 2 would you like to take your turn?
 3 And I thank you for deferring.
 4 MR. KELTY: Lawrence Kelty K-e-l-t-y.
 5 438 Colonial Road, Ridgewood.
 6 THE COURT REPORTER: Please spell your
 7 first name?
 8 MR. KELTY: L-a-w-r-e-n-c-e.
 9 MS. RAZIN: Mr. Kelty, do you swear
 10 that the testimony you're about to give is the truth,
 11 the whole truth and nothing but the truth?
 12 MR. KELTY: I do.
 13 L A W R E N C E K E L T Y,
 14 Residing at 438 Colonial Road Ridgewood,
 15 Ridgewood, New Jersey, having been duly sworn,
 16 testifies as follows:
 17 CHAIRMAN NICHOLSON: Mr. Kelty, this is
 18 your second time at the podium, do you have any
 19 questions?
 20 MR. KELTY: I do, from things that came
 21 out since the last time I was at the podium.
 22 A question for Mr. Staigar. I have a
 23 lot of background, I'm going to avoid the background
 24 in the question and ask the question and then we can
 25 decide on it.

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1 And I think some folks have raised the
2 issue about the intersection of Linwood and Van Dien.
3 And I believe the reason Linwood and Van Dien has
4 been rated so poorly is because the traffic backs up
5 in the Hospital mainly during the shift change that
6 occurs concurrently with the BF dismissal.

7 I understand why Van Dien may need to
8 be expanded, but I'm not a hundred percent clear why
9 Linwood would need to be expanded under that same
10 issue. And the reason I ask is because coming off
11 Route 17 I'm going 55 miles an hour in a very
12 aggressive area. I hit Linwood, and Pleasant forces
13 me to slow down. Then I can move forward to Van
14 Dien. And right now I'm forced to slow down once
15 again, because of the traffic congestion. The
16 traffic congestion is actually a good thing because
17 it forces me to slow down.

18 If I have a three lane road, I can
19 start to swing around. And I really have an
20 acceleration ramp that runs from Pleasant to Graydon,
21 to allow myself to get back up to 40 miles per hour,
22 because I travel by what is a sense of feel. I drive
23 by feel, not necessarily by the speed limit. And I
24 would believe that area, by widening that to three
25 lanes, would change the feel of that intersection.

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1 that into account and consider the amount of
2 pedestrians that do cross at Linwood and the nature
3 of those pedestrians, because they tend to be
4 irresponsible young children. (Applause.)

5 CHAIRMAN NICHOLSON: Are you ready for
6 your statement, Mr. Kelty?

7 MR. KELTY: I had another question for
8 Mr. Skorupa, if I can.

9 CHAIRMAN NICHOLSON: Sure, go ahead.

10 MR. KELTY: Mr. Skorupa, a few meetings
11 back you said that the volume of traffic is about the
12 same for inpatient services as outpatient services at
13 the Hospital. That seems to differ from an intuitive
14 view that inpatient takes up a certain amount of
15 space for a few days, while outpatient turns over
16 much less space more frequently throughout the day.
17 Your statement would contradict the general view of
18 the public, some of the traffic authority -- and I
19 don't want to speak for anybody else on the Council,
20 but I got the impression that inpatient versus
21 outpatient, inpatient work creates less traffic and
22 yet you indicated something that was different.

23 MR. SKORUPA: I did say something like
24 that, but let me clarify because maybe it was --

25 MR. KELTY: I would appreciate that.

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1 That intersection is a major north to south --
2 CHAIRMAN NICHOLSON: That's a lot of
3 background.

4 MR. KELTY: That's a lot of background.
5 Sorry. That's my question, is do we need to widen
6 Linwood?

7 MR. STAIGAR: By widening that we're
8 able to reduce the amount of green time on Linwood to
9 provide more green time on Van Dien. So it's kind of
10 a balancing effect.

11 The more critical widening is the left
12 turn going southbound to go eastbound. The less
13 critical one is the right turn westbound to
14 northbound.

15 We'll take a look at it, of widening --
16 of not widening it, but it'll decrease the ability
17 for traffic to be processed through that
18 intersection. Only because if you increase the
19 ability, the capacity westbound you can take green
20 time to balance it and put it on southbound. So by
21 widening it to a three lane, where it's two lanes
22 right now, we can keep the same rating delays or
23 capacity by just taking away green time off of the
24 westbound and putting it on the southbound.

25 MR. KELTY: I would ask you to take

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1 MR. SKORUPA: -- misinterpreted.

2 I think in that same example I mention
3 outpatient activity at a doctor's office. And that I
4 would agree with you, the turnover is much faster
5 because the visits are shorter, typically the
6 procedure is shorter et cetera. So there is a much
7 faster turnover rate because of that.

8 My understanding of what happens at
9 this hospital, Valley Hospital, relative to the
10 outpatient activity is a very different sort of
11 outpatient activities. For example, if you went for
12 a cardiac cath procedure, you come, you prep, you
13 have to prep for an hour or so. There's a procedure
14 that may take an hour or maybe two hours depending on
15 what it is. And there's a recovery time. So, you're
16 there for potentially eight, ten hours that's the
17 main type of activity, as we understand, that would
18 be conducted at the Hospital, the category outpatient
19 activities.

20 Now, it's not the only one. I mean
21 there are other -- for example, there'll be
22 radiological procedures, maybe an MRI, things of that
23 sort. But they tend to be longer. That was the
24 basis of saying, because of the nature of the
25 outpatient activities at the Hospital; those tend to

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1 be almost equal in terms of impact, as opposed to the
 2 inpatient activity, you know a patient comes there,
 3 they stay overnight. Typically they have visitors.
 4 You know most of the traffic for the inpatient is not
 5 the patient, but it's people coming to see the
 6 patient. It's the staff. Things of that sort. So
 7 that's why when you look at the two together, we
 8 still stand by the statement that we believe the type
 9 of outpatient activity that we understand would be
 10 very close in terms of volume of traffic that we
 11 would see at the Hospital based on the information.

12 Does that answer your question?

13 MR. KELTY: I will let it stand because
 14 it does seem to contradict general perception that
 15 inpatient -- the type of activity will generate less
 16 traffic inpatient than outpatient. So I don't want
 17 to belabor the point.

18 CHAIRMAN NICHOLSON: Noted, we note
 19 that you note the discrepancy.

20 MR. KELTY: I appreciate that.
 21 My statement.

22 CHAIRMAN NICHOLSON: Thank you.

23 MR. KELTY: I agree with much of Mr.
 24 Gould's CCR statement and wanted to let you know that
 25 he isn't just speaking for himself. There was some

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1 exterior noise, we're asking a tremendous sacrifice
 2 of those residents.

3 I recently had to endure my neighbor's
 4 rebuild of their front porch and had to listen to the
 5 rat-a-tat-tat of a small portable jackhammer on
 6 Easter Sunday and that annoyed me. I can't imagine
 7 what seven years of construction will do physically,
 8 emotionally and financially to all the Village
 9 residents and taxpayers around the Hospital.

10 I appreciate all the time and effort
 11 that the Board put in to the six or seven proposals,
 12 as well as the 32 or so public meetings. It helped
 13 me realize that we are trying to fit too much into
 14 too little space.

15 None of the configurations seem to
 16 achieve the goals of the residents and the Hospital,
 17 so I believe that the Zoning Board cannot proceed
 18 with the original goal of giving the Hospital what it
 19 wants and potentially needs.

20 A 100 foot setback, as approximately
 21 proposed on Van Dien and Steilen, is about the size
 22 of this auditorium. I can hear the stage pretty well
 23 from the back of the auditorium and the stage is only
 24 25 feet high. So I doubt that the Village residents
 25 will be happy with the final 90 plus foot building

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1 concern earlier in the process about who he spoke
 2 for.

3 While he and I have only exchanged a
 4 few handshakes, I was very impressed with the
 5 presentation that he made a few weeks ago.

6 I agree with his perceived biased point
 7 look at the traffic report about the Linwood
 8 expansion and then the 454 bed requirement for the
 9 planner. His reframing of the basis for proceedings
 10 that the Zoning Board should be addressing, the issue
 11 of intensity of use being driven more by outpatient
 12 than beds. I agree more investigation should be done
 13 about the Council's history of the development. And
 14 I find his ending recommendation sound.

15 One of the issues that I don't think
 16 got enough emphasis is the concern around the
 17 inconvenience to all the neighbors. I realize that
 18 many view this point as just a bunch of neighbors
 19 whining. And I can appreciate why CCR doesn't
 20 emphasize it in the proposal, but as someone who
 21 lives outside of the immediate area of impact I would
 22 like to say that we are asking the neighbors of
 23 Valley and those up and down Linwood and Glen to
 24 endure a lot of construction noise and dislocation.
 25 Whether it is seven years in total or four years of

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1 height.

2 I would encourage everyone as they walk
 3 out of here tonight to do what I did after the last
 4 BF meeting, walk out the southern door into the BF
 5 parking lot and visualize the new building. Take the
 6 current hospital building, bring it to the edge of
 7 the lot where the bushes are and double the height.
 8 Imagine how much of the sky it will block.

9 When we talk of setbacks and height, we
 10 need to get an idea of what we're talking about.
 11 Look at the plans and see how big the proposed
 12 hospital will be compared to the miniscule
 13 surrounding houses, and take some time to reconsider
 14 and remember that this is primarily a single family
 15 residential community concerned about the education
 16 and safety of its children, with a charming downtown
 17 area and a right sized local hospital.

18 This issue is draining a lot of
 19 resources from other initiatives. The residents'
 20 energy is being divided between this topic and three
 21 or four other issues.

22 Additionally, many of the families most
 23 impacted by this, those with the young elementary
 24 aged children, are unable to attend these meetings
 25 because they either can't imagine that their children

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1 will someday go to middle school, they are still at
 2 work trying to pay their mortgage or at home with
 3 their young children trying to get them to sleep.
 4 I recognize some of the speakers and
 5 most have older children who will be out of the
 6 system before this rebuild happens. Collectively, we
 7 speak for those who cannot attend because of more
 8 important commitments, their children.
 9 The zoning question was a primary issue
 10 in the past two local elections and will potentially
 11 drain residents' energy for years to come.
 12 I encourage the Zoning Board to reask
 13 the question of what is the right sized hospital for
 14 the site and the community and not how we fit
 15 everything Valley wants and needs into the existing
 16 space.
 17 Thank you. (Applause.)
 18 CHAIRMAN NICHOLSON: Thank you, Mr.
 19 Kelty.
 20 Ms. Reynolds, we're nearing the end of
 21 the evening, do you want to defer to anyone else or
 22 take your turn?
 23 MS. REYNOLDS: Yes, thank you.
 24 CHAIRMAN NICHOLSON: State your name
 25 please and spell your last name.

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02:17

1 across the street from BF.
 2 I can't imagine what it would be like
 3 if this expansion is approved.
 4 I am concerned about my safety as well
 5 as my friends. I request that Valley's proposal is
 6 denied.
 7 Thank you for my time. Thank you for
 8 your time. (Applause)
 9 CHAIRMAN NICHOLSON: Thank you, Jerry.
 10 Ms. Reynolds, I think that puts it back
 11 on you, unless you would like to defer to Ms. Daly?
 12 MS. REYNOLDS: No, he needs to go to
 13 bed.
 14 CHAIRMAN NICHOLSON: Is Tyler still
 15 here?
 16 MS. REYNOLDS: No, he'll be back next
 17 time.
 18 Okay. Oh, you need my name Lorraine
 19 R-e-y-n-o-l-d-s. First name L-o-r-r-a-i-n-e, 550
 20 Wyndemere Avenue.
 21 MS. RAZIN: Ms. Reynolds, do you swear
 22 that the testimony you are about to give is the
 23 truth, the whole truth, and nothing but the truth?
 24 MS. REYNOLDS: I do.
 25

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1 MR. D'ANDREA: Jerry D'Andrea,
 2 D-A-n-d-r-e-a, 340 North Van Dien.
 3 MS. RAZIN: Can I just swear you in?
 4 Do you swear that the testimony you're
 5 about to give is the truth, the whole truth and
 6 nothing but the truth?
 7 MR. D'ANDREA: Yes.
 8 J E R R Y D ' A N D R E A,
 9 Residing at 340 North Van Dien Avenue, Ridgewood,
 10 New Jersey, having been duly sworn, testifies as
 11 follows:
 12 MS. RAZIN: Thank you.
 13 CHAIRMAN NICHOLSON: Jerry, do you have
 14 any questions?
 15 MR. D'ANDREA: No, I have no questions.
 16 CHAIRMAN NICHOLSON: You're going to
 17 read a statement?
 18 MR. D'ANDREA: Yes.
 19 CHAIRMAN NICHOLSON: Go ahead.
 20 MR. D'ANDREA: I'm an eighth grader in
 21 Ben Franklin Middle School. And next year I will be
 22 walking to Ridgewood High School.
 23 There is always traffic along North Van
 24 Dien. Right now, just to get across the street to go
 25 to school can take me five minutes, and I live right

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1 L O R R A I N E R E Y N O L D S,
 2 Residing at 550 Wyndemere Avenue, Ridgewood, New
 3 Jersey, having been duly sworn, testifies as
 4 follows:
 5 CHAIRMAN NICHOLSON: Ms. Reynolds, this
 6 is your second time up to the podium, do you have any
 7 questions?
 8 MS. REYNOLDS: Yes, I do.
 9 This is for Mr. Skorupa. This is in
 10 regards to his answering whether he's ever dealt with
 11 a situation in a suburban setting across from a
 12 street -- across from streets with well kept single
 13 family homes and next door to a middle school.
 14 You gave three examples. Now a friend
 15 of mine in the audience, she's already left, she's
 16 from that area where those three hospitals are. And
 17 she gave me a background on the three hospitals.
 18 She said Northern Westchester is in a
 19 very rural area, everything is very spread out.
 20 There's a jail near the hospital and she wouldn't
 21 consider it residential at all.
 22 MR. SKORUPA: I think you're -- I think
 23 she's confusing it with Westchester Medical Center
 24 which is -- that's true. This is Northern
 25 Westchester --

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1 MS. REYNOLDS: Northern Westchester.
 2 MR. SKORUPA: Northern Westchester
 3 Hospital which is in Mount Kisco --
 4 MS. REYNOLDS: All right. Well --
 5 MR. SKORUPA: Not in Valhalla so that's
 6 incorrect.
 7 MS. REYNOLDS: All right. I'll get --
 8 I don't know. This is for -- and then the next one,
 9 the South Shore Medical Center in New Rochelle, yeah,
 10 she considers it a city, not a town, New Rochelle.
 11 And she said there's medical buildings and office
 12 buildings nearby. And it's mixed commercial and
 13 residential. And there's not a school very close to
 14 that.
 15 MR. SKORUPA: There's a school to the
 16 north of it. And there are -- it's a mixed
 17 neighborhood with some larger buildings, and then
 18 single family residents in the same mix --
 19 MS. REYNOLDS: So, it is -- it is mixed
 20 commercial --
 21 MR. SKORUPA: Yes --
 22 MS. REYNOLDS: -- and residential.
 23 MR. SKORUPA: I mean --
 24 MS. REYNOLDS: Unlike this area, which
 25 is not --

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02:21 1 true.
 02:21 2 MS. REYNOLDS: So -- so my question
 02:21 3 being there really isn't anything similar to what you
 02:22 4 had here that you've already done.
 02:22 5 MR. SKORUPA: They're similar in the
 02:22 6 sense they were basically residential. They are
 02:22 7 hospitals in residential areas.
 02:22 8 They do not have a middle school
 02:22 9 butting up against them --
 02:22 10 MS. REYNOLDS: Uh-huh.
 02:22 11 MR. SKORUPA: -- so that is true.
 02:22 12 MS. REYNOLDS: So that, okay, all
 02:22 13 right. I just wanted...
 02:22 14 Then another question I had, do you
 02:22 15 know what the occupancy rate is of Valley Hospital
 02:22 16 for their beds?
 02:22 17 MR. SKORUPA: No, I do not, offhand.
 02:22 18 Would I certainly. I could certainly
 19 find it out, but I don't know offhand.
 20 MS. REYNOLDS: Yeah, I would like to
 21 know -- like I'd like to know what it is now and what
 22 it was like five or six years ago when Pascack Valley
 23 was...
 24 MR. SKORUPA: Yes, I believe these are
 25 a matter of public record.

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02:21 1 MR. SKORUPA: No, this is all --
 02:21 2 MS. REYNOLDS: -- mixed?
 02:21 3 MR. SKORUPA: Right. And the third one
 02:21 4 I gave which was --
 02:21 5 MS. REYNOLDS: Saint Vincent's.
 02:21 6 MR. SKORUPA: -- Saint Vincent's
 02:21 7 Hospital in Harrison --
 02:21 8 MS. REYNOLDS: Right.
 02:21 9 MR. SKORUPA: -- which is in a
 02:21 10 residential neighborhood.
 02:21 11 MS. REYNOLDS: She did say that but she
 02:21 12 also said it's strictly a psychiatric hospital, it's
 02:21 13 very small. It's about the size of what Valley was
 02:21 14 originally.
 02:21 15 MR. SKORUPA: It's about 150 bed
 02:21 16 hospital, but it has a very activity outpatient
 02:21 17 program.
 02:21 18 MS. REYNOLDS: Uh-huh.
 02:21 19 And there's no school -- there's no
 02:21 20 school really near -- you know, not -- you know,
 02:21 21 within a couple of blocks, there's no school or at --
 02:21 22 MR. SKORUPA: Schools nearby, but not
 02:21 23 -- not directly --
 02:21 24 MS. REYNOLDS: Right.
 02:21 25 MR. SKORUPA: -- abut. Yes, this is

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1 I think one can go online and find
 2 these things out.
 3 MS. REYNOLDS: Okay. I'm not that good
 4 with the computer.
 5 MR. SKORUPA: Yes.
 6 CHAIRMAN NICHOLSON: Ms. Reynolds?
 7 MR. SKORUPA: I will note that and at a
 8 subsequent meeting we can give the occupancy rate for
 9 today --
 10 MS. REYNOLDS: Okay.
 11 MR. SKORUPA: -- and what was the other
 12 date?
 13 MS. REYNOLDS: When Pascack Valley was
 14 in operation.
 15 MR. SKORUPA: Okay. So -- okay, for
 16 two dates then. Okay.
 17 MS. REYNOLDS: Right.
 18 CHAIRMAN NICHOLSON: Thank you. Time
 19 for your --
 20 MS. REYNOLDS: Okay.
 21 CHAIRMAN NICHOLSON: Time for your
 22 statement.
 23 MS. REYNOLDS: Can I have one more
 24 question?
 25 CHAIRMAN NICHOLSON: Let's go.

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1 MS. REYNOLDS: But I have -- I mean,
2 I'm not going to get to speak again, just one more
3 question please.

4 CHAIRMAN NICHOLSON: Go ahead.

5 MS. REYNOLDS: Thank you.

6 I'm just curious as why the Board
7 hasn't done an environmental impact study on, you
8 know, students going to BF, Travell, the high school
9 and the local residents.

10 CHAIRMAN NICHOLSON: The Master Plan
11 contemplates that at the time that legislation is
12 enacted, and at the time when a site plan is
13 approved, that more thorough studies be done of every
14 issue, including traffic and a raft of environmental
15 related issues.

16 MS. REYNOLDS: Uh-huh.

17 CHAIRMAN NICHOLSON: The Board has
18 taken the position that there are certain things
02:23 19 appropriate for the Master Plan text. And there are
02:23 20 appropriate things to take up later.

21 MS. REYNOLDS: Okay. It just seems to
22 me, it makes more sense to do these studies first
23 before the vote, but, okay.

24 Here's my statement.

25 I am a 20 year resident of Ridgewood.

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1 safe and keep the Village of Ridgewood a village and
2 not a city. We all moved here for probably the same
3 reasons, great schools, a quaint downtown, tree lined
4 streets, a neighborhood feel, and a feeling of safety
5 as well. Nobody moved here for years of
6 construction, massive buildings and ongoing traffic
7 congestion.

8 I hear people say, yeah, you moved
9 here. You knew the Hospital was there. Yes, that's
10 true. But we also knew the Council had told Valley
11 back in 1983 that they had succeeded in its plan of
12 realistic modernization of the site in question.

13 We also know that Valley promised not
14 to expand again.

15 On the other hand, Valley certainly
16 knew they were in a residential area next to a school
17 when they decided to build the Hospital. So it
18 should be up to Valley to find a way to create what
19 they need with the limitations they have and not for
20 the Village to be burdened with seven years of
21 construction just for Phase I, multiple dangers to
22 our kids, traffic nightmares and a finished product
23 that will forever change the look and feel of
24 Ridgewood.

25 I urge you to abide by the Council's
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1 I have three kids and they were all born at Valley.
2 And I have to say it's extremely convenient to have
3 Valley a few minutes from my house.

4 But that being said, I've got two main
5 concerns with Option 6: One, is the health and
6 wellbeing of our children; and the second is the
7 destruction of this Village of Ridgewood as we know
8 it.

9 The thought of all the asbestos, dust,
10 dirt particles flying through the air, surrounding
11 our community during demolition, is extremely
12 frightening to me. The health effects, I don't
13 believe, will be apparent for years just like after
14 the Twin Towers. The cancer rate in normal healthy
15 individuals skyrocketed there.

16 And there is no way to protect the
17 surrounding homes and our kids from this. I know
18 everybody says the air quality will be measured, but
19 I don't think anybody really know -- will know the
20 true effects of the construction for years to come.

21 The air quality was deemed safe after 9/11 and look
22 at all the people that have cancer now.

23 I believe the time has come to say
24 enough is enough. I urge the Board to reject the
25 amendment to the Master Plan, please keep our kids

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1 decision from 1983. Valley can follow Princeton's
2 example and have a state-of-the-art hospital with
3 less beds and a lot less square footage.

4 Valley is just greedy. And they are
5 following the trend of big business to squash the
6 little guy.

7 There is no reason why Pascack Valley
8 Hospital cannot reopen and share the needs of the
9 surrounding communities.

10 Remember, only six percent of Valley's
11 patients are from Ridgewood.

12 Please think about this. If this
13 passes we cannot go back and change it.

14 Do not leave 85 foot tall buildings as
15 your legacy of this Board. Please say no and keep
16 Ridgewood the wonderful Village that it is.

17 In closing, I know that this has been
18 going on for many years, but Option 6 is not the
19 answer. You must say no and let Valley come back
20 with a more realistic renewal for the location.

21 The current Village code calls for
22 buildings that promote a desirable visual environment
23 which is harmonious with the character of existing
24 development and which enhances the character of the
25 surrounding neighborhood and the Village as a whole

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1 and avoids adversely affecting the value of adjacent
2 or nearby properties.

3 Option 6 does not comply with any of
4 this statement. Please listen to the previous
5 Council and all the people that have expressed their
6 concerns.

7 Quotes like: "It just doesn't make
8 sense" and "it's like squeezing a size 18 body into a
9 size 2 bathing suit" were just perfect. I can't come
10 up with a statement any better than that.

11 And, you know, please reject this
12 amendment.

13 Thank you. (Applause.)

14 CHAIRMAN NICHOLSON: Thank you, Ms.
15 Reynolds.

16 Ms. Reynolds? Ms. Reynolds? Ms.
17 Reynolds, did you say that Tyler was going to come
18 back?

19 MS. REYNOLDS: Yes.

20 CHAIRMAN NICHOLSON: Okay.

21 One more, Ms. Daly?

22 Mr. McDermott?

23 Amy Sardy?

24 MS. SARDY: My name is Amy Sardy. I
25 live at 230 Fairfield Avenue in Ridgewood.

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1 how to control the dust that's left for either the
2 legislation or a site plan approval development
3 agreement.

4 MS. SARDY: Okay.

5 My second question is who will be
6 responsible for the background checks and
7 fingerprinting of the estimated 600 workers that will
8 be on this project over the six plus years?

9 CHAIRMAN NICHOLSON: Well, again, the
10 Master Plan calls for legislation that considers
11 safety of the neighbors, that would include
12 background checks and ID tags for workers and things
13 like that.

14 But that's the extent of the Master
15 Plan statement. It's left for later phases of the
16 project, if it should happen, for that kind of detail
17 to be addressed.

18 MS. SARDY: So, most of that is an open
19 -- an open statement for both of those?

20 CHAIRMAN NICHOLSON: Right.

21 MS. SARDY: Okay.

22 I have been a resident here for 12
23 years. I grew up in Glen Rock.

24 I have four children. I had these four
25 children in six years, and no multiples.

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1 THE COURT REPORTER: Spell your last
2 name please?

3 MS. SARDY: S - as in Sam a-r-d-y.

4 MS. RAZIN: Ms. Sardy, do you swear
5 that the testimony you're about to give is the truth,
6 the whole truth and nothing but the truth?

7 MS. SARDY: I do.

8 A M Y S A R D Y,
9 Residing at 230 Fairfield Avenue, Ridgewood, New
10 Jersey, having been duly sworn, testifies as
11 follows:

12 CHAIRMAN NICHOLSON: Ms. Sardy, do you
13 have any questions?

14 MS. SARDY: My first -- and I'm going
15 to apologize because I'm not sure if they're been --
16 they've have been asked before.

17 My first question is that, is it true
18 that there's an option under consideration that the
19 windows could be boarded up on the side of BF facing
20 this hospital to prevent dust and contamination from
21 entering the school?

22 CHAIRMAN NICHOLSON: The Master Plan
23 calls for careful handling of environmental impacts
24 during construction including dust, but the Master
25 Plan doesn't make any specific recommendations as to

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1 All of them were born here at Valley.
2 And I, unfortunately, visit the emergency room on a
3 regular basis.

4 I have appreciated Valley's services.
5 They have tremendous value to me. And I've had a
6 good experience in all of those times.

7 In fact at one point, my husband was
8 stopped because we walked to and from to Valley, it's
9 quicker than parking. And we're usually with a child
10 in a cast who's passed out at the time.

11 I want to thank you all for actually
12 your enormous time. I am new to this process as I
13 have been at home with my children for the last few
14 years, but I know how much it takes for me to get
15 here. And I want to tell you how much I appreciate
16 all of your time because I know your families are at
17 home and they are most likely giving up their time
18 with you, as I and all of these people are doing
19 tonight and many other days.

20 There are so many issues here that
21 honestly horrify me, but in the interest to those who
22 have so eloquently talked about them, I want to focus
23 mostly on something very personal which is my
24 children, and the children of those -- of the
25 residents of Ridgewood.

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1 At a time when we are struggling to
2 promote wellness and exercise, this project will
3 force an enormous number of children to cease walking
4 to school or riding their bikes.

5 One of the draws of this particular
6 neighborhood, when we moved here, is that all of our
7 children can walk to all three schools.

8 While I understand that other routes
9 are planned, realistically the safest way that's
10 going to be to commute to Travell, BF and possibly
11 the high school, will be for parents to drive their
12 children.

13 It is so rare that children can walk to
14 school these days. And it's a wonderful experience.
15 And that will be taken away from all of our children.

16 I was quite taken aback a few weeks ago
17 when I received an e-mail from the Travell principal
18 describing the protester scene outside of Valley, and
19 the extra street crossings it would take for the
20 children to make -- in order to avoid a ten foot
21 stretch on the sidewalk.

22 I couldn't help but wonder if this is
23 just -- what was supposed to be one day which ended
24 up to be weeks, for ten feet, what will happen when
25 the project lasts multiple years?

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1 We are the taxpayers and I truly hope
2 that you feel compelled to put our interests first,
3 especially those of our children.

4 Your job is to protect us and to
5 maintain a community that is in the taxpayer's best
6 interest.

7 I implore you to keep your priorities
8 straight and realize the great amount of damage that
9 will take place, both long term and short term, to
10 our community, if you allow this amendment.

11 Thank you. (Applause.)

12 CHAIRMAN NICHOLSON: Thank you, Ms.
13 Sardy.

14 Okay. We have four exhibits to enter
15 into the record. 23, 24, 25, and 26, all written
16 statements by our speakers tonight.

17 Can I have a motion to accept?

18 MR. RICHE: So moved.

19 MR. NALBANTIAN: Second.

20 CHAIRMAN NICHOLSON: Charles seconded.

21 All in favor?

22 (Whereupon, the motion is passed by a
23 unanimous vote in favor.)

24 (Whereupon, Exhibits O-23 to O-27 are
25 moved into Evidence.)

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1 And in the future with the
2 significantly increased traffic, I think we all can
3 agree that this will not have a positive impact on
4 our community.

5 At a time when we are literally
6 squeezing every penny out of our tax dollars to
7 support our school system and improve test scores,
8 you are going to radically interfere with our
9 children's ability to learn.

10 This town is fighting so hard to make
11 every penny be accounted for in our school system.
12 To expose such a large population of our children to
13 the extreme noise and pollution over a stretch of
14 possibly six to eight years is not only unfair to
15 them, but absolutely irresponsible.

16 We are being challenged as a community
17 to maintain a high standard of education, while you
18 will be cutting our children's needs out from under
19 them, and asking them to excel academically while
20 enduring impossible learning conditions over many,
21 many years.

22 As educated people, I'm sure you all
23 realize the long term effect this can have on both
24 the children of BF and Travell, as well as students
25 town wide.

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1 CHAIRMAN NICHOLSON: Ladies and
2 gentlemen, thank you very much for participating
3 tonight and your cooperation.

4 We will reconvene and continue this
5 hearing on June 1st. Please watch for an
6 announcement as to the location.

7 Mr. Collins, please be prepared to make
8 your 15 minute closing statement on the 1st as well.
9 Paul, you as well please.

10 Thank you again, and good night.

11 Motion to adjourn?

12 MR. RICH: So moved.

13 CHAIRMAN NICHOLSON: Second?

14 MR. NALBANTIAN: Second.

15 CHAIRMAN NICHOLSON: All in favor?

16 (Whereupon, the motion is passed by a
17 unanimous vote in favor.)

18 CHAIRMAN NICHOLSON: Thank you.

19 (Whereupon, this matter will be
20 continuing at a future date. Time noted 10:34
21 p.m.)

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

CERTIFICATE

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

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

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

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

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LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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