

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
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18
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VILLAGE OF RIDGEWOOD.
PLANNING BOARD
MONDAY, APRIL 4, 2016
COMMENCING AT 7:40 P.M.

.....
IN THE MATTER OF: : TRANSCRIPT OF
"Whispering Woods" Public Hearing :
on Settlement and Consideration of: PROCEEDINGS
a 2016 Master Plan Amendment :
pursuant to Remand Order entered :
by Honorable Lisa Perez-Friscia, :
J.S.C. on the matter known as The :
Valley Hospital, Inc. v. Village :
of Ridgewood Planning Board, et al:
.....
B E F O R E:

VILLAGE OF RIDGEWOOD PLANNING BOARD
THERE BEING PRESENT:

- CHARLES NALBANTIAN, CHAIRMAN
- RICHARD JOEL, VICE CHAIRMAN
- PAUL ARONSOHN, MAYOR
- SUSAN KNUDSEN, COUNCILWOMAN
- WENDY DOCKRAY, MEMBER
- KEVIN REILLY, MEMBER
- DAVID THURSTON, MEMBER

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

BLAIS L. BRANCHEAU, PP, VILLAGE PLANNER
MICHAEL CAFARELLI, RECORDING SECRETARY

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I N D E X

	<u>PUBLIC SPEAKER</u>	<u>PAGE</u>
1		
2		
3	PAUL SMITH	22
4	231 Burnside Place	
5	LISA PATERSON	27
6	307 Graydon Terrace	
7	DAN GIOIA	32
8	447 Fairway Road	
9	BRIGID O'BRIEN	34
10	227 Bogert Avenue	
11	BRIAN WARD	36
12	35 Coventry Court	
13	KEVIN MATTESSICH	41
14	836 Morningside Road	
15	ELIZABETH CLOTHIER	47
16	462 Overbrook Road	
17	LEIGH WARREN	50
18	140 Washington Place	
19	KELLY NAKASONE	53
20	321 N. Pleasant	
21	JAMIE MILLER	56
22	254 Steilen Avenue	
23	JENNIFER TESSEYMAN	57
24	222 Steilen Avenue	
25	MELANIE McWILLIAMS	60
	431 Bogert Avenue	
	PETER McKENNA	61
	420 Meadowbrook Avenue	
	MARLA SHERMAN	67
	449 Beverly Road	
	ANNE BURTON WALSH	69
	112 South Irving	

I N D E X (Continued)

	<u>PUBLIC SPEAKER</u>	<u>PAGE</u>
1		
2		
3	MEEGAN SHEVLIN	72
4	512 Van Buren Street	
5		
6	KELLY GAZZINI	74
7	523 Lotus Road	
8		
9	KELLY GIOIA	78
10	447 Fairway Road	
11		
12	MARISOL ROMERO	79
13	258 Steilen Avenue	
14		
15	PATRICIA JAMES	84
16	61 Warren Place	
17		
18	JIFFY VERMYLEN	88
19	241 North Walnut	
20		
21	JANET DALY	94
22	386 Ponfield Place	
23		
24	ANTENETTE LAM	97
25	276 Eldon Court	
	LISA BANEY	100
	136 Brookside Avenue	
	JEANETTE LAROCCO	106
	454 Bogert Avenue	
	PAUL HOGAN	112
	93 Sherwood Road	
	DIANE PALACIOS	115
	342 North Van Dien Avenue	
	LORRAINE REYNOLDS	119
	550 Wyndemere Avenue	
	GIL DALONZO	121
	170 Walthery Avenue	

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
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I N D E X (Continued)

E X H I B I T S

<u>NUMBER</u>	<u>DESCRIPTION</u>	<u>IDENT./EVID.</u>
O-1A	Photograph	81
O-1B	Photograph	81

1 CHAIRMAN NALBANTIAN: Good evening,
2 ladies and gentlemen. Before we begin our agenda, I
3 just wanted to point out again certain issues of
4 safety that involve all of us.

5 First of all, please note the fire
6 exits along this wall, should there be an emergency.
7 We also have members of the police department, and,
8 soon to come, a member of the Fire Department for
9 everyone's safety.

10 One of the concerns we have is capacity
11 in this room. So a member of the Fire Department is
12 going to come to help manage what the limit is in
13 this room. What we've done, if there's a crowd
14 larger than what the capacity is, we have a live beam
15 going down to the senior center downstairs and people
16 can observe. And when it comes time for public
17 comment, when it's their turn to speak, we'll allow
18 the signer downstairs and people can come up from
19 downstairs to make comments. So we're waiting again
20 for a member of the Fire Department to help us manage
21 the capacity in this room tonight.

22 I think that covers the safety issue,
23 so at this time I'd like to call this Special Meeting
24 of the Ridgewood Planning Board to order, this
25 Monday, April 4, 2016.

1 VICE-CHAIRMAN JOEL: In accordance with
2 the provisions of Section 10:4-8d of the Open Public
3 Meetings Act, the date, location and time of the
4 commencement of this meeting is reflected in a
5 meeting notice, a copy of which schedule has been
6 filed with the Village Manager and the Village Clerk,
7 The Ridgewood News and The Record newspapers, and
8 posted on the bulletin board in the entry lobby of
9 the Village Municipal Offices at 131 North Maple
10 Avenue, and on the Village website, all in accordance
11 with the provisions of the Open Public Meetings Act.

12 CHAIRMAN NALBANTIAN: Thank you,
13 Richard.

14 Will everyone please stand for the flag
15 salute.

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

19 CHAIRMAN NALBANTIAN: Roll call,
20 Michael.

21 MR. CAFARELLI: Mayor Aronsohn?

22 MAYOR ARONSOHN: Here.

23 MR. CAFARELLI: Ms. Bigos?

24 (No response.)

25 MR. CAFARELLI: Councilwoman Knudsen?

1 COUNCILWOMAN KNUDSEN: Here.

2 MR. CAFARELLI: Mr. Nalbantian?

3 CHAIRMAN NALBANTIAN: Here.

4 MR. CAFARELLI: Mr. Joel?

5 VICE-CHAIRMAN JOEL: Here.

6 MR. CAFARELLI: Mr. Reilly?

7 MR. REILLY: Here.

8 MR. CAFARELLI: Ms. Dockray?

9 MS. DOCKRAY: Here.

10 MR. CAFARELLI: Mr. Thurston?

11 MR. THURSTON: Here.

12 MR. CAFARELLI: Ms. Altano?

13 (No response.)

14 MR. CAFARELLI: Mr. Abdalla?

15 (No response.)

16 MR. CAFARELLI: Ms. Patire?

17 (No response.)

18 CHAIRMAN NALBANTIAN: Thank you,

19 Michael.

20 If you notice, on the agenda we have an
21 executive session next, which is something that came
22 up very recently. We're going to leave and excuse
23 ourselves for that session. I'm not sure how long
24 will would take.

25 MS. WARREN: What?

1 CHAIRMAN NALBANTIAN: But what I wanted
2 to do is emphasize that we will begin public comment
3 tonight. There is a signup sheet, I don't know if
4 everyone has seen that or assigned their name to it.
5 We're starting over today. There was a signup sheet
6 last week, in case we started public comment. So if
7 your intention tonight is to make public comment,
8 please be sure to sign up while we're gone, take note
9 of your number, because we'll actually go through
10 that process in that sequence.

11 I'll begin after executive session with
12 the procedure this evening and also the rules.

13 So before I do anything further, I'd
14 like to read a motion.

15 Whereas, the Open Public Meetings Act
16 permits the exclusion of the public from a meeting in
17 certain circumstances.

18 And, whereas, this public body --

19 MS. WARREN: I object. I'm sorry.
20 Before you vote, hear me out. Some of us work, we
21 had a 7:30 meeting, nowhere did it say anywhere that
22 there was going to be an executive meeting
23 beforehand. So all of a sudden this comes in. So a
24 group that is here tonight has to hang out, you can't
25 tell us how long?

1 CHAIRMAN NALBANTIAN: Unfortunately we
2 cannot proceed --

3 MS. WARREN: "We can't answer
4 questions. We can't tell you."

5 CHAIRMAN NALBANTIAN: We can't proceed
6 without that, I apologize. Thank you. I apologize.

7 MS. WARREN: This is wrong, absolutely
8 wrong.

9 CHAIRMAN NALBANTIAN: Be it resolved by
10 the Planning Board of the Village of Ridgewood,
11 County of Bergen, State of New Jersey, as follows:

12 The public shall be excluded from
13 discussions of the hereinafter specified subject
14 matters. The general nature of the subject matters
15 to be discussed is as follows:

16 Anticipated/pending and threatened
17 litigation including but limited to the Valley
18 Hospital Inc. vs. The Village of Ridgewood Planning
19 Board and the Village of Ridgewood, Docket No.
20 BER-L-9305-14, personnel matters.

21 It is anticipated at this time that the
22 above matter will be made public upon the completion
23 of any litigation including any appeal of the law.
24 This resolution shall take effect immediately.

25 Is there a motion on the floor?

1 VICE-CHAIRMAN JOEL: Motion to move to
2 closed session.

3 CHAIRMAN NALBANTIAN: Is there a
4 second, please?

5 MR. REILLY: Second.

6 CHAIRMAN NALBANTIAN: Michael, please
7 call the roll.

8 MR. CAFARELLI: Mayor Aronsohn?

9 MAYOR ARONSOHN: Yes.

10 MR. CAFARELLI: Ms. Bigos?
11 Councilwoman Knudsen?

12 COUNCILWOMAN KNUDSEN: Yes.

13 MR. CAFARELLI: Chairman Nalbantian?

14 CHAIRMAN NALBANTIAN: Yes.

15 MR. CAFARELLI: Mr. Joel?

16 VICE-CHAIRMAN JOEL: Yes.

17 MR. CAFARELLI: Mr. Reilly?

18 MR. REILLY: Yes.

19 MR. CAFARELLI: Ms. Dockray?

20 MS. DOCKRAY: I'm comfortable keeping
21 the topic in public session, so my vote is no.

22 FEMALE AUDIENCE VOICE: Thank you.

23 (Applause.)

24 MR. CAFARELLI: Mr. --

25 CHAIRMAN NALBANTIAN: Thank you very

1 much for your patience.

2 MR. CAFARELLI: Mr. Thurston?

3 MR. THURSTON: Yes.

4 MR. MCKENNA: Can I ask a simple
5 question, what happened to the people who signed up
6 last time?

7 CHAIRMAN NALBANTIAN: We're starting
8 fresh, Peter.

9 MR. MCKENNA: That would have been nice
10 to know.

11 MS. WARREN: A lot of things would have
12 been nice to know.

13 MR. MCKENNA: I didn't sign in, and now
14 I'm going to be down at the bottom of the heap.

15 Mr. Mayor, we need a leader right now.

16 CHAIRMAN NALBANTIAN: Ladies and
17 gentlemen, I mentioned that at the last meeting at
18 the end of the meeting and also at the beginning of
19 this meeting, so, again, my apologies.

20 MS. WARREN: At the beginning of this
21 meeting --

22 CHAIRMAN NALBANTIAN: Ma'am, you are
23 out of order.

24 MS. WARREN: No, you are out of order.

25 You mentioned that you're leaving, I

1 don't care about your order, you're out of order.

2 CHAIRMAN NALBANTIAN: Thank you very
3 much. Excuse us.

4 COUNCILWOMAN KNUDSEN: I just wanted to
5 ask a question of procedure.

6 Since our colleague, Wendy Dockray,
7 requested that this be in open public, is that
8 something that's not an option?

9 MS. RAZIN: We're going into executive
10 at this time, and then if there's a need for public
11 session, we'll come out of executive.

12 MS. WARREN: So this cannot be held in
13 public?

14 CHAIRMAN NALBANTIAN: We are moving
15 into executive session. Thank you.

16 MS. WARREN: Because it can't be moved
17 to the public or you won't?

18 MALE AUDIENCE VOICE: It's time to find
19 a new leader.

20 MS. WARREN: How about that?

21 Does anyone see any difference between
22 what was and what is?

23 AUDIENCE VOICES: No.

24 MS. WARREN: So at three and a half
25 percent difference these people -- we will vote you

1 out. We will make you leave. You are all --

2 (Applause.)

3 (Whereupon, Executive Session is held.)

4 (Back in session at 8:07 p.m.)

5 CHAIRMAN NALBANTIAN: Thank you,
6 everyone.

7 Before I ask for a motion to open
8 again, we have a number of open seats or a small
9 number of open seats. If everyone can please find a
10 seat, so we can maximize the capacity in this room.
11 We have a member of the Fire Department, the Fire
12 Chief is here. If we reach that capacity, which is
13 somewhere around 120 people, we're going to be asking
14 people to go downstairs to the senior room where they
15 can watch with the live video stream.

16 Is there a motion to come back to
17 public, please?

18 VICE-CHAIRMAN JOEL: Motion to come
19 back to public.

20 COUNCILWOMAN KNUDSEN: Second.

21 CHAIRMAN NALBANTIAN: Michael, please
22 call the roll.

23 MR. CAFARELLI: Mayor Aronsohn?

24 MAYOR ARONSOHN: Yes.

25 MR. CAFARELLI: Councilwoman Knudsen?

1 COUNCILWOMAN KNUDSEN: Yes.

2 MR. CAFARELLI: Mr. Nalbantian?

3 CHAIRMAN NALBANTIAN: Yes.

4 MR. CAFARELLI: Mr Joel?

5 VICE-CHAIRMAN JOEL: Yes.

6 MR. CAFARELLI: Mr. Reilly?

7 Ms. Dockray?

8 MS. DOCKRAY: Yes.

9 MR. CAFARELLI: Mr. Reilly?

10 MR. REILLY: Yes.

11 MR. CAFARELLI: Mr. Thurston?

12 MR. THURSTON: Yes.

13 CHAIRMAN NALBANTIAN: Thank you all for
14 coming and, again, my apologies for having you sit
15 here. Thank you very much for your patience.

16 Welcome to tonight's meeting, which has
17 been convened for the purpose of continuing the
18 board's Whispering Woods hearing to consider a
19 proposed amendment to the Village of Ridgewood Master
20 Plan pursuant to settlement terms reached with Valley
21 Hospital following litigation which commenced in
22 2014.

23 For those of you who were not here at
24 last week's hearing, I'll again briefly review for
25 you the relevant history and where we are in the

1 process. I'll also repeat the rules that have been
2 set forth for tonight's proceedings.

3 Here's a brief recap of how we got
4 here.

5 At the conclusion of the Planning Board
6 hearings held in 2013 and 2014, the board voted
7 against adoption of a Master Plan Amendment that
8 would have revised the 2010 plan. Since a further
9 amendment was not adopted by the Planning Board in
10 2014, in 2010 Master Plan Amendment remained in
11 place.

12 Subsequent to the board's action to
13 reject the proposed 2014 Amendment, legal actions
14 were filed with the courts, and, subsequently, the
15 board engaged in a mediation process that was
16 recommended by the court late in 2015.

17 During that process, which occurred
18 over several months, terms of a settlement were
19 reached between the Planning Board and the Valley
20 Hospital.

21 The basis of those terms, by the way,
22 when the board considers that, it looks at the
23 broader picture, it looks at the impact on the
24 Village, what benefits we can from settlement versus
25 allowing it to be held in the hands of a court.

1 I would like to remind everyone that
2 the board is proceeding under the guidelines of the
3 remand order that was issued by the court. The order
4 establishes a framework for the settlement, with
5 specific procedural requirements and timelines for
6 these hearings, which we must strictly continue to
7 follow.

8 During the previous two meetings last
9 week, the board attorney, Katie Razin, to my right,
10 walked through the key elements of the court's remand
11 order, including the legal highlights of the proposed
12 settlement and Valley Hospital's attorney, Jon Drill,
13 also made introductory remarks regarding their
14 intended testimony.

15 The board then heard testimony from the
16 Village Planner, Blais Brancheau, as to the proposed
17 2016 Master Plan Amendment document that was drafted,
18 and, in the context of revisions to the previously
19 proposed 2014 Master Plan that came about as part of
20 the settlement terms reached with Valley Hospital.

21 Both the board and the members of the
22 public had opportunity to cross-examine Blais on his
23 testimony, and now that process is complete.

24 Next, the board heard testimony from
25 Maria Mediago, Vice President of Facilities

1 Management at Valley Hospital, who is responsible for
2 property acquisition and planning, design, and
3 construction of capital facility projects for Valley.
4 Her testimony included a review of the proposed
5 changes to the project, including the building height
6 and sizes, and proposed architectural and landscape
7 design features as compared to the 2014 amendment.
8 Several exhibits were also reviewed as part of
9 Ms. Mediago's testimony. The presented exhibits have
10 been posted on the Village website.

11 Following and during Valley's
12 testimony, which extended over two nights, and which
13 included follow-up testimony, both the board and
14 members of the public had opportunity to
15 cross-examine the testimony and ask questions.

16 That process was completed last
17 Thursday night.

18 So tonight the board will begin the
19 process to hear public comment on this matter.

20 Let me review the rules and procedure
21 again.

22 When you arrived here this evening, you
23 were asked to sign up for public comment. If you
24 signed up last Thursday night, you must sign up again
25 tonight, since we did not begin public comment on

1 Thursday. So I hope everyone has signed in on the
2 sheet here. I think there's also a sign-in sheet
3 downstairs, so for those of you who are downstairs,
4 please sign in. When the time comes for you to come
5 upstairs, you will be called. Tonight's signup list
6 will be the one used for the order of public comment
7 speaking, and you should have signed in and taken
8 note of your sequence number on the signup list.

9 When I announce that the hearing is
10 open for public comment, we will call the names in
11 sequence from the list and in order. So if you wish
12 to speak and have not signed up, please do so before
13 your term.

14 There will also be a signup list for
15 those of you who are participating from the senior
16 center downstairs, as I stated.

17 When your name is called, you will be
18 asked to move immediately to the microphone and
19 slowly say and spell your name and street address for
20 the record. You will also be sworn in at that time,
21 since all comments must be made under oath.

22 If you change your mind about speaking
23 when your name is called, simply indicate "pass," and
24 we will move on to the next person.

25 Please note that if you pass, your time

1 will not be donated as extra time to another speaker.

2 Each speaker will be given five minutes
3 to speak. There will be a timer indicating when one
4 minute is left and again when each speaker's time is
5 completed, and we ask that you respect that timer to
6 allow for everyone to get their chance to speak.

7 The five-minute time will begin only
8 after the speaker has provided his or her name and
9 address for the record and has been sworn in.

10 We ask that each speaker strictly
11 observe the time limit, so that everyone is given the
12 opportunity to speak. You may read a written
13 statement into the record, so long as it does not
14 exceed the allotted five minutes.

15 At the four-minute notification, please
16 finish your statement within the remaining one
17 minute, so that the next individual in the sequence
18 can have their chance.

19 As directed by the court's remand
20 order, everyone who wishes to comment will be given
21 the same five-minute time period. I will call on
22 everyone who is in line, only once, until everyone on
23 the list has had their five-minute opportunity to
24 comment, and we will try to get to everyone who
25 signed up on speaking tonight.

1 Please keep in mind while the board
2 will attempt to hear from everyone who wishes to
3 speak, there's no obligation under the law or the
4 remand order to entertain repetitious comments.

5 After members of the public have had
6 the opportunity to comment on the proposed plan
7 amendment and the matter has been concluded, the
8 board may then take action to approve the amendment
9 or decline adoption of the amendment, but this is
10 something we will discuss at the end of the evening,
11 based on how things proceed tonight.

12 Before we begin public comment, let me
13 say again that not everything that is said during
14 public comment is likely to be agreeable to everyone.
15 And, therefore, there is a level of patience, respect
16 and cooperation that must be maintained throughout
17 the process by all of us.

18 When a speaker is at the microphone,
19 please don't interrupt, shouting, applause, insults,
20 or other disruptions are not permitted.

21 Also let me again remind everyone that
22 attorneys who represent an interested party may
23 interject with an objection-assertion during public
24 comments. Please know that such objection-assertions
25 should not be perceived by the public to be

1 disrespectful or a rude thing, it's simply a
2 necessary procedure for allowing attorneys to
3 promptly note objections to the record.

4 Remember, that you can speak either in
5 favor or against the proposed agreement and the
6 changes to the amendment.

7 Thank you all for your cooperation.

8 Katie, do you have any further
9 comments?

10 MS. RAZIN: No.

11 CHAIRMAN NALBANTIAN: We have a list.

12 FEMALE AUDIENCE VOICE: May I ask a
13 procedural question?

14 CHAIRMAN NALBANTIAN: Sure.

15 FEMALE AUDIENCE VOICE: What if you're
16 signed up on the list, and it gets past 11 and you
17 can't stay past 11, are you going to be able to speak
18 tomorrow evening?

19 CHAIRMAN NALBANTIAN: How many do we
20 have on the list?

21 Bear with me one moment. Sorry.

22 Do you know what number you are on the
23 list?

24 FEMALE AUDIENCE VOICE: I am 17.

25 CHAIRMAN NALBANTIAN: We'll probably

1 get to you tonight. I'll try to address the
2 question.

3 MS. RAZIN: So right now we have 22ish
4 and four downstairs right now.

5 CHAIRMAN NALBANTIAN: Let's try to get
6 through everybody this evening, if we can. We'll see
7 what time it is at that point. Please stay, if you
8 can, it's only 8:40 now.

9 MR. DeVITA: Would you give a time when
10 you plan to stop comment?

11 CHAIRMAN NALBANTIAN: I think at this
12 point with roughly 25 people, what is that, two
13 hours, right? So at 10:30ish, 11:30, it's roughly
14 11:30. So it's likely that, if we can proceed
15 efficiently, it will probably be around 11:30.

16 MR. DeVITA: More people might choose
17 to speak after.

18 CHAIRMAN NALBANTIAN: We have to play
19 that by ear.

20 MR. DeVITA: I'll come back after the
21 game. Go Villanova!

22 (Applause and shouting.)

23 CHAIRMAN NALBANTIAN: Okay. So ladies
24 and gentlemen, why don't we begin. The first person
25 on the list this evening is Ms. Paul Smith. Please

1 come forward.

2 Hi, Mr. Smith.

3 MR. SMITH: Hello.

4 P-A-U-L S-M-I-T-H.

5 Address, 231 Burnside Place, Ridgewood.

6 THE COURT REPORTER: Please raise your
7 right hand. Do you swear or affirm the testimony
8 you're about to give in this proceeding is the truth,
9 the whole truth and nothing but the truth?

10 MR. SMITH: I do.

11 First, thank you for the opportunity to
12 speak this evening. I'll try to stick with the
13 issues related to the redline portions in the plan.
14 I'll save the vim and vigor for the council meeting.

15 But, starting at the intensity of use,
16 yes, the final total of hospital floor area
17 represents a decrease as well as the above enclosed
18 upper grade area, but at the same time, the limit of
19 the above grade coverage increases by about
20 23,000 square feet to approximately 311,000 square
21 feet.

22 Tying that to the reductions in maximum
23 height inclusive of rooftop mechanicals, it appears
24 more of a height versus breadth and depth scenario.

25 Then for the improvement coverage,

1 coverage by buildings and pavement now increased by
2 about 12,000 square feet to, I guess, around 480,000
3 square feet, which is exclusive of other impermeable
4 surfaces, such as sidewalks and patios.

5 While that is trivial, there is a bit
6 of a difference in ground total. But, overall, what
7 we're talking about the difference being is probably
8 half the size or less than half the size of a women's
9 softball field, and for people that don't know that,
10 that's about 31,000 square feet. So picture like
11 that area being spread around the perimeter.

12 My last concern with the redline
13 portions of the plans with regard to the existing
14 trees along the rights-of-ways.

15 It is stated that if trees can be
16 removed, they should be replaced in a manner similar
17 to better and function at maturity.

18 What would be the timelines associated
19 with the plantings from inception to maturity. It
20 sounds like the looming building views would not be
21 mitigated to the maximum degree by these plantings
22 for several years.

23 Overall, I truly empathize with
24 everyone on the board. I've been in participation in
25 numerous mediation sessions and regulatory

1 negotiations myself, including the fiduciary rule
2 coming around on Wednesday. So, yes, to a degree I
3 to understand the difficulties in mediating this
4 issue, but by the same note and my opinion, the
5 amended plan is not much of a compromise. We have
6 switched height for breadth and depth. In my opinion
7 that is more window dressing, if you look at square
8 footage in the overall picture. However, I do
9 realize that the Planning Board has to make a
10 decision to align with judicial mandates and
11 timelines. Plus, what was said by her Honor, Lisa
12 Perez-Friscia, who stated the term:

13 "Public interest demands that a
14 municipality look beyond its own borders in
15 determining whether its legislative act serves
16 the public interest in general."

17 So I guess it makes it official that
18 Valley is regional for the greater good, but I think
19 it's absolutely in every resident's best interest for
20 the town government to manage expectations based on
21 her honor's specific quote, as well as the fact that
22 this has been a long, long, journey so far and it is
23 likely there will be yet a much longer journey to
24 this end result, if the board says no.

25 And I am willing to support that no on

1 the longer journey any way I can.

2 So with that, thank you for listening,
3 and I want to thank everybody on the dais, the
4 planner, for their efforts, and thank Valley counsel
5 for their transparency and professionalism.

6 Thank you.

7 CHAIRMAN NALBANTIAN: Thank you,
8 Mr. Smith.

9 Lisa Paterson.

10 MS. PATERSON: Hi. I live at 307
11 Graydon Terrace.

12 THE COURT REPORTER: Please raise your
13 right hand. Do you swear or affirm the testimony
14 you're about to give in this proceeding is the truth,
15 the whole truth and nothing but the truth?

16 MS. PATERSON: Yes.

17 Many of you know who I am and some of
18 you don't, so I'd just like to tell you a couple of
19 brief things what I'm known about in this town.

20 One is, I'm a mother of twins, one of
21 which has a very significant disability and you may
22 hear him, he's waiting for me out in the hallway
23 there very patiently.

24 I'm a 9/11 widow, and I have a long
25 career as a teacher, an advocate, and a volunteer

1 with children, from the inner city streets of New
2 York, to the suburbs of New Jersey. And I'm a
3 licensed school counselor and currently the director
4 of a very hip writing studio for teens in Ridgewood.

5 My late husband and I picked this town
6 back in '98, because of the obvious reasons, it felt
7 peaceful and friendly, a lovely place to raise our
8 twins. And we did appreciate the comfort that Valley
9 Hospital was nearby, and which really helped us when
10 Wyatt began having seizures.

11 When the terrorists murdered by
12 husband, it was this very Village that rallied around
13 my family and me and to help me pick up the pieces.
14 Many of them are in this room right now, and many of
15 them have been at your meetings. I have not been to
16 any of your hearings yet, this is my first time.
17 Quite frankly, I haven't been because I have been
18 showing up for my children as the only parent, and I
19 have been trying to secure Wyatt's future, which is a
20 herculean effort to help the intellectually disabled
21 after 21. But I'm here tonight and I come with a
22 different perspective.

23 The issues that are being proposed on
24 this overexpansion are so personal and paramount to
25 me for all the children of Ridgewood, so that's why I

1 want to speak.

2 The problem is not having this bigger
3 hospital, the problem is all the complications that
4 will and can come from expanding it. We really need
5 to stop and understand this from a kid's perspective.

6 As a former BF teen told me, it would
7 be completely distracting if I had to watch
8 construction or hear it going on.

9 Aren't kids wise?

10 As I mentioned, I currently work with
11 teens, and they're from all over Bergen County, based
12 right here in Ridgewood. Some are affluent, some are
13 middle class, and others are from a group home in the
14 foster care system. I listen to kids. I know that
15 kids, what they need to excel academically, socially
16 and emotionally. They need space and an environment
17 that is calm, quiet, and safe.

18 Okay. So you want to go wider and not
19 taller? Is it really better to bring the hospital
20 with construction even closer to BF, closer to the
21 sidewalks where the children walk? Who will suffer
22 from that expansion? Our children.

23 Our kids live in a world of unrest,
24 turmoil, and unpredictability already. Do you want
25 to add to that or do you want to nurture them from

1 their core?

2 It's hard enough to get them focused
3 and excited and engaged in learning. They don't need
4 distractions.

5 I've worked in many schools, and I know
6 that schools serve as inherently beneficial uses. I
7 know the kind of work environment that is crucial for
8 teachers and staff that have to show up for their
9 students. When I work with the kids, the setting
10 must have a vibrant learning culture with little
11 interference. I know how easily kids could be
12 distracted.

13 So why would you or anyone knowingly
14 put a child at risk? We all know that construction
15 sites are very dangerous places. People have stood
16 here, I've heard, and told you their concerns, the
17 dust, the racket, the traffic, the commotion, the
18 accidents, and, yes, the cliché of the leering looks
19 that some of these workers do present.

20 And they're so right to be distressed,
21 uneasy and fearful.

22 I've heard that you have a plan for
23 keeping kids safe.

24 Really? Because we all know that we
25 can make those plans, but we can't always keep

1 everyone safe.

2 So why would you force away a child's
3 right for a peaceful, safe, and fun childhood?

4 My neighbor recently told me, it's so
5 good to see --

6 MR. CAFARELLI: One minute remaining.

7 MS. PATERSON: -- Lucy and Wyatt doing
8 so well.

9 I remember when you used to walk them
10 to school and Wyatt was crying for this daddy, and
11 you held him and soothed him while keeping Lucy
12 engaged.

13 I had no choice but to walk them
14 through their grief to school, but you all have a
15 choice. Why force this overexpansion on all the kids
16 in this town? There's been so much added and
17 unneeded stress put on these families because of this
18 issue. It comes down to respect, to those that are
19 teaching at BF, to the families living here, and,
20 most importantly, to the future of our children.

21 So if I were going to come and look at
22 this town with this expansion with my late husband,
23 and I saw it, I'd drive right through. And that
24 saddens me, because I love this town.

25 So you all have an extraordinary chance

1 to be proactive and expand in a different way. I
2 don't want one child hurt or any parent to lose a
3 child through this expansion, that would be the
4 worst. If just one child is irreversibly affected by
5 this expansion, that's one too many, so the solution
6 is in your hands.

7 Thank you.

8 (Applause.)

9 CHAIRMAN NALBANTIAN: Thank you.

10 I think it's a gentleman, Dan Gioia.
11 There's no number next to your name, so why don't we
12 have you come next so that we can then resume.

13 MR. GIOIA: Dan Gioia, G-I-O-I-A, 447
14 Fairway Road.

15 THE COURT REPORTER: Please raise your
16 right hand. Do you swear or affirm the testimony
17 you're about to give in this proceeding is the truth,
18 the whole truth and nothing but the truth?

19 MR. GIOIA: Yes.

20 As you see, I don't have a speech
21 prepared. I'll give you about five arguments over
22 this past ten years or so this is been going on.

23 But I'm glad I followed Lisa, because
24 that's why I'm here. You know, I live far enough
25 away from the hospital, where it's not going to

1 matter, as far as the size and what I see.

2 What matters is how it affects my kids
3 going to BF. How it affects every other kid, all the
4 other kids going to BF, kids going to Travel, kids
5 going to the high school walking past BF and the
6 hospital.

7 That to me is the most disturbing
8 piece. I don't exactly understand why we think, you
9 know, a three percent reduction is a compromise. I
10 would look at that as a 97 percent increase, not a
11 three percent reduction.

12 I'm not exactly sure, and I don't know
13 if I can say this or not, but I'm not exactly sure
14 how you got to that point, but it's pretty pathetic
15 from my perspective and I'm sure a lot of other
16 people's perspectives here too. We're putting up
17 trees, we're putting up vegetation to cover
18 penthouses. That's a joke.

19 This compromise is a joke. It's not
20 even something we should be talking about. We got a
21 judge who basically sets a rule and says what we can
22 and can't do, how long you have to talk about it, how
23 long we have to debate about it. Please, it's a
24 total joke.

25 Being here, take the responsibility

1 that Lisa talked about, it's about the kids. It's
2 about the neighborhood and the kid walking past there
3 for the schools. It's your responsibility to keep
4 track of these kids with respect to the Hospital Zone
5 and what can and can't be built there. The
6 monstrosity that you've negotiated, if you call that
7 a "negotiation," you know, just is something that it
8 shouldn't even be on the table.

9 So with that, I'll accede to the next
10 person.

11 CHAIRMAN NALBANTIAN: Thanks.

12 Brigid O'Brien.

13 MS. O'BRIEN: B-R-I-G-I-D O-B-R-I-E-N,
14 227 Bogert Avenue.

15 THE COURT REPORTER: Please raise your
16 right hand. Do you swear or affirm the testimony
17 you're about to give in this proceeding is the truth,
18 the whole truth and nothing but the truth?

19 MS. O'BRIEN: Mr. Reilly's words at the
20 last vote still ring in my ears, "It's just too big."

21 So I missed that meeting, so I'm not
22 sure if I'm repeating, but I definitely am repeating
23 some other people saying that it is just too big.

24 I pulled out some old notes and I
25 looked at the -- this is from the Master Plan of

1 2013, and I realize there was something wrong with
2 what we were presented with at the original, at the
3 first meeting. And I see these buildings are all
4 broken up.

5 And then I looked at this and I
6 realized what was wrong. Everything is all pushed
7 together. We have a massive clump of buildings.

8 So me, as a resident, I'm walking down
9 the street, just getting past the North Building and
10 the West Building, it's more than a six breadths of
11 an average house. There's no measurement here of the
12 breadth and there's no measurement here of the
13 breadth, so we're just facing a humongous set of
14 buildings along the road as one walks. And not only
15 that, it's just far too close to the street. And I'm
16 just supportive of what other people have said, it's
17 far too close to the street to the people walking by.

18 And I just want you to consider that
19 clump of buildings as being entirely too big and
20 unattractive, and not fit to be in the Village of
21 Ridgewood in a residential area, houses on three
22 sides and a school and children walking to Travel, to
23 BF, and students coming out from the high school.

24 Thank you.

25 CHAIRMAN NALBANTIAN: Thanks,

1 Ms. O'Brien.

2 (Applause.)

3 CHAIRMAN NALBANTIAN: Brian Ward.

4 MS. WARREN: What number are we on?

5 CHAIRMAN NALBANTIAN: We're number four
6 on the list.

7 Number five is Kevin Mattessich.

8 MR. WARD: B-R-I-A-N W-A-R-D, 35
9 Coventry Court.

10 THE COURT REPORTER: Please raise your
11 right hand. Do you swear or affirm the testimony
12 you're about to give in this proceeding is the truth,
13 the whole truth and nothing but the truth?

14 MR. WARD: Yes.

15 My name is Brian Ward. I have lived in
16 Ridgewood since 2004, but grew up in nearby Franklin
17 Lakes for much of my childhood. The Ridgewood
18 community has been part of my life since 1978, and I
19 actually learned how to swim at the Ridgewood Y.

20 There are very good reasons why my wife
21 and I chose to live and raise our children in
22 Ridgewood. We love this town, its people, and the
23 wonderful things it offers.

24 I work for a large financial services
25 company, we're on the global head of corporate and

1 U.S. head of Delta 1 trading.

2 Within my scope of responsibility, I
3 manage \$3 billion portfolio, as well as price and
4 negotiate multimillion and billion dollar deals.

5 I tell you this, because I have
6 extensive experience in negotiating complex problems,
7 but the negotiating counterpart is very smart and
8 very determined. I'm an expert in complex risk
9 management, and, as you can imagine, know my way
10 around securities law.

11 The ability to compromise is a key
12 skill in negotiation. The strategy one needs to
13 employ and the level of aggression you're willing to
14 use with any negotiation will depend on several
15 factors.

16 One of the most obvious factors for any
17 group or person to consider is your future
18 relationship with the other party. Will I intersect
19 with this group or person in the future? And, if so,
20 is it important that we all walk away from this
21 process with a clean respect for one another and will
22 I be in a position that may require more negotiation
23 about this topic or some unrelated topic down the
24 road?

25 Valley's inability to truly compromise

1 and then its shortsighted decision to employ
2 extremely aggressive and, quite frankly, bullying
3 tactics has disturbed me a great deal. There has
4 been a relentless campaign that has cost this town a
5 tremendous amount of both time and money. Money that
6 could have been used to give our first responders a
7 pay raise, hiring more teachers for our children, or
8 adding new school programs to assist families with
9 two working parents.

10 Valley Hospital has full-time staff
11 dedicated to accomplishing this outrageous expansion
12 in our east Ridgewood neighborhood, and probably have
13 been quite surprised by how organized our local
14 response has been, given that most of us are working
15 full-time.

16 I have come to the conclusion with
17 regard to Valley, and, given their aggressive legal
18 action against this Planning Board and the Village,
19 they have declared war on Ridgewood. This is not
20 going out without a game. You can not simply pick up
21 your hospital and move it to another neighborhood.
22 What you have done is starting to become permanent.
23 You are destroying relationships with your direct
24 neighbors, and you are making incredible
25 miscalculations. The price for using this

1 miscalculation will only be determined over time.
2 You may need us for something down the road, and, who
3 knows, you may be looking at a future Ridgewood
4 mayor.

5 (Applause.)

6 MR. WARD: To our elected and appointed
7 officials: Change is good. Change is inevitable.
8 We cannot stop progress, nor should we want to.

9 None of us on the other side of the
10 table have never said Valley can't expand, Valley
11 can't stay modern.

12 Anybody who does have this view is
13 simply not reasonable and would not be welcomed or
14 helpful at any negotiating table.

15 What has troubled me is the lack of
16 leadership that I would expect, particularly from our
17 mayor. These issues have torn a wedge between not
18 only private citizens, but the citizens and
19 institutions of which we should all be respecting,
20 like our hospital.

21 What I equally find disturbing is the
22 appearance of backdoor dealings and cozy
23 relationships, and I hope I'm very wrong about that.

24 The details of the mediation process
25 are under seal. I'm not a lawyer, so don't know when

1 these details would emerge or why a remand order was
2 put in place at all.

3 I suspect there may be some
4 embarrassing details there.

5 I do hope when this information is
6 none, and it will be known at some point, all persons
7 involved in these negotiations will be proud of their
8 actions.

9 To conclude, no single person or single
10 entity should be big enough to push this town around.
11 Our town strategy with regard to Valley needs to
12 change. We are in constant defense against
13 relentless people who have clearly shown us all that
14 their business and financial interests come first and
15 at all costs, including the extremely high cost of
16 destroying relationships within an entire community.

17 The town needs to have its own
18 strategy, which includes an offensive strategy.

19 Whenever in the boardroom and the
20 playground, and I have experience in both, there is
21 only one way to deal with a bully.

22 To Valley: Sometimes you come across
23 people and groups of people, and you should not have
24 treated or you should have treated with more respect.
25 You still have time to re-think this path you are on

1 and rebuild your relationship with the people and the
2 community that wants to rebuild things with you.
3 There is a compromise here and it's really up to you.

4 (Applause.)

5 CHAIRMAN NALBANTIAN: I would ask if
6 you can hold your applause so we can allow everyone
7 and not have to stay too late.

8 The next person is Kevin Mattessich,
9 number five.

10 MR. MATTESSICH: Good evening. Kevin
11 Mattessich, 836 Morningside Road.

12 M-A-T-T-E-S-S-I-C-H.

13 THE COURT REPORTER: Please raise your
14 right hand. Do you swear or affirm the testimony
15 you're about to give in this proceeding is the truth,
16 the whole truth and nothing but the truth?

17 MR. MATTESSICH: I do.

18 I'd like to clarify what the procedures
19 are going forward in terms of further public debate.

20 I think issues were raised this evening
21 that I don't feel I'm at liberty to address fully at
22 this point in time. I may as a private citizen make
23 a motion with respect to the manner in which this
24 proceeding has gone forward and with respect to
25 issues that have been raised outside the context of

1 the public meeting that I feel totally undermine the
2 process.

3 Now, we can go about that in two ways.
4 We can wait until the decision of this body is made
5 and then engage in further legal proceedings, or we
6 can try to get those issues out in the open now.

7 I'm not in a position right now to
8 consider what I'm able to say or not say or how to
9 further address the issue. I'd like to do some
10 research on it. There's obviously time
11 considerations, time considerations imposed by the
12 judge. And perhaps we need to go to the judge and
13 say that there are citizens concerned about certain
14 very central core, you know, crucial and
15 determinative issues that are not being put into the
16 public realm at this time and possibly need to be
17 addressed.

18 Alternatively I can go forward as a
19 private citizen tonight and raise those issues for
20 what they're worth, but I don't feel that would be a
21 service to the community or to the board, if I simply
22 speak off-the-cuff without having the opportunity to
23 further research.

24 So I'd like to know when our next
25 hearings are, how we're going to proceed, and whether

1 they'll be additional opportunity.

2 I do frankly think that we are in a
3 position to go back to the court and say that the
4 timeline imposed is simply unrealistic, unfair, and
5 deprives the community and this board of the right of
6 due process, as well as Valley. Because, at the end
7 of the day, if the issues that are raised are not
8 properly addressed now, are not addressed with due
9 process, and are not brought forth to light, then
10 they're going to come back and haunt us all later,
11 and that's going to be years and years of more
12 hearings, years and years of more litigation, which
13 is just, we've been torn too far apart by this
14 proceeding already. So that's my question.

15 CHAIRMAN NALBANTIAN: This is the time
16 for comment. I'll acknowledge your statement. I
17 think a lot will depend on what transpires over the
18 course of this hearing in terms of the continued
19 public comment and then the deliberation of this
20 board.

21 But, depending on what that is, there
22 are a variety of avenues that you might want to
23 comment on.

24 MS. RAZIN: I'm not sure exactly what
25 you're referring to, if you're referring to -- I mean

1 I'm not sure if you're at liberty to say.

2 MR. MATTESSICH: I'm referring to the
3 fact that there's a conflict issue that's looming out
4 there with respect to your firm, and it's my personal
5 belief that your firm should be recused at this point
6 in time. And, in fact, your law firm may have
7 jeopardized that.

8 You've asked me and so I've told you.

9 MS. RAZIN: If you let me finish my
10 sentence.

11 MR. MATTESSICH: Oh, I'm sorry. Go
12 ahead.

13 MS. RAZIN: Well, this board took
14 action in closed session earlier this evening. I
15 don't know, I think you were aware of that. Correct?

16 MR. MATTESSICH: Correct.

17 FEMALE AUDIENCE VOICE: It was in
18 closed session, nobody was aware of anything.

19 MS. RAZIN: So I'm not sure if it's
20 appropriate for you to be commenting right now.

21 MR. MATTESSICH: That's my question.

22 MS. RAZIN: Actually it wasn't your
23 question, your question was on the timeline and I was
24 going to respond as to whether or not we were going
25 to proceed this evening or tomorrow evening and

1 continue this matter. Right, that was your question?

2 MR. MATTESSICH: That was my original
3 question, but I understood you asked me something
4 substantively and I responded to it.

5 MS. RAZIN: Okay. So we haven't
6 decided if we're going to proceed tomorrow evening,
7 it's going to depend on how far we get this evening.

8 If you have legal matters that you feel
9 are necessary, I think you better speak as a --
10 you're entitled to raise them as a private citizen,
11 just as anybody else as a private citizen is entitled
12 to raise legal matters.

13 However, if you're speaking of matters
14 that were raised in closed session, then that's a
15 real serious issue, because you may or may not know
16 certain issues, and that's a real serious issue that
17 you might want to discuss with me offline.

18 MR. MATTESSICH: And that's my point,
19 and I haven't raised that -- I raised my point with a
20 preface.

21 MS. RAZIN: So --

22 MR. MATTESSICH: So what is procedure
23 going forward?

24 MS. RAZIN: So the timeline question
25 is, right now we're going to proceed as far as we can

1 this evening. Depending on how far we get, we may
2 open and continue public hearing tomorrow night and
3 the board may carry this matter to tomorrow night.

4 We've indicated, each night, as we have
5 before, that we're going to continue this matter and
6 the board may take formal action, but we are going to
7 continue to see how that goes.

8 CHAIRMAN NALBANTIAN: I think, with the
9 number of people we want to hear tonight, I don't
10 think our interest would be to begin deliberation at
11 a very late hour. So if that mimics or confirms
12 Katie's comment.

13 I would like at this point to stick
14 with the comment portion, and that's why you're here.
15 So if you wouldn't mind taking your time to make
16 public comment.

17 MS. RAZIN: If you'd like to come speak
18 to me separately at the break, I'd be happy to speak
19 with you about the separate issue.

20 MR. MATTESSICH: Thank you.

21 CHAIRMAN NALBANTIAN: So I take it that
22 was your comment, Kevin? No comment then.

23 MR. MATTESSICH: I have no further
24 comment.

25 CHAIRMAN NALBANTIAN: Okay. Thank you.

1 Elizabeth Clothier. Did I get that
2 right?

3 MS. CLOTHIER: Yes.

4 CHAIRMAN NALBANTIAN: State your name,
5 spell your name and provide your address.

6 MS. CLOTHIER: Elizabeth Clothier,
7 C-L-O-T-H-I-E-R, 462 Overbrook Road.

8 THE COURT REPORTER: Please raise your
9 right hand. Do you swear or affirm the testimony
10 you're about to give in this proceeding is the truth,
11 the whole truth and nothing but the truth?

12 MS. CLOTHIER: Yes.

13 Dear Planning Board members, thank you
14 for the opportunity to address the board and for your
15 continued efforts.

16 This has been an interesting learning
17 process for all of us, and I appreciate your
18 diligence.

19 I had a similar learning process and
20 experience this morning, when I suggested to my
21 seventh grade daughter that we walk together to BF.
22 I wanted to experience for myself what it was like to
23 walk along Van Dien on the way to school.

24 Much like this process, there was a
25 presentation of facts, lengthy negotiations, my

1 husband stepping in as the judge to mediate, the
2 rendering of a solution, and ultimately my
3 capitulation to walk with my dog.

4 I learned there are boundaries to our
5 relationship.

6 And as I prepared my presentation for
7 this evening, I referred back to a statement I wrote
8 to the Planning Board dated April 2, 2013, about
9 "inherently beneficial uses."

10 Valley and BF both share this land use
11 classification, but there is a huge disparity in the
12 services offered by each to the residents of
13 Ridgewood. And to me, that is the heart of the
14 issue.

15 At current BF enrollment rates, 745
16 Ridgewood residents receive the inherently beneficial
17 service of an education. Past testimonies indicate
18 that less than 10 percent of the patients receiving
19 Valley services are Ridgewood residents.

20 Mr. Brancheau has acknowledged that the
21 Valley Hospital expansion would cause detrimental
22 effects on adjacent land uses. Those being impacts
23 from increased intensity of use; loss of light, air,
24 open space; and increased visual impacts related to
25 height, building mass, setbacks, buffer and building

1 design.

2 The proposed mediation changes are
3 nominal and diminutive in their scope, nor do they
4 come close to addressing or reducing the enormity of
5 the proposed project.

6 Further, this proposal will subject two
7 generations of BF students to a constant barrage of
8 construction vehicles and compromised learning
9 environments, and thereby dramatically reducing BF's
10 ability to offer its inherently beneficial use to
11 Ridgewood residents.

12 Good planning is balanced, and this
13 proposed settlement is completely unbalanced. It
14 tips the scale away from an inherently beneficial use
15 offered by a Ridgewood institution for Ridgewood
16 residents, and compromises BF's ability to contribute
17 and uphold Ridgewood's educational system tradition
18 of excellence.

19 BF and beneficial uses it provides for
20 Ridgewood students should come first. Accordingly,
21 the Planning Board should deny Valley's application
22 and these proposed changes.

23 Thank you for your consideration.

24 (Applause.)

25 CHAIRMAN NALBANTIAN: Leigh Warren.

1 MS. WARREN: No one can hear you with
2 your microphone, just saying.

3 CHAIRMAN NALBANTIAN: How's that?

4 MS. WARREN: Much better.

5 CHAIRMAN NALBANTIAN: Thank you for
6 pointing that out.

7 MS. WARREN: L-E-I-G-H W-A-R-R-E-N,
8 140 Washington Place, Ridgewood.

9 THE COURT REPORTER: Please raise your
10 right hand. Do you swear or affirm the testimony
11 you're about to give in this proceeding is the truth,
12 the whole truth and nothing but the truth?

13 MS. WARREN: I do.

14 I don't know why we're here. So, my
15 big thing is, I'm not sure why we're here.

16 I know that I was told to come at 7:30,
17 so I switched plans, switched a job, to be here at
18 7:30. If you all want to have a meeting behind
19 closed doors, when you've called a meeting at 7:30, I
20 suggest you make every effort to come at 6:30 and do
21 it then.

22 We had children here that wanted to
23 speak. We had children that wanted to tell you how
24 they feel, so you know from them.

25 As a teacher, they shouldn't be here

1 past 7:30. So for them to be here was great. But
2 they're gone now, because they have to go to bed.

3 A lot of people don't come to these,
4 because of this kind of shenanigans. You tell us to
5 come, we come, you go away. You need to re-think
6 that.

7 I'll get to wondering why we're here.

8 CHAIRMAN NALBANTIAN: Thank you.

9 MS. WARREN: Three percent, really?

10 Big change. Not really.

11 Has it changed any of the problems that
12 the previous councils and previous Planning Boards
13 had said no to? Did it really change any of those
14 problems? It doesn't.

15 I think Valley should really think
16 about their neighbors, think about the people who are
17 here.

18 I've lived here for over 20 years. Not
19 once when I was considering moving here was I like
20 "Oh, yeah, hospital." Never once.

21 Don't know anyone here who does that.

22 We have open space laws here. We voted
23 open space. We acquire open space. Why? If we're
24 just going to let the space we have be built up. I
25 think it's kind of hypocritical.

1 I'm a teacher. I teach in New York
2 City. When we have these tests, like the PARCC test,
3 we have ELA, during that time in our school, no one
4 plays gym, no one goes outside, so the kids can focus
5 because they're so easily distracted.

6 You're going to have how many years of
7 construction going on? That's not fair to those
8 kids. It's not fair to anybody. It's not fair to
9 the teachers. It's not fair to that neighborhood.

10 Sure, traffic, yeah, "No, there won't
11 be a problem."

12 But I think there will be a problem.
13 And during the years of building Valley Hospital too
14 big for its location, that traffic is all going to
15 switch. So it just goes to Linwood over to Ridgewood
16 or to Glen, making those two arteries in and out of
17 town even worse.

18 We have a problem coming from the west
19 side to the east side because of a new sign, new bike
20 lanes. Things just seem to be thrown up. You all
21 need to think about what these things, the impact
22 they have.

23 And I hope that you're paying attention
24 and listening to people. And, yes, why are we here?
25 We already said no.

1 It's our Village. It's not Valley's
2 Village.

3 Thank you.

4 (Applause.)

5 MS. WARREN: One last thing and this
6 will help you. Don't clap, because it will take too
7 long, if you do this, that means you agree and they
8 can see it (indicating).

9 CHAIRMAN NALBANTIAN: Kelly Nakasone.

10 MS. NAKASONE: Hi. Kelly Nakasone,
11 K-E-L-L-Y N-A-K-A-S-O-N-E, 321 N. Pleasant,
12 Ridgewood.

13 THE COURT REPORTER: Please raise your
14 right hand. Do you swear or affirm the testimony
15 you're about to give in this proceeding is the truth,
16 the whole truth and nothing but the truth?

17 MS. NAKASONE: Yes.

18 As I was leaving tonight, my
19 eight-year-old wanted to know why I was going to
20 another meeting. And he said, "What's this one
21 about."

22 And I said, "Oh, Valley wants to build
23 a bigger hospital."

24 And he was like "What?" He was like,
25 "Valley is already so big."

1 And I was like, "Okay, yeah," because
2 for an eight-year-old it probably is already so big.
3 And I said, "I know, but they do want to build a
4 bigger hospital," because he did not believe it.

5 And then he said, from an
6 eight-year-old, "Well, that's going to ruin BF."

7 And we walk through BF to get to
8 school. We walk around that block. We ride our
9 bikes around that block. It's already crowded. It's
10 already crazy. It's already viewed as dangerous. So
11 my eight-year-old is already concerned.

12 He also knows at eight that three
13 percent is not a compromise.

14 When him and his sister fight over who
15 gets more TV time or who gets to watch their show and
16 she tries to tell him at five that she gets to watch
17 25 minutes and he would get to watch five, he knows
18 that's no good. And that would even be more than
19 three percent. But he knows that that's not a
20 compromise.

21 So I hope you would consider this from
22 an eight-year-old's perspective that he knows and
23 that he can see that it's dangerous and he would
24 worry that it would impact his career at BF. If he's
25 worried about it, I'm more than worried about it. So

1 please think about not just what Valley wants, but
2 what all the residents and the kids want in this
3 town.

4 Thank you.

5 (Applause.)

6 CHAIRMAN NALBANTIAN: Thank you.

7 Jill Feeney.

8 **JILL FEENEY, SWORN.**

9 MS. FEENEY: F-E-E-N-E-Y. 525 Stevens
10 Avenue.

11 Hi. I didn't come with anything
12 prepared, and I wanted to thank the board for their
13 time. Probably it's my lapse, but I had likely
14 thought that this was already asked and answered and
15 the answer was no, that the expansion was just too
16 big and too much of a disturbance for the BF middle
17 school students and the Travel students and the
18 neighbors.

19 I'm here, because I do not understand
20 why we are allowing this massive expansion to
21 possibly go forward. Valley is a regional hospital.
22 They do own several commercial properties within 10
23 minutes of their hospital here in town, and I would
24 like to try to understand why the Luckow Pavilion or
25 the newly acquired children's pavilion are not

1 considered sites for their expansion. They are off
2 of 17, which would make them more convenient to other
3 communities who come and use the Valley Hospital.
4 They already are zoned commercially. They will not
5 disturb any residents, because they are in a
6 commercial zone, and they can build a sky high
7 hospital with a sky high parking garage, and not
8 disturb the school kids at BF middle school.

9 The same problems that occur, that were
10 spoken about years ago with air quality, noise,
11 distractions, will still exist today. Nothing has
12 changed.

13 Thank you very much.

14 CHAIRMAN NALBANTIAN: Thank you, Ms.
15 Feeney.

16 (Applause.)

17 CHAIRMAN NALBANTIAN: Jamie Miller.

18 MS. MILLER: J-A-M-I-E M-I-L-L-E-R,
19 254 Steilen Avenue, Ridgewood.

20 THE COURT REPORTER: Please raise your
21 right hand. Do you swear or affirm the testimony
22 you're about to give in this proceeding is the truth,
23 the whole truth and nothing but the truth?

24 MS. MILLER: I do.

25 I don't really have much more to add,

1 except that I second everything he said, she said,
2 she said, she said, he said.

3 I think this is repetitious, and I do
4 hope that the board sees to -- I'm sorry, I'm
5 terrible at public speaking -- I hope that you do
6 serve your Village and not Valley. Thank you.

7 CHAIRMAN NALBANTIAN: Thank you.

8 (Applause.)

9 CHAIRMAN NALBANTIAN: Jennifer
10 Tesseyman.

11 MS. TESSEYMAN: Jennifer Tesseyman,
12 T-E-S-S-E-Y-M-A-N, 222 Steilen Avenue.

13 THE COURT REPORTER: Please raise your
14 right hand. Do you swear or affirm the testimony
15 you're about to give in this proceeding is the truth,
16 the whole truth and nothing but the truth?

17 MS. TESSEYMAN: I do.

18 First, I want to say is I think when
19 people hear that I live on Steilen Avenue, they're
20 like, well, of course she's against Valley Hospital.

21 Two things about that.

22 I bought my house knowing that there
23 was a hospital behind me. So I'm one of the
24 residents that knew what was behind me. I knew what
25 I was getting myself in into. My bought my house, it

1 was built in the 1920s, that was there before the
2 hospital. It's beautiful, I fell in love with it.
3 My husband and I said we're going to have a family
4 here, and I still love it to this day.

5 What I didn't think was going to happen
6 was that they were going to build a new hospital
7 behind me that was going to take 10 years of
8 construction, and I think that's where I have an
9 issue. I have three young children that I picked
10 this house, because they could walk to their schools,
11 they could walk to the middle school, they could walk
12 to the elementary school with me, they could walk to
13 the high school, they could walk to town. That's why
14 I picked my house.

15 And I don't think it's fair that now
16 they can have the possibility of going through 10
17 years of construction and never be able to enjoy the
18 fact that they could have walked to their schools.

19 I also have a child that has an
20 attention disorder, and for him I worry because
21 although Valley's claiming that it's not going to be
22 disruptive and the construction is not going to
23 bother anybody, I don't understand how that really
24 could be taken seriously.

25 My son is taken out of the classroom to

1 take a math test with 30 questions, and he's given
2 extended time.

3 Now, if he's in class and there's
4 trucks driving by, giant construction trucks for 10
5 years, I don't see how that's not going to affect him
6 and his education.

7 I moved to Ridgewood, because it has a
8 great education system, and I just don't think it's
9 fair. Like everyone else has said here, it's not
10 that I didn't think Valley was going to change or
11 renovate or get up-to-date. I don't want a
12 dilapidated hospital behind my house, I don't, but I
13 don't think it's fair that I have to live through it
14 for 10 years, and then wait and then live through it
15 again. Ten years is just way too much time. My
16 kids, that will be their entire education in
17 Ridgewood at this point.

18 So I'm against the proposal, obviously,
19 and I hope you consider the families and the
20 children.

21 Thank you.

22 CHAIRMAN NALBANTIAN: Thanks,
23 Ms. Tesseyman.

24 (Applause.)

25 CHAIRMAN NALBANTIAN: The next person

1 is Melanie McWilliams.

2 MS. McWILLIAMS: Melanie McWilliams,
3 M-C-W-I-L-L-I-A-M-S, 431 Bogert Avenue.

4 THE COURT REPORTER: Please raise your
5 right hand. Do you swear or affirm the testimony
6 you're about to give in this proceeding is the truth,
7 the whole truth and nothing but the truth?

8 MS. McWILLIAMS: I do.

9 I live close enough to Valley Hospital
10 that I walked to give birth to my fifth child.

11 That should tell you right there who
12 the neighbors of the hospital are and what they use
13 it for.

14 I love that story. I think that's
15 fantastic. But I don't want to send those five
16 children to school next to a facility that could so
17 quickly stop thinking about them and their needs.

18 Three percent of a decrease in what was
19 asked for from Valley is not a compromise in any way.
20 Go back to the drawing board.

21 I know this has gone on for years and
22 everything that seems to be going on in this town at
23 this point seems to be, well, we've been talking
24 about it for years so we just have to do it.

25 If things were easily fixed, they would

1 be fixed quickly. If there were quick solutions,
2 things would be solved quickly.

3 Go back to the drawing board, come back
4 to your neighbors and understand who they are.

5 You as the board have a responsibility
6 to your neighbors, to understand that this three
7 percent is not a compromise.

8 And should you vote to pass this, you
9 have to understand why your neighbors will look at
10 you and question and wonder why.

11 Thank you.

12 (Applause.)

13 CHAIRMAN NALBANTIAN: Thank you.

14 Pete McKenna.

15 Peter.

16 MR. McKENNA: Peter McKenna,
17 M-C-K-E-N-N-A, 420 Meadowbrook Avenue, Ridgewood.

18 THE COURT REPORTER: Please raise your
19 right hand. Do you swear or affirm the testimony
20 you're about to give in this proceeding is the truth,
21 the whole truth and nothing but the truth?

22 MR. McKENNA: I do.

23 To start with, I am the president of
24 Concerned Residents of Ridgewood, but tonight I am
25 speaking as a private citizen. We are keeping our

1 legal coffers for other reasons, it appears, so here
2 is my statement.

3 We have endured 10 years of this. And
4 I, more than anyone, want this to end, but don't rush
5 to judgment on the basis of the court order on our
6 behalf.

7 The taxpayers who opposed Valley
8 tripling in size made the costly decision to initiate
9 a lawsuit regarding this very issue.

10 We knew we were paying for both sides
11 of the fight and committing our time, but we
12 persisted.

13 It was necessary, as we felt our rights
14 to a fair process were violated by the 2010 decision.

15 We were willing to settle that case in
16 exchange for an opportunity to have a fair process in
17 front of this board. We got that chance. And after
18 a year of hearings, common sense prevailed and this
19 body rejected the 2014 amendment by a 5/2 vote.

20 Both yes votes came from the members
21 that voted for the 2010 amendment and were still on
22 this body.

23 Every member of this board who was
24 hearing the evidence for the first time decided that
25 the 2014 plan was inappropriate for this sensitive

1 location in Ridgewood and they rejected that 2014
2 amendment.

3 I see that fact pattern as vindication
4 that our concerns about the 2010 process had merit.

5 That rejection, combined with the 2011
6 rejection of council, should have compelled Valley to
7 finally work with the community to come up with a
8 modernization that would be acceptable.

9 Instead, Valley initiated their lawsuit
10 to overturn the reasonable actions of this board and
11 the council.

12 This proposed settlement de facto
13 reverses the settlement that CRR reached with this
14 body in 2013.

15 So what fairness and justice has CRR
16 received, if this amendment is approved by you?

17 We have never been unreasonable. We
18 think that modernization at this site is possible,
19 even if it involves some demolition and construction.
20 The 400,000 square feet above grade or space in your
21 face we currently have is the result of decades of
22 hard fought negotiations and was repeatedly viewed by
23 the Board of Adjustment as the most bulk this site
24 could handle.

25 This proposal still has the million

1 square feet of space in your face, two and a half
2 times the previous limit, materially the same as the
3 plan you rejected in 2014.

4 So you are left with a very difficult
5 decision. You can accept this version of the
6 rejected 2014 plan or you can reject the amendment,
7 put it back into the court process, where it may go
8 anyway.

9 Paraphrasing Mr. Drill's opening
10 statement, you can accept this amendment and retain
11 local control of the Master Plan or you can reject it
12 and let the courts decide what is in our Master Plan.

13 You decided in 2014 to reject this
14 applicant's attempt to change our Master Plan in this
15 way. This proposed amendment is no better for
16 Ridgewood than the one you rejected. Please don't
17 accept it for the appearance of retaining local
18 control.

19 I request that this body reject this
20 amendment and force the applicant to go back to court
21 to get their way.

22 Even if they prevail in court, we will
23 all know that whatever actions they take will be in
24 direct opposition to the actions of reasonable people
25 in positions of authority.

1 Entrusted with the protection of their
2 values that Ridgewood holds dear, we, the residents,
3 the taxpayers, want you to maintain the high
4 standards that have made Ridgewood the place it is, a
5 place we love enough to fight this hard for it.

6 I repeat my closing sentence from 2014,
7 we won't know how creative Valley can be until you
8 say no to them.

9 CHAIRMAN NALBANTIAN: Thanks very much.

10 (Applause.)

11 CHAIRMAN NALBANTIAN: Ladies and
12 gentlemen, we are switching our court reporter, so
13 we're going to give them about five minutes. So if
14 you just bear with us, we'll take a five-minute
15 break, resume at 20 minutes of.

16 (A short recess is held.)

17 CHAIRMAN NALBANTIAN: It's 9:45.
18 We're going to take roll again. We have our new
19 court reporter. We're about halfway through and
20 we've had the addition of a few names. And it looks
21 like we will continue this tomorrow. So if there are
22 children that are here that need to leave, we will
23 hear their comments tomorrow.

24 Michael, please call the roll.

25 MR. CAFARELLI: Mayor Aronsohn?

1 MAYOR ARONSOHN: Here.
2 MR. CAFARELLI: Councilwoman Knudsen?
3 COUNCILWOMAN KNUDSEN: Here.
4 MR. CAFARELLI: Mr. Nalbantian?
5 CHAIRMAN NALBANTIAN: Here.
6 MR. CAFARELLI: Mr. Joel?
7 VICE CHAIRMAN JOEL: Here.
8 MR. CAFARELLI: Mr. Reilly?
9 MR. REILLY: Here.
10 MR. CAFARELLI: Ms. Dockray?
11 MS. DOCKRAY: Here.
12 MR. CAFARELLI: Mr. Thurston?
13 MR. THURSTON: Here.
14 CHAIRMAN NALBANTIAN: Thank you,
15 Michael.

16 Before I begin, let me just remind you
17 there's a five-minute timeframe, Michael will notify
18 you after about four minutes. Try to please focus
19 your comments on the changes that were made to the
20 2014 plan.

21 So having said that, Marla Sherman is
22 the next person on the list.

23 FEMALE AUDIENCE MEMBER: Can you tell
24 us what number we're on, please?

25 CHAIRMAN NALBANTIAN: Yes. We are

1 somewhere around number 14.

2 MR. DRILL: Fifteen.

3 CHAIRMAN NALBANTIAN: No, we skipped 14
4 and Peter was 15, then we had one additional, so
5 Marla was 14. After Marla we're going to go to 16
6 which is Ann Walsh.

7 MS. SHERMAN: Okay. Marla, M-A-R-L-A,
8 Sherman, S-H-E-R-M-A-N, 449 Beverly Road. Good
9 evening.

10 THE COURT REPORTER: Please raise your
11 right hand. Do you swear or affirm the testimony
12 you're about to give in this proceeding is the truth,
13 the whole truth and nothing but the truth?

14 MS. SHERMAN: I do.

15 Thank you. Good evening. When I was
16 thinking about this process, I couldn't get over the
17 absurdity of why it is that we're here again.

18 The only thing that I could compare it
19 to is the Donald Trump campaign. In this comparison
20 the role of Donald Turnip will be played by Valley
21 Hospital with all the same ridiculous assertions.
22 And I can't do a Donald Trump impression, but you can
23 just put it in your own mind, but the whole, We love
24 Ridgewood, isn't our plan terrific? And, Yeah, we're
25 going to build a wall. In fact, we're going to build

1 two. But we're going to hide them behind
2 hypoallergenic shrubs so that those pesky kids from
3 BF and those lowly homeowners on Steilen won't sneeze
4 on our 1.2-million-square-foot building.

5 Now sure, it'll take 10 to 20 years for
6 these shrubs and bushes to get to maturity but heck,
7 it'll be worth it; right? Because we're going to be
8 the best hospital in the world right here on these
9 15 acres. So here's what we're going to do. We're
10 going to ask the Planning Board to change their
11 Master Plan and they're going to do it because I say
12 so. And if they don't, well we'll just sue.

13 So if Valley is The Donald, then you
14 the Planning Board members, the ones that actually
15 sat in a room with a mediator and Valley Hospital's
16 representatives and agreed to move forward with this
17 less than 3 percent reduction or compromise, then
18 that makes you guys Trump supporters and us out here
19 the residents are like Megyn Kelly and the Republican
20 National Committee trying everything that we can do
21 to have a contested convention.

22 So please, vote no and make Ridgewood
23 great again. Thank you.

24 (Applause.)

25 CHAIRMAN NALBANTIAN: Next is Anne

1 Walsh. Good evening.

2 MS. WALSH: Good evening. Anne Burton
3 Walsh, A-N-N-E, B-U-R-T-O-N, W-A-L-S-H, 112 South
4 Irving.

5 THE COURT REPORTER: Please raise your
6 right hand. Do you swear or affirm the testimony
7 you're about to give in this proceeding is the truth,
8 the whole truth and nothing but the truth?

9 MS. WALSH: I do.

10 This will be much, much less funny than
11 the last set of comments. I'm a parent at Somerville
12 School with three children in fifth, third and first
13 grades. I believe that the proposed 2016 H-Zone
14 Amendment to Ridgewood's Master Plan may result in
15 chronic and terminal illness as well as vehicular
16 injuries and death in our student population.

17 It would be much easier right now to
18 just trust that if the expansion goes forward, Valley
19 will use advanced methods for containing asbestos,
20 cement dust and other pollutants during demolition
21 and construction. However, I can't assume this for
22 two reasons. One, my understanding of Valley as a
23 neighbor in this town is that Valley has made
24 promises to residents, including on Steilen Avenue,
25 regarding noise mitigation and other buffers and has

1 not lived up to those promises. Two, I know because
2 of my work as a defense attorney on behalf of
3 property owners whose contractors used asbestos that
4 inhaling even a few fibers can cause scar tissue in
5 the lungs and later cause tumors to form; i.e.
6 mesothelioma.

7 I assume that Valley will provide masks
8 to its workers, and if Valley believes that it's in
9 the best interest of our middle schoolers to wear
10 masks, Valley must notify us immediately.

11 If the town joins -- the Village
12 Council joins the Planning Board in approving this
13 settlement, I am asking that Valley set up and fund a
14 one- to two-month health study of as many children
15 whose parents give consent as we can get. Such a
16 study would track the health outcomes of our children
17 for the next 15 or 20 years into adulthood, it might
18 require another ten years, and I believe that
19 hundreds if not thousands of parents whose children
20 will be affected or subjected to this will be willing
21 to give consent.

22 By comparing this data to data from
23 otherwise similar population of young adults, there
24 will be evidence of whether this exposure has caused
25 a disproportionate number of cancers and other

1 illnesses among our children. This will provide us
2 and our children legal recourse for the future.

3 I also request that the town begin
4 providing a regular report to Ridgewood residents on
5 traffic safety in the vicinity of Valley if they
6 don't already, and continue to do so if construction
7 is approved and through the construction period.
8 This will track the injuries and fatalities that will
9 likely flow from thousands of children walking and
10 biking past this construction site every day for up
11 to three years each. Over a course of six years, CRR
12 estimates that there will be 132 truck trips back and
13 forth in front of BF daily.

14 It goes without saying that no parent
15 would ever choose legal recourse over the health and
16 safety of his children. Still, these two studies
17 should be done and is the least that Valley and the
18 town could do, given that Valley is choosing to
19 expand on this scale in a residential walking and
20 biking neighborhood right next door to a school.

21 I recognize that Valley provides great
22 emergency medicine and other services and is
23 therefore very valuable to our community. I also
24 recognize that it's an aging facility and must
25 renovate. However, this expansion plan goes far

1 beyond that. I urge the Village Council to not
2 change course, but instead continue to vote against
3 this expansion in every form. If this settlement is
4 approved, however, I request that the data collection
5 on health and vehicular safety begin as soon as
6 practical. Thank you very much.

7 CHAIRMAN NALBANTIAN: Thank you,
8 Ms. Walsh.

9 (Applause.)

10 CHAIRMAN NALBANTIAN: Meegan Shevlin.

11 MS. SHEVLIN: Hi, it's Meegan,
12 M-E-E-G-A-N, last name is Shevlin, S-H-E-V-L-I-N.
13 And I live at 512 Van Buren Street.

14 THE COURT REPORTER: Please raise your
15 right hand. Do you swear or affirm the testimony
16 you're about to give in this proceeding is the truth,
17 the whole truth and nothing but the truth?

18 MS. SHEVLIN: I do.

19 Valley Hospital expansion was wrong for
20 Ridgewood in 2010, was wrong in 2014 and is still
21 wrong in 2016. This so-called neighbor has come back
22 with a mediated settlement that has no significant
23 difference from the proposal that was soundly
24 defeated in 2014 and is insulting again to residents.

25 The roof is now 56 feet plus the

1 rooftop mechanicals of 24 feet equals 80 feet.
2 That's only 14 feet shorter than the, quote, stop 94
3 slogan from 2014. Plus, there is now a standalone
4 smoke stack that is 90 feet, only four feet lower
5 than the stop 94 slogan.

6 How can Valley claim to be a good
7 neighbor while continuing to sue both the Planning
8 Board and the Village Council for a huge hospital
9 that has clearly been rejected by the majority of
10 residents and continues to insult our intelligence?

11 And don't be fooled by the lower
12 heights. Most of their square footage is just moved
13 around. The North building is now only 40 feet at
14 its closest to the BF property line. That's right,
15 40 feet only. The first phase, first phase only,
16 will last six years. That is two generations of kids
17 at the BF middle school that will only know a
18 learning experience damaged by construction noise,
19 dust, pollution, et cetera. The hospital will tower
20 over BF.

21 We all want Valley to modernize. Yes,
22 we want private rooms. And no, I don't want to walk
23 to a trailer behind the emergency room to get my
24 frequent PET scans. But this is not the right
25 location. And the Village Council told Valley this

1 decades ago. They said you have to figure out a way
2 to move your services to different sites. Decades
3 ago.

4 Valley has very successfully opened
5 several off-site centers including Luckow, which has
6 the breast center and two MRI centers in the Bolger
7 Center. Valley has land it can develop on Nagle
8 Avenue and other places to move -- to further move
9 services off-site so it can renovate and modernize
10 and not have to go so big.

11 This is not a compromise at all, it is
12 insulting to all residents, and it is a danger to the
13 learning of all the children that attend both Travell
14 and BF. It's just too big.

15 (Applause.)

16 CHAIRMAN NALBANTIAN: Thank you,
17 Ms. Shevlin. Walter... Walter Balbosi? Linwood
18 Avenue? No?

19 Kelly Gazzini.

20 MS. GAZZINI: Kelly Gazzini, K-E-L-L-Y,
21 Gazzini, G-A-Z-Z-I-N-I. 523 Lotus Road.

22 THE COURT REPORTER: Please raise your
23 right hand. Do you swear or affirm the testimony
24 you're about to give in this proceeding is the truth,
25 the whole truth and nothing but the truth?

1 MS. GAZZINI: I do.

2 Thank you, Planning Board, for the
3 opportunity to speak this evening and for the
4 countless hours you've invested in the research and
5 dialogue on this matter.

6 As a licensed professional within the
7 medical industry, I can fully appreciate the need for
8 Valley to evolve within today's changing healthcare
9 standards and technologies. However, that being
10 said, the expansion proposed within this amendment is
11 in no way acceptable within the framework of a
12 residential community and neighboring middle school
13 occupying 747 children and 92 employees.

14 Within your amendment to the Master
15 Plan you state on page 4:

16 "Given the scale of the hospital
17 buildings and the location of the site in a
18 single-family residential neighborhood, the
19 visual impact to the surrounding area
20 resulting from the mass of the hospital
21 buildings and parking decks should be
22 minimized."

23 For this reason you based your
24 recommendations, which were the following: Your
25 amendment proposed an actual increase in land lot

1 usage of 33,000 square feet, going from square
2 footage of 288,000 square feet in the Master Plan
3 concurrent to 311,000 square feet in this proposed
4 amendment, in addition to bringing the structure even
5 closer to Benjamin Franklin Middle School property
6 line at 30 feet.

7 In regard to building height, principal
8 buildings are amended to 56 feet, but this excludes
9 the rooftop mechanical penthouses or the 24-foot
10 mechanical screen, which brings the structure to a
11 total of 80 feet. The current building facade as we
12 know it to be 48 feet, this is an increase of 66 per
13 zone.

14 Total square footage: In 2014, Valley
15 proposed an expansion total of 995,000 square feet.
16 Negotiations settled at 961,000 square feet, a
17 reduction of 34,000 square feet. This is only a mere
18 3 percent reduction in size from what was voted down
19 in 2014.

20 In addition, it proposed a five-story
21 garage at 245,000 square feet, which will bring the
22 total size of the project to 1,206,000 square feet.
23 This is more than double, nearly tripling the size of
24 Valley's current square footage of 105,000 square
25 feet.

1 I ask the members of this Planning
2 Board, how can you settle on this proposal telling
3 the residents of this community that this is an
4 acceptable compromise? We're more than doubling the
5 scope of the current structure in square footage,
6 increasing in size by 66 percent and bringing it even
7 closer to our middle school property line and
8 increasing the land lot usage by 3 percent from the
9 Master Plan.

10 Having attended countless meetings on
11 this plan in 2014 and standing here once again two
12 quick years later fighting against such an outrageous
13 amendment is incomprehensible to me. This is a far
14 cry from an acceptable compromise within any stretch
15 of the imagination, and I honestly cannot believe
16 that this community is being asked to withstand this
17 once again.

18 In your final deliberation of this
19 amendment, I implore the board to please consider the
20 negative impact a project of this scope will have on
21 our children and the residents' health and safety due
22 to the inevitable air pollution, noise and increased
23 vehicular traffic over the course of six years during
24 the Phase I demolition and construction.

25 Moreover, Valley's expansion of such

1 tremendous proportion will have a permanent
2 urbanizing effect on our village, the likes of which
3 were not envisioned when homeowners initially chose
4 to settle here and may likely be a deterrent to
5 future home buyers.

6 Thank you for your time and attention.

7 CHAIRMAN NALBANTIAN: Thank you,
8 Ms. Gazzini.

9 (Applause.)

10 CHAIRMAN NALBANTIAN: Tom DeVito.

11 AUDIENCE MEMBER: He left.

12 CHAIRMAN NALBANTIAN: Kelly Gioia.

13 MS. GIOIA: Yes. Am I the last one?

14 No? That's all right. I was excited for that.

15 Kelly Gioia, 447 Fairway Road,
16 Ridgewood. G-I-O-I-A.

17 THE COURT REPORTER: Please raise your
18 right hand. Do you swear or affirm the testimony
19 you're about to give in this proceeding is the truth,
20 the whole truth and nothing but the truth?

21 MS. GIOIA: I only have two things --
22 well, maybe three, three things to say. I want to
23 thank Pete and CRR for fighting a good fight, and I
24 want to say once a bad neighbor, always a bad
25 neighbor. I was the has president at Travell and the

1 hospital could give a rat's bum about us.

2 And I have one other thing to say, stop
3 the madness. Stop the madness. It's all about the
4 money, money, money.

5 (Applause.)

6 CHAIRMAN NALBANTIAN: Marisol Romero.

7 MS. ROMERO: Marisol Romero,
8 M-A-R-I-S-O-L, R-O-M-E-R-O, 258 Steilen Avenue.

9 THE COURT REPORTER: Please raise your
10 right hand.

11 MS. ROMERO: Sure.

12 THE COURT REPORTER: Do you swear or
13 affirm the testimony you're about to give in this
14 proceeding is the truth, the whole truth and nothing
15 but the truth.

16 MS. ROMERO: Yes, I do.

17 Can I give out my pictures now.

18 MS. RAZIN: Yes, you have exhibits that
19 you want to enter?

20 MS. ROMERO: Yes, I do. I have two
21 pictures.

22 MS. RAZIN: Do you have exhibits you
23 want to enter? I just want to use the mike.

24 MS. ROMERO: Oh, I'm sorry. Yes.

25 MS. RAZIN: No, that was me. I didn't

1 use the mike.

2 MS. ROMERO: Okay.

3 MS. RAZIN: How many exhibits do you
4 have?

5 MS. ROMERO: I have two pictures. This
6 is the --

7 MR. DRILL: Can I just see them?

8 MS. RAZIN: Yes. Can I just get them?
9 Okay.

10 Did you -- there are two pictures, did
11 you take the photographs yourself?

12 MS. ROMERO: Yes, I did.

13 MS. RAZIN: And can you just tell us
14 approximately when the photographs were taken?

15 MS. ROMERO: On my birthday,
16 March 31st, 2016.

17 FEMALE AUDIENCE MEMBER: Happy
18 Birthday.

19 MS. RAZIN: And you were here?

20 MS. ROMERO: Yes. And I was here.
21 Somewhere around here.

22 MS. RAZIN: They were taken from your
23 property.

24 MS. ROMERO: Yes, they were taken from
25 my backyard of my house.

1 MS. RAZIN: And what do you -- what do
2 they represent?

3 MS. ROMERO: They represent the view of
4 the hospital from my backyard.

5 MS. RAZIN: Okay. If you could just
6 show them to Mr. Drill and if he has no objection.
7 You have enough copies for the board?

8 MS. ROMERO: Yes, I do.

9 MR. DRILL: Yes, no objection.

10 MS. RAZIN: Okay. I'm just going to
11 mark these as -- I'll mark them together as O -- I'm
12 going to mark them, since they're yours, I'm going to
13 mark them, from the same person, as O-1A and B.

14 (Whereupon, Two Photographs are
15 received and marked as Exhibit O-1A and O-1B
16 for identification.)

17 MS. ROMERO: And a quick thank you to
18 the Village Police and Fire Department for helping to
19 make things run smoothly.

20 All right. Good evening.

21 MS. RAZIN: Want to just give us -- let
22 me just -- give me one second.

23 (Applause.)

24 MS. RAZIN: Marisol, can you just send
25 Michael by e-mail -- do you have e-mail available?

1 MS. ROMERO: Yes, they're on my iPhone.

2 MS. RAZIN: Okay. Can you send Michael
3 -- after tonight could you send Michael the
4 originals?

5 MS. ROMERO: Yes.

6 MS. RAZIN: That would be great, thank
7 you very much.

8 MR. DRILL: Which one is O-1A?

9 MS. RAZIN: I marked O-1A this one and
10 O-1B this one.

11 MS. ROMERO: Oh, this is A.

12 MS. RAZIN: A and B.

13 MS. ROMERO: I'm sorry, okay.

14 Good evening. I would ask the Planning
15 Board to rescind the expansion plans that Valley
16 Hospital wishes to proceed with. The hospital cannot
17 guarantee that the air and noise pollution caused by
18 its renovation will not dramatically impact the
19 health of our residents, including our children.

20 Likewise, I am very doubtful that the
21 hospital will be able to seamlessly blend into the
22 Village skyline. As evidence of this last statement
23 I am submitting two pictures, which I just did, taken
24 from my backyard. The first picture, which I believe
25 you said was -- well, the first picture I'm going to

1 talk about is this one. This is B, picture B. Was
2 taken from my second-story bathroom window and
3 clearly shows the hospital, even with trees, which by
4 the way are trimmed back continuously every year, so
5 that when the tree does bloom it looks pretty, still
6 -- I can still see the hospital. I mean, it looks
7 pretty bare because they keep trimming back the limbs
8 all the time.

9 The second picture, which is A, was
10 taken in the early evening hours and shows the office
11 lights on shining visibly through the trees and
12 making the hospital visible not just during the day,
13 but at night to Steilen Avenue properties. So
14 basically 24/7 we're looking at the hospital in one
15 way or the other.

16 So I ask you, with the expansion plans,
17 how would the hospital be able to camouflage its
18 building when it does such a poor job of it now? If
19 the expansion plans are allowed to proceed, the
20 health and sanity of my three young children are at
21 stake, one of which has special needs which includes
22 severe inattention issues and he has severe
23 allergies.

24 Ironically and sadly, the same hospital
25 which helped to bring into this world my beautiful,

1 healthy, three-month-old daughter Sophia will now
2 potentially contribute to any health problems she,
3 along with all the children in our village, will now
4 have if these plans are allowed to go through. Thank
5 you.

6 (Applause.)

7 CHAIRMAN NALBANTIAN: Denise Angeles?
8 Denise Angeles?

9 Patricia James?

10 MS. JAMES: Right here.

11 CHAIRMAN NALBANTIAN: Come on up.

12 THE COURT REPORTER: Please state your
13 name for the record.

14 MS. JAMES: Patricia James,
15 P-A-T-R-I-C-I-A, James, J-A-M-E-S, 61 Warren Place in
16 Ridgewood.

17 THE COURT REPORTER: Is that Warren
18 Place?

19 MS. JAMES: Warren, W-A-R-R-E-N,

20 THE COURT REPORTER: Please raise your
21 right hand. Do you swear or affirm the testimony
22 you're about to give in this proceeding is the truth,
23 the whole truth and nothing but the truth?

24 MS. JAMES: I do.

25 Having moved to Ridgewood two years ago

1 this month, I've spent my free time over the last
2 fortnight trying to educate myself on the proposed
3 expansion of Valley Hospital. I have been looking
4 through the media reports and reading the information
5 on the website with fresh eyes, and of course I can't
6 see because my Internet is -- I have without -- I
7 don't have the knowledge base that many of the
8 residents who spoke here tonight possess, but that
9 also provides me with fresh eyes to look at
10 everything without the influence of the history
11 either for or against the expansion.

12 With that being said, I am concerned
13 about two main points that I would like to focus on
14 this evening: Construction duration and the
15 compromised total size. The construction duration is
16 currently scheduled to take place, as I understand
17 it, in two phases; Phase I lasting six years and
18 Phase II lasting four years with a ten-year break
19 between the two phases. This means that the total
20 construction duration of the project will last
21 20 years.

22 And frankly, 20 years is giving the
23 construction timeline the benefit of the doubt
24 because I don't know any project of this magnitude
25 that finishes on time.

1 That being said, the proposed timeline
2 is going to span a generation. For the children
3 entering kindergarten of the year construction
4 actually starts, it will not be completed upon their
5 graduation. Or, to look at it from a different
6 perspective, the kids today attending neighborhood
7 Benjamin Franklin Middle School will likely have
8 graduated, gotten married and had their own children
9 entering the school system before this project is
10 completed. The impact for our community, especially
11 our school-age community members, is the greatest,
12 and it is not fair to ask them to carry the largest
13 portion of the burden.

14 This leads me to my second main point:
15 Compromise total size. From 2014 to 2016, the square
16 footage has decreased from 995,000 to 961,000 square
17 feet, which is a reduction, as said so many times
18 tonight, of approximately 3 percent. A compromise of
19 3 percent is not a compromise where each side has
20 come to the table to find a reasonable agreement.

21 Noting the project's proximity to
22 Benjamin Franklin Middle School is a grave concern to
23 the community residents. I would have hoped that the
24 compromise would have increased the buffer depth from
25 a minimum of 12 feet to a minimum of at least 20 feet

1 along the school's property line which was noted in
2 the proposed March 15th, 2016, Amendment to Land Use
3 Plan, a 20-foot minimum buffer depth would have been
4 aligned with the surrounding avenues, which I still
5 think is too short, but at least it would have given
6 the same respect to the reference that you've
7 outlined.

8 I would like to see a minimum buffer
9 depth of equal distance or greater where the hospital
10 borders the middle school, which is not only a school
11 to the students that attend there, but is host to
12 many events throughout the community and surrounding
13 communities. This compromise does not demonstrate a
14 true compromise.

15 I am not against development for the
16 sake of development. Valley Hospital does provide a
17 benefit to Ridgewood and its surrounding communities,
18 but it's a delicate balance between what the hospital
19 needs and wants and its home community, especially
20 the neighboring school. This has not been found in
21 its current proposal.

22 I thank you for taking the time to
23 listen to my comments and your litigation. Thank
24 you.

25 CHAIRMAN NALBANTIAN: Thank you.

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(Applause.)

CHAIRMAN NALBANTIAN: Jiffy Vermylen.

MS. VERMYLEN: Good evening.

V-E-R-M-Y-L-E-N. Jiffy Vermylen, 241 North Walnut.

THE COURT REPORTER: Please spell your
first name?

MS. VERMYLEN: J-I-F-F-Y.

THE COURT REPORTER: Please raise your
right hand. Do you swear or affirm the testimony
you're about to give in this proceeding is the truth,
the whole truth and nothing but the truth?

MS. VERMYLEN: I do.

My family and I relocated from
California to Ridgewood almost two years ago. I was
seven months pregnant at the time, and Valley
Hospital's excellent reputation for maternal fetal
medicine and labor and delivery certainly made
purchasing a home less than a mile --

THE COURT REPORTER: I'm sorry. Please
speak a little slower.

MS. VERMYLEN: Do I get extra time?

THE COURT REPORTER: If you want it on
the record I have to be able to hear it.

Labor and delivery?

MS. VERMYLEN: And delivery certainly

1 made purchasing a home less than a mile from the
2 hospital quite attractive. Indeed, about eight weeks
3 after we moved I had a wonderful experience with the
4 birth of my second child and as you can see, I'll be
5 there again in six to eight weeks with the same
6 intent and high expectations.

7 Less than two weeks after my son's
8 birth, however, I had the opportunity to experience
9 another side of Valley. He became ill on day twelve
10 of life and was admitted for a nine-day stay in the
11 pediatric unit. We were told our immuno-compromised
12 newborn would not be guaranteed a private room. No
13 parent with a child in a vulnerable state should have
14 to add germ transfer from a roommate to an already
15 long list of concerns.

16 So I get it. I understand Valley's
17 need to modernize in order to provide a higher level
18 of patient care. In the competitive healthcare
19 market, top notch facilities attract top notch
20 physicians. We, as patients, deserve high quality
21 care from high quality doctors and Valley's proposed
22 changes will help facilitate this public good for our
23 community.

24 I support modernization and expansion,
25 but not at the proposed scale of this particular

1 location. In light of the numerous other properties
2 owned by Valley, I'm shocked by the need for such a
3 voluminous project. I realize we are not privy to
4 the details of the mediation process, but it appears
5 on the surface as though the village has conceded too
6 much.

7 I would urge further negotiation on
8 total size and more specificity regarding the
9 conditions outlined in last week's testimony. A 3.5
10 percent decrease in square footage just isn't
11 significant movement from the 2013-'14 plans,
12 especially considering the transfer of the fifth
13 floor to a new ground level space not included in
14 '13-'14.

15 In the event of eventual construction,
16 I'd like to share some perspective from my career in
17 the fields of sustainability in the built
18 environment. I've worked for a large general
19 contractor and for Stanford University. I've been a
20 LEED accredited professional for ten years and I'm
21 currently chair of Ridgewood's Green Team Advisory
22 Committee.

23 I have documented experience in
24 managing high performance design and construction
25 projects, including ample time spent working in

1 trailers on job sites. Construction is a messy
2 process and adjacent properties are always affected.

3 In this case we have three vulnerable
4 routes worth noting: The public schools, residential
5 neighbors and the patient population. I've seen
6 firsthand how owners promise sensitivity and best
7 practices during construction and how the integrity
8 of that promise degrades with each transfer of
9 information from the owner to the GC, the GC to the
10 subcontractors and finally, from the subs to the
11 actual construction workers.

12 I heard the testimony from Valley
13 regarding the conditions agreed upon for
14 construction, but there is much more detail that
15 should be specified. I ask the Planning Board and
16 Valley, please do more to ensure the safety and
17 well-being of our entire community.

18 I suggest frequent demands,
19 site-specific mitigation that is well in excess of
20 the, quote, industry standard referenced in public
21 documents. These measures should minimize dust,
22 noise, vibration, storm water degradation and other
23 adverse affects. California has excellent models
24 that can and should be referenced by all parties.

25 Adopting a green building in

1 construction standards as a minimum requirement to
2 obtain building permits for projects in the village,
3 as many New Jersey communities have already done,
4 would be a small starting point, but a step forward
5 nonetheless. Ridgewood is behind in this regard
6 relative to its peers.

7 I recommend that all parties revisit
8 the site plan and further decrease the percentage of
9 impervious surfaces, require the new buildings to
10 meet high performance standards from both the
11 material and operational perspective. Testimony on
12 March 30th referenced seeking LEED points, but is
13 unclear if the village will require or whether Valley
14 will actually pursue formal LEED certification.

15 Revisit the construction duration. A
16 six-year project with more than three years of
17 outside work might be decreased by the use of more
18 innovative methods and technologies. Again, a more
19 significant decrease in the total project scope would
20 decrease construction duration.

21 MR. CAFARELLI: One minute.

22 MS. VERMYLEN: Valley recently joined
23 Project Green Help, a national organization committed
24 to increasing its members' operational efficiency and
25 environmental stewardship, but I see little mention

1 of how Valley will use the available resources with
2 respect to sustainable design, engineering and
3 construction.

4 Instead, Valley's on-line
5 sustainability presence focuses on meatless Mondays,
6 waste management and some limited efficiency
7 improvements. These are hardly substantive efforts
8 and are not exactly cutting-edge practices.
9 Consideration of low or no-VOC paint is mentioned as
10 being considered when it should be standard in a
11 hospital setting.

12 Reference is made to reducing Valley's
13 carbon footprint but where's the baseline data? No
14 emissions inventory has been made public and from
15 that I can only conclude that nothing official has
16 been calculated or recorded. Nowhere could I find a
17 listing for a director of sustainability and the vice
18 president of facilities testified she is not a LEED
19 AP.

20 MR. CAFARELLI: Time is up.

21 MS. VERMYLEN: I welcome more evidence
22 of Valley's commitment to sustainability and
23 responsible construction management. Who will
24 actually be in charge?

25 I have no doubt many things will be

1 promised to the community with regard to construction
2 practices, proper use of smoking areas for tradesmen,
3 background checks and so forth, but professional
4 experiences make me skeptical of the follow-through
5 and execution.

6 The list of conditions should be
7 expanded and made more explicit. I'd feel much more
8 comfortable seeing all details along with enforcement
9 procedures prior to any final agreement on project
10 scope. My sincere hope is that the Planning Board
11 pushes for the same and rejects the current
12 amendment.

13 Thank you.

14 CHAIRMAN NALBANTIAN: Thank you.

15 (Applause.)

16 CHAIRMAN NALBANTIAN: Janet Daly. Good
17 evening.

18 MS. DALY: Hi. Janet Daly, D-A-L-Y.
19 386 Ponfield Place. P, as in Peter, O-N-F-I-E-L-D.

20 THE COURT REPORTER: Please raise your
21 right hand. Do you swear or affirm the testimony
22 you're about to give in this proceeding is the truth,
23 the whole truth and nothing but the truth?

24 MS. DALY: I do.

25 I have lived in Ridgewood 43 years and

1 I have been involved in the Planning Board and
2 Village Council meetings regarding the Valley
3 Hospital for maybe ten years, I don't know, I lost
4 track. I know you -- you've been here, too.

5 I'm so happy to hear from all the
6 people who spoke tonight. I was at the Planning
7 Board meeting in 2014 when the Planning Board voted
8 against the Valley Hospital expansion. Since there
9 was little change between 2014 and 2016 Master Plans,
10 I really don't see any reason to go through with
11 this, to vote for this plan. The North building may
12 be down one level, but it is still over 300 feet long
13 from North Van Dien to Steilen Avenue. In other
14 words, it's a four-story building that's bigger than
15 a football field will be running along the border of
16 BF Middle School. Can you hear me? Is this working
17 right? Okay. It will only be 40 feet from the
18 border.

19 Recently I applied for a permit to put
20 central air in my house. I was told that the
21 compressor had to be 40 feet from my property line
22 and if it wasn't, I would have to get a variance.
23 How can a municipality require that my compressor,
24 which is about 3 feet high, it's about that high, and
25 3 feet wide, be the same distance from my property

1 line than Valley Hospital's 80-foot-high,
2 300-foot-wide North tower is planned to be?

3 I was a village resident when Village
4 Council told Valley that they could not build any
5 more on the 15 acres on North Van Dien and Linwood
6 Avenues. And I believed them. I believe that. I
7 still believe in it. But I believe that was true. I
8 was also a village resident when Valley requested
9 permission to expand their ER and Valley Hospital
10 agreed to take down another building in order to stay
11 within that required size restriction. And I thought
12 great, that's the way to do it. Work together and
13 stick with the requirements that were set down by the
14 village.

15 I am against this Monmouth expansion
16 for several reasons: The size, the traffic, the
17 noise, the air pollution, not being able to sell your
18 houses. Remember all the signs that were up the last
19 time we were going through this and people couldn't
20 sell their houses, they had their houses on the
21 market for years.

22 The reason that I got involved is
23 because of the children who attend BF Middle School.
24 That was my -- the original reason. And my main
25 concern is for the health and safety of the children

1 who will be adjusting to a major demolition and
2 construction project for ten years.

3 I am concerned with their exposure to
4 the air pollution, especially the diesel particulate,
5 no one's mentioned that, from the many trucks passing
6 by. I am also concerned for their safety as they
7 walk or bike back and forth to school with all the
8 additional truck traffic.

9 And I ask you to stand up to Valley
10 again, you did it before, please do it again, and
11 vote no. Thank you.

12 (Applause.)

13 CHAIRMAN NALBANTIAN: Thank you,
14 Ms. Daly.

15 Antenette Lam.

16 MS. LAM: Hi. My name is Antenette
17 Lam. First name is A-N-T-E-N-E-T-T-E. And the last
18 name's L-A-M. My address is 276 Eldon Court,
19 E-L-D-O-N.

20 THE COURT REPORTER: Please raise your
21 right hand. Do you swear or affirm the testimony
22 you're about to give in this proceeding is the truth,
23 the whole truth and nothing but the truth?

24 MS. LAM: Yes.

25 Okay. Thank you for giving me the

1 opportunity to share my concern regarding Valley
2 Hospital expansion. I actually never speak up in
3 such a big crowd before and -- but I feel very
4 passionate to speak up for the right reason.

5 I understand the Valley Hospital claim
6 that they will do the background check on the
7 construction workers and however, who will be the
8 police for this? How can Valley Hospital guarantee
9 every single person that they hire will conduct a
10 background check? Will the residents be able to
11 review those records? Will Valley Hospital do
12 background check every single year? Will we have
13 additional police presence to ensure our children's
14 safety?

15 One of the main reason why I am against
16 the expansion is because of the Ridgewood childrens
17 that will attend the BF and the childrens that will
18 attend the Travell Elementary School. Growing up in
19 New York City I saw a grown man masturbate in front
20 of me while I was in a park with my friends. He was
21 watching us and once he realized that we try to leave
22 he chased us, after us. And I was also a victim of
23 robberies in my own home, held at gunpoint and tied
24 up. I never wish upon this on anybody.

25 So we decided, once my husband and I

1 got married we decided to move out of New York City.
2 We move from New York City to Fort Lee and from Fort
3 Lee to Ridgewood because we felt that Fort Lee is too
4 crowded and too busy to raise our two daughters.

5 I still remember like it was yesterday,
6 we park our car at downtown Ridgewood, my husband and
7 I walk around the downtown and we both knew that this
8 was the right place for us to raise our children,
9 because Ridgewood offered an excellent education
10 system and a safe environment for our children.

11 By expanding the Valley Hospital I no
12 longer feel safe for my children. There will be over
13 a hundred trucks drive by BF each day and a hundred
14 more strangers in town. How do we know the workers
15 are not watching the residents' schedule? Spending
16 six to ten years in the same place and watching the
17 same people and the girls walk by, the workers will
18 pick up the residents' pattern. I'm sure the
19 construction workers know that this is a pretty
20 wealthy town.

21 How do we know there's no other
22 alternative motive? How do we know our girls would
23 not be harassed by the workers? Several times when I
24 walk to pick up my daughter at Travell Elementary
25 School the landscaper make some comments to me while

1 they were sitting outside during the break.

2 Things like this happen everywhere. It
3 doesn't matter if it's New York City or Ridgewood.
4 Our daughters and our childrens and our town don't
5 need this kind of trouble. I guarantee you by
6 allowing the Valley expansion, our daughter will
7 endure these unpleasant experience and they will not
8 know how to protect themself.

9 Please don't forget about the air
10 quality as well. If expansion do happens, our
11 children would have to wear mask to school everywhere
12 and they will -- and they go -- everywhere that they
13 go, and they will not be able to avoid air pollution
14 and this will affect everyone's health. Thank you.

15 (Applause.)

16 CHAIRMAN NALBANTIAN: Thank you,
17 Ms. Lam.

18 Lisa Baney?

19 MS. BANEY: Good evening. Lisa Baney
20 at 136 Brookside Avenue.

21 THE COURT REPORTER: Please raise your
22 right hand. Do you swear or affirm the testimony
23 you're about to give in this proceeding is the truth,
24 the whole truth and nothing but the truth?

25 MS. BANEY: Yes.

1 So I don't know how, like, a 3 percent
2 smaller reduction in the size of the above ground
3 size of this project and, you know, adding some,
4 let's see, green roofs, ivy, plantings and water
5 features and little things like that really makes
6 this a more palatable amendment, and I guess the best
7 word I have been able to come up with for what
8 happened is capitulation. Capitulation, not really a
9 mediated agreement.

10 And something that makes me very sad
11 and -- and I have to say I can't really stop thinking
12 of this as my -- that image of it is that the Village
13 was basically put over a barrel and, shall I say, has
14 been violated by a bully. And -- and -- any why?
15 Because I think that the -- the litigious party in
16 this case that's suing a very, very careful Master
17 Plan processed quasi-judicial super serious
18 restrictive process has an unlimited war chest of,
19 last time I looked at a balance sheet, over
20 \$800 million in short-term assets, and how can the
21 Village of Ridgewood really be in this situation of
22 going to litigation?

23 And I have a lot of compassion for the
24 members of the Planning Board and for the village
25 because I think that it was kind of an impossible

1 situation. But somehow or other, it has to be held
2 firm.

3 And I have been involved for so many
4 years, you know, with so many, so many people and
5 just to go back, I mean, literally, let's say, I've
6 been to hundreds and hundreds of hours of meetings.
7 And let's see, a party, for example, with my husband
8 and all of his friends from the Dad's Night Band and
9 all the other musicians that he, you know, so many of
10 them playing at a party in the backyard, raising
11 money so we could hire a good planner who comes to
12 talk about why this is not good land-use planning and
13 what happens? Well, the hospital unfortunately
14 throws out the best part, frankly, of what we paid
15 for with all our donor moneys which was an example of
16 what a reasonable Master Plan -- what a reasonable
17 expansion might look like, what reasonable land use
18 might look like. And it got thrown out because they
19 said that if we had wanted to present that
20 information, we should have to apply for our own
21 Master Plan in order to be able to present that
22 example of what might be reasonable. So I mean, just
23 process has just been, you know, evidence thrown out
24 and so forth.

25 So, but I think there is a fundamental

1 problem that is the artifice that -- well, there's a
2 couple things. First of all, when I read the lawsuit
3 my heart sunk and I said, well, the pressure is going
4 to be for our government to settle. It was obvious
5 because, you know, the threat of the litigation
6 costs.

7 But two things gave me hope. One was
8 the main premise of the lawsuit was that the Planning
9 Board had decided on behalf of a small number of, I
10 forget if the word was residents or neighbors,
11 instead of the regional beneficial, or regional
12 benefit of -- litigation -- beneficial use.

13 And first of all, I don't know how any
14 judge or jury, you know, with all due respect, could
15 say that it was a small number of residents. What,
16 they were people -- hundreds of hours of testimony,
17 you know, just hundreds of people speaking who were
18 from all over -- all over -- all over town, at least
19 some from the west side, from almost all parts of the
20 east side, not an immediate number of neighbors, so I
21 thought that meant a lot. Okay.

22 Secondly, half the kids in Ridgewood
23 coming up through the school system are going to be
24 going to BF, so how can that be a small number of
25 residents? That's just hellacious.

1 Secondly, it was -- every Planning
2 Board -- first of all, this term of inherent
3 beneficial -- inherent beneficial use is a great
4 piece of vernacular. I understand it's code, it's a
5 term, and it's a legal term. But how far are we
6 going to take the absurdity of it would be like --

7 MR. CAFARELLI: One minute.

8 MS. BANEY: -- just think of something
9 is the university or a hospital, what, in theory it
10 can just keep expanding forever and ever and ever and
11 ever because it's a regional beneficial use? So --
12 and then there are also municipal land use laws that
13 says the Planning Board can use its own best judgment
14 in determining if the local detriments exceed the
15 regional benefits and there's broad latitude and the
16 board went to great detail saying that --
17 acknowledging both and most of the members -- all the
18 members who voted against felt that the detriments
19 exceeded the benefits because that's their purview.

20 Finally, there's the circular argument
21 and an artificial box that construes everything that
22 goes in this, which was the Planning Board said we
23 can't discuss alternatives, which I asked about in
24 the nicest voice for years, years and years, like ten
25 years practically, and they would say, well, we can't

1 discuss alternatives if they're outside the confines
2 of Ridgewood, so maybe doing something over by the
3 beautiful new Luckow Pavillion where there's all this
4 open, commercially-owned property that's much more
5 accessible to the rest of the region because it's on
6 highways, without being in a residential or school
7 setting --

8 MR. CAFARELLI: Time.

9 MS. BANEY: Just one more sentence.

10 We can't discuss it because it's
11 outside the jurisdictional realms of the Planning
12 Board, and then the hospital would have to go beyond
13 saying it was too expensive and outside their vision
14 because they didn't have to discuss their personal
15 business. So it was an artificial box and that is
16 not even logical.

17 So here we are getting sued, over a
18 barrel and recapitulating everything that the
19 Planning Board worked so hard. Thank you. And I
20 just think it's really wrong.

21 (Applause.)

22 CHAIRMAN NALBANTIAN: Thank you,
23 Ms. Baney.

24 Is there another list of folks that
25 just signed? While that's coming up, there are a

1 couple of people that I called before, Walter, is he
2 here? Did Tom DeVito return? If there are people
3 downstairs -- I think most people are up here, but if
4 there are people downstairs that have signed or if
5 they're downstairs and they would like to speak,
6 please come upstairs in the courtroom.

7 Denise Angeles, is she here? Okay. So
8 we have on this current list Jeanette LaRocco.

9 MS. LAROCCO: Jeanette LaRocco,
10 J-E-A-N-E-T-T-E, LaRocco, L-A capital R-O-C-C-O.

11 THE COURT REPORTER: Please raise your
12 right hand. Do you swear or affirm the testimony
13 you're about to give in this proceeding is the truth,
14 the whole truth and nothing but the truth?

15 MS. LAROCCO: Yes.

16 THE COURT REPORTER: Your address
17 please?

18 MS. LAROCCO: 454 Bogert Avenue.

19 THE COURT REPORTER: And please speak
20 slowly and clearly?

21 MS. LAROCCO: Yes, I know. I will.

22 Thank you. I had to do this over ten
23 years. I haven't missed many meetings. I missed the
24 last two and I had not planned to speak so I didn't
25 have anything written down, but I have a unique

1 perspective. The reason, ironically, why I wasn't
2 here, my husband had elective surgery Tuesday, he was
3 there till Friday, so I made some observations. He
4 had full knee replacement, we were in the Cheel
5 building, fourth floor, and had a unique perspective
6 of seeing Steilen Avenue from the windows.

7 So certain things I observed. One, I
8 do agree that certain things have to be renovated.
9 Last year my daughter was in the ER and yes, it
10 woefully needs to be modernized; also, I'm sure the
11 surgical rooms, I'm sure the operating rooms, et
12 cetera.

13 However, certain observations that I
14 made, one was my husband's surgery, two of the things
15 that they consider big issues are what can happen is
16 you can develop an embolism or you can then develop
17 an infection. Now, he didn't develop an infection;
18 in fact, he's at CareMark getting rehab and he
19 wouldn't be allowed to if he was sick because you're
20 not allowed to have elective surgery if you're ill.

21 And he had no patient in his room,
22 co-patient, until Thursday and he was there until
23 Friday, and the reason is because that patient had
24 back surgery, also elective, did not have an
25 infection. And the other thing I noticed was the

1 nurses. By the way, we had fabulous -- we were
2 fabulously taken care of, a professional service by
3 this staff, all the staff.

4 Now, the nurses, some of them had
5 gloves, some didn't, and I was concerned, but then I
6 realized one of the rehab people was using it outside
7 and that's why I couldn't tell, there were outside
8 and inside hand sanitizers. So that was one
9 observation.

10 Another was seeing the building. From
11 the perspective, my building, seeing Steilen, and the
12 short wall. Now, I didn't realize until I read the
13 transcript on the weekend, some of it, I didn't get
14 to see both because the second one came out today,
15 and I've been visiting my husband back and forth, but
16 one thing I realized, 20 feet, you know what it
17 reminds me of? Three possibilities: One, the wall's
18 on the highway to prevent the people from seeing the
19 highway who have homes, one, a prison to keep the
20 prisoners in or the third one, a zoo to keep the
21 animals in. It's not an attractive prospect.

22 And even at 20 feet, when your building
23 is going to be -- the Cheel building is 45 feet and
24 even with the setback of 70, that's not good enough.
25 These poor people, when they moved into those houses,

1 had no clue that's what they were going to see.

2 Now, the other thing I realized was
3 that the parking, one of the things in the transcript
4 was moving the employees. Now, I saw a few employees
5 who were parking in not the employee area going into
6 the building because you could see their clothing.
7 So -- and one entered from the side, that employee
8 only entrance. So I realized, why not, from now on
9 through eternity, take people -- take the employees,
10 have them park somewhere else and then shuttle them?

11 Because one of the problems with
12 employees' individual cars is they have certain times
13 of their shifts, like the nurses, they work certain
14 shifts, so they're going back and forth, back and
15 forth, so you get a lot of traffic. I also got the
16 perspective because not only did I drive there but I
17 also walked there, and so you could see -- I could --
18 my daughter -- how difficult it was, how certain
19 times of the day we were often -- and afternoon and
20 dinnertime and I could see how many cars were
21 constantly pulling in and out. And in order for
22 employees to get in and out quickly, it would make
23 more sense if you have -- it would be safer for the
24 children and anybody else crossing.

25 Now, also there have been other

1 solutions -- like single rooms. Since my husband did
2 not get an infection, as a friend mentioned, certain
3 people need to be isolated, why not only build some
4 rooms as single rooms, because this is supposedly why
5 we need so many buildings, and some keep them two
6 people in a room and modernize it -- I'm not saying
7 you can't modernize it, but I'm saying there's no
8 reason -- there's no less of an infection risk for
9 certain patients.

10 And what else did I want -- there was
11 one more thing. I guess that's -- oh, I guess that's
12 it except for saying that 3 percent is not a
13 compromise in any way, shape or form. I have been
14 doing this over ten years. I've seen so many
15 different things going on. And I am far enough even
16 though I'm on Bogert, still I won't be affected, I
17 may move some day when my children are grown, what
18 about those other children?

19 My children have all -- I have three
20 children that went to BF, they went through all the
21 school system, and I can't imagine -- I could see --
22 I was there at times when the crossing guards were
23 there and cars going in and out and I thought to
24 myself, I pray that no child will ever get struck by
25 a car. When there are trucks and there are so many

1 people going back and forth that possibility is
2 always there and it's a concern for me.

3 And so I'm not doing this for myself,
4 I'm doing it mainly for the other people who are
5 going to move into Ridgewood, the people on my street
6 who have many children, one of them is Melanie
7 McWilliams, so that's my concern, and I want you to
8 please think about it and please vote against this
9 and make them compromise. There -- oh, one other
10 thing.

11 Why don't we take all outpatient
12 services -- most surgeries today are outpatient, one
13 day. Why don't you move all those services out?
14 You'd have room to build without building to the
15 extent that you want to go all those thousands of
16 feet, hundreds of thousands. It would be more
17 tenable. Then I think we would object less to that
18 and buildings wouldn't have to be as wide because
19 that is a problem. You may shorten the buildings but
20 if you're spreading them out that way, they're
21 getting too close to the school, too close to the
22 neighbors, and I think we should think about the
23 residents. We'll be here a long time. We'll always
24 be residents of Ridgewood and I think we're most
25 important. Thank you.

1 CHAIRMAN NALBANTIAN: Thank you,
2 Ms. LaRocco.

3 (Applause.)

4 CHAIRMAN NALBANTIAN: Paul Hogan.

5 MR. HOGAN: Hi. I'm Paul Hogan,
6 H-O-G-A-N. I live at 93 Sherwood Road in Ridgewood.
7 Before I lived at 207 Emmett Place in Ridgewood.

8 THE COURT REPORTER: Please raise your
9 right hand. Do you swear or affirm the testimony
10 you're about to give in this proceeding is the truth,
11 the whole truth and nothing but the truth?

12 MR. HOGAN: I do.

13 I'd like to thank the board for
14 allowing me the opportunity to speak. Like some of
15 the other folks here I wasn't planning on doing it
16 but I was -- I felt compelled to do so since I'm a
17 long-term resident of Ridgewood.

18 My parents bought our house here in
19 1960, so I'm -- I guess I'm dating myself in that
20 regard, and for all the reasons that have been
21 mentioned here, the fantastic schools, the great
22 community, the great people, professionals, all types
23 of people, all walks of life. I play with a ton of
24 great musicians, I am one of them I like to think,
25 fantastic arts here, fantastic place to live and grow

1 up.

2 My father always told me one thing
3 about Valley Hospital; Valley Hospital was always,
4 always intended to be a local hospital. And that
5 rings in my ears every day when I'm going through
6 this. This was not supposed to be a regional
7 hospital, especially with other options, other lands,
8 other places. You already have facilities in other
9 places like Waldwick and other places that you can I
10 think safely do the things that you need to do.

11 To be frank, I am astounded we're back
12 here yet again. I know you folks have put in a lot
13 of time and I do appreciate that, but I'm always
14 astounded -- and I've come to a bunch of these
15 meetings, and even though we don't live as close to
16 the hospital as we used to, we care very deeply for
17 our neighbors and for this town. And I am very, very
18 astounded that the passion and the caring of your
19 constituents, your constituents that you are hearing,
20 hundred to one, hundred to zero, are saying the
21 things that we're saying and this is still being
22 debated. Something of this size.

23 As I said, we now live on Sherwood
24 Road. We moved there about three years ago. We
25 needed the room. But I would be lying if I didn't

1 say that Valley Hospital was a consideration when we
2 moved. It was always in the back of our minds that
3 this day could come.

4 I have always felt and my wife has
5 always felt and our children have always felt
6 solidarity with our neighbors. This is about the
7 health of children. This is about the learning of
8 children. The future of this town. The health of
9 the children should be paramount to everyone in this
10 room, let alone the fact that the property values
11 around the hospital will be destroyed. Don't kid
12 yourself.

13 Along with the apartment proposals that
14 are going on, this town one day might actually become
15 less than desirable, something my parents and my
16 family would never, ever even think about.

17 Renovation may be needed. Some things
18 need to change. Understood. But not to this scale,
19 given the fact there's other locations to be
20 leveraged. The overwhelming responses of these
21 witnesses, your constituents, should tell you all you
22 need to know.

23 I'm curious to know here how many of
24 you have children of school age that go to Travell
25 and BF and I wonder what you'd be thinking right now

1 if you knew an active construction site would be
2 there for decades to come. I also work in commercial
3 real estate and construction and I can tell you
4 assuredly that all is not well on some of these
5 construction sites and what goes on.

6 This is about the children and the
7 children and the children. Your vote can either free
8 them or potentially subject them to a slow death
9 sentence. You folks got it right in 2014. Please
10 get it right again and do the right thing. Thank
11 you.

12 (Applause.)

13 CHAIRMAN NALBANTIAN: Thank you,
14 Mr. Hogan.

15 Diane Palacios. Good evening.

16 MS. PALACIOS: Good evening. Diane
17 Palacios. Diane, D-I-A-N-E, Palacios,
18 P-A-L-A-C-I-O-S. 342 North Van Dien Avenue.

19 THE COURT REPORTER: Please raise your
20 right hand. Do you swear or affirm the testimony
21 you're about to give in this proceeding is the truth,
22 the whole truth and nothing but the truth?

23 MS. PALACIOS: Yes.

24 As far as -- as I -- I wasn't planning
25 to speak but a few days ago last week there was

1 something in the newspaper about Valley Hospital that
2 made me realize that they really share our values.
3 They share my -- my deepest values for how I want to
4 live my life. And that is if you remember or if you
5 read when they found out that Teterboro Airport was
6 changing the route and it was going to be a -- a
7 limited operation of jet planes going over Valley
8 Hospital and making some noise, my goodness, their
9 objections, you could hear it throughout Ridgewood.
10 They had a fit.

11 But yet -- so then I thought, well, if
12 they're -- they understand noise, so maybe they will
13 revise their hospital plan and realize that the
14 neighbors too don't want noise pollution, traffic;
15 that they will understand that we're people, not just
16 objects to be used at their will.

17 So, but they -- no, no, they propose a
18 -- basically a cataclysmic, virtual cataclysmic
19 destruction of our peace and quiet for the
20 foreseeable future. Now, is that being a good
21 neighbor?

22 So, but anyway, I don't want Valley
23 Hospital to be in harm's way with those jet planes,
24 those few jet planes of the limited operation of
25 Teterboro. Also, I live near it too, but I'm not

1 worried about that. What I am very concerned about
2 is living right in front of BF, Benjamin Franklin.
3 And I just love the kids. The kids are perfectly
4 quiet. I've lived there since 1978, never had a
5 problem with a kid. But the idea of all those trucks
6 going by my house -- and I am a musician. I practice
7 the piano all the time and I value quiet. That would
8 be very disruptive to my way of life.

9 So I have a suggestion for Valley
10 Hospital. Keep them out of harm's way. Build a
11 smaller hospital. Have your private rooms but make
12 it smaller so that you can have what you want in a
13 smaller scale. Don't build so high and then you
14 won't have to worry about those jet planes because
15 you won't be high like Hackensack. You won't be high
16 like those apartment buildings next to Hackensack.

17 The Hackensack Hospital people were
18 saying that when the jet planes went over that they
19 thought they were going to hit them. Not only
20 couldn't they hear their own thoughts.

21 And then I have another point. I --
22 last time at the last hearing was a few years ago
23 when we were at Benjamin Franklin and what I've read
24 in the newspaper, if I have this information correct,
25 one of the reasons Valley wants to expand or renew or

1 get larger is that they want to prepare for people
2 like me, senior citizens, I'm 72 years old, and they
3 foresee me using the hospital and they want me to
4 have a hospital to use.

5 Well, I have to answer honestly since I
6 am in this venue of being honest and I have taken the
7 oath to tell the truth and express my deepest
8 feelings. Now, I don't mean this as any insult to
9 Valley. It is a great community hospital and it
10 should remain that way. But as a senior citizen from
11 the age of 65 on, I have had two conditions that were
12 kind of rare and could have been devastating. I
13 don't want to talk about it in detail, I don't have
14 time for that.

15 MR. CAFARELLI: One minute.

16 THE WITNESS: And I consulted a Valley
17 doctor and they weren't sure that they could help me,
18 so I went to a major hospital in New York City and I
19 was cured.

20 So as a senior citizen if I have to
21 take a cab if I can't get a ride I am going to do all
22 my health care in New York. I mean, I have one of
23 the -- Valley Hospital's concerned about my health
24 insurance, I have a great plan and I budget for it.
25 It's expensive. I'm not wealthy, I'm a poor

1 musician. But I know when I'm 75 it's going to go up
2 \$50. It's the Horizon Blue Cross/Blue Shield
3 standard. And when I'm 80, 85, it's going to go up.
4 And it goes up more and they say because they're
5 helping you. So I care about my health. I am
6 budgeting it but please, don't save a room for me.

7 (Applause.)

8 CHAIRMAN NALBANTIAN: Thank you,
9 Ms. Palacios.

10 Ison Nun? He's not here? And Say Soon
11 Nun? They're both gone? Is there anyone here that
12 was downstairs and needs to speak or did I miss
13 anyone that signed the list?

14 MS. REYNOLDS: Can I speak?

15 CHAIRMAN NALBANTIAN: Yes, come on up.
16 Good evening, Lorraine.

17 MS. REYNOLDS: Good evening, Charles.

18 Here we are again. Ten years later. I
19 think you're the last man standing. You've been here
20 for ten years, I've been here for ten years.

21 Lorraine Reynolds, 550 Wyndemere
22 Avenue.

23 THE COURT REPORTER: Please raise your
24 right hand. Do you swear or affirm the testimony
25 you're about to give in this proceeding is the truth,

1 the whole truth and nothing but the truth?

2 MS. REYNOLDS: Yes.

3 Obviously I didn't plan to speak
4 tonight. I'm flabbergasted that we're even here
5 talking about 3 percent. I really just don't
6 understand it. This is no different from the 2014
7 plan that you voted down. It has to be voted down
8 again. All of the reasons why it was voted down in
9 2014 still exist. There -- it's just unbelievable to
10 me that they can -- Valley can believe that a 3
11 percent reduction in square footage could be a
12 compromise.

13 When I started, my main concern was I
14 didn't want my kids to be going to BF when this
15 construction was going on. I'm past that, my
16 youngest child is a freshman in high school. But I
17 fear for all of the upcoming children, all of my
18 neighbors, it's -- it's going to be devastating. It
19 really is. And for a school which I feel is
20 inherently beneficial, a hospital is inherently
21 beneficial, the school has to come first in my
22 opinion. There's too many kids that will be affected
23 by this for years to come.

24 So many people spoke very eloquently
25 tonight all of the reasons why this should be voted

1 down. I don't need to repeat them, they're on the
2 record. But I urge you to listen to you -- you know,
3 yourselves, listen to the people that voted in 2014,
4 all of the reasons they voted no in 2014 still exist
5 today. Thank you.

6 (Applause.)

7 CHAIRMAN NALBANTIAN: Thank you,
8 Ms. Reynolds.

9 AUDIENCE MEMBER: I have a comment.

10 CHAIRMAN NALBANTIAN: Please come up to
11 the board.

12 Just a show of hands, is there anyone
13 else this night that would like to speak?

14 AUDIENCE MEMBER: I know that people
15 were under the impression that you were going until
16 tomorrow.

17 CHAIRMAN NALBANTIAN: We are.

18 AUDIENCE MEMBER: Okay, thank you.

19 MR. DALONZO: Hi.

20 CHAIRMAN NALBANTIAN: State and spell
21 your name.

22 MR. DALONZO: Sure. Gil Dalonzo,
23 G-I-L, Dalonzo, D-A-L-O-N-Z-O. 170 Walthery Avenue,
24 Ridgewood.

25 THE COURT REPORTER: Please raise your

1 right hand. Do you swear or affirm the testimony
2 you're about to give in this proceeding is the truth,
3 the whole truth and nothing but the truth?

4 MR. DALONZO: Yes, I do.

5 So these are unplanned comments. I
6 didn't plan on coming here to speak tonight so I
7 don't have anything prewritten, but I just want to
8 share some thoughts and maybe some things both with
9 you all and also with the group.

10 So I'm relatively new to the
11 neighborhood, only about 14, 15 months in now at this
12 point. My kids are into their second year of school
13 here and we moved from about 90 minutes south on the
14 Turnpike up into the Ridgewood area. And moved here
15 because of everything we heard about the community
16 and how great Ridgewood was and so far up until this
17 point, that has lived up beyond my expectations.

18 The schools are amazing. The community
19 is unreal. When I tell people about, hey, what was
20 it like for the move, do you like where you are, they
21 tell me yeah, I love where I am actually, it's
22 unbelievable. The schools are great. They have this
23 thing called Dads' Night, which I know you're aware
24 of, and thanks for being a part of it this year in
25 your way.

1 A little disappointed though in some of
2 the things that I've heard tonight to be honest with
3 you, and I think what Dads' Night does is it speaks
4 to the level of commitment and the kind of
5 stick-togetherness that the community has. And I was
6 so impressed with the number of people that were here
7 tonight.

8 I only heard about this honestly within
9 the last week and started doing some research on my
10 own and was just blown away at what had transpired.
11 I just couldn't believe it. I live three blocks away
12 from the hospital and I think what's concerning, I
13 have three daughters. One's in fifth grade this year
14 and will be going to BF next year and my other ones
15 are in third grade, they're only a couple years away,
16 it's like, I don't know, seven, eight years of this
17 where they're going to have to walk to school from
18 where I live. They'll walk the three blocks.

19 And what's concerning is the only
20 viable thoroughfare I see for the kids to walk to
21 school is through Van Dien. If they go through the
22 neighborhood and they go through Flynn they're
23 passing through all the areas where the trucks go.
24 And if the estimates are true, the 132 trips a day by
25 the trucks, I did the math, 12 hours a day, which is

1 more than the school hours that exist or more than a
2 normal working hour, even at 12 hours it's basically
3 a truck every ten minutes going down the street. And
4 they're not going to work 12 hours a day, these guys
5 are going to compress all those trips into normal
6 working hours I would assume, maybe a little bit
7 stretched.

8 That's horrific to me. That scares the
9 shit out of me. To be honest with you, I've got
10 three young girls that have to go up and down that
11 street walking back and forth to school? Never mind
12 car traffic and people dropping off, I think it's
13 just terrible. It's awful.

14 And I would just say to the community
15 and to everybody else we've heard, you know -- and by
16 the way, my daughter broke her arm last year, we went
17 to Valley Hospital because it was the closest place,
18 they did a nice job. But I've also heard a lot of
19 stories tonight about elective surgeries and elective
20 things that the community can do in terms of
21 decisions as to where they get their healthcare and I
22 think as much as we stick together and we rally on
23 that point, we also have a choice as to where we
24 become customers to hospitals in the area. We have a
25 choice as to where we want to have our babies. We

1 have a choice as to where -- maybe not so much of a
2 choice in an emergency situation, but we have many
3 opportunities where we can make choices as to where
4 we go for our care and I've got to tell you, this
5 goes down the way it's going, I will make every
6 effort possible to get my care somewhere else.

7 (Applause.)

8 MR. DALONZO: And I think also, we had
9 a Trump example earlier. Love him or hate him, a lot
10 of commentary has gone to the power that he's had to
11 social media. We have -- I'm a media professional by
12 trade. We have television, we have radio, we have
13 Internet, we have advertising. We have ways that we
14 can create our own campaigns, all the way up to
15 protests or other things if we need to.

16 Anyway, I just think it's a sad
17 situation and I do feel like we're kind of bowing
18 over and we shouldn't be doing that at the expense
19 and safety of our children. We have choices to make
20 as a community. That's all I would say. Thank you.

21 CHAIRMAN NALBANTIAN: Thank you.

22 (Applause.)

23 CHAIRMAN NALBANTIAN: If there is no
24 one else this evening -- last call. I would say at
25 this point what we'll do is continue here tomorrow.

1 We'll begin at 7:30 p.m. here in the courtroom.
2 There will be additional folks who I know will be
3 here to comment if you haven't tonight. Again,
4 everyone is permitted one set of five minutes.

5 Also, please note that after comment is
6 concluded, the board may take action. We'll know
7 more tomorrow when we get to that point.

8 FEMALE AUDIENCE MEMBER: Will there be
9 an executive session tomorrow as well?

10 CHAIRMAN NALBANTIAN: Not that I am
11 aware of.

12 FEMALE AUDIENCE MEMBER: If there is can
13 you post it at least two hours before the meeting?

14 CHAIRMAN NALBANTIAN: Yes, transcripts
15 will be posted as quickly as possible. I believe
16 Michael has been doing a very good job with that.

17 Okay. That concludes tonight's
18 meeting. We will carry again to tomorrow at 7:30.

19 Is there a motion to adjourn?

20 VICE CHAIRMAN JOEL: Motion.

21 CHAIRMAN NALBANTIAN: Second?

22 COUNCILWOMAN KNUDSEN: Second.

23 CHAIRMAN NALBANTIAN: All in favor?

24 (Whereupon, all board members respond
25 in the affirmative.)

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CHAIRMAN NALBANTIAN: Any opposed?

(No response.)

CHAIRMAN NALBANTIAN: Okay. Thank you.

(Whereupon, this matter will be
continuing at a future date. Time noted 11:04
p.m.)

C E R T I F I C A T E

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

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

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

LAURA A. CARUCCI, C.C.R., R.P.R.
License #XI02050, and Notary Public
of New Jersey #15855, Notary
Expiration Date March 1, 2019

Dated: _____