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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	S. ROBERT PRINCIOTTO, ESQUIRE Counsel to the Board WELLS, JAWORSKI & LIEBMAN, LLP BY: JAMES J. DELIA, ESQUIRE 12 North Route 17 North P.O. Box 1827 Paramus, NJ 07653-1827 Counsel to the Applicant A L S O P R E S E N T: EVAN M. JACOBS, PE, PP NEGLIA ENGINEERING ASSOCIATES Board Engineer RICHARD PREISS, PP, AICP PHILLIPS PREISS GRYGIEL LEHENY HU Board Planner MEG SMITH	1 2 INDEX(cont'd) 3 EXHIBITS 4 5 5 NO. DESCRIPTION 10 EVID 6 ZBA-2 Letter from Fire Chief Dan Schuster, dated 4/1/19 8 A-18 8 A-18 8 A-18 9 multi and multiple dwelling zones 75 75 10 A-19 11 75 12 13 13 14 15 15 GHES LLC 16 19 20
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	S, ROBERT PRINCIOTTO, ESQUIRE Counsel to the Board WELLS, JAWORSKI & LIEBMAN, LLP BY: JAMES J. DELIA, ESQUIRE 12 North Route 17 North P.O. Box 1827 Paramus, NJ 07653-1827 Counsel to the Applicant A L S O P R E S E N T: EVAN M. JACOBS, PE, PP NEGLIA ENGINEERING ASSOCIATES Board Engineer RICHARD PREISS, PP, AICP PHILLIPS PREISS GRYGIEL LEHENY HU Board Planner MEG SMITH Board Secretary	1 INDEX(cont'd) 3 EXHIBITS. 4 ID EVID 6 ZBA-2 Letter from Fire Chief Dan Schuster, dated 4/1/19 8 7 Schuster, dated 4/1/19 8 8 A-18 Table of comparison of proposed development to Woodcliff Lake 9 multi and multiple dwelling zones 75 10 A-19 Zoning map 76 11 11 12 13 14 15 15 I GHES LLC 16 19 20 21 22 22 24
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1	LAUNA A. UANUUUI, U.J.R., K.F.R., L.L.U.			LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
20	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	-01:-12 2:	0	
25	follows:	-01:-12 2		MR. PRINCIOTTO: Sure.
24	Department, having been duly sworn, testifies as	-01:-12 24		take a quick look, because I haven't seen the letter?
23	DAN SCHUSTER, c/o Woodcliff Lake Fire	-01:-12 23		MR. DELIA: Mr. Princiotto, can I just
22	MR. SCHUSTER: I do.	-01:-12 2		evidence.)
21	but the truth, so heip you God?	-01:-12 2 0		dated $4/1/19$, is marked as exhibit ZBA-2 in
20	Do you swear to tell the truth, nothing	-01:-12 1; -01:-12 2 ((Letter from Fire Chief Dan Schuster,
-01:-14 19	Can you please raise your right hand.	-01:-12 10		MR. PRINCIOTTO: Okay. So we'll mark that ZBA-2.
-01:-14 18	Mr. Schuster.	-01:-12 1 8		
-01:-14 17	MR. PRINCIOTTO: We'll start with	-01:-12 1		it now, that would be great.
-01:-14 15	chief.	-01:-12		MR. DELIA: If I could take a look at
-01:-14 15	MR. FUSCO: I am George Fusco, former	-01:-12 14		MR. SCHUSTER: So that letter was after the review.
-01:-14 13	MR. PRINCIOTTO: Yes, we will.	-01:-12 1		
-01:-14 13	everyone sworn.	-01:-12 1/		MR. DELIA: I do not believe I have that.
-01:-14 12	MR. DELIA: Can I suggest we get	-01:-12 1		MP DELIA: I do pot bolique I bour
-01:-14 11	department. And with me is George Fusco.	-01:-12 1 -01:-12 1		MR. SCHUSTER: So that letter was after
-01:-14 5	I am Dan Schuster, chief of the fire	-01:-12 -01:-12 1		CHAIRWOMAN HEMBREE: Yes, we do.
-01:-14 O	identify yourself, sir. MR. SCHUSTER: Yes.	-01:-12		dated April 1st. Do you not have that?
-01;-14 7	CHAIRWOMAN HEMBREE: Do you want to	-01:-12	_	We did, and we also submitted a letter
-01:-14 6	for the fire department for quite a while.	-01:-13	_	MR. SCHUSTER: Dan Schuster.
-01:-14 5	tonight George Fusco, who's been handling the plans	-01:-13		yourself for the record.
-01:-14 4	MR. SCHUSTER: So I did bring with me	-01:-13		Before speaking, please identify
-01:-14 3	MR. DELIA: You're welcome.	-01:-13		any comments?
-01:-14 2	MR. NEWMAN: Okay. Thank you.	-01:-13		I should ask you, did you review A-14 and do you have
-01:-14 1	provided, which is the comparison.		1	A-14 was prepared after the January 17, 2019 letter,
	6			8
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	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.			LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
-01:-14 25	the zoning map, and then the one which you've been	-01:-13 2	5	MR. PRINCIOTTO: Okay. So being that
-01:-14 24	MR. DELIA: Three. There's an aerial,	-01:-13 2	4	Mr. Schuster after our last meeting.
-01:-14 23	were here, Mr. Burgis, I think, had two exhibits.	-01:-13 2	3	MR. DELIA: And A-14 was provided to
-01:-14 22	MR. NEWMAN: The last time that you	-01:-13 2	2	3/26/19, and that was marked A-14.
-01:-15 21	MR. DELIA: No, I understand, so, yes.	-01:-13 2	!1	fire truck movement revised, it has a date on it of
-01:-15 20	nice of you. They've been waiting since 7:00.	-01:-13 2	0	an approval with conditions. But then we also have a
-01:-15 19	CHAIRWOMAN HEMBREE: Okay. That's very	-01:-13 1	9	Volunteer Fire Department from Dan Schuster, which is
-01:-15 18	we would hear from him first.	-01:-13 1	8	January 17, 2019 letter from the Woodcliff Lake
-01:-15 17	Chief Dan Schuster here, and so I would expect that	-01:-13 1	7	relative exhibits, at least two, ZBA-1, which is the
-01:-15 16	I understand you have also brought	-01:-13 1	6	MR. PRINCIOTTO: We have, I think, two
-01:-15 15	is ready to testify.	-01:-13 1	5	in the record, maybe you could work off of that.
-01:-15 14	we'll have him next time. We do have Joe Burgis, who	-01:-14 1	4	MR. DELIA: I just think we have ZBA-1
-01:-15 13	today, so while we do not have him here tonight,	-01:-14 1	3	ask?
-01:-15 12	learned that Lou Luglio would be on his anniversary	-01:-14 1	2	MR. PRINCIOTTO: that you want to
-01:-15 11	When we left the meeting last time, we	-01:-14 1	i1	MR. DELIA: No.
-01:-15 10	Liebman, here tonight again on 188 Broadway LLC.	-01:-14 1	0	Mr. Delia, do you have any questions
-01:-15 9	James Delia from the law firm of Wells, Jaworski &	-01:-14	9	MR. PRINCIOTTO: Okay.
-01:-15 8	members of the board. For the record once again,	-01:-14	8	follows:
-01:-15 7	Good evening, Chairwoman Hembree,	-01:-14	7	Department, having been duly sworn, testifies as
-01:-15 6	MR. DELIA: Okay.	-01:-14	6	GEORGE FUSCO, c/o Woodcliff Lake Fire
-01:-15 5	уоц.	-01:-14	5	MR. FUSCO: I do.
-01:-15 4	CHAIRWOMAN HEMBREE: I am ready for	-01:-14	4	but the truth, so help you God?
-01:-15 3	Are you ready for me?	-01:-14	3	Do you swear to tell the truth, nothing
	File DECIA: Good Cverning.	-01:-14	2	swear you in right now.
-01:-15 2	MR. DELIA: Good evening.		_	

	9		11
-01:-12 1	Do we have an extra copy?	-01:-09 1	about in the beginning we said no. Well, the "no"
-01:-12 2	MR. DELIA: I can just take a quick	-01:-09 2	dealt with our in and out of the property, which,
-01:-12 3	look now.	-01:-08 3	after meeting with the applicant, we worked
-01:-12 4	Thank you.	-01:-08 4	everything out to our satisfaction to make it easier
-01:-11 5	MR. PRINCIOTTO: Okay. I think we can	-01:-08 5	for us to get in and to get out, because we're
-01:-11 6	just summarize it, and correct me if I'm wrong,	-01:-08 6	dealing with a property that's been there for more
-01:-11 7	Mr. Schuster, it says:	-01:-08 7	than 30 years and we're used to responding to the
-01:-11 8	"After reviewing the applicant's	-01:-08 8	property.
-01:-11 9	revised fire truck movement exhibits, the	-01:-08 9	With the change of what's going to
-01:-11 10	department has no issues or concerns with the	-01:-08 10	happen after there, it was going to change our
-01:-11 11 -01:-11 12	revised exhibits/documents as presented," with	-01:-08 11	operations, how we operate.
-01:-11 12	obviously some other type in the letter.	-01:-08 12	The building has been there since, if
-01:-11 13	But it talks about being available tonight to testify.	-01:-08 13	I'm not mistaken, the early '80s, early-mid '80s, and
-01:-11 15	Okay. Do any board members have any	-01:-08 15	we've been responding to that building since. The only thing changing is the use, and you might be
-01:-11 16	questions?	-01:-08 16	adding an additional building in the back, if
-01:-11 17	MR. SPIRIG: Well, maybe you want to	-01:-08 17	approved.
-01:-11 18	just comment on what you meant by "with conditions"?	-01:-08 18	So we're working around that of how
-01:-10 19	MR. FUSCO: George Fusco.	-01:-08 19	we're going to get there and back.
-01:-10 20	"With conditions" is, in the past, as	-01:-08 20	Nothing really for the fire department
-01:-10 21	we've done plan reviews, I've been doing them for 22	-01:-08 21	has changed of how we're going to get there, because
-01:-10 22	years, sometimes if we were to give an all-out	-01:-08 22	we're still responding the same way we are responding
-01:-10 23	approval, then they're not going to come back to the	-01:-08 23	now.
-01:-10 24	fire department for questions or going through our	-01:-08 24	The biggest thing was to work out us
-01:-10 25	open-ended bullet points.	-01:-08 25	being able to make sure the "in" will get there, but
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	10		12
-01:-10 1	With this application, one of them	-01:-07 1	to make it a little easier to get out, because before
-01:-10 2	would be with the sprinkler system, we'd like to see	-01:-07 2	that, before we worked with the applicants, they were
-01:-10 3	a full 13 system, which would cover everything in the	-01:-07 3	narrowing the area down.
-01:-10 4 -01:-10 5	building, including closets, utility places. It would be a better system for what's there for the	-01:-07 4	They opened it up, they opened an extra area to make it easier for us.
-01:-10 6	residents, for us, for the general public, because it	-01:-07 5 -01:-07 6	MR. PRINCIOTTO: Okay. I have a
-01:-10 7	will also enhance us getting more standpipes, because	-01:-07 7	question for you, Mr. Schuster, but, Mr. Delia, I
-01:-10 8	sometimes we'll ask for more than what the code says	-01:-07 8	have a question for you first.
-01:-10 9	the minimum is. Usually, when we do our reviews,	-01:-07 9	Did the applicant agree to install the
-01:-09 10	what we look at is our operation, how are we going to	-01:-07 10	NFPA 13 system?
-01:-09 11	operate there? And that's how we plan it out.	-01:-07 11	AUDIENCE VOICE: We agreed to all the
-01:-09 12	When we, as a committee, reviewed this,	-01:-07 12	conditions.
-01:-09 13	we asked for additional standpipes in some of the	-01:-07 13	MR. DELIA: Yes.
-01:-09 14	hallways and the stairways, which in the code will	-01:-07 14	MR. PRINCIOTTO: You agreed. Okay. So
-01:-09 15	say, okay, one here, one there, you know, one this	-01:-07 15	it's a stipulation on the record. Thank you.
-01:-09 16	floor, one that floor, but we might want additional	-01:-07 16	My question with the fire department
-01:-09 17	ones.	-01:-07 17	do you have a copy of A-14, the revised fire truck
-01:-09 18	"With conditions" means we still have	-01:-07 18	movement revised?
-01:-09 19	conditions open, that until the final plans are drawn	-01:-07 19	MR. DELIA: Just give me a second.
-01:-09 20	up and you have the final build set to make sure that	-01:-07 20	I had it on the board someplace.
-01:-09 21	our conditions are in there.	-01:-06 21	MR. PRINCIOTTO: It's the updated March
-01:-09 22	We've worked with the applicant, and	-01:-06 22	26, 2019.
-01:-09 23	any applicants that have come before this board,	-01:-06 23	MR. DELIA: Yes, we have it.
-01:-09 24 -01:-09 25	we've had a review and work out the best we can.	-01:-06 24	So I'm referring to A-14, which has
-01:-09 20	I know there was a lot of questions LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	-01:-06 25	been now put on the easel.
	201-641-1812		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
			201-041-1012

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-01:-06 1	13 MR. PRINCIOTTO: Okay, You know, on		15 Recourse based on this plan, the truck
	MR. PRINCIOTTO: Okay. You know, on	-01:-04 1	Because based on this plan, the truck
-01:-06 2 -01:-06 3	this plan, A-14, it shows the truck movements, and	-01:-04 2	can handle it, but, as I mentioned, it's not
	you see the green lines when it shows what would be a	-01:-04 3	representative of what's in the picture there which
_	fire truck backing up and turning, it looks like in a	-01:-03 4	is, I believe, the apparatus that the fire department
	easterly direction, but it clips a parking spot	-01:-03 5	said, you know, to model into this simulation, which
_	there, the first parking space. Do you see that? Okay.	I _	we have not received those templates as of yet.
	First of all, is this turning maneuver		MR. PRINCIOTTO: All right. So you're
	something that you think is acceptable or workable		saying that the template that was used does not match the Woodcliff Lake Fire Department truck?
-01:-05 9	for the fire department?	-01:-03 9 -01:-03 10	MR. JACOBS: Based on this exhibit
-01:-05 11	MR. FUSCO: Yes, it is. I mean, for us	-01:-03 10	alone, I don't see that. For instance, like I said,
-01:-05 12	getting in, we train our drivers. We have tighter	-01:-03 12	the rear overhang was a concern. The fact there's
-01:-05 13	areas we have to deal with in this town. That is	-01:-03 12	-
-01:-05 14	just a matter of pulling if the truck has been	-01:-03 13	only a single axle shown, and a double axle can
-01:-05 15			affect the maneuverability of a vehicle, and which is
-01:-05 16	pulled in and is here MR. PRINCIOTTO: Correct.	-01:-03 15	well within the capabilities of this program. So I
-01:-05 17	MR. FUSCO: and is backing up, it	-01:-03 16	just want to make sure what the fire department is
1		-01:-03 17	being shown on the plan is actually the vehicle that
-01:-05 18 -01:-05 19	might just mean that you take one shot, come forward, and another. It's not going to I mean, this is	-01:-03 18 -01:-03 19	they have specified to be used. MR. PRINCIOTTO: All right, So we'll
-01:-05 20	done as far as my interpretation of one free	-01:-03 19	-
-01:-05 20	movement, the truck is just going to move. That's	-01:-03 20	have to take that up with Mr. Luglio.
-01:-05 21	not how we operate. We're going to have somebody	-01:-03 21	MR. KAUFMAN: I believe at a meeting prior back to their engineer, he stipulated that the
-01:-05 23	backing up the truck and the driver is going to be	-01:-03 22	program shows it that way, but how it was run was run
-01:-05 24	watching both mirrors.	-01:-03 23	with the vehicle as shown with tandem axle at X
-01:-05 25	So whether or not it will clip or not	-01:-03 25	length, X dimensions. You need to confirm that, that
-01:-05 20	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	-01:-03 20	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	14		16
-01:-04 1		-01:-02 1	-
-01:-04 1 -01:-04 2	in the free movement, most likely it's going to be	-01:-02 1	should be in the minutes, but their engineer did,
-01:-04 2	in the free movement, most likely it's going to be taken in two shots.	-01:-02 2	should be in the minutes, but their engineer did, because you brought it up, Mr. Preiss brought it up,
-01:-04 2	in the free movement, most likely it's going to be	-01:-02 2	should be in the minutes, but their engineer did,
-01:-04 2 -01:-04 3	in the free movement, most likely it's going to be taken in two shots. MR. PRINCIOTTO: Okay. So you're	-01:-02 2 -01:-02 3	should be in the minutes, but their engineer did, because you brought it up, Mr. Preiss brought it up, somebody did say this is not the same truck, this is
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	17			19
-01:-01 1	per hour, right?	00:-59	1	MS. EFFRON-MALLEY: Okay. And then if
-01:-01 2	With that speed, operating at that	00:-59	2	there's a fire, hopefully there will never be, on
-01:-01 3	speed responding to an emergency situation at that	00:-59	3	that far side of the building, so the east side of
-01:-01 4	site, would having to enter at that speed in any way	00:-59	4	the new building, how do you fight it?
-01:-01 5	materially impede your ability to respond to an	00:-59	5	MR. SCHUSTER: I mean that's kind of a
-01:-01 6	emergency?	00:-59	6	what-if question. How do you fight, in what manner,
-01:-01 7	MR. SCHUSTER: I'm going to say no.	00:-59	7	where is the fire, what type of fire is it?
-01:-01 8	That's a relatively sharp left. Our drivers are	00:-59	8	MS. EFFRON-MALLEY: I'm asking you
-01:-01 9	going to take it with the speed they need to take it.	00:-59	9	MR. NEWMAN: If the building goes up,
-01:-01 10	They're going to come off Broadway, make the left	00:-59		how do you put it out?
-01:-01 11	into the property, and then as they're coming here to	00:-59		MR. SCHUSTER: With water.
-01:-01 12	make their left, there's no way they're even getting	00:-59		I mean, we can't really answer what-if
-01:-01 13	to ten miles an hour coming in to make that left	00:-59		questions, because there's going to be standpipes and
-01:-01 14	MR. HAYES: Okay. Steve.	00:-59		a sprinkler system. So once the building is built or
-01:-01 15	MR. SCHUSTER: with the	00:-59		as its being built, we will build our response for
-01:-01 16	78,000 pounds of that truck, so	00:-59		that property.
-01:-01 17	MR. HAYES: Important distinction,	00:-59		So when buildings are being built in
-01:-01 18	Mr. Fusco. Thanks for watching previously.	00:-59		town, we spend some of our drill nights going out and
-01:-01 19	MS. EFFRON-MALLEY: So you've heard my	00:-59		visiting them and confirming this is the direction
-01:-01 20	question. Are the visitors spots on that left-hand	00:-59		we're going to come in, this is where we're going to
-01:-01 21	side?	00:-59		go if the fire is here, or you're basically picking
-01:-01 22	MR. FUSCO: And that was done per our	00:-58		what might be the most difficult spot to access, we
-01:-01 23	design, working with them.	00:-58		don't know what that's going to be, but we have
-01:-01 24	MR. SCHUSTER: Correct.	00:-58		hundreds of feet of hose, so it's
-01:-01 25	MR. FUSCO: We made sure that there was	00:-58	20	MR. HAYES: So let me ask the question
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.			LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
	201-641-1812			
	18		4	20
-01:-01 1	no impediment here, because hypothetically it's	00:-58	1	a little bit different way.
-01:00 2	totally open, we might be able to make that loop. MS. EFFRON-MALLEY: But what parking	00:-58	2	If there was a fire on the eastern side
		00:-58	3 4	of the building of building #2, proposed building #2
_	lot, overnight or during the day, limits the visitors and that was my concern, is	00:-58	5	 MR. NEWMAN: Can you put it out?
	MR. SCHUSTER: So, this was built as a	00:-58	6	MR. HAYES: Well, no, that's what he's
-01:00 6	secondary option, this more as a primary option,	00:-58	7	saying, there's a lot of variables that play into
-01:00 8	because we're leaving the property, we finished the	00:-58	8	that.
-01:00 9	alarm, the call, whatever it may be, the truck is	00:-58	9	Do you think it's likely that a fire in
-01:00 10	then going to pull in and leave. If these spots are	00:-58		that area of the building, that you wouldn't be able
-01:00 11	full, they then do have the opportunity to back out	00:-58		to effectively fight it or is that a little bit of a
-01:00 12	and leave.	00:-58		loaded question?
-01:00 13	MS. EFFRON-MALLEY: Okay.	00:-58		MR. SCHUSTER: It's kind of a loaded
-01:00 14	MR. SCHUSTER: The less backing we do	00:-58		question. I mean, sometimes some of the simplest
-01:00 15	is always the better, but we do have steer operating	00:-58		fires become bigger fires than they should be.
-01:00 16	guidelines that a member does step off the truck and	00:-58		MR. HAYES: Because of many variables?
-01:00 17	guides the truck. They all are equipped with cameras	00:-58		MR. SCHUSTER: Exactly.
-01:00 18	and speakers so they can hear whoever is backing the	00:-58		MR. HAYES: I think what we're trying
-01:00 19	truck.	00:-58		to get at is: Obviously the board and people are
-01:00 20	So, if we have an opportunity to leave	00:-57		concerned about the potential safety implications of
-01:00 21	or enter a scene going forward, we prefer that, but	00:-57		the fire department not being able to access that
-01:00 22	the site does give us the option for both.	00:-57		side of the building.
-01:00 23	So if the visitor spots were empty, we	00:-57		MR. SCHUSTER: Just because our trucks
00:-59 24	can leave in this manner; if they were full, we can	00:-57		can't get there doesn't mean we can't.
00:-59 25	back out, as it was on the other one.	00:-57		MR. HAYES: So I guess that kind of
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.			LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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	21		23
00:-57 1	goes to the heart of what I'm asking, could you	00:-56 1	
00:-57 2	effectively fight the fire without accessing that	00:-56 2	MR. STAR: Is it your opinion that a
00:-57 3	side of the building?	00:-56 3	
00:-57 4	MR. SCHUSTER: Yes, and you can look at	00:-55 4	
00:-57 5	houses in town with 200-plus foot setbacks, 300-foot	00:-55 5	
00:-57 6	setbacks, where the trucks can't get, and we can	00:-55 6	
00:-57 7	effectively fight those fires as well.	00:-55 7	;
00:-57 8	MR. HAYES: But you feel confident you	00:-55 8	•
00:-57 9	can address that, because obviously that's a major	00:-55 9	·
00:-57 10	concern here	00:-55 10	established and approved prior to approving this
00:-57 11	MR. SCHUSTER: Of course.	00:-55 11	project?
00:-57 12	MR. HAYES: is safety of potential	00:-55 12	-
00:-57 13	residents in that building.	00:-55 13	
00:-57 14	MR. SCHUSTER: And you take into	00:-55 14	MR. STAR: Yes.
00:-57 15	account the NFPA 13 system, that sprinkler system is	00:-55 15	
00:-57 16	going to do its job, which is not to extinguish the	00:-55 16	MR. SCHUSTER: Yes.
00:-57 17	fire, it's to keep the fire in check until the fire	00:-55 17	MR. FUSCO: That is done after the
00:-57 18	department arrives to extinguish the fire.	00:-55 18	fact. You cannot
00:-57 19	MR. HAYES: And the hoses that are	00:-55 19	MR. HAYES: Is that one of the
00:-57 20	equipped on your truck can make it, I assume they're	00:-55 20	conditions?
00:-57 21	ample length?	00:-55 21	MR. FUSCO: Well, that is in any
00:-57 22	MR. SCHUSTER: Absolutely.	00:-55 22	building, that is done after the fact, and a lot of
00:-56 23	MR. HAYES: Okay.	00:-55 23	that is also followed up through fire prevention by
00:-56 24	MS. EFFRON-MALLEY: I guess our concern	00:-55 24	having proper signage. That all fails under the
00:-56 25	is, are you comfortable with being able to fight the	00:-55 25	Uniform Fire Code.
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	£1		24
00:-56 1	fire?	00:-55 1	MR. HAYES: Which you enforce?
00:-56 2	fire? MR. SCHUSTER: Yes.	00:-55 2	MR. HAYES: Which you enforce? MR. FUSCO: Correct.
00:-56 2 00:-56 3	fire? MR. SCHUSTER: Yes. MR. FUSCO: Yes, we are.	00:-55 2 00:-55 3	MR. HAYES: Which you enforce? MR. FUSCO: Correct. MR. SCHUSTER: Yes, us and the fire
00:-56 2 00:-56 3 00:-56 4	fire? MR. SCHUSTER: Yes. MR. FUSCO: Yes, we are. MS. EFFRON-MALLEY: Okay.	00:-55 2 00:-55 3 00:-55 4	MR. HAYES: Which you enforce? MR. FUSCO: Correct. MR. SCHUSTER: Yes, us and the fire MR. FUSCO: And that will be after the
00:-56 2 00:-56 3 00:-56 4 00:-56 5	fire? MR. SCHUSTER: Yes. MR. FUSCO: Yes, we are. MS. EFFRON-MALLEY: Okay. MR. PRINCIOTTO: Motion to open to the	00:-55 2 00:-55 3 00:-55 4 00:-55 5	MR. HAYES: Which you enforce? MR. FUSCO: Correct. MR. SCHUSTER: Yes, us and the fire MR. FUSCO: And that will be after the fact they will design it, because, until it is built,
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00:-54 1	what-ifs, about what if there was a fire, what would	00:-52 1	east?
00:-54 2	we do to get people out. The fire could be over	00:-52 2	
00:-54 3	here, the fire could be over here, it's all what-ifs.	00:-52 3	
00:-54 4	MR. STAR: In a worst case situation, I	00:-52 4	
00:-54 5	think the board has to be cognizant of this well in	00:-52 5	. , .
00:-54 6	advance, as it takes on liabilities.	00:-52 6	, 55 5
00:-53 7	MR. HAYES: Mr. Star, I think what he	00:-51 7	
00:-53 8	is saying is that there are so many potential	00:-51 8	<u>, , , , , , , , , , , , , , , , , , , </u>
00:-53 9 00:-53 10	variables involved that he isn't in a position to be	00:-51 9	
00:-53 10	able to answer that sort of hypothetical question,	00:-51 10	MR. SCHUSTER: We wouldn't have any
00:-53 12	because it's a very broad, open question.	00:-51 11	stay over the vegetation. We can make recommendation
00:-53 12	MR. PRINCIOTTO: I think the question	00:-51 12	for tree height so we have access, but from what we've seen on these plans, we feel comfortable
00:-53 13	MR. STAR: I think it's a very relevant	00:-51 13	extinguishing a fire on this property.
00:-53 14	question.	00:-51 14	MR. STAR: How involved will you be in
00:-53 16	MR. PRINCIOTTO: you know, with	00:-51 16	putting together an emergency response plan for
00:-53 17	regard to ingress and egress, do you have any	00:-51 17	everybody to review, with the evacuation plan being a
00:-53 18	recommendation with the number and the location?	00:-51 18	major component of an emergency response plan?
00:-53 19	MR. FUSCO: As a simple household and	00:-51 19	MR. SCHUSTER: We, as the volunteer
00:-53 20	you have a fire, most likely the residents when we	00:-51 20	fire department, would be involved. Fire prevention,
00:-53 21	teach in school, go to your meeting place. If there	00:-51 21	as more of a paid position in town, would be a little
00:-53 22	is a fire back here, the people are not going to be	00:-51 22	more involved than us.
00:-53 23	getting into their maybe right away they're maybe	00:-51 23	MR. STAR: Thank you.
00:-53 24	going to jump in their car and drive out, but once we	00:-51 24	It's a very sensitive project. I hope
00:-53 25	go in, you're not going to have car movements going	00:-51 25	this is addressed properly, because this is not a
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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00:-53 1	in and out. We're going to have hoses on the ground.	00:-51 1	safe situation.
00:-53 2	The people are going to have to walk away and be	00:-51 2	I'll make a comment. This is not a
00:-53 3	taken to some other location away from the fire scene	00:-51 3	safe situation.
00:-53 4	itself. And from there, auxiliary personnel will	00:-51 4	Thank you.
00:-52 5	work, Red Cross or whoever, to take care of the	00:-51 5	MR. KAUFMAN: Mr. Fusco, have you guys
00:-52 6	people.	00:-50 6	done a plan and done work for the Woodcliff Lake
00:-52 7	We're going to evacuate them away.	00:-50 7	Hilton?
00:-52 8	They're going to walk away from the building, they're	00:-50 8	MR. FUSCO: Yes.
00:-52 9	not going to get in their car and try to drive away,	00:-50 9	MR. KAUFMAN: What's the density of
00:-52 10	once we're on scene.	00:-50 10	that project, how many people stay at that premise?
00:-52 11	It's no different evacuating a school.	00:-50 11	MR. FUSCO: That varies.
00:-52 12	When the school kids come out, they go and they walk	00:-50 12	MR. KAUFMAN: Would you say a couple
00:-52 13	away from the school. It's the same thing. We're	00:-50 13	hundred?
00:-52 14	not going to be worried about getting cars out of	00:-50 14	MR. FUSCO: On a good Friday night with
00:-52 15	there, they're going to be parked in place. We will	00:-50 15	3 or 4 weddings in there, yes.
00:-52 16	work around those cars.	00:-50 16	MR. KAUFMAN: So you're confident in
00:-52 17	MR. STAR: You will have to extinguish	00:-50 17	your ability to do this?
00:-52 18	the fires in the cars too.	00:-50 18	MR. FUSCO: Yes.
00:-52 19	MR. FUSCO: But they are pretty far	00:-50 19	MR. NEWMAN: Here's the most important
00:-52 20	away.	00:-50 20	question.
00:-52 21	MR. STAR: They are right here.	00:-50 21	Are you confident in your ability to
00:-52 22	CHAIRWOMAN HEMBREE: Do you have	00:-50 22	put out a fire, if this place has a fire?
00:-52 23	another question, Mr. Star?	00:-50 23	MR. FUSCO: Yes.
00:-52 24	MR. STAR: Are you satisfied with your	00:-50 24	MR. SCHUSTER: 100 percent.
	ability to put out the five is a stars slave to the	00 CO 05	AND NICIALAANI, $\mathbf{X} = \mathbf{x} \mathbf{b} = \mathbf{x} \mathbf{c} \mathbf{b} \mathbf{b}^{T} \mathbf{c}^{T} \mathbf{c}$
00:-52 25	ability to put out the fire in a steep slope to the	00:-50 25	MR. NEWMAN: Is there anything that you
	ability to put out the fire in a steep slope to the LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	00:-50 25	MR. NEWMAN: Is there anything that you LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

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00:-50 1	would recommend to this board that would help you in	00:-48 1	fire truck, you said emergency vehicles or otherwise,
00:-50 2	your job that you see from looking at this plan?	00:-48 2	so I said once we are on scene, the only vehicles
00:-50 3	MR. SCHUSTER: Everything that we feel	00:-48 3	that would be allowed into the property would be
00:-50 4	would help us with our job has been brought up to	00:-48 4	emergency vehicles.
00:-50 5	them, and they have if you read our first letter,	00:-48 5	MS. APPELLE: But they'll be room for
00:-50 6	which was, I think, dated maybe December, all of our	00:-48 6	the ambulance behind this very large fire truck,
00:-50 7	conditions there, everything we've questioned,	00:-47 7	maybe another fire truck, and any other emergency
00:-50 8	they've met. So anything that we would need to help	00:-47 8	vehicles from any other community, they'll be room
00:-50 9	us would have been listed in there.	00:-47 9	for all these people there. Is that right?
00:49 10	MR. NEWMAN: So you, as the experts,	00:-47 10	MR. SCHUSTER: We will have room for
00:-49 11	you're satisfied?	00:-47 11	all the apparatus that we feel is needed at the scene
00:-49 12	MR. FUSCO: Yes.	00:-47 12	of that fire.
00:-49 13	MR. SCHUSTER: Right.	00:-47 13	The ambulance generally isn't right up
00:-49 14	CHAIRWOMAN HEMBREE: And they still	00:-47 14	front near the first fire truck, the ambulance is
00:-49 15	have a say, because they still will continue to	00:-47 15	usually off to the back away because of the smoke,
00:-49 16	monitor what's going on.	00:-47 16	and this way everybody gets away from that.
00:-49 17	MR. SCHUSTER: We'll be as involved as	00:-47 17	MS. APPELLE: All right. Thank you.
00:-49 18	we can moving forward to make sure everything we do	00:-47 18	Second question. MR. NEWMAN: You didn't know there was
00:-49 19		00:-47 19	going to be a final, did you?
00:-49 20	CHAIRWOMAN HEMBREE: Right. MR. PRINCIOTTO: Anyone else?	00:-47 20	MS. APPELLE: Can you envision the
00:-49 21 00:-49 22	MS. APPELLE: Veronica Appelle, 23	00:-47 21	perfect storm scenario where it's snowing, there's a
00:-49 22	Cressfield Court.	00:-47 22	major fire or an emergency on the east side, not just
00:-49 23	Thank you, again, for having both of	00:-47 23	by those buildings on the east side, the train has
00:-49 24 00:-49 25	these gentlemen come. I know that was a question we	00:-47 24	stopped in the station and lives are in jeopardy, can
0049 20	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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00:49 1	30 had had, and we were boning that would be addressed.	00:-47 1	32 you envision that?
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	33		35
00: - 46 1	address the conditions that we proposed in the	00:-44 1	MS. APPELLE: Well, that was going to
00:-46 2	letter.	00:-44 2	be a question.
00:-46 3	MR. SPIRIG: Based on our request.	00:-44 3	CHAIRWOMAN HEMBREE: Sorry.
00:-46 4	MS. APPELLE: Based on your request?	00:-44 4	MS. APPELLE: That's okay. No, I was
00:-46 5	MR. PRINCIOTTO: Yes.	00:-44 5	going to do it as a question.
00:-46 6	MS. APPELLE: Good.	00:-44 6	MR. NEWMAN: Ms. Appelle, with all
00:-46 7	MR. PRINCIOTTO: We send them the	00:-44 7	respect
00:-46 8	plans. We do that as a matter of course, send them	00:-44 8	MS. APPELLE: I'm done.
00:-46 9	to the fire department, and we seek the input from	00:-44 9	MR. NEWMAN: Okay. Because these
00:-45 10	the fire department.	00:-44 10	people come out here
00:-45 11	MS. APPELLE: Right. And I had seen or	00:-44 11	MS. APPELLE: No, I'm not badgering
00:-45 12	all of us have seen the back and forth where it was	00:-44 12	them, I want to put it on the record.
00:-45 13	first denied and then modified and tweaked.	00:-44 13	MR. NEWMAN: They are the fire
00:-45 14	MR. PRINCIOTTO: It's usually the	00:-44 14	department. They're the people in the know, so I
00:-45 15	applicant's representatives that want to meet with	00:-44 15	take their word very seriously.
00:-45 16	the fire department to have a face-to-face and	00:-44 16	MS. APPELLE: Me too.
00:-45 17	discuss it and come to an agreement.	00:-44 17	MR. NEWMAN: If you have concerns about
00:-45 18	MR. FUSCO: Can I read something that	00:-44 18	them, maybe you want to consult your own fire person.
00:-45 19	is standard in all our correspondence?	00:-44 19	MS. APPELLE: No, I don't have concerns
00:-45 20	MR. PRINCIOTTO: You may.	00:-44 20	about these two gentlemen per se, I just have very
00:-45 21	MR. FUSCO: The final paragraph.	00:-43 21	deep concerns about a possible emergency. Having
00:-45 22	"Please do not hesitate to contact the	00:-43 22	lived here forever, I know.
00:-45 23	Woodcliff Lake Fire Department should you have	00:-43 23	MR. NEWMAN: They are residents of
00:-45 24	any questions or comments regarding this plan	00:-43 24	Woodcliff Lake. They've been to the site many times.
00:-45 25	review reply. We encourage all parties to set	00:-43 25	MS. APPELLE: When it's only been one
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	34		- 36
00:-45 1 00:-45 2	up meetings with us to answer any questions with our review of these plans."	00:-43 1 00:-43 2	building. MR. NEWMAN: Right, but, you know, they
	And we've done that many a time and we	00:-43 2 00:-43 3	kind of understand
00:-45 3 00:-45 4	encourage that to work out.	00:-43 3	MS. APPELLE: You're doubling it and
00:-45 5	MS. APPELLE: Mr. Schuster	00:-43 5	making it higher.
00:-45 6	MR. HAYES: Ms. Appelle, as a matter of	00:-43 6	MR. NEWMAN: We understand that.
00:-45 7	policy you want them to do that.	00:-43 7	MS. APPELLE: All right. Thank you all
00:-45 8	MS. APPELLE: Oh, I absolutely agree.	00:43 8	very much, and thank both of you.
00:-45 9	I absolutely agree.	00:-43 9	MR. COUTO: The name is Alex Couto,
00:-45 10	But, Mr. Schuster, do you remember I	00:-43 10	Cressfield Court, Woodcliff Lake.
00:-45 11	called your office a couple of times and you never	00:-43 11	I guess I should raise this. I'll talk
00:-44 12	called me back?	00:-43 12	a little.
00:-44 13	MR, SCHUSTER: No.	00:-43 13	My quarties is. The property right new
00:-44 14	MR. SCHUSTER, NO.	100.40 10	My question is: The property right now
			has one building. Does having a second building make
00:-44 14 00:-44 15	MS. APPELLE: When you first received	00:-43 10 00:-42 14 00:-42 15	
		00:-42 14	has one building. Does having a second building make
00:-44 15	MS. APPELLE: When you first received	00:-42 14 00:-42 15	has one building. Does having a second building make some change to your ability to fight the fire?
00:-44 15 00:-44 16	MS. APPELLE: When you first received MR. SCHUSTER: We don't use the phones	00:-42 14 00:-42 15 00:-42 16	has one building. Does having a second building make some change to your ability to fight the fire? MR. FUSCO: No.
00:-44 15 00:-44 16 00:-44 17	MS. APPELLE: When you first received 	00:-42 14 00:-42 15 00:-42 16 00:-42 17	has one building. Does having a second building make some change to your ability to fight the fire? MR. FUSCO: No. MR. SCHUSTER: No.
00:-44 15 00:-44 16 00:-44 17 00:-44 18	MS. APPELLE: When you first received 	00:-42 14 00:-42 15 00:-42 16 00:-42 17 00:-42 18	has one building. Does having a second building make some change to your ability to fight the fire? MR. FUSCO: No. MR. SCHUSTER: No. MR. COUTO: Okay. The other question I
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00:-44 15 00:-44 16 00:-44 17 00:-44 18 00:-44 19 00:-44 20 00:-44 21	MS. APPELLE: When you first received 	00:-42 14 00:-42 15 00:-42 16 00:-42 17 00:-42 18 00:-42 19 00:-42 20 00:-42 21	has one building. Does having a second building make some change to your ability to fight the fire? MR. FUSCO: No. MR. SCHUSTER: No. MR. COUTO: Okay. The other question I have: Do you have any idea how far a fire can jump to a tree? Like we have above to the east of the property is woods, so how far can the fire jump to
00:-44 15 00:-44 16 00:-44 17 00:-44 18 00:-44 19 00:-44 20 00:-44 21 00:-44 22	MS. APPELLE: When you first received MR. SCHUSTER: We don't use the phones at the firehouse. We are volunteers who work full-time jobs. MS. APPELLE: Well, I did try to contact him, so that we who live right behind where these buildings may go will be safe and protected and not in danger.	00:-42 14 00:-42 15 00:-42 16 00:-42 17 00:-42 17 00:-42 18 00:-42 19 00:-42 20 00:-42 21 00:-42 22	has one building. Does having a second building make some change to your ability to fight the fire? MR. FUSCO: No. MR. SCHUSTER: No. MR. COUTO: Okay. The other question I have: Do you have any idea how far a fire can jump to a tree? Like we have above to the east of the property is woods, so how far can the fire jump to the woods, any idea?
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00:-44 15 00:-44 17 00:-44 18 00:-44 19 00:-44 20 00:-44 21 00:-44 23 00:-44 24	MS. APPELLE: When you first received 	00:-42 14 00:-42 15 00:-42 16 00:-42 17 00:-42 18 00:-42 19 00:-42 20 00:-42 21 00:-42 22 00:-42 23 00:-42 24	has one building. Does having a second building make some change to your ability to fight the fire? MR. FUSCO: No. MR. SCHUSTER: No. MR. COUTO: Okay. The other question I have: Do you have any idea how far a fire can jump to a tree? Like we have above to the east of the property is woods, so how far can the fire jump to the woods, any idea? MR. SCHUSTER: There is no direct answer to that, because it would be wind conditions,
00:-44 15 00:-44 17 00:-44 18 00:-44 19 00:-44 20 00:-44 21 00:-44 23 00:-44 24	MS. APPELLE: When you first received MR. SCHUSTER: We don't use the phones at the firehouse. We are volunteers who work full-time jobs. MS. APPELLE: Well, I did try to contact him, so that we who live right behind where these buildings may go will be safe and protected and not in danger. Can you envision people CHAIRWOMAN HEMBREE: A question, Mrs. Appelle. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	00:-42 14 00:-42 15 00:-42 16 00:-42 17 00:-42 18 00:-42 19 00:-42 20 00:-42 21 00:-42 22 00:-42 23 00:-42 24	has one building. Does having a second building make some change to your ability to fight the fire? MR. FUSCO: No. MR. SCHUSTER: No. MR. COUTO: Okay. The other question I have: Do you have any idea how far a fire can jump to a tree? Like we have above to the east of the property is woods, so how far can the fire jump to the woods, any idea? MR. SCHUSTER: There is no direct answer to that, because it would be wind conditions, weather conditions.

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2-42 but, you know, Marcal happened not boolong app, they 2-44 have a fire unit right on staff thera, and the whole 2-42 have a fire unit right on staff thera, and the whole 2-45 huiding, the whole Marcal burnt down. 2-46 fight it from where it is, but, again, it's kind of a 2-42 but, whole meghatomical burnt down. 2-47 MR. COUTO: Now, we would 2-48 is the fire whole meghatomical burnt down. 2-47 CHARKWOM HEMBERE: Akis a question. what if questions on, what do you call, well, what comes 2-47 MR. COUTO: Son yn question is: Are you 2-58 MR. COUTO: Now, we and building, is 2-41 MR. COUTO: They are nor 2-58 MR. COUTO: Encord 2-41 MR. COUTO: They are nor 2-58	00:-42 1	MR. COUTO: The concern is, I'm not	00:-40 1	could be fighting from east of it, next to Cressfield
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0.622 5 bitsing, the whole Mercal barnt down. 0.63 6 fight II from where II is, bit, goint of a 0.642 6 the whole neighborhood barnt down. 0.63 6 fight II from where II is, bit, goint of a 0.642 7 CHARWOMAN HEMEREE: Ask a question. 0.63 8 Mit if question. Which way is the wind blawing? 0.641 9 ware hat if there is in e on the east adde of the on the east side of the coart 0.63 9 0.64.11 MR. COUTO: Know. 0.63 10 NR. COUTO: The ore and could and the would increase and could on the coart 0.63 11 MR. COUTO: The ore and could and the would increase and could on the coart 0.63 11 MR. COUTO: The ore and could and the part or the coart 0.63 11 MR. COUTO: The ore and could and the would increase and could be to for a way as opposed to 0 or	00:-42 3	but, you know, Marcal happened not too long ago, they	00:-40 3	is that it?
co-2 6 the whole neighborhood burnt down, MR. COUTO: So my question is: Are you co-3 7 CHARWOMAN HEMBREE: Ask a question, MR. COUTO: So my question is: Are you co-4 9 sure that if bren's a fire on the east side of the oblight, but will not jump ta the woods up? 7 How is the fire burning? co-4 10 score that if bren's a fire on the east side of the oblight, but will not jump ta the woods up? 00-30 9 conditions on, what do you call, wat, what comes co-4 11 MR. COUTO: They are not 00-30 10 MR. COUTO: The or and on the cast side of the court co-4 14 Last me rephrase this way, 00-31 14 property? co-41 16 much less likely dut that would incease a sould. 00-31 16 hydrants are for the trucks to connext to, co-41 6 MR. SCIUSTER: Yeah. 00-31 16 hydrants are for the trucks to connext to, co-41 MR. SCIUSTER: Yeah. 03-32 16 hydrants are for the trucks to connext to, co-41 MR. SCIUSTER: Yeah. 03-32 16 hydrants are for the trucks to connext to, co-41 MR. SCIUSTER: Pashe	00:-42 4	have a fire unit right on staff there, and the whole	00:-39 4	MR. SCHUSTER: Odds are, no, we would
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LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812 201-641-1812	00:-36 24	MR. SCHUSTER: Every current building	00:-34 2	4	MR. SCHUSTER: We don't find that to be
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1			
	45		47
00:-34 1	MR. MARSON: I'm asking the question,	00:-33 1	questions.
00:-34 2	answer it.	00:-33 2	MR. HAYES: Mr. Marson, they have
00:-34 3	How many vehicles behind the first fire	00:-33 3	answered your questions.
00:-34 4	truck	00:-33 4	MR. MARSON: No, they have not.
00:-34 5	MR. SCHUSTER: Because it's going to be	00:-32 5	MR. NEWMAN: Mr. Marson, where is the
00:-34 6	based	00:-32 6	first fire truck parked? Is it
00:-34 7	MR. MARSON: I'm asking the question.	00:-32 7	MR. MARSON: If it is parked at full
00:-34 8	How many vehicles	00:-32 8 00:-32 9	parking capacity.
00:-34 9 00:-34 10	MR. SCHUSTER: It's going to MR. MARSON: behind the first fire	00:-32 5	MR. SCHUSTER: Let me just.
00:-34 10	truck?	00:-32 10	At full parking capacity does not affect how many fire trucks I can get in here. All
00:-34 12	MR. SCHUSTER: It is going to be based	00:-32 11	these spots could be full or empty, I can still get
00:-34 12	off what our response is into the property.	00:-32 12	these same number of fire trucks in this lane, that
00:-34 14	MR. DELIA: That's his answer.	00:-32 13	does not change.
00:-34 15	Next question, please.	00:-32 15	It depends on where the fire is as to
00:-34 16	MR. HAYES: Mr. Marson, to be fair,	00:-32 16	where my first fire truck is stopping. So if our
00:-34 17	they have already answered this question.	00:-32 17	fire is here in the garbage area, the first fire
00:-34 18	MR. MARSON: No, they haven't. Not the	00:-32 18	truck is stopping here. So the number is different.
00:-34 19	way I am going to ask it.	00:-32 19	If the fire is over here and there's cars burning,
00:-34 20	MR. HAYES: And it was fact dependent	00:-32 20	the first fire truck stops here and your number is
00:-33 21	based on	00:-32 21	different, so I cannot answer that question any
00:-33 22	MR. MARSON: Then let me add a fact.	00:-32 22	better than that.
00:-33 23	At full parking capacity, the first	00:-32 23	MR. MARSON: Let me ask the question
00:-33 24	fire truck entering these premises, how many other	00:-32 24	another way.
00:-33 25	emergency vehicles will fit behind that first fire	00:-32 25	Assuming again full parking capacity,
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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	46		48
00:-33 1	truck behind it?	00:-32 1	is it possible then that with a single truck entering
00:-33 2	MR. SCHUSTER: I will answer my	00:-32 2	the premises, depending where the fire is, there are
00:-33 2 00:-33 3	MR. SCHUSTER: I will answer my question the exact same way, it depends on what our	00:-32 2 00:-32 3	the premises, depending where the fire is, there are emergency vehicles that could fit behind it?
00:-33 2 00:-33 3 00:-33 4	MR. SCHUSTER: I will answer my question the exact same way, it depends on what our response is into the property, what are we responding	00:-32 2 00:-32 3 00:-32 4	the premises, depending where the fire is, there are emergency vehicles that could fit behind it? MR. SCHUSTER: Yes.
00:-33 2 00:-33 3 00:-33 4 00:-33 5	MR. SCHUSTER: I will answer my question the exact same way, it depends on what our response is into the property, what are we responding for, what type of fire.	00:-32 2 00:-32 3 00:-32 4 00:-32 5	the premises, depending where the fire is, there are emergency vehicles that could fit behind it? MR. SCHUSTER: Yes. MR. MARSON: Okay. Thank you.
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00:-31 1	MS. JEFFAS: Do you feel comfortable if	00:-29	1 Q. Same two questions for you,
00:-30 2	one of these buildings is fully engulfed with pulling	00:-29	2 Mr. Schuster.
00:-30 3	the vehicles in there or would you fight the fire	00:-29	A. (Schuster) 19 years and thousands.
00:-30 4	from another location then?	00:-29	4 Q. Thank you.
00:-30 5	MR. SCHUSTER: We're going to do what	00:-29	5 A. (Schuster) A couple thousand less than
00:-30 6	I can't answer that question. We're going to do	00:-29	6 George.
00:-30 7	what we need to do to fight that fire.	00:-29	7 MR. DELIA: Thank you.
00:-30 8	MS. JEFFAS: Okay.	00:-29	B CHAIRWOMAN HEMBREE: Good answer.
00:-30 9	But it's possible that you might not be	00:-29	9 MR. SPIRIG: Well, for whatever it's
00:-30 10	able to pull down that if you have a fully	00:-29 10	·····, ·······························
00:-30 11	engulfed fire, and we know it happens	00:-29 11	1 whether it gets approved or not approved, these two
00:-30 12	CHAIRWOMAN HEMBREE: Ma'am, they can't	00:-29 12	3,
00:-30 13	answer a question they can't answer.	00:-29 1	3 care about two things, doing the right thing for the
00:-30 14	MS. JEFFAS: Will you have to stay	00:-29 14	
00:-30 15	outside that area to fight it from the outside, if	00:-28 1	•
00:-30 16	one of those buildings is fully engulfed?	00:-28 16	
00:-30 17	MR. SCHUSTER: Outside of the building	00:-28 17	
00:-30 18	or outside of the parking?	00:-28 18	
00:-30 19	MS. JEFFAS: No, outside of the parking	00:-28 19	
00:-30 20	area and the cars, in that area.	00:-28 20	
00:-30 21	MR. SCHUSTER: We will get our	00:-28 21	_
00:-30 22	apparatus and our manpower as	00:-28 22	
00:-30 23	MS. JEFFAS: As close as you can.	00:-28 23	
00:-30 24	MR. SCHUSTER: as close as we can in	00:-28 24	3
00:-30 25	a safe manner.	00:-28 25	
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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	MS. JEFFAS: All right. Thank you. CHAIRWOMAN HEMBREE: Anymore?	00:-28	
00:-30 2 00:-30 3	Okay. Motion to close?	00:-28	· · ·
00:-30 4	MR. DELIA: I just have a couple of	00:-28	· · · · · · · · · · · · · · · · · · ·
00:-30 5	questions for each of these gentlemen.	00:-20	-
00:-30 6	MR. NEWMAN: Can we close to the public	00:-28 E	
00:-29 7	first?	00:-28 7	
00:-29 8	MR. HAYES: Motion to close to the	00:-28 8	·
00:-29 9	public.	00:-28	· · · · · · · · · · · · · · · · · · ·
00:-29 10	MR. NEWMAN: I will second that motion.	00:-28 10	•
00:-29 11	MR. SCHUSTER: Can I second it?	00:-28 11	
00:-29 12	[LAUGHTER]	00:-28 12	_
00:-29 13	CHAIRWOMAN HEMBREE: All in favor?	00:-28 13	_
00:-29 14	(Whereupon, all Board Members respond	00:-27 14	,
00:-29 15	in the affirmative.)	00:-27 15	
00:-29 16	CROSS EXAMINATION	00:-27 16	
00:-29 17	BY MR. DELIA:	00:-27 17	Good evening.
00:-29 18	Q. I'm going to ask you both the same	00:-27 18	MR. PRINCIOTTO: Do you swear to tell
00:-29 19	questions.	00:-27 19	the truth, and nothing but the truth?
00:-29 20	Mr. Fusco, how long have you been	00:-27 20	MR. BURGIS: I do.
00:-29 21	fighting fires?	00:-27 21	JOSEPH H. BURGIS, P.P., AICP, c/o
00:-29 22	A. (Fusco) 33 years.	00:-27 22	Burgis Associates, 25 Westwood Avenue, Westwood,
00:-29 23	Q . And in those 33 years, approximately	00:-27 23	New Jersey 07675, having been duly sworn,
00:-29 24	how many fire calls have you made, have you been on?	00:-27 24	testifies as follows:
00:-29 25	A. (Fusco) Thousands.	00:-27 25	MR. PRINCIOTTO: Okay. State your name
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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00:-27 1	for the record, please.	00:-25 1	
00:-27 2	MR. BURGIS: Joe Burgis, B-U-R-G-I-S.	00:-25 2	
00:-27 3	MR. PRINCIOTTO: And your address.	00:-25 3	2.,,
00:-27 4	MR. BURGIS: President of Burgis	00:-25 4	3 / /
00:-27 5	Associates in Westwood.	00:-25 5	
00:-27 6		00:-25 6	
	BY MR. DELIA:	00:-25 7	······································
00:-27 8	Q. Good evening, Mr. Burgis. A. Good evening, Mr. Delia.	00:-25 8	,
00:-27 3	A. Good evening, Mr. Delia. Q. What is your profession?	00:-25 9	to date. Is that correct? A. That is correct.
00:-27 10	A. I'm a professional city planner.	00:-25 10	
00:-27 12	Q. And could you give us the benefit of	00:-25 11	Q. And based on what you've heard and seen and what you know from Woodcliff Lake, have you any
00:-27 13	your training, education, and experience in that	00:-25 12	professional opinions as to our proposal here
00:-27 14	field?	00:-25 13	tonight?
00:-27 15	A. Certainly.	00:-25 15	A. Oh, I certainly do.
00:-27 16	I have a master's degree in city and	00:-25 16	Q. Well, what I'd like you to do is start
00:-27 17	regional planning from Rutgers University in 1975.	00:-24 17	us by giving us an identification of the property,
00:-27 18	I've been a planning consultant since	00:-24 18	its existing conditions.
00:-27 19	that time.	00:-24 19	A. Okay.
00:-26 20	I'm licensed as a professional planner	00:-24 20	I'm not going to belabor at this point,
00:-26 21	by the State of New Jersey, license #2450, and it is	00:-24 21	because you've heard it all before and I think
00:-26 22	still in effect.	00:-24 22	everybody in the room is familiar with the site.
00:-26 23	CHAIRWOMAN HEMBREE: That's good.	00:-24 23	We all know where it is, on the east
00:-26 24	THE WITNESS: You seem to ask that	00:-24 24	side of Broadway between Highview Avenue and Prospect
00:-26 25	question.	00:-24 25	Avenue. It occupies an area of 3.54 acres. It is
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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00:-26 1	A. (Continuing) I'm also certified by the	00:-24 1	basically rectangular in shape. Its dimensions
00:-26 2	American Institute of Certified Planners and a member	00:-24 2	include 324 feet of frontage on Broadway and a depth,
00:-26 3	of the American Planning Association.	00:-24 3	if measured at midpoint, of 437 feet.
00:-26 4	The firm is presently consultant to, I	00:-24 4	We're all familiar with the sloped
00:-26 5	think, 47 municipalities throughout New Jersey,	00:-24 5	character of the site. It's been mentioned a couple
00:-26 6	ranging from as small as Teterboro to as large as	00:-24 6	of times this evening already.
00:-26 8	Parsippany and Princeton and West Windsor, I guess are the largest.	00:-24 7 00:-24 8	The westernmost part of the property is
00:-26 9	I recently received a Lifetime	00:-24 8 00:-24 9	a flat plateau; the easternmost, roughly 210 feet, is sleep leading up to the residences farther to the
00:-26 10	Achievement Award from Rutgers University for my work	00:-24 9	east.
00:-26 10	in the field. That was 40 years ago already.	00:-24 10	The surrounding development pattern has
00:-26 12	And we represent and do the kind of	00:-24 12	been described by previous witnesses.
00:-26 13	planning work that your planner does, you know, write	00:-23 13	To the south, there is two-story office
00:-26 14	master plans for municipalities, review development	00:-23 14	buildings and a bank.
00:-25 15	applications such as this on behalf our municipal	00:-23 15	To the north, there is the 20-bed
00:-25 16	clients, prepare a lot of affordable housing plans.	00:-23 16	boardinghouse, then Highview Avenue and the carpet
00:-25 17	I'm also the special master for Judge	00:-23 17	store, which if memory serves me, is a three-story
00:-25 18	Brogan in Passaic County on all matters associated	00:-23 18	building.
00:-25 19	with affordable housing.	00:-23 19	And continuing farther to the north,
00:-25 20	MR. DELIA: I would tender Mr. Burgis	00:-23 20	although it's not built yet, the municipality has
00:-25 21	as an expert in the field of professional planning.	00:-23 21	designated a site for a 16-unit 100 percent
00:-25 22	MR. PRINCIOTTO: Any questions on the	00:-23 22	affordable housing development.
00:-25 23	qualifications?	00:-23 23	To the east, of course, is detached
00:-25 24	CHAIRWOMAN HEMBREE: No.	00:-23 24	single-family-residential development, and the
00:-25 25	MR. PRINCIOTTO: Continue.	00:-23 25	Woodcliff Manor.
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00.00 4	57		59
00:-23 1	And then to the west, obviously, is the	00:-21 1	are the density, what is being proposed is a total of
00:-23 2	reservoir and the train station.	00:-21 2	16.9 units to the acre. The building coverage is
	The applicant is proposing a total of	00:-21 3	only 19 percent, whereas the ordinance permits a 30
00:-23 4	60 units in two buildings on the site. The existing	00:-20 4	percent building coverage.
00:-23 5	building is going to be converted to a 36-unit	00:-20 5	A total of 42 percent of the site will
_	development, and the new three-story building to the	00:-20 6	be characterized by impervious coverage, whereas the
	rear of that will contain a total of 24 units.	00:-20 7	code would permit 60 percent.
00:-22 8	The bedroom distribution of the units merit attention. There's a total of 46 one-bedroom		We are retaining the buffers around the
00:-22 3	units and 14 two-bedroom units identified on the	00:-20 9	perimeter of the property, including retention of the
00:-22 10	plans.	00:-20 10	steep slope landscape feature or wooded feature that
00:-22 11	Know that that will require some	00:-20 12	has been mentioned earlier tonight and in the
00:-22 12	adjustment, because the affordable housing	00:-20 12	previous meetings.
00:-22 13	regulations do mandate both one-, two- and	00:-20 13	There is a total of 111 parking spaces being proposed, which is consistent with the RSIS
00:-22 15	three-bedroom units for the affordables.	00:-20 15	standards for compliance.
00:-22 16	At a 15 percent set aside, there will	00:-20 15	I know there had been a question that
00:-22 17	be a total of 9 affordable units, and it would	00:-20 17	someone had raised about in your ordinance, you
00:-22 18	breakdown into, you know, 1 one-bedroom unit, 6	00:-20 18	identified a different parking standard than the RSIS
00:-22 10	two-bedroom units, and 2 three-bedroom units, so	00:-20 18	standards.
00:-22 10	there will be a slight adjustment in terms of the	00:-20 13	I will point out, I'm sure the attorney
00:-22 21	number of units in each individual building.	00:-20 21	and the planner would agree, that the RSIS standards,
00:-22 22	MR. NEWMAN: Are you talking about nine	00:-20 22	quite a number of years ago, has superceded our local
00:-22 23	affordable units at this location?	00:-20 23	zoning regulations governing multifamily residential
00:-22 24	THE WITNESS: At the moment, yes. You	00:-19 24	parking. So 111 spaces are the number that's
00:-22 25	know, that can be changed over time.	00:-19 25	required of this site, 111 parking spaces are being
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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	58		60
00:-22 1	MR. NEWMAN: The applicant is planning	00:-19 1	proposed.
00:-22 2	in its units to put nine affordables?	00:-19 2	I have reviewed a number of planning
00:-21 3	THE WITNESS: At the moment. Of course	00:-19 3	documents that are obviously necessary to review in
00:-21 4	we can discuss that with the governing body at a	00:-19 4	order to come to certain conclusions that I will talk
00:-21 5	later time.	00:-19 5	about later in my testimony.
00:-21 6	MR. NEWMAN: All right. I'm just	00:-19 6	Specifically, I reviewed the 2002
00:-21 7	okay, so of the 60 units total	00:-19 7	master plan, because that is the last comprehensive
00:-21 8	THE WITNESS: Yes, there would be nine.	00:-19 8	master plan that has been prepared by the
00:-21 9	MR. NEWMAN: you're proposing nine	00:-19 9	municipality.
00:-21 10			indire party.
	affordables?	00:-19 10	There is a 2008 or '09 reexamination
00:-21 11	affordables? THE WITNESS: There would be nine	00:-19 10 00:-19 11	
00:-21 12	THE WITNESS: There would be nine required of the site. Whether they wind up being		There is a 2008 or '09 reexamination
00:-21 12 00:-21 13	THE WITNESS: There would be nine required of the site. Whether they wind up being built on-site or potentially off-site is a matter for	00:-19 11 00:-19 12 00:-19 13	There is a 2008 or '09 reexamination report, and a Broadway corridor study that was also prepared, I think, about 2008 or 2009. I'd like to go through each one of
00:-21 12 00:-21 13 00:-21 14	THE WITNESS: There would be nine required of the site. Whether they wind up being built on-site or potentially off-site is a matter for the client and the municipality to discuss.	00:-19 11 00:-19 12 00:-19 13 00:-19 14	There is a 2008 or '09 reexamination report, and a Broadway corridor study that was also prepared, I think, about 2008 or 2009. I'd like to go through each one of those documents and get the information on the
00:-21 12 00:-21 13 00:-21 14 00:-21 15	THE WITNESS: There would be nine required of the site. Whether they wind up being built on-site or potentially off-site is a matter for the client and the municipality to discuss. So in terms of	00:-19 11 00:-19 12 00:-19 13 00:-19 14 00:-19 15	There is a 2008 or '09 reexamination report, and a Broadway corridor study that was also prepared, I think, about 2008 or 2009. I'd like to go through each one of those documents and get the information on the record, and then we'll talk about what that means in
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00:-21 12 00:-21 13 00:-21 14 00:-21 15 00:-21 16 00:-21 17 00:-21 18	THE WITNESS: There would be nine required of the site. Whether they wind up being built on-site or potentially off-site is a matter for the client and the municipality to discuss. So in terms of MR. NEWMAN: Well, you would agree that THE WITNESS: Yes.	00:-19 11 00:-19 12 00:-19 13 00:-19 14 00:-19 15 00:-19 16 00:-19 17 00:-19 18	There is a 2008 or '09 reexamination report, and a Broadway corridor study that was also prepared, I think, about 2008 or 2009. I'd like to go through each one of those documents and get the information on the record, and then we'll talk about what that means in terms of special reasons and the negative criteria of the statute. First, the 2002 master plan.
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00:-21 12 00:-21 13 00:-21 14 00:-21 15 00:-21 16 00:-21 17 00:-21 18 00:-21 19 00:-21 21 00:-21 21 00:-21 21 00:-21 22 00:-21 23	THE WITNESS: There would be nine required of the site. Whether they wind up being built on-site or potentially off-site is a matter for the client and the municipality to discuss. So in terms of MR. NEWMAN: Well, you would agree that THE WITNESS: Yes. MR. NEWMAN: since you're seeking a lot of variances, that this board does have the power to include affordable units? THE WITNESS: Yes, certainly I understand that. A. (Continuing) In terms of total site characteristics, the most notable issues to mention	00:-19 11 00:-19 12 00:-19 13 00:-19 14 00:-19 15 00:-19 16 00:-19 17 00:-19 18 00:-19 19 00:-19 12 00:-19 13 00:-19 14 00:-19 17 00:-19 18 00:-19 19 00:-18 21 00:-18 22 00:-18 23	There is a 2008 or '09 reexamination report, and a Broadway corridor study that was also prepared, I think, about 2008 or 2009. I'd like to go through each one of those documents and get the information on the record, and then we'll talk about what that means in terms of special reasons and the negative criteria of the statute. First, the 2002 master plan. The 2002 master plan has two designations for this property. The westernmost portion of the property is in what's called a "special office" land use category. That office category in the master plan is designed to encourage office development, banking and financial institutions to be developed.
00:-21 12 00:-21 13 00:-21 14 00:-21 15 00:-21 16 00:-21 17 00:-21 18 00:-21 19 .00:-21 21 00:-21 21 00:-21 21 00:-21 22 00:-21 23 00:-21 24	THE WITNESS: There would be nine required of the site. Whether they wind up being built on-site or potentially off-site is a matter for the client and the municipality to discuss. So in terms of MR. NEWMAN: Well, you would agree that THE WITNESS: Yes. MR. NEWMAN: since you're seeking a lot of variances, that this board does have the power to include affordable units? THE WITNESS: Yes, certainly I understand that. A. (Continuing) In terms of total site	00:-19 11 00:-19 12 00:-19 13 00:-19 14 00:-19 15 00:-19 16 00:-19 17 00:-19 18 00:-19 19 00:-19 12 00:-19 14 00:-19 17 00:-19 18 00:-18 20 00:-18 21 00:-18 23 00:-18 24	There is a 2008 or '09 reexamination report, and a Broadway corridor study that was also prepared, I think, about 2008 or 2009. I'd like to go through each one of those documents and get the information on the record, and then we'll talk about what that means in terms of special reasons and the negative criteria of the statute. First, the 2002 master plan. The 2002 master plan has two designations for this property. The westernmost portion of the property is in what's called a "special office" land use category. That office category in the master plan is designed to encourage office development, banking and financial

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00:-18 1	61	00.45 1	63
-	The easterly 210-foot dimension of the property is identified in a single-family medium	00:-15 1	
00:-18 2 00:-18 3		00:-15 2	,, , , , , , , , , , , , , , , , , , , ,
00:-18 3	density residential land use designation, and it's equivalent to the R-15 zone district designation,	00:-15 3 00:-15 4	it the municipality is seeking to encourage in terms of light, air, and open space and how do they do
00:-18 5	requiring a 15,000-square foot lot for an individual	00:-15 5	that?
00:-18 6	single-family house.	00:-15 6	They do that by imposing certain
00:-18 7	Now, the master plan does contain quite	00:-15 7	setback requirements and coverage factors and the
00:-18 8	a number of goals and objectives. There are five	00:-15 8	like.
00:-18 9	which I think merit particular attention with respect	00:-15 9	And in this instance, we have a
00:-18 10	to this application.	00:-15 10	situation where we are retaining the buffers that are
00:-18 11	One of those goals talks about	00:-15 11	required, that exist on this site. We are meeting
00:-18 12	preserving and protecting the existing residential	00:-15 12	all the side yard and rear yard setback requirements.
00:-17 13	areas of the community by restricting incompatible	00:-15 13	The only setback requirement that we do not comply
00:-17 14	land uses from those established residential areas.	00:-15 14	with is a front yard setback, we are short by just
00:-17 15	What's interesting here is that I can	00:-15 15	about two feet from the required setback along
00:-17 16	conclude that we are consistent and compatible with	00:-15 16	Broadway.
00:-17 17	that particular goal, because the entirety of the	00:-15 17	MR. NEWMAN: I'm sorry to interrupt,
00:-17 18	development of multifamily development that's being	00:-15 18	Mr. Burgis.
00:-17 19	proposed is in the nonresidential zoned portion of	00:-15 19	When you say we're maintaining the
00:-17 20	this property, not the residentially zoned portion of	00:-15 20	setback requirements, for which zone?
00:-17 21	the property.	00:-15 21	THE WITNESS: For the zone that we're
00:-17 22	I know that there had been a lot of	00:-15 22	located in.
00:-17 23	commentary during these proceedings about that issue,	00:-15 23	MR. NEWMAN: Okay. For the office use
00:-17 24	but just to make it clear for the record, none of the	00:-15 24	zone?
00:-17 25	development that is to take place on the site is	00:-15 25	THE WITNESS: Yes.
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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00:-17 1	62	00.15 1	64
00:-17 1 00:-17 2	occurring in the single-family-residential zoned portion of the site.	00:-15 1	MR. NEWMAN: Okay. THE WITNESS: I will be getting into
00:-17 2	Now, a second goal of the master plan	00:-15 2	the issue of how we match up against multifamily
00:-17 4	talks about guiding the appropriate use of land in a	00:-13 3	residential zones in the community, because I
00:-17 5	manner that complements the community as a whole.	00:-14 5	believe, Mr. Newman, you were the one that asked for
00:-17 6	Now, in planning parlance, one of the	00:-14 6	that information, so I will get into that in a few
00:-16 7	very basic tenets of planning today is that you try	00:-14 7	moments and show you how we do or are consistent with
00:-16 8	to encourage multifamily residential development near	00:-14 8	so many of the regulatory controls for the various
00:-16 9	train stations. It's identified in the state plan.	00:-14 9	multifamily zones in the municipality.
00:-16 10	It's identified in numerous planning treatises that	00:-14 10	MR. NEWMAN: But you would agree that
00:-16 11	are published regularly, and they all say the same	00:-14 11	that's probably a better guide versus using the
00:-16 12	thing, we would like to encourage multifamily	00:-14 12	office zone standards for residential use?
00:-16 13	development near train stations. It's a way to	00:-14 13	THE WITNESS: Yes, I think that those
00:-16 14	encourage mass transit. It's a way to have	00:-14 14	make more sense. Unfortunately, the case law doesn't
00:-16 15	commutation patterns minimize the number of trips	00:-14 15	necessarily allow us to do that, but you are right,
00:-16 16	that are generated to a particular site by virtue of	00:-14 16	and that's why I was glad to hear you ask about that.
00:-16 17	placing them within walking distance of a train	00:-14 17	MR. NEWMAN: I'm sorry. Continue.
00:-16 18	station.	00:-14 18	A. (Continuing) So a fourth goal of the
00:-16 19	That's precisely what we have here.	00:-14 19	master plan that I'd like to bring to your attention
00:-16 20	Everybody knows where the train station is. If you	00:-14 20	is how it seeks to ensure development that preserves
00:-16 21	don't at this point in time, we all got a bigger	00:-14 21	natural features on the site. And here we're talking
00:-16 22	problem than this application some people feel it	00:-14 22	about that 210-foot swatch of steep sloped property
00:-16 23	presents.	00:-13 23	that we are not touching. It is identified in the
00:-16 24	The third goal of the master plan talks	00:-13 24	site plan as an element that's going to be preserved
00:-16 25	about providing adequate light, air, and open space.	00:-13 25	as a permanent open space feature on the property, if
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00:-13 1	you were to approve this.	00:-11	1	that computerized material in these buildings to
00:-13 2		00:-11		accommodate today's demands.
00:-13 3	551	00:-11	3	The plan also recognizes that there's a
00:-13 4		00:-11		significant increase in demand for multifamily
00:-13 5	the train station. And one of the elements that	00:-10	5	development throughout Northern Bergen County in
00:-13 6	strengthens the linkage to the train station is the	00:-10	6	particular, and that's because we are an aging
00:-13 7	linkage between multifamily development and the train	00:-10	7	population.
00:-13 8	station itself.	00:-10	8	When you look at the demographic data,
00:-13 9	So, in many respects, by placing	00:-10	9	you realize that we have gone from, in this part of
00:-13 10	multifamily development near that train station and	00:-10	10	the county, an average age of about 36 in the year
00:-13 11	near other planned commercial development that's	00:-10	11	2000 to about 42 in 2015.
00:-13 12	contemplated in the area, it represents sound	00:-10	12	That might not sound like a lot. You
00:-13 13	planning for the municipality. It's consistent with	00:-10	13	know, I wouldn't mind being six years younger myself
00:-13 14	the state plan that talks about this issue. It's	00:-10	14	right now. While that doesn't sound like a lot, in
00:-13 15	consistent with the borough's corridor plan for	00:-10	15	terms of demographic information, that is a
00:-13 16	Broadway, and it's consistent with the borough's	00:-10	16	significant change, and we're not going to see that
00:-13 17	planning for the site to the north, which they've	00:-10	17	trend change, it's going to continue for quite a
00:-13 18	acknowledged that having a 16-unit multifamily	00:-10	18	number of years.
00:-12 19	development immediately to the north in relation to	00:-10	19	To comment: What does that mean for
00:-12 20	the train station represents sound planning,	00:-10	20	us?
00:-12 21	otherwise I assume they would not have done that.	00:-10	21	It means those of us that have the
00:-12 22	So, in addition to the 2002 master	00:-10	22	large single-family house that the kids moved out of,
00:-12 23	plan, I looked at the 2008 reexamination report.	00:-10	23	we no longer need that large single-family house. We
00:-12 24	There's not a lot to say about this document. It	00:-10	24	would be looking to find something that we could
00:-12 25	basically reaffirms all of the goals and objectives	00:-09	25	downsize into.
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.			LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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00:-12 1	that I just highlighted, and I don't need to repeat	00:-09	1	It also means that we would like to
00:-12 2	that.	00:-09	2	find something we could downsize into in a community
00:-12 3	It does add one new goal. It	00:-09	3	where we raised our family and have our friends. And
00:-12 4	specifically talks about discouraging development	00:-09	4	that is why multifamily development has become much
00:-12 5	from intruding in steep sloped portions of property.	00:-09	5	more common in these municipalities throughout North
00:-12 6	Again, we're not intruding into that	00:-09		Jersey and more sought after, as these changes in
00:-12 7	area, so it's safe to say that we're furthering that	00:-09	7	demographic patterns continue.
00:-12 8	goal that's recommended in the 2008 reexamination	00:-09		The other plan that I did look at is
00:-12 9	report, as well as the others that I mentioned.	00:-09	9	the municipality's Housing Element and Fair Share
00:-12 10	And then the other document that I	00:-09		Plan.
00:-12 11 00:-12 12	think bears mentioning is the 2008 Broadway corridor	00:-09		Now, interestingly enough, very
00:-12 12	study.	00:-09		briefly, the affordable housing obligation for every
00:-12 1 3 00:-11 14	This includes the subject site and property to the north and to the south, and it			municipality is broken down into three components.
00:-11 14		00:-09		There's a rehab component which we won't bother to
00:-11 15 00:-11 16	recognizes that the Broadway corridor has the			talk about, because it really has nothing to do with
00:-11 16	potential to be accommodating to changing market	00:-09		this, but there's a prior round obligation that you
00:-11 17	conditions.	00:-09		have of 170 dwelling units, and a prospective or
00:-11 18 00:-11 19	And here we have a situation that the building was built in 1981 that has a certain	00:-09		future obligation of an additional 386 units that is identified in your settlement agreement with the Fair
00:-11 19	-	00:-09		
	lifespan as an office space. 1981 was suggested. It was built before the onset of the significant change	00:-08		Share Housing Center.
			4 I	Now, obviously you're a fully developed
00:-11 21				
00:-11 22	in architectural design to accommodate all the	00:-08	22	municipality and you're not going to meet all those
00:-11 22 00:-11 23	in architectural design to accommodate all the computer data that is needed, that's provided between	00:-08 00:-08	22 23	numbers. You're addressing a portion of that, but
00:-11 22 00:-11 23 00:-11 24	in architectural design to accommodate all the computer data that is needed, that's provided between floors, which has resulted in increased building	00:-08 00:-08 00:-08	22 23 24	numbers. You're addressing a portion of that, but not all of it, but within the philosophy of
00:-11 22 00:-11 23	in architectural design to accommodate all the computer data that is needed, that's provided between floors, which has resulted in increased building heights for conventional office buildings to get all	00:-08 00:-08	22 23 24	numbers. You're addressing a portion of that, but not all of it, but within the philosophy of affordable housing, as established by the state and
00:-11 22 00:-11 23 00:-11 24	in architectural design to accommodate all the computer data that is needed, that's provided between floors, which has resulted in increased building	00:-08 00:-08 00:-08	22 23 24	numbers. You're addressing a portion of that, but not all of it, but within the philosophy of

69		71
the courts, you have a significant unmet need that at	00:-06 1	seek to address at least a portion of.
		MR. NEWMAN: Let me breakdown the
	_	question.
		If we were to permit this project to go
		through, based on upon the regulations would we be
		getting ahead, would we be staying in place or
- , , ,	1 _	falling behind?
		THE WITNESS: You would be catching up.
		MR. NEWMAN: Exactly.
		THE WITNESS: You'd be catching up by providing 9 units.
		MR. NEWMAN: So the nine you propose
,		for this project with the how many total units?
		THE WITNESS: 60.
		MR. NEWMAN: 60. So does that help us
-		catch up with our obligation, does that keep us
		current with our obligation, or is that falling
	00:-05 18	farther behind in our obligation, if you know?
thick and it contains many different indices that are	00:-05 19	THE WITNESS: No, certainly not the
measured. It's a function of employment. It's a	00:-05 20	latter. I would say it's helping you to address a
function of vacant land. It's a function of	00:-05 21	portion of that unmet need, so it's, you know,
environmentally sensitive property. It's a function	00:-05 22	getting a leg up with your number.
of population change. There's a whole host of	00:-05 23	A. (Continuing) So, the zoning of the
criteria that go into it.	00:-05 24	site is consistent with the master plan land use
And it's not just your municipality's	00:-05 25	designation. The westerly half is in that special
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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70		72
obligation, because the courte have suled that		
obligation, because the courts have ruled that	00:-05 1	office zone, and the easterly part of the property is
municipalities also have to take into consideration a	00:-05 2	in the R-15 zone.
municipalities also have to take into consideration a segment of the regional need.	00:-05 2 00:-04 3	in the R-15 zone. And because the site's zoning does not
municipalities also have to take into consideration a segment of the regional need. MR. NEWMAN: So the regional need is	00:-05 2 00:-04 3 00:-04 4	in the R-15 zone. And because the site's zoning does not permit multifamily development, that's why we're here
municipalities also have to take into consideration a segment of the regional need. MR. NEWMAN: So the regional need is important?	00:-05 2 00:-04 3 00:-04 4 00:-04 5	in the R-15 zone. And because the site's zoning does not permit multifamily development, that's why we're here before you, we need what's called a (d)(1) use
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	<text><text><text><section-header><text><text><text><text></text></text></text></text></section-header></text></text></text>	providing 9 units of affordable housing, either on00:-063this site or somewhere else in the municipality, if00:-064that were to be the case, we are assisting you in00:-065achieving that portion of your unmet need.00:-056Now, the zoning ordinance00:-057Q.Mr. Burgis, what is the total on that00:-059need?00:-059A.439 units of unmet need.00:-0510MR. NEWMAN: Mr. Burgis, time to00:-0511interrupt again. But isn't that need based upon00:-0512units of housing in the area, like how much00:-0513affordable when we build housing, doesn't that set00:-0514the standard for more affordable housing?00:-0515THE WITNESS: In a very simplistic way,00:-0518yes, but as your planner will tell you, the formula00:-0518thick and it contains many different indices that are00:-0520function of vacant land. It's a function of00:-0521environmentally sensitive property. It's a function00:-0523of population change. There's a whole host of00:-0524And it's not just your municipality's00:-0524And it's not just your municipality's00:-0524And it's not just your municipality's00:-0525LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-181220

00.03			
00.02			73
00:-03	1	project.	
00:-03		Now, for the kind of (d) variance that	
00:-03		we're seeking, we have to address what's called the	
00:-03	4	"positive and the negative criteria." The "positive	
00:-03	5	criteria" being, you know, whether or not there are	
00:-03	6	special reasons that support this request for a use	
00:-03	7	variance. "Special reasons" could be a number of	
00:-03	8	different things. From my perspective, I think there	
00:-03	9	are 5 or 6 special reasons that support this case,	
00:-03		and I'll get into that in one second.	
00:-03		In addition to that, one has to show	
00:-03		what's called the "negative criteria," and that's a	
00:-03		twofold test.	
00:-03		The first prong of that test is you	
00:-03		have to show that there's no substantial detriment to	
00:-03		the public good.	
00:-02		And, secondly, one has to show that	
00:-02		there will be no substantial impairment to the intent	
00:-02		and purpose of the master plan of the community.	
00:-02		And I'm not using that word	
		"substantial" lightly, it's coming right out of the	
00:-02		statute. The case law and the Legislature recognized	
00:-02		that with every variance there is some impact, but	
00:-02 00:-02		the question is, is it a substantial impairment or substantial detriment that would rise to such a level	
00:-0Z	20	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	
		201-641-1812	
		201-041-1012	74
00:-02	1	that you cannot approve a project.	/4
00:-02	2	And in addition to that, there is the	
00:-02	3	so-called "Medici test." That is based on a certain	
00:-02	4	particular case, an applicant has to state not just	
		particular case, an applicant has to state not just	
00:-02	5	that you're not inconsistent with the intent of the	
00:-02 00:-02	_	that you're not inconsistent with the intent of the	
	5		
00:-02	5 6	that you're not inconsistent with the intent of the master plan, so it's a little slight twist on that	
00:-02 00:-02	5 6 7	that you're not inconsistent with the intent of the master plan, so it's a little slight twist on that prong of negative criteria.	
00:-02 00:-02 00:-02	5 6 7 8 9	that you're not inconsistent with the intent of the master plan, so it's a little slight twist on that prong of negative criteria. So in terms of special reasons, what do	
00:-02 00:-02 00:-02 00:-01	5 6 7 8 9	that you're not inconsistent with the intent of the master plan, so it's a little slight twist on that prong of negative criteria. So in terms of special reasons, what do we have?	
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		75
00:00	1	encourage adequate light, air, and open space.
00:00	2	And for the reasons I mentioned
00:00	3	earlier, I think that goal is also affirmed.
00:00	4	Thirdly is the issue of promoting an
00:00	5	establishment of appropriate population density.
00:00	6	And, as I said earlier, we are
00:00	7	proposing a density of 16.9 units to the acre. And
00:00	8	at the last meeting, and it was you, Mr. Newman, had
00:00	9	asked that I provide a table identifying
00:00	10	MR. DELIA: And we submitted that to
00:00	11	the board the beginning of April.
00:00	12	THE WITNESS: Yes, I did.
00:00	13	MR. DELIA: And I would have it marked
00:00	14	as A-18.
00:00	15	It was filed with the board on April
00:00	16	12th.
00:00	17	THE WITNESS: Should I mark the
00:00	18	exhibit?
00:00	19	MR. DELIA: A-18, yes.
00:00	20	(Table of comparison of proposed
00:00	21	development to Woodcliff Lake multi and
00:00	22	multiple dwelling zones is marked as exhibit.
00:00	23	A-18 in evidence.)
00:00	24	A. (Continuing) What we had prepared is
00:00	25	this table, it's entitled:
		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
		201-641-1812
		76
00:00	1	"Comparison of proposed development to
00:00	2	"Comparison of proposed development to Woodcliff Lake multi and multiple dwelling
00:00 00:00	2 3	"Comparison of proposed development to Woodcliff Lake multi and multiple dwelling zones."
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00:02 1	77 the house tonight.	00:05	1	79 less than one acre in size.
	-	1	2	MR. NEWMAN: Well, the minimum site is
_	THE WITNESS: You should bring it		2	a little less than one acre in size.
00:02 3	everywhere you go.	00:05	-	
00:02 4	A. (Continuing) Just to highlight where		_	THE WITNESS: No, the site that's zoned
00:02 5	these zones are, the subject site, obviously is here,		5	for affordable housing in the AH-2 zone, although
00:02 6	this is Broadway. This is the road over the		6	your ordinance requires one acre/ the site is
00:02 7	reservoir, just to orient everybody, the Parkway, and	00:05		actually like .9 acres in size.
00:02 8	Chestnut Ridge Road.	00:05		MR. NEWMAN: Okay, but under the
00:02 9	So we have the AR, which is the age	00:05		ordinance, how big is the site supposed to be?
00:02 10	restricted housing overlay zone, right at the border	00:05 1	10	THE WITNESS: It's supposed to
00:02 11	with Montvale over here. We have the Affordable	00:05 1	11	accommodate 16 units.
00:02 12	Housing I zone district here.	00:05 1	12	MR. NEWMAN: And it's supposed to be at
00:02 13	We have the B Affordable Housing	00:05 1	13	least an acre or do I have that wrong?
00:02 14	Overlay zone, Broadway, over here. We have the AH-II	00:05 1	4	THE WITNESS: The site size is one
00:03 15	zone right there.	00:05 1	15	acre, 43,560.
00:03 16	This zoning map does not identify, for	00:05 1	16	MR. NEWMAN: Okay.
00:03 17	some reason, two zones that have never been mapped on	00:05 1	17	THE WITNESS: The site that is zoned
00:03 18	the map, although they've been approved. One is	00:05 1	18	for 16 units and identified in your settlement
00:03 19	where the VFW is on Broadway, that is the AHV overlay	00:05 1	19	agreement as to be developed with 16 units, because
00:03 20	zone, and then the affordable the ARHO-II zone,	00:06 2	20	it's a little less than one acre in size, when do you
00:03 21	which is where Tevia (phonetic) is, that office	00:06 2	21	the calculation, it actually comes out to 17 units to
00:03 22	building.	00:06 2		the acre.
00:03 23	CHAIRWOMAN HEMBREE: On Chestnut Ridge	00:06 2		MR. NEWMAN: So that's a spot zone that
00:03 23	Road?	00:06 2		was part of a settlement?
00:03 24		00:06 2		THE WITNESS: Correct, correct.
00:03 20	THE WITNESS: On Chestnut Ridge Road,	00.08 2	20	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.			
	201-641-1812			201-641-1812
	78	00.00	1	80
00:03 1	that has an overlay zone as well, and for some reason			MR. NEWMAN: And that's for 16 units,
00:03 2	they never have been put on the zoning map.		2	not 17?
00:03 3	So what does this table tell us about		3	THE WITNESS: It's a total of 16
00:04 4	these zones in terms of density in particular?		4	dwelling units, but the calculation, if you do the
00:04 5	In terms of density, we're at 16.94		5	calculation to calculate density, it comes out to 17
00:04 6	units to the acre. The AH-2 zone actually	00:06		
00:04 7	specifically says that you're allowed to have no more	00:06	7	MR. NEWMAN: No, I understand, because
00:04 8	than 16 units on that site. But when I looked at the	00:06	8	I guess the site is a little larger than an acre,
00:04 9	site, that site is a little less than one acre in	00:06	9	that site was, I guess for lack of a better term,
00:04 10	size, so when you do the calculation for that one	00:06 1	10	spot zoned, if you're going to put 16 affordable
00:04 11	property, it comes out to 17 units to the acre.	00:06 1	11	housing units on this zone.
00:04 12	MR. NEWMAN: What is the AH-2 zone?	00:06 1	12	THE WITNESS: That is correct.
00:04 13	Like what does it stand for?	00:06 1	13	MR. NEWMAN: And that's only one
00:04 14	THE WITNESS: Affordable Housing 2.	00:06 1	14	location in the borough?
00:04 15	MR. NEWMAN: So this is specifically	00:06 1	15	THE WITNESS: Yes. That's one of the
00:04 16	for affordable housing?	00:06 1	16	lots right in here.
00:04 17	THE WITNESS: Yes, that's the 100	00:06 1	17	MR. NEWMAN: Okay,
00:04 18	percent 16-unit affordable housing site that's	00:06 1	18	THE WITNESS: It's a total of three
00:04 19	immediately to the north of	00:06 1		lots in total.
00:05 20	MR. NEWMAN: Okay. And that has a max	00:06 2		MR. PREISS: It's bigger than that, but
00:05 21	density of actually 16 units?	00:07 2		
00:05 21	THE WITNESS: No well, it allows a	00:07 2		A. (Continuing) So the next zone is the
00:05 22	total of 16 units.	00:07 2		AHV, this is the where the VFW is, and that density
00:05 23		00:07 2		comes out to 14 units to the acre, a little less than
	MR. NEWMAN: Right.	00:07 2		our 16.94.
00:05 25	THE WITNESS: But the site is a little			
1	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.			LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812	1		201-641-1812

	81		83
00:07 1	MR. NEWMAN: Okay, but how many units	00:09 1	your range of, and from a low of 12 to a high of 20
00:07 2	are on the site?	00:09 2	units to the acre.
00:07 3	THE WITNESS: That is allowed to have a	00:09 3	MR. PRINCIOTTO: You didn't include in
00:07 4	total of 12 units, but because of its site size, it's	00:09 4	this the Pulte Homes site off County Road?
00:07 5	less, because of the site size. When you do the	00:09 5	THE WITNESS: No, because the directive
00:07 6	mathematical calculation, it comes out to 14 to the	00:10 6	to us was to specifically identify multifamily
00:07 7	acre.	00:10 7	development, and in your zoning ordinance, that site
00:07 8	MR. HAYES: You're attempting to	00:10 8	is specifically identified as a single-family
00:07 9	compare apples to apples?	00:10 9	attached development.
00:07 10	THE WITNESS: Yes.	00:10 10	MR. PRINCIOTTO: Do you know what the
00:07 11	BY MR. DELIA:	00:10 11	density is there?
00:07 12	Q. Let me just ask the question.	00:10 12	THE WITNESS: I think it's either 5.56
00:07 13	In terms of the densities that we've	00:10 13	or 5.63 units to the acre. MR. NEWMAN: Would six be a fair
00:07 14	listed here, it's all based on the number of units	00:10 14	
00:07 15	per acre? A. Per acre, ves.	00:10 15	assumption? THE WITNESS: If we rounded up, that's
00:07 16	, <u>-</u>	00:10 18	fine too.
00:07 17	Q. In order to be consistent and have an	00:10 17	MR. NEWMAN: Okay.
00:07 18	accurate reading of the comparison? A. Yes.	00:10 18	THE WITNESS: I don't think it applies
		00:10 19	here, though, because, as your ordinance said, it's a
00:07 20 00:07 21	Now, fortunately, for all the other zones, you don't list a specific number of units, you	00:10 20	single-family attached building type rather than a
00:08 22	do identify simply units per acre, so the rest will	00:10 21	multifamily attached building type.
00:08 22	be a lot easier to go through.	00:10 22	Q. And, again, back to that, those are
00:08 23	So with the ARHO zone, that zone is the	00:10 24	town homes as opposed to
00:08 25	smallest density multifamily zone in town, that's 12	00:10 25	A. Stacked units.
00.00 20	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	82		84
00:08 1	82 units to the acre.	00:10 1	84 Q. Right.
00:08 1 00:08 2		00:10 1 00:10 2	
	units to the acre.		Q. Right.
00:08 2	units to the acre. The ARHO-II zone, which is the former	00:10 2	Q. Right. MR. NEWMAN: Well, it also seems that
00:08 2 00:08 3	units to the acre. The ARHO-II zone, which is the former Tevia property, that has an overlay for 20 units to	00:10 2 00:10 3	Q. Right. MR. NEWMAN: Well, it also seems that the town has specified specific areas where this type
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00:16 1	MR. NEWMAN: Are you done with all of	00:20 1	21st. I can do anything the week of the 14th.
00:16 2	your direct?	00:20 2	MR. PREISS: I also have a hearing that
00:16 3	MR. DELIA: No, we have some more.	00:20 3	evening, actually two.
00:16 4	THE WITNESS: No, there's some more,	00:20 4	MR. DELIA: Will you be able to send
00:16 5	where I was hoping to end.	00:20 5	somebody on the 14th, Richard, here?
00:17 6	CHAIRWOMAN HEMBREE: We're not finished	00:20 6	MR. PREISS: Yes, I could, but, you
00:17 7	with the meeting, please.	00:20 7	know, I think given the length and in terms of my
00:17 8	MR. PREISS: I'm not going to be here	00:20 8	ability to respond or answer questions, I think as
00:17 9	on the 28th.	00:20 9	long as the understanding was that you hold the
00:17 10	CHAIRWOMAN HEMBREE: Please talk	00:20 10	meeting open until the following hearing so that I
00:17 11	outside.	00:20 11	could appear. I would be happy to read when Joe
00:17 12	MR. PRINCIOTTO: We have to discuss	00:20 12	
00:17 13	some scheduling.	00:20 13	asks questions. I could come to the subsequent
00:18 14	All right. Our next	00:21 14	meeting to be available to provide the same kind of
00:18 15	MR. DELIA: We got a problem with May	00:21 15	summary.
00:18 16	28th, and, Joe, he's going to be away on a trip. Can	00:21 16	MR. HAYES: If I may, just to add my
00:18 17	we get a special?	00:21 17	two cents in, I think it's important for Mr. Preiss
00:18 18	MR. PRINCIOTTO: We have some other	00:21 18	to be here, because I think sometimes these
00:18 19	applications that we have to schedule.	00:21 19	conversations and questions go in ways that you can't
00:18 20	MR. SPIRIG: Did I hear Richard say he	00:21 20	predict in a response to reading testimony. I think
00:18 21	can't be here also?	00:21 21	Mr. Preiss is valuable that he be here.
00:18 22	MR. PRINCIOTTO: We're going to talk	00:21 22	MR. PRINCIOTTO: I agree with you.
00:18 23	about it.	00:21 23	MR. SPIRIG: I agree too. Is there any
00:18 24	I was thinking that we're going to have	00:21 24	other day that we could have, the 13th, the 14th
00:19 25	a special meeting on May 14th, but that's for three	00:21 25	well, not the 13th, there's probably a council
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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00:19 2	residential applications that we have. CHAIRWOMAN HEMBREE: I thought there	00:21 2	meeting the 12th. MR. PRINCIOTTO: I say to keep it on
00:19 2 00:19 3	residential applications that we have. CHAIRWOMAN HEMBREE: I thought there was only one.	00:21 2 00:21 3	meeting the 12th. MR. PRINCIOTTO: I say to keep it on Tuesdays, June 4th, June 12th?
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00.00 1	93 have to finish with Lou Luglio, and Richard Preiss is	00.05	1	95
00:23 1		00:25		MR. DELIA: Not at this point, no.
00:23 2				MR. NEWMAN: I will not be here.
00:23 3	, ,	00:25		MR. PRINCIOTTO: Well, I just don't
00:23 4			4	like being in a position where we're not giving
00:23 5	You know, again, this will be our sixth time coming		5	people fair enough
00:23 6	back. So we've covered a lot of territory, and, in		6	MR. SPIRIG: There will be no other
00:23 7	my view, we're in the home stretch in terms of my	1	7	day, the week of June 14th, other than the 14th, like
00:23 8	presentation. So I'll do my best effort to keen it	00:26		15th, 16th?
00:23 9	as succinct as possible, and then we'll do our best	00:26		CHAIRWOMAN HEMBREE: May, May 14th.
00:23 10	to	00:26 1		MR. SPIRIG: No, no, I mean for this.
00:23 11	MR. PRINCIOTTO: If we can come to a	00:26 1		MR. FENDIAN: May is only one meeting.
00:23 12	vote on June 4th, that's fine, but if we can't, it's	00:26 1	12	MR. PRINCIOTTO: They're going to come
00:24 13	going to have to go to July, you understand that?	00:26 1		June 4th, if the date is clear.
00:24 14	MR. NEWMAN: I don't want pressure on	00:26 1	14	MR. DELIA: June 4, 7:00 p.m. in this
00:24 15	June 4th. I'd like to know in advance whether or not	00:26 1		room.
00:24 16		00:26 1	16	Thank you, everyone, for your time.
00:24 17	MR. SPIRIG: We also still have a	00:26 1	17	Have a good night.
00:24 18	regular meeting in June too.	00:26 1	8	MR. HAYES: You too.
00:24 19	CHAIRWOMAN HEMBREE: Yes, we do, we	00:26 1	9	MR. PRINCIOTTO: This application is
00:24 20	have a regular meeting in June.	00:27 2	20	continuing on June 4th at 7:00 p.m.
00:24 21	MR. NEWMAN: What is the cutoff date?	00:27 2	21	CHAIRWOMAN HEMBREE: And that's the
00:24 22	MR. PRINCIOTTO: Next month. He	00:27 2	22	only thing we're going to be doing on June 4th, I
00:24 23	extended through May. We have a meeting on June	00:27 2	23	think, God willing.
00:24 24	25th.	2	24	(Time noted: 10:45 p.m.)
00:24 25	MR. DELIA: Yes, I don't have authority	2	25	
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.			LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812	<u> </u>		201-641-1812
	94		1	96 CERTIFICATION
00:24 1	to go beyond June 4th right now. Obviously, if we're		2	CERTITICATION
00:24 2	all here and moving this thing along, you know me,		3	
00:24 3	I'm not about to play games. But I'd also like to		4	I, KIM O. FURBACHER, License No.
00:24 4	keep that, see where we land. I just don't have the		5	XIO1042, a Certified Court Reporter, Registered Merit
00:24 5	authority to do that right now.		6	Reporter, Certified Realtime Court Reporter, and
00:24 6	MR. PRINCIOTTO: Well		7	Notary Public of the State of New Jersey, hereby
00:24 7	CHAIRWOMAN HEMBREE: Let's make a		8	certify that the foregoing is a verbatim record of
00:24 8	decision, June 4, 7:00.		9	the testimony provided under oath before any court,
00:24 9	MR. DELIA: Yes, please.		0	referee, board, commission or other body created by
00:24 10	CHAIRWOMAN HEMBREE: You bring dinner,		1 2	statute of the State of New Jersey. I am not related to the parties
00:24 11	right?	1	3	involved in this action; I have no financial
00:24 12	MR. DELIA: Yes. Pizza?	1	4	interest, nor am I related to an agent of or employed
00:25 13	The open public meetings notice, do you		5	by anyone with a financial interest in the outcome of
00:25 14	want us to take care of that, will you take care of	1	6	this action.
00:25 15			-	This transcript complies with
00:25 16	that?	1	1	
	MS. SMITH: I take care of that. I	1	8	Regulation 13:43-5.9 of the New Jersey Administrative
00:25 17	MS. SMITH: I take care of that. I just need to confirm June 4th with the main office	1 1	8 9	
00:25 18	MS. SMITH: I take care of that. I just need to confirm June 4th with the main office and the calendar is clear, but there's also other	1 1 2	8 9 20	Regulation 13:43-5.9 of the New Jersey Administrative
00:25 18 00:25 19	MS. SMITH: I take care of that. I just need to confirm June 4th with the main office and the calendar is clear, but there's also other meetings that happen, and mayor and council is clear,	1 1 2 2	8 9 20 21	Regulation 13:43-5.9 of the New Jersey Administrative
00:25 18 00:25 19 00:25 20	MS. SMITH: I take care of that. I just need to confirm June 4th with the main office and the calendar is clear, but there's also other meetings that happen, and mayor and council is clear, I have to check the board of health, so if they're	1 1 2 2	8 9 20	Regulation 13:43-5.9 of the New Jersey Administrative Code.
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00:25 18 00:25 19 00:25 20 00:25 21 00:25 22 00:25 23	MS. SMITH: I take care of that. I just need to confirm June 4th with the main office and the calendar is clear, but there's also other meetings that happen, and mayor and council is clear, I have to check the board of health, so if they're not having a meeting June 4th, and I confirm that	1 1 2 2 2 2	8 9 20 21 22	Regulation 13:43-5.9 of the New Jersey Administrative Code.
00:25 18 00:25 19 00:25 20 00:25 21 00:25 22 00:25 23 00:25 24	MS. SMITH: I take care of that. I just need to confirm June 4th with the main office and the calendar is clear, but there's also other meetings that happen, and mayor and council is clear, I have to check the board of health, so if they're not having a meeting June 4th, and I confirm that first thing tomorrow morning. MR. DELIA: Thanks. MR. PRINCIOTTO: If need be, can you	1 1 2 2 2 2	8 9 20 21 22	Regulation 13:43-5.9 of the New Jersey Administrative Code. KIM O. FURBACHER, CRCR, CCR, RMR License #XIO1042, and Notary Public
00:25 18 00:25 19 00:25 20 00:25 21 00:25 22 00:25 23	MS. SMITH: I take care of that. I just need to confirm June 4th with the main office and the calendar is clear, but there's also other meetings that happen, and mayor and council is clear, I have to check the board of health, so if they're not having a meeting June 4th, and I confirm that first thing tomorrow morning. MR. DELIA: Thanks. MR. PRINCIOTTO: If need be, can you make it on June 25th?	1 1 2 2 2 2 2 2 2	8 9 20 21 22	Regulation 13:43-5.9 of the New Jersey Administrative Code. KIM O. FURBACHER, CRCR, CCR, RMR License #XIO1042, and Notary Public of New Jersey
00:25 18 00:25 19 00:25 20 00:25 21 00:25 22 00:25 23 00:25 24	MS. SMITH: I take care of that. I just need to confirm June 4th with the main office and the calendar is clear, but there's also other meetings that happen, and mayor and council is clear, I have to check the board of health, so if they're not having a meeting June 4th, and I confirm that first thing tomorrow morning. MR. DELIA: Thanks. MR. PRINCIOTTO: If need be, can you	1 1 2 2 2 2 2 2 2	8 9 20 21 22 23	Regulation 13:43-5.9 of the New Jersey Administrative Code. KIM O. FURBACHER, CRCR, CCR, RMR License #XIO1042, and Notary Public of New Jersey My Commission Expires:

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