

<p style="text-align: right;">5</p> <p>07:50PM 1 from the neighboring properties. And I am confident</p> <p>07:50PM 2 that when you see these and after you've heard from</p> <p>07:50PM 3 Mr. Clark, that you'll be satisfied that there are no</p> <p>07:50PM 4 obstructed views created by the second building that</p> <p>07:50PM 5 impact anyone's view of the lake. I think it's very</p> <p>07:50PM 6 clear and we'll get through that. It's quite</p> <p>07:50PM 7 evident.</p> <p>07:50PM 8 Lou Luglio will testify. He'll get</p> <p>07:50PM 9 into the levels of service and actually the adequacy</p> <p>07:50PM 10 and capacity of this site for what we propose.</p> <p>07:50PM 11 Real rough numbers there, we're</p> <p>07:51PM 12 essentially cutting in half, cutting in half, the</p> <p>07:51PM 13 number of trips that would be coming to the site if</p> <p>07:51PM 14 it were remaining as an office building.</p> <p>07:51PM 15 As a residential building, all the</p> <p>07:51PM 16 statistics bear it out, the ITE, which is the</p> <p>07:51PM 17 textbook, the traffic manual makes it clear that we</p> <p>07:51PM 18 go from, in the case of an office land use during the</p> <p>07:51PM 19 peak a.m. hour, as a for instance, somewhere between</p> <p>07:51PM 20 66 and 81 trips as an office, down to 29 trips for a</p> <p>07:51PM 21 multifamily.</p> <p>07:51PM 22 And, at the end of the day, when people</p> <p>07:51PM 23 are coming home, those numbers for the office would</p> <p>07:51PM 24 be somewhere between 50 and 103 trips in that peak</p> <p>07:51PM 25 p.m. hour as opposed to the 37 vehicle trips. That's</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">7</p> <p>07:52PM 1 MR. DELIA: I think a May date would be</p> <p>07:52PM 2 fair.</p> <p>07:52PM 3 MR. PRINCIOTTO: Okay.</p> <p>07:52PM 4 MR. DELIA: We may well finish in</p> <p>07:52PM 5 April, but by the time a resolution is drafted and</p> <p>07:52PM 6 the whole bit, we're into May.</p> <p>07:52PM 7 MR. PRINCIOTTO: There may be some</p> <p>07:52PM 8 borough witnesses too that they have to present.</p> <p>07:52PM 9 MR. DELIA: Of course.</p> <p>07:52PM 10 MR. PRINCIOTTO: So you agree to extend</p> <p>07:52PM 11 the time at least through our May meeting?</p> <p>07:52PM 12 MR. DELIA: Yes.</p> <p>07:52PM 13 MR. PRINCIOTTO: Thank you. I</p> <p>07:52PM 14 appreciate it.</p> <p>07:52PM 15 Okay. You may proceed.</p> <p>07:52PM 16 MR. DELIA: All right.</p> <p>07:52PM 17 M A T T H E W G. C L A R K, PE, having been</p> <p>07:52PM 18 previously sworn, testifies as follows:</p> <p>07:52PM 19 CONTINUED DIRECT EXAMINATION</p> <p>07:52PM 20 BY MR. DELIA:</p> <p>07:53PM 21 Q. Mr. Clark, good evening.</p> <p>07:53PM 22 A. Good evening.</p> <p>07:53PM 23 Q. So, just real quick, Matt. You've</p> <p>07:53PM 24 testified here before, correct?</p> <p>07:53PM 25 A. That's correct.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">6</p> <p>07:51PM 1 just a real rough sketch, a preface of what you're</p> <p>07:51PM 2 about to hear tonight.</p> <p>07:51PM 3 Unless there are any questions of me at</p> <p>07:51PM 4 this point, I'd like to bring Matt Clark back. He's</p> <p>07:51PM 5 been previously sworn and previously qualified. I</p> <p>07:51PM 6 want to introduce his exhibits and bring home his</p> <p>07:52PM 7 testimony.</p> <p>07:52PM 8 MR. PRINCIOTTO: Before you begin, it's</p> <p>07:52PM 9 apparent you're not going to finish tonight.</p> <p>07:52PM 10 MR. DELIA: Correct.</p> <p>07:52PM 11 MR. PRINCIOTTO: And I believe you have</p> <p>07:52PM 12 an additional expert, a planner --</p> <p>07:52PM 13 MR. DELIA: Yes.</p> <p>07:52PM 14 MR. PRINCIOTTO: -- who will testify.</p> <p>07:52PM 15 And so you would be coming back March 26th?</p> <p>07:52PM 16 MR. DELIA: March 26th. Okay.</p> <p>07:52PM 17 MR. PRINCIOTTO: That's the next</p> <p>07:52PM 18 regularly scheduled meeting. And I believe you had</p> <p>07:52PM 19 extended the time at least up until the March 26th</p> <p>07:52PM 20 meeting, but looks like we are going to need</p> <p>07:52PM 21 additional time.</p> <p>07:52PM 22 MR. DELIA: That's fine.</p> <p>07:52PM 23 MR. PRINCIOTTO: Definitely April and</p> <p>07:52PM 24 probably May.</p> <p>07:52PM 25 Do you agree?</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">8</p> <p>07:53PM 1 Q. And you're under oath, and you've been</p> <p>07:53PM 2 qualified as an expert in the field of engineering?</p> <p>07:53PM 3 A. That's correct.</p> <p>07:53PM 4 Q. You are the preparer of the site plan</p> <p>07:53PM 5 that's been submitted to the board, as well as the</p> <p>07:53PM 6 other exhibits we're about to discuss?</p> <p>07:53PM 7 A. That's correct.</p> <p>07:53PM 8 Q. Referring to -- let's just right now</p> <p>07:53PM 9 move through and have A-11, FD-1, just I want to get</p> <p>07:53PM 10 that put into evidence.</p> <p>07:53PM 11 I'm showing you what I have previously</p> <p>07:53PM 12 marked as A-11, and it's an item identified as FD-1,</p> <p>07:53PM 13 with a date of January 16th.</p> <p>07:53PM 14 Can you tell us what that is?</p> <p>07:53PM 15 A. This exhibit was produced in response</p> <p>07:53PM 16 to a meeting that we had with the fire department.</p> <p>07:53PM 17 At that meeting, they asked us to see if we can</p> <p>07:53PM 18 incorporate some changes to provide some safer</p> <p>07:54PM 19 circulation on the property, so this exhibit reflects</p> <p>07:54PM 20 those results.</p> <p>07:54PM 21 What's shown in red highlights the</p> <p>07:54PM 22 changes that they've requested.</p> <p>07:54PM 23 They asked us to provide some Knox</p> <p>07:54PM 24 Boxes to coordinate the fire department connections.</p> <p>07:54PM 25 They asked us to move our refuse enclosure farther to</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">9</p> <p>07:54PM 1 the rear. Some mountable curbs, they're looking for,</p> <p>07:54PM 2 and mountable grass pavers. And the one drive aisle</p> <p>07:54PM 3 they asked us to open up from 24 foot to 29 foot, and</p> <p>07:54PM 4 that's what's represented here on the left-hand side</p> <p>07:54PM 5 of the property, the north side.</p> <p>07:54PM 6 We were just handed a letter this</p> <p>07:54PM 7 evening. My understanding is this has now been</p> <p>07:54PM 8 approved by the fire department.</p> <p>07:54PM 9 MR. DELIA: I only have one copy of the</p> <p>07:54PM 10 letter, but I presume that the board has copies of</p> <p>07:54PM 11 this as well, but I'm referring to a letter from</p> <p>07:54PM 12 Chief Dan Schuster dated January 17th of this year.</p> <p>07:54PM 13 I'd like to move that into evidence. I</p> <p>07:54PM 14 just don't know if we should put that in as a board</p> <p>07:55PM 15 exhibit or as an applicant's exhibit.</p> <p>07:55PM 16 MR. PRINCIOTTO: We can make it a board</p> <p>07:55PM 17 exhibit.</p> <p>07:55PM 18 MR. DELIA: So I'll call this the</p> <p>07:55PM 19 ZBA-1.</p> <p>07:55PM 20 (Letter from Fire Chief Dan Schuster,</p> <p>07:55PM 21 dated 1/17/19, is marked as exhibit ZBA-1 in</p> <p>07:55PM 22 evidence.)</p> <p>07:55PM 23 BY MR. DELIA:</p> <p>07:55PM 24 Q. And, again, Mr. Clark, ZBA-1, the</p> <p>07:55PM 25 letter, corresponds to the changes that were made on</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">11</p> <p>07:56PM 1 A. I'm looking at a drawing that we</p> <p>07:56PM 2 prepared called "Site Cross Sections," it consists of</p> <p>07:56PM 3 two sheets, dated February 26th of this year.</p> <p>07:56PM 4 Q. And we'll mark that as A-13.</p> <p>07:56PM 5 And that is a two-page plan, correct?</p> <p>07:56PM 6 A. That's correct.</p> <p>07:56PM 7 Q. And then we also have a series of</p> <p>07:56PM 8 photographs.</p> <p>07:56PM 9 A. Correct.</p> <p>07:56PM 10 Q. Is that correct?</p> <p>07:56PM 11 Are these photos a true and accurate</p> <p>07:56PM 12 representation of what you observed in the field?</p> <p>07:56PM 13 A. Yes. The photos were taken yesterday.</p> <p>07:57PM 14 MR. DELIA: Mark that as A-12.</p> <p>07:57PM 15 So the photos of the property are A-12,</p> <p>07:57PM 16 and the cross section is A-13. I mixed that up a</p> <p>07:57PM 17 little bit.</p> <p>07:57PM 18 (Series of photographs is marked as</p> <p>07:57PM 19 exhibit A-12 in evidence.)</p> <p>07:57PM 20 (Site Cross Sections, two sheets, dated</p> <p>07:57PM 21 2/26/19, is marked as exhibit A-13 in</p> <p>07:57PM 22 evidence.)</p> <p>07:57PM 23 BY MR. DELIA:</p> <p>07:57PM 24 Q. Okay. So using the photographs and</p> <p>07:57PM 25 this two page exhibit, could you please explain to us</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">10</p> <p>07:55PM 1 your plan FD-1. Is that correct?</p> <p>07:55PM 2 A. That's correct.</p> <p>07:55PM 3 Q. And there's reference in this letter to</p> <p>07:55PM 4 another plan, exhibit X-1. You understand that to be</p> <p>07:55PM 5 a different exhibit that Mr. Luglio prepared,</p> <p>07:55PM 6 correct?</p> <p>07:55PM 7 A. That's correct.</p> <p>07:55PM 8 MR. PRINCIOTTO: What's the date of</p> <p>07:55PM 9 that fire department letter?</p> <p>07:55PM 10 MR. DELIA: It's January 17th.</p> <p>07:55PM 11 BY MR. DELIA:</p> <p>07:55PM 12 Q. Do you believe that these changes are</p> <p>07:55PM 13 appropriate and are safe?</p> <p>07:55PM 14 A. Yes.</p> <p>07:55PM 15 Q. So we've taken care of exhibit A-11.</p> <p>07:55PM 16 Now, let us talk about what you have</p> <p>07:55PM 17 done since the last time we were here in terms of</p> <p>07:56PM 18 going back out to the property, going back to the</p> <p>07:56PM 19 neighborhood, studying the neighborhood and</p> <p>07:56PM 20 understanding what we can expect from a vantage point</p> <p>07:56PM 21 or perspective from different locations for</p> <p>07:56PM 22 especially the second building that is proposed here.</p> <p>07:56PM 23 A. That's correct.</p> <p>07:56PM 24 Q. And in terms of what are you looking</p> <p>07:56PM 25 at?</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">12</p> <p>07:57PM 1 what you did and what you were able to determine.</p> <p>07:57PM 2 A. Sure.</p> <p>07:57PM 3 I went out to the site to get a better</p> <p>07:57PM 4 idea of the actual views that you can see from behind</p> <p>07:57PM 5 our property and along Cressfield Court. I actually</p> <p>07:57PM 6 went up, climbed up the slope, and stopped at the</p> <p>07:57PM 7 edge of our property and took a photo to get a view</p> <p>07:57PM 8 to see what you can see of the lake.</p> <p>07:57PM 9 And what we wanted to do, based on that</p> <p>07:57PM 10 view, is modify and expand on the site cross section</p> <p>07:58PM 11 that our project architect provided at the last</p> <p>07:58PM 12 hearing.</p> <p>07:58PM 13 If you look at the photos, the first</p> <p>07:58PM 14 one is a simple photo of me just standing on the lot</p> <p>07:58PM 15 looking back up towards the slope. And you can see</p> <p>07:58PM 16 in that photo that there's some evergreen plantings</p> <p>07:58PM 17 there, some taller pine trees.</p> <p>07:58PM 18 We have the privilege of having a copy</p> <p>07:58PM 19 of the original landscape plan when the office park</p> <p>07:58PM 20 was developed, and there was supposed to be an entire</p> <p>07:58PM 21 hedgerow back here of white pines. They're pretty</p> <p>07:58PM 22 much there except for maybe 1 or 2 that I believe</p> <p>07:58PM 23 have fallen over or are in disrepair, and we would</p> <p>07:58PM 24 replace those, if the board feels fit.</p> <p>07:58PM 25 But, again, you can see that's looking</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

		13	
07:58PM	1	directly back at the home that I depict on the site	
07:58PM	2	cross section sheet. You can't even really see the	
07:58PM	3	home through that evergreen.	
07:58PM	4	Q. Let me just stop you right there.	
07:58PM	5	So, you have essentially a key map --	
07:58PM	6	A. Correct.	
07:58PM	7	Q. -- on the first page?	
07:58PM	8	So the first photograph is taken from	
07:58PM	9	the area located as No. 1, correct?	
07:58PM	10	A. Correct.	
07:58PM	11	Q. Thank you.	
07:59PM	12	Please continue.	
07:59PM	13	MR. PRINCOTTO: We have A-12, which is	
07:59PM	14	--	
07:59PM	15	MR. DELIA: A-12 and A-13.	
07:59PM	16	AUDIENCE MEMBER: The public doesn't	
07:59PM	17	have a view of the site.	
07:59PM	18	MR. PRINCOTTO: There are five	
07:59PM	19	photographs on A-12.	
07:59PM	20	MR. DELIA: Yes.	
07:59PM	21	MR. PRINCOTTO: Mr. Clark, so the	
07:59PM	22	first photograph, is this a photograph that you took,	
07:59PM	23	the first --	
07:59PM	24	THE WITNESS: I took all the	
07:59PM	25	photographs.	
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		14	
07:59PM	1	MR. PRINCOTTO: Where were you	
07:59PM	2	standing when you took this first photograph?	
07:59PM	3	THE WITNESS: I was standing behind	
07:59PM	4	building #1, looking up the slope.	
07:59PM	5	CHAIRWOMAN HEMBREE: I think this is it	
07:59PM	6	(indicating).	
07:59PM	7	THE WITNESS: If you look at the key	
07:59PM	8	map.	
07:59PM	9	CHAIRWOMAN HEMBREE: It's not this	
07:59PM	10	(indicating)?	
07:59PM	11	THE WITNESS: The key map shows the	
07:59PM	12	locations, see the --	
07:59PM	13	MR. PRINCOTTO: You didn't take that?	
07:59PM	14	THE WITNESS: No, that's an aerial.	
07:59PM	15	MR. PRINCOTTO: I just want to be	
07:59PM	16	clear for the record.	
07:59PM	17	THE WITNESS: Yeah.	
07:59PM	18	No.	
07:59PM	19	MR. PRINCOTTO: The first photograph	
07:59PM	20	on A-12 is an aerial photograph.	
07:59PM	21	CHAIRWOMAN HEMBREE: Right.	
07:59PM	22	THE WITNESS: Aerial image.	
07:59PM	23	MR. PRINCOTTO: The second photograph,	
07:59PM	24	that photograph you're standing on the lot?	
07:59PM	25	THE WITNESS: Correct.	
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		15	
07:59PM	1	MR. PRINCOTTO: All right. That's as	
07:59PM	2	far as you've gotten, correct?	
08:00PM	3	THE WITNESS: Correct.	
08:00PM	4	BY MR. DELIA:	
08:00PM	5	Q. So, for that matter, let's go through	
08:00PM	6	those basics for each photograph.	
08:00PM	7	So, photo 2, where were you standing?	
08:00PM	8	A. Photo 2, I was standing at the top of	
08:00PM	9	the slope just at the property line.	
08:00PM	10	And what you can see in that photo was	
08:00PM	11	it clearly demonstrates that the only view that you	
08:00PM	12	have of the lake is that which you can see over the	
08:00PM	13	front edge of building #1's parapet.	
08:00PM	14	AUDIENCE MEMBER: Excuse me,	
08:00PM	15	Chairwoman. The public can't see anything of those	
08:00PM	16	pictures. We would like to have sample.	
08:00PM	17	CHAIRWOMAN HEMBREE: I understand that.	
08:00PM	18	AUDIENCE MEMBER: Can you hand out more	
08:00PM	19	copies?	
08:00PM	20	CHAIRWOMAN HEMBREE: Hold on one	
08:00PM	21	second.	
08:00PM	22	MR. DELIA: I have a couple of copies	
08:00PM	23	here I can hand out. There's three copies. You can	
08:00PM	24	share them.	
08:00PM	25	AUDIENCE MEMBER: Can you put them on	
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		16	
08:00PM	1	the board?	
08:00PM	2	CHAIRWOMAN HEMBREE: No, we can't.	
08:00PM	3	MR. PRINCOTTO: They're not large	
08:00PM	4	enough to put on the board.	
08:00PM	5	MR. NEWMAN: Is the planner here	
08:00PM	6	tonight?	
08:00PM	7	MR. DELIA: He's here. We'll not be	
08:00PM	8	calling him tonight.	
08:00PM	9	THE WITNESS: Okay.	
08:00PM	10	BY MR. DELIA:	
08:00PM	11	Q. Okay?	
08:00PM	12	A. Yes.	
08:00PM	13	So, again, photo 2 clearly shows that	
08:00PM	14	the only view that you have of the lake is that which	
08:01PM	15	you can see over the front edge of the parapet of	
08:01PM	16	building #1. Building #1 is the existing building.	
08:01PM	17	Then photographs -- let me see.	
08:01PM	18	Q. So, again, the key map shows the	
08:01PM	19	location of photograph #2, correct?	
08:01PM	20	A. Correct.	
08:01PM	21	Q. Photographs #3 and #4, can you tell us	
08:01PM	22	where they were taken from?	
08:01PM	23	A. Those were taken on the curb line up on	
08:01PM	24	the upper street called Cressfield Court. So I stood	
08:01PM	25	on the curb line, looked between the homes, and took	
		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	
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		17	
08:01PM	1	a shot to see what the view of the lake was as well.	
08:01PM	2	And you can clearly see that that's	
08:01PM	3	even more of a challenge there, because what kind of	
08:01PM	4	clips your view is going to be the ridge where it	
08:01PM	5	falls off into the slope.	
08:01PM	6	But, again, the purpose was to get	
08:01PM	7	myself a realtime view of what is the view, say, from	
08:01PM	8	the back of those homes, and, again, it's what you	
08:01PM	9	can see over the front edge of that parapet.	
08:01PM	10	And what we did is then we looked at	
08:01PM	11	the site cross sections. If you remember, the	
08:01PM	12	project architect had one at the last hearing, but	
08:02PM	13	what we wanted to do is actually put sight lines in	
08:02PM	14	there to see if our building or any of the	
08:02PM	15	improvements would impact that sight line.	
08:02PM	16	So the first sheet shows --	
08:02PM	17	MR. DELIA: Excuse me. Excuse me. I'm	
08:02PM	18	hearing some chatter in the back. It's a little	
08:02PM	19	disconcerting. I'm just going to ask if you could --	
08:02PM	20	CHAIRWOMAN HEMBREE: Thank you.	
08:02PM	21	No talking please, please.	
08:02PM	22	MR. DELIA: Thank you. I very much	
08:02PM	23	appreciate it.	
08:02PM	24	BY MR. DELIA:	
08:02PM	25	Q. So now we're referring to A-13, <i>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</i> 201-641-1812	

		18	
08:02PM	1	correct?	
08:02PM	2	A. Correct.	
08:02PM	3	Q. And we're referring to, it's a two-page	
08:02PM	4	plan.	
08:02PM	5	Is that correct?	
08:02PM	6	A. That's correct.	
08:02PM	7	CHAIRWOMAN HEMBREE: Excuse me, sir.	
08:02PM	8	Madam, what?	
08:02PM	9	AUDIENCE MEMBER: He's referring to	
08:02PM	10	numbers on that sheet that they're so small we can't	
08:02PM	11	see them. He's pointing to numbers on that sheet, if	
08:02PM	12	he could point out the numbers on the one that's	
08:02PM	13	facing us too would help.	
08:02PM	14	THE WITNESS: The numbers are on the	
08:02PM	15	photographs that I gave you.	
08:02PM	16	AUDIENCE MEMBER: Okay. Never mind.	
08:02PM	17	Forget it.	
08:02PM	18	THE WITNESS: So, anyhow, the first	
08:02PM	19	sheet of our site cross section set depicts two	
08:02PM	20	sections that we cut through the property, one in a	
08:02PM	21	west/east manner and the other is a north/south	
08:02PM	22	manner.	
08:02PM	23	And looking at the second sheet clearly	
08:03PM	24	gives the clear picture. Going down to the bottom	
08:03PM	25	part of the sheet, you see it's -- oh, thanks, <i>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</i> 201-641-1812	

		19	
08:03PM	1	Richard.	
08:03PM	2	BY MR. DELIA:	
08:03PM	3	Q. Before we get there, did you make any	
08:03PM	4	observations in terms of the type and number of trees	
08:03PM	5	on our property on this hill?	
08:03PM	6	A. Yes, that's one of the other items that	
08:03PM	7	we enhanced since is the architect's section. We	
08:03PM	8	went out, measured the trees. There is that row of	
08:03PM	9	pine trees that I mentioned. They have to be at	
08:03PM	10	least 50-foot tall. And behind there on the slope,	
08:03PM	11	there are large deciduous trees that have to be about	
08:03PM	12	70-foot tall.	
08:03PM	13	And the views that we're looking at	
08:03PM	14	this evening and what we're showing on the plan is	
08:03PM	15	the worst case scenario, which would be the	
08:03PM	16	wintertime, when there's no leaves or anything like	
08:03PM	17	that.	
08:03PM	18	So you can see here, this tree here	
08:03PM	19	represents an evergreen, and then behind it are the	
08:03PM	20	taller deciduous trees, and there's a lot of saplings	
08:03PM	21	and smaller trees in between, which you can see	
08:03PM	22	through the photos. It's very heavily wooded.	
08:03PM	23	Q. Are those representative trees true to	
08:04PM	24	scale?	
08:04PM	25	A. On our set, yes. Yes, they are. <i>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</i> 201-641-1812	

		20	
08:04PM	1	Q. Now, you have three lines there?	
08:04PM	2	A. Correct.	
08:04PM	3	Q. And could you explain each one of those	
08:04PM	4	lines for us?	
08:04PM	5	A. Each one of those lines is a sight	
08:04PM	6	view.	
08:04PM	7	And right at our property line, the red	
08:04PM	8	line is 5 foot above. So if you're standing right at	
08:04PM	9	the edge of our property, which is at the toe of the	
08:04PM	10	slope, 5 foot up, draw a line from there to the front	
08:04PM	11	edge, again because that's where the view is of the	
08:04PM	12	lake, you can see that all our proposed improvements	
08:04PM	13	are below that line. In fact, our improvements are	
08:04PM	14	below all the sight lines.	
08:04PM	15	The green line is taken back at the	
08:04PM	16	home, the dwelling that we reference on our section	
08:04PM	17	here (indicating).	
08:04PM	18	You can see the green line as well is 5	
08:04PM	19	foot up. It almost clips the ridge. But coming down	
08:04PM	20	and touching the parapet, the front parapet of	
08:04PM	21	building #1, you can see that there's no impact with	
08:04PM	22	our improvements.	
08:04PM	23	The same thing goes if you were on the	
08:04PM	24	second floor looking, which is the blue line.	
08:04PM	25	So we just wanted to simply show that <i>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</i> 201-641-1812	

<p style="text-align: right;">21</p> <p>08:05PM 1 the view that you have of the lake today, which again</p> <p>08:05PM 2 is that you can see over the front edge of the</p> <p>08:05PM 3 parapet of building #1, will not be impacted in any</p> <p>08:05PM 4 way by our proposed improvements.</p> <p>08:05PM 5 The second section is a section that we</p> <p>08:05PM 6 understood the board wanted to see, and that was a</p> <p>08:05PM 7 section, the north/south direction. There is a home</p> <p>08:05PM 8 here, and here's that section line. We represent a</p> <p>08:05PM 9 dwelling here, we represent building #2, and</p> <p>08:05PM 10 obviously this home would be looking towards the</p> <p>08:05PM 11 structure. Today there's a parking lot, tomorrow</p> <p>08:05PM 12 they'll be a building.</p> <p>08:05PM 13 There is some vegetation at the</p> <p>08:05PM 14 property line. There are some evergreens there, 6 to</p> <p>08:05PM 15 8 foot in size, not as thick as the evergreens that</p> <p>08:05PM 16 are behind building #1.</p> <p>08:05PM 17 If you recall, we are taking down some</p> <p>08:05PM 18 trees through that center island, and, in talking</p> <p>08:05PM 19 with the shade tree department, we have to provide</p> <p>08:05PM 20 some replacements, so we thought that what would be a</p> <p>08:05PM 21 good idea, we will work with them, maybe put some</p> <p>08:06PM 22 additional white pines in this location and replant</p> <p>08:06PM 23 the white pines that were part of the original</p> <p>08:06PM 24 application for the office park here. So we can take</p> <p>08:06PM 25 advantage of that, help buffer up and fill in that</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">23</p> <p>08:07PM 1 more conservative our line of sight is. So we</p> <p>08:07PM 2 provided a conservative view of those three sections.</p> <p>08:07PM 3 Q. So can you conclude. I think you said</p> <p>08:07PM 4 it already, but as to the proposed building #2, will</p> <p>08:07PM 5 that impede any further obstruction that's otherwise</p> <p>08:07PM 6 created by building #1?</p> <p>08:07PM 7 A. They'll be no impact to the views.</p> <p>08:07PM 8 MR. DELIA: I have no further</p> <p>08:07PM 9 questions.</p> <p>08:07PM 10 Thank you.</p> <p>08:07PM 11 MR. PRINCIOTTO: Do you have the</p> <p>08:07PM 12 address of the house shown in photograph 3?</p> <p>08:07PM 13 THE WITNESS: Three?</p> <p>08:07PM 14 MR. PRINCIOTTO: Yes, the one on</p> <p>08:07PM 15 Cressfield.</p> <p>08:07PM 16 THE WITNESS: It's the one that we're</p> <p>08:07PM 17 showing here, right? I have the block and lot I can</p> <p>08:07PM 18 give you.</p> <p>08:07PM 19 CHAIRWOMAN HEMBREE: That's over on</p> <p>08:07PM 20 Highview, isn't it?</p> <p>08:07PM 21 THE WITNESS: Which home are you</p> <p>08:07PM 22 looking for?</p> <p>08:07PM 23 CHAIRWOMAN HEMBREE: Cressfield.</p> <p>08:07PM 24 MR. PRINCIOTTO: The one in photo 3,</p> <p>08:07PM 25 which you said was Cressfield.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">22</p> <p>08:06PM 1 void.</p> <p>08:06PM 2 Q. If you could just switch back to page 2</p> <p>08:06PM 3 here.</p> <p>08:06PM 4 How did you achieve these heights,</p> <p>08:06PM 5 these lines?</p> <p>08:06PM 6 A. The gray line?</p> <p>08:06PM 7 The gray line, there's three items</p> <p>08:06PM 8 that's involved there, There's the survey that was</p> <p>08:06PM 9 provided as part of the application, the</p> <p>08:06PM 10 architectural plans to delineate the buildings, and</p> <p>08:06PM 11 then our proposed site plans.</p> <p>08:06PM 12 So, the lines here within the limit of</p> <p>08:06PM 13 disturbance represents the proposed conditions, the</p> <p>08:06PM 14 slope in the back obviously is the existing</p> <p>08:06PM 15 condition.</p> <p>08:06PM 16 And if anyone's been back here behind</p> <p>08:06PM 17 these homes up on the hill, if anyone went up there,</p> <p>08:06PM 18 you can see that from the back of our property to the</p> <p>08:06PM 19 homes, it must go up 6 to 8 feet, maybe even more</p> <p>08:06PM 20 than that. It really pitches up high. Maybe it was</p> <p>08:06PM 21 done to try to look over the office park, I don't</p> <p>08:07PM 22 know.</p> <p>08:07PM 23 But what we did is, from the back of</p> <p>08:07PM 24 our property, we only went up, say, 3 to 4 feet to be</p> <p>08:07PM 25 conservative, because the farther down this is, the</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">24</p> <p>08:07PM 1 THE WITNESS: Right.</p> <p>08:08PM 2 I have the block and lot, Block 2701</p> <p>08:08PM 3 Lot 11, and maybe the 200-foot property owner's list</p> <p>08:08PM 4 would have that address, but I have the block and</p> <p>08:08PM 5 lot.</p> <p>08:08PM 6 MR. PRINCIOTTO: Okay.</p> <p>08:08PM 7 And the other --</p> <p>08:08PM 8 THE WITNESS: On Highview here?</p> <p>08:08PM 9 MR. PRINCIOTTO: -- home that you</p> <p>08:08PM 10 referenced on exhibit A-13, second page, that's on</p> <p>08:08PM 11 Highview.</p> <p>08:08PM 12 THE WITNESS: Yup. I have that as</p> <p>08:08PM 13 Block 2701, Lot 1.01.</p> <p>08:08PM 14 MR. PRINCIOTTO: I'm sorry. Could you</p> <p>08:08PM 15 repeat that?</p> <p>08:08PM 16 THE WITNESS: Block 2701, Lot 1.01.</p> <p>08:08PM 17 MR. PRINCIOTTO: Thank you.</p> <p>08:08PM 18 THE WITNESS: You're welcome.</p> <p>08:08PM 19 CHAIRWOMAN HEMBREE: What's the fourth</p> <p>08:08PM 20 photo?</p> <p>08:08PM 21 MR. PRINCIOTTO: Would you discuss the</p> <p>08:08PM 22 fourth photo.</p> <p>08:09PM 23 THE WITNESS: The fourth photo is</p> <p>08:09PM 24 similar to the third photo, it's taken on Cressfield</p> <p>08:09PM 25 Court on the curb line in between the two homes.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">25</p> <p>08:09PM 1 MR. PRINCIOTTO: That's a different</p> <p>08:09PM 2 house, it's not photo 4.</p> <p>08:09PM 3 THE WITNESS: It's on either side of</p> <p>08:09PM 4 that home.</p> <p>08:09PM 5 MR. PRINCIOTTO: Right.</p> <p>08:09PM 6 CHAIRWOMAN HEMBREE: Either side of the</p> <p>08:09PM 7 home on photo 3?</p> <p>08:09PM 8 THE WITNESS: Correct -- let me see.</p> <p>08:09PM 9 CHAIRWOMAN HEMBREE: Is it next door to</p> <p>08:09PM 10 photo 3?</p> <p>08:09PM 11 THE WITNESS: Looking at the home here</p> <p>08:09PM 12 section, this is where three was, this is where four</p> <p>08:09PM 13 was (indicating).</p> <p>08:09PM 14 MR. PRINCIOTTO: So photo 4 shows a</p> <p>08:09PM 15 house that's next to the house in photo 3?</p> <p>08:09PM 16 THE WITNESS: That's right here.</p> <p>08:09PM 17 That's four, that's three (indicating).</p> <p>08:09PM 18 CHAIRWOMAN HEMBREE: The lot and block</p> <p>08:09PM 19 number of four?</p> <p>08:09PM 20 MR. PRINCIOTTO: I don't know.</p> <p>08:09PM 21 Do you know the lot and block of the</p> <p>08:09PM 22 house shown on photo 4?</p> <p>08:09PM 23 THE WITNESS: The other home is Block</p> <p>08:09PM 24 2701, Lot 12. There are three homes up on that</p> <p>08:10PM 25 dead-end that we put up --</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">27</p> <p>08:11PM 1 studies, the sight lines, there's an existing</p> <p>08:11PM 2 building. So I agree with you that the sight lines</p> <p>08:11PM 3 from the existing building, there's going to be no</p> <p>08:11PM 4 impairment right behind it.</p> <p>08:11PM 5 THE WITNESS: Right.</p> <p>08:11PM 6 MR. NEWMAN: But when you start to</p> <p>08:11PM 7 angle it, right, from the homes that are on Highview</p> <p>08:11PM 8 and the homes that are on Prospect, especially as you</p> <p>08:11PM 9 come down the hill, you'll be able to see that second</p> <p>08:11PM 10 building, right?</p> <p>08:11PM 11 THE WITNESS: No, I don't believe so --</p> <p>08:11PM 12 oh, you'll see the building. You'll see the</p> <p>08:11PM 13 building.</p> <p>08:11PM 14 MR. NEWMAN: Right, and whatever's a</p> <p>08:11PM 15 parking lot now, whatever that view may be --</p> <p>08:11PM 16 THE WITNESS: But, don't forget, if</p> <p>08:11PM 17 you're familiar with the site, there are large</p> <p>08:11PM 18 evergreens in this corner here that have to go up 50</p> <p>08:11PM 19 foot.</p> <p>08:11PM 20 MR. DELIA: Matt, just flip to your</p> <p>08:11PM 21 second page, because you do have a profile of that</p> <p>08:11PM 22 side view up on top.</p> <p>08:11PM 23 THE WITNESS: This one here?</p> <p>08:12PM 24 MR. DELIA: Yes.</p> <p>08:12PM 25 MR. HAYES: Mr. Clark, while we're</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">26</p> <p>08:10PM 1 MR. NEWMAN: There's 11, 12 and 13.</p> <p>08:10PM 2 THE WITNESS: Excuse me?</p> <p>08:10PM 3 MR. NEWMAN: I'm looking at the 2701,</p> <p>08:10PM 4 11, 12 and 13 are the three homes that are directly</p> <p>08:10PM 5 behind.</p> <p>08:10PM 6 THE WITNESS: Correct, and then there's</p> <p>08:10PM 7 the Woodcliff Manor.</p> <p>08:10PM 8 MR. NEWMAN: What about in 2701, Lot 1,</p> <p>08:10PM 9 1.0 something and Lot 2, like those are more angled.</p> <p>08:10PM 10 The houses on Highview and the houses on Prospect,</p> <p>08:10PM 11 you didn't do any sight lines from that, did you?</p> <p>08:10PM 12 THE WITNESS: Block 2701, Lot 2?</p> <p>08:10PM 13 MR. NEWMAN: Yes, the houses that are</p> <p>08:10PM 14 on Highview and on Prospect.</p> <p>08:10PM 15 THE WITNESS: Right, this corner home,</p> <p>08:10PM 16 we did not. You can just tell by inspection, there's</p> <p>08:10PM 17 no impact at all on what we're doing on their views.</p> <p>08:10PM 18 MR. NEWMAN: On Highview and on</p> <p>08:10PM 19 Prospect.</p> <p>08:10PM 20 THE WITNESS: No, this corner.</p> <p>08:10PM 21 MR. NEWMAN: No, what about the ones</p> <p>08:10PM 22 that the second building is going to block their</p> <p>08:10PM 23 views?</p> <p>08:10PM 24 In other words, if you're directly</p> <p>08:11PM 25 behind the buildings, right, where you did your</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">28</p> <p>08:12PM 1 waiting, I have a couple of questions.</p> <p>08:12PM 2 THE WITNESS: Sure.</p> <p>08:12PM 3 MR. HAYES: The first question is not</p> <p>08:12PM 4 really so much a question, I wanted to steer your</p> <p>08:12PM 5 testimony a bit.</p> <p>08:12PM 6 I get the sense that you're saying that</p> <p>08:12PM 7 the view from Cressfield is otherwise obstructed by</p> <p>08:12PM 8 the trees and it really doesn't matter where building</p> <p>08:12PM 9 #2 is going. Am I getting the correct sense? Is</p> <p>08:12PM 10 that what you're saying?</p> <p>08:12PM 11 THE WITNESS: Even if there were no</p> <p>08:12PM 12 trees there, the view would not be impacted from our</p> <p>08:12PM 13 development.</p> <p>08:12PM 14 MR. HAYES: That's not what I'm asking.</p> <p>08:12PM 15 What I'm asking is not whether there are trees there,</p> <p>08:12PM 16 there are trees there, that's a fact.</p> <p>08:12PM 17 THE WITNESS: Correct.</p> <p>08:12PM 18 MR. HAYES: Are you saying that the</p> <p>08:12PM 19 trees themselves obstruct the view -- regardless of</p> <p>08:13PM 20 whether or not building #2 is going to exist there,</p> <p>08:13PM 21 there's an obstructed view to begin with?</p> <p>08:13PM 22 THE WITNESS: That's correct.</p> <p>08:13PM 23 MR. HAYES: Okay.</p> <p>08:13PM 24 This is a question, my second point.</p> <p>08:13PM 25 Was there an attempt made to take any pictures from</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">29</p> <p>08:13PM 1 the second story of either of these houses on</p> <p>08:13PM 2 Cressfield?</p> <p>08:13PM 3 THE WITNESS: Well, this view here</p> <p>08:13PM 4 (indicating), this blue line represents the second</p> <p>08:13PM 5 floor.</p> <p>08:13PM 6 MR. HAYES: No, I understand, but</p> <p>08:13PM 7 that's not what I'm asking.</p> <p>08:13PM 8 What I'm asking is: Was there an</p> <p>08:13PM 9 attempt to take a picture from that home, inside the</p> <p>08:13PM 10 house?</p> <p>08:13PM 11 THE WITNESS: No, we did not make that</p> <p>08:13PM 12 attempt.</p> <p>08:13PM 13 MR. HAYES: Okay.</p> <p>08:13PM 14 MR. NEWMAN: I would agree with you and</p> <p>08:13PM 15 with the witness that from behind the homes, right,</p> <p>08:13PM 16 when you go right behind, there's an existing --</p> <p>08:13PM 17 there's a whole bunch of trees, in the summertime, as</p> <p>08:13PM 18 my Cousin Vinny would say, covered with leaves, and</p> <p>08:13PM 19 then there's an existing office building there.</p> <p>08:13PM 20 I don't think the view will be impacted</p> <p>08:14PM 21 from behind the proposed project at all. There may</p> <p>08:14PM 22 be some impact from people that live on Prospect or</p> <p>08:14PM 23 Highview that are lower down the hill.</p> <p>08:14PM 24 I don't see that as the sticking point</p> <p>08:14PM 25 of this particular application. I think, for the</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">31</p> <p>08:15PM 1 angle. I mean, they'll be some impact, but, I mean,</p> <p>08:15PM 2 am I correct with that? Do I have it right?</p> <p>08:15PM 3 THE WITNESS: Well, again, from our</p> <p>08:15PM 4 end, there is no impact at all on the view of the</p> <p>08:15PM 5 lake. And I would suggest --</p> <p>08:15PM 6 MS. EFFRON-MALLEY: That's not what</p> <p>08:15PM 7 we're talking about.</p> <p>08:15PM 8 MR. NEWMAN: Let's not talk about the</p> <p>08:15PM 9 lake, let's talk about the building.</p> <p>08:15PM 10 THE WITNESS: The building.</p> <p>08:15PM 11 MR. NEWMAN: What Robin is saying is</p> <p>08:15PM 12 that rather than seeing building #1, they're going to</p> <p>08:15PM 13 see building #2.</p> <p>08:15PM 14 THE WITNESS: Well, don't forget,</p> <p>08:15PM 15 you're going to have the trees there. There are</p> <p>08:15PM 16 evergreens there. That's going to help block that</p> <p>08:15PM 17 view, as it does today.</p> <p>08:16PM 18 MR. NEWMAN: But if you're on Prospect</p> <p>08:16PM 19 and Highview, as you come down the hill, I mean,</p> <p>08:16PM 20 you're definitely going to see building #2, and that</p> <p>08:16PM 21 will block what you would normally see if building #2</p> <p>08:16PM 22 wasn't built. As the angle changes --</p> <p>08:16PM 23 THE WITNESS: From this home here on</p> <p>08:16PM 24 Prospect (indicating), you'd be looking across.</p> <p>08:16PM 25 Right now there's a commercial piece of property</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">30</p> <p>08:14PM 1 most part, the witness kind of has this correct.</p> <p>08:14PM 2 That's my opinion.</p> <p>08:14PM 3 MS. EFFRON-MALLEY: We're talking the</p> <p>08:14PM 4 views of the reservoir, we're not talking the views</p> <p>08:14PM 5 of the building, the second building which --</p> <p>08:14PM 6 MR. NEWMAN: I don't think, from the</p> <p>08:14PM 7 top of the hill, you'll really see the second</p> <p>08:14PM 8 building so much with all the trees and all that,</p> <p>08:14PM 9 because there's sight lines, there's issues with the</p> <p>08:14PM 10 sight line.</p> <p>08:14PM 11 MS. EFFRON-MALLEY: If they're standing</p> <p>08:14PM 12 out there or looking out their windows, they're going</p> <p>08:14PM 13 to see a building.</p> <p>08:14PM 14 MR. NEWMAN: They'll see the same</p> <p>08:14PM 15 building they see now, I think.</p> <p>08:14PM 16 MS. EFFRON-MALLEY: I think that one is</p> <p>08:14PM 17 going to be hidden by the new one.</p> <p>08:14PM 18 MR. NEWMAN: I'm not so sure, because</p> <p>08:15PM 19 it's downhill. I mean, I guess if you're looking</p> <p>08:15PM 20 down the hill, not from the house, but if you go to</p> <p>08:15PM 21 the edge of your property, you're right, but I think</p> <p>08:15PM 22 if you're in your house, because it slopes down.</p> <p>08:15PM 23 MS. EFFRON-MALLEY: Uh-huh.</p> <p>08:15PM 24 MR. NEWMAN: So, by sloping down, it's</p> <p>08:15PM 25 kind of like it's, like, what you see based upon your</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">32</p> <p>08:16PM 1 here, and then you come into our parking lot, and</p> <p>08:16PM 2 along this common border there are also very tall</p> <p>08:16PM 3 evergreens and pines there as well.</p> <p>08:16PM 4 So, again, you're going to be looking</p> <p>08:16PM 5 through a commercial property that has a commercial</p> <p>08:16PM 6 building on it through those pines towards our</p> <p>08:16PM 7 building.</p> <p>08:16PM 8 So, as far as that view being impacted,</p> <p>08:16PM 9 I don't think it's going to impact what you see</p> <p>08:16PM 10 today.</p> <p>08:16PM 11 And as far as seeing the new building,</p> <p>08:16PM 12 if you take a look at that photo, photo 2, that will</p> <p>08:16PM 13 kind of give you a sense of what you see today when</p> <p>08:16PM 14 you look through the trees at a structure on that</p> <p>08:17PM 15 site.</p> <p>08:17PM 16 MS. EFFRON-MALLEY: Will I see the HVAC</p> <p>08:17PM 17 units? I mean, they're going to be closer, it's</p> <p>08:17PM 18 going to be closer than it is now.</p> <p>08:17PM 19 THE WITNESS: That's basically a</p> <p>08:17PM 20 similar type of view you're going to see.</p> <p>08:17PM 21 MS. EFFRON-MALLEY: So you're going to</p> <p>08:17PM 22 see the top of the building?</p> <p>08:17PM 23 THE WITNESS: Yeah, you would, but,</p> <p>08:17PM 24 again, the worst case scenario is what's shown in</p> <p>08:17PM 25 that photo.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

		33
08:17PM	1	The months in which the trees have the
08:17PM	2	leaves and so on, and we're going to look to fill in
08:17PM	3	with some other pines, it will eliminate any impact.
08:17PM	4	We're over 200 feet away from
08:17PM	5	building #2. We're very far away.
08:17PM	6	BY MR. DELIA:
08:17PM	7	Q. And, Matt, on this adjacent site, Block
08:17PM	8	2701, Lot 4, to the south, that's a commercial
08:17PM	9	building, you said.
08:17PM	10	Is that correct?
08:17PM	11	A. I believe there's two commercial
08:17PM	12	building on that site.
08:17PM	13	Q. That's what I was about to ask you.
08:17PM	14	A. Correct.
08:17PM	15	Q. And one is located on the back part of
08:18PM	16	the property and one is located on the front part of
08:18PM	17	the property?
08:18PM	18	A. Correct, it's even shown, the corner of
08:18PM	19	the buildings on the exhibit.
08:18PM	20	MS. YETEMIAN: In addition to the noise
08:18PM	21	of the HVAC, you have the train coming, you're down
08:18PM	22	low, you have the sound of the train, and then if you
08:18PM	23	have the HVAC going on 24/7 in the summertime with
08:18PM	24	the AC and you have a train on top of it, I mean,
08:18PM	25	it's noise plus garbage, yeah.
		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
		201-641-1812

		34
08:18PM	1	THE WITNESS: No, I would disagree with
08:18PM	2	the HVAC units. There are certain guidelines and
08:18PM	3	noise ordinance that have to be maintained. We would
08:18PM	4	be subject to that.
08:18PM	5	CHAIRWOMAN HEMBREE: That doesn't mean
08:18PM	6	there's no noise.
08:18PM	7	THE WITNESS: We would meet --
08:18PM	8	MS. YETEMIAN: How do you turn off the
08:18PM	9	sound of air conditioning, if they're on all the time
08:18PM	10	in the summertime?
08:18PM	11	THE WITNESS: There are ordinances in
08:18PM	12	place and codes as far as noise standards and levels.
08:18PM	13	This application will have to meet those. And those
08:18PM	14	have to meet residential guidelines, as opposed to
08:18PM	15	being if this was all retail or commercial.
08:19PM	16	So there are guidelines in place to
08:19PM	17	protect that. It's a very good question, it's very
08:19PM	18	common, but there are ordinances in place to control
08:19PM	19	that, and, again, we're 200 feet away. We got the
08:19PM	20	benefit of the trees and everything else for the
08:19PM	21	people to the rear.
08:19PM	22	MS. YETEMIAN: I hear what you're
08:19PM	23	saying about the 200 feet away. I'm 200 feet away
08:19PM	24	from a lot of things around my house, and I hear and
08:19PM	25	I smell and I see. I mean, I'm just saying, anything
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08:19PM	1	could happen.
08:19PM	2	THE WITNESS: The fact is, though, we
08:19PM	3	have to comply with the noise standards, that's the
08:19PM	4	absolute fact, so...
08:19PM	5	MR. PRINCIOTTO: In photo 3, is that
08:19PM	6	the rooftop of the existing building, the office
08:19PM	7	building?
08:19PM	8	THE WITNESS: Kind of, you come off the
08:19PM	9	plain of the driveway?
08:19PM	10	MR. PRINCIOTTO: Yes.
08:19PM	11	THE WITNESS: That's the roof.
08:19PM	12	MR. PRINCIOTTO: Okay.
08:20PM	13	CHAIRWOMAN HEMBREE: Anybody else have
08:20PM	14	a question for the witness?
08:20PM	15	MR. DHAWAN: Yes, I have a question.
08:20PM	16	So this sight-line drawing, you created
08:20PM	17	this drawing to delineate what you see or what you
08:20PM	18	won't see relative to the lake.
08:20PM	19	A lot of comments here have to do with
08:20PM	20	what you're seeing with respect to the building from
08:20PM	21	the top of the hill.
08:20PM	22	So can you go to that drawing, maybe?
08:20PM	23	Do you have a larger size?
08:21PM	24	Okay. The blue line, it looks like it
08:21PM	25	starts at an upstairs window, right?
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08:21PM	1	THE WITNESS: Correct.
08:21PM	2	MR. PRINCIOTTO: Just for the record,
08:21PM	3	that's A-13, page 2.
08:21PM	4	THE WITNESS: Correct.
08:21PM	5	MR. DHAWAN: Okay. So, now, if you
08:21PM	6	took that sight line, you started at that point and
08:21PM	7	you connected it to the ground at the property line,
08:21PM	8	and then it continued, that's a new sight line.
08:21PM	9	So basically you're looking down to
08:21PM	10	where your eye hits the ground or that sight line
08:21PM	11	intersects the ground, you're picking up two-thirds
08:21PM	12	of that building in your sight.
08:21PM	13	I think that this drawing doesn't show
08:21PM	14	that. I think that's one of the things that I'm
08:21PM	15	hearing here of the comments is that you keep
08:21PM	16	referring to the lake, but the comments and the
08:21PM	17	concern is also what you see of the building.
08:21PM	18	THE WITNESS: Understood.
08:21PM	19	MR. DHAWAN: And there are trees, so
08:21PM	20	put that aside, the trees block the lake a little
08:21PM	21	bit, they block the building, and that's fine. The
08:21PM	22	problem here is that the sight lines are delineated
08:22PM	23	only one part of this concern.
08:22PM	24	THE WITNESS: The purpose of this
08:22PM	25	exhibit was purely for the lake view. I would
		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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<p style="text-align: right;">37</p> <p>08:22PM 1 suggest to you to take a look at photo 2, that's</p> <p>08:22PM 2 basically what you're commenting on, that's right at</p> <p>08:22PM 3 the property line, looking at the back of this</p> <p>08:22PM 4 building.</p> <p>08:22PM 5 MR. DHAWAN: Right, but worst case</p> <p>08:22PM 6 scenario is if you're on the second floor, right,</p> <p>08:22PM 7 that's what you're trying to show here. You'll see,</p> <p>08:22PM 8 and I did it already with a straight edge on your</p> <p>08:22PM 9 drawing, and you see two-thirds of the building from</p> <p>08:22PM 10 that sight line looking down the hill, because your</p> <p>08:22PM 11 sight line will intersect the ground, and whatever</p> <p>08:22PM 12 you see above that is in view.</p> <p>08:22PM 13 Do you follow what I'm saying?</p> <p>08:22PM 14 THE WITNESS: I do follow what you're</p> <p>08:22PM 15 saying, and what I'm saying back to you is that what</p> <p>08:22PM 16 you don't see here is this is the winter season, so</p> <p>08:22PM 17 there's no leaves, there's no nothing.</p> <p>08:22PM 18 MR. DHAWAN: Right.</p> <p>08:22PM 19 THE WITNESS: In the spring, summer,</p> <p>08:22PM 20 and early fall, when this fills in, that's really</p> <p>08:22PM 21 what you want to take into consideration.</p> <p>08:22PM 22 MR. DHAWAN: It's understandable. I</p> <p>08:22PM 23 understand that. Trees are there, there's a lot of</p> <p>08:23PM 24 trees, I get it.</p> <p>08:23PM 25 THE WITNESS: Right.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">39</p> <p>08:23PM 1 And what we would like to do, as we</p> <p>08:23PM 2 talked about, we have to replace some trees, and I</p> <p>08:23PM 3 think to help that concern of looking directly down</p> <p>08:23PM 4 the back of the new building is that we plant some</p> <p>08:24PM 5 additional pines, 6- to 8-foot high, maybe 10- to</p> <p>08:24PM 6 12-foot high, let those grow up and that will fill in</p> <p>08:24PM 7 and maybe help alleviate some of the concerns of</p> <p>08:24PM 8 somebody stepping out looking through the trees and</p> <p>08:24PM 9 the branches and the leaves and seeing the back of</p> <p>08:24PM 10 that new building. So we would offer to do that.</p> <p>08:24PM 11 If you look at the old landscape plan</p> <p>08:24PM 12 which is on file at the town hall, that's where I got</p> <p>08:24PM 13 the copy from, that was the intent there, they were</p> <p>08:24PM 14 planted 6- to 8-foot high at the time the park was</p> <p>08:24PM 15 developed. Obviously they've grown since. Some have</p> <p>08:24PM 16 fallen, some have gotten older, so we can fill that</p> <p>08:24PM 17 void in and help buffer that concern.</p> <p>08:24PM 18 CHAIRWOMAN HEMBREE: Well, I think the</p> <p>08:24PM 19 neighbors' concern is not with the old building, it's</p> <p>08:24PM 20 with the new building. That's my sense.</p> <p>08:24PM 21 THE WITNESS: You can see also, in</p> <p>08:24PM 22 photo 2, some of the evergreens in there as well that</p> <p>08:24PM 23 help to try to break up the view of looking down.</p> <p>08:25PM 24 CHAIRWOMAN HEMBREE: Mr. Preiss?</p> <p>08:25PM 25 MR. PREISS: Maybe I can help the board</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">38</p> <p>08:23PM 1 MR. DHAWAN: But you're presenting</p> <p>08:23PM 2 something about sight lines, and I think that's only</p> <p>08:23PM 3 telling part of the story.</p> <p>08:23PM 4 THE WITNESS: Well, the purpose of this</p> <p>08:23PM 5 was only to do the lake.</p> <p>08:23PM 6 MR. DELIA: If I may interject here,</p> <p>08:23PM 7 because when we were here last time, that was, I</p> <p>08:23PM 8 thought, the instruction that was given us. If you</p> <p>08:23PM 9 remember, there were questions or comments from the</p> <p>08:23PM 10 public that particularly discussed this issue that</p> <p>08:23PM 11 they couldn't see the lake.</p> <p>08:23PM 12 THE WITNESS: Right.</p> <p>08:23PM 13 MR. DELIA: We went into the field and</p> <p>08:23PM 14 responded to that with these exhibits.</p> <p>08:23PM 15 So, while I understand anything is fair</p> <p>08:23PM 16 game here, that's what was brought up last meeting</p> <p>08:23PM 17 and that was our intention here tonight.</p> <p>08:23PM 18 THE WITNESS: And I would think what</p> <p>08:23PM 19 you see is the back of the building today with</p> <p>08:23PM 20 photo 2, it's going to be similar what you're going</p> <p>08:23PM 21 to see after construction.</p> <p>08:23PM 22 CHAIRWOMAN HEMBREE: Except, unlike an</p> <p>08:23PM 23 office building, it's going to have a different look</p> <p>08:23PM 24 because it's an apartment building.</p> <p>08:23PM 25 THE WITNESS: Correct.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">40</p> <p>08:25PM 1 get some sort of clarification.</p> <p>08:25PM 2 So it is true that the cross section</p> <p>08:25PM 3 that was requested has been provided, and at that</p> <p>08:25PM 4 particular time it was in response to the neighbors'</p> <p>08:25PM 5 comments about whether building #2 would block any</p> <p>08:25PM 6 views farther down the hill.</p> <p>08:25PM 7 And I think clearly this exhibit</p> <p>08:25PM 8 demonstrates that, because of the location of where</p> <p>08:25PM 9 building #2 topographically falls on the property,</p> <p>08:25PM 10 that views of the lake are not further obstructed.</p> <p>08:25PM 11 Building #1 obstructs those views to the extent that</p> <p>08:25PM 12 they preexisted, but building #2 will not further</p> <p>08:25PM 13 obstruct those views.</p> <p>08:25PM 14 I think what the board is trying to get</p> <p>08:25PM 15 at is that at the current time, if you're not just</p> <p>08:25PM 16 focusing on views of the lake, but if you're looking</p> <p>08:26PM 17 at the residents' view of the site, right now the</p> <p>08:26PM 18 residents look down the hill and can see a portion of</p> <p>08:26PM 19 building #1, which is farther away. What is going to</p> <p>08:26PM 20 change is that building #2 is now going to be closer</p> <p>08:26PM 21 to the residents than building #2.</p> <p>08:26PM 22 And, yes, in the summer it is true with</p> <p>08:26PM 23 the leaves, you won't be able to see that building,</p> <p>08:26PM 24 and I think photo 2 does indicate that the existing</p> <p>08:26PM 25 office building in building #1 is visible through the</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">41</p> <p>08:26PM 1 trees. What is going to change is that building #2</p> <p>08:26PM 2 is going to be closer to the residents. And so when</p> <p>08:26PM 3 you look through the trees, as shown in photo 2,</p> <p>08:26PM 4 building #2 will be closer to the residents and</p> <p>08:26PM 5 perhaps a little bit more visible than building #1.</p> <p>08:26PM 6 Let me just ask you this, if you can do</p> <p>08:26PM 7 a measurement, could you measure the distance between</p> <p>08:27PM 8 the house and the closest point on building #1 and</p> <p>08:27PM 9 then do the same between the house and building #2.</p> <p>08:27PM 10 THE WITNESS: 205 --</p> <p>08:27PM 11 MR. PREISS: You can do it from the</p> <p>08:27PM 12 cross section. I think it's easier if you do it from</p> <p>08:27PM 13 the cross section.</p> <p>08:27PM 14 THE WITNESS: Let me see here.</p> <p>08:27PM 15 I got 315 feet to the back of</p> <p>08:27PM 16 building #2, and I've got a little bit more than,</p> <p>08:27PM 17 let's see, 430 feet or so to building #1.</p> <p>08:27PM 18 MR. PREISS: So the building will be</p> <p>08:27PM 19 115 feet closer to that residence.</p> <p>08:27PM 20 Is that correct?</p> <p>08:27PM 21 THE WITNESS: Well, the distance</p> <p>08:27PM 22 between the building is about 75 feet, so the new</p> <p>08:27PM 23 building will be 75 foot back.</p> <p>08:27PM 24 MR. PREISS: But you're looking at the</p> <p>08:27PM 25 back of the building, not the front.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">43</p> <p>08:28PM 1 MR. PREISS: What's the current</p> <p>08:28PM 2 distance between that house and building #1?</p> <p>08:28PM 3 THE WITNESS: You want me to go on the</p> <p>08:29PM 4 angle or you want me to project the plain up?</p> <p>08:29PM 5 MR. PREISS: On the angle.</p> <p>08:29PM 6 THE WITNESS: On the angle.</p> <p>08:29PM 7 120 feet.</p> <p>08:29PM 8 MR. PREISS: So building #2 is actually</p> <p>08:29PM 9 a little farther -- is it a little farther away --</p> <p>08:29PM 10 THE WITNESS: Correct.</p> <p>08:29PM 11 MR. PREISS: -- than building #1?</p> <p>08:29PM 12 THE WITNESS: Yes.</p> <p>08:29PM 13 MR. PREISS: That's all.</p> <p>08:29PM 14 Thank you.</p> <p>08:29PM 15 MR. JACOBS: Mr. Clark, I know there</p> <p>08:29PM 16 was some revisions made, three or four revisions for</p> <p>08:29PM 17 the fire department. I know you prepared a turning</p> <p>08:29PM 18 template for the fire truck.</p> <p>08:29PM 19 Does anyone have any questions about</p> <p>08:29PM 20 that for him or from you regarding the site</p> <p>08:29PM 21 improvements?</p> <p>08:29PM 22 THE WITNESS: The exhibits that he did?</p> <p>08:29PM 23 I would save the questions for him.</p> <p>08:29PM 24 MR. JACOBS: They may tie into some of</p> <p>08:29PM 25 these improvements shown in here.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">42</p> <p>08:27PM 1 THE WITNESS: Right. Correct, but</p> <p>08:27PM 2 that's a pretty good distance from that view.</p> <p>08:27PM 3 MR. PREISS: I understand.</p> <p>08:27PM 4 MR. PRINCIOTTO: The house you're</p> <p>08:27PM 5 referring to, that's Block 2701, Lot 11?</p> <p>08:28PM 6 THE WITNESS: That's correct.</p> <p>08:28PM 7 MR. PREISS: I agree the distance is</p> <p>08:28PM 8 substantial but there will be a change in that</p> <p>08:28PM 9 building #2 will now be closer, and, through the</p> <p>08:28PM 10 trees in the winter, a little bit more visible,</p> <p>08:28PM 11 wouldn't you say, than building #1?</p> <p>08:28PM 12 THE WITNESS: It will be closer.</p> <p>08:28PM 13 MR. PREISS: But, in your opinion, it's</p> <p>08:28PM 14 not a substantial change?</p> <p>08:28PM 15 THE WITNESS: Absolutely not.</p> <p>08:28PM 16 MR. PREISS: All right. And also could</p> <p>08:28PM 17 you just measure the distance on your north/south</p> <p>08:28PM 18 section between the building that is on Highview, I</p> <p>08:28PM 19 believe, and building #2, what's that distance?</p> <p>08:28PM 20 MR. PRINCIOTTO: That's Block 2701 --</p> <p>08:28PM 21 THE WITNESS: 180 --</p> <p>08:28PM 22 MR. PRINCIOTTO: -- Lot 1.01.</p> <p>08:28PM 23 MR. PREISS: Would you just repeat that</p> <p>08:28PM 24 number.</p> <p>08:28PM 25 THE WITNESS: I said 180 feet.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">44</p> <p>08:29PM 1 THE WITNESS: Ask them.</p> <p>08:29PM 2 MR. JACOBS: It looks like you're</p> <p>08:29PM 3 adding several locations of mountable curb?</p> <p>08:29PM 4 THE WITNESS: That's correct.</p> <p>08:29PM 5 MR. JACOBS: The fire truck turning</p> <p>08:29PM 6 template we received at the last meeting showed some</p> <p>08:30PM 7 conflict with one parking spot, but not what was</p> <p>08:30PM 8 revised on this site plan here.</p> <p>08:30PM 9 THE WITNESS: That's correct.</p> <p>08:30PM 10 MR. JACOBS: So is that conflict still</p> <p>08:30PM 11 the case?</p> <p>08:30PM 12 THE WITNESS: Lou will talk to you</p> <p>08:30PM 13 about that. He'll answer that for you.</p> <p>08:30PM 14 MR. JACOBS: All right. I'll wait for</p> <p>08:30PM 15 him. Thank you.</p> <p>08:30PM 16 MR. DELIA: I have one other question.</p> <p>08:30PM 17 BY MR. DELIA:</p> <p>08:30PM 18 Q. Since we have exhibit A-11 up, FD-1,</p> <p>08:30PM 19 there was some small amount of greenery on the</p> <p>08:30PM 20 interior parking lot, correct?</p> <p>08:30PM 21 A. Correct.</p> <p>08:30PM 22 Q. That's been removed entirely at this</p> <p>08:30PM 23 point?</p> <p>08:30PM 24 A. That's correct.</p> <p>08:30PM 25 So, we were asking for a variance for,</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">45</p> <p>08:30PM 1 I believe it was 184 square feet of green area, it</p> <p>08:30PM 2 was interior parking lot landscaping.</p> <p>08:30PM 3 What we were proposing, 180 something</p> <p>08:30PM 4 or other, that now is zero because of the elimination</p> <p>08:30PM 5 of that.</p> <p>08:30PM 6 We are putting these mountable grass</p> <p>08:30PM 7 pavers in there where the grass grows up between</p> <p>08:30PM 8 them, but we didn't count that in that calculation.</p> <p>08:30PM 9 But we also, though, by moving the</p> <p>08:30PM 10 refuse enclosure back, we were asking for a waiver</p> <p>08:31PM 11 for a loading birth. Now we can eliminate that,</p> <p>08:31PM 12 because now we have the room for loading on this</p> <p>08:31PM 13 site.</p> <p>08:31PM 14 Q. Thank you.</p> <p>08:31PM 15 A. So one got worse, one got better.</p> <p>08:31PM 16 CHAIRWOMAN HEMBREE: Anybody else have</p> <p>08:31PM 17 a question?</p> <p>08:31PM 18 MS. EFFRON-MALLEY: Where did you say</p> <p>08:31PM 19 the refuse is going?</p> <p>08:31PM 20 THE WITNESS: We pushed it back on the</p> <p>08:31PM 21 right side of the building.</p> <p>08:31PM 22 MR. NEWMAN: Did we ever get any</p> <p>08:31PM 23 information about density and about this density</p> <p>08:31PM 24 versus --</p> <p>08:31PM 25 MR. DELIA: That will all be addressed</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>	<p style="text-align: right;">47</p> <p>08:32PM 1 that will make sure you ask that question.</p> <p>08:32PM 2 MR. COUTO: Sure.</p> <p>08:32PM 3 MR. NEWMAN: Maybe we won't have too</p> <p>08:32PM 4 many questions.</p> <p>08:32PM 5 MR. COUTO: Alex Couto, C-O-U-T-O,</p> <p>08:32PM 6 Woodcliff Lake.</p> <p>08:32PM 7 I have a question.</p> <p>08:32PM 8 When you went to take the pictures, on</p> <p>08:32PM 9 the houses that are up the hill, did you see any</p> <p>08:32PM 10 decks?</p> <p>08:32PM 11 THE WITNESS: I don't recall.</p> <p>08:32PM 12 MR. COUTO: Okay. For your information</p> <p>08:32PM 13 --</p> <p>08:32PM 14 CHAIRWOMAN HEMBREE: Did you see any</p> <p>08:32PM 15 what? I'm sorry, sir.</p> <p>08:32PM 16 MR. NEWMAN: Decks.</p> <p>08:32PM 17 MR. COUTO: Decks. Sorry.</p> <p>08:32PM 18 So, for your information, every home</p> <p>08:32PM 19 has a deck, okay. Every home that's behind there has</p> <p>08:32PM 20 a deck. The decks are about 12-feet high.</p> <p>08:32PM 21 CHAIRWOMAN HEMBREE: A question?</p> <p>08:32PM 22 MR. COUTO: And you didn't take</p> <p>08:32PM 23 pictures from the decks, obviously. You took</p> <p>08:32PM 24 pictures from the ground.</p> <p>08:33PM 25 THE WITNESS: That's correct.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>
<p style="text-align: right;">46</p> <p>08:31PM 1 with the planner.</p> <p>08:31PM 2 MR. NEWMAN: That's somebody else,</p> <p>08:31PM 3 right?</p> <p>08:31PM 4 MR. DELIA: Somebody else. The man in</p> <p>08:31PM 5 the hot seat, the planner.</p> <p>08:31PM 6 MR. NEWMAN: The man in the hot seat,</p> <p>08:31PM 7 yes.</p> <p>08:31PM 8 CHAIRWOMAN HEMBREE: Okay. So we open</p> <p>08:31PM 9 it to the public, if nobody else has any questions of</p> <p>08:31PM 10 this witness.</p> <p>08:31PM 11 Can I have a motion to open to the</p> <p>08:31PM 12 public?</p> <p>08:31PM 13 MR. HAYES: Motion to open to the</p> <p>08:31PM 14 public.</p> <p>08:31PM 15 CHAIRWOMAN HEMBREE: Is there a second?</p> <p>08:31PM 16 MS. EFFRON-MALLEY: Second.</p> <p>08:31PM 17 CHAIRWOMAN HEMBREE: All in favor?</p> <p>08:31PM 18 (Whereupon, all present members respond</p> <p>08:32PM 19 in the affirmative.)</p> <p>08:32PM 20 CHAIRWOMAN HEMBREE: Opposed?</p> <p>08:32PM 21 (No response.)</p> <p>08:32PM 22 CHAIRWOMAN HEMBREE: If you have a</p> <p>08:32PM 23 question of this witness, please stand, state your</p> <p>08:32PM 24 named and address, and ask the question.</p> <p>08:32PM 25 We have a lot of people on this board</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>	<p style="text-align: right;">48</p> <p>08:33PM 1 MR. COUTO: So we're going to bring</p> <p>08:33PM 2 pictures from the decks so we can see the lake, to</p> <p>08:33PM 3 give another point of view. Okay. Because it's</p> <p>08:33PM 4 12 feet higher that the residents enjoy the view of</p> <p>08:33PM 5 the lake.</p> <p>08:33PM 6 MR. PRINCIOTTO: Like I said at the</p> <p>08:33PM 7 beginning of the application, if you want to present</p> <p>08:33PM 8 any evidence --</p> <p>08:33PM 9 MR. COUTO: Sure. Thank you.</p> <p>08:33PM 10 MR. PRINCIOTTO: -- including</p> <p>08:33PM 11 photographs, you can do it --</p> <p>08:33PM 12 MR. COUTO: We will do that.</p> <p>08:33PM 13 I have another question.</p> <p>08:33PM 14 MR. PRINCIOTTO: -- this is not the</p> <p>08:33PM 15 time.</p> <p>08:33PM 16 MR. COUTO: The two buildings, like the</p> <p>08:33PM 17 relationship of the bays of the buildings, let's say</p> <p>08:33PM 18 building #1 is at zero feet, where does building #2</p> <p>08:33PM 19 start, where is the bays of the building? What's the</p> <p>08:33PM 20 relationship in feet of the bays between the</p> <p>08:33PM 21 building?</p> <p>08:33PM 22 THE WITNESS: I'll turn to site plan</p> <p>08:33PM 23 set for you.</p> <p>08:33PM 24 This is our grading and utility plan.</p> <p>08:33PM 25 The first floor elevation of building #1 is 122.32.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>

<p style="text-align: right;">49</p> <p>08:33PM 1 MR. COUTO: Okay. 122.</p> <p>08:33PM 2 THE WITNESS: 32.</p> <p>08:33PM 3 MR. PRINCIOTTO: Mr. Clark, can you</p> <p>08:34PM 4 tell us what you're referring to?</p> <p>08:34PM 5 THE WITNESS: Sure.</p> <p>08:34PM 6 This is our site plan set, the grading</p> <p>08:34PM 7 and utility plan, dated May 2nd of last year.</p> <p>08:34PM 8 And then the first floor of building #2</p> <p>08:34PM 9 is 122.63.</p> <p>08:34PM 10 MR. COUTO: Wait. This starts at the</p> <p>08:34PM 11 same height? This starts at the same base?</p> <p>08:34PM 12 THE WITNESS: The first floor</p> <p>08:34PM 13 elevation.</p> <p>08:34PM 14 MR. COUTO: I'm talking about, you</p> <p>08:34PM 15 count a building -- from what I recall, the buildings</p> <p>08:34PM 16 are less than 35 feet. Where do you start counting</p> <p>08:34PM 17 the 35 feet on building #1? Where do you start</p> <p>08:34PM 18 counting 35 feet on building #2?</p> <p>08:34PM 19 THE WITNESS: I think the easiest thing</p> <p>08:34PM 20 to do is to show you on sheet 2 of 7 on the site plan</p> <p>08:34PM 21 sheet itself, right here on the right-hand side is a</p> <p>08:34PM 22 calculation of the building height (indicating). It</p> <p>08:34PM 23 takes into consideration the average natural grade</p> <p>08:34PM 24 around the buildings, both buildings.</p> <p>08:34PM 25 MR. COUTO: So, my question is, the</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">51</p> <p>08:35PM 1 MR. COUTO: And building #2, it's at</p> <p>08:35PM 2 123?</p> <p>08:35PM 3 THE WITNESS: No, no, 122.63 is the</p> <p>08:35PM 4 first floor.</p> <p>08:35PM 5 MR. COUTO: 122, that's where it</p> <p>08:35PM 6 starts, so you're talking building #2 starts 12 feet</p> <p>08:36PM 7 higher than building #1.</p> <p>08:36PM 8 THE WITNESS: The difference in those</p> <p>08:36PM 9 elevations is about that.</p> <p>08:36PM 10 MR. COUTO: Yes, 12-feet high.</p> <p>08:36PM 11 So if we get 30, about the same height,</p> <p>08:36PM 12 the both buildings are going to be less than 35 feet.</p> <p>08:36PM 13 Building #2 should be about 12 feet higher on a</p> <p>08:36PM 14 horizontal, 12 feet higher than building #1.</p> <p>08:36PM 15 If you look from outside, building #2</p> <p>08:36PM 16 is 12 feet higher than building #1, correct?</p> <p>08:36PM 17 Basically maybe 1 or 2 feet taller.</p> <p>08:36PM 18 Am I correct?</p> <p>08:36PM 19 THE WITNESS: I'll just tell you the</p> <p>08:36PM 20 roof elevation.</p> <p>08:36PM 21 The roof elevation of building #1 is</p> <p>08:36PM 22 151.75, and building #2 is 158.38, if you want to</p> <p>08:36PM 23 compare roof elevations.</p> <p>08:36PM 24 MR. COUTO: So building #2 is shorter,</p> <p>08:36PM 25 not as tall as building #1?</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">50</p> <p>08:34PM 1 foundation of the building, let's say building #1 is</p> <p>08:34PM 2 at zero feet, building #2, where does it start?</p> <p>08:34PM 3 THE WITNESS: It varies.</p> <p>08:34PM 4 MR. COUTO: Twelve feet?</p> <p>08:34PM 5 THE WITNESS: It varies. If you're</p> <p>08:35PM 6 familiar with building #1, the average grade around</p> <p>08:35PM 7 that building varies from the front and the back, so</p> <p>08:35PM 8 to kind of define an equal plain for building #1 is</p> <p>08:35PM 9 really not practical.</p> <p>08:35PM 10 Building #2, being that's a slab on</p> <p>08:35PM 11 grade and there's no basement, the 122.63, maybe take</p> <p>08:35PM 12 a few inches off, and that's basically the sidewalk</p> <p>08:35PM 13 grade out front.</p> <p>08:35PM 14 MR. COUTO: When they go up the parking</p> <p>08:35PM 15 lot, the parking lot, the basement parking lot is</p> <p>08:35PM 16 flat?</p> <p>08:35PM 17 THE WITNESS: That's right.</p> <p>08:35PM 18 MR. COUTO: So that would be basically</p> <p>08:35PM 19 the start of building #1?</p> <p>08:35PM 20 THE WITNESS: If you want that</p> <p>08:35PM 21 elevation, I can give you that approximate elevation.</p> <p>08:35PM 22 I'm going back to the grading and</p> <p>08:35PM 23 utility plan, there's a spot elevation at the front</p> <p>08:35PM 24 of that garage of 110.6, so assume that's basically</p> <p>08:35PM 25 flat throughout.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">52</p> <p>08:36PM 1 MR. NEWMAN: Seven feet higher</p> <p>08:36PM 2 elevation.</p> <p>08:36PM 3 MR. DELIA: I'll remain the board, this</p> <p>08:36PM 4 was all brought up on cross examination with</p> <p>08:36PM 5 Mr. Dattoli last time by this particular witness.</p> <p>08:37PM 6 THE WITNESS: You can see that in the</p> <p>08:37PM 7 cross section.</p> <p>08:37PM 8 MR. COUTO: So this is only 7 feet</p> <p>08:37PM 9 higher than this building?</p> <p>08:37PM 10 THE WITNESS: Now you got it.</p> <p>08:37PM 11 MR. COUTO: Thank you.</p> <p>08:37PM 12 I have another question that relates</p> <p>08:37PM 13 not so much to this but to parking. Okay. We're</p> <p>08:37PM 14 using residential guidelines.</p> <p>08:37PM 15 MR. DELIA: I would ask we hold that</p> <p>08:37PM 16 for Mr. Luglio, anything on parking.</p> <p>08:37PM 17 MR. NEWMAN: I would agree.</p> <p>08:37PM 18 MR. COUTO: Okay.</p> <p>08:37PM 19 MR. NEWMAN: Just so everybody knows,</p> <p>08:37PM 20 this witness testified about certain sight lines from</p> <p>08:37PM 21 the top of, I guess where the dead-end street is, and</p> <p>08:37PM 22 correct me if I'm wrong, but the basic crux of his</p> <p>08:37PM 23 testimony is that if you stand at the top of the</p> <p>08:37PM 24 hill, we're not obstructing views of the lake because</p> <p>08:37PM 25 there are trees, which in the summertime have leaves,</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">53</p> <p>08:37PM 1 and there's another building, building #1. And he</p> <p>08:37PM 2 says, so if you stand at the top of the hill and you</p> <p>08:38PM 3 look down, you're not going to see the lake anyway.</p> <p>08:38PM 4 MR. COUTO: I agree with it.</p> <p>08:38PM 5 MR. NEWMAN: You don't see it now and</p> <p>08:38PM 6 you're not going to see it with building #2.</p> <p>08:38PM 7 I think some of the board members asked</p> <p>08:38PM 8 questions, well, it may not matter with the lake, but</p> <p>08:38PM 9 there's going to be a building that's closer to the</p> <p>08:38PM 10 residents. If you could maybe limit your questions</p> <p>08:38PM 11 to those areas, maybe we could --</p> <p>08:38PM 12 MR. COUTO: Sure.</p> <p>08:38PM 13 MR. NEWMAN: Because I'm anxiously</p> <p>08:38PM 14 awaiting the planner with bated breath.</p> <p>08:38PM 15 MR. COUTO: I have a question.</p> <p>08:38PM 16 MR. NEWMAN: And just for the public.</p> <p>08:38PM 17 With parking, we had an application</p> <p>08:38PM 18 previously, 62 Broadway, there was some major parking</p> <p>08:38PM 19 with 62 Broadway, as the public knows, as there were</p> <p>08:38PM 20 open hearings. I don't think in this application</p> <p>08:38PM 21 that parking is a big issue. I may be wrong. I can</p> <p>08:38PM 22 only speak for myself.</p> <p>08:38PM 23 MR. COUTO: Sure.</p> <p>08:39PM 24 MR. NEWMAN: But I think they're</p> <p>08:39PM 25 compliant or near compliant with the residential</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">55</p> <p>08:40PM 1 The question, how big is your loading</p> <p>08:40PM 2 zone? What's the square foot of your loading zone?</p> <p>08:40PM 3 THE WITNESS: Right now we have a</p> <p>08:40PM 4 loading zone that's about 50-feet deep, an average of</p> <p>08:40PM 5 15-foot wide.</p> <p>08:40PM 6 MR. COUTO: So that works out to about</p> <p>08:40PM 7 750 square feet?</p> <p>08:40PM 8 THE WITNESS: Sounds good.</p> <p>08:40PM 9 MR. COUTO: So, did you read the New</p> <p>08:40PM 10 Jersey guidelines for off-street loading</p> <p>08:40PM 11 requirements?</p> <p>08:40PM 12 THE WITNESS: Read them to me, if you</p> <p>08:40PM 13 wish.</p> <p>08:40PM 14 MR. COUTO: There is New Jersey</p> <p>08:40PM 15 off-street loading requirements guidelines.</p> <p>08:40PM 16 MR. DELIA: Is this a guideline?</p> <p>08:40PM 17 MR. COUTO: Yes, it's the requirement.</p> <p>08:40PM 18 MR. DELIA: Is it a guideline or a law,</p> <p>08:40PM 19 sir?</p> <p>08:40PM 20 MR. COUTO: Law, zoning rule.</p> <p>08:40PM 21 MR. DELIA: Where?</p> <p>08:40PM 22 MR. COUTO: From Woodcliff Lake.</p> <p>08:40PM 23 MR. DELIA: So it's a Woodcliff Lake</p> <p>08:41PM 24 law.</p> <p>08:41PM 25 MR. COUTO: It's us.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">54</p> <p>08:39PM 1 standards for parking. I'm not saying that the</p> <p>08:39PM 2 application doesn't have a lot of issues. I don't</p> <p>08:39PM 3 think parking is one of them.</p> <p>08:39PM 4 MR. COUTO: Okay.</p> <p>08:39PM 5 MR. NEWMAN: Again, anxiously awaiting</p> <p>08:39PM 6 the planner.</p> <p>08:39PM 7 CHAIRWOMAN HEMBREE: If you stop</p> <p>08:39PM 8 talking, you can get to him.</p> <p>08:39PM 9 MR. COUTO: I ask the board, I have a</p> <p>08:39PM 10 question about the loading requirements, do I ask</p> <p>08:39PM 11 this witness or do I ask other witnesses?</p> <p>08:39PM 12 MR. DELIA: Loading requirements? What</p> <p>08:39PM 13 are you referring to?</p> <p>08:39PM 14 MR. NEWMAN: He did testify about the</p> <p>08:39PM 15 loading, the relocation of the --</p> <p>08:39PM 16 MR. DELIA: Yes, two meetings ago.</p> <p>08:39PM 17 AUDIENCE MEMBER: No, right now.</p> <p>08:39PM 18 MR. DELIA: In terms of the location,</p> <p>08:39PM 19 that's it. Okay.</p> <p>08:39PM 20 MR. COUTO: So, I mean, if a rule is</p> <p>08:39PM 21 not covered by New Jersey Residential Site</p> <p>08:39PM 22 Improvements, does the zoning rule from Woodcliff</p> <p>08:39PM 23 Lake apply or not? If it's not covered by the</p> <p>08:39PM 24 New Jersey, do they still apply, the loading zone</p> <p>08:39PM 25 rules?</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">56</p> <p>08:41PM 1 MR. DELIA: Okay.</p> <p>08:41PM 2 MR. COUTO: I can give you a couple,</p> <p>08:41PM 3 not give you the whole thing.</p> <p>08:41PM 4 MR. PRINCIOTTO: Can you give us a</p> <p>08:41PM 5 citation of what you're referring to, just the</p> <p>08:41PM 6 section?</p> <p>08:41PM 7 MR. COUTO: It's Section 292-27,</p> <p>08:41PM 8 Off-Street Loading Requirements.</p> <p>08:41PM 9 If you go to the paragraph where it</p> <p>08:41PM 10 says requirements for apartment buildings, it states:</p> <p>08:41PM 11 First berth requires 20,000 square feet.</p> <p>08:41PM 12 That's what it says on that, on the</p> <p>08:41PM 13 rule.</p> <p>08:41PM 14 MR. JACOBS: I think that may be</p> <p>08:41PM 15 backwards.</p> <p>08:41PM 16 MR. COUTO: I have it printed out. I</p> <p>08:41PM 17 can give it to you. Look at the page. Flip back and</p> <p>08:41PM 18 forth on the page, you'll see.</p> <p>08:42PM 19 MR. JACOBS: If I may, it's saying that</p> <p>08:42PM 20 the first 20,000 square feet of apartment you need a</p> <p>08:42PM 21 loading berth.</p> <p>08:42PM 22 MR. COUTO: Oh, is that what it says?</p> <p>08:42PM 23 MR. JACOBS: Yes. Anything less than</p> <p>08:42PM 24 that technically wouldn't require one.</p> <p>08:42PM 25 MR. COUTO: Okay, I didn't understand.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

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08:42PM	1	MR. JACOBS: It's the floor area at
08:42PM	2	which a berth is required.
08:42PM	3	MR. COUTO: So there's no requirement
08:42PM	4	on the size of the berth?
08:42PM	5	MR. JACOBS: I don't have the square
08:42PM	6	footage of that.
08:42PM	7	MR. PREISS: The Residential Site
08:42PM	8	Improvement Standards preempt all of the Woodcliff
08:42PM	9	Lake standards with regard to residential
08:42PM	10	developments, including loading, so this regulation
08:42PM	11	did not apply.
08:42PM	12	MR. COUTO: Now, New Jersey regulations
08:42PM	13	about residential site standards, they say if you
08:42PM	14	have more than 100 cars parking spots, you require
08:42PM	15	two ingress and egress. I have the rule -- page --
08:42PM	16	again I can give it to you.
08:43PM	17	THE WITNESS: If you are speaking to
08:43PM	18	me, I know the section. I know the section.
08:43PM	19	We comply.
08:43PM	20	MR. COUTO: Okay. It says a minimum of
08:43PM	21	two means of egress and ingress.
08:43PM	22	THE WITNESS: We comply.
08:43PM	23	MR. COUTO: Can you explain how that
08:43PM	24	complies? I mean, I only know of one entrance in and
08:43PM	25	out.
		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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08:43PM	1	THE WITNESS: No, we comply with the
08:43PM	2	standard. The long and short of it is, it really
08:43PM	3	comes down to the fire department, because it all
08:43PM	4	goes towards providing a safe means of egress to
08:43PM	5	fight the fire, get an emergency vehicle back there.
08:43PM	6	As long as the fire department feels that can be
08:43PM	7	accomplished, we satisfy that criteria.
08:43PM	8	MR. COUTO: Okay. I would recommend to
08:43PM	9	the board that we have the fire department later on.
08:43PM	10	CHAIRWOMAN HEMBREE: They've already
08:43PM	11	given us a report, sir.
08:43PM	12	THE WITNESS: Yes, they've approved
08:43PM	13	this.
08:43PM	14	MR. COUTO: So we can question the fire
08:43PM	15	department and make sure it is safe.
08:43PM	16	One of our bad dreams is that they have
08:43PM	17	a fire there and then it all goes up on fire. That's
08:43PM	18	one of our bad dreams.
08:43PM	19	Okay. Thank you very much.
08:43PM	20	THE WITNESS: Thank you.
08:43PM	21	CHAIRWOMAN HEMBREE: Anybody else?
08:43PM	22	MR. STAR: Yes. Just a quick question.
08:44PM	23	Alvin Star, Woodcliff Lake, resident
08:44PM	24	since 1985.
08:44PM	25	I think when it comes to the viewshed,
		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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08:44PM	1	is that what Mr. Newman is getting at, is that if you
08:44PM	2	look at a different --
08:44PM	3	CHAIRWOMAN HEMBREE: Your question,
08:44PM	4	Mr. Star?
08:44PM	5	MR. STAR: I think what we really are
08:44PM	6	interested in seeing --
08:44PM	7	CHAIRWOMAN HEMBREE: You have to ask a
08:44PM	8	question.
08:44PM	9	MR. STAR: You provided one diagram
08:44PM	10	assuming one azimuth angle, one elevation. Had you
08:44PM	11	looked at different azimuth angles, different
08:44PM	12	elevations from different receptors? From different
08:44PM	13	geometries and elevations, would you get a different
08:44PM	14	result?
08:44PM	15	THE WITNESS: We provided what we
08:44PM	16	understood the board requested.
08:44PM	17	MR. STAR: Did the board request a
08:44PM	18	thorough analysis looking from different locations?
08:44PM	19	MR. NEWMAN: I think his testimony is
08:44PM	20	self-evident, that he provided from the top of the
08:45PM	21	mountain and he didn't provide other angles.
08:45PM	22	Am I correct in that?
08:45PM	23	THE WITNESS: That's what we did
08:45PM	24	provide, but, again --
08:45PM	25	MR. NEWMAN: That's what you did, as
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		60
08:45PM	1	the board requested?
08:45PM	2	THE WITNESS: Correct.
08:45PM	3	MR. STAR: So it appears that a one
08:45PM	4	point analysis is sufficient?
08:45PM	5	Can he just answer?
08:45PM	6	MR. HAYES: That one point was the only
08:45PM	7	point that was discussed at the last meeting.
08:45PM	8	CHAIRWOMAN HEMBREE: Go ahead.
08:45PM	9	MR. PREISS: The applicant complied
08:45PM	10	with the request that came through me to provide a
08:45PM	11	cross section through the building from the residence
08:45PM	12	behind. That's the worst case scenario. If you
08:45PM	13	looked at the building next door, which is
08:45PM	14	essentially of the same grade and they could do
08:45PM	15	multiple cross sections, it would come out with the
08:45PM	16	same result, and the result is that the view with the
08:45PM	17	addition of building #2 is not going to further block
08:45PM	18	views of the lake, because of building #1's location.
08:45PM	19	So it doesn't matter what angles you're talking
08:45PM	20	about.
08:45PM	21	MR. STAR: If the issue is lake, not
08:46PM	22	the building, that's one thing.
08:46PM	23	MR. PREISS: Yes. We've talked about
08:46PM	24	that. Building #2 will be closer to the residence,
08:46PM	25	and, in the wintertime, you know, that view will be
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<p style="text-align: right;">61</p> <p>08:46PM 1 evident to the residence behind.</p> <p>08:46PM 2 MR. STAR: If it satisfies the board,</p> <p>08:46PM 3 what more can I say?</p> <p>08:46PM 4 MR. PREISS: No, it's not a question of</p> <p>08:46PM 5 satisfying the board, it's essentially that is what</p> <p>08:46PM 6 the board has to take into consideration in terms of</p> <p>08:46PM 7 the impacts of this development.</p> <p>08:46PM 8 MR. STAR: The board might want to look</p> <p>08:46PM 9 into different geometries and viewsheds to make sure</p> <p>08:46PM 10 that this is the worst case, and I leave that with</p> <p>08:46PM 11 you.</p> <p>08:46PM 12 MR. PREISS: From my point of view, all</p> <p>08:46PM 13 I can say is, I've asked them to do a worst case</p> <p>08:46PM 14 scenario. They've shown it. I don't think that any</p> <p>08:46PM 15 further cross sections or photographs are going to</p> <p>08:46PM 16 show anything different.</p> <p>08:46PM 17 MR. STAR: Thank you.</p> <p>08:46PM 18 MS. GELLERT: Hi.</p> <p>08:47PM 19 Sally Gellert, 210 Highview.</p> <p>08:47PM 20 If I'm looking from my house on the</p> <p>08:47PM 21 corner of Highview, across to where I'm looking at</p> <p>08:47PM 22 the parking lot now, if I'm sitting in my backyard,</p> <p>08:47PM 23 how is this going to change for me?</p> <p>08:47PM 24 THE WITNESS: Which home are you?</p> <p>08:47PM 25 MS. GELLERT: At the corner.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">63</p> <p>08:48PM 1 MS. BORRELLI: Ann Marie Borrelli,</p> <p>08:48PM 2 Cressfield Court.</p> <p>08:48PM 3 A question about the dumpsters. Where</p> <p>08:48PM 4 are they being moved to? Because it is hard to see.</p> <p>08:48PM 5 THE WITNESS: Back here.</p> <p>08:48PM 6 MS. BORRELLI: So closer to the</p> <p>08:48PM 7 residence back here, right?</p> <p>08:48PM 8 THE WITNESS: Correct.</p> <p>08:48PM 9 MS. BORRELLI: Closer to the back?</p> <p>08:48PM 10 THE WITNESS: Correct.</p> <p>08:48PM 11 MS. BORRELLI: How many dumpsters are</p> <p>08:48PM 12 going to be there?</p> <p>08:48PM 13 THE WITNESS: Inside? I'm not certain.</p> <p>08:48PM 14 MS. BORRELLI: You don't know yet how</p> <p>08:48PM 15 many dumpsters?</p> <p>08:48PM 16 THE WITNESS: Do not know yet.</p> <p>08:48PM 17 MS. BORRELLI: So you don't know how</p> <p>08:48PM 18 much noise is going to be generated from that?</p> <p>08:48PM 19 THE WITNESS: As far as what, the</p> <p>08:48PM 20 amount of dumpsters creating the noise or the truck?</p> <p>08:48PM 21 MS. BORRELLI: The trucks picking up</p> <p>08:48PM 22 all the garbage.</p> <p>08:48PM 23 THE WITNESS: The frequency of the</p> <p>08:48PM 24 delivery, the traffic consultant can speak to.</p> <p>08:48PM 25 MS. BORRELLI: But then the noise will</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">62</p> <p>08:47PM 1 THE WITNESS: You're here?</p> <p>08:47PM 2 MS. GELLERT: Yes.</p> <p>08:47PM 3 THE WITNESS: No change.</p> <p>08:47PM 4 MS. GELLERT: So I'm not going to see</p> <p>08:47PM 5 building #1 and building #2 next to each other</p> <p>08:47PM 6 blocking my view across the property?</p> <p>08:47PM 7 THE WITNESS: Looking back this way?</p> <p>08:47PM 8 MS. GELLERT: No, sitting in my</p> <p>08:47PM 9 backyard.</p> <p>08:47PM 10 THE WITNESS: Looking which way?</p> <p>08:47PM 11 MS. GELLERT: Am I in the right --</p> <p>08:47PM 12 THE WITNESS: This is the corner.</p> <p>08:47PM 13 MS. GELLERT: If I sit in my backyard</p> <p>08:47PM 14 and look across the property.</p> <p>08:47PM 15 THE WITNESS: This way? No, the view</p> <p>08:47PM 16 will not change.</p> <p>08:47PM 17 MS. GELLERT: Okay.</p> <p>08:47PM 18 And you talked about moving the loading</p> <p>08:47PM 19 area. I couldn't see that from my angle.</p> <p>08:47PM 20 THE WITNESS: To the back.</p> <p>08:47PM 21 MS. GELLERT: To the back. Is there an</p> <p>08:47PM 22 impact on any residence in terms of that move?</p> <p>08:47PM 23 THE WITNESS: No.</p> <p>08:48PM 24 MS. GELLERT: Thank you.</p> <p>08:48PM 25 THE WITNESS: You're welcome.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">64</p> <p>08:48PM 1 be more evident, will be more audible to the</p> <p>08:48PM 2 residence back here, to the residence on the side,</p> <p>08:48PM 3 correct?</p> <p>08:48PM 4 THE WITNESS: No, I don't believe so.</p> <p>08:48PM 5 MS. BORRELLI: You don't believe so?</p> <p>08:48PM 6 THE WITNESS: No.</p> <p>08:48PM 7 MS. BORRELLI: Okay.</p> <p>08:48PM 8 So you're not familiar with the</p> <p>08:48PM 9 dumpster that was back behind this building when it</p> <p>08:48PM 10 was occupied?</p> <p>08:48PM 11 THE WITNESS: It was in this location</p> <p>08:49PM 12 (indicating).</p> <p>08:49PM 13 MS. BORRELLI: You were not familiar</p> <p>08:49PM 14 with that?</p> <p>08:49PM 15 THE WITNESS: I'm familiar with its</p> <p>08:49PM 16 location.</p> <p>08:49PM 17 MS. BORRELLI: You're not familiar that</p> <p>08:49PM 18 pickups were 4:00 in the morning and that it woke up</p> <p>08:49PM 19 all the neighbors here, all the residents up on the</p> <p>08:49PM 20 hill? So you weren't aware of that, and that was one</p> <p>08:49PM 21 dumpster. So now we're going to have all this</p> <p>08:49PM 22 dumpster here?</p> <p>08:49PM 23 CHAIRWOMAN HEMBREE: Ma'am, he just</p> <p>08:49PM 24 answered your question.</p> <p>08:49PM 25 MS. BORRELLI: He answered it with he</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">65</p> <p>08:49PM 1 doesn't know how many dumpsters, and that's a</p> <p>08:49PM 2 problem.</p> <p>08:49PM 3 CHAIRWOMAN HEMBREE: But then you</p> <p>08:49PM 4 followed up with your opinion of what happened, and</p> <p>08:49PM 5 that's valid, but this is not the time to do it.</p> <p>08:49PM 6 MS. BORRELLI: Okay. All right.</p> <p>08:49PM 7 The other question I have is towards</p> <p>08:49PM 8 your elevations. So you testified that you took the</p> <p>08:49PM 9 pictures from ground level, correct? You were ground</p> <p>08:49PM 10 level when you took the pictures?</p> <p>08:49PM 11 THE WITNESS: I was standing up.</p> <p>08:49PM 12 MS. BORRELLI: You were standing up?</p> <p>08:49PM 13 THE WITNESS: Yes.</p> <p>08:49PM 14 MS. BORRELLI: Well, your ground level</p> <p>08:49PM 15 and my ground level are a little different.</p> <p>08:49PM 16 But, anyway, you did not stand on the</p> <p>08:49PM 17 decks on these residents' homes, right?</p> <p>08:49PM 18 THE WITNESS: I did not want to go onto</p> <p>08:49PM 19 the residents' property without permission.</p> <p>08:49PM 20 MS. BORRELLI: Okay. You could have</p> <p>08:49PM 21 asked.</p> <p>08:49PM 22 Anyway, so you didn't stand up there.</p> <p>08:49PM 23 And when you stand on the deck, on that</p> <p>08:50PM 24 home that you took, that you were standing by their</p> <p>08:50PM 25 driveway, you could see the whole parking lot?</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">67</p> <p>08:50PM 1 MS. BORRELLI: Yes. It was</p> <p>08:50PM 2 devastating, right? The wind -- you know that the</p> <p>08:50PM 3 wind accelerated that, right?</p> <p>08:50PM 4 So if there happens to be a fire back</p> <p>08:51PM 5 here closer to the residents, do you agree that the</p> <p>08:51PM 6 wind could take that fire and just go right up the</p> <p>08:51PM 7 hill?</p> <p>08:51PM 8 THE WITNESS: I can't answer that, all</p> <p>08:51PM 9 I can do is tell you that the fire department has</p> <p>08:51PM 10 approved our plan. They've asked the building to be</p> <p>08:51PM 11 fully sprinkled in compliance with the current</p> <p>08:51PM 12 building code, which we will adhere to.</p> <p>08:51PM 13 MS. BORRELLI: I know, but I have</p> <p>08:51PM 14 questions about the fire department's decisions as</p> <p>08:51PM 15 well.</p> <p>08:51PM 16 Do you think there's enough space? If</p> <p>08:51PM 17 there's an emergency and there are several fire</p> <p>08:51PM 18 trucks and first responders and police, do you think</p> <p>08:51PM 19 there's enough room to maneuver around all of here?</p> <p>08:51PM 20 MR. PRINCIOTTO: They have someone who</p> <p>08:51PM 21 is going to answer to that.</p> <p>08:51PM 22 THE WITNESS: Listen, I leave that up</p> <p>08:51PM 23 to the fire department, they know their town, they</p> <p>08:51PM 24 know their vehicles, they've approved the plan.</p> <p>08:51PM 25 Who better than them to address it?</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">66</p> <p>08:50PM 1 CHAIRWOMAN HEMBREE: Ma'am, ma'am,</p> <p>08:50PM 2 question.</p> <p>08:50PM 3 MR. PRINCIOTTO: He didn't go on the</p> <p>08:50PM 4 deck, so he can't say that. So you can't ask him</p> <p>08:50PM 5 about that.</p> <p>08:50PM 6 MS. BORRELLI: So you're not sure of</p> <p>08:50PM 7 actually what the visibility is from the decks and</p> <p>08:50PM 8 from the top floors of these homes?</p> <p>08:50PM 9 CHAIRWOMAN HEMBREE: I think your</p> <p>08:50PM 10 friend is going to give us that testimony. I think</p> <p>08:50PM 11 that's what he's planning to do.</p> <p>08:50PM 12 MS. BORRELLI: Okay. All right.</p> <p>08:50PM 13 And the other question is, the parking,</p> <p>08:50PM 14 the parking spots are tighter so you can squeeze in</p> <p>08:50PM 15 more parking, correct?</p> <p>08:50PM 16 THE WITNESS: No.</p> <p>08:50PM 17 CHAIRWOMAN HEMBREE: We have a parking</p> <p>08:50PM 18 person coming next.</p> <p>08:50PM 19 THE WITNESS: The stalls comply with</p> <p>08:50PM 20 the Residential Site Improvement Standards, as far as</p> <p>08:50PM 21 size.</p> <p>08:50PM 22 MS. BORRELLI: Okay. And then there's</p> <p>08:50PM 23 enough room for -- if there is a massive -- I know</p> <p>08:50PM 24 there was the Marcal fire, right?</p> <p>08:50PM 25 THE WITNESS: Right by my office.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">68</p> <p>08:51PM 1 MS. BORRELLI: Well, as a resident up</p> <p>08:51PM 2 here, would you agree if you were to live up here --</p> <p>08:51PM 3 CHAIRWOMAN HEMBREE: Ma'am.</p> <p>08:51PM 4 MS. BORRELLI: -- would you be worried</p> <p>08:51PM 5 about fire?</p> <p>08:51PM 6 CHAIRWOMAN HEMBREE: He can't answer</p> <p>08:51PM 7 that.</p> <p>08:51PM 8 THE WITNESS: I'm not going to answer</p> <p>08:51PM 9 that.</p> <p>08:51PM 10 CHAIRWOMAN HEMBREE: He doesn't live</p> <p>08:51PM 11 here. Come on.</p> <p>08:51PM 12 MS. BORRELLI: Well, we do. We do.</p> <p>08:52PM 13 CHAIRWOMAN HEMBREE: Yes.</p> <p>08:52PM 14 MR. PRINCIOTTO: You can't argue with</p> <p>08:52PM 15 the witness, though. You can ask questions of the</p> <p>08:52PM 16 witness.</p> <p>08:52PM 17 MS. BORRELLI: I'm in an arguing mood.</p> <p>08:52PM 18 Thank you. Thank you very much for</p> <p>08:52PM 19 your time.</p> <p>08:52PM 20 CHAIRWOMAN HEMBREE: We got that.</p> <p>08:52PM 21 MR. NEWMAN: I'm sorry.</p> <p>08:52PM 22 How many dumpsters?</p> <p>08:52PM 23 MR. PRINCIOTTO: He said they don't</p> <p>08:52PM 24 know yet.</p> <p>08:52PM 25 MR. NEWMAN: They don't know.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">69</p> <p>08:52PM 1 And are they outdoor or indoor</p> <p>08:52PM 2 dumpsters?</p> <p>08:52PM 3 THE WITNESS: It's enclosed. The</p> <p>08:52PM 4 refuse area is an enclosed area, a block enclosure.</p> <p>08:52PM 5 The architect sized it, so as far as we're concerned,</p> <p>08:52PM 6 the size is appropriate for whatever amount of</p> <p>08:52PM 7 dumpsters are going to be within that area.</p> <p>08:52PM 8 MR. NEWMAN: Anybody else from the</p> <p>08:52PM 9 public?</p> <p>08:52PM 10 CHAIRWOMAN HEMBREE: Anybody else?</p> <p>08:52PM 11 MS. GELLERT: I'm back.</p> <p>08:52PM 12 I just realized, you had mentioned</p> <p>08:52PM 13 about an interior green space in the parking lot was</p> <p>08:52PM 14 removed, which I couldn't see because whatever.</p> <p>08:52PM 15 THE WITNESS: Right here (indicating).</p> <p>08:52PM 16 We had a tree there. The tree is</p> <p>08:52PM 17 eliminated.</p> <p>08:52PM 18 MS. GELLERT: The tree is gone, okay.</p> <p>08:52PM 19 And you said something about some sort</p> <p>08:53PM 20 of pavers?</p> <p>08:53PM 21 THE WITNESS: Mountable brick pavers.</p> <p>08:53PM 22 MS. GELLERT: What's that?</p> <p>08:53PM 23 THE WITNESS: Basically what it is,</p> <p>08:53PM 24 it's just a mountable paver, it's, like, a brick.</p> <p>08:53PM 25 MS. GELLERT: Oh, it looks like a bunch</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">71</p> <p>08:54PM 1 Now, you did mention that there are</p> <p>08:54PM 2 going to be trees removed behind building #2?</p> <p>08:54PM 3 THE WITNESS: Behind?</p> <p>08:54PM 4 No, no.</p> <p>08:54PM 5 You're with the shade tree, right?</p> <p>08:54PM 6 MR. CABRERA: Yes.</p> <p>08:54PM 7 THE WITNESS: Yes, I remember now.</p> <p>08:54PM 8 No, in this center island here</p> <p>08:54PM 9 (indicating), if you're familiar with the site, all</p> <p>08:54PM 10 the trees in this area are coming down. And when I</p> <p>08:54PM 11 spoke to your --</p> <p>08:54PM 12 MR. CABRERA: Looking at this, this</p> <p>08:54PM 13 is which?</p> <p>08:54PM 14 THE WITNESS: Under existing</p> <p>08:54PM 15 conditions.</p> <p>08:54PM 16 MR. CABRERA: All right. So this is</p> <p>08:54PM 17 the existing building (indicating)?</p> <p>08:54PM 18 THE WITNESS: That's the existing</p> <p>08:54PM 19 building. Between the two parking fields, if you are</p> <p>08:54PM 20 familiar with that stretch up there.</p> <p>08:54PM 21 Behind the building #1, there's two</p> <p>08:54PM 22 parking fields. Between the parking fields is a</p> <p>08:54PM 23 landscape island that contains 6 to 8 trees. All of</p> <p>08:54PM 24 those trees are being eliminated. We're going to</p> <p>08:54PM 25 replace those trees on site.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">70</p> <p>08:53PM 1 of bricks?</p> <p>08:53PM 2 THE WITNESS: Yes.</p> <p>08:53PM 3 MS. GELLERT: But it does have grass</p> <p>08:53PM 4 growing through it?</p> <p>08:53PM 5 THE WITNESS: Yes.</p> <p>08:53PM 6 MS. GELLERT: Okay. Thanks.</p> <p>08:53PM 7 CHAIRWOMAN HEMBREE: Behind you. Watch</p> <p>08:53PM 8 out.</p> <p>08:53PM 9 MR. CABRERA: Hi. Ulises Cabrera, 14</p> <p>08:53PM 10 Dorchester Road, Woodcliff Lake.</p> <p>08:53PM 11 Before I start, I just want to thank</p> <p>08:53PM 12 the zoning board members for their dedicated service</p> <p>08:53PM 13 to the borough.</p> <p>08:53PM 14 You mentioned there was a tree removed</p> <p>08:53PM 15 in the parking lot just now.</p> <p>08:53PM 16 Is that correct?</p> <p>08:53PM 17 THE WITNESS: A proposed tree.</p> <p>08:53PM 18 MR. CABRERA: But a tree was removed in</p> <p>08:53PM 19 the parking lot?</p> <p>08:53PM 20 CHAIRWOMAN HEMBREE: No.</p> <p>08:53PM 21 THE WITNESS: No, no, no, what I'm</p> <p>08:53PM 22 saying is, we were proposing a tree in this island,</p> <p>08:53PM 23 the fire department has asked us to eliminate that.</p> <p>08:54PM 24 MR. CABRERA: All right. I</p> <p>08:54PM 25 misunderstood that.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">72</p> <p>08:54PM 1 The suggestion tonight was to try to</p> <p>08:54PM 2 put some additional pines in in areas to help</p> <p>08:54PM 3 alleviate some of the concerns about views looking</p> <p>08:54PM 4 down on building #2, and then also for our neighbors.</p> <p>08:55PM 5 MR. CABRERA: Do you know how many?</p> <p>08:55PM 6 THE WITNESS: When I spoke to your</p> <p>08:55PM 7 colleague, we said, you know, upon approval we would</p> <p>08:55PM 8 sit down and come up with whatever we felt was</p> <p>08:55PM 9 appropriate and reasonable.</p> <p>08:55PM 10 MR. CABRERA: White pines is what you</p> <p>08:55PM 11 mentioned. That's what you want to plant?</p> <p>08:55PM 12 THE WITNESS: Whatever you guys feel is</p> <p>08:55PM 13 appropriate. You know the area better than me.</p> <p>08:55PM 14 CHAIRWOMAN HEMBREE: Because you</p> <p>08:55PM 15 already met with the shade tree?</p> <p>08:55PM 16 THE WITNESS: Only on the phone. I</p> <p>08:55PM 17 spoke to Clay.</p> <p>08:55PM 18 CHAIRWOMAN HEMBREE: Mr. Bosch?</p> <p>08:55PM 19 THE WITNESS: Yes.</p> <p>08:55PM 20 CHAIRWOMAN HEMBREE: Mr. Clay Bosch?</p> <p>08:55PM 21 THE WITNESS: Right. We spoke the</p> <p>08:55PM 22 first time, there was an e-mail, there was some</p> <p>08:55PM 23 comments.</p> <p>08:55PM 24 I spoke to him again and he agreed with</p> <p>08:55PM 25 that approach. He would not put that in another</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">73</p> <p>08:55PM 1 e-mail, he said I could make the comment, maybe you 08:55PM 2 could speak for him, being a member in that same 08:55PM 3 department. 08:55PM 4 MR. CABRERA: I don't want to speak for 08:55PM 5 the chairman. 08:55PM 6 THE WITNESS: I'm saying, whatever you 08:55PM 7 guys want to do, we'll put in. 08:55PM 8 MR. CABRERA: That's good to hear, it 08:55PM 9 really is. 08:55PM 10 THE WITNESS: Within reason, obviously. 08:55PM 11 MR. CABRERA: The last time you were 08:55PM 12 here, you talked about drainage. We talked about 08:55PM 13 drainage and planting burning bush in that area, 08:56PM 14 that's what you said? 08:56PM 15 THE WITNESS: Right, that's in our 08:56PM 16 landscape plan. 08:56PM 17 MR. CABRERA: Are you aware that 08:56PM 18 burning bush don't do well in moisture? 08:56PM 19 THE WITNESS: I think you made that 08:56PM 20 comment at one of other hearings, and we would say, 08:56PM 21 you know, if you have a different species that you 08:56PM 22 think is more appropriate, we would substitute. 08:56PM 23 MR. CABRERA: That's good to hear too. 08:56PM 24 I have nothing else for now. 08:56PM 25 Thank you. <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p> </p>	<p style="text-align: right;">75</p> <p>08:57PM 1 THE WITNESS: And the NJ DEP puts that 08:57PM 2 out. 08:57PM 3 MS. JEFFAS: So that's for the entire 08:57PM 4 building. 08:57PM 5 And the AC units, are they going to be 08:57PM 6 scattered, are they going to be grouped? 08:57PM 7 THE WITNESS: I believe the architect 08:57PM 8 spoke to that. 08:57PM 9 CHAIRWOMAN HEMBREE: He testified to 08:57PM 10 that. 08:57PM 11 MS. JEFFAS: I don't know that he 08:57PM 12 testified as to location. 08:57PM 13 MR. DELIA: Yes, we have an exhibit 08:57PM 14 that was entered last time. 08:57PM 15 CHAIRWOMAN HEMBREE: Yes. 08:57PM 16 MS. JEFFAS: Okay. And the other 08:57PM 17 question, and I don't know if this is a question for 08:57PM 18 you or not, but, will there be residential access on 08:57PM 19 that roof for activities, grilling, that kind of 08:58PM 20 thing? 08:58PM 21 THE WITNESS: There are no activities 08:58PM 22 on the roof. 08:58PM 23 MS. JEFFAS: There will not be? 08:58PM 24 THE WITNESS: No. 08:58PM 25 MS. JEFFAS: Because I know the <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p> </p>
<p style="text-align: right;">74</p> <p>08:56PM 1 THE WITNESS: You're welcome. 08:56PM 2 MS. JEFFAS: Laura Jeffas, 39 Kenwood 08:56PM 3 Drive, Woodcliff Lake. 08:56PM 4 You mentioned that you have to follow 08:56PM 5 the noise guidelines for the air conditioning. How 08:56PM 6 many air conditioning units? You said they were 08:56PM 7 individual units, I think, when you testified a month 08:56PM 8 ago. 08:56PM 9 THE WITNESS: The architect did. 08:57PM 10 MS. JEFFAS: Somebody said each unit 08:57PM 11 apartment -- 08:57PM 12 THE WITNESS: Yes. 08:57PM 13 MS. JEFFAS: -- has their own AC. 08:57PM 14 THE WITNESS: Correct. 08:57PM 15 MS. JEFFAS: So the guidelines that 08:57PM 16 you're following for noise, are they for the units 08:57PM 17 collectively or individually? 08:57PM 18 THE WITNESS: Collectively. 08:57PM 19 MS. JEFFAS: So there are guidelines 08:57PM 20 for the individual units and there are guidelines for 08:57PM 21 the entire building? 08:57PM 22 THE WITNESS: There is a guideline at 08:57PM 23 the property line, levels of sound, decibel levels 08:57PM 24 that have to be maintained. 08:57PM 25 MS. JEFFAS: All right. <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p> </p>	<p style="text-align: right;">76</p> <p>08:58PM 1 developer, in one of his other buildings, there is, 08:58PM 2 so I was curious. 08:58PM 3 THE WITNESS: None of that is proposed 08:58PM 4 for this application. 08:58PM 5 MS. JEFFAS: I wasn't sure. 08:58PM 6 Thank you. 08:58PM 7 MS. APPELLE: Veronica Appelle, 23 08:58PM 8 Cressfield Court. 08:58PM 9 Good evening. 08:58PM 10 I'm confused. It's a state I live in 08:58PM 11 on a daily basis. 08:58PM 12 But I have two letters here, one is 08:58PM 13 from Fire Chief Schuster, right, and that was on the 08:58PM 14 17th, and this one is directed from Mr. Labarbieri 08:58PM 15 (phonetic) to Mr. Princiotto. And on the second 08:59PM 16 page, so the first chief approved this with 08:59PM 17 conditions. And what has been said here tonight is 08:59PM 18 that these conditions have all been met. 08:59PM 19 Is that correct? 08:59PM 20 THE WITNESS: The one item in there 08:59PM 21 they speak about, I believe, is that the building has 08:59PM 22 to be fully sprinkled. 08:59PM 23 So, when we get to the point where we 08:59PM 24 design the construction plans for the building, that 08:59PM 25 will be subject to review to make sure we comply with <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p> </p>

<p style="text-align: right;">77</p> <p>08:59PM 1 that condition, but as far as the horizontal changes</p> <p>08:59PM 2 that are shown on our plan, those have been accepted.</p> <p>08:59PM 3 MS. APPELLE: Okay. Then the paragraph</p> <p>08:59PM 4 I don't understand, and maybe somebody can clarify</p> <p>08:59PM 5 this for me, is on what I guess you would consider</p> <p>08:59PM 6 page 2, after the chief says all of these things that</p> <p>08:59PM 7 have to be modified or changed, which is four and</p> <p>08:59PM 8 then A, B, C, D, he also says -- no, Mr. Labarbieri</p> <p>08:59PM 9 says:</p> <p>08:59PM 10 "These changes have resulted in proper</p> <p>08:59PM 11 movement and free flow K-turn at south end of</p> <p>08:59PM 12 the rear structure and at the north end, in</p> <p>08:59PM 13 absence of vehicles in visitors parking</p> <p>09:00PM 14 spaces."</p> <p>09:00PM 15 Anytime a fire happens, there will be</p> <p>09:00PM 16 no vehicles in the guest parking spaces? Is that</p> <p>09:00PM 17 what that means?</p> <p>09:00PM 18 THE WITNESS: Let me go back to that</p> <p>09:00PM 19 map here.</p> <p>09:00PM 20 What they asked us to do was provide a</p> <p>09:00PM 21 few things. One was to move the refuse enclosure</p> <p>09:00PM 22 back.</p> <p>09:00PM 23 MS. APPELLE: Right, so it's closer to</p> <p>09:00PM 24 all the people around them. Okay.</p> <p>09:00PM 25 THE WITNESS: Thank you.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">79</p> <p>09:01PM 1 MS. APPELLE: Oh.</p> <p>09:01PM 2 MR. PRINCIOTTO: And how they would</p> <p>09:01PM 3 turn.</p> <p>09:01PM 4 MS. APPELLE: All right. It just</p> <p>09:01PM 5 wasn't very clear to a layperson.</p> <p>09:01PM 6 "Absence of vehicles in visitor</p> <p>09:01PM 7 parking," I personally think there aren't enough</p> <p>09:01PM 8 spaces as there is, and I think Mr. Couto is right on</p> <p>09:01PM 9 with that, but that was my point.</p> <p>09:01PM 10 CHAIRWOMAN HEMBREE: Another question?</p> <p>09:01PM 11 MS. APPELLE: No, we're good.</p> <p>09:01PM 12 CHAIRWOMAN HEMBREE: Thank you.</p> <p>09:01PM 13 MS. APPELLE: Thank you.</p> <p>09:01PM 14 THE WITNESS: You're welcome.</p> <p>09:01PM 15 CHAIRWOMAN HEMBREE: Okay. I think</p> <p>09:01PM 16 that's it.</p> <p>09:01PM 17 MR. NEWMAN: Motion to close to the</p> <p>09:01PM 18 public.</p> <p>09:02PM 19 MR. HAYES: Second.</p> <p>09:02PM 20 CHAIRWOMAN HEMBREE: All in favor?</p> <p>09:02PM 21 (Whereupon, all present members respond</p> <p>09:02PM 22 in the affirmative.)</p> <p>09:02PM 23 CHAIRWOMAN HEMBREE: Okay.</p> <p>09:02PM 24 Why don't we do a break now. So we</p> <p>09:02PM 25 will take a five-minute recess and we'll be back.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">78</p> <p>09:00PM 1 MS. APPELLE: You're welcome.</p> <p>09:00PM 2 THE WITNESS: So, the purpose of that</p> <p>09:00PM 3 is to allow a vehicle to come on and K-turn out of</p> <p>09:00PM 4 the site. What they said --</p> <p>09:00PM 5 MS. APPELLE: Out of the one entrance.</p> <p>09:00PM 6 THE WITNESS: Let me finish.</p> <p>09:00PM 7 Anyhow, they also asked us to stripe</p> <p>09:00PM 8 this area (indicating) to be visitor parking only, so</p> <p>09:00PM 9 that in the event there are no cars parked here, they</p> <p>09:00PM 10 also would have the potential to circulate and turn</p> <p>09:00PM 11 and head out of the property. So they asked us to do</p> <p>09:00PM 12 this as well.</p> <p>09:00PM 13 MS. APPELLE: So if there are no cars</p> <p>09:01PM 14 there, instead of them coming out this way, they have</p> <p>09:01PM 15 a possibility of coming out this way (indicating).</p> <p>09:01PM 16 Is that right?</p> <p>09:01PM 17 THE WITNESS: No.</p> <p>09:01PM 18 This has been approved by the fire</p> <p>09:01PM 19 department. I think that maybe your question could</p> <p>09:01PM 20 be directed to him.</p> <p>09:01PM 21 MS. APPELLE: We would love to have the</p> <p>09:01PM 22 fire chief speak to all of us.</p> <p>09:01PM 23 MR. PRINCIOTTO: They have a traffic</p> <p>09:01PM 24 person who is going to testify next tonight on the</p> <p>09:01PM 25 movement of the fire department vehicles.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">80</p> <p>09:02PM 1 (Whereupon, a short recess is taken.)</p> <p>09:15PM 2 CHAIRWOMAN HEMBREE: It's time.</p> <p>09:16PM 3 MR. DELIA: All right. Thank you.</p> <p>09:16PM 4 We're back on the record.</p> <p>09:16PM 5 MR. PRINCIOTTO: Just before you start,</p> <p>09:16PM 6 during the break I spoke with Michael Kaufman, our</p> <p>09:16PM 7 newest member who was sworn in this evening. He</p> <p>09:16PM 8 arrived a little bit late, but I did have a chance to</p> <p>09:16PM 9 talk to him and confirm, as the board secretary had</p> <p>09:16PM 10 indicated, that he has read both of the transcripts</p> <p>09:16PM 11 of the prior hearings in this matter, and, in</p> <p>09:16PM 12 particular can reconfirm that he read the page 11 of</p> <p>09:16PM 13 the first transcript that identified all of the</p> <p>09:16PM 14 entities involved in this application, and he's</p> <p>09:16PM 15 advised that he has no conflict of interest with</p> <p>09:16PM 16 regard to them.</p> <p>09:16PM 17 Mr. Delia, if you have any questions?</p> <p>09:16PM 18 MR. DELIA: No questions.</p> <p>09:17PM 19 MR. PRINCIOTTO: Okay.</p> <p>09:17PM 20 CHAIRWOMAN HEMBREE: Well, I admire you</p> <p>09:17PM 21 for doing that.</p> <p>09:17PM 22 Thank you.</p> <p>09:17PM 23 MR. KAUFMAN: You're welcome.</p> <p>09:17PM 24 MS. SMITH: I do need you to sign</p> <p>09:17PM 25 certifications to keep on file that you read them</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">81</p> <p>09:17PM 1 both.</p> <p>09:17PM 2 MR. KAUFMAN: No problem.</p> <p>09:17PM 3 CHAIRWOMAN HEMBREE: Okay.</p> <p>09:17PM 4 MR. DELIA: I present Mr. Louis Luglio.</p> <p>09:17PM 5 MR. LUGLIO: That's me.</p> <p>09:17PM 6 MR. PRINCIOTTO: You've been here</p> <p>09:17PM 7 before.</p> <p>09:17PM 8 MR. LUGLIO: Yes, I have.</p> <p>09:17PM 9 MR. PRINCIOTTO: Okay.</p> <p>09:17PM 10 Do you swear to tell the truth and</p> <p>09:17PM 11 nothing but the truth, so help you God?</p> <p>09:17PM 12 MR. LUGLIO: Yes, I do.</p> <p>09:17PM 13 It's Louis, L-O-U-I-S, Luglio, that's</p> <p>09:17PM 14 L-U-G-L-I-O, address is 30 Montgomery Street, Jersey</p> <p>09:17PM 15 City.</p> <p>16 L O U I S J. L U G L I O, PE, c/o Sam Schwartz</p> <p>17 Transportation Consultants, 30 Montgomery Street,</p> <p>18 Suite 1340, Jersey City, New Jersey 07302, having</p> <p>19 been duly sworn, testifies as follows:</p> <p>20 DIRECT EXAMINATION</p> <p>09:17PM 21 BY MR. DELIA:</p> <p>09:17PM 22 Q. Mr. Luglio, what is your profession?</p> <p>09:17PM 23 A. I'm a traffic and transportation</p> <p>09:17PM 24 engineer.</p> <p>09:17PM 25 Q. How long have you been engaged in this</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">83</p> <p>09:18PM 1 CHAIRWOMAN HEMBREE: Is that okay with</p> <p>09:18PM 2 everybody?</p> <p>09:18PM 3 MR. NEWMAN: Okay with me.</p> <p>09:18PM 4 CHAIRWOMAN HEMBREE: Okay. Thank you.</p> <p>09:18PM 5 MR. DELIA: Thank you.</p> <p>09:18PM 6 BY MR. DELIA:</p> <p>09:18PM 7 Q. Mr. Luglio, you've been here for the</p> <p>09:18PM 8 hearings, correct?</p> <p>09:18PM 9 A. Yes, I have.</p> <p>09:18PM 10 Q. And you, in fact, have been out to the</p> <p>09:19PM 11 property and studied the site?</p> <p>09:19PM 12 A. I have, yes.</p> <p>09:19PM 13 Q. And in that regard, you have done a few</p> <p>09:19PM 14 things for us in connection with this application.</p> <p>09:19PM 15 Is that correct?</p> <p>09:19PM 16 A. Yes, I have.</p> <p>09:19PM 17 Q. Could you please walk us through what</p> <p>09:19PM 18 you've done and what you've prepared?</p> <p>09:19PM 19 A. So, just to go through what has been</p> <p>09:19PM 20 done.</p> <p>09:19PM 21 In looking at a site such as this</p> <p>09:19PM 22 that's a reuse of an existing building and an</p> <p>09:19PM 23 existing office land use, so the first thing is to</p> <p>09:19PM 24 look at what the existing building was used for.</p> <p>09:19PM 25 It's 42,000 square feet of office building that's</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">82</p> <p>09:17PM 1 profession?</p> <p>09:17PM 2 A. About 30 years.</p> <p>09:17PM 3 Q. Have you received any degrees in this</p> <p>09:17PM 4 field?</p> <p>09:17PM 5 A. I have a bachelor of science from</p> <p>09:18PM 6 New Jersey Institute of Technology in civil</p> <p>09:18PM 7 engineering, and a master's in transportation</p> <p>09:18PM 8 planning, also from NJIT.</p> <p>09:18PM 9 I have a professional PE license in the</p> <p>09:18PM 10 states of New Jersey, New York, and a few other</p> <p>09:18PM 11 states.</p> <p>09:18PM 12 I have been practicing, again, for over</p> <p>09:18PM 13 30 years, both for municipalities, for private</p> <p>09:18PM 14 developers, on behalf of the state Department of</p> <p>09:18PM 15 Transportation and a few counties within New Jersey.</p> <p>09:18PM 16 Q. Have you ever been qualified as an</p> <p>09:18PM 17 expert in this field before?</p> <p>09:18PM 18 A. Yes, many times.</p> <p>09:18PM 19 Q. Your license is currently in good</p> <p>09:18PM 20 standing in the State of New Jersey?</p> <p>09:18PM 21 A. Yes.</p> <p>09:18PM 22 MR. DELIA: I have no further questions</p> <p>09:18PM 23 at this point as to Mr. Luglio's qualifications, and</p> <p>09:18PM 24 I tender him as an expert in the field of traffic</p> <p>09:18PM 25 engineering.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">84</p> <p>09:19PM 1 situated there now with 115 parking spaces that exist</p> <p>09:19PM 2 on the site.</p> <p>09:19PM 3 As you all know, the site is located on</p> <p>09:19PM 4 Broadway, which is a Bergen County route. The posted</p> <p>09:19PM 5 speed limit is 35 miles per hour, and there is one</p> <p>09:19PM 6 full-service driveway at the south end of the site.</p> <p>09:19PM 7 So, for a particular case like this</p> <p>09:20PM 8 where we're looking at an existing use and a proposed</p> <p>09:20PM 9 use, the main thing that we look at from a</p> <p>09:20PM 10 transportation standpoint is the number of vehicles</p> <p>09:20PM 11 that would be generated by this use compared to what</p> <p>09:20PM 12 the existing use generated in terms of vehicles.</p> <p>09:20PM 13 Whether the site is active, not active,</p> <p>09:20PM 14 100 percent utilized or not, the test is, if the site</p> <p>09:20PM 15 is 100 percent utilized as the existing office</p> <p>09:20PM 16 building as it was, that is the test to compare</p> <p>09:20PM 17 against.</p> <p>09:20PM 18 And, so, from that perspective, we</p> <p>09:20PM 19 looked at the office component, again, the</p> <p>09:20PM 20 42,000 square feet versus the proposed multifamily.</p> <p>09:20PM 21 And A-9, and I think you have that</p> <p>09:20PM 22 marked, which we have up behind me and on the side as</p> <p>09:20PM 23 well, gives you an idea in terms of, there's a table</p> <p>09:20PM 24 on the bottom. What I did is I looked at the office</p> <p>09:21PM 25 building in two different categories. One is the</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">85</p> <p>09:21PM 1 office building on the far left, which is land use</p> <p>09:21PM 2 code 710, and I'll just step back a second.</p> <p>09:21PM 3 From a transportation standpoint, we</p> <p>09:21PM 4 rely on the Institute of Transportation Engineers</p> <p>09:21PM 5 Trip Generation Manual, the current edition is the</p> <p>09:21PM 6 10th Edition, and basically what it is is a</p> <p>09:21PM 7 compilation of many hundreds, and, in some cases,</p> <p>09:21PM 8 thousands of studies of vehicles coming in and out of</p> <p>09:21PM 9 a site, in particular in this case it's an office</p> <p>09:21PM 10 site, but there are many different land use groups</p> <p>09:21PM 11 that are comprised in the ITE Trip Generation Manual.</p> <p>09:21PM 12 So, this information is used on a</p> <p>09:21PM 13 national and maybe even international basis to look</p> <p>09:21PM 14 at what on average a site with a specific land use</p> <p>09:22PM 15 would generate in terms of the number of vehicles.</p> <p>09:22PM 16 And, again, that number of vehicles is</p> <p>09:22PM 17 total. That would be people that are coming in and</p> <p>09:22PM 18 out, again, if this was an office building, the</p> <p>09:22PM 19 office workers, visitors, deliveries. It really</p> <p>09:22PM 20 looks at every vehicle coming in and out of the site,</p> <p>09:22PM 21 and we look at it in the peak hour in the a.m. and in</p> <p>09:22PM 22 the peak hour in the p.m..</p> <p>09:22PM 23 And in the peak hour, that 60-minute</p> <p>09:22PM 24 period in the a.m. is some time between 7:00 a.m. and</p> <p>09:22PM 25 9:00 a.m., and in the p.m., it could be anywhere from</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">87</p> <p>09:24PM 1 that would be going to and from the site based on the</p> <p>09:24PM 2 current use, which in theory, one day tomorrow,</p> <p>09:24PM 3 whenever, it could open up as a 42,000-square-foot</p> <p>09:24PM 4 office building.</p> <p>09:24PM 5 So, from a trip generation standpoint,</p> <p>09:24PM 6 A-9 really demonstrates both graphically, but also on</p> <p>09:24PM 7 the table the difference between the existing land</p> <p>09:24PM 8 use and the proposed.</p> <p>09:24PM 9 The proposed land use, we're using a</p> <p>09:24PM 10 multifamily. The bottom, we talk about it being near</p> <p>09:24PM 11 a transit or transit village-type of designation, and</p> <p>09:24PM 12 that really goes along with the proximity to the</p> <p>09:24PM 13 train station.</p> <p>09:24PM 14 So, I have not taken any credit off or</p> <p>09:24PM 15 reduced the number of vehicles coming to and from the</p> <p>09:24PM 16 site, I just wanted to point out that the 29 and the</p> <p>09:24PM 17 37 a.m. and p.m. could actually even be further</p> <p>09:25PM 18 reduced based on the fact that this is residential,</p> <p>09:25PM 19 there's a train station that is in a very close</p> <p>09:25PM 20 walking distance, and it would probably be one of the</p> <p>09:25PM 21 factors in someone living at this proposed property</p> <p>09:25PM 22 that the train station is in that close proximity.</p> <p>09:25PM 23 I think that's it from a trip</p> <p>09:25PM 24 generation standpoint.</p> <p>09:25PM 25 Moving on, I know that there has been</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">86</p> <p>09:22PM 1 4:00 p.m. to either 6:00 p.m. or 7:00 p.m., depending</p> <p>09:22PM 2 on the area.</p> <p>09:22PM 3 So on A-9, we have two different office</p> <p>09:22PM 4 land use categories, and the one on the far left is</p> <p>09:22PM 5 the one that I'm really comparing this against, and</p> <p>09:22PM 6 that is general office building land use.</p> <p>09:22PM 7 The one in the middle is if it was a</p> <p>09:23PM 8 specific single-tenant office building and it would</p> <p>09:23PM 9 generate a little bit higher number of trips, but I'm</p> <p>09:23PM 10 comparing this against the 66 a.m. peak trips and the</p> <p>09:23PM 11 50 p.m. peak hour trips versus the proposed</p> <p>09:23PM 12 multifamily 60 units that would have 29 a.m. peak</p> <p>09:23PM 13 hour trips, opposed to the 66, and 37 p.m. peak hour</p> <p>09:23PM 14 trips as opposed to the 50.</p> <p>09:23PM 15 Now, again, the test is to really</p> <p>09:23PM 16 demonstrate when the office building was approved and</p> <p>09:23PM 17 when it was operational, there were certain</p> <p>09:23PM 18 improvements that were made as far as putting that</p> <p>09:23PM 19 building on the site, whether they be the site</p> <p>09:23PM 20 itself, roadway improvements, all of that really goes</p> <p>09:23PM 21 along with the property and goes along with the</p> <p>09:23PM 22 office component.</p> <p>09:23PM 23 So, from a pure trip generation or</p> <p>09:23PM 24 number of new vehicles to the site, there would</p> <p>09:24PM 25 actually be a reduction of the number of vehicles</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">88</p> <p>09:25PM 1 some talk about the actual Residential Site</p> <p>09:25PM 2 Improvement Standards. I also wanted to just weigh</p> <p>09:25PM 3 in on the fact that the RSIS does govern here, as far</p> <p>09:25PM 4 as every municipality, with the exception of a few</p> <p>09:25PM 5 that have demonstrated different parking ratios, and,</p> <p>09:25PM 6 some, like Jersey City or Hoboken, have appealed and</p> <p>09:25PM 7 have their own parking ratios, but, for the most</p> <p>09:26PM 8 part, the Residential Site Improvement Standards does</p> <p>09:26PM 9 apply and is conformed to for this application.</p> <p>09:26PM 10 The last thing to talk about is really</p> <p>09:26PM 11 access to and from the site.</p> <p>09:26PM 12 And the one access point that we have</p> <p>09:26PM 13 really doesn't change, but on A-10, we looked at, and</p> <p>09:26PM 14 it might be a little grainy. And, again, what is</p> <p>09:26PM 15 that entitled?</p> <p>09:26PM 16 So, A-10 is entitled "Fire Truck</p> <p>09:26PM 17 Movement."</p> <p>09:26PM 18 So, we zoomed in just to blow this up</p> <p>09:26PM 19 as large as we can.</p> <p>09:26PM 20 So, again, two things. One was, on the</p> <p>09:26PM 21 right side of A-10, a fire truck actually coming into</p> <p>09:26PM 22 the site, pulling, I guess, parallel in the drive</p> <p>09:27PM 23 aisle, itself, backing into the dumpster area, and</p> <p>09:27PM 24 then pulling out.</p> <p>09:27PM 25 Neglia did point out that there is one</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">89</p> <p>09:27PM 1 parking space that shows that it's actually being</p> <p>09:27PM 2 clipped. We have not been able to revise this</p> <p>09:27PM 3 graphic. I have not been able to. But I'm sure we</p> <p>09:27PM 4 could revise this so that we could actually pull it</p> <p>09:27PM 5 back a little bit, the movement, itself, so it would</p> <p>09:27PM 6 not interfere with that one parking space, and we</p> <p>09:27PM 7 certainly will do that.</p> <p>09:27PM 8 So that's one aspect of getting onto</p> <p>09:27PM 9 the site and whether or not that fire vehicle, you</p> <p>09:27PM 10 know, is in this position that's here or if the</p> <p>09:27PM 11 vehicle pulls up, you know, even most of the way to</p> <p>09:27PM 12 the northern part of this site, they could still</p> <p>09:27PM 13 back up in the same direction.</p> <p>09:27PM 14 It was true also that Mr. Clark pointed</p> <p>09:27PM 15 out that the fire department wanted us to look at can</p> <p>09:28PM 16 a fire truck also make a K-turn, if these parking</p> <p>09:28PM 17 spaces, these visitor parking spaces were not</p> <p>09:28PM 18 occupied.</p> <p>09:28PM 19 So overnight, in the middle of the</p> <p>09:28PM 20 night, if these visitor parking spaces are really</p> <p>09:28PM 21 adhered to as visitor only and there was no parking</p> <p>09:28PM 22 there, then obviously the fire truck would be able to</p> <p>09:28PM 23 make it.</p> <p>09:28PM 24 If there are cars that are parked</p> <p>09:28PM 25 there, then we really revert back to the one graphic</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>	<p style="text-align: right;">91</p> <p>09:29PM 1 do is to have this area where a truck could actually</p> <p>09:30PM 2 stage and deliver.</p> <p>09:30PM 3 Q. And that's to the south side?</p> <p>09:30PM 4 A. That's right.</p> <p>09:30PM 5 Q. And to the right of building #2?</p> <p>09:30PM 6 A. Yes, in that loading area, that's</p> <p>09:30PM 7 correct.</p> <p>09:30PM 8 Or that truck is going to, you know,</p> <p>09:30PM 9 pull in and block one or two spaces for, you know,</p> <p>09:30PM 10 five minutes, and then back out.</p> <p>09:30PM 11 So, as far as delivery trucks that are</p> <p>09:30PM 12 coming to the site, the site can certainly handle</p> <p>09:30PM 13 that and would be safe and efficient.</p> <p>09:30PM 14 So I looked at the traffic, the trip</p> <p>09:30PM 15 generation coming to and from the site, the parking,</p> <p>09:30PM 16 the fire access, and obviously the site access</p> <p>09:30PM 17 itself.</p> <p>09:30PM 18 If, in fact, we were not comparing an</p> <p>09:30PM 19 existing office building to a residential building,</p> <p>09:30PM 20 if we were comparing this to another land use and we</p> <p>09:30PM 21 had instead of a reduction of number of vehicles</p> <p>09:30PM 22 coming to and from the site, we had an addition, then</p> <p>09:31PM 23 I would look at more of the off-site traffic and the</p> <p>09:31PM 24 intersections around the site, but, again, since we</p> <p>09:31PM 25 have a reduction and not an increase, there's really</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>
<p style="text-align: right;">90</p> <p>09:28PM 1 or the one way that the vehicle can actually back out</p> <p>09:28PM 2 into the loading area and then go out head first.</p> <p>09:28PM 3 As far as the spaces, the actual</p> <p>09:28PM 4 parking stalls themselves are 9'x18'. That's also an</p> <p>09:28PM 5 industry standard, and they conform to that standard.</p> <p>09:28PM 6 Q. That's the RSIS standard as well,</p> <p>09:28PM 7 correct?</p> <p>09:28PM 8 A. Yes.</p> <p>09:28PM 9 And the number of ADA spaces also</p> <p>09:28PM 10 complied for the total number of parking spaces that</p> <p>09:29PM 11 are provided on this site.</p> <p>09:29PM 12 And as far as overall access to the</p> <p>09:29PM 13 site for the existing driveway, the existing driveway</p> <p>09:29PM 14 now has parking I think on the south side. So the</p> <p>09:29PM 15 existing driveway and entrance into the site would</p> <p>09:29PM 16 have no parking alongside of it, it would be</p> <p>09:29PM 17 dedicated to just two-way traffic.</p> <p>09:29PM 18 So as far as the site operations go, it</p> <p>09:29PM 19 would certainly be safe and efficient for passenger</p> <p>09:29PM 20 vehicles coming onto the site.</p> <p>09:29PM 21 For delivery vehicles such as UPS or</p> <p>09:29PM 22 FedEx trucks, you know, we tried to plan for them and</p> <p>09:29PM 23 direct them, but many times they have a mind of their</p> <p>09:29PM 24 own and they kind of go in different places.</p> <p>09:29PM 25 So, for the most part what we tried to</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>	<p style="text-align: right;">92</p> <p>09:31PM 1 no reason to look at additional intersections or the</p> <p>09:31PM 2 roadway itself.</p> <p>09:31PM 3 I'm quick.</p> <p>09:31PM 4 Q. Thank you.</p> <p>09:31PM 5 A. I'm easy like that.</p> <p>09:31PM 6 CHAIRWOMAN HEMBREE: Can I ask you a</p> <p>09:31PM 7 question?</p> <p>09:31PM 8 THE WITNESS: Yes.</p> <p>09:31PM 9 CHAIRWOMAN HEMBREE: We know that there</p> <p>09:31PM 10 will be a significant impact because of what's going</p> <p>09:31PM 11 on in Park Ridge, the building of an apartment</p> <p>09:31PM 12 building on Kinderkamack, which is a main north/south</p> <p>09:31PM 13 road, with 460 or something like that. There's also</p> <p>09:31PM 14 another large building on Park Avenue. Montvale is</p> <p>09:31PM 15 doing an awful lot of building. That has an enormous</p> <p>09:31PM 16 impact. So I think it does impact our intersections</p> <p>09:31PM 17 and our traffic.</p> <p>09:31PM 18 THE WITNESS: Those projects certainly</p> <p>09:31PM 19 would, and whether or not whoever has those</p> <p>09:32PM 20 applications and those municipalities, if they look</p> <p>09:32PM 21 beyond their own boundaries, that really would reside</p> <p>09:32PM 22 with them.</p> <p>09:32PM 23 CHAIRWOMAN HEMBREE: No, I understand</p> <p>09:32PM 24 that, but I would think it would reside with us,</p> <p>09:32PM 25 because we know that that's going to happen, so we</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>

<p style="text-align: right;">93</p> <p>09:32PM 1 need to plan for it, don't we?</p> <p>09:32PM 2 THE WITNESS: I think as a board and as</p> <p>09:32PM 3 a municipality, you should plan for that, yes.</p> <p>09:32PM 4 CHAIRWOMAN HEMBREE: Okay.</p> <p>09:32PM 5 THE WITNESS: With respect to this</p> <p>09:32PM 6 application, I don't think that that's the proper</p> <p>09:32PM 7 venue to plan for other development in other</p> <p>09:32PM 8 municipalities, no.</p> <p>09:32PM 9 CHAIRWOMAN HEMBREE: No, we're not</p> <p>09:32PM 10 planning for other municipalities, we're planning for</p> <p>09:32PM 11 Woodcliff Lake, because that's going to have an</p> <p>09:32PM 12 impact on us, no matter what is there. No matter</p> <p>09:32PM 13 what that's going to be, it's going to have an</p> <p>09:32PM 14 impact.</p> <p>09:32PM 15 THE WITNESS: On this site?</p> <p>09:32PM 16 CHAIRWOMAN HEMBREE: Yes.</p> <p>09:32PM 17 So I think while we have your expertise</p> <p>09:32PM 18 and we have our own expertise, I think we have to</p> <p>09:32PM 19 look at the issue.</p> <p>09:33PM 20 THE WITNESS: And the issue is?</p> <p>09:33PM 21 CHAIRWOMAN HEMBREE: Impact of an</p> <p>09:33PM 22 increase in traffic on Broadway, on Kinderkamack, on</p> <p>09:33PM 23 Pascack, going across the reservoir, the light that</p> <p>09:33PM 24 crosses the railroad tracks, that whole intersection</p> <p>09:33PM 25 is going to be a problem.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">95</p> <p>09:34PM 1 average condition would be for a 42,000-square-foot</p> <p>09:34PM 2 office building. We would not want to go out there</p> <p>09:34PM 3 and say, here's what's coming in and out of the site</p> <p>09:34PM 4 and it's only 50 percent utilized, because we would</p> <p>09:35PM 5 be undercutting what the actual number is.</p> <p>09:35PM 6 MR. PRINCIOTTO: So, I understand the</p> <p>09:35PM 7 trip generation calculations that you did, but the</p> <p>09:35PM 8 trip generations don't consider what the local</p> <p>09:35PM 9 traffic conditions are in the area. You said that</p> <p>09:35PM 10 because there was a reduction, that you didn't</p> <p>09:35PM 11 conduct a study of the local traffic conditions. But</p> <p>09:35PM 12 what I'm saying is, if this site historically was</p> <p>09:35PM 13 underutilized, it would not be representative of what</p> <p>09:35PM 14 the traffic conditions would have been like for a</p> <p>09:35PM 15 fully occupied and utilized 42,000-square-foot</p> <p>09:35PM 16 building.</p> <p>09:35PM 17 Do you follow me?</p> <p>09:35PM 18 THE WITNESS: I do.</p> <p>09:35PM 19 MR. PRINCIOTTO: So, in other words,</p> <p>09:35PM 20 the traffic congestion could be significantly more</p> <p>09:35PM 21 with 60 apartment units than it would be for a</p> <p>09:35PM 22 42,000-square-foot underutilized office building.</p> <p>09:36PM 23 Isn't that right?</p> <p>09:36PM 24 THE WITNESS: No, I disagree with that.</p> <p>09:36PM 25 It would have to be 20 percent utilized for it to</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">94</p> <p>09:33PM 1 Right now, if you live on Highview</p> <p>09:33PM 2 Avenue, you can't go down to the bottom of Highview</p> <p>09:33PM 3 and turn left very easily.</p> <p>09:33PM 4 THE WITNESS: I would just like to add,</p> <p>09:33PM 5 I guess, clarification.</p> <p>09:33PM 6 This particular project does not</p> <p>09:33PM 7 increase, as a matter of fact decreases the number of</p> <p>09:33PM 8 vehicles. There's really no reason to look at other</p> <p>09:33PM 9 off-site intersections for traffic impact, because</p> <p>09:33PM 10 there is no associated impact associated with</p> <p>09:33PM 11 changing this from an office building to a</p> <p>09:33PM 12 residential building. So to burden the applicant to</p> <p>09:33PM 13 look at other intersections and other roadways that</p> <p>09:34PM 14 this project would not add any traffic to, I think</p> <p>09:34PM 15 we'd also like to hear from your traffic expert on</p> <p>09:34PM 16 that matter as well. That would be my opinion.</p> <p>09:34PM 17 MR. PRINCIOTTO: All right. I have a</p> <p>09:34PM 18 question for you.</p> <p>09:34PM 19 If historically this 42,000-square-foot</p> <p>09:34PM 20 office building was underutilized, that wouldn't give</p> <p>09:34PM 21 a clear indication as to what the traffic comparison</p> <p>09:34PM 22 is going to be from the prior use to, say, an</p> <p>09:34PM 23 apartment building with 60 units and full occupancy.</p> <p>09:34PM 24 THE WITNESS: And that's why we</p> <p>09:34PM 25 consistently use the ITE to get rates of what the</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">96</p> <p>09:36PM 1 even be equal to the residential land use that we're</p> <p>09:36PM 2 proposing here.</p> <p>09:36PM 3 Again, at some point this 42,000 square</p> <p>09:36PM 4 feet of office was in place and utilized 100 percent,</p> <p>09:36PM 5 and vehicles were coming on and off the site.</p> <p>09:36PM 6 And, again, the test on whether or not</p> <p>09:36PM 7 there is a traffic study that's required or</p> <p>09:36PM 8 additional traffic studies that are required or an</p> <p>09:36PM 9 impact really resides to what the land use is today,</p> <p>09:36PM 10 what it could turn around and be tomorrow, and what</p> <p>09:36PM 11 the proposal is.</p> <p>09:36PM 12 Even from, I guess, a qualitative</p> <p>09:36PM 13 standpoint, if we had 37 trips in the morning and</p> <p>09:37PM 14 that -- sorry, we had 29 trips in the morning, and</p> <p>09:37PM 15 that's both in and out, we're talking about, you</p> <p>09:37PM 16 know, less than one every two minutes. We're not</p> <p>09:37PM 17 talking about a significant amount of traffic. I</p> <p>09:37PM 18 understand that Broadway and the area roadways may</p> <p>09:37PM 19 have congestion and do have congestion, but that's</p> <p>09:37PM 20 not the test of this particular application and this</p> <p>09:37PM 21 land use.</p> <p>09:37PM 22 CHAIRWOMAN HEMBREE: But look at it</p> <p>09:37PM 23 this way, what if you can't get in and you can't get</p> <p>09:37PM 24 out because of the traffic?</p> <p>09:37PM 25 THE WITNESS: I think even though it</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">97</p> <p>09:37PM 1 might be congested, you'll still be able to get in 09:37PM 2 and out of the site. 09:37PM 3 CHAIRWOMAN HEMBREE: How, if there are 09:37PM 4 lines of cars waiting for the traffic light to 09:37PM 5 change? 09:37PM 6 THE WITNESS: And I do understand that 09:37PM 7 going in the northbound direction, there probably is 09:37PM 8 a queue of 10 to 12 vehicles that sometimes block 09:37PM 9 this driveway. 09:37PM 10 CHAIRWOMAN HEMBREE: Sometimes up to 09:37PM 11 Prospect too. 09:38PM 12 THE WITNESS: And sometimes there's 09:38PM 13 none. And so what I'm saying is that, it's not 09:38PM 14 realistic to say that you'll never be able to get in 09:38PM 15 and out of the site based on the traffic conditions 09:38PM 16 that are out there today. You might not be able to 09:38PM 17 make a left turn in or out of the site -- 09:38PM 18 CHAIRWOMAN HEMBREE: Right. 09:38PM 19 THE WITNESS: -- and that certainly is 09:38PM 20 something that could be considered with Bergen 09:38PM 21 County, when we get to that point of having turn 09:38PM 22 prohibitions of coming in and out of the site, but 09:38PM 23 certainly not from the number of vehicles that are 09:38PM 24 coming on and off the site and if it would have an 09:38PM 25 impact on the roadway itself, not at this level. If <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p> </p>	<p style="text-align: right;">99</p> <p>09:39PM 1 THE WITNESS: Again, what we're talking 09:39PM 2 about is what happens during the hour in the morning, 09:39PM 3 right. 09:39PM 4 So, if we say, let's say, from 7:30 to 09:39PM 5 8:30, there's 29 vehicles that are coming in and out 09:39PM 6 of the site, that's not to say that everyone leaves 09:40PM 7 in that hour, there are people that leave before the 09:40PM 8 hour, there are people that leave after the hour. 09:40PM 9 What we're saying is that hour, itself, represents 09:40PM 10 the highest number. So the hour before, there might 09:40PM 11 be 27, the hour after, there might be 22. So there's 09:40PM 12 certainly more that's coming in and out of the site 09:40PM 13 over the hours in the morning. That's the peak hour 09:40PM 14 itself. 09:40PM 15 CHAIRWOMAN HEMBREE: But as a zoning 09:40PM 16 board, we're responsible to the citizens of our 09:40PM 17 community and we don't want to create a problem, if 09:40PM 18 we don't have to. I mean, I think we have a 09:40PM 19 responsibility to look at the issue, and I'm asking 09:40PM 20 who sees all of these towns together and who plans 09:40PM 21 for the whole part of northern Bergen County, with 09:40PM 22 all the building going on and the roads and the 09:40PM 23 traffic? Who does that? 09:41PM 24 THE WITNESS: I would think that would 09:41PM 25 be Bergen County. <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p> </p>
<p style="text-align: right;">98</p> <p>09:38PM 1 we were, if we had 200 units, it might be different. 09:38PM 2 CHAIRWOMAN HEMBREE: So who's looking 09:38PM 3 at the big picture? 09:38PM 4 THE WITNESS: The county has to look at 09:38PM 5 the big picture. The municipality has to look at the 09:38PM 6 big picture, from its own borders. 09:38PM 7 CHAIRWOMAN HEMBREE: So do you think 09:38PM 8 Park Ridge has already looked at the big picture? 09:38PM 9 THE WITNESS: No, what I think is this 09:39PM 10 applicant for one site should not be bound to look at 09:39PM 11 the big picture of what's happening on all the 09:39PM 12 roadways in the area. 09:39PM 13 CHAIRWOMAN HEMBREE: Well, that's 09:39PM 14 because you want to change the use, that's the reason 09:39PM 15 why we need to look at it. 09:39PM 16 THE WITNESS: Not from a traffic 09:39PM 17 standpoint. I mean, it's certainly legitimate to 09:39PM 18 look at the building, to look at the viewsheds, but 09:39PM 19 from a traffic standpoint of what the existing use is 09:39PM 20 and was and the residential use, it's certainly a 09:39PM 21 reduction in the number of vehicles coming on and off 09:39PM 22 the site. 09:39PM 23 CHAIRWOMAN HEMBREE: But if you have 09:39PM 24 60 units with two cars or one car, that's 60 cars, 09:39PM 25 that's an impact. <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p> </p>	<p style="text-align: right;">100</p> <p>09:41PM 1 CHAIRWOMAN HEMBREE: So that has an 09:41PM 2 impact on their okaying your development, right? 09:41PM 3 THE WITNESS: I'm sure at some level, 09:41PM 4 yes. But I'll also tell you that for a 60-unit 09:41PM 5 residential development, this is not significant for 09:41PM 6 them. 09:41PM 7 CHAIRWOMAN HEMBREE: I'm talking about 09:41PM 8 the impact of what is going on around us. 09:41PM 9 THE WITNESS: Yes, I think that is very 09:41PM 10 legitimate for the county to look at. 09:41PM 11 CHAIRWOMAN HEMBREE: But I'm still 09:41PM 12 responsible. How can I do that? I'm not going to 09:41PM 13 rely on Bergen County, you know, I can't do that, 09:41PM 14 because that's going to take time, that's going to be 09:41PM 15 a bureaucracy I have no control over. 09:41PM 16 THE WITNESS: Again, I go back to 09:41PM 17 either the planning board, this board, or mayor and 09:41PM 18 council and say, you could embark your traffic expert 09:41PM 19 or others to do a study on what the impact would be 09:42PM 20 for known development or even partially filled out 09:42PM 21 applications for other development, to say here's how 09:42PM 22 the levels of service for these corridors are 09:42PM 23 operating now and here's what these other 09:42PM 24 developments would do. 09:42PM 25 And then from that standpoint, I'm not <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p> </p>

<p style="text-align: right;">101</p> <p>09:42PM 1 the attorney, I would have to then defer to legal</p> <p>09:42PM 2 counsel on, you know, what the remedy would be in you</p> <p>09:42PM 3 fighting other applications or just to go back to the</p> <p>09:42PM 4 county with your own information and say there is an</p> <p>09:42PM 5 impact as a result of these other developments.</p> <p>09:42PM 6 Depending on how big the developments</p> <p>09:42PM 7 are, and some you talked about were 400 units,</p> <p>09:42PM 8 obviously that's a different scale of development</p> <p>09:42PM 9 compared to 60 units.</p> <p>09:42PM 10 CHAIRWOMAN HEMBREE: Right.</p> <p>09:42PM 11 MR. PRINCIOTTO: Do you know the</p> <p>09:42PM 12 historical, you know, occupancy rate for this</p> <p>09:42PM 13 building?</p> <p>09:42PM 14 THE WITNESS: I do not.</p> <p>09:43PM 15 BY MR. DELIA:</p> <p>09:43PM 16 Q. While they're taking notes, these</p> <p>09:43PM 17 office land uses, you got the 710 and the 712, remind</p> <p>09:43PM 18 us again what is the 712 land use?</p> <p>09:43PM 19 A. So, the 712 is if this office building</p> <p>09:43PM 20 were a single-tenant user. A single-tenant user</p> <p>09:43PM 21 would have, theoretically, more people in the</p> <p>09:43PM 22 building, if there's no change in square footage,</p> <p>09:43PM 23 they would have more people in the building as</p> <p>09:43PM 24 opposed to multi tenants in the building.</p> <p>09:43PM 25 So multi tenants would have, you know,</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>	<p style="text-align: right;">103</p> <p>09:44PM 1 CHAIRWOMAN HEMBREE: Except there's no</p> <p>09:44PM 2 market for it.</p> <p>09:44PM 3 MR. NEWMAN: Well, I don't know that.</p> <p>09:45PM 4 CHAIRWOMAN HEMBREE: I do.</p> <p>09:45PM 5 MR. NEWMAN: The real estate guy last</p> <p>09:45PM 6 time was here.</p> <p>09:45PM 7 THE WITNESS: Don't confuse me with the</p> <p>09:45PM 8 real estate guy.</p> <p>09:45PM 9 MR. DELIA: Let's not go there.</p> <p>09:45PM 10 MR. PRINCIOTTO: I have another</p> <p>09:45PM 11 question for you.</p> <p>09:45PM 12 THE WITNESS: My real name is Charles</p> <p>09:45PM 13 too, but I go by "Lou" now.</p> <p>09:45PM 14 MR. PRINCIOTTO: Have you been to this</p> <p>09:45PM 15 site during the rush hour?</p> <p>09:45PM 16 THE WITNESS: I have.</p> <p>09:45PM 17 MR. PRINCIOTTO: Okay. And you've</p> <p>09:45PM 18 witnessed this particular intersection that we're</p> <p>09:45PM 19 talking about?</p> <p>09:45PM 20 THE WITNESS: I have.</p> <p>09:45PM 21 MR. PRINCIOTTO: Which is the causeway,</p> <p>09:45PM 22 as well as Prospect as well as Highview.</p> <p>09:45PM 23 THE WITNESS: I have, and I agree that</p> <p>09:45PM 24 there is traffic and there is congestion. I</p> <p>09:45PM 25 certainly agree with what you witness and see, and</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>
<p style="text-align: right;">102</p> <p>09:43PM 1 more conference room space because they would have</p> <p>09:43PM 2 individual businesses that are in there, and they</p> <p>09:43PM 3 would have employees in this conference room areas,</p> <p>09:43PM 4 so there's more lost space that really doesn't</p> <p>09:44PM 5 translate back to trips, and so that's the difference</p> <p>09:44PM 6 the two.</p> <p>09:44PM 7 I wanted to put that on there just to</p> <p>09:44PM 8 say that this office building certainly could be a</p> <p>09:44PM 9 single-tenant user, and that's why I wanted to</p> <p>09:44PM 10 provide that information but also explain that I</p> <p>09:44PM 11 understand that if you really didn't want to consider</p> <p>09:44PM 12 it as a single-tenant user, that's why we have on the</p> <p>09:44PM 13 left-hand side if it was multi-tenanted.</p> <p>09:44PM 14 Q. So these office uses are permitted use</p> <p>09:44PM 15 in the zone, so a single-office user could occupy</p> <p>09:44PM 16 this building and could generate these numbers of</p> <p>09:44PM 17 trips --</p> <p>09:44PM 18 A. Yes.</p> <p>09:44PM 19 Q. -- without a need for variance or even</p> <p>09:44PM 20 site plan approval?</p> <p>09:44PM 21 A. That is true.</p> <p>09:44PM 22 Q. And could then add these numbers of</p> <p>09:44PM 23 trips during these peak hours, which far eclipse</p> <p>09:44PM 24 anything that we propose here?</p> <p>09:44PM 25 A. That's right.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>	<p style="text-align: right;">104</p> <p>09:45PM 1 you live here and the public behind me also lives</p> <p>09:45PM 2 here, and I understand that.</p> <p>09:45PM 3 And I do understand that additional</p> <p>09:46PM 4 development happening around you will cause more</p> <p>09:46PM 5 traffic on Broadway and another development will</p> <p>09:46PM 6 cause more traffic as well.</p> <p>09:46PM 7 What I'm saying for this particular</p> <p>09:46PM 8 case is that, first of all, even if we had a blank</p> <p>09:46PM 9 slate and we wanted to put 60 units here and there</p> <p>09:46PM 10 was no office building here, roughly 30 peak hour</p> <p>09:46PM 11 trips in the morning is not significant. And I even</p> <p>09:46PM 12 think it would be less, because of the train station</p> <p>09:46PM 13 that's across the street, and people that live here</p> <p>09:46PM 14 would most likely, maybe a majority of them would not</p> <p>09:46PM 15 use their vehicle, would keep it parked, if they had</p> <p>09:46PM 16 one, and utilize the train station.</p> <p>09:46PM 17 But even if they didn't, we're looking</p> <p>09:46PM 18 on average, you know, 29 or 30 vehicles that are</p> <p>09:46PM 19 coming in and out of the site.</p> <p>09:46PM 20 And even if I were to do a study of the</p> <p>09:47PM 21 intersection, and I would imagine and your traffic</p> <p>09:47PM 22 engineer would attest to this probably, that</p> <p>09:47PM 23 intersection probably operates at level of service E</p> <p>09:47PM 24 or F, in a failing condition, certainly during the</p> <p>09:47PM 25 p.m. peak hour. And what we would add to it wouldn't</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>

<p style="text-align: right;">105</p> <p>09:47PM 1 significantly change that level of service, it would</p> <p>09:47PM 2 certainly add more traffic to it, assuming we had a</p> <p>09:47PM 3 blank slate, but there probably wouldn't be any</p> <p>09:47PM 4 traffic mitigation that we could offer for the small</p> <p>09:47PM 5 amount of vehicles that we're adding to the network,</p> <p>09:47PM 6 and even if we did a study, the study would show</p> <p>09:47PM 7 that.</p> <p>09:47PM 8 MR. PRINCIOTTO: I just wanted to --</p> <p>09:47PM 9 MR. NEWMAN: Wait, wait, wait. Wait a</p> <p>09:47PM 10 second.</p> <p>09:47PM 11 This is a much different application</p> <p>09:47PM 12 than if you were starting from a blank slate. Your</p> <p>09:47PM 13 testimony is that as this building exists now, it</p> <p>09:47PM 14 creates far greater trip generation, trip generation,</p> <p>09:48PM 15 than your proposed use of the building, if I</p> <p>09:48PM 16 understand your testimony.</p> <p>09:48PM 17 THE WITNESS: That is correct.</p> <p>09:48PM 18 MR. NEWMAN: If it were a blank slate</p> <p>09:48PM 19 and there was nothing there, then that would be a</p> <p>09:48PM 20 completely different story.</p> <p>09:48PM 21 THE WITNESS: I guess what I meant to</p> <p>09:48PM 22 say is that if we did not consider the trip credit or</p> <p>09:48PM 23 what was on the site as an office building and we</p> <p>09:48PM 24 just said we're going to put in 60 residential units</p> <p>09:48PM 25 and we add that traffic to the network, there would</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">107</p> <p>09:49PM 1 coming to and from the site.</p> <p>09:49PM 2 MR. SPIRIG: During the rush hour.</p> <p>09:49PM 3 THE WITNESS: During the peak hours.</p> <p>09:49PM 4 MR. NEWMAN: Assuming the density was</p> <p>09:49PM 5 appropriate for 60 units for what you want to use on</p> <p>09:49PM 6 the site.</p> <p>09:49PM 7 MR. SPIRIG: Well, that's a different</p> <p>09:49PM 8 issue.</p> <p>09:49PM 9 THE WITNESS: That's the planning</p> <p>09:49PM 10 issue.</p> <p>09:49PM 11 MR. NEWMAN: I understand that.</p> <p>09:49PM 12 MR. PRINCIOTTO: Okay. The traffic</p> <p>09:49PM 13 flow is different, though, for the uses; in other</p> <p>09:50PM 14 words, if they're apartments, you would expect in the</p> <p>09:50PM 15 a.m. the cars are going to be coming out?</p> <p>09:50PM 16 THE WITNESS: For the most part, yes.</p> <p>09:50PM 17 MR. PRINCIOTTO: For an office</p> <p>09:50PM 18 building, the cars would be coming in?</p> <p>09:50PM 19 THE WITNESS: That's right.</p> <p>09:50PM 20 MR. PRINCIOTTO: So it's a different</p> <p>09:50PM 21 flow of traffic.</p> <p>09:50PM 22 THE WITNESS: Absolutely.</p> <p>09:50PM 23 MR. PRINCIOTTO: Okay. Did you</p> <p>09:50PM 24 consider that impact?</p> <p>09:50PM 25 THE WITNESS: Yes. I mean, we</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">106</p> <p>09:48PM 1 not be a significant change in the level of service</p> <p>09:48PM 2 of the roadway due to the 60 units that we're putting</p> <p>09:48PM 3 in.</p> <p>09:48PM 4 And so just to get back to the point</p> <p>09:48PM 5 of, well, if the site hasn't been utilized and has</p> <p>09:48PM 6 been vacant for a while, you haven't seen vehicles</p> <p>09:48PM 7 coming in and out, again, that's not the test.</p> <p>09:48PM 8 But even if that were the test, the</p> <p>09:48PM 9 number of vehicles that we're putting on the roadway</p> <p>09:49PM 10 as a result of this is not significant enough to</p> <p>09:49PM 11 cause any change in the level of service on the</p> <p>09:49PM 12 roadway.</p> <p>09:49PM 13 MR. NEWMAN: Well, that depends on the</p> <p>09:49PM 14 density.</p> <p>09:49PM 15 THE WITNESS: That does not depend on</p> <p>09:49PM 16 the density, that depends if we have 60 units, 60</p> <p>09:49PM 17 residential units --</p> <p>09:49PM 18 MR. NEWMAN: So you're telling me that</p> <p>09:49PM 19 the impact of putting 16 units per acre is the same</p> <p>09:49PM 20 as the impact of putting eight units per acre on</p> <p>09:49PM 21 traffic conditions?</p> <p>09:49PM 22 THE WITNESS: All I'm saying is that if</p> <p>09:49PM 23 we had 60 units, regardless of how dense the actual</p> <p>09:49PM 24 units were, if we had 60 units, 60 units are</p> <p>09:49PM 25 60 units, that's the number of vehicles that would be</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">108</p> <p>09:50PM 1 considered that as well.</p> <p>09:50PM 2 You're absolutely right. So there's a</p> <p>09:50PM 3 difference in the use, itself, and which direction</p> <p>09:50PM 4 vehicles are coming in and out.</p> <p>09:50PM 5 In most conversions that I have worked</p> <p>09:50PM 6 on, from office to residential, the residential trips</p> <p>09:50PM 7 are now going in the opposite direction of the peak</p> <p>09:50PM 8 travel flow, and so there's actually more capacity</p> <p>09:50PM 9 for the vehicles that are going out from this site to</p> <p>09:50PM 10 different parts of Bergen County or beyond than</p> <p>09:50PM 11 people that are coming to it.</p> <p>09:50PM 12 MR. PRINCIOTTO: Now, this particular</p> <p>09:50PM 13 intersection is not a typical intersection, would you</p> <p>09:51PM 14 agree?</p> <p>09:51PM 15 THE WITNESS: I agree.</p> <p>09:51PM 16 MR. PRINCIOTTO: And it has some</p> <p>09:51PM 17 unusual characteristics?</p> <p>09:51PM 18 THE WITNESS: Yes, it does.</p> <p>09:51PM 19 MR. PRINCIOTTO: Including that the</p> <p>09:51PM 20 causeway does not line up with Highview?</p> <p>09:51PM 21 THE WITNESS: Uh-huh.</p> <p>09:51PM 22 MR. PRINCIOTTO: Correct?</p> <p>09:51PM 23 THE WITNESS: Yes.</p> <p>09:51PM 24 MR. PRINCIOTTO: And what is the</p> <p>09:51PM 25 distance from the traffic light to the ingress and</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">109</p> <p>09:51PM 1 egress to the subject site?</p> <p>09:51PM 2 THE WITNESS: About 360 feet.</p> <p>09:51PM 3 MR. PRINCIOTTO: Okay. And you</p> <p>09:52PM 4 mentioned the train station. The train station is</p> <p>09:52PM 5 located in a close vicinity of that traffic light?</p> <p>09:52PM 6 THE WITNESS: Yes.</p> <p>09:52PM 7 MR. PRINCIOTTO: Okay. And you're</p> <p>09:52PM 8 aware that cars park for the train station there in</p> <p>09:52PM 9 that vicinity?</p> <p>09:52PM 10 THE WITNESS: Yes, I am.</p> <p>09:52PM 11 MR. PRINCIOTTO: And those cars travel</p> <p>09:52PM 12 into that area during the peak morning rush hour</p> <p>09:52PM 13 period?</p> <p>09:52PM 14 THE WITNESS: Yes.</p> <p>09:52PM 15 MR. PRINCIOTTO: Have you been there</p> <p>09:52PM 16 during the peak rush hour morning?</p> <p>09:52PM 17 THE WITNESS: I have. I have been</p> <p>09:52PM 18 there a couple of occasions in the a.m. and a few in</p> <p>09:52PM 19 the p.m. as well.</p> <p>09:52PM 20 MR. PRINCIOTTO: And recently?</p> <p>09:52PM 21 THE WITNESS: Recently?</p> <p>09:52PM 22 Middle of January.</p> <p>09:52PM 23 MR. PRINCIOTTO: Do you know what the</p> <p>09:52PM 24 occupancy of the subject building was in January, if</p> <p>09:52PM 25 any?</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">111</p> <p>09:54PM 1 without the other.</p> <p>09:54PM 2 MR. PRINCIOTTO: To date, have there</p> <p>09:54PM 3 been any discussions with the county with regard to</p> <p>09:54PM 4 this intersection?</p> <p>09:54PM 5 THE WITNESS: No.</p> <p>09:54PM 6 MR. PRINCIOTTO: And then with regard</p> <p>09:54PM 7 to A-10, I heard your prior testimony.</p> <p>09:55PM 8 With regard to that parking space</p> <p>09:55PM 9 that's clipped by the fire truck that's trying to do</p> <p>09:55PM 10 the K-turn --</p> <p>09:55PM 11 THE WITNESS: Yes.</p> <p>09:55PM 12 MR. PRINCIOTTO: -- how do you fix</p> <p>09:55PM 13 that? How do you anticipate that you would fix that?</p> <p>09:55PM 14 THE WITNESS: So, what we most likely</p> <p>09:55PM 15 would do is change this orientation going in the</p> <p>09:55PM 16 back, this back direction, because where it clips in</p> <p>09:55PM 17 here on A-10 on the right side, where this clips it</p> <p>09:55PM 18 is the backing up direction.</p> <p>09:55PM 19 And you can see the other side is up</p> <p>09:55PM 20 here (indicating), and there's certainly a good</p> <p>09:55PM 21 distance between the curb that's here and where the</p> <p>09:55PM 22 turning radius is tracked. So if the vehicle,</p> <p>09:55PM 23 instead of just pulling back in this direction,</p> <p>09:55PM 24 pulled back but not quite that much, it would still</p> <p>09:56PM 25 make it into the loading dock area and not clip that</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">110</p> <p>09:52PM 1 THE WITNESS: I think it was zero or</p> <p>09:52PM 2 close to zero.</p> <p>09:52PM 3 MR. PRINCIOTTO: What were the traffic</p> <p>09:52PM 4 conditions that you noted in the area of the train</p> <p>09:53PM 5 station and the traffic light?</p> <p>09:53PM 6 THE WITNESS: There's certainly traffic</p> <p>09:53PM 7 congestion and queuing along Broadway and along the</p> <p>09:53PM 8 causeway coming in the eastbound direction.</p> <p>09:53PM 9 I definitely experienced that. There's</p> <p>09:53PM 10 no question about that.</p> <p>09:53PM 11 MR. PRINCIOTTO: And that's with an</p> <p>09:53PM 12 empty office building?</p> <p>09:53PM 13 THE WITNESS: Yes.</p> <p>09:53PM 14 MR. PRINCIOTTO: Okay. Do you know of</p> <p>09:53PM 15 any changes that could be made to the signalization</p> <p>09:53PM 16 there that would improve the situation?</p> <p>09:53PM 17 THE WITNESS: No. From a signalization</p> <p>09:53PM 18 standpoint, there's really not much in terms of</p> <p>09:53PM 19 capacity that you can get out of the intersection.</p> <p>09:54PM 20 The next would be more of realignment</p> <p>09:54PM 21 of the intersection with Highview and probably a</p> <p>09:54PM 22 turn, an additional right-turn lane or at least</p> <p>09:54PM 23 having two lanes coming over the causeway that's more</p> <p>09:54PM 24 of a formal two lanes in that eastbound direction.</p> <p>09:54PM 25 And, you know, one could really happen</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">112</p> <p>09:56PM 1 parking space. It's in there by, I want to say, 3</p> <p>09:56PM 2 feet or so. So it's certainly doable where this line</p> <p>09:56PM 3 that's here, it would be pulled back a little bit</p> <p>09:56PM 4 closer, and so this would not come out this much. It</p> <p>09:56PM 5 would be certainly at least 5 or 6 feet back.</p> <p>09:56PM 6 MR. PRINCIOTTO: Did you prepare that</p> <p>09:56PM 7 exhibit?</p> <p>09:56PM 8 THE WITNESS: Yes.</p> <p>09:56PM 9 MR. PRINCIOTTO: Okay. And I'm not</p> <p>09:56PM 10 being critical, but why did you prepare it in that</p> <p>09:56PM 11 way knowing that it would clip that parking space?</p> <p>09:56PM 12 THE WITNESS: It didn't really notice</p> <p>09:56PM 13 that it clipped it that significant in the corner,</p> <p>09:56PM 14 but what I was trying to adhere to was the curb line</p> <p>09:56PM 15 that's here, and you can see we get very close to the</p> <p>09:56PM 16 curb line.</p> <p>09:56PM 17 MR. PRINCIOTTO: Right.</p> <p>09:56PM 18 THE WITNESS: And so I went to the curb</p> <p>09:56PM 19 line, but really did not notice that it clipped the</p> <p>09:57PM 20 space itself. And so moving that out a couple of</p> <p>09:57PM 21 feet and moving this out a couple of feet, it would</p> <p>09:57PM 22 certainly make it.</p> <p>09:57PM 23 MR. PRINCIOTTO: All right. So what do</p> <p>09:57PM 24 you have to do, go back and recalculate that --</p> <p>09:57PM 25 THE WITNESS: Yes.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">113</p> <p>09:57PM 1 MR. PRINCIOTTO: -- to see if a truck 09:57PM 2 can make that? 09:57PM 3 THE WITNESS: Yes, and re-plot it, yes. 09:57PM 4 MR. PRINCIOTTO: Okay. Thank you. 09:57PM 5 MS. EFFRON-MALLEY: What about on the 09:57PM 6 other side? 09:57PM 7 THE WITNESS: Here? 09:57PM 8 MS. EFFRON-MALLEY: Yes. 09:57PM 9 How many parking spaces are lost if the 09:57PM 10 trucks back in and try to do a K-turn? 09:57PM 11 THE WITNESS: Seven. 09:57PM 12 So you have six plus this one, seven. 09:57PM 13 MS. YETEMIAN: Those are visitors? 09:57PM 14 MS. EFFRON-MALLEY: How many spaces are 09:57PM 15 in the lot in total? I know you said 115, you 09:57PM 16 started with. 09:57PM 17 THE WITNESS: That's the existing. So 09:57PM 18 we have 110 proposed. 09:57PM 19 MS. EFFRON-MALLEY: So it's now 110, 09:57PM 20 including the visitors? 09:57PM 21 THE WITNESS: Yes. 09:57PM 22 MS. EFFRON-MALLEY: And how many are 09:58PM 23 required? 09:58PM 24 MR. PRINCIOTTO: Visitors or all 09:58PM 25 together? <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p> </p>	<p style="text-align: right;">115</p> <p>09:59PM 1 MR. DELIA: If it can't make a K-turn, 09:59PM 2 what is the maneuver? 09:59PM 3 THE WITNESS: And if it can't do that, 09:59PM 4 this is the maneuver. 09:59PM 5 MR. DELIA: Just walk us through it, 09:59PM 6 please. 09:59PM 7 THE WITNESS: So the vehicle would come 09:59PM 8 into the site, basically pull up either to the 09:59PM 9 position that it's in or it can actually continue to 09:59PM 10 the middle of the site, it could actually travel, you 09:59PM 11 know, up and through the site, itself, and, like many 09:59PM 12 sites, the vehicle would be backed out, would be 09:59PM 13 backed up to here, backed into the actual loading 09:59PM 14 area, and then out. 09:59PM 15 There are many sites and many, many 09:59PM 16 conditions where a fire truck is backed out. 09:59PM 17 MS. EFFRON-MALLEY: I don't have an 09:59PM 18 issue with the backing out, I have an issue with if 09:59PM 19 there's a fire in building #2. 09:59PM 20 THE WITNESS: If there's a fire in 10:00PM 21 building #2, then they're going to position here 10:00PM 22 anyway. They're not going to position in the back. 10:00PM 23 They have to really be in front of the building. The 10:00PM 24 building is sprinklered also, but they would be in 10:00PM 25 front of this building and then run lines into the <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p> </p>
<p style="text-align: right;">114</p> <p>09:58PM 1 MS. EFFRON-MALLEY: All together. 09:58PM 2 THE WITNESS: It's a half. 09:58PM 3 MR. DELIA: Use a whole number. 09:58PM 4 THE WITNESS: It's in that number, but 09:58PM 5 the 110 is including visitor parking. Usually 09:58PM 6 visitor parking is a half per unit, that's usually 09:58PM 7 what it is. 09:58PM 8 MS. EFFRON-MALLEY: So that's 30. 09:58PM 9 THE WITNESS: But it has to be in an 09:58PM 10 open field. So, as long as it's all open, the 30 09:58PM 11 spaces that are visitor spaces and we have it all 09:58PM 12 open, they're not assigned to anyone, so the 09:58PM 13 direction that we had from the fire department was to 09:58PM 14 stripe this out and label them as "visitor parking," 09:58PM 15 so that in the event that it was overnight, the 09:58PM 16 visitor parking spaces would not be occupied, it 09:58PM 17 would be a secondary location for them. If they 09:58PM 18 needed to turn around, they could turn around here. 09:58PM 19 MS. EFFRON-MALLEY: Why would the 09:58PM 20 visitor spots not be occupied overnight? When you 09:58PM 21 rent an apartment -- 09:58PM 22 THE WITNESS: All I know is we were 09:59PM 23 asked to prepare an exhibit that went over the 09:59PM 24 visitor parking spaces and if a fire truck could make 09:59PM 25 the K-turn in this area (indicating). <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p> </p>	<p style="text-align: right;">116</p> <p>10:00PM 1 building or at the aerial truck. And this is the 10:00PM 2 largest piece of equipment that they have, it's an 10:00PM 3 aerial truck, and we show the insert down at the 10:00PM 4 bottom, and they would fight the fire from there. 10:00PM 5 Normally, the distance from the 10:00PM 6 building to where the fire equipment should be 10:00PM 7 positioned in that collapse zone is a function of the 10:00PM 8 height of the building. 10:00PM 9 MS. EFFRON-MALLEY: I'm just concerned 10:00PM 10 that -- 10:00PM 11 MR. NEWMAN: What if there's a fire in 10:00PM 12 the woods behind building #2? 10:00PM 13 THE WITNESS: If there's a fire back 10:00PM 14 there, I would imagine that the fire truck either 10:00PM 15 from, depending on where it is, from the street 10:00PM 16 above, would actually run lines down or from the 10:00PM 17 corner of the lot run lines across. 10:01PM 18 MS. EFFRON-MALLEY: So you're saying 10:01PM 19 that they can go up, when you don't have marked off 10:01PM 20 parallel to what they're doing? 10:01PM 21 THE WITNESS: They could do this and 10:01PM 22 position here (indicating), certainly, and then, you 10:01PM 23 know, obviously be backed out. 10:01PM 24 MS. EFFRON-MALLEY: I'd love to talk to 10:01PM 25 the fire department. <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p> </p>

<p style="text-align: right;">117</p> <p>10:01PM 1 MR. NEWMAN: I would also.</p> <p>10:01PM 2 MR. PRINCIOTTO: You can request a</p> <p>10:01PM 3 representative of the fire department to come.</p> <p>10:01PM 4 MS. EFFRON-MALLEY: I think we should.</p> <p>10:01PM 5 MR. NEWMAN: I think we should, because</p> <p>10:01PM 6 I'm no firefighter, but...</p> <p>10:01PM 7 MS. EFFRON-MALLEY: I've seen fires</p> <p>10:01PM 8 where they fight them on both sides.</p> <p>10:01PM 9 MR. NEWMAN: I have no expertise, but</p> <p>10:01PM 10 let me ask you another question.</p> <p>10:01PM 11 Mr. Couto asked the last witness about</p> <p>10:01PM 12 a requirement for two ingresses and egresses with a</p> <p>10:02PM 13 building over 20,000 square feet.</p> <p>10:02PM 14 Do you know what that is, what he was</p> <p>10:02PM 15 referring to?</p> <p>10:02PM 16 MR. PRINCIOTTO: I think it was over</p> <p>10:02PM 17 100-car parking.</p> <p>10:02PM 18 MR. NEWMAN: Well, we have 110.</p> <p>10:02PM 19 MR. PRINCIOTTO: Yes.</p> <p>10:02PM 20 THE WITNESS: I don't. I'd have to</p> <p>10:02PM 21 look at that.</p> <p>10:02PM 22 But as far as number of access points</p> <p>10:02PM 23 are concerned, as long as your access point is safe</p> <p>10:02PM 24 and efficient, you can just have one access point.</p> <p>10:02PM 25 We obviously would always rather have</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">119</p> <p>10:03PM 1 THE WITNESS: Fire approved, it so that</p> <p>10:03PM 2 goes back to the board then for questions.</p> <p>10:03PM 3 MR. SPIRIG: Just a quick follow-up on</p> <p>10:03PM 4 your trip generation.</p> <p>10:04PM 5 Even though there's 110 spots in there</p> <p>10:04PM 6 and there's 60 units, what are you assuming is the</p> <p>10:04PM 7 minimum number of cars that would be on that lot</p> <p>10:04PM 8 based on 60 units?</p> <p>10:04PM 9 THE WITNESS: Parked?</p> <p>10:04PM 10 MR. SPIRIG: Yes.</p> <p>10:04PM 11 THE WITNESS: Parked overnight, parked</p> <p>10:04PM 12 during the day?</p> <p>10:04PM 13 MR. SPIRIG: Yeah, overnight, because</p> <p>10:04PM 14 people live there so they're going to be there</p> <p>10:04PM 15 overnight.</p> <p>10:04PM 16 THE WITNESS: In my opinion, based on</p> <p>10:04PM 17 the train station being close by, I think it's</p> <p>10:04PM 18 probably 80. That's my opinion.</p> <p>10:04PM 19 MR. SPIRIG: And you think that low</p> <p>10:04PM 20 percentage, 29 vehicles, will be the only number of</p> <p>10:04PM 21 vehicles coming out of there in the morning?</p> <p>10:04PM 22 THE WITNESS: Again, just to go back.</p> <p>10:04PM 23 The number of trips that are coming on and off the</p> <p>10:04PM 24 site, they have nothing to do with the number of</p> <p>10:04PM 25 parking spaces, because I could have 20 vehicles that</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">118</p> <p>10:02PM 1 more than one access point, but in many cases you</p> <p>10:02PM 2 only have one access point. In many cases, you only</p> <p>10:02PM 3 have one access point either because it's an existing</p> <p>10:02PM 4 site or it's on a county or a state roadway and they</p> <p>10:02PM 5 won't grant you another, so...</p> <p>10:02PM 6 MR. NEWMAN: But this is an existing</p> <p>10:02PM 7 site for which you want to have a change of use, so</p> <p>10:02PM 8 all bets are off with that.</p> <p>10:02PM 9 THE WITNESS: Views of what, of?</p> <p>10:02PM 10 MR. NEWMAN: You want to change the use</p> <p>10:02PM 11 from an office use to residential use, so access</p> <p>10:02PM 12 points become important.</p> <p>10:03PM 13 THE WITNESS: Yes, and access points</p> <p>10:03PM 14 also goes with the number of vehicles coming on and</p> <p>10:03PM 15 off the site.</p> <p>10:03PM 16 So, if this were a 700-unit</p> <p>10:03PM 17 development, then one access point would not be</p> <p>10:03PM 18 enough and number of trips coming on and off the site</p> <p>10:03PM 19 is not a direct relationship to parking spaces.</p> <p>10:03PM 20 MR. NEWMAN: I'm not talking about your</p> <p>10:03PM 21 trip generation testimony at all.</p> <p>10:03PM 22 THE WITNESS: Right, different than</p> <p>10:03PM 23 parking.</p> <p>10:03PM 24 MR. NEWMAN: I'm confused about the</p> <p>10:03PM 25 fire truck situation. The trip generation, I get.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">120</p> <p>10:04PM 1 are parked on-site that never come out because they</p> <p>10:04PM 2 go and take the train, right? So they could have a</p> <p>10:04PM 3 car or they may not even have a car and take the</p> <p>10:05PM 4 train.</p> <p>10:05PM 5 So, again, the 29 that's in that a.m.</p> <p>10:05PM 6 peak hour, there might be 25 in the hour before and</p> <p>10:05PM 7 another 25 in the hour after, so that's how you get</p> <p>10:05PM 8 to even if everyone, all 60 had --</p> <p>10:05PM 9 MR. SPIRIG: Eighty?</p> <p>10:05PM 10 THE WITNESS: Yes, 80 or even 110.</p> <p>10:05PM 11 MR. DHAWAN: And that calculation is a</p> <p>10:05PM 12 standard that you used?</p> <p>10:05PM 13 THE WITNESS: Yes.</p> <p>10:05PM 14 MR. DHAWAN: What standard is that?</p> <p>10:05PM 15 THE WITNESS: That's based on the</p> <p>10:05PM 16 Institute of Transportation Engineers, the ITE.</p> <p>10:05PM 17 MR. DHAWAN: Just to put it in</p> <p>10:05PM 18 perspective, office land 710 scenario, you got 66</p> <p>10:05PM 19 trips. In a 42,000-square-foot building, how many</p> <p>10:05PM 20 people would occupy that, employees? Is there a</p> <p>10:05PM 21 ratio that you can put in perspective so we know how</p> <p>10:05PM 22 many people are in that building with those numbers</p> <p>10:05PM 23 versus the 60 units where we can imagine it's, you</p> <p>10:06PM 24 know, some number of people?</p> <p>10:06PM 25 THE WITNESS: I'm getting a little</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

	121	
10:06PM	1	help. I phoned a friend for this one.
10:06PM	2	I think it's probably 300. I mean,
10:06PM	3	Brian may think differently, 200, 300 something in
10:06PM	4	that range, I would say.
10:06PM	5	MR. INTINDOLA: I don't want to enter
10:06PM	6	the record now, but...
10:06PM	7	THE WITNESS: He's not going to enter
10:06PM	8	the record.
10:06PM	9	I would say, for the most part, most of
10:06PM	10	the trips enter in the a.m. peak hour. There are
10:06PM	11	some before and some a little bit later. So even if
10:06PM	12	we said -- 300 might be high. I'd say 200 then,
10:06PM	13	maybe 200 people.
10:06PM	14	MR. DHAWAN: Because I'm imagining
10:06PM	15	everybody who's entering that building with that
10:06PM	16	scenario --
10:06PM	17	THE WITNESS: Drives.
10:06PM	18	MR. DHAWAN: -- is an individual one
10:06PM	19	per car?
10:06PM	20	THE WITNESS: Yes.
10:06PM	21	MR. DHAWAN: Whereas your other
10:06PM	22	scenario with 60 units, there's are couple of people
10:06PM	23	leaving together, maybe some kids with parents, that
10:06PM	24	kind of thing. So, the volume of people, just to put
10:07PM	25	it in perspective, how you come up with this numbers,
		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
		201-641-1812

	122	
10:07PM	1	I think makes a little more sense.
10:07PM	2	A 42,000-square-foot building is going
10:07PM	3	to have substantially more people on the site --
10:07PM	4	THE WITNESS: Yes.
10:07PM	5	MR. DHAWAN: -- is what you're saying
10:07PM	6	than a 60-unit residential?
10:07PM	7	THE WITNESS: Yes.
10:07PM	8	MR. DHAWAN: Okay.
10:07PM	9	THE WITNESS: I'm going to go with 200
10:07PM	10	people, because Brian is not giving me any answers on
10:07PM	11	that. I tried to phone a friend there.
10:07PM	12	He's saying 150.
10:07PM	13	MR. SPIRIG: But that's for 710?
10:07PM	14	THE WITNESS: Well, I mean either one
10:07PM	15	-- yes, 710. I think if it were multiple users in
10:07PM	16	the building, it may be 150 to 200, but certainly if
10:07PM	17	it's just all one user, I think it's 200 or a little
10:08PM	18	bit more than 200.
10:08PM	19	MR. SPIRIG: And being that we're so
10:08PM	20	close to the train station, would you consider a
10:08PM	21	percentage of those people coming in and out would be
10:08PM	22	using the train?
10:08PM	23	THE WITNESS: I would. I would
10:08PM	24	probably say anywhere from 5 to 10 percent might be
10:08PM	25	doing that in that reverse, or, you know, going to
		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
		201-641-1812

	123	
10:08PM	1	this location as an office, whereas someone buying or
10:08PM	2	renting from a residential standpoint, I think there
10:08PM	3	would be a higher percentage of people utilizing the
10:08PM	4	train.
10:08PM	5	CHAIRWOMAN HEMBREE: Okay. Any other
10:08PM	6	questions?
10:08PM	7	Mr. Preiss.
10:08PM	8	MR. PREISS: Yes, if the board is done.
10:08PM	9	CHAIRWOMAN HEMBREE: I think so. I
10:08PM	10	think we're getting tired.
10:08PM	11	MR. PREISS: Would you just go back to
10:08PM	12	I think A-10.
10:08PM	13	My concern relates to this dead-end
10:08PM	14	parking.
10:08PM	15	THE WITNESS: Up here?
10:09PM	16	MR. PREISS: The top left, yes.
10:09PM	17	If you have somebody who's coming to
10:09PM	18	park in that area and all those spaces are occupied,
10:09PM	19	what happens to that person when he gets to the end
10:09PM	20	of the aisle? There's no space to turn around, how
10:09PM	21	does he get out?
10:09PM	22	THE WITNESS: I think I need to go to
10:09PM	23	the site plan.
10:09PM	24	It's on the back of this?
10:09PM	25	MR. CLARK: Yes. I'll turn it around.
		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
		201-641-1812

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10:09PM	1	THE WITNESS: So what is this?
10:09PM	2	A-2, the site plan sheet, which is
10:09PM	3	sheet 2, this area in the back has a small bump-out
10:09PM	4	so that if, in fact, a vehicle came around and there
10:10PM	5	was no parking, they would be able to make a K-turn
10:10PM	6	to go back out. There's a small bump-out.
10:10PM	7	MR. PREISS: That bump-out is very
10:10PM	8	shallow. There's no place to turn around there.
10:10PM	9	THE WITNESS: And we probably could add
10:10PM	10	some depth to that bump-out. I think we could.
10:10PM	11	MR. PREISS: In most situations where
10:10PM	12	I've encountered that, the only way that you're able
10:10PM	13	to do that is if you striped one of the end parking
10:10PM	14	spaces as a designated turnaround space, because
10:10PM	15	otherwise that person is just going to have to back
10:10PM	16	up, and I don't know how they are able to make a
10:10PM	17	K-turn. Maybe if you could show us graphically how
10:10PM	18	that happens.
10:10PM	19	THE WITNESS: We can.
10:10PM	20	Going to update A-10, so we can show
10:10PM	21	how that could be accomplished or it can't be
10:10PM	22	accomplished or what the remedy would be.
10:10PM	23	MR. PREISS: Okay. Just to note with
10:10PM	24	regard to your RSIS calculations, I think I mentioned
10:11PM	25	this at the prior hearing, that you're going to be
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<p style="text-align: right;">125</p> <p>10:11PM 1 required to do 2 three-bedroom units to meet your</p> <p>10:11PM 2 affordable, and I think you need one additional</p> <p>10:11PM 3 space.</p> <p>10:11PM 4 THE WITNESS: Right.</p> <p>10:11PM 5 MR. PREISS: So you should take that</p> <p>10:11PM 6 into account when you're talking about your approval.</p> <p>10:11PM 7 You may need another exception for that one parking</p> <p>10:11PM 8 space.</p> <p>10:11PM 9 THE WITNESS: Right, I agree with you.</p> <p>10:11PM 10 MR. PREISS: Okay. The other question</p> <p>10:11PM 11 is, have you had any preliminary discussions with the</p> <p>10:11PM 12 county about restricting left-hand turn movements out</p> <p>10:11PM 13 at all at this point?</p> <p>10:11PM 14 THE WITNESS: Not yet, no.</p> <p>10:11PM 15 MR. PREISS: So at what point would</p> <p>10:11PM 16 that discussion take place?</p> <p>10:11PM 17 THE WITNESS: I'm not sure of that.</p> <p>10:11PM 18 I'd have to talk to the attorney and the client on</p> <p>10:11PM 19 that.</p> <p>10:11PM 20 I would imagine that's going to happen</p> <p>10:11PM 21 soon, but it might happen before any action is taken</p> <p>10:11PM 22 or after action is taken.</p> <p>10:12PM 23 MR. PREISS: Okay. And you've been</p> <p>10:12PM 24 there in the peak hour, so you observed cars backing</p> <p>10:12PM 25 up in front of the driveway, correct?</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">127</p> <p>10:13PM 1 THE WITNESS: I do not. I had that</p> <p>10:13PM 2 information, I did not bring it with me. I would</p> <p>10:13PM 3 submit that to the board also, just to give an idea</p> <p>10:13PM 4 of what the actual movements are in front during the</p> <p>10:13PM 5 a.m. and p.m. peak hours.</p> <p>10:13PM 6 MR. PREISS: All right. And if you're</p> <p>10:13PM 7 able to get information, let's say over the past five</p> <p>10:13PM 8 years, so the board gets some idea of what the</p> <p>10:13PM 9 increased traffic volumes are.</p> <p>10:13PM 10 THE WITNESS: Sure.</p> <p>10:13PM 11 MR. PREISS: But irrespective of what</p> <p>10:13PM 12 that is, basically, based on your testimony today,</p> <p>10:13PM 13 because essentially compared to the land use which</p> <p>10:13PM 14 exists or is possible, at full occupancy would</p> <p>10:13PM 15 generate more traffic than this. Still your</p> <p>10:13PM 16 testimony that the impact of granting the variance</p> <p>10:13PM 17 would actually have a positive impact on the traffic</p> <p>10:14PM 18 flow in this area.</p> <p>10:14PM 19 Is that correct?</p> <p>10:14PM 20 THE WITNESS: That is correct.</p> <p>10:14PM 21 MR. PREISS: All right. Thank you.</p> <p>10:14PM 22 CHAIRWOMAN HEMBREE: Okay.</p> <p>10:14PM 23 MR. JACOBS: Mr. Luglio, regarding the</p> <p>10:14PM 24 single access to the site, RSIS has a stipulation</p> <p>10:14PM 25 that you could provide a divided-type driveway.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">126</p> <p>10:12PM 1 THE WITNESS: Yes, I have.</p> <p>10:12PM 2 MR. PREISS: And under that situation,</p> <p>10:12PM 3 essentially you rely on courtesy gaps or gaps opening</p> <p>10:12PM 4 up in the traffic?</p> <p>10:12PM 5 THE WITNESS: Yes.</p> <p>10:12PM 6 MR. PREISS: But you haven't done any</p> <p>10:12PM 7 gap analysis of that intersection, have you?</p> <p>10:12PM 8 THE WITNESS: No.</p> <p>10:12PM 9 MR. PREISS: Based on your observation,</p> <p>10:12PM 10 is there sufficient gaps once the traffic is cleared</p> <p>10:12PM 11 at the light to make the turns in and out of that</p> <p>10:12PM 12 intersection -- out of that driveway?</p> <p>10:12PM 13 THE WITNESS: From a qualitative</p> <p>10:12PM 14 standpoint, I believe there are sufficient gaps to</p> <p>10:12PM 15 make that turn into the site, but I would probably</p> <p>10:12PM 16 recommend a prohibition for the peak periods,</p> <p>10:12PM 17 7:00 a.m. to 9:00 a.m., 4:00 p.m. to 7:00 p.m. where</p> <p>10:12PM 18 you would not be able to make the left turn in or</p> <p>10:12PM 19 out. I think that's what the county would also</p> <p>10:12PM 20 suggest, especially if that's the intention of the</p> <p>10:13PM 21 board.</p> <p>10:13PM 22 MR. PREISS: Do you have any idea of</p> <p>10:13PM 23 either the peak hour volumes in both directions or</p> <p>10:13PM 24 the daily number of trips on Broadway at the site</p> <p>10:13PM 25 location?</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">128</p> <p>10:14PM 1 Would the applicant be amenable to</p> <p>10:14PM 2 providing a some sort of a divided drive, whether it</p> <p>10:14PM 3 be mountable or some other method that would be</p> <p>10:14PM 4 amenable to the fire department to satisfy that</p> <p>10:14PM 5 criteria?</p> <p>10:14PM 6 THE WITNESS: Yes. I mean, if it's</p> <p>10:14PM 7 just to satisfy the criteria, then I probably would</p> <p>10:14PM 8 not recommend it. Just to put in a mountable curb to</p> <p>10:14PM 9 say that it's bifurcated I think doesn't really serve</p> <p>10:14PM 10 a purpose.</p> <p>10:14PM 11 MR. JACOBS: Okay.</p> <p>10:14PM 12 CHAIRWOMAN HEMBREE: Anybody else?</p> <p>10:14PM 13 MR. INTINDOLA: I just have a few</p> <p>10:15PM 14 questions, if Mr. Luglio is coming back.</p> <p>10:15PM 15 THE WITNESS: I didn't say I was</p> <p>10:15PM 16 coming. I guess I am. I'm just kidding.</p> <p>10:15PM 17 MR. INTINDOLA: Brian Intindola of</p> <p>10:15PM 18 Neglia Engineering.</p> <p>10:15PM 19 So, Mr. Luglio went over trip</p> <p>10:15PM 20 generation. I don't disagree with the trip</p> <p>10:15PM 21 generation. A point I don't think Mr. Luglio made is</p> <p>10:15PM 22 the ITE trip generation for the office does not</p> <p>10:15PM 23 assume full occupancy, it assumes a full range of</p> <p>10:15PM 24 occupancies. So it's not that he's reporting a fully</p> <p>10:15PM 25 occupied space, it would be whatever a typical market</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">129</p> <p>10:15PM 1 would be, say, at 90 or 80 percent occupancy, it's in</p> <p>10:15PM 2 that range of data. So it's not like he's assuming</p> <p>10:15PM 3 full occupancy as a comparative condition, it's based</p> <p>10:15PM 4 on the data sample that the ITE has. So I just want</p> <p>10:15PM 5 to make that clarification.</p> <p>10:15PM 6 Mr. Luglio had talked about</p> <p>10:15PM 7 connectivity or taking advantage of the train</p> <p>10:15PM 8 station, but one thing I'm noticing is that basically</p> <p>10:16PM 9 the shoulders of the building are turned away from</p> <p>10:16PM 10 the transportation link, and maybe he can provide,</p> <p>10:16PM 11 like, a dotted-line pedestrian trail that takes us</p> <p>10:16PM 12 from the central courtyard of the two buildings and</p> <p>10:16PM 13 out to the train station, so we can see if that's a</p> <p>10:16PM 14 real linkage. And if there's missing links or</p> <p>10:16PM 15 sidewalks, maybe they could be addressed. Because I</p> <p>10:16PM 16 think it's great to have the train station and the</p> <p>10:16PM 17 residential uses close to each other, but if it's not</p> <p>10:16PM 18 convenient to walk there, it's kind of like that's a</p> <p>10:16PM 19 missing link, and that's maybe something that the</p> <p>10:16PM 20 applicant may want to consider is do that exhibit</p> <p>10:16PM 21 that shows the linkage to the train station, because</p> <p>10:16PM 22 the courtyard faces each other and it's turned its</p> <p>10:16PM 23 back basically to the train station. So we just want</p> <p>10:16PM 24 to see if there needs to be a sidewalk run down along</p> <p>10:16PM 25 the driveway, that might be one of the things that</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">131</p> <p>10:18PM 1 years. And it may be that if Mr. Luglio is bringing</p> <p>10:18PM 2 back, if he's got NJDOT traffic counts for Broadway,</p> <p>10:18PM 3 maybe he can contact the NJTPA to see what their</p> <p>10:18PM 4 projections are for this area in a general sense, and</p> <p>10:18PM 5 if he's doing that, maybe contact them to make them</p> <p>10:18PM 6 aware of what is going on in northern Bergen County</p> <p>10:18PM 7 as, in general, office uses are being converted into</p> <p>10:18PM 8 residential uses. So they may not be aware of</p> <p>10:19PM 9 that, but it could be flagged and then something for</p> <p>10:19PM 10 them to consider, because if the board feels a</p> <p>10:19PM 11 responsibility that the buck stops with them, then</p> <p>10:19PM 12 maybe we can have that filter up to the regional</p> <p>10:19PM 13 planning organizations to let them be aware of what</p> <p>10:19PM 14 your specific concerns are.</p> <p>10:19PM 15 Because if his trip generation is less</p> <p>10:19PM 16 than what's there and if it's fairly approached, then</p> <p>10:19PM 17 his fair share or prorated share of improvements</p> <p>10:19PM 18 would be zero, based on how I understand NJDOT</p> <p>10:19PM 19 methodology. And it's also been proven out in court</p> <p>10:19PM 20 cases, if you have less traffic than what you are</p> <p>10:19PM 21 there, then you're making it actually better, you</p> <p>10:19PM 22 know, than what it was before because you're giving</p> <p>10:19PM 23 capacity back to the road.</p> <p>10:19PM 24 But we also understand your concerns</p> <p>10:19PM 25 that residential traffic is a little bit different</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">130</p> <p>10:16PM 1 might come out of that, if they figure out how to get</p> <p>10:17PM 2 from A, the central courtyard, to the train station.</p> <p>10:17PM 3 And then if there's any, like I said, I don't want to</p> <p>10:17PM 4 belabor that point, but I think that connection needs</p> <p>10:17PM 5 to be affirmed if one of the arguments is that for</p> <p>10:17PM 6 the residential use, it's a good use because it's</p> <p>10:17PM 7 proximate to the train station. And I think that</p> <p>10:17PM 8 will tie that together.</p> <p>10:17PM 9 So that was my -- how does a pedestrian</p> <p>10:17PM 10 get there.</p> <p>10:17PM 11 And then the other thing was, the board</p> <p>10:17PM 12 had a concern is that who is responsible figuring out</p> <p>10:17PM 13 all the traffic that's happening in northern Bergen</p> <p>10:17PM 14 County. And there's two facets to that. One is that</p> <p>10:17PM 15 Bergen County takes their traffic counts and will</p> <p>10:17PM 16 take traffic counts to see what is going on in their</p> <p>10:17PM 17 intersections, or, if the local municipality rights</p> <p>10:17PM 18 writes a letter, "We think the signal timing at a</p> <p>10:18PM 19 specific intersection needs to be revisited," so</p> <p>10:18PM 20 there are ways that the municipality can do that, but</p> <p>10:18PM 21 in the grander scheme of things, it is the</p> <p>10:18PM 22 metropolitan planning organization and specific to</p> <p>10:18PM 23 Bergen County it's the NJTPA that has every census</p> <p>10:18PM 24 track modeled, and they have a pretty extensive</p> <p>10:18PM 25 projection that they run, and they update every five</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">132</p> <p>10:19PM 1 from office traffic. Like, for instance, Saturday</p> <p>10:20PM 2 traffic in a residential use is a little bit</p> <p>10:20PM 3 different because it's there. Office traffic is not</p> <p>10:20PM 4 there. So there is an impact to the weekend, but not</p> <p>10:20PM 5 at the same scale as the five days a week, but there</p> <p>10:20PM 6 is a trip generation associated with office to</p> <p>10:20PM 7 residential conversions. I think it's easily</p> <p>10:20PM 8 quantifiable, and maybe Mr. Luglio can also bring</p> <p>10:20PM 9 back the weekend, because I think that is what the</p> <p>10:20PM 10 board has been thinking about and maybe that's</p> <p>10:20PM 11 another aspect that they would want to see for</p> <p>10:20PM 12 another hearing.</p> <p>10:20PM 13 So those are what my concerns are. And</p> <p>10:20PM 14 then again, and it might be a site plan issue, but if</p> <p>10:20PM 15 you are talking about transit friendly uses, then he</p> <p>10:20PM 16 may want to consider that the driveway right now, it</p> <p>10:21PM 17 goes sidewalk to asphalt to sidewalk, if you can</p> <p>10:21PM 18 imagine what I'm saying, right. So if it's a transit</p> <p>10:21PM 19 friendly run across a driveway, you can make that</p> <p>10:21PM 20 sidewalk feel level across and the apron is modified</p> <p>10:21PM 21 so it's just a thread of sidewalk throughout and</p> <p>10:21PM 22 you're not really crossing, like, what would feel</p> <p>10:21PM 23 like a street, but you're just staying on the</p> <p>10:21PM 24 sidewalk with the curb apron. And, you know,</p> <p>10:21PM 25 sometimes the grades don't work out to do that, but</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

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10:21PM **1** if the chase is up a ramp and all that, but that's

10:21PM **2** something that maybe the applicant would consider,

10:21PM **3** because if you're a proponent of transit village and

10:21PM **4** using the train station, then it should be easier to

10:21PM **5** walk than what it was before.

10:21PM **6** So that's some of the things that I've

10:21PM **7** been thinking about.

10:21PM **8** MR. NEWMAN: Actually now I have a

10:21PM **9** question for either of you.

10:21PM **10** Where do you cross the street there?

10:22PM **11** MR. INTINDOLA: You have to go up to

10:22PM **12** the light.

10:22PM **13** THE WITNESS: Up to the signal.

10:22PM **14** MR. YETEMIAN: The corner of Highview

10:22PM **15** and --

10:22PM **16** MR. INTINDOLA: That's why we're asking

10:22PM **17** the applicant to do a dotted line from the center

10:22PM **18** courtyard out to the driveway or wherever, you might

10:22PM **19** make a little pedestrian trail to the train station

10:22PM **20** so we know.

10:22PM **21** MR. NEWMAN: At that light on Highview,

10:22PM **22** there's a pedestrian crossing?

10:22PM **23** MR. INTINDOLA: Yes, it is.

10:22PM **24** THE WITNESS: And it's on -- you can

10:22PM **25** see it there.

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10:22PM **1** MR. SPIRIG: I have a question for you.

10:22PM **2** If we utilize the trip numbers in this

10:22PM **3** plan here, assuming the average scenario, 29 vehicles

10:22PM **4** coming out in the morning versus an office building

10:22PM **5** that would have 66 vehicles going in in the morning,

10:22PM **6** if you're familiar with the traffic situation that

10:22PM **7** exists there, what's the worst scenario, the 29 cars

10:22PM **8** queuing up in the parking lot trying to get out into

10:22PM **9** the street where they can't make a left or a right,

10:23PM **10** or the 66 cars trying to come in and turning into

10:23PM **11** that site? What's more severe situation?

10:23PM **12** MR. INTINDOLA: Well, for the peak

10:23PM **13** hour, I'm going to refer to Mr. Luglio's exhibit A-9,

10:23PM **14** on the exit side, I think he broke it up at some

10:23PM **15** point.

10:23PM **16** THE WITNESS: I did.

10:23PM **17** MR. PRINCIOTTO: You know, if you're

10:23PM **18** going to testify -- I mean, if you're making comments

10:23PM **19** or suggestions that's one thing, if you're going to

10:23PM **20** answer a question.

10:23PM **21** MR. SPIRIG: He can hold it.

10:23PM **22** MR. PRINCIOTTO: I'll swear him in.

10:23PM **23** Do you swear to tell the truth and

10:23PM **24** nothing but the truth so help you God?

10:23PM **25** MR. INTINDOLA: Yes.

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10:23PM **1** For the record, Brian Intindola,

10:23PM **2** spelling of the last name I-N-T-I-N-D-O-L-A, and I've

10:23PM **3** testified before the board before, and I just have a

10:23PM **4** specific question. The answer is that --

10:23PM **5** MR. PRINCIOTTO: Just to identify,

10:23PM **6** you're the board engineer?

10:24PM **7** MR. INTINDOLA: Board traffic engineer.

10:24PM **8** B R I A N A. I N T I N D O L A, PE, having been

10:24PM **9** duly sworn, testifies as follows:

10:24PM **10** MR. INTINDOLA: So I've been asked a

10:24PM **11** question, what would be considered a less desirable

10:24PM **12** condition, the ins for an office or the outs for a

10:24PM **13** residential use?

10:24PM **14** So, what we consider is that it really

10:24PM **15** would come down to the left-hand turns in in the

10:24PM **16** office use. So if you have that many vehicles for

10:24PM **17** the office use, it would be approximately, say, 57

10:24PM **18** vehicles in, if you split the difference, say it's 30

10:24PM **19** lefts that come in, and is there 30 gaps to cross

10:24PM **20** Broadway to get into the site versus the need for a

10:24PM **21** similar amount of gaps for the residential to get

10:24PM **22** out, which would be 23.

10:24PM **23** So the numbers are similar, they're

10:24PM **24** just translated or relocated into the site. And if

10:24PM **25** it's the residential coming out of the site, it would

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10:25PM **1** just stack back into the site and it would not

10:25PM **2** disturb the public right-of-way as much. So specific

10:25PM **3** to that, it would be less of an impact if it's

10:25PM **4** self-contained and not everyone of those 23 trips out

10:25PM **5** is making a left turn, say if you split them again,

10:25PM **6** it could be, like, 10 and 13. So it would be the 13

10:25PM **7** vehicles that wanted to make the left versus the,

10:25PM **8** say, 20 or so that want to make the left in.

10:25PM **9** So the residential use on the

10:25PM **10** quantitative basis would be less than the office use.

10:25PM **11** MR. SPIRIG: Well, less in either

10:25PM **12** scenario is bad news.

10:25PM **13** MR. INTINDOLA: Right.

10:25PM **14** MR. SPIRIG: You can't make a left-hand

10:25PM **15** when the traffic is stacked and you can't make a left

10:25PM **16** out of that parking lot when it is stacked.

10:25PM **17** MR. INTINDOLA: Right.

10:25PM **18** So there are less lefts on the public

10:25PM **19** right-of-way for the office use.

10:25PM **20** MR. SPIRIG: Or they won't attempt to

10:25PM **21** take a left, they will go right or go around the

10:26PM **22** block, which is a long block.

10:26PM **23** MR. INTINDOLA: Right.

10:26PM **24** CHAIRWOMAN HEMBREE: That hill?

10:26PM **25** MR. SPIRIG: Well, what choice do you

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<p style="text-align: right;">137</p> <p>10:26PM 1 have, if you can't get out?</p> <p>10:26PM 2 CHAIRWOMAN HEMBREE: Right.</p> <p>10:26PM 3 Well, where are you going? If you</p> <p>10:26PM 4 can't make a left and you can only make a right and</p> <p>10:26PM 5 you have to go south, where do you turn around?</p> <p>10:26PM 6 MR. NEWMAN: Highview up to --</p> <p>10:26PM 7 MR. LUGLIO: That a very good question.</p> <p>10:26PM 8 So you go north and you turn around at some point.</p> <p>10:26PM 9 CHAIRWOMAN HEMBREE: Then you get into</p> <p>10:26PM 10 more traffic in Park Ridge or up, one of the</p> <p>10:26PM 11 residential.</p> <p>10:26PM 12 MR. LUGLIO: But, again, it's not.</p> <p>10:26PM 13 MR. HAYES: We're talking about from</p> <p>10:26PM 14 Pascack.</p> <p>10:26PM 15 MR. LUGLIO: This is not an uncommon</p> <p>10:26PM 16 condition that we have in Bergen County.</p> <p>10:26PM 17 CHAIRWOMAN HEMBREE: But I think the</p> <p>10:26PM 18 suggestion that somebody has the information that all</p> <p>10:26PM 19 of these communities need to look at to make more</p> <p>10:26PM 20 intelligent decisions, I think that's what I hear him</p> <p>10:26PM 21 saying.</p> <p>10:26PM 22 MR. INTINDOLA: Right, you think it's</p> <p>10:27PM 23 there, but unless you --</p> <p>10:27PM 24 CHAIRWOMAN HEMBREE: Unless you see it,</p> <p>10:27PM 25 I know.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">139</p> <p>10:28PM 1 MR. INTINDOLA: Right.</p> <p>10:28PM 2 CHAIRWOMAN HEMBREE: You know where</p> <p>10:28PM 3 that is?</p> <p>10:28PM 4 MR. PREISS: Also a number of years</p> <p>10:28PM 5 ago, the three towns, which were Montvale, Woodcliff</p> <p>10:28PM 6 Lake, and Park Ridge commissioned a traffic study</p> <p>10:28PM 7 known as the "Triborough Traffic Study," and it was</p> <p>10:28PM 8 done probably around 2010, which did a lot of</p> <p>10:28PM 9 projections.</p> <p>10:28PM 10 CHAIRWOMAN HEMBREE: Oh, really?</p> <p>10:28PM 11 MR. PREISS: Yes.</p> <p>10:28PM 12 CHAIRWOMAN HEMBREE: Do you where it</p> <p>10:28PM 13 is?</p> <p>10:28PM 14 MR. PREISS: When I was the planner at</p> <p>10:28PM 15 Montvale, it was done, so I can probably track it</p> <p>10:28PM 16 down. It's based on kind of what's happened in the</p> <p>10:28PM 17 last 3 or 4 years in terms of these major projects.</p> <p>10:28PM 18 It's probably way out of date, but it may come to a</p> <p>10:28PM 19 point where that study could be updated, it would be</p> <p>10:28PM 20 in the interest of those three communities to have</p> <p>10:28PM 21 that study updated.</p> <p>10:28PM 22 CHAIRWOMAN HEMBREE: Thank you for your</p> <p>10:29PM 23 help. That's very much appreciated.</p> <p>10:29PM 24 MR. INTINDOLA: Okay. No problem.</p> <p>10:29PM 25 CHAIRWOMAN HEMBREE: Okay. Where are</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">138</p> <p>10:27PM 1 MR. INTINDOLA: No, unless you</p> <p>10:27PM 2 specifically commission a corridor study for Broadway</p> <p>10:27PM 3 or Kinderkamack, which they did, I believe</p> <p>10:27PM 4 Kinderkamack was done about 10 years ago in Oradell,</p> <p>10:27PM 5 so what the NJTPA, as the MPO will commission Bergen</p> <p>10:27PM 6 County or they'll do it directly to do a corridor</p> <p>10:27PM 7 study specific to the regional concerns, if the case</p> <p>10:27PM 8 is made by a number of communities or if the case is</p> <p>10:27PM 9 made to Bergen County as your first point of contact</p> <p>10:27PM 10 with the MPO.</p> <p>10:27PM 11 CHAIRWOMAN HEMBREE: So we should get</p> <p>10:27PM 12 the mayors of these towns to get together and ask</p> <p>10:27PM 13 that question.</p> <p>10:27PM 14 MR. INTINDOLA: If you're looking for a</p> <p>10:27PM 15 regional approach, and that was done for Kinderkamack</p> <p>10:27PM 16 in Oradell, I believe it was, like, eight years ago.</p> <p>10:27PM 17 THE WITNESS: Yes, I think about eight</p> <p>10:27PM 18 years ago.</p> <p>10:27PM 19 MR. INTINDOLA: So it is done, and I</p> <p>10:27PM 20 think you might be coming to that point where</p> <p>10:27PM 21 Broadway maybe needs to be revisited.</p> <p>10:27PM 22 CHAIRWOMAN HEMBREE: Because I'm just</p> <p>10:27PM 23 remembering that the Sony property in Park Ridge and</p> <p>10:27PM 24 Montvale is going to be developed, and that you can't</p> <p>10:28PM 25 get in and out of either.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">140</p> <p>10:29PM 1 we? Time to go home, right?</p> <p>10:29PM 2 MR. NEWMAN: Go home or open the</p> <p>10:29PM 3 meeting to the public.</p> <p>10:29PM 4 CHAIRWOMAN HEMBREE: Okay. Public, I</p> <p>10:29PM 5 hate to do this to you.</p> <p>10:29PM 6 MR. NEWMAN: Because maybe, just maybe</p> <p>10:29PM 7 --</p> <p>10:29PM 8 CHAIRWOMAN HEMBREE: They want to go</p> <p>10:29PM 9 home?</p> <p>10:29PM 10 MR. NEWMAN: Maybe, just maybe we can</p> <p>10:29PM 11 finish with this gentleman.</p> <p>10:29PM 12 CHAIRWOMAN HEMBREE: Yeah, I would like</p> <p>10:29PM 13 to.</p> <p>10:29PM 14 AUDIENCE MEMBER: It's not going to</p> <p>10:29PM 15 happen.</p> <p>10:29PM 16 AUDIENCE MEMBER: No way.</p> <p>10:29PM 17 MR. NEWMAN: I don't know.</p> <p>10:29PM 18 AUDIENCE MEMBER: How late do you want</p> <p>10:29PM 19 to stay?</p> <p>10:29PM 20 MR. NEWMAN: They're less feisty at</p> <p>10:29PM 21 10:00.</p> <p>10:29PM 22 CHAIRWOMAN HEMBREE: No, they're not.</p> <p>10:29PM 23 What do you want to do?</p> <p>10:29PM 24 MR. DELIA: We're going to have to come</p> <p>10:29PM 25 back with stuff anyway with Mr. Luglio, so I think we</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

10:29PM 1 can adjourn.

10:29PM 2 CHAIRWOMAN HEMBREE: Yes. Okay. Let's

10:29PM 3 do that, because --

10:29PM 4 MR. DELIA: And you put in a thorough

10:29PM 5 evening tonight, and we thank you for it.

10:29PM 6 CHAIRWOMAN HEMBREE: Thank you.

10:29PM 7 MR. NEWMAN: All right. Then motion to

10:29PM 8 adjourn? Do we have to do a closed session?

10:29PM 9 MR. PRINCIOTTO: No.

10:29PM 10 MR. NEWMAN: Motion to adjourn this.

10:30PM 11 MR. DELIA: I'm sorry, just before we

10:30PM 12 close, I just want to again announce on the record

10:30PM 13 our next hearing date is March 26th, 7:30, in this

10:30PM 14 room.

10:30PM 15 CHAIRWOMAN HEMBREE: Yes.

10:30PM 16 MR. DELIA: Thank you.

10:30PM 17 MR. SPIRIG: Motion to adjourn.

10:30PM 18 MR. HAYES: Second.

10:30PM 19 CHAIRWOMAN HEMBREE: All in favor?

10:30PM 20 (Whereupon, all present members respond

10:30PM 21 in the affirmative.)

10:30PM 22 CHAIRWOMAN HEMBREE: Opposed?

10:30PM 23 (No response.)

10:30PM 24 CHAIRWOMAN HEMBREE: We are adjourned.

25 (Time noted: 10:30 p.m.)

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

201-641-1812

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

2

3

4 I, KIM O. FURBACHER, License No.

5 XIO1042, a Certified Court Reporter, Registered Merit

6 Reporter, Certified Realtime Court Reporter, and

7 Notary Public of the State of New Jersey, hereby

8 certify that the foregoing is a verbatim record of

9 the testimony provided under oath before any court,

10 referee, board, commission or other body created by

11 statute of the State of New Jersey.

12 I am not related to the parties

13 involved in this action; I have no financial

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

15 by anyone with a financial interest in the outcome of

16 this action.

17 This transcript complies with

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

19 Code.

20

21

22

23 KIM O. FURBACHER, CRCR, CCR, RMR

24 License #XIO1042, and Notary Public

25 of New Jersey

26

My Commission Expires:

7/11/19

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

201-641-1812

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