

VILLAGE OF RIDGEWOOD
 PLANNING BOARD
 TUESDAY, FEBRUARY 3, 2015
 COMMENCING AT 7:40 P.M.

.....
 IN THE MATTER OF : TRANSCRIPT OF
 PUBLIC HEARING - : PROCEEDINGS
 LAND USE PLAN ELEMENT OF THE :
 MASTER PLAN AH-2, B-3-R, C-R and :
 C ZONE DISTRICTS :

B E F O R E :

VILLAGE OF RIDGEWOOD PLANNING BOARD
 THERE BEING PRESENT:

CHARLES NALBANTIAN, CHAIRMAN
 RICHARD JOEL, VICE CHAIRMAN
 SUSAN KNUDSEN, COUNCILWOMAN
 NANCY BIGOS, MEMBER
 WENDY DOCKRAY, MEMBER
 DAVID THURSTON, MEMBER
 MICHELE PETERS, MEMBER
 ISABELLA ALTANO, MEMBER
 KEVIN REILLY, MEMBER

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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1 A L S O P R E S E N T :

2

3 BLAIS L. BRANCHEAU, P.P.

4

5 MICHAEL CAFARELLI, BOARD SECRETARY

6

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

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07:36PM **1** CHAIRMAN NALBANTIAN: Okay. Ladies and
 07:36PM **2** gentlemen, we're about to begin.
 07:36PM **3** Before we begin, I do want to make an
 07:36PM **4** announcement. For those of you who intend to speak
 07:36PM **5** tonight and who were here last time, one of the
 07:36PM **6** sheets got separated from the file which had, I
 07:36PM **7** think, one or two names on them, so the only names
 07:36PM **8** that we have that were put on the list for speaking
 07:36PM **9** last Thursday are the following:
 07:36PM **10** Jane Remis, Susan Bosley, and Eva
 07:37PM **11** Smith. If I did not mention your name, it means you
 07:37PM **12** were on the lost sheet. So if you wouldn't mind
 07:37PM **13** going to Katie, while we begin the proceedings, to
 07:37PM **14** put your name on the list, we will use that.
 07:37PM **15** Also, if there are members who are here
 07:37PM **16** who haven't signed up already for the sequence of
 07:37PM **17** speaking, please sign up, because we'll be using that
 07:37PM **18** to call up people who are interested in speaking
 07:37PM **19** tonight.
 07:37PM **20** Okay. So we have seven people so far.
 07:37PM **21** I thank you all for coming, especially
 07:37PM **22** on this cold night. The good news is that spring is
 07:37PM **23** just around the corner.
 07:37PM **24** Before we begin, as usual I'd like to
 07:37PM **25** point out that we have fire exits, so please note
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07:37PM **1** them for your safety. This is not our usual meeting
 07:37PM **2** place. We have exits here, a few in the back, please
 07:38PM **3** locate them so in case there's an emergency, you'll
 07:38PM **4** know where to exit.
 07:38PM **5** Richard.
 07:38PM **6** VICE-CHAIRMAN JOEL: In accordance with
 07:38PM **7** the provisions of Section 10:4-8d of the Open Public
 07:38PM **8** Meetings Act, the date, location and time of the
 07:38PM **9** commencement of this meeting is reflected in a
 07:38PM **10** meeting notice, a copy of which schedule has been
 07:38PM **11** filed with the Village Manager and the Village Clerk,
 07:38PM **12** The Ridgewood News and The Record newspapers, and
 07:38PM **13** posted on the bulletin board in the entry lobby of
 07:38PM **14** the Village municipal offices at 131 North Maple
 07:38PM **15** Avenue, and on the Village website, all in accordance
 07:38PM **16** with the provisions of the Open Public Meetings Act.
 07:38PM **17** CHAIRMAN NALBANTIAN: Thank you.
 07:38PM **18** Would everyone please rise for the flag
 07:38PM **19** salute.
 07:38PM **20** (At this point in the proceeding all
 07:39PM **21** rise for a recitation of the Pledge of Allegiance.)
 07:39PM **22** CHAIRMAN NALBANTIAN: Michael, will you
 07:39PM **23** please call the roll.
 07:39PM **24** (At this point in the proceeding roll
 07:39PM **25** call it taken with Mr. Thurston, Ms. Bigos,
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07:39PM **1** Councilwoman Knudsen, Mr. Nalbantian, Mr. Joel,
 07:39PM **2** Mr. Reilly, Ms. Dockray, Ms. Peters, and Ms. Altano
 07:39PM **3** present, with Mayor Aronsohn and Mr. Abdalla absent.)
 07:39PM **4** CHAIRMAN NALBANTIAN: Thank you,
 07:39PM **5** Michael.
 07:39PM **6** Okay. First item on the agenda is
 07:39PM **7** public comments on topics not pending before the
 07:39PM **8** board. This is when we ask members of the public who
 07:39PM **9** have comments on issues that are currently not
 07:39PM **10** pending before the board, so that would include,
 07:39PM **11** obviously, multi-family housing. If you have
 07:39PM **12** comments, please come forward.
 07:39PM **13** (No one wishing to comment.)
 07:39PM **14** CHAIRMAN NALBANTIAN: Okay. Let's move
 07:39PM **15** on.
 07:39PM **16** Committee/commission/professional
 07:39PM **17** updates for non-agenda topics, are there any from
 07:40PM **18** board members to my right?
 07:40PM **19** (No response.)
 07:40PM **20** CHAIRMAN NALBANTIAN: To my left?
 07:40PM **21** (No response.)
 07:40PM **22** CHAIRMAN NALBANTIAN: Okay. Michael,
 07:40PM **23** is there any correspondence that the board received
 07:40PM **24** since the last meeting?
 07:40PM **25** MR. CAFARELLI: No, there aren't.
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07:40PM **1** CHAIRMAN NALBANTIAN: Thank you.
 07:40PM **2** So let's begin the public hearing on
 07:40PM **3** the Land Use Plan Element of the Master Plan, AH-2,
 07:40PM **4** B-3-R, C-4 and C Zone Districts.
 07:40PM **5** Again, thank you all for coming.
 07:40PM **6** Tonight is the second of two nights scheduled for
 07:40PM **7** public comment on the matter of the board's
 07:40PM **8** consideration to amend the Master Plan regarding
 07:40PM **9** multi-family housing. Last Thursday, we heard
 07:40PM **10** approximately 30 members of the public who expressed
 07:40PM **11** views and concerns, and tonight those of you who were
 07:40PM **12** not able to speak on Thursday will have the same
 07:40PM **13** opportunity.
 07:40PM **14** We have conducted numerous public
 07:40PM **15** meetings and heard expert testimony from various
 07:40PM **16** parties over the last 14 months.
 07:40PM **17** We began the process by first hearing
 07:40PM **18** general comments from the public, then all interested
 07:40PM **19** parties were entitled and permitted, without
 07:40PM **20** exception, to appear individually or with assistance
 07:40PM **21** from legal counsel or to present information or for
 07:41PM **22** the purposes of asking questions of the various facts
 07:41PM **23** and expert witnesses and who gave testimony since
 07:41PM **24** December of 2013.
 07:41PM **25** I'll take a moment to again review
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07:41PM **1** tonight's rules for public comment. Those who wish
 07:41PM **2** to speak were asked to sign in on a list upon
 07:41PM **3** entering. If you haven't, please do so right now.
 07:41PM **4** If someone intends to make a statement to the board
 07:41PM **5** during this public comment period, please be sure
 07:41PM **6** that you have signed the list.
 07:41PM **7** When your name is called, please come
 07:41PM **8** to the podium, slowly speak and spell your name and
 07:41PM **9** provide your street address for the record.
 07:41PM **10** Kim, our court reporter, will need for
 07:41PM **11** you to pronounce your name and speak slowly so she
 07:41PM **12** can get it on the record.
 07:41PM **13** You also will be sworn in. Kim will do
 07:41PM **14** the swearing in again tonight.
 07:41PM **15** If you change your mind about speaking,
 07:41PM **16** after you've put your name on the list, please just
 07:42PM **17** indicate "pass" when your name is called and we'll
 07:42PM **18** move on to the next speaker.
 07:42PM **19** Please note that if you pass, your time
 07:42PM **20** may not be donated as extra time to another member.
 07:42PM **21** Each speaker will be given three
 07:42PM **22** minutes to speak, the three minutes will begin
 07:42PM **23** following the administration of the oath. You may
 07:42PM **24** read a written statement as long as it does not
 07:42PM **25** exceed the allotted three minutes.

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07:43PM **1** As has been the board's practice, we
 07:43PM **2** kindly ask that no one applaud, taunt, boo or
 07:43PM **3** interrupt the speaker at the podium. This is
 07:43PM **4** important.
 07:43PM **5** We also ask that everyone respect the
 07:43PM **6** time limits and promptly wrap-up their statements
 07:43PM **7** when we indicate that time is up.
 07:43PM **8** Please be aware that the board has the
 07:43PM **9** right to limit repetitive and irrelevant statements,
 07:43PM **10** so plan accordingly.
 07:43PM **11** I want to again point out one very
 07:43PM **12** easily misunderstood procedural aspect of these
 07:43PM **13** hearings which I been asked about in the past, and
 07:44PM **14** that's that interested party attorneys or the
 07:44PM **15** Planning Board attorney may interject at any time
 07:44PM **16** with an objection assertion, where they stand up and
 07:44PM **17** they say "I object."
 07:44PM **18** Please know that such objection
 07:44PM **19** assertions should not be perceived by the public to
 07:44PM **20** be disrespectful or rude in any way, but, rather,
 07:44PM **21** it's a necessary procedure for allowing attorneys to
 07:44PM **22** promptly note legal objections to the record.
 07:44PM **23** Okay. Having said all of that, I'll
 07:44PM **24** once more just announce, if you're just coming in and
 07:44PM **25** you intend to speak tonight, please sign up with

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07:42PM **1** Michael will gesture when you have
 07:42PM **2** reached three minutes.
 07:42PM **3** As I indicated last week, we will hear
 07:42PM **4** each speaker who wishes to make comment only once.
 07:42PM **5** Three minutes is customary for the amount of time for
 07:42PM **6** comment, and it's consistent with village council
 07:42PM **7** hearings as well.
 07:42PM **8** Since CBR is considered to be
 07:42PM **9** represented by legal counsel, those of you who are
 07:42PM **10** named as CBR may proceed with your three minutes;
 07:42PM **11** however, this will be when the CBR attorney, Ira
 07:42PM **12** Weiner, calls on them.
 07:42PM **13** Ira, will you have people speaking on
 07:43PM **14** behalf of CBR tonight?
 07:43PM **15** MR. WEINER: No.
 07:43PM **16** CHAIRMAN NALBANTIAN: Also, we'll ask
 07:43PM **17** at the end.
 07:43PM **18** MR. WEINER: Okay.
 07:43PM **19** CHAIRMAN NALBANTIAN: Please note that
 07:43PM **20** petitions cannot be accepted by the board in this
 07:43PM **21** process, nor any written statements by parties not
 07:43PM **22** present at the hearings. This is a rule established
 07:43PM **23** by New Jersey case law that all parties seeking to
 07:43PM **24** put information before the board must be available
 07:43PM **25** for cross examination.

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07:44PM **1** Katie.
 07:44PM **2** Why don't we begin with the first name
 07:44PM **3** on the list.
 07:44PM **4** Jane Remis.
 07:44PM **5** And, again, my apologies in advance if
 07:44PM **6** I mispronounce your name, I'm trying to read
 07:44PM **7** handwriting and pronounce some unfamiliar names at
 07:44PM **8** the same time.
 07:45PM **9** MS. REMIS: Jane Remis, R-E-M-I-S, 118
 07:45PM **10** Madison Place.
 07:45PM **11** **JANE REMIS,**
 07:45PM **12** 118 Madison Place, Ridgewood, New Jersey, having
 07:45PM **13** been duly sworn, testifies as follows:
 07:45PM **14** MS. REMIS: I just have like a few
 07:45PM **15** comments to make, mostly that have to do with traffic
 07:45PM **16** and safety, but I guess I have to start by saying
 07:45PM **17** that I read the traffic reports like several times,
 07:45PM **18** the traffic evaluations by whoever did the
 07:45PM **19** engineering study, and I know a lot of people have
 07:45PM **20** said this, but I'm not convinced that the estimates
 07:45PM **21** of the schoolchildren are accurate, because looking
 07:45PM **22** at the apartment complexes that they designated as
 07:45PM **23** garden apartments versus non-garden apartments, it
 07:45PM **24** looked like maybe they just looked at an overhead
 07:45PM **25** view or something and didn't actually visit those

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07:45PM 1 apartments. Because, like I can get you, if you
 07:45PM 2 want, a map of where all the kids at Ridge School
 07:46PM 3 live, and there are many of them that are in
 07:46PM 4 apartment buildings that you wouldn't consider garden
 07:46PM 5 apartments, but I'm not sure that, like the Chestnut
 07:46PM 6 Village, for example, would be any different from
 07:46PM 7 like the Ridge Road apartments that are pretty much
 07:46PM 8 right on the train tracks surrounded by parking lots.
 07:46PM 9 And so with that in mind, I think there
 07:46PM 10 are more children.
 07:46PM 11 The school evaluation that they did,
 07:46PM 12 first, I don't know if anybody mentioned that, but as
 07:46PM 13 to the timeframe, which was on the route evaluation
 07:46PM 14 from The Enclave, they said effectively Somerville,
 07:46PM 15 GW and the Ridgewood High School and then they did a
 07:46PM 16 school route to GW, and, actually, unless they're
 07:46PM 17 making an exception for those residents, Somerville
 07:46PM 18 feeds into Benjamin Franklin, which is farther away
 07:46PM 19 mileage than GW, but it's the school that it goes to.
 07:47PM 20 The other thing is that the engineers,
 07:47PM 21 you know, did the school walking route and said that
 07:47PM 22 they thought it was an amicable route to walk to
 07:47PM 23 Ridge School by going down Chestnut, this is from the
 07:47PM 24 Chestnut Village, across Franklin, then across Broad,
 07:47PM 25 under the train tracks, across Garden Square, and,
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07:47PM 1 you know, I would just like to say that there would
 07:47PM 2 have been major, major changes made for that to be
 07:47PM 3 safe for schoolchildren to walk. And in there, then
 07:47PM 4 going to the traffic engineering study, they
 07:47PM 5 recommended that changes be either made to Chestnut
 07:47PM 6 and Franklin or Chestnut -- or to Oak and Franklin or
 07:47PM 7 Broad and Franklin. And I think that the
 07:47PM 8 developments on Chestnut, people are going to use
 07:47PM 9 Franklin and Chestnut. So I'm not sure why they
 07:48PM 10 thought that people would go out of their way to go
 07:48PM 11 to Oak Street, if they're going to like Whole Foods.
 07:48PM 12 They're going to use Chestnut, which is a very bad
 07:48PM 13 intersection, as everybody knows, people -- oh,
 07:48PM 14 sorry, okay.
 07:48PM 15 So I guess my point is that I think
 07:48PM 16 there were a lot of questions that were not answered,
 07:48PM 17 you know, that either weren't answered or were left
 07:48PM 18 up in the air. And my biggest recommendation, I
 07:48PM 19 think, is that the board sit back and maybe do a
 07:48PM 20 Master Plan review. And also that in the event that
 07:48PM 21 you, you know, approve these developments, hopefully
 07:48PM 22 with a much lower ratio of maybe 20 apartments per
 07:48PM 23 acre, that you make it a condition that the
 07:48PM 24 developers first do the traffic improvements that
 07:48PM 25 were recommended prior to any construction starting
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07:48PM 1 at all, that they replace the traffic lights, the
 07:48PM 2 crosswalks, and make it a safer area, so that traffic
 07:49PM 3 and pedestrians can get through while the
 07:49PM 4 construction is going on.
 07:49PM 5 That's it.
 07:49PM 6 CHAIRMAN NALBANTIAN: Thank you very
 07:49PM 7 much, Ms. Remis.
 07:49PM 8 Mr. Bosley?
 07:49PM 9 (No response.)
 07:49PM 10 CHAIRMAN NALBANTIAN: He's not here.
 07:49PM 11 Okay. We'll come back to that.
 07:49PM 12 Eva Smith.
 07:49PM 13 (No response.)
 07:49PM 14 CHAIRMAN NALBANTIAN: Okay.
 07:49PM 15 Ms. Ajanta Kumar.
 07:49PM 16 **AJANTA KUMAR,**
 07:50PM 17 248 Palmer Court, Ridgewood, New Jersey, having
 07:50PM 18 been duly sworn, testifies as follows:
 07:49PM 19 MS. KUMAR: A-J-A-N-T-A K-U-M-A-R, 248
 07:50PM 20 Palmer Court, Ridgewood.
 07:50PM 21 Hi.
 07:50PM 22 Thank you all for your efforts on this
 07:50PM 23 issue and taking time to hear all of our public
 07:50PM 24 comments.
 07:50PM 25 At the last meeting, I heard comments
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07:50PM 1 from a number of people who expressed a desire for
 07:50PM 2 luxury apartments in Ridgewood. I am very happy to
 07:50PM 3 hear that there is a demand for these apartments. I
 07:50PM 4 think Ridgewood should have luxury apartments that
 07:50PM 5 meet this demand. However, I worry that what is
 07:50PM 6 being proposed doesn't apply, which is much greater
 07:50PM 7 than the demand. I don't think that the actual
 07:50PM 8 demand has been very well thought out.
 07:50PM 9 Based on my experience with my own
 07:50PM 10 neighbors and my parents, I'm not convinced that a
 07:50PM 11 large number of empty-nesters are anxiously awaiting
 07:50PM 12 luxury apartments in Ridgewood. I'm sure they all
 07:50PM 13 think it's a nice option.
 07:50PM 14 I agree with the person last week who
 07:50PM 15 suggested a survey of current residents. There are
 07:51PM 16 many questions to ask. How many of Ridgewood's
 07:51PM 17 empty-nesters would want to move to these apartments?
 07:51PM 18 What size apartment would be ideal for them? Which
 07:51PM 19 locations would they find desirable? If you claim
 07:51PM 20 that these apartments are targeted towards
 07:51PM 21 empty-nesters, please back up what you're planning to
 07:51PM 22 do with solid data.
 07:51PM 23 Another thing I'd like you to consider
 07:51PM 24 is the effect on the Ridgewood housing market as a
 07:51PM 25 whole. A woman last week said that she'd like to
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07:51PM 1 move from her apartment into these new apartments.

07:51PM 2 I'm sure she's not the only one. If there's a large

07:51PM 3 movement between all these buildings, will there be a

07:51PM 4 huge supply of unwanted apartments, and how does it

07:51PM 5 affect our community? And if the empty-nesters

07:51PM 6 already do decide to rent a luxury apartment, will

07:51PM 7 there be an excess of houses for sale? Will our

07:51PM 8 property values go down or will there be even more

07:51PM 9 families moving into housing, further contributing to

07:51PM 10 overcrowding of the schools?

07:51PM 11 I could be worried about nothing, but

07:52PM 12 I'd be more comfortable with this change, if I felt

07:52PM 13 these issues were being addressed and planned for, in

07:52PM 14 addition to those issues already raised regarding

07:52PM 15 parking, traffic and infrastructure.

07:52PM 16 I do support the building of luxury

07:52PM 17 apartments, but, as many have already said, I think

07:52PM 18 the village should recommend a lower density than

07:52PM 19 what's being proposed; start with one or two

07:52PM 20 locations and keep the buildings in line with the

07:52PM 21 look and feel of the village.

07:52PM 22 To close, I wanted to share a quote I

07:52PM 23 heard while watching Downton Abbey last week. Lord

07:52PM 24 Robert (phonetic), who owns a large estate, is

07:52PM 25 considering selling some of his land. His advisers

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07:53PM 1 I'm not going to take much of your

07:53PM 2 time, because I concur with everyone that wants to

07:53PM 3 build these apartments in Ridgewood. I really

07:53PM 4 believe that this is going to be the savior for the

07:53PM 5 downtown.

07:53PM 6 And I keep thinking back. I've been

07:54PM 7 here just about 45 years, and one of the first things

07:54PM 8 I ever got involved in was the addition to Valley

07:54PM 9 Hospital, when my late wife and I got involved in

07:54PM 10 that, and we tried for five years, and it was a

07:54PM 11 wonderful day when we cut the ribbon. And I think we

07:54PM 12 got to keep doing things like that in Ridgewood.

07:54PM 13 I waited for 40 years to see you put up

07:54PM 14 a garage, and I'd kind of written that off. I was

07:54PM 15 like 38, 39 when I got involved in that, I'm now 83.

07:54PM 16 I've kind of given up hope that that would ever

07:54PM 17 happen, but I certainly hope that you can go forward

07:54PM 18 with doing building like you have proposed here,

07:54PM 19 because I have friends from Westend Avenue, that

07:54PM 20 they're leaving in the spring because it's not worth

07:55PM 21 staying any longer. And the taxes are too high, plus

07:55PM 22 they're empty-nesters, where are they going to go?

07:55PM 23 They like Ridgewood, they've been here 30 years. I'm

07:55PM 24 the same way.

07:55PM 25 I doubt I'll live long enough to see

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07:52PM 1 are putting pressure on him to sell to a developer

07:52PM 2 that's offering a lot of money but will build houses

07:52PM 3 that don't math the village. He says, "We mustn't

07:52PM 4 destroy what we are trying to protect. We will

07:52PM 5 build, but we won't destroy what people love about

07:52PM 6 this place."

07:52PM 7 That's all I'm asking. I ask the same

07:52PM 8 of you, don't rush into building these four high

07:52PM 9 density complexes and destroy what we all love about

07:52PM 10 Ridgewood.

07:53PM 11 Thank you.

07:53PM 12 CHAIRMAN NALBANTIAN: Thank you,

07:53PM 13 Ms. Kumar.

07:53PM 14 Frank Mason.

07:53PM 15 By the way, if you are reading, there

07:53PM 16 is a tendency to rush through.

07:53PM 17 As long as you can tell me that you're

07:53PM 18 within roughly the three minutes time, slowing down

07:53PM 19 won't make a big difference, it's more important Kim

07:53PM 20 gets to transcribe what you're saying.

07:53PM 21 **FRANK MASON,**

07:53PM 22 971 Salem Lane, Ridgewood, New Jersey, having

07:53PM 23 been duly sworn, testifies as follows:

07:53PM 24 MR. MASON: Frank Mason, M-A-S-O-N, 971

07:53PM 25 Salem Lane, Ridgewood.

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07:55PM 1 these go up and be able to use one, but I really hope

07:55PM 2 that the negative part that everybody seems to be

07:55PM 3 bringing up about helping Ridgewood, it's sad,

07:55PM 4 because I think it's very, very necessary to really

07:55PM 5 save the downtown and have permanent people living

07:55PM 6 there.

07:55PM 7 And everybody's concerned about cars

07:55PM 8 and traffic, there's not going to be that, it's not

07:55PM 9 going to be, because there's parking. If people are

07:55PM 10 going to work, they're going to drive to work, come

07:55PM 11 home at night and put the car away, that's it. If

07:55PM 12 you're going to go out into Ridgewood, you're going

07:56PM 13 to walk.

07:56PM 14 It's something that I think is really

07:56PM 15 necessary and you need to do.

07:56PM 16 Thank you for your time.

07:56PM 17 CHAIRMAN NALBANTIAN: Thank you,

07:56PM 18 Mr. Mason. Thank you very much.

07:56PM 19 Next person is Cynthia Halaby.

07:56PM 20 **CYNTHIA HALABY,**

07:56PM 21 374 Evergreen Place, Ridgewood, New Jersey,

07:56PM 22 having been duly sworn, testifies as follows:

07:56PM 23 MS. HALABY: Cynthia C-Y-N-T-H-I-A,

07:56PM 24 Halaby, H-A-L-A-B-Y, 374 Evergreen Place.

07:56PM 25 I'm a 46-year resident of Ridgewood.

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07:56PM 1 And, first of all, let me congratulate
 07:56PM 2 you and thank you for the dedication you have in
 07:56PM 3 serving on this highly time-consuming board.
 07:56PM 4 I too am a very active volunteer.
 07:57PM 5 Presently, two of my projects involve the
 07:57PM 6 beautification of the Central Business District with
 07:57PM 7 the Women Gardeners of Ridgewood. We are planning
 07:57PM 8 out the flower beds at Van Ness along Ridgewood
 07:57PM 9 Avenue, and as president of the Conservancy for
 07:57PM 10 Ridgewood Public Lands, we are replanting parklands
 07:57PM 11 along N. Broad Street.
 07:57PM 12 Over the last two years, we have
 07:57PM 13 planted 1,000 daisies and 14,000 daffodil bulbs.
 07:57PM 14 My great disappointment is Ridgewood's
 07:57PM 15 complete inability, paralysis, in fact, to reach any
 07:57PM 16 hard decision. We have seen this with the debate on
 07:57PM 17 the need for a parking garage, Valley, and now the
 07:57PM 18 apartments.
 07:57PM 19 The debate on the parking garage
 07:57PM 20 continues, since we moved here in 1969. The debate
 07:57PM 21 on Valley went on for eight years. The debate on the
 07:57PM 22 apartments has gone on for five years. Inertia rules
 07:57PM 23 Ridgewood, when in fact momentum is what we need.
 07:58PM 24 As we have heard over and over again,
 07:58PM 25 there is nowhere in town for empty-nesters to move
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07:58PM 1 to. Too many of my generation have moved away as
 07:58PM 2 they downsize, since there is nothing for them in
 07:58PM 3 Ridgewood.
 07:58PM 4 At present, my husband and I can
 07:58PM 5 negotiate our staircase and I can maintain our
 07:58PM 6 garden, but in time we're going to have to move, and
 07:58PM 7 it's going to be very sad when we have to move out of
 07:58PM 8 a town that we love.
 07:58PM 9 Ridgewood has been on a slow decline
 07:58PM 10 since we moved here almost half a century ago, and
 07:58PM 11 the CBD needs to be revitalized. The apartments will
 07:58PM 12 go a long way to achieve that.
 07:58PM 13 Unfortunately too many people are
 07:58PM 14 scared of the apartments and use any argument they
 07:58PM 15 can muster against these projects.
 07:58PM 16 Too many comparative terms are used
 07:58PM 17 such as "too high," "too dense," "too large." As an
 07:58PM 18 example, when residents stand at this podium and
 07:58PM 19 state 40 units per acre is too high and recommend
 07:59PM 20 that we only accept 25, what are they basing this on?
 07:59PM 21 As I calculate it, 200 units, when
 07:59PM 22 fully populated, would equal a mere two percent of
 07:59PM 23 the population of Ridgewood. It will have a
 07:59PM 24 negligible effect on the number of children in the
 07:59PM 25 school system.
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07:59PM 1 And, lastly, there will be far less
 07:59PM 2 impact on traffic than if we were to allow retail in
 07:59PM 3 these areas.
 07:59PM 4 So I urge you to vote to allow the
 07:59PM 5 construction of the apartments in town. We need to
 07:59PM 6 stop the drain of valuable residents who would prefer
 07:59PM 7 to remain in Ridgewood.
 07:59PM 8 Thank you.
 07:59PM 9 CHAIRMAN NALBANTIAN: Thank you,
 07:59PM 10 Ms. Halaby.
 07:59PM 11 Before we go on to the next person, I
 07:59PM 12 just want to make sure that if you intend to speak
 07:59PM 13 tonight, you sign up with Katie, because I have one
 07:59PM 14 more name on this list. So Katie is in the corridor
 07:59PM 15 there, please make sure your name is on that list, if
 07:59PM 16 you intend to speak.
 07:59PM 17 The next person, forgive me for having
 08:00PM 18 difficulty with your name, Elzbieta Jastrzebska.
 08:00PM 19 **ELZBIETA JASTRZEBSKA,**
 08:00PM 20 215 Walton Street, Ridgewood, New Jersey, having
 08:00PM 21 been duly sworn, testifies as follows:
 08:00PM 22 **MS. JASTRZEBSKA: E-L-Z-B-I-E-T-A,** last
 08:00PM 23 name **J-A-S-T-R-Z-E-B-S-K-A,** 215 Walton Street.
 08:00PM 24 We moved to Ridgewood not like most of
 08:00PM 25 the people, for the school, we didn't have children
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08:00PM 1 yet. But, anyway, the building of these apartments
 08:01PM 2 will increase the traffic. Whoever is going to live
 08:01PM 3 there, people who retire or families with children,
 08:01PM 4 they will have a car. Every person will have a car.
 08:01PM 5 Nobody walks, people drive. And Ridgewood has been
 08:01PM 6 always attracted by excellent schools, and families
 08:01PM 7 come for education.
 08:01PM 8 I was very surprised, just shocked,
 08:01PM 9 when we moved, the lady bought a house, she moved
 08:01PM 10 across, she needed to clear her stuff, and family
 08:01PM 11 were waiting for the space when the apartment would
 08:01PM 12 be empty so the children can come to Ridgewood
 08:01PM 13 school. They come, children, families to school, use
 08:01PM 14 our system, and arrivederci.
 08:01PM 15 I have some statistics.
 08:01PM 16 By 1913, the outline of the town and
 08:01PM 17 the main road in Ridgewood was already established.
 08:02PM 18 1921, Ridgewood had one police car and
 08:02PM 19 two traffic lights, which the signal would only work
 08:02PM 20 for Sunday and on a holiday.
 08:02PM 21 In 1914, total population was nearly
 08:02PM 22 15,000 and about 3,900 schoolchildren, no hospital
 08:02PM 23 yet. Hospital was built, I think, in 1915.
 08:02PM 24 So now we have 5,570 schoolchildren
 08:02PM 25 here with a hospital, we have retail shops, we have
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08:02PM 1 the banks, restaurants, professional, doctors,
 08:02PM 2 lawyers, retail office, who knows what.
 08:02PM 3 Now the school side.
 08:03PM 4 Ridgewood has the highest number of
 08:03PM 5 students in Bergen County, 5,700. Just our
 08:03PM 6 neighboring town, Midland Park, has 800; Glen Rock,
 08:03PM 7 2,400; Paramus, 4,000; Ho-Ho-Kus, 650; Waldwick,
 08:03PM 8 1,600; Wyckoff, 2,200.
 08:03PM 9 So the students, I don't know who, we
 08:03PM 10 can't predict who's going to live in these
 08:03PM 11 apartments, we don't know how the increased number of
 08:03PM 12 children will affect the school system, and that's
 08:03PM 13 why people move.
 08:03PM 14 Okay. What is now?
 08:03PM 15 I don't have more statistics, but how
 08:03PM 16 many cars adding in the town? How many accidents?
 08:03PM 17 You know, if the layout from 1913, the town didn't
 08:04PM 18 have such infrastructure to support this number of
 08:04PM 19 things, so the accidents will occur.
 08:04PM 20 You know, it's very dangerous to walk
 08:04PM 21 in the town. We both walk to the train to commute, a
 08:04PM 22 number of times we almost got hit. And myself and my
 08:04PM 23 husband, he comes, well, I almost hit by two inches,
 08:04PM 24 and people even get angry, how dare you crossing the
 08:04PM 25 road, and he's in the intersection.

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08:05PM 1 **OLIVER BEIERSDORF,**
 08:05PM 2 50 S. Murray Avenue, Ridgewood, New Jersey,
 08:05PM 3 having been duly sworn, testifies as follows:
 08:05PM 4 MR. BEIERSDORF: First of all, I'd like
 08:05PM 5 to thank everyone on this board for sitting for so
 08:05PM 6 many sessions. I've made a couple of them, it's hard
 08:05PM 7 to for me to get here in time, but you guys have been
 08:05PM 8 through a pretty grueling process, and we all, I
 08:06PM 9 think, appreciate it very much.
 08:06PM 10 I spoke once before. I grew up in
 08:06PM 11 Ridgewood when BF was still a junior high school, and
 08:06PM 12 I now live here with three children. So I care very
 08:06PM 13 much about this town.
 08:06PM 14 My mother was an empty-nester.
 08:06PM 15 I don't know that these units would
 08:06PM 16 have been attractive to her. She wanted a condo that
 08:06PM 17 she could invest in with some green space and she has
 08:06PM 18 a pool now. So I really question how much this fills
 08:06PM 19 the need, but I guess that's a debatable issue.
 08:06PM 20 I think that one of the gentleman last
 08:06PM 21 week indicated that what we really need to decide as
 08:06PM 22 a fundamental question is where do we want our town
 08:06PM 23 to go? Do we want to remain as a village, fairly
 08:06PM 24 large village by population, but a village, or do we
 08:07PM 25 want to risk giving up the small town feel we have to

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08:04PM 1 So please assess the safety. Safety is
 08:04PM 2 very important. We're building something which will
 08:04PM 3 be served for generations, not for us, I will be not
 08:04PM 4 here, maybe in a cemetery, so this is very important,
 08:04PM 5 safety, safety.
 08:04PM 6 Thank you.
 08:04PM 7 CHAIRMAN NALBANTIAN: Thank you, Ms.
 08:04PM 8 Jastrzebska.
 08:04PM 9 Okay. When I started, there were a
 08:04PM 10 couple of people who were on the original list who
 08:04PM 11 I'm hoping might have arrived.
 08:04PM 12 Is Mr. Bosley here?
 08:04PM 13 (No response.)
 08:04PM 14 CHAIRMAN NALBANTIAN: No.
 08:05PM 15 And how about Eva Smith, has she
 08:05PM 16 arrived yet?
 08:05PM 17 (No response.)
 08:05PM 18 CHAIRMAN NALBANTIAN: Okay. Oliver
 08:05PM 19 Beiersdorf, you were on the list last week, right?
 08:05PM 20 MR. BEIERSDORF: Yes, I was.
 08:05PM 21 CHAIRMAN NALBANTIAN: I apologize for
 08:05PM 22 misplacing that.
 08:05PM 23 MR. BEIERSDORF: Oliver Beiersdorf,
 08:05PM 24 B-E-I-E-R-S-D-O-R-F. I'm at 50 S. Murray Avenue.
 08:05PM 25

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08:07PM 1 allow the developers to build these high density
 08:07PM 2 developments? And we're talking 50 units per acre,
 08:07PM 3 from my understanding.
 08:07PM 4 I think that we should give some
 08:07PM 5 deference to prior members of this community, people
 08:07PM 6 who drafted the Master Plan and decided that 12 units
 08:07PM 7 per acre was the right number. In their wisdom, I
 08:07PM 8 think they were seeking to protect the town and to
 08:07PM 9 make sure that we kept it as a village that attracts,
 08:07PM 10 you know, people looking for that atmosphere. That's
 08:07PM 11 why I moved back, you know. I was in Brooklyn and
 08:07PM 12 then we were in Weehawken, and there wasn't enough
 08:07PM 13 space and the schools weren't very good.
 08:07PM 14 I think that's a real issue.
 08:07PM 15 Any way you slice it, 50 units per acre
 08:08PM 16 is a radical departure from what the current Master
 08:08PM 17 Plan allows. I think we need to take that very, very
 08:08PM 18 seriously.
 08:08PM 19 And this proposal is being made and
 08:08PM 20 driven by the developers. That's what's so baffling,
 08:08PM 21 is that we're all here because, due to this
 08:08PM 22 amendment, the developers are able to drive this
 08:08PM 23 process. But we've never done an independent study
 08:08PM 24 on the effect it will have on our schools. We've
 08:08PM 25 never done an independent study on the effect it will

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08:08PM **1** have on traffic, the effect it will have on parking,
 08:08PM **2** and the effect that it will have on our green space,
 08:08PM **3** our fields. I mean, we have three kids, and our
 08:08PM **4** kids, we don't even know the day before where they're
 08:08PM **5** going to be playing soccer or where the cheerleading
 08:08PM **6** is going to be, because there's not enough space.
 08:08PM **7** And I'll move on.
 08:09PM **8** In my view, you just have to look at
 08:09PM **9** these proposed developments. They are huge. They're
 08:09PM **10** very big. They don't fit into our town. I don't
 08:09PM **11** think it takes an expert to do that. But bear in
 08:09PM **12** mind, with respect to these studies proposed by the
 08:09PM **13** experts, they are not independent studies, they are
 08:09PM **14** biased, because if they didn't say what the
 08:09PM **15** developers wanted them to say, they would be fired
 08:09PM **16** and they would find someone else. These are not
 08:09PM **17** independent analyses.
 08:09PM **18** With respect to the parking, even if
 08:09PM **19** you believe --
 08:09PM **20** CHAIRMAN NALBANTIAN: Finish up,
 08:09PM **21** please.
 08:09PM **22** MR. BEIERSDORF: -- that it's only
 08:09PM **23** going to be one and a half cars per unit, what
 08:09PM **24** happens when these people have guests? What happens
 08:09PM **25** when they have a party? Ten to 20 people, where are
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08:09PM **1** they going to park? No one has ever assessed that.
 08:09PM **2** Just a final point, we know, so if we
 08:10PM **3** allow this, 50 units per acre, the next property
 08:10PM **4** owner, and surely it's going to happen, is going to
 08:10PM **5** say, "Well, why shouldn't I be entitled to build a
 08:10PM **6** project that allows 50 units per acre?"
 08:10PM **7** And we heard the town planner say,
 08:10PM **8** well, I don't think that type of a challenge is going
 08:10PM **9** to be successful.
 08:10PM **10** But on what basis?
 08:10PM **11** We don't know what the Superior Court
 08:10PM **12** in Hackensack is going to do. We don't know what the
 08:10PM **13** Appellate Division is going to do. We don't know
 08:10PM **14** what the Supreme Court of New Jersey is going to do,
 08:10PM **15** if they ever get it. You can hire a lawyer to give
 08:10PM **16** you an opinion, but they'll never guarantee that we
 08:10PM **17** will win that battle. And even if we did win it,
 08:10PM **18** we're going to be fighting lawsuits. Who's going to
 08:10PM **19** pay for those? Are the developers going to indemnify
 08:10PM **20** us to pay for the legal fees that it costs to fight
 08:10PM **21** the next developer?
 08:10PM **22** I'm done.
 08:10PM **23** I care deeply about this town, and I
 08:10PM **24** would urge the board to please proceed with caution.
 08:11PM **25** These units are far too dense and far too big, and we
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08:11PM **1** don't know the answer to a lot of important
 08:11PM **2** questions.
 08:11PM **3** Thank you very much.
 08:11PM **4** CHAIRMAN NALBANTIAN: Thank you,
 08:11PM **5** Mr. Beiersdorf.
 08:11PM **6** Mr. Beiersdorf, Michele asked if I
 08:11PM **7** could just make a comment that throughout the
 08:11PM **8** process, and you mentioned you weren't here for many
 08:11PM **9** of them, we actually did have studies and we asked
 08:11PM **10** for the Board of Ed's input on it. So maybe if you
 08:11PM **11** have some time, and certainly traffic, a lot of time
 08:11PM **12** was spent there with a third party evaluation, I
 08:11PM **13** would encourage that you also look at the website
 08:11PM **14** where we've posted a lot of these reports -- the
 08:11PM **15** whole public is welcomed to look at that -- where
 08:11PM **16** many answers to those questions may be found, but
 08:11PM **17** thank you for the comments.
 08:11PM **18** MR. BEIERSDORF: I think I asked the
 08:12PM **19** town planner a few questions when I was here, and it
 08:12PM **20** turned out there were no independent studies on a lot
 08:12PM **21** of these.
 08:12PM **22** The only point I wanted to make is that
 08:12PM **23** a lot of data we're relying on has been funded by the
 08:12PM **24** developers, and I am in litigation, you can get an
 08:12PM **25** expert to say anything, okay. So let's not rely on
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08:12PM **1** that. It's totally biased.
 08:12PM **2** CHAIRMAN NALBANTIAN: Let's move on.
 08:12PM **3** That's the reason why we actually brought in experts
 08:12PM **4** on traffic and others. So let's move on to the next
 08:12PM **5** person.
 08:12PM **6** MR. BEIERSDORF: Thank you.
 08:12PM **7** CHAIRMAN NALBANTIAN: Karen Latimer.
 08:12PM **8** I'm sorry if I couldn't read your writing.
 08:12PM **9** **KAREN LATIMER,**
 08:12PM **10** 53 Heights Road, Ridgewood, New Jersey, having
 08:12PM **11** been duly sworn, testifies as follows:
 08:12PM **12** MS. LATIMER: K-A-R-E-N L-A-T-I-M-E-R,
 08:12PM **13** 53 Heights Road.
 08:12PM **14** Thank you so much for letting me speak
 08:13PM **15** tonight. I'm not really in my comfort zone right now
 08:13PM **16** speaking about political/legal/zoning issues. I'm a
 08:13PM **17** physician. I'm really much more comfortable speaking
 08:13PM **18** when I know the problem and I understand the
 08:13PM **19** treatment, so excuse me if I have any of my facts
 08:13PM **20** wrong.
 08:13PM **21** I've tried to come to as many meetings
 08:13PM **22** as I can, but I confess I really don't understand the
 08:13PM **23** whole picture, but I do appreciate being able to say
 08:13PM **24** something tonight.
 08:13PM **25** I would love to be home, I'm sure you
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08:13PM 1 would too, but these meetings, what you are trying to
 08:13PM 2 decide here really does matter to me and my family.
 08:13PM 3 I do want to understand what happened
 08:13PM 4 to get us to this point, as Jim McCarthy said last
 08:13PM 5 week, the point that we're negotiating down from a
 08:13PM 6 number of apartments the builders are happy with,
 08:13PM 7 builders who knew the zoning laws when they bought
 08:14PM 8 the land, and I could only assume would not have done
 08:14PM 9 so if they didn't believe they could make a profit.
 08:14PM 10 And I only add my voice, because there
 08:14PM 11 has been intelligent, thoughtful comments I heard
 08:14PM 12 last week, so I do want to say please be cautious
 08:14PM 13 with the changes to the Master Plan, as they will be
 08:14PM 14 irreversible.
 08:14PM 15 Fifty units an acre, and again it's not
 08:14PM 16 my expertise, but it's just, commonsense-wise, it is
 08:14PM 17 too much.
 08:14PM 18 And I also listened last week to
 08:14PM 19 empty-nesters who said there's no place to live in
 08:14PM 20 Ridgewood. I couldn't agree more, and they were
 08:14PM 21 tallying their service to the town, their
 08:14PM 22 volunteerism, their commitment is all very much
 08:14PM 23 appreciated.
 08:14PM 24 But one woman said she feels bad for us
 08:14PM 25 young families, that we are worrying too much,
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08:14PM 1 because she really thinks this is no big deal, but
 08:14PM 2 she has the luxury to feel that way. You know, her
 08:14PM 3 children were educated in our excellent school
 08:14PM 4 systems, they weren't threatened with population
 08:14PM 5 expansion, which would certainly push our already
 08:15PM 6 crowded schools over the limit. She's already sold
 08:15PM 7 her home and doesn't have to live with this anxiety
 08:15PM 8 that her biggest investment would be eaten alive by a
 08:15PM 9 radical change to the Master Plan.
 08:15PM 10 I grew up in Queens. I don't want to
 08:15PM 11 raise my kids in a similar environment.
 08:15PM 12 In Queens, you would never see homes
 08:15PM 13 what we see here. I'm really proud to live in a town
 08:15PM 14 where people care. You know, while CBR and the
 08:15PM 15 people who support it may be inconvenient for the
 08:15PM 16 builders, I see this organization as a symbol of what
 08:15PM 17 I love for this community, they put in so much work,
 08:15PM 18 they attended meetings, and the fund-raising and so
 08:15PM 19 many things, yet they have no more to gain than any
 08:15PM 20 other resident. So I want to say for the record I
 08:15PM 21 really appreciate it. Yet they've been called
 08:15PM 22 racist, classiest, and crackpot laymen by those with
 08:15PM 23 an ax to grind. And this is offensive and unfair. I
 08:15PM 24 know these men and women personally, and none of
 08:15PM 25 these slanderous remarks are true. As far as I know,
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08:16PM 1 they never said no to change, they never said no to a
 08:16PM 2 builder's right to develop his own land, they are
 08:16PM 3 simply asking for reason and caution to prevail.
 08:16PM 4 Again, I do think there should be a
 08:16PM 5 place for empty-nesters. I don't know if small
 08:16PM 6 apartments by the train tracks would be as attractive
 08:16PM 7 to them as some people will think they will be, but
 08:16PM 8 of course there should be some option for them, I
 08:16PM 9 just wonder at what major cost to the village.
 08:16PM 10 It is us, the young families, who are
 08:16PM 11 volunteering, coaching and caring about the future of
 08:16PM 12 our town and our schools, and we also have a right to
 08:16PM 13 live in the town we choose, the town we love, not a
 08:16PM 14 town heading down a slippery slope of becoming a
 08:16PM 15 city.
 08:16PM 16 And I have a little bit more.
 08:16PM 17 I have kids in the preschool, and I
 08:16PM 18 hear all these young families who are scared about
 08:16PM 19 this monstrous change, and there are so many rumors
 08:16PM 20 flying around, and it all feels so adversarial and
 08:16PM 21 the way the whole process has come to feel. And I
 08:16PM 22 feel like there's so much misinformation and fear out
 08:16PM 23 there, so two things: I do urge you to make a
 08:17PM 24 careful compromise, one that works for Ridgewood
 08:17PM 25 residents, but I would love to find a way to involve
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08:17PM 1 more of the public in the process, processes like
 08:17PM 2 these, earlier, and no public was invited to speak,
 08:17PM 3 so many people that I know just didn't even know it
 08:17PM 4 was happening.
 08:17PM 5 And, again, you know, I'd love to see
 08:17PM 6 open space, a garage, a recreational facility. I
 08:17PM 7 know it's never going to happen in these places, but
 08:17PM 8 just 20, 25 units an acre seems reasonable.
 08:17PM 9 Thank you very much.
 08:17PM 10 CHAIRMAN NALBANTIAN: Thank you,
 08:17PM 11 Ms. Latimer.
 08:17PM 12 Amy Nidds.
 08:17PM 13 **AMY NIDDS,**
 08:17PM 14 272 W. Ridgewood Avenue, Ridgewood, New Jersey,
 08:17PM 15 having been duly sworn, testifies as follows:
 08:17PM 16 MS. NIDDS: Amy Nidds, N-I-D-D-S, 272
 08:17PM 17 W. Ridgewood Avenue, Ridgewood, New Jersey.
 08:18PM 18 I just want to thank all of you for all
 08:18PM 19 the time you spent on this, because it's hard for us
 08:18PM 20 to even show up at the occasional meeting.
 08:18PM 21 I just wanted to state my opinion for
 08:18PM 22 the record that I feel we should be arguing up from
 08:18PM 23 12, not down from 50.
 08:18PM 24 Of course the developers will want as
 08:18PM 25 many units as they can get, because it is more
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08:18PM 1 profitable for them. If I were in their shoes, I
 08:18PM 2 would be doing the same thing. It is your job to
 08:18PM 3 protect this town and keep it a village. This isn't
 08:18PM 4 going to be about just these few buildings, it's
 08:18PM 5 going to set a precedent for everybody in zoned areas
 08:18PM 6 going forward. It is a very slippery slope and will
 08:18PM 7 change the landscape of this town forever.
 08:18PM 8 When these developers bought these
 08:18PM 9 properties, they knew it was 12 units an acre. Why
 08:18PM 10 do we feel so indebted to them?
 08:18PM 11 I ask you to please keep this village a
 08:18PM 12 village.
 08:18PM 13 Thank you.
 08:18PM 14 CHAIRMAN NALBANTIAN: Thank you very
 08:18PM 15 much.
 08:18PM 16 Ajanta Kumar -- oh, I think we -- oops.
 08:18PM 17 Wrong list.
 08:19PM 18 Mary Pat Boron.
 08:19PM 19 **MARY PAT BORON,**
 08:19PM 20 174 Union Street, Apt. 3H, Ridgewood, New Jersey,
 08:19PM 21 having been duly sworn, testifies as follows:
 08:19PM 22 MS. BORON: Mary Pat Boron, B-O-R-O-N.
 08:19PM 23 I live at 174 Union Street, Apt. 3H, Ridgewood.
 08:19PM 24 I'd like to thank this committee for
 08:19PM 25 the opportunity to speak.
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08:21PM 1 maintain a house and property, are choosing to
 08:21PM 2 downsize, or can no longer afford the taxes, but
 08:21PM 3 whatever the reason, they all want to remain in town.
 08:21PM 4 The Enclave fits the bill for so many
 08:21PM 5 seniors, but also provides the village with many
 08:21PM 6 benefits, including great people who have contributed
 08:21PM 7 their time, their treasure, and their talent to our
 08:21PM 8 village. By their staying in town, they would
 08:21PM 9 support the Central Business District, and there
 08:21PM 10 would be little traffic impact, compared to some of
 08:21PM 11 the other options that have been offered.
 08:21PM 12 And Dr. Fishbein, our superintendent,
 08:22PM 13 said there would be almost no impact on the school
 08:22PM 14 system.
 08:22PM 15 Without this multi-family development,
 08:22PM 16 the seniors would be forced to leave Ridgewood, and,
 08:22PM 17 make no mistake, there is a need for senior housing.
 08:22PM 18 This would be a downright shame for them to leave.
 08:22PM 19 Please don't let this happen. Please vote in favor
 08:22PM 20 of multi-family development in the Central Business
 08:22PM 21 District.
 08:22PM 22 Thank you.
 08:22PM 23 CHAIRMAN NALBANTIAN: Thank you, Ms.
 08:22PM 24 Boron.
 08:22PM 25 MS. DOCKRAY: I have a question. Just
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08:19PM 1 I'm strongly in favor of multi-family
 08:19PM 2 development in the Central Business District, and
 08:19PM 3 especially The Enclave in the former Sealfon's
 08:19PM 4 location.
 08:19PM 5 After living in Ridgewood for almost
 08:19PM 6 three decades, I have had the good fortune to live at
 08:19PM 7 the School House on Union Street, just one block from
 08:20PM 8 the Central Business District. I can walk into town
 08:20PM 9 to any restaurant, any store, the movies, the post
 08:20PM 10 office, several of my doctors' offices, and to
 08:20PM 11 church. I can even walk to work at Whole Foods.
 08:20PM 12 Throughout those years of raising my
 08:20PM 13 boys, I was very active in multiple town
 08:20PM 14 organizations and the schools. I have made many
 08:20PM 15 friends and developed strong ties to Ridgewood.
 08:20PM 16 Living at the School House has been such a blessing.
 08:20PM 17 If it wasn't for the School House, I wouldn't have
 08:20PM 18 been able to remain in Ridgewood.
 08:20PM 19 And as an aside, there is a long
 08:20PM 20 waiting list for people to get into the School House.
 08:20PM 21 There are many other seniors in this
 08:20PM 22 town who are personal friends of mine in very similar
 08:20PM 23 situations: They raised their kids here, have close
 08:21PM 24 ties to the village, and are now empty-nesters with
 08:21PM 25 disposable income. They either no longer want to
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08:22PM 1 one quick question.
 08:22PM 2 You mentioned a waiting list at the
 08:22PM 3 School House Apartments. Is that for just the two
 08:22PM 4 bedrooms?
 08:22PM 5 MS. BORON: It's for both one and two
 08:22PM 6 bedrooms.
 08:22PM 7 MS. DOCKRAY: Because there was a more
 08:22PM 8 recent sign out not too long ago, and I got the
 08:22PM 9 impression there was an available apartment?
 08:22PM 10 MS. BORON: That particular apartment
 08:22PM 11 needed to be renovated, which is why the sign was up
 08:22PM 12 there so long.
 08:22PM 13 MS. DOCKRAY: All right. Thank you.
 08:23PM 14 CHAIRMAN NALBANTIAN: Thank you very
 08:23PM 15 much.
 08:23PM 16 MS. PETERS: Then, of course, I have a
 08:23PM 17 follow-up. Is there a reason why you're only
 08:23PM 18 commenting about The Enclave?
 08:23PM 19 MS. BORON: I think that the location
 08:23PM 20 is very desirable, as opposed to being backed up to
 08:23PM 21 the train tracks.
 08:23PM 22 MS. PETERS: As opposed to Chestnut
 08:23PM 23 Village?
 08:23PM 24 MS. BORON: Yes.
 08:23PM 25 MS. PETERS: Okay. Thank you.
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08:23PM **1** CHAIRMAN NALBANTIAN: Thank you.
 08:23PM **2** Casey Harris.
 08:23PM **3** **CASEY HARRIS,**
 08:23PM **4** 138 Sheridan Terrace, Ridgewood, New Jersey,
 08:23PM **5** having been duly sworn, testifies as follows:
 08:23PM **6** MR. HARRIS: C-A-S-E-Y H-A-R-R-I-S. I
 08:23PM **7** live at 138 Sheridan Terrace in Ridgewood.
 08:23PM **8** Thanks for the opportunity to speak. I
 08:23PM **9** just wanted to start by saying I was here last
 08:24PM **10** Thursday and heard from some other people in favor of
 08:24PM **11** these developments, also tonight, and I think people
 08:24PM **12** have made some really good points along these lines.
 08:24PM **13** I think we do have a need for, not only luxury
 08:24PM **14** apartments but affordable housing, and I feel
 08:24PM **15** positive about the spirit of this plan. I think
 08:24PM **16** Ridgewood should move forward and grow and change.
 08:24PM **17** I certainly support more diversity of
 08:24PM **18** all kinds, whether that's diversity of age, culture,
 08:24PM **19** race, economic diversity.
 08:24PM **20** But I am concerned for a few reasons.
 08:24PM **21** Two just quickly: The parking and the schools. But
 08:24PM **22** I feel like people have spoken to that pretty well
 08:24PM **23** already, so just for the record, add my name to the
 08:24PM **24** list there.
 08:24PM **25** But I just wanted to make one point,
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08:24PM **1** which a couple people tonight I think actually did a
 08:24PM **2** good job of sort of crystalizing, but I think a lot
 08:24PM **3** of people speaking out in favor of the developments
 08:25PM **4** have sort of lost sight of the fact that this is not
 08:25PM **5** just a proposal for a specific project but a zoning
 08:25PM **6** change in the town, and that's where my concern is.
 08:25PM **7** You know, I think these specific buildings and
 08:25PM **8** projects seem basically like a good idea, but to
 08:25PM **9** change the density to accommodate them so drastically
 08:25PM **10** is scary to me. I don't want to see a future where
 08:25PM **11** more and more developers are moving in because of
 08:25PM **12** this new zoning regulation and we have, you know,
 08:25PM **13** more than we asked for in terms of these type of
 08:25PM **14** apartments.
 08:25PM **15** That was my main point.
 08:25PM **16** I guess I feel like there was one other
 08:25PM **17** thing I had to say.
 08:25PM **18** I guess that's it. Thank you.
 08:25PM **19** CHAIRMAN NALBANTIAN: Thank you very
 08:25PM **20** much, Mr. Harris.
 08:25PM **21** Ellen McNamara.
 08:26PM **22** MR. HARRIS: Actually I remembered what
 08:26PM **23** I wanted to say.
 08:26PM **24** CHAIRMAN NALBANTIAN: That's okay.
 08:26PM **25** Come on up.
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08:26PM **1** MR. HARRIS: I just wanted to sort of
 08:26PM **2** state a question, and I may be sort of showing my own
 08:26PM **3** ignorance here about this, but I don't understand why
 08:26PM **4** the Village of Ridgewood is not in the driver's seat
 08:26PM **5** on this issue. Why does the developer seem to be the
 08:26PM **6** one that we're kind of pandering to? I mean, if I
 08:26PM **7** was a developer, I would kill to build in Ridgewood.
 08:26PM **8** So maybe someone could help me understand that at
 08:26PM **9** some point, but I feel like we need to be the ones
 08:26PM **10** that are sort of taking charge here and telling them
 08:26PM **11** what we want, right?
 08:26PM **12** CHAIRMAN NALBANTIAN: Thank you.
 08:26PM **13** Ellen McNamara.
 08:26PM **14** **ELLEN McNAMARA,**
 08:26PM **15** 120 W. Ridgewood Avenue, Ridgewood, New Jersey,
 08:26PM **16** having been duly sworn, testifies as follows:
 08:26PM **17** MS. McNAMARA: Ellen McNamara,
 08:26PM **18** E-L-L-E-N M-c-N-A-M-A-R-A, 120 W. Ridgewood Avenue.
 08:27PM **19** I'm reading, so I'll understand if you
 08:27PM **20** have to tell me to slow down, because I'm nervous.
 08:27PM **21** When I put my name on the list at last
 08:27PM **22** week's meeting, it was to ask all of you to please
 08:27PM **23** consider two basic questions when considering this
 08:27PM **24** amendment to the Master Plan. Why so many units per
 08:27PM **25** acre, and why all at once?
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08:27PM **1** Many of my neighbors expressed the same
 08:27PM **2** concerns.
 08:27PM **3** Thank you to you for all the time you
 08:27PM **4** have committed to this debate. I also thank you,
 08:27PM **5** because I came away feeling pretty certain most of
 08:27PM **6** you are giving thoughtful consideration to the issue
 08:27PM **7** before you.
 08:27PM **8** As the meeting went on last week,
 08:27PM **9** however, some other points were made that I would
 08:27PM **10** like to address.
 08:27PM **11** First, Citizens for a Better Ridgewood
 08:27PM **12** were accused of wanting to keep "those people" out of
 08:27PM **13** Ridgewood.
 08:27PM **14** I am an active member of CBR, and I
 08:27PM **15** never witnessed a member of the community target a
 08:28PM **16** specific group or groups of people in their movement
 08:28PM **17** to stop the development of 50 units per acre. The
 08:28PM **18** issue is the amount of people who would be moving
 08:28PM **19** into these large developments and the effects of
 08:28PM **20** those extra citizens on the infrastructure of our
 08:28PM **21** community, not who those people might be. Most of us
 08:28PM **22** would agree more diversity would add to our
 08:28PM **23** community, not detract from it.
 08:28PM **24** Parking, open space, municipal
 08:28PM **25** services, as well as our schools are at top capacity
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08:28PM 1 or more. I don't believe we can handle more than
 08:28PM 2 what the Master Plan currently allows.
 08:28PM 3 A compromise of 20 to 25 units per acre
 08:28PM 4 has been discussed by many. While I disagree with
 08:28PM 5 amending the Master Plan at all, I understand the
 08:28PM 6 economics involved and concur that this is much more
 08:28PM 7 reasonable, if we first address the parking problem.
 08:28PM 8 Another point that came up last week
 08:28PM 9 was, Mr. Griffith mentioned -- I don't know if he's
 08:28PM 10 here tonight -- he mentioned that modern is always
 08:28PM 11 better, using the analogy of a new car to an old one.
 08:29PM 12 Well, I agree a gas guzzling jalopy may
 08:29PM 13 not be as efficient as a brand new electric car. I
 08:29PM 14 was raised to appreciate classic cars and miss the
 08:29PM 15 days of driving around a '68 Mustang or a '71 VW
 08:29PM 16 squareback. I also love my 120-year-old house with
 08:29PM 17 all of its inefficiencies, including washer and dryer
 08:29PM 18 in the basement and three flights of stairs. I love
 08:29PM 19 walking to shops on E. Ridgewood Avenue.
 08:29PM 20 Call me old-fashioned, but I much
 08:29PM 21 prefer shopping in town to driving to the mall or
 08:29PM 22 shopping online.
 08:29PM 23 I disagree with another neighbor who
 08:29PM 24 said that small businesses, moms and pops, are no
 08:29PM 25 longer viable businesses for Ridgewood.

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08:29PM 1 Reading the 2015 Best of Bergen
 08:29PM 2 recently, I was struck by the amount of categories
 08:29PM 3 ranked: Fish stores, bakeries, dress shops, tailors,
 08:29PM 4 I can go on and on. We have many of them, but
 08:29PM 5 without parking, we can't support them.
 08:29PM 6 Most of us moved to Ridgewood because
 08:29PM 7 of the schools, but also because of the beautiful
 08:30PM 8 array of historical homes with little room for
 08:30PM 9 McMansion development, the old world downtown and the
 08:30PM 10 sidewalks which encourage walking.
 08:30PM 11 The traffic, congestion, pedestrian
 08:30PM 12 accidents, and white knuckles confirm our roads can't
 08:30PM 13 take much more. Five sections of multiple elementary
 08:30PM 14 school grades, high school kids having to eat on
 08:30PM 15 hallway floors, because they can't fit in a cafeteria
 08:30PM 16 and standing room only events for parents confirm our
 08:30PM 17 schools can't take much more.
 08:30PM 18 Please make the right choice. The
 08:30PM 19 choice which will preserve our wonderful village, not
 08:30PM 20 a small city, for generations after us, and protect
 08:30PM 21 our downtown and schools. Please keep development in
 08:30PM 22 check and make a parking garage or two top priority.
 08:30PM 23 To the gentleman who spoke earlier,
 08:30PM 24 please don't give up.
 08:30PM 25 Thank you.

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08:30PM 1 CHAIRMAN NALBANTIAN: Ms. McNamara,
 08:30PM 2 before you leave, you made a comment that you are a
 08:30PM 3 member of CBR, but you're a supporter of CBR, as I
 08:30PM 4 understand, in other words, you support them versus
 08:30PM 5 being an actual member of the organization.
 08:31PM 6 MS. McNAMARA: Yes.
 08:31PM 7 CHAIRMAN NALBANTIAN: Thank you for
 08:31PM 8 that clarification.
 08:31PM 9 Lorraine Reynolds.
 08:31PM 10 **LORRAINE REYNOLDS,**
 08:31PM 11 550 Wyndemere Avenue, Ridgewood, New Jersey,
 08:31PM 12 having been duly sworn, testifies as follows:
 08:31PM 13 MS. REYNOLDS: L-O-R-R-A-I-N-E
 08:31PM 14 R-E-Y-N-O-L-D-S, 550 Wyndemere Avenue.
 08:31PM 15 Hello, everybody.
 08:31PM 16 I'd like to thank everyone on the
 08:31PM 17 Planning Board for their time and effort on this
 08:31PM 18 matter. As you know, I've been coming to these board
 08:31PM 19 meetings years before the public hearing even started
 08:31PM 20 in December of 2013, and I know how draining they can
 08:31PM 21 be.
 08:31PM 22 Last week I heard people say they would
 08:31PM 23 like to see one or two high density housing projects
 08:31PM 24 go forward, but not all. I heard people say they
 08:31PM 25 would be comfortable with a density of 20 to 25 units

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08:32PM 1 per acre.
 08:32PM 2 I would be comfortable with a number
 08:32PM 3 closer to 20, but I don't know if you can change that
 08:32PM 4 in the amendment before voting on it. To be honest,
 08:32PM 5 I don't know how the amendment ever got to that 40-50
 08:32PM 6 number to begin with.
 08:32PM 7 I sat through many a meeting where
 08:32PM 8 height and density were discussed among the Planning
 08:32PM 9 Board members, and there was never an expressed
 08:32PM 10 consensus of the board heading anywhere near that
 08:32PM 11 number.
 08:32PM 12 To me, it seems that number is in the
 08:32PM 13 amendment based on the four proposals that came
 08:32PM 14 before the board in the last few years.
 08:32PM 15 Yes, remember that the Ken Smith
 08:32PM 16 property is still very much in this amendment, as
 08:32PM 17 well as many other properties. The people who are
 08:32PM 18 saying 200 units, don't realize we could be talking
 08:32PM 19 many more than 200, if this goes through as is.
 08:32PM 20 The common thread in almost all the
 08:32PM 21 public comments was to reduce density and proceed
 08:32PM 22 with caution.
 08:32PM 23 I heard a resident say last week and
 08:33PM 24 just tonight that the superintendent said the schools
 08:33PM 25 are not going to be affected.

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08:33PM 1 I don't believe this to be true.
 08:33PM 2 I was here when Dr. Fishbein was here.
 08:33PM 3 He never testified before the Planning Board during
 08:33PM 4 these hearings, he was here prior to the hearings.
 08:33PM 5 He did submit his comments, and I just reread them.
 08:33PM 6 It says that the BOE conducts a rolling enrollment
 08:33PM 7 projection report every year. He said that these
 08:33PM 8 projections are always below what ends up being the
 08:33PM 9 actual enrollment in September, and he believes the
 08:33PM 10 factor that is missed in their projections is the
 08:33PM 11 housing turnover, but in his final sentence of his
 08:33PM 12 comments he writes: "Finally, the Ridgewood Board of
 08:33PM 13 Education has authority to change elementary and
 08:33PM 14 middle school enrollment lines within the village."
 08:33PM 15 This means they will redistrict, if they need to.
 08:33PM 16 "Several elementary schools in Ridgewood right now
 08:33PM 17 are at or near maximum capacity." So redistricting
 08:34PM 18 is a real possibility. This would have a huge effect
 08:34PM 19 on the community.
 08:34PM 20 Also last week a former Ridgewood
 08:34PM 21 resident said that when he and his wife wanted to
 08:34PM 22 downsize, finding nothing suitable in Ridgewood, they
 08:34PM 23 moved to Glen Rock. He purchased a four bedroom two
 08:34PM 24 and a half bath house in Glen Rock. I cannot imagine
 08:34PM 25 a two bedroom two bath luxury apartment for rent in
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08:34PM 1 the downtown would have worked for him, and I don't
 08:34PM 2 think it will work for many other people downsizing.
 08:34PM 3 I heard Ridgewood lost good people
 08:34PM 4 because they cannot find appropriate housing to
 08:34PM 5 downsize to, and that this would solve the problem.
 08:34PM 6 Paying upwards of \$42,000 a year to
 08:34PM 7 rent a two bedroom apartment would be like throwing
 08:34PM 8 money away, to most people trying to downsize.
 08:34PM 9 From my own experience, my husband and
 08:34PM 10 I own a few rental properties in town, most are two
 08:35PM 11 bedrooms, but we do have one one-bedroom apartment
 08:35PM 12 that has one parking space, and it's located one
 08:35PM 13 block from the train station. It is always the most
 08:35PM 14 difficult to rent, because of the one parking spot.
 08:35PM 15 Currently I have a young couple there,
 08:35PM 16 they both work in New York City, one takes the train
 08:35PM 17 and the other drives. They have two cars, and
 08:35PM 18 because I only have one spot, they have to rent a
 08:35PM 19 spot for their second car elsewhere.
 08:35PM 20 In conclusion, I ask the Planning Board
 08:35PM 21 to please err on the side of caution. Better to be
 08:35PM 22 overly cautious and be able to go bigger than to give
 08:35PM 23 too much and never be able to take it back. Once the
 08:35PM 24 genie is let out of the bottle, it can't go back.
 08:35PM 25 Please help keep our town unique,
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08:35PM 1 desirable and someplace where everyone wants to live.
 08:35PM 2 There are many, many Hackensacks, Englewoods and Fort
 08:35PM 3 Lees out there, there is only one Village of
 08:35PM 4 Ridgewood. Let's keep it that way.
 08:35PM 5 CHAIRMAN NALBANTIAN: Thank you,
 08:36PM 6 Lorraine.
 08:36PM 7 MS. REYNOLDS: Thanks.
 08:36PM 8 CHAIRMAN NALBANTIAN: No applause.
 08:36PM 9 Thank you.
 08:36PM 10 Let's hold the applause.
 08:36PM 11 Thank you.
 08:36PM 12 Ed Sullivan.
 08:36PM 13 **EDWARD SULLIVAN,**
 08:36PM 14 550 Wyndemere Avenue, Ridgewood, New Jersey,
 08:36PM 15 having been duly sworn, testifies as follows:
 08:36PM 16 MR. SULLIVAN: Edward Sullivan,
 08:36PM 17 S-U-L-L-I-V-A-N. 27 Chestnut Street is one location
 08:36PM 18 of my office. I'm a commercial landlord in town.
 08:36PM 19 Good evening, my name is Edward
 08:36PM 20 Sullivan. I'm known to many of you. I am the local
 08:36PM 21 commercial landlord in Ridgewood. And I would like
 08:36PM 22 to address the issue that some of the residents have
 08:36PM 23 brought up about the potential impact that some of
 08:37PM 24 these developments might have on the town.
 08:37PM 25 It reminds me of the 1920s, when the
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08:37PM 1 first building was built here in town, the first
 08:37PM 2 apartment building. There must have been a similar
 08:37PM 3 discussion at that time in terms of, oh, my gosh,
 08:37PM 4 we'll affect the character of the town and change it
 08:37PM 5 forever.
 08:37PM 6 It didn't.
 08:37PM 7 There was a wave of garden apartment
 08:37PM 8 building and construction in town subsequently,
 08:37PM 9 approximately 50 years later, and I'm sure there was
 08:37PM 10 a very similar discussion and similar comments at the
 08:37PM 11 time that it would change the character of the town.
 08:37PM 12 It didn't.
 08:37PM 13 What we have now is a convergence of
 08:37PM 14 two factors that are driving this multi-family
 08:37PM 15 proposal that the developers are making.
 08:37PM 16 One is that millenials, the younger
 08:37PM 17 people, are showing a very strong preference for
 08:37PM 18 rental housing.
 08:37PM 19 Why? Because probably their jobs are
 08:37PM 20 not stable. Even though they're earning good money,
 08:38PM 21 there's no assurance of the kind of employment that
 08:38PM 22 many of us shared for many years.
 08:38PM 23 No. 2, a large trend is you have
 08:38PM 24 seniors that are downsizing. I'm one of them. It's
 08:38PM 25 not a matter of when, it's just if -- I mean not a
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08:38PM **1** matter of if, just a matter of time. We will be
 08:38PM **2** downsizing.
 08:38PM **3** So those are two mega trends that are
 08:38PM **4** occurring, and the developers are proposing to
 08:38PM **5** address those mega trends.
 08:38PM **6** I would submit to you that the
 08:38PM **7** construction of 200 apartments now in a village which
 08:38PM **8** currently has 7,442 residential units of four
 08:38PM **9** families or less, is di minimus. It's a spit in the
 08:38PM **10** ocean. It's not going to affect the town.
 08:38PM **11** The other developments that preceded it
 08:38PM **12** didn't affect the town.
 08:38PM **13** Many people have come up and they said,
 08:38PM **14** "We like the town just the way it is."
 08:38PM **15** Well, they grew up with it, they
 08:38PM **16** assimilated, it became part of the fabric of the
 08:39PM **17** village.
 08:39PM **18** What I am submitting to you is that
 08:39PM **19** these developments likewise will become a part of the
 08:39PM **20** fabric of the development of the village.
 08:39PM **21** The important thing to remember is that
 08:39PM **22** all of these developments are in the CBD that's now
 08:39PM **23** in town as we know it. That's where you do tend to
 08:39PM **24** have a little more dense development. That's where
 08:39PM **25** you want to have walkability. That's where you want
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08:39PM **1** to have people who go out at night. Those are the
 08:39PM **2** clients who will be populating these apartments.
 08:39PM **3** In terms of the number of units per
 08:39PM **4** acre, the number may sound high, but what the
 08:39PM **5** developers are responding to is the mix of
 08:39PM **6** apartments. If we had, if you would, a higher number
 08:39PM **7** per acre, they will tend to skew more towards smaller
 08:39PM **8** apartments, one bedrooms more than 2 and 3 bedrooms.
 08:39PM **9** If we have a smaller number of units per apartment
 08:40PM **10** per acre, 20-25, the skew will move more to 2 and 3
 08:40PM **11** bedroom units and they'll have more children.
 08:40PM **12** I think they're balancing that out in
 08:40PM **13** terms of the number of units versus the number of
 08:40PM **14** children. So consider all of that when you're making
 08:40PM **15** your final decision.
 08:40PM **16** Thank you for your time.
 08:40PM **17** CHAIRMAN NALBANTIAN: Thank you,
 08:40PM **18** Mr. Sullivan.
 08:40PM **19** Mike Andrews? Is Mike Andrews here?
 08:40PM **20** (No response.)
 08:40PM **21** CHAIRMAN NALBANTIAN: Okay. Has
 08:40PM **22** Mr. Bosley arrived yet?
 08:40PM **23** (No response.)
 08:40PM **24** CHAIRMAN NALBANTIAN: Or Eva Smith?
 08:40PM **25** (No response.)
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08:40PM **1** CHAIRMAN NALBANTIAN: Okay. I think we
 08:40PM **2** have some more names. Good.
 08:41PM **3** Okay. Tom Hillmann.
 08:41PM **4** **TOM HILLMANN,**
 08:41PM **5** 550 Wyndemere Avenue, Ridgewood, New Jersey,
 08:41PM **6** having been duly sworn, testifies as follows:
 08:41PM **7** MR. HILLMANN: Tom Hillmann,
 08:41PM **8** H-I-L-L-M-A-N-N, 133 E. Ridgewood Avenue.
 08:41PM **9** I've come with no notes, because I'm
 08:41PM **10** talking from the heart.
 08:41PM **11** Most of you know me. I've been around
 08:41PM **12** for -- well, I've been personally in business for
 08:41PM **13** over 40 years. My family has been here for three
 08:41PM **14** generations.
 08:42PM **15** Last week I came, and I thought we were
 08:42PM **16** talking about parking all of a sudden. Everybody
 08:42PM **17** says, well, let's wait until we have the parking
 08:42PM **18** settled.
 08:42PM **19** Well, I was teething and I was
 08:42PM **20** listening about parking.
 08:42PM **21** In 1972, the town used eminent domain
 08:42PM **22** to take property from my family for parking, and that
 08:42PM **23** was 1972. It's now called the Walnut Street parking
 08:42PM **24** lot. You don't see a garage there.
 08:42PM **25** I've been involved with many chances to
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08:42PM **1** get a garage. People say, "Oh, it's too big. We
 08:42PM **2** don't need it."
 08:42PM **3** Now, we say, "Well, let's wait until we
 08:42PM **4** have more parking, and then we could do something
 08:42PM **5** with apartments."
 08:42PM **6** After we've had traffic studies paid
 08:42PM **7** for by the town, paid for by the Chamber of Commerce,
 08:43PM **8** they all say the same thing. Most of the people are
 08:43PM **9** just driving around looking for a parking space.
 08:43PM **10** Now let's get to the apartments.
 08:43PM **11** I'm for it. Obviously you're going to
 08:43PM **12** have to come to a compromise, and I do believe that's
 08:43PM **13** necessary. However, if you see everyone that comes
 08:43PM **14** up here, everybody that's for it is about my age and
 08:43PM **15** everybody that's against it is younger and has
 08:43PM **16** schoolchildren.
 08:43PM **17** Well, they'll get to my age, and then
 08:43PM **18** they're going to say, "Oh, isn't this great that we
 08:43PM **19** have these?"
 08:43PM **20** They'll find that out.
 08:43PM **21** In the last 40 years, I've seen the
 08:43PM **22** Bellair condominiums go up, I've seen the Hopper
 08:43PM **23** Ridge condominiums go up, I've seen the Union Street
 08:43PM **24** property, the Union Street school be developed;
 08:44PM **25** however, every time it come to the same thing, oh,
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08:44PM 1 it's going to create traffic; "Oh, it's going to
 08:44PM 2 bring children"; "Oh, we don't need that."
 08:44PM 3 Now we're looking back and saying,
 08:44PM 4 "Boy, wasn't that a great idea? Doesn't that serve a
 08:44PM 5 good purpose?"
 08:44PM 6 And did we get more traffic? No.
 08:44PM 7 Did we get more children? Probably
 08:44PM 8 negligible.
 08:44PM 9 I have rental apartments myself. I
 08:44PM 10 have four. I haven't had a child in one of those in
 08:44PM 11 well over ten years. So, you know, we can do this
 08:44PM 12 without creating a real problem, and I think it's
 08:44PM 13 something that's needed.
 08:44PM 14 Thank you.
 08:44PM 15 CHAIRMAN NALBANTIAN: Thank you,
 08:44PM 16 Mr. Hillmann.
 08:44PM 17 Is it Mr. Obergon? Mr. Fernandez
 08:45PM 18 Obergon?
 08:45PM 19 MS. FERNANDEZ-OBERGON: How about Dorys
 08:45PM 20 Fernandez-Obergon?
 08:45PM 21 CHAIRMAN NALBANTIAN: Oh, I am sorry.
 08:45PM 22 I apologize.
 08:45PM 23 MS. FERNANDEZ-OBERGON: That's okay.
 08:45PM 24
 08:45PM 25

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08:46PM 1 people come in, where the community can gather, when
 08:46PM 2 we can go to the businesses, buy the stuff. I used
 08:46PM 3 to tell my children, "You better behave when you're
 08:46PM 4 in town, because I know the people here and they will
 08:46PM 5 tell me about your behavior." You know, so that may
 08:46PM 6 or may not keep them in line, but anyway.
 08:46PM 7 I think that some of the reasons why
 08:47PM 8 the town is having problems in terms of businesses
 08:47PM 9 is, well, one of them is the economy hasn't
 08:47PM 10 recovered.
 08:47PM 11 The other thing is that I hear that the
 08:47PM 12 rents are very, very high, and that also discourages
 08:47PM 13 people from opening businesses in town. And I think
 08:47PM 14 the parking is discouraging. If I want to come to
 08:47PM 15 town, I look around for a half hour and I find
 08:47PM 16 parking. And the other thing is, of course, the
 08:47PM 17 Internet.
 08:47PM 18 Now, I don't believe that the residents
 08:47PM 19 of Ridgewood, you know, the majority of them are dead
 08:47PM 20 set on opposing all the construction of rental units
 08:47PM 21 in the village. We are not narrow-minded people.
 08:47PM 22 We're just very intelligent people that want to make
 08:47PM 23 the best decisions for our town.
 08:47PM 24 A large number of us are against giving
 08:47PM 25 cart blanche to the developers, whose main and,

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08:45PM 1 **DORYS FERNANDEZ-OBERGON,**
 08:45PM 2 550 Wyndemere Avenue, Ridgewood, New Jersey,
 08:45PM 3 having been duly sworn, testifies as follows:
 08:45PM 4 MS. FERNANDEZ-OBERGON: Dorys,
 08:45PM 5 D-O-R-Y-S, Fernandez, F-E-R-N-A-N-D-E-Z, Obergon,
 08:45PM 6 O-B-E-R-G-O-N, 233 Bogert Avenue.
 08:45PM 7 Okay. I came here today because, first
 08:45PM 8 of all, the other day I heard a comment about how
 08:45PM 9 long this process is taking and that some people here
 08:45PM 10 have never seen a process like this.
 08:45PM 11 Well, I call this process "democracy,"
 08:45PM 12 and I do thank you all for allowing this to happen in
 08:45PM 13 the Village of Ridgewood.
 08:46PM 14 We moved here 28 years ago, and, of
 08:46PM 15 course, the main reason for moving here was the
 08:46PM 16 school system. I had two little kids who were in
 08:46PM 17 first and third grade, and they have gone through the
 08:46PM 18 whole school system. My daughter had the opportunity
 08:46PM 19 of working for the Ridgewood High School and for the
 08:46PM 20 George Washington Middle School before, you know, she
 08:46PM 21 had children.
 08:46PM 22 Another thing that we loved about
 08:46PM 23 Ridgewood, and my husband was from Paramus, we loved
 08:46PM 24 about Ridgewood about the fact that there is a
 08:46PM 25 central, you know, there is a center of town, where

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08:47PM 1 probably, only incentive is to make money. And I'm
 08:48PM 2 all for that, but I think that our responsibility is
 08:48PM 3 to make sure that they do not make the money at the
 08:48PM 4 expense of changing the environment in our town, you
 08:48PM 5 know, drastically. Things are going to change no
 08:48PM 6 matter what, but drastically changing the environment
 08:48PM 7 of our town, which, by the way, is not only good for
 08:48PM 8 our town but it's also good for all the towns that
 08:48PM 9 surround Ridgewood.
 08:48PM 10 No town here stands by itself. We do
 08:48PM 11 business with Glen Rock, with Ho-Ho-Kus, with all
 08:48PM 12 kinds of towns, and we want to make sure we attract
 08:48PM 13 people from those towns into our town.
 08:48PM 14 Some of the problems that I see will
 08:48PM 15 include the parking. Right now, the situation is
 08:48PM 16 atrocious, so thought has to be given to that
 08:48PM 17 consideration.
 08:48PM 18 I think that also with the higher
 08:48PM 19 concentration of residents in that particular area of
 08:49PM 20 town, in the downtown, you're going to see that
 08:49PM 21 emergencies will increase, creating the increase of
 08:49PM 22 emergency vehicles like ambulances, police cars, fire
 08:49PM 23 trucks, and which will cause more traffic problems
 08:49PM 24 and inconveniences.
 08:49PM 25 The higher population density will

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08:49PM 1 bring more stress and anxiety, which is one of the
 08:49PM 2 reasons why we left the big cities and came to a town
 08:49PM 3 like Ridgewood.
 08:49PM 4 We, the homeowners, are the permanent
 08:49PM 5 residents of this town. We have an obligation to
 08:49PM 6 maintain those things that give us the quality of
 08:49PM 7 life that we want. If a poor decision is made, we
 08:49PM 8 cannot just back up and go, like renters do once
 08:49PM 9 their lease expires.
 08:49PM 10 I hope that the best decision will be
 08:49PM 11 made, keeping in mind that first and foremost the
 08:49PM 12 most important thing to consider in this town is its
 08:49PM 13 residents and not the interests of the developers.
 08:49PM 14 Thank you very much.
 08:49PM 15 CHAIRMAN NALBANTIAN: Thank you,
 08:49PM 16 Ms. Fernandez-Obergon.
 08:50PM 17 Bennett Smith.
 08:50PM 18 **BENNETT SMITH,**
 08:50PM 19 550 Wyndemere Avenue, Ridgewood, New Jersey,
 08:50PM 20 having been duly sworn, testifies as follows:
 08:50PM 21 MR. SMITH: Bennett, B-E-N-N-E-T-T,
 08:50PM 22 last name Smith, S-M-I-T-H. I'm at 320 Brookmere
 08:50PM 23 Court, here in Ridgewood.
 08:50PM 24 I am normally a reserved and quiet
 08:50PM 25 individual. I am a two and a half year resident of
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08:51PM 1 circumstances that you're considering.
 08:51PM 2 First of all, I bought my property from
 08:51PM 3 a 30+ year resident who raised four boys, and they
 08:52PM 4 have gone on in fact to Montvale to live in a luxury
 08:52PM 5 garden condominium place for empty-nesters, and I'm
 08:52PM 6 sure they would prefer to have been here in
 08:52PM 7 Ridgewood. So certainly that emotion appeals to me,
 08:52PM 8 I like them, in fact interestingly, the gentleman,
 08:52PM 9 George Travers, graduated from Notre Dame with my
 08:52PM 10 father-in-law, this bizarre seven degrees of
 08:52PM 11 separation thing, when we bought the house. So I
 08:52PM 12 understand there is a compelling reason to provide
 08:52PM 13 property for folks like that to reside here, and I
 08:52PM 14 think that would be great.
 08:52PM 15 What I'm dumbfounded about or was, from
 08:52PM 16 listening to the previous meeting, is that this is
 08:52PM 17 happening in the context of a Master Plan amendment.
 08:52PM 18 And I've lived in San Francisco,
 08:52PM 19 Chicago, and, you know, experienced several of these
 08:52PM 20 types of processes before, and, you know, with the
 08:52PM 21 issues that are being brought up with parking and so
 08:53PM 22 forth, there's a long-term vacuum that hasn't been
 08:53PM 23 addressed here in terms of leadership and planning
 08:53PM 24 that is evident, if you have a parking problem that's
 08:53PM 25 been around since 1969.
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08:50PM 1 town, and I've spent a great deal of that time on a
 08:50PM 2 plane, living out of a suitcase, fighting the
 08:50PM 3 capitalist battle out there to afford my family the
 08:50PM 4 opportunity to stay here in Ridgewood.
 08:50PM 5 There was a gentleman who spoke last
 08:50PM 6 week, and last week was my first foray into the world
 08:50PM 7 of Ridgewood and how it operates, and great to see
 08:50PM 8 all of you contributing and operating on our behalf.
 08:51PM 9 I appreciate that. But he spoke to the fact that he
 08:51PM 10 went through this lengthy process of finding the
 08:51PM 11 ideal place to locate, and I had my wife assisting me
 08:51PM 12 and I'll put her spreadsheets against his any day.
 08:51PM 13 We covered Long Island, Connecticut,
 08:51PM 14 New York, other parts of New Jersey, and here
 08:51PM 15 ultimately settled on Ridgewood for a number of
 08:51PM 16 factors that all of you would appreciate that brought
 08:51PM 17 us here.
 08:51PM 18 One of the things that kind of spurred
 08:51PM 19 me to speak tonight was actually today I received my
 08:51PM 20 tax bill, or it wasn't a tax bill, it was a reminder
 08:51PM 21 of what I paid last year, \$21,196. I think that
 08:51PM 22 makes me a card-carrying member of the community,
 08:51PM 23 regardless of my brief tenure.
 08:51PM 24 And in my short tenure, I've had some
 08:51PM 25 experiences I think are quite relevant to the
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08:53PM 1 So I think that there is something to
 08:53PM 2 be said for asserting a way on behalf of the citizens
 08:53PM 3 that is in our best interest.
 08:53PM 4 Now, getting to my specific sort of
 08:53PM 5 personal circumstances, you know, I came in, I was
 08:53PM 6 told, oh, it's a beautiful thing, your kids will walk
 08:53PM 7 out the back gate and they'll get a bus and they'll
 08:53PM 8 be taken to school.
 08:53PM 9 Sorry, no notes, just speaking from my
 08:53PM 10 experience. I think it's relevant.
 08:53PM 11 And suddenly there are no buses.
 08:53PM 12 And I called the school, "Why don't my
 08:53PM 13 kids have buses?"
 08:53PM 14 "Oh, well, we don't really have the
 08:53PM 15 funding to afford busses for your kids."
 08:53PM 16 So they have to walk back along Maple
 08:53PM 17 Avenue, up Glen Street, and around the corner through
 08:53PM 18 all kinds of conditions, dangerous intersections,
 08:53PM 19 etc., etc., and half the time we wind up driving them
 08:53PM 20 there because we're concerned about their health and
 08:53PM 21 welfare.
 08:53PM 22 And so I would ask, I'm paying \$21,000
 08:54PM 23 a year, and there's obviously an impact to me coming
 08:54PM 24 into the infrastructure and services, is there an
 08:54PM 25 equivalent per child that would come into these
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08:54PM 1 residences that would be contributing to the
 08:54PM 2 infrastructure and services? Will they have bus
 08:54PM 3 stops for their kids when they come in?
 08:54PM 4 Sorry. Wrap it up?
 08:54PM 5 So I think there's a genuine question
 08:54PM 6 to be asked: What is the service impact of these
 08:54PM 7 communities? Are they making a contribution to pay
 08:54PM 8 for those services as I am? And how is that being
 08:54PM 9 addressed, not just for these specific properties but
 08:54PM 10 from a planning perspective?
 08:54PM 11 And so I would just ask if all of you
 08:54PM 12 on our behalf would be pursuing this in an
 08:54PM 13 intelligent and unbiased way.
 08:54PM 14 Thank you.
 08:54PM 15 CHAIRMAN NALBANTIAN: Thank you,
 08:54PM 16 Mr. Smith.
 08:54PM 17 David Dessel.
 08:54PM 18 **DAVID DESSEL,**
 08:55PM 19 550 Wyndemere Avenue, Ridgewood, New Jersey,
 08:55PM 20 having been duly sworn, testifies as follows:
 08:55PM 21 MR. DESSEL: My name is David Dessel,
 08:55PM 22 D-E-S-S-E-L, 140 Lincoln Avenue.
 08:55PM 23 Well, to the board, thank you very much
 08:55PM 24 for listening to all of us and taking all this care.
 08:55PM 25 I would like to say that I am unequivocally
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08:57PM 1 Ridgewood. I moved here in 1941, at the age of
 08:57PM 2 three, and I have lived here for 66 of my 76 years.
 08:57PM 3 That probably puts me in the running for being not
 08:57PM 4 only oldest person in this room tonight, but also the
 08:57PM 5 one who has lived in Ridgewood the longest.
 08:57PM 6 I do have a vested interest in this
 08:57PM 7 town. I have studied the facts and listened to the
 08:57PM 8 arguments regarding the proposed high density
 08:57PM 9 apartment complexes and accompanying Master Plan
 08:57PM 10 amendment.
 08:57PM 11 I am especially concerned about the
 08:57PM 12 origins of these apartment plans. I ask, over the
 08:58PM 13 past ten years or so, have there been people writing
 08:58PM 14 letters and beseeching our village government with
 08:58PM 15 requests for Ridgewood to build high density luxury
 08:58PM 16 apartments in Ridgewood?
 08:58PM 17 Or, was the reverse true, did some
 08:58PM 18 builders come knocking at our door saying they wanted
 08:58PM 19 to build such apartments?
 08:58PM 20 This is the all-important question: Do
 08:58PM 21 we really need these apartments in Ridgewood?
 08:58PM 22 I guess you could say my husband and I
 08:58PM 23 are the token empty-nesters. We have four children,
 08:58PM 24 all grown and out of our home, and we still live in
 08:58PM 25 the same house we have been in for 35 years.
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08:55PM 1 pro-development, very much so. I would like to see
 08:55PM 2 the properties downtown developed.
 08:55PM 3 I would also say this, that I think
 08:55PM 4 every decision that is a wise decision is a balanced
 08:55PM 5 decision, and it's made from looking at two sides and
 08:55PM 6 finding a really intelligent and wise balance.
 08:55PM 7 The current request for density is way
 08:55PM 8 out of balance, in my opinion. What I ask you folks
 08:56PM 9 is, since you are representing us, to make a very
 08:56PM 10 intelligent and very balanced and wise decision.
 08:56PM 11 Thank you.
 08:56PM 12 CHAIRMAN NALBANTIAN: Thank you,
 08:56PM 13 Mr. Dessel.
 08:56PM 14 Dolores Carpenter.
 08:56PM 15 **DOLORES CARPENTER,**
 08:56PM 16 319 Steilen Avenue, Ridgewood, New Jersey, having
 08:56PM 17 been duly sworn, testifies as follows:
 08:56PM 18 MS. CARPENTER: Dolores Carpenter,
 08:56PM 19 D-O-L-O-R-E-S C-A-R-P-E-N-T-E-R, 319 Steilen Avenue,
 08:56PM 20 Ridgewood.
 08:56PM 21 First I wish to thank you, the members
 08:57PM 22 of our Planning Board, who spend countless hours
 08:57PM 23 working to ensure that our village, Ridgewood,
 08:57PM 24 continues to be the best place to live.
 08:57PM 25 I speak tonight on that behalf. I love
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08:58PM 1 We have zero interest in moving to an
 08:58PM 2 apartment or in paying rent anywhere.
 08:58PM 3 As Ridgewood seniors, we are not
 08:59PM 4 unique. Today my husband and I sat down and did an
 08:59PM 5 inventory as such of the probability of senior rental
 08:59PM 6 customers, and here's what we found.
 08:59PM 7 We are both RHS graduates and each have
 08:59PM 8 many longstanding friends with whom we keep in touch.
 08:59PM 9 Our four kids all went through the Ridgewood school
 08:59PM 10 system, from kindergarten through grade 12, and
 08:59PM 11 during that long period, we made many friends.
 08:59PM 12 My husband is a member of the
 08:59PM 13 Hobbyists, the retired men's group in the area. In
 08:59PM 14 going through that long list of retired friends and
 08:59PM 15 acquaintances, we came up with just two people who
 08:59PM 16 have chosen to live in rented apartments.
 08:59PM 17 There are many apartments available in
 08:59PM 18 many areas, the Ridgewood area, in New Jersey, all
 09:00PM 19 over the United States, but the fact is, most of our
 09:00PM 20 Ridgewood senior friends do not choose to live in
 09:00PM 21 rented apartments, period. Check it out and I hope
 09:00PM 22 you will.
 09:00PM 23 Again, Ridgewood is a very special
 09:00PM 24 town. At the meeting last week, a gentleman
 09:00PM 25 criticized Ridgewood as a town that always says no.
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09:00PM **1** We have very high standards in our
 09:00PM **2** village, and in order to maintain those high
 09:00PM **3** standards, saying no is often what it takes. And so
 09:00PM **4** I encourage you, our Planning Board members, to
 09:00PM **5** exercise extreme caution when making your decision
 09:00PM **6** regarding these proposed high density apartment
 09:00PM **7** complexes and Master Plan amendment. The fate and
 09:00PM **8** the future of our very special village is in your
 09:01PM **9** hands.
 09:01PM **10** Thank you.
 09:01PM **11** CHAIRMAN NALBANTIAN: Thank you, Ms.
 09:01PM **12** Carpenter.
 09:01PM **13** Please no applause.
 09:01PM **14** Thank you.
 09:01PM **15** Andrew Joseph.
 09:01PM **16** **ANDREW JOSEPH,**
 09:01PM **17** 17 N. Murray Avenue, Ridgewood, New Jersey,
 09:01PM **18** having been duly sworn, testifies as follows:
 09:01PM **19** MR. JOSEPH: Andrew Joseph,
 09:01PM **20** J-O-S-E-P-H, 17 N. Murray Avenue in Ridgewood.
 09:01PM **21** Good evening, everybody. Thank you for
 09:01PM **22** being here and thank you for hearing from me.
 09:01PM **23** With the exception of ten years, I've
 09:01PM **24** spent my whole life here in Ridgewood. I grew up in
 09:01PM **25** town. My parents raised their four children --
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09:02PM **1** outcome here. But, you know, for the members of the
 09:02PM **2** community, there is no good understanding of how
 09:03PM **3** certain problems can be avoided. How are we going to
 09:03PM **4** deal with the traffic issues? How are we going to
 09:03PM **5** deal with the potential burden on our schools, on our
 09:03PM **6** public services, on the free space that we have in
 09:03PM **7** town, all of which are limited already? Although we
 09:03PM **8** heard some things to suggest maybe these developments
 09:03PM **9** won't have that sort of impact, that they're not
 09:03PM **10** going to be problematic, what about the next ones?
 09:03PM **11** Because, again, what we're talking about is an
 09:03PM **12** amendment to the Master Plan.
 09:03PM **13** To the extent that we have heard
 09:03PM **14** potential benefits, the question that I ask is: Why
 09:03PM **15** do we need an amendment of this nature to achieve
 09:03PM **16** those benefits? Why do we need to increase the
 09:03PM **17** number from 12 to 50 per acre? Why couldn't it be
 09:03PM **18** done as something much less? How is it that we could
 09:03PM **19** say that the benefit that exists for 50 units per
 09:03PM **20** acre wouldn't exist in 20 units per acre?
 09:03PM **21** I sat through the last couple days of
 09:03PM **22** meetings and I heard from a number of people, a
 09:03PM **23** number of empty-nesters, I heard from Mr. Sullivan
 09:03PM **24** again tonight, in terms of, you know, how the town
 09:04PM **25** needs a place where some of these folks can retire,
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09:01PM **1** CHAIRMAN NALBANTIAN: Speak in the mic.
 09:01PM **2** MR. JOSEPH: I'm saying with the
 09:01PM **3** exception of ten years, I grew up in town, my parents
 09:01PM **4** raised their four children here, we all went through
 09:01PM **5** the public school system. Myself and my brother both
 09:01PM **6** moved back. Our kids are now in the public school
 09:01PM **7** system. It's a town that really means quite a bit to
 09:02PM **8** me and to my family.
 09:02PM **9** I'm here tonight to implore the board
 09:02PM **10** to reject the application to amend the Master Plan in
 09:02PM **11** a way that I believe would fundamentally change the
 09:02PM **12** town that means so much to me and so many of the
 09:02PM **13** other people that are here tonight and have been here
 09:02PM **14** not just tonight, but throughout this entire process.
 09:02PM **15** A couple years into the discussion, you
 09:02PM **16** know, I for one can tell you that I still fail to see
 09:02PM **17** how the proposed amendment to the Master Plan
 09:02PM **18** actually benefits the community as opposed to
 09:02PM **19** individual developers or a few individuals as a
 09:02PM **20** whole.
 09:02PM **21** What I can see and what does really
 09:02PM **22** cause me some great concern are the potential
 09:02PM **23** detriments. And I know that there have been some
 09:02PM **24** reports that have been submitted by developers, who I
 09:02PM **25** think we all understand have an interest in the
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09:04PM **1** where they can downsize, and that this proposal will
 09:04PM **2** answer the question. But what appears to me is that
 09:04PM **3** the proposal that is before the board doesn't
 09:04PM **4** necessarily do that, because what the proposal does
 09:04PM **5** is it threatens to change the fundamental nature of
 09:04PM **6** the town that we live in and that we love. Changing
 09:04PM **7** this town in a manner that allows development of
 09:04PM **8** 50-unit per acre apartment complexes creates
 09:04PM **9** something very different. It's not the same town
 09:04PM **10** that we all were drawn to, it's not the same place
 09:04PM **11** that means so much to us, it's something very
 09:04PM **12** different, and I think we need to keep that in
 09:04PM **13** perspective.
 09:04PM **14** I'll finish up quickly.
 09:04PM **15** Even though I appreciate what
 09:04PM **16** Mr. Sullivan said about in 1920, when the first
 09:04PM **17** apartment complex was suggested, I'm sure people said
 09:04PM **18** "No, that won't work here," what he failed to mention
 09:04PM **19** is that that was not an application to change the
 09:05PM **20** density from 12 to 50, that was an application for an
 09:05PM **21** apartment unit. I think that we all agree, you can
 09:05PM **22** have high density housing here and we can use some
 09:05PM **23** more, but it just doesn't have to be at this level.
 09:05PM **24** If the board is going to amend the
 09:05PM **25** Master Plan, the only thing that I would ask is that
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09:05PM 1 you be thoughtful and careful about how you do it.
 09:05PM 2 Given the open questions with respect to how it's
 09:05PM 3 going to impact the schools, how it's going to impact
 09:05PM 4 the potential taxes, the services, the parking, I
 09:05PM 5 don't think that what's before you could be carefully
 09:05PM 6 and thoughtfully approved.
 09:05PM 7 Thank you.
 09:05PM 8 CHAIRMAN NALBANTIAN: Thank you,
 09:05PM 9 Mr. Joseph.
 09:05PM 10 Linda Kotch.
 09:05PM 11 **LINDA KOTCH,**
 09:05PM 12 60 N. Hillside Place, Ridgewood, New Jersey,
 09:05PM 13 having been duly sworn, testifies as follows:
 09:05PM 14 MS. KOTCH: Linda Kotch, K-O-T-C-H, 60
 09:06PM 15 N. Hillside Place, Ridgewood.
 09:06PM 16 Hi.
 09:06PM 17 To my friends and neighbors on this
 09:06PM 18 board here and in this audience here, I was listening
 09:06PM 19 tonight and participating in this.
 09:06PM 20 My husband and I are Ridgewood
 09:06PM 21 residents here for a little over 20 years, and we
 09:06PM 22 raised our children, and they learned how to eat with
 09:06PM 23 a knife and fork at the Daily Treat. And today I
 09:06PM 24 went to the library, and I owed a couple bucks on
 09:06PM 25 some overdue books, and they let me slide because
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09:07PM 1 But we're talking about the Master Plan
 09:07PM 2 here, it's the density that's the issue. We don't
 09:07PM 3 necessarily want a gated community where we have an
 09:07PM 4 enclave where people live in a dense environment.
 09:08PM 5 Greenwich Village is one of the safest
 09:08PM 6 places to walk in New York City, because there is
 09:08PM 7 that density, but this is not Greenwich Village, so
 09:08PM 8 when you come into town and you want to have it
 09:08PM 9 developed, yes, I don't like it the way it is, but
 09:08PM 10 I'm not sure what the answer is. I don't think that
 09:08PM 11 the Master Plan, to change it to have so many people
 09:08PM 12 living there, is the answer. If you were to put
 09:08PM 13 retail and mixed use retail and dwellings, is that
 09:08PM 14 really serving the needs of who needs these places to
 09:08PM 15 live, if they have to live on the second floor, the
 09:08PM 16 third floor? If I were a senior, I would want to be
 09:08PM 17 on the ground floor, perhaps.
 09:08PM 18 And, of course, then we have the drain
 09:08PM 19 on the services, which has been mentioned. And so
 09:08PM 20 many of these great points have been mentioned
 09:08PM 21 tonight by so many people, the EMS, the library, the
 09:09PM 22 schools. Anyway, I hope that it's considered well
 09:09PM 23 and that we don't turn this into something that
 09:09PM 24 there's so many people living in a very small place,
 09:09PM 25 it doesn't make sense for this town.
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09:06PM 1 they know me. And one of the points I want to make
 09:06PM 2 that's been brought up is that sense of transients
 09:06PM 3 versus diversity.
 09:06PM 4 I'm all for diversity, but in the sense
 09:06PM 5 of transients, I want to know my neighbors. I like
 09:06PM 6 where I live, I like knowing my neighbors. We live
 09:06PM 7 on a block where a lot of folks on our block, quite
 09:06PM 8 frankly, really might want to downsize, but they
 09:06PM 9 don't, and they have opportunity to downsize because
 09:06PM 10 there are apartments available, and they choose not
 09:06PM 11 to.
 09:06PM 12 I want to be able to be in a town where
 09:07PM 13 we all know each other to a certain degree.
 09:07PM 14 My parents were looking for a house,
 09:07PM 15 and they looked at a place across the street from GW,
 09:07PM 16 there's those kinds of unusual looking beautiful
 09:07PM 17 homes, they are two families. And one of the houses,
 09:07PM 18 they have two apartments, there's a downstairs and an
 09:07PM 19 upstairs, they both have one bedroom. The downstairs
 09:07PM 20 there's a gal living down there, and the upstairs,
 09:07PM 21 there's seven people living up there. So the point I
 09:07PM 22 want to make, there is no guarantee that when you
 09:07PM 23 build these units, that one can maintain or designate
 09:07PM 24 that this is the maximum number of people that may
 09:07PM 25 dwell in there.
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09:09PM 1 Thank you kindly.
 09:09PM 2 CHAIRMAN NALBANTIAN: Thank you, Ms.
 09:09PM 3 Kotch.
 09:09PM 4 Okay. I'm going to come back. Anymore
 09:09PM 5 names?
 09:09PM 6 While we're doing that, is Mr. Bosley
 09:09PM 7 here, has he arrived, by any chance, or Eva Smith?
 09:09PM 8 (No response.)
 09:09PM 9 CHAIRMAN NALBANTIAN: Last call.
 09:09PM 10 (No response.)
 09:09PM 11 CHAIRMAN NALBANTIAN: Amy Junger.
 09:09PM 12 **AMY JUNGER,**
 09:09PM 13 84 Ridge Road, Ridgewood, New Jersey, having been
 09:09PM 14 duly sworn, testifies as follows:
 09:10PM 15 MS. JUNGER: Amy Junger, J-U-N-G-E-R,
 09:10PM 16 84 Ridge Road.
 09:10PM 17 I didn't time myself, so I'm going to
 09:10PM 18 try and talk really fast.
 09:10PM 19 So you've seen me here before, and I've
 09:10PM 20 shared that I have concerns about the level of change
 09:10PM 21 that's been proposed kind of across-the-board.
 09:10PM 22 That said, I'm going to try to focus on
 09:10PM 23 two things tonight, one concerns traffic and the
 09:10PM 24 other concerns our schools.
 09:10PM 25 I guess I should also say that I am pro
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09:10PM **1** development.

09:10PM **2** I work in technology consulting, so I

09:10PM **3** spend my life talking about transforming the world,

09:10PM **4** and so why I wouldn't want that in my own home

09:10PM **5** doesn't make sense, so I want to say that.

09:11PM **6** So traffic. A little bit about me, I'm

09:11PM **7** a three-time renter in Ridgewood. I first moved here

09:11PM **8** 25 years ago. And, in fact, renting gave me the

09:11PM **9** opportunity to fall in love with this town and

09:11PM **10** eventually become a homeowner.

09:11PM **11** My roommates and I always rented within

09:11PM **12** walking distance of the train, because most of us

09:11PM **13** commuted to New York City.

09:11PM **14** We lived on Sherman Place, five

09:11PM **15** roommates, five cars; on Pomander Walk, four

09:11PM **16** roommates, four cars; and on Korset Terrace

09:11PM **17** (phonetic), three roommates, three cars.

09:11PM **18** My point, do not assume that people

09:11PM **19** moving into apartments in or close to town are not

09:11PM **20** going to have cars, and don't assume that they will

09:11PM **21** stick to the amount of parking designated in their

09:11PM **22** leases. We didn't. In all three rentals, we had

09:11PM **23** more cars than our leases stipulated and we did a lot

09:11PM **24** of car jockeying.

09:11PM **25** It's important not to lose site that
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09:13PM **1** look at the high school directory, I did, and I

09:13PM **2** highlighted as many apartment addresses as I could

09:13PM **3** identify, and all I can say is, there are a lot.

09:13PM **4** The elephant in the room is the fact

09:13PM **5** that Ridgewood is attracting many students, both

09:13PM **6** locally and internationally, who are coming to our

09:13PM **7** town to attend our great schools, and there's nothing

09:13PM **8** wrong with that.

09:13PM **9** One of my relatives has six kids and

09:13PM **10** rents in Cranford. Renting is the only way she can

09:13PM **11** afford to give her kids a Cranford education, but the

09:13PM **12** reality is, the more apartments you build, the more

09:13PM **13** kids you're going to introduce into the school

09:13PM **14** system.

09:13PM **15** We've all talked about the impact of

09:13PM **16** that and what that really means, so I'm going to

09:13PM **17** close up in a little bit. I'm going to thank

09:13PM **18** everybody. This has been a thankless job for

09:13PM **19** everybody, from you all, to you people who created

09:14PM **20** the Citizens for a Better Ridgewood. I think we're

09:14PM **21** all blessed to have people who care so much about

09:14PM **22** this town.

09:14PM **23** So I'm going to just leave with a few

09:14PM **24** things. So I've heard Blais say the following,

09:14PM **25** without any quantitative backup, "More is more," and
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09:11PM **1** Americans are lazy, each and every one of us.

09:12PM **2** Someone living in the old Sealfon's building might

09:12PM **3** not get in his or her car to go see a movie, but

09:12PM **4** someone at the old Motor Vehicle station might. I

09:12PM **5** know we drove everywhere.

09:12PM **6** So how can you make a decision on these

09:12PM **7** buildings, before solving the parking problem, is my

09:12PM **8** real question? This isn't putting the cart before

09:12PM **9** the horse, this is just letting the horses run wild.

09:12PM **10** Why not use this construction

09:12PM **11** opportunity to sit down with developers and create a

09:12PM **12** solution to a parking problem that has plagued our

09:12PM **13** town for decades? And it's only going to get worse.

09:12PM **14** It must be done, and this construction opportunity

09:12PM **15** might be the moment.

09:12PM **16** If this is not possible, and that's

09:12PM **17** what I heard throughout these conversations, that we

09:12PM **18** can't solve problems as part of this, then it makes

09:12PM **19** the level of increases recommended scary.

09:12PM **20** Schools: If built, no one in this room

09:12PM **21** can predict how many students will move into these

09:13PM **22** apartments. It could be seven, it could be 170. But

09:13PM **23** what we do know is that the student population will

09:13PM **24** increase with more apartments. We don't need to hire

09:13PM **25** an expensive research firm to tell you this, simply
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09:14PM **1** "The increase to 50 can fit, that's why it was

09:14PM **2** recommended, not because it was an optimal number."

09:14PM **3** So I ask you, what would a town

09:14PM **4** merchant prefer, four more residents with \$30,000

09:14PM **5** total income or one Ridgewood resident with 30K

09:14PM **6** disposable income? Would a resident choose to pay

09:14PM **7** \$1,000 less in taxes per year, if that meant they

09:14PM **8** could also sell their house for \$50,000 less? Would

09:14PM **9** a parent still be willing to pay a premium to move to

09:14PM **10** Ridgewood, if the school system was ranked in the

09:14PM **11** middle of the state?

09:14PM **12** Don't lose site of what makes Ridgewood

09:15PM **13** Ridgewood and not Fort Lee. Please use your common

09:15PM **14** sense to determine a suitable increase.

09:15PM **15** Thank you.

09:15PM **16** CHAIRMAN NALBANTIAN: Thank you,

09:15PM **17** Ms. Junger.

09:15PM **18** Okay. Are there any people here who

09:15PM **19** signed to speak and who have not yet?

09:15PM **20** (No response.)

09:15PM **21** CHAIRMAN NALBANTIAN: Okay. I think

09:15PM **22** we've gotten to everybody that's signed up.

09:15PM **23** I did have two requests from people who

09:15PM **24** spoke the last time. Our rule is to speak once, and

09:15PM **25** since there were requests from two people only, I'm
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09:15PM **1** going to ask the board what their perspective is on
 09:15PM **2** this, whether we should allow two people, since it's
 09:15PM **3** early, to speak again?
 09:15PM **4** (Series of nods.)
 09:15PM **5** CHAIRMAN NALBANTIAN: Generally, the
 09:15PM **6** consensus is yes.
 09:15PM **7** Is there anybody on the board who
 09:15PM **8** opposes this?
 09:15PM **9** (No response.)
 09:15PM **10** CHAIRMAN NALBANTIAN: We're good.
 09:15PM **11** All right. Mr. Abdo, I think you
 09:15PM **12** requested to speak, and, Ms. Giuliani, I think you
 09:16PM **13** also requested to speak again. Please come forward.
 09:16PM **14** MR. ABDOO: I was just curious as to
 09:16PM **15** whether we would be allowed to. I thought it would
 09:16PM **16** be clear.
 09:16PM **17** As it was a request, everyone has been
 09:16PM **18** very eloquent tonight, I have nothing to add.
 09:16PM **19** CHAIRMAN NALBANTIAN: Thank you.
 09:16PM **20** That's one.
 09:16PM **21** And, Ms. Giuliani, please come forward.
 09:16PM **22** **TESS GIULIANI,**
 09:16PM **23** 174 Union Street, Apt. 2D, Ridgewood, New Jersey,
 09:16PM **24** having been duly sworn, testifies as follows:
 09:16PM **25** MS. GIULIANI: Tess Giuliani,
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09:18PM **1** eight, and the next person 16 years. And that's just
 09:18PM **2** in my little section here.
 09:18PM **3** There's a very different attitude about
 09:18PM **4** going into an apartment to live when you've decided
 09:18PM **5** to downsize.
 09:18PM **6** And that's it. Thank you very much.
 09:18PM **7** CHAIRMAN NALBANTIAN: Thank you for the
 09:18PM **8** clarification, Ms. Giuliani.
 09:18PM **9** MS. GIULIANI: Thank you.
 09:18PM **10** CHAIRMAN NALBANTIAN: And I have one
 09:18PM **11** more request from a board member who asked if he
 09:18PM **12** could ask a follow-up question to one of the members
 09:18PM **13** of the public who spoke last time.
 09:18PM **14** MR. THURSTON: Mr. Chairman, I didn't
 09:18PM **15** realize at first we were allowed to ask questions and
 09:18PM **16** the process moving so quickly, but if you wouldn't
 09:18PM **17** mind, I have a couple of questions for Mr. Slomin, if
 09:18PM **18** he would be willing to come to the mic.
 09:19PM **19** CHAIRMAN NALBANTIAN: Ladies and
 09:19PM **20** gentlemen, Mr. Slomin spoke on Thursday of last week.
 09:19PM **21** **DAVID SLOMIN,**
 09:19PM **22** Having been previously sworn, continues to
 09:19PM **23** testify as follows:
 09:19PM **24** MR. THURSTON: Mr. Slomin, I don't want
 09:19PM **25** to put words in your mouth, because we don't have a
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09:16PM **1** G-I-U-L-I-A-N-I, 174 Union Street, Apt. 2D.
 09:16PM **2** Good evening again. Actually I've come
 09:16PM **3** back to the mic to answer a question, a very good
 09:17PM **4** question by Michele Peters.
 09:17PM **5** MS. PETERS: I know you can't see me,
 09:17PM **6** but I can hear you.
 09:17PM **7** MS. GIULIANI: I direct this to Michele
 09:17PM **8** Peters, because you asked a very good question, it
 09:17PM **9** was about open space last week, and when I answered I
 09:17PM **10** was thinking in terms of a design, but you were
 09:17PM **11** asking me in terms of a renter and the answer is,
 09:17PM **12** absolutely, open space is necessary, be that an area
 09:17PM **13** where many people can gather, a balcony or a Juliette
 09:17PM **14** balcony. Yes, stepping out into nature is very, very
 09:17PM **15** important. So that's why I came up.
 09:17PM **16** Actually, the lady who preceded me
 09:17PM **17** spoke about apartment dwellers being transient. I
 09:17PM **18** have lived in an apartment in 30 years, I have rented
 09:17PM **19** my place here and moved to Asia for a few years. I
 09:17PM **20** too thought that renters were temporary in the
 09:18PM **21** residence. The woman who lived next to me has been
 09:18PM **22** there for 40 years. She moved in when the apartment
 09:18PM **23** complex was built. The people across the hall from
 09:18PM **24** me, who lived on Brookside for 20 some odd years,
 09:18PM **25** they've been there for fours years, the next person
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09:19PM **1** transcript, but I think I heard you say, I know you
 09:19PM **2** own a lot of apartments, none of them are greater
 09:19PM **3** than 20-25 per acre, and that you make lots of money
 09:19PM **4** off those. Was that accurate?
 09:19PM **5** MR. SLOMIN: It was anecdotal, yes, but
 09:19PM **6** if I can add to that, I said in suburban towns. I
 09:19PM **7** said where we do have properties that are at much
 09:19PM **8** higher density are at urban settings, whether it's
 09:19PM **9** the Bronx; New Rochelle; Bethlehem, Pennsylvania;
 09:19PM **10** yes, those are much higher densities.
 09:19PM **11** MR. THURSTON: I guess my question is:
 09:19PM **12** Are any of those similar to the projects we're
 09:19PM **13** talking about here?
 09:19PM **14** MR. SLOMIN: Yes, some of them
 09:19PM **15** actually. They all vary. Some are gardens, some are
 09:20PM **16** newer properties, you know, townhome style, more
 09:20PM **17** luxury properties, you know, one is a converted loft,
 09:20PM **18** so there's all different kinds of properties, so I
 09:20PM **19** would say some of them, you know, at those densities
 09:20PM **20** are similar.
 09:20PM **21** MR. THURSTON: The higher densities or
 09:20PM **22** the lower densities?
 09:20PM **23** MR. SLOMIN: You know, in that 25 units
 09:20PM **24** an acre.
 09:20PM **25** MR. THURSTON: So you have downtown
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09:20PM 1 Main Street sort of new apartments that are
 09:20PM 2 20-25 units?
 09:20PM 3 MR. SLOMIN: Not downtown Main Street
 09:20PM 4 that are in that density -- well, I guess there's one
 09:20PM 5 in Bethlehem, Pennsylvania that is around 25 or 26,
 09:20PM 6 that is in that density, yes.
 09:20PM 7 MR. THURSTON: Did you build any of
 09:20PM 8 those or you bought those as existing properties?
 09:20PM 9 MR. SLOMIN: Well, if we're talking
 09:20PM 10 about specifically the one that fits in that density,
 09:21PM 11 that one, we bought it, but it was just recently
 09:21PM 12 developed.
 09:21PM 13 MR. THURSTON: But you haven't
 09:21PM 14 developed any of those? That's really kind of my
 09:21PM 15 question, I guess.
 09:21PM 16 MR. SLOMIN: I have not developed
 09:21PM 17 those, no.
 09:21PM 18 MR. THURSTON: And I think you would
 09:21PM 19 agree that the economics of building a new project is
 09:21PM 20 significantly different from buying a project,
 09:21PM 21 because when you are buying an existing project,
 09:21PM 22 you'll put a return on there, offer a price so you
 09:21PM 23 can know you're going to make money if you buy those
 09:21PM 24 units.
 09:21PM 25 MR. SLOMIN: But that's not my concern

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09:21PM 1 here, and that shouldn't be the board's concern
 09:21PM 2 either. I can't really answer that question, because
 09:21PM 3 I don't think that's a fair question. We're talking
 09:21PM 4 about a Master Plan change, not my business model. I
 09:21PM 5 think what the board needs to consider is what is
 09:21PM 6 right for Ridgewood and regardless of what the
 09:21PM 7 developer needs to make money, which really should be
 09:21PM 8 irrelevant. Just like Blais said, financial concerns
 09:22PM 9 here are really not my end of the business here as
 09:22PM 10 planning. What the board should be considering and
 09:22PM 11 we should all be really concerned about this, what is
 09:22PM 12 right for Ridgewood?
 09:22PM 13 Honestly, I think I said at an earlier
 09:22PM 14 meeting, in a way I'm a perfect hypocrite here,
 09:22PM 15 because if one of these developments goes south and
 09:22PM 16 doesn't do well, that's when my company comes in and
 09:22PM 17 buys it, and, you know what, would we run it as
 09:22PM 18 luxury? I can't tell you. We would model it on what
 09:22PM 19 makes sense financially. And I respect the
 09:22PM 20 developers for what they're doing, it makes perfect
 09:22PM 21 sense what they're asking for, how they're doing it,
 09:22PM 22 that's what development is, but that's not what you
 09:22PM 23 guys have to consider and that's not the issue.
 09:22PM 24 CHAIRMAN NALBANTIAN: Wrap it up.
 09:22PM 25 MR. THURSTON: I agree with you, that's

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09:22PM 1 not really the focus of my question, the focus of my
 09:22PM 2 question really was in comparison to what is offered
 09:22PM 3 to what you would consider acceptable versus the
 09:22PM 4 alternative, that's the real analysis that needs to
 09:23PM 5 be made.
 09:23PM 6 MR. SLOMIN: But that should be made
 09:23PM 7 before this process necessarily then started, where
 09:23PM 8 the developers bought these properties, knowing what
 09:23PM 9 it would take at 12 units, they bought them or owned
 09:23PM 10 them at 12 units an acre, there was a risk that they
 09:23PM 11 took. They then said, we need 50.
 09:23PM 12 I don't think they need 50, because
 09:23PM 13 I've seen a lot that are well lower than 50.
 09:23PM 14 In Hawthorne on Wagg Road (phonetic),
 09:23PM 15 which I know --
 09:23PM 16 CHAIRMAN NALBANTIAN: Mr. Slomin, I
 09:23PM 17 think we've probably gone a little bit beyond the
 09:23PM 18 scope of this --
 09:23PM 19 MR. THURSTON: I thank Mr. Slomin. You
 09:23PM 20 answered. Thank you.
 09:23PM 21 CHAIRMAN NALBANTIAN: -- but thank you
 09:23PM 22 very much for coming back.
 09:23PM 23 MS. PRICE: Can I ask a question,
 09:23PM 24 though? I have one question. I have a question.
 09:23PM 25 When you referred to the Bethlehem,

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09:23PM 1 Pennsylvania project, I went to Lehigh, so can you
 09:23PM 2 just tell me, where in Bethlehem?
 09:23PM 3 MR. SLOMIN: It's on W. Goepf Street.
 09:24PM 4 CHAIRMAN NALBANTIAN: Thank you,
 09:24PM 5 Mr. Slomin, again.
 09:24PM 6 MS. PRICE: I'm sorry, Michele, was
 09:24PM 7 that a question to me?
 09:24PM 8 MS. PETERS: Yeah, I don't know where
 09:24PM 9 we're going with this. What has that got to do with
 09:24PM 10 it?
 09:24PM 11 MS. PRICE: Well, David asked him a
 09:24PM 12 question and Mr. Slomin gave an example of a
 09:24PM 13 property, so I wanted to know where the location was.
 09:24PM 14 Similar to Wendy's question on comparable locations.
 09:24PM 15 He responded in terms of comparable locations, so I
 09:24PM 16 wanted to know where it was located so we would know
 09:24PM 17 for the record.
 09:24PM 18 I'm not sure if that question was for
 09:24PM 19 me or whether you were asking someone out in the
 09:24PM 20 audience.
 09:24PM 21 MS. PETERS: But I am in agreement with
 09:24PM 22 our residents. As persons know, I spoke about this
 09:24PM 23 with great fanfare some months ago about the
 09:24PM 24 discussion about everything that we're doing, and I
 09:25PM 25 probably shouldn't say another word at this moment,

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09:25PM 1 which I'm not going to do.

09:25PM 2 And to Ms. Reynolds, it's just as a

09:25PM 3 reminder, what Blais wrote was just a draft, okay, it

09:25PM 4 was just a draft before any of this discussion and

09:25PM 5 the board's discussion. Just as a reminder,

09:25PM 6 nothing's in stone.

09:25PM 7 MS. PRICE: That's right, Michele, and

09:25PM 8 the board moved forward from that and it was a draft.

09:25PM 9 CHAIRMAN NALBANTIAN: Thanks, Michele.

09:25PM 10 Thank you, Gail.

09:25PM 11 Okay. I think that wraps up our public

09:25PM 12 comment section for this evening, unless I missed

09:25PM 13 somebody who had an intention to speak who has not.

09:25PM 14 Okay. That's it. Thank you very much.

09:25PM 15 We have a continuation of this meeting

09:25PM 16 scheduled for the 19th of February, which is our next

09:25PM 17 meeting, it will be here at the high school student

09:25PM 18 center, and this is when the attorneys for both the

09:26PM 19 CBR and also the applicants have opportunity to

09:26PM 20 provide summations and review, and I would encourage

09:26PM 21 everyone to come to that.

09:26PM 22 Following that meeting, March 17th is

09:26PM 23 the next meeting, when we will be meeting on high

09:26PM 24 density housing.

09:26PM 25 The third is a meeting on another
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09:27PM 1 meeting on the 19th, that would be very helpful.

09:28PM 2 MS. DOCKRAY: Gail, if we in our

09:28PM 3 discussion have a proposal for a substantial change

09:28PM 4 to the amendment and that might require more work or

09:28PM 5 whatever, will the public then have the opportunity

09:28PM 6 to comment on that as well or how will that be?

09:28PM 7 MS. PRICE: If this amendment is

09:28PM 8 amended requiring notice, then we would have to have

09:28PM 9 a continued hearing with new publication and the

09:28PM 10 board would need to receive the amended amendment.

09:28PM 11 Blais would need to be authorized to draft that

09:28PM 12 document, it would need to be on file for the

09:28PM 13 requisite time, we'd need to hear from him, and then

09:28PM 14 we would need to hear from anyone else, the people

09:28PM 15 who have asked for the changes as well as the parties

09:29PM 16 who have comments.

09:29PM 17 I would submit that the input could be

09:29PM 18 limited in nature, you know, to the changes so that

09:29PM 19 it doesn't have to be all extensive, because whatever

09:29PM 20 changes were made by the board, those would be

09:29PM 21 relevant commentary.

09:29PM 22 MS. DOCKRAY: I see.

09:29PM 23 MS. PRICE: And that would be fair to

09:29PM 24 all parties to do that, because I think the board has

09:29PM 25 heard so much testimony at this point that whatever
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09:26PM 1 matter, so we won't be addressing high density, I'm

09:26PM 2 glad you clarified that. If there are needs for a

09:26PM 3 Special Meeting in between that, which is possible,

09:26PM 4 we'll provide notice accordingly. So keep a lookout

09:26PM 5 on the website for that. But currently at this time,

09:26PM 6 I can say with certainty that our plan is to meet on

09:26PM 7 the 19th for summations, which will be Thursday, at

09:27PM 8 this location, February 19th.

09:27PM 9 MR. WEINER: Do I understand correctly

09:27PM 10 that after summations the balance of the meeting

09:27PM 11 would be for the board to discuss, there would be no

09:27PM 12 more input from the public?

09:27PM 13 CHAIRMAN NALBANTIAN: That's correct,

09:27PM 14 yes, public comment is closed as of today.

09:27PM 15 MR. WEINER: I'm going away on the

09:27PM 16 17th. If it's just the board discussing, I'll send

09:27PM 17 somebody down here. I don't assume there will be

09:27PM 18 anymore input from anybody other than you discussing

09:27PM 19 it?

09:27PM 20 CHAIRMAN NALBANTIAN: That's the plan

09:27PM 21 now. If there's any change to that, we'll let you

09:27PM 22 know. Currently that's what the plan is.

09:27PM 23 MS. PRICE: I know that some of the

09:27PM 24 attorneys are planning to submit legal memos, so if

09:27PM 25 we could please get those legal memos prior to the
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09:29PM 1 changes were made, it would be an equitable thing, to

09:29PM 2 hear commentary on those changes.

09:29PM 3 MS. DOCKRAY: Thank you.

09:29PM 4 CHAIRMAN NALBANTIAN: Any other

09:29PM 5 questions?

09:29PM 6 Okay. Just to reiterate -- yes.

09:29PM 7 MS. PETERS: Can I just ask, who's been

09:29PM 8 photographing? What it's for?

09:29PM 9 CHAIRMAN NALBANTIAN: We've asked the

09:29PM 10 same question for the last couple of meetings. The

09:29PM 11 gentleman is actually video'ing of behalf of CBR for

09:29PM 12 posting for those members who cannot attend.

09:30PM 13 MS. PETERS: Oh, okay. Thank you. I

09:30PM 14 just wanted to know.

09:30PM 15 They're saying no. They're saying it's

09:30PM 16 not.

09:30PM 17 MR. GLAZER: I'm independent.

09:30PM 18 MS. PETERS: You're just an independent

09:30PM 19 guy?

09:30PM 20 MR. GLAZER: Yes.

09:30PM 21 MS. PETERS: Is it on cable?

09:30PM 22 MS. PRICE: That's not what we were

09:30PM 23 told at the last meeting. At the last meeting I

09:30PM 24 asked, and I was told it was for CBR.

09:30PM 25 MS. PETERS: Who sees this? Who sees
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09:30PM 1 the video?

09:30PM 2 MR. GLAZER: I'm sorry?

09:30PM 3 MS. PETERS: Who sees the video?

09:30PM 4 MR. GLAZER: Whoever would like to.

09:30PM 5 MS. PRICE: So there is no direct

09:30PM 6 representation with CBR? It's not being done on your

09:30PM 7 behalf?

09:30PM 8 MR. GLAZER: They have not hired me.

09:30PM 9 If you're asking me have they hired me, the answer is

09:31PM 10 no, I did this as a voluntary service.

09:31PM 11 MS. PETERS: I just wanted to know

09:31PM 12 where this was going to be seen.

09:31PM 13 MR. GLAZER: They had asked me for a

09:31PM 14 clip of the video just to put on their website, a

09:31PM 15 representative of last meeting, and I supplied that

09:31PM 16 for them. So this is my way of contributing.

09:31PM 17 CHAIRMAN NALBANTIAN: So in a nutshell,

09:31PM 18 you're an independent?

09:31PM 19 MR. GLAZER: Yes, I'm not hired.

09:31PM 20 CHAIRMAN NALBANTIAN: You're video'ing

09:31PM 21 this, and you've been gracious enough to give it to

09:31PM 22 CBR?

09:31PM 23 MR. GLAZER: Correct.

09:31PM 24 MS. PETERS: See, as far as I'm

09:31PM 25 concerned, I would love these to be videotaped and I

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09:31PM 1 wish they were all videotaped, because I've had

09:31PM 2 people ask if they could see it and it's for all the

09:31PM 3 reasons they give, they have appointments, they have

09:31PM 4 lives, they have work they have to do.

09:31PM 5 MR. GLAZER: I think that's absolutely

09:31PM 6 right, I think you should finance that. I think that

09:31PM 7 as a council, you should. I'm not saying you should

09:31PM 8 pay me, I don't have the time for that. I think

09:31PM 9 that's a worthwhile use of your budget.

09:31PM 10 CHAIRMAN NALBANTIAN: That's certainly

09:31PM 11 an ongoing issue here, hoping that we'll find a way

09:32PM 12 to do that.

09:32PM 13 MR. GLAZER: This is purely as a way

09:32PM 14 that I can contribute as a citizen.

09:32PM 15 CHAIRMAN NALBANTIAN: Thank you very

09:32PM 16 much for your contributions.

09:32PM 17 MR. GLAZER: Thank you. All right.

09:32PM 18 CHAIRMAN NALBANTIAN: Again just to

09:32PM 19 clarify, the next meeting will be here at the high

09:32PM 20 school on Thursday, the 19th of this month. The

09:32PM 21 third of March will be a meeting that is not specific

09:32PM 22 to high density multi-family housing, there will be

09:32PM 23 another matter, and then the 17th of March will be

09:32PM 24 when we resume again for multi-family housing.

09:32PM 25 (Whereupon, the matter is adjourned at

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1 9:32 p.m., to be continued on 3/17/15.)

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

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3

4 I, KIM O. FURBACHER, License No.

5 XIO1042, a Certified Court Reporter, Registered Merit

6 Reporter, Certified Realtime Court Reporter, and

7 Notary Public of the State of New Jersey, hereby

8 certify that the foregoing is a verbatim record of

9 the testimony provided under oath before any court,

10 referee, board, commission or other body created by

11 statute of the State of New Jersey.

12 I am not related to the parties

13 involved in this action; I have no financial

14 interest, nor am I related to an agent of or employed

15 by anyone with a financial interest in the outcome of

16 this action.

17 This transcript complies with

18 Regulation 13:43-5.9 of the New Jersey Administrative

19 Code.

20

21

22

23 _____

24 KIM O. FURBACHER, CRCR, CCR, RMR

25 License #XIO1042, and Notary Public

of New Jersey

My Commission Expires:

7/11/19

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