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8 B E F O R E:		9 18 Cressfield Street Ann Marie Borrelli 67	
9 BOROUGH OF WOODCLIFF LAKE ZONING BO THERE BEING PRESENT:	ARD OF ADJUSTMENT	10 18 Cressfield Court	
10 CHRISTINA HEMBREE, CHAIRWOMAN		Craig Marson         86           11         7 Cricket Lane	
11 SANJEEV DHAWAN, MEMBER		Laura Jeffas 87 12 39 Kenwood Drive	
12 ROBERT HAYES, MEMBER		Veronica Appelle 91 13 23 Cressfield Court	
13 ROBIN EFFRON-MALLEY, MEMBER		14	
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23 CERTIFIED COURT REPOR P.O. BOX 505		22 Ulises Cabrera 140 14 Dorchester Road	
24 SADDLE BROOK, NJ 076 201-641-1812	63	23	
25 201-843-0515 FAX LauraACaruccillc@gmail	. com	24	
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4		<u>EXHIBITS</u>	
S. ROBERT PRINCIOTTO, ESQUI 5 Counsel to the Board	RE	3	
		<u>NO. DESCRIPTION</u> ID E	VID
<b>6</b> WELLS, JAWORSKI & LIEBMAN,	LLP	4	
7 BY: JAMES J. DELIA, ESQUIRE 12 North Route 17 North		A-20 Report dated 5/17/19 106	
8 P.O. Box 1827		5	
Paramus, NJ 07653-1827 9 Counsel to the Applicant		6	
10		7	
10		8	
11 ALSO PRESENT:		8 9	
11		8 9 10	
11 ALSO PRESENT: 12 13		8 9 10 11	
11 ALSO PRESENT: 12 13 EVAN M. JACOBS, PE, PP 14 NEGLIA ENGINEERING ASSOCIA	TES	8 9 10 11 12	
11 ALSO PRESENT: 12 13 EVAN M.JACOBS, PE, PP	T E S	8 9 10 11	
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07:21PM <b>1</b>	CHAIRWOMAN HEMBREE: New application,		As was indicated by Mr. Delia, he has
07:21PM 2	continued, 188 Broadway, Block 2701, Lot 3.		2 two witnesses tonight, and they will be followed by
07:22PM 3	It's a use variance to add 60 apartment		3 cross examination of those witnesses, and then
07:22PM <b>4</b>	units and to permit multifamily residential use,		testimony by board professionals.
07:22PM 5	variance to raise building to three stories in		5 And then after we finish all the
07:22РМ <b>6</b>	height, and a variance for deficient interior parking		6 testimony, there can be testimony from members of the
07:22PM <b>7</b>	lot landscaping.		7 public who can, as part of their comments, testify, 8 if they take an eath
07:22PM 8	MR. DELIA: Good evening, Chairwoman		<b>8</b> if they take an oath.
07:22PM 9	Hembree, members of the board and staff.	-	9 Anyone wanting to testify has to take
07:22РМ 10 07:22РМ 11	For the record once again, my name is James Delia, from the law firms of Wells Jaworski &	07:24PM 1	
07:22РМ <b>11</b> 07:22РМ <b>12</b>	Liebman, here again on behalf of 188 Broadway LLC.	07:24PM	
07:22PM 12 07:22PM 13	Thank you for having us back this	07:24PM 1	
07:22PM 13	evening.	07:24PM	
07:22PM 14	When we were last here in April, we	07:24PM	
07:22РМ <b>15</b> 07:22РМ <b>16</b>	heard from your fire chiefs and as well as from	07:24PM 1	
07:22РМ 10 07:22РМ 17	Mr. Joe Burgis. Joe is our professional planner. He	07:24PM 1	
07:22РМ <b>17</b> 07:22РМ <b>18</b>	covered quite a bit of territory last month,	07:24PM	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
07:22РМ 10 07:22РМ 19	primarily in the area of explaining the positive	07:25PM	
07:22РМ <b>19</b> 07:22РМ <b>20</b>	criteria for the use variance. I'm going to re-call	07:25PM 1	
07:22PM <b>20</b> 07:22PM <b>21</b>	him at this point to conclude his testimony.	07:25PM 2	
07:22PM <b>21</b>	When he is concluded, I will then call	07:25PM 2	
07:22PM <b>22</b> 07:22PM <b>23</b>	Lou Luglio. As you recall, you had certain requests	07:25PM 2	
07:22PM <b>23</b>	of him in terms of other detail and other	07:25PM 2	
07:23PM 25	investigation.	07:25PM 2	
07.23PW	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	07.23FW <b>2</b>	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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	6		8
07:23PM <b>1</b>	As a result of that request, Lou went	07:25PM	1 But at the time that you ask the
07:23PM <b>2</b>	back in the field and did some more studies, and we	07:25PM	2 witness a question, you cannot argue with the
07:23PM 3	submitted to you an assessment dated May 17th. We	07:25PM	<b>3</b> witness, you can just ask questions.
07:23PM <b>4</b>	submitted it to you on May 17th.	07:25PM	4 And the questions should be related to
07:23PM 5	He is going to speak on a limited basis	07:25PM	5 this application, and, in particular, to the witness'
07:23PM 6	on the findings that came up in the context of his	07:25PM	6 direct testimony and what that witness testified
07:23PM <b>7</b>	extra little bit of research, and then that's it, we	07:25PM	7 about.
07:23PM 8	will be done with our presentation.	07:25PM	8 Questions with regard to what's going
07:23PM 9	At that point, obviously it will be		<b>9</b> on in Northern Bergen County in other communities
07:23PM 10	turned over to the board for questions of the public	07:25PM 1	
07:23PM <b>11</b>	and comments and questions from your own	07:25PM <b>1</b>	
07:23PM 12	professionals.	07:26PM 1	
07:23PM 13	And then I would be in a position to	07:26PM 1	
07:23PM 14	sum up for a vote.	07:26PM	
07:23PM 15	So I've got nothing more to say at this	07:26PM	
07:23PM 16	point. I'd like to re-call Joe and get this night	07:26PM	
07:23PM 17	going.	07:26PM 1	
07:23PM 18	MR. PRINCIOTTO: Before you begin, I	07:26PM	
07:23РМ <b>19</b> 07:23РМ <b>20</b>	would like to make an announcement.	07:26PM 1	, , , , , , , , , , , , , , , , , , ,
	Members of the public, I see we have a	07:26PM 2	
07:23РМ <b>21</b> 07:23РМ <b>22</b>	fair number of people here tonight, and when this	07:26РМ <b>2</b> 07:26РМ <b>2</b>	
07:23PM <b>22</b> 07:23PM <b>23</b>	application began, I think I explained what the	07:26PM <b>2</b>	
07:23PM <b>23</b> 07:24PM <b>24</b>	process is. I'm not going to go over it entirely; however, I do want to make some comments about what's	07:26PM 2	
07:24PM <b>24</b> 07:24PM <b>25</b>	going to happen tonight.	07:26PM 2	
U1.24PM LJ	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	UT.20PM L	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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	201-071-1012	1	201-071-1012

	9			11
07:26PM <b>1</b>	something in conjunction with their comments. We can	07:28PM	1	objectives of the plan.
07:26PM <b>2</b>	swear you in at the time that you make your comment.	07.201.111	2	One talks about preserving and
07:26PM 3	So I ask for your cooperation so that		3	protecting existing residential areas. We have a
07:26PM 4	we have an orderly meeting tonight and we can get		4	unique situation, because we are a split lot zone
07:26PM 5	this matter heard and completed.		5	property. The westerly half is zoned or master
07:26PM 6	Okay. Thank you.		6	planned for a nonresidential use, the easterly,
07:26PM <b>7</b>	MR. DELIA: Thank you.		7	roughly 30 percent of the property is a master plan
07:26PM 8	Joe is standing to my right.		8	end zone for the R-15 designation for a single-family
07:26PM 9	JOSEPH H. BURGIS, P.P., AICP,		9	development.
07:27PM 10	Having been previously sworn, continues to	07:29PM <b>1</b>	-	We are placing the entirety of our
07:27PM <b>11</b>	testify as follows:	07:29PM <b>1</b>		development in the nonresidential portion of the
07:27PM 12	CONTINUED DIRECT EXAMINATION	07:29PM 1		area, not impacting the single-family residentially
07:27PM 13	BY MR. DELIA:	07:29PM 1	3	zoned property, which is also, as you've heard from a
07:27PM <b>14</b>	<b>Q.</b> Mr. Burgis, you were here back in	07:29PM 1	4	number of witnesses, characterized by substantial
07:27PM 15	April, and, as I stated in my comments, you were	07:29PM 1	5	steep slope conditions.
07:27PM 16	talking about special reasons.	07:29PM <b>1</b>	6	We also conclude that we are consistent
07:27PM <b>17</b>	What more have you got for us?	07:29PM <b>1</b>	7	with that goal that talks about guiding the
07:27PM 18	A. Well, actually I finished all of my	07:29PM 1	8	appropriate use of land, and with that I talked about
07:27РМ 19	testimony regarding the special reasons. As you	07:29PM 1	_	how we are in close proximity to the train station,
07:27PM <b>20</b>	recall, there were five in number. I'm not going to	07:30PM 2	20	and the state plan and your own master plan documents
07:27PM <b>21</b>	repeat them again. We spent quite a bit of time on	07:30PM 2	21	talk about the propriety of having multifamily
07:27PM <b>22</b>	them.	07:30PM 2	22	development near the train station.
07:27PM 23	I don't believe we got into the	07:30PM 2	23	We talked about there was a goal of
07:27PM <b>24</b>	negative criteria of the statute	07:30PM 2	24	providing light, air, and open space. And I pointed
07:27PM 25	<b>Q.</b> Correct.	07:30PM 2	25	out how, with all of the regulatory controls
	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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	10			12
	10			12
07:27РМ 1	A with respect to the special reasons.	07:30PM	1	regulating setbacks and building coverage and
07:27РМ <b>1</b> 07:27РМ <b>2</b>			1 2	
	A with respect to the special reasons.	07:30PM	_	regulating setbacks and building coverage and
07:27РМ <b>2</b>	A with respect to the special reasons. And if you recall, I'm sure the board	07:30PM	2	regulating setbacks and building coverage and impervious coverage, we are consistent with the
07:27РМ <b>2</b> 07:27РМ <b>3</b>	A with respect to the special reasons. And if you recall, I'm sure the board is familiar with this, the Municipal Land Use Law	07:30PM 07:30PM	2	regulating setbacks and building coverage and impervious coverage, we are consistent with the ordinance requirements for those conditions.
07:27PM 2 07:27PM 3 07:27PM 4	A with respect to the special reasons. And if you recall, I'm sure the board is familiar with this, the Municipal Land Use Law identifies two specific prongs of the negative	07:30PM 07:30PM 07:30PM 07:30PM	2	regulating setbacks and building coverage and impervious coverage, we are consistent with the ordinance requirements for those conditions. Another goal talks about preserving
07:27PM 2 07:27PM 3 07:27PM 4 07:27PM 5	A with respect to the special reasons. And if you recall, I'm sure the board is familiar with this, the Municipal Land Use Law identifies two specific prongs of the negative criteria: An applicant has to show that there is no	07:30PM 07:30PM 07:30PM 07:30PM 07:30PM	2 3 4 5	regulating setbacks and building coverage and impervious coverage, we are consistent with the ordinance requirements for those conditions. Another goal talks about preserving natural features on the property. I just said a
07:27PM         2           07:27PM         3           07:27PM         4           07:27PM         5           07:27PM         6	A with respect to the special reasons. And if you recall, I'm sure the board is familiar with this, the Municipal Land Use Law identifies two specific prongs of the negative criteria: An applicant has to show that there is no substantial detriment to the public good, and an	07:30PM 07:30PM 07:30PM 07:30PM 07:30PM 07:30PM	2 3 4 5 6	regulating setbacks and building coverage and impervious coverage, we are consistent with the ordinance requirements for those conditions. Another goal talks about preserving natural features on the property. I just said a moment ago, we are preserving, we're not touching the environmentally sensitive portion of the site in the easterly close to 30 percent of the site.
07:27PM         2           07:27PM         3           07:27PM         4           07:27PM         5           07:27PM         6           07:27PM         7           07:27PM         8           07:27PM         9	A with respect to the special reasons. And if you recall, I'm sure the board is familiar with this, the Municipal Land Use Law identifies two specific prongs of the negative criteria: An applicant has to show that there is no substantial detriment to the public good, and an applicant has to show there's no substantial	07:30PM 07:30PM 07:30PM 07:30PM 07:30PM 07:30PM 07:30PM	2 3 4 5 6 7 8 9	regulating setbacks and building coverage and impervious coverage, we are consistent with the ordinance requirements for those conditions. Another goal talks about preserving natural features on the property. I just said a moment ago, we are preserving, we're not touching the environmentally sensitive portion of the site in the easterly close to 30 percent of the site. Finally, we are consistent with the
07:27PM         2           07:27PM         3           07:27PM         4           07:27PM         5           07:27PM         6           07:27PM         7           07:27PM         8           07:27PM         9           07:27PM         10	A with respect to the special reasons. And if you recall, I'm sure the board is familiar with this, the Municipal Land Use Law identifies two specific prongs of the negative criteria: An applicant has to show that there is no substantial detriment to the public good, and an applicant has to show there's no substantial impairment to the intent and purpose of the municipality's master plan. As I said at the last meeting, I don't	07:30PM 07:30PM 07:30PM 07:30PM 07:30PM 07:30PM 07:30PM 07:30PM	2 3 4 5 6 7 8 9 0	regulating setbacks and building coverage and impervious coverage, we are consistent with the ordinance requirements for those conditions. Another goal talks about preserving natural features on the property. I just said a moment ago, we are preserving, we're not touching the environmentally sensitive portion of the site in the easterly close to 30 percent of the site. Finally, we are consistent with the Broadway corridor master plan, which also talks about
07:27PM         2           07:27PM         3           07:27PM         4           07:27PM         5           07:27PM         6           07:27PM         7           07:27PM         8           07:27PM         9           07:27PM         10           07:27PM         11	A with respect to the special reasons. And if you recall, I'm sure the board is familiar with this, the Municipal Land Use Law identifies two specific prongs of the negative criteria: An applicant has to show that there is no substantial detriment to the public good, and an applicant has to show there's no substantial impairment to the intent and purpose of the municipality's master plan. As I said at the last meeting, I don't use the word "substantial" lightly, it comes right	07:30PM 07:30PM 07:30PM 07:30PM 07:30PM 07:30PM 07:30PM 07:30PM 07:31PM 1	2 3 4 5 6 7 8 9 0	regulating setbacks and building coverage and impervious coverage, we are consistent with the ordinance requirements for those conditions. Another goal talks about preserving natural features on the property. I just said a moment ago, we are preserving, we're not touching the environmentally sensitive portion of the site in the easterly close to 30 percent of the site. Finally, we are consistent with the Broadway corridor master plan, which also talks about a mixed use development along the Broadway corridor
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07:31PM <b>1</b>	THE WITNESS: Thank you.	07:34РМ 1	Did you look into the fact that Pascack
07:31PM <b>2</b>	A. (Continuing) You previously heard from	07:35PM <b>2</b>	Hills High School, that it's a combination of two
07:32PM 3	the traffic consultant, who talked about how the	07:35PM 3	towns
07:32PM <b>4</b>	proposed use represents a lesser traffic generator	07:35PM 4	THE WITNESS: Yes.
07:32PM 5	than a permitted use that's allowed on-site. So,	07:35PM 5	MS. YETEMIAN: Montvale and
07:32PM 6	consequently, the imposition of this particular	07:35PM 6	Woodcliff Lake?
07:32PM 7	development at this particular intensity of use will	07:35PM 7	THE WITNESS: Yes, and the figures for
07:32PM 8	result in fewer peak hour trip movements than if the	07:35PM 8	the other town is similar.
07:32PM 9	site were developed for its zoned use.	07:35PM 9	MR. HAYES: That assumes also that
07:32PM 10	Typically when one looks at this issue,	07:35PM 10	resources have stayed the same or almost steady
07:32PM 11	one looks at traffic, one looks at school impacts;	07:35PM 11	during the same amount of time, correct?
07:32PM 12	that's always a significant concern to a	07:35PM 12	THE WITNESS: To a certain degree, that
07:32PM 13	municipality. We reached out and contacted the local	07:35РМ 13 07:35РМ 14	is correct. Obviously with that 2015 estimate, it
07:32PM 14	school systems to find out what kind of room they		looked at resources, the populations anyway. It
07:32PM 15	have for an additional number of students.	07:35PM 15	looked at the age cohort a little closer in time than
07:32PM 16	We have projected, based on using a	07:35РМ <b>16</b>	2000-2010, obviously.
07:32РМ 17 07:33РМ 18	variety of studies, that we are going to have single digits in terms of the number of public	07:35РМ <b>17</b> 07:35РМ <b>18</b>	MS. YETEMIAN: Was there also a drop at
07:33PM 10	schoolchildren coming out of this project, and the	07:35PM 10	all or a change at all in house sales during those times?
07:33PM 19	reason I say that is because three-quarters of our 60	07:36PM 19	THE WITNESS: That I did not look at.
07:33PM 20	units are one bedroom units. And if you looked at,	07:36PM 20	MR. HAYES: Or borough population in
07:33PM <b>21</b> 07:33PM <b>22</b>	whether it's the Rutgers study or studies of	07:36PM 21	general, right? Because you give us these figures,
07:33PM 22	particular projects throughout Northern Bergen	07:36PM 22	but they're relative to
07:33PM 20	County, it is clear that this kind of development	07:36PM 24	MS. YETEMIAN: Could have gone on.
07:33PM 25	does not generate a lot of public schoolchildren,	07:36PM 25	MR. HAYES: the borough population.
	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
	14		16
07:33РМ 1	14 particularly where three quarters of the units are	07:36PM <b>1</b>	16 So we're only getting a piece of the picture that you
07:33РМ <b>1</b> 07:33РМ <b>2</b>		07:36РМ <b>1</b> 07:36РМ <b>2</b>	
	particularly where three quarters of the units are		So we're only getting a piece of the picture that you
07:33PM 2	particularly where three quarters of the units are one bedroom units.	07:36PM <b>2</b>	So we're only getting a piece of the picture that you selected out.
07:33PM 2 07:33PM 3	particularly where three quarters of the units are one bedroom units. But in looking at the Woodcliff Lake	07:36РМ 2 07:36РМ 3	So we're only getting a piece of the picture that you selected out. THE WITNESS: Well, I think it's
07:33PM 2 07:33PM 3 07:33PM 4	particularly where three quarters of the units are one bedroom units. But in looking at the Woodcliff Lake school enrollments, we find that it's dropping. For	07:36РМ 2 07:36РМ 3 07:36РМ 4	So we're only getting a piece of the picture that you selected out. THE WITNESS: Well, I think it's important to focus on the younger set, because that's
07:33PM 2 07:33PM 3 07:33PM 4 07:33PM 5	particularly where three quarters of the units are one bedroom units. But in looking at the Woodcliff Lake school enrollments, we find that it's dropping. For example, between 2009-2019, the number of students	07:36РМ 2 07:36РМ 3 07:36РМ 4 07:36РМ 5	So we're only getting a piece of the picture that you selected out. THE WITNESS: Well, I think it's important to focus on the younger set, because that's the age cohort who is going to go through the school system. MR. HAYES: I agree, but relative to
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1         A. The Rutgers study suggests that we would have 4 or 5 public schoolchildren coming out of wave 2         I serier, and after taking to my mon, I live up the wave 2           2         would have 4 or 5 public schoolchildren coming out of wave 2         serier, and after taking to my mon, I live up the wave 2           2         would have 4 or 5 public schoolchildren coming out of wave 2         serier, and after taking to my mon, I live up the wave 2           2         So under 10 altogether, and clearly wave 7         serier a source 1           2         A vasuade 10 altogether, because, and the wave wave and the take says is there a ubstantial wave 7         serier a source 1           2         And when we wigh it in terms of portular multiformity housing in an appropriate wave 1         of al cacton. We're seeing in hidgewood, where 300 and the school, where a weigh the maximum 1           2         And when we wigh it in terms of portular multiformity housing in an appropriate wave 1         of al cacton. We're seeing in hidgewood, where 300 and the school, where 300 and the school wave 1         THE WITNESS: The are so many studies wave 1           2         And when we wigh it in terms of portular wave takes and portular weigh whether takes and portular wave takes						
2         vould have 4 or 5 public scholdpart         even 4         streat from it, 1 asked free point bink would you           2         4         unmber, close to 3 or 4 additional below school age.         want to live access the streat from a brain that           2         0         0         So under 10 atogether?         want to live access the streat from it. 1 asked free point build it must           2         0         A         Yes, under 10 atogether?         want to live access the beneft in that           2         0         So under 10 atogether?         want to live access the beneft in that           2         3         additional below school age.         File WTINESS: Well, or your mother           2         again, the statute asys is there a substantial         want to live access the beneft in that           2         And when we weigh the it terms of         so when you weigh the it ager angle anton, when we weigh the it ager angle anton, the communuthy but there?         a docton. We re serino				19		
served         this development. There will be some additional         served		5 , 55				
a         number, close to 3 or 4 additional below school age.         a         blows through 20 odd times ady?         blows 20 odd times ady?         blows through 20 odd times ady?         blows 20 odd	_					
sum         5         Q.         So under 10 altogether/ arm         arm         5         So what would be the benefit in that arm         arm         5         So what would be the benefit in that arm         arm         5         So what would be the benefit in that arm         arm         5         So what would be the benefit in that arm         arm         5         So what would be the benefit in that arm         arm         5         So what would be the place. Think for a lot arm         arm         5         So what would be the place. Think for a lot arm         arm         5         So what would be the place. Think for a lot arm         arm         5         So what would be the place. Think for a lot arm         arm         5         So what would be the place. Think for a lot arm         arm         5         So what would be the place. Think for a lot arm         arm         5         So what would be the place. Think for a lot arm         arm         5         So what would be the place. Think for a lot arm         arm         5         arm         arm         7         arm <th></th> <th>•</th> <th></th> <th></th>		•				
serve         6         A. Yes, under 10 altegether, and clearly         serve         6         serve         6         serve         6         serve         6         serve         6         serve         7	_					
<ul> <li>there's room in the school system for it. And beyond that you know, these are nominal numbers, bacause, waw it is the interval in the school system for it. And beyond the school system for it. And beyond the school system for it. And beyond the school has been please. Think for a lot of the school has been please. Think for a lot of the school has been please. This is not just children. The with the school has been please. The school has been please and school has been please. The school has been please. The school has been please and school has been please. The school has been please. The school has been please and with the school has been please. The school has been please and with the school has been please. The school has been please and with the school has been please. The school has been please and with the school has been please and with the school has been please. The school has been please and with the school has been please and with the school has been please. The school has been please and with the school has been please and would a school has been please. The school has been please and would be the school has been please and would be the school has been please. The school has been please and would be the school has been please and would be the school has been please. The school has been please and been please and been please and be the school has been please and be the school has been please and be please and be school has been please and be been please and bease and be please and be been please and be been ple</li></ul>	-					
sum         8         that, you know, these are nominal numbers, because, and the sum of th	_					
<ul> <li>a gain, the statute say is there a substantial array for the public good and we also welly what is the incentive, there is conserved to the public good and we also welly what is the incentive of the splication and the statute say is the performance, there is conserved to the carterine of the splication were there is a substantial detriment to the splication were there is substantial detriment to the splication were there is substantial detriment to the splication is the splication in the save of provides and there is a splic splication were than the splication were splices and there is a splication were there is a substantial detriment to the splication is the splication in the splication is the splication were splication were splices and the splication is the splication in the splication is the splication in the splication is the splication in the splication is the splication is the splication in the splication is the splicatis the splication is the splication is the splication</li></ul>						
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07:39PM19additional mixed use and nonresidential development in this corridor to create what I'll call, for lack07:42PM19The second issue is height. There is or.42PM07:39PM20in this corridor to create what I'll call, for lackof a better word, a truer downtown for Woodcliffof a better word, a truer downtown for Woodcliffor.42PM20an ordinance requirement that says you can have a or.42PM07:39PM22Lake. That also has, you know, an attractive elementor.42PM21building height of 36 feet and it has to no more than or.42PM07:39PM23for seniors.or.42PM23We meet that 36-foot height, but we are or.42PM07:39PM24MS. YETEMIAN: And the noise factor is or.39PMor.42PM24at three-story building, and in some respects this is or.42PM07:39PM25the only other concern that I would think of as a LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.or.42PM25a classic (c)(1) physical features test. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	07:39PM 17	Your master plan and your Broadway	07:42PM <b>17</b>	nonconforming condition that is going to stay just		
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07:39PM       22       Lake. That also has, you know, an attractive element       07:42PM       22       a 2-and-a-half story building.         07:39PM       23       for seniors.       07:42PM       23       We meet that 36-foot height, but we are         07:39PM       24       MS. YETEMIAN: And the noise factor is       07:42PM       24       at three-story building, and in some respects this is         07:39PM       25       the only other concern that I would think of as a       07:42PM       25       a classic (c)(1) physical features test.         LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.       LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.       LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	07:39PM 20	in this corridor to create what I'll call, for lack	07:42PM <b>20</b>	an ordinance requirement that says you can have a		
07:39PM       23       for seniors.       07:42PM       23       We meet that 36-foot height, but we are         07:39PM       24       MS. YETEMIAN: And the noise factor is       07:42PM       23       We meet that 36-foot height, but we are         07:39PM       25       the only other concern that I would think of as a       07:42PM       24       at three-story building, and in some respects this is         07:39PM       25       the only other concern that I would think of as a       07:42PM       25       a classic (c)(1) physical features test.         LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	07:39PM <b>21</b>	of a better word, a truer downtown for Woodcliff	07:42PM <b>21</b>	building height of 36 feet and it has to no more than		
07:39PM       24       MS. YETEMIAN: And the noise factor is       07:42PM       24       at three-story building, and in some respects this is         07:39PM       25       the only other concern that I would think of as a       07:42PM       25       a classic (c)(1) physical features test.         LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.       LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.       LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	07:39РМ 22	Lake. That also has, you know, an attractive element	07:42PM <b>22</b>	a 2-and-a-half story building.		
07:39PM       25 the only other concern that I would think of as a         LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.         07:42PM         25 the only other concern that I would think of as a         LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	07:39РМ 23	for seniors.	07:42PM <b>23</b>	We meet that 36-foot height, but we are		
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	07:39PM <b>24</b>	MS. YETEMIAN: And the noise factor is	07:42PM <b>24</b>	at three-story building, and in some respects this is		
	07:39РМ 25	the only other concern that I would think of as a	07:42PM <b>25</b>	a classic (c)(1) physical features test.		
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5 of 58 sheets Page 17 to 20 of 170 06/12/2019 02:21:40 F		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAUNA A. CANUCCI, C.S.N., N.F.N., L.L.C.		

06/12/2019 02:21:40 PM

	21		23
07:42PM <b>1</b>	MR. PRINCIOTTO: I'm sorry, I didn't	07:45PM <b>1</b>	that 16.94 to the acre with the established zone plan
07:42PM <b>2</b>	hear you.	07:45PM <b>2</b>	of the community.
07:43РМ 3	THE WITNESS: A (c)(1) physical features	07:45PM 3	In addition to that, there is a third
07:43PM <b>4</b>	test.	07:45PM <b>4</b>	variance that no green I think you had mentioned
07:43РМ 5	I use that term, it comes out of the	07:45PM 5	it at the outset, no interior green space being
07:43PM 6	Municipal Land Use Law for bulk variances. One can	07:46PM <b>6</b>	provided within the parking lot itself (indicating).
07:43PM <b>7</b>	argue it's from the statute 40:55D-70(c)(1), which is	07:46PM <b>7</b>	One of the benefits of the design that
07:43PM 8	the physical features test, which means that if there	07:46PM <b>8</b>	we've come up with is that we are providing all of
07:43PM 9	are physical features, then they affect your ability	07:46PM <b>9</b>	our greenery around the perimeter of the property to
07:43PM 10	to comply to code.	07:46PM <b>10</b>	provide as much buffer plantings as possible to
07:43PM <b>11</b>	Or there's a (c)(2) test, which is a	07:46PM <b>11</b>	separate us and screen the site from the adjoining
07:43PM <b>12</b>	public benefits test, which means that there are	07:46PM <b>12</b>	single-family neighborhood to the east.
07:43PM 13	public benefits that will accrue from the grant of	07:46PM 13	BY MR. DELIA:
07:43PM <b>14</b>	the variance.	07:46PM <b>14</b>	<b>Q.</b> And, Joe, on that note, again referring
07:43PM 15	In this particular case, it's a (c)(1)	07:46PM 15	to A-18, where do we stand in terms of impervious
07:43PM 16	relief, because, as I said earlier, 30 percent of	07:46PM 16	coverage compared to other multifamily zones?
07:43PM 17	this property is characterized by steep slope, which	07:46PM 17	A. As I testified earlier, the applicant
07:43PM 18	forces the building design to be concentrated in a	07:46PM 18	is at 42.4 percent impervious coverage. The zone in
07:43PM 19	particular area of the site and forces the applicant	07:46РМ <b>19</b>	which we are in permits a 60 percent impervious
07:43PM 20	to build up a little bit.	07:46PM 20	coverage. The other multifamily zones, the AH-2 zone
07:43РМ 21	The important thing in terms of	07:46РМ <b>21</b>	permits 85 percent impervious. The AH-VO is
07:43PM 22 07:43PM 23	density, intensity of use, and all the other indices	07:47РМ <b>22</b> 07:47РМ <b>23</b>	75 percent. The ARHO is the one zone that is less
07:43PM <b>23</b> 07:44PM <b>24</b>	that measure intensity, is that we still are consistent with the ordinance that says you can have	07:47PM 23 07:47PM 24	than us at 35 percent. The ARHO-2 zone is at 50
07:44PM <b>24</b> 07:44PM <b>25</b>	up to a 36-foot building height.	07:47РМ <b>24</b> 07:47РМ <b>25</b>	percent. And, as I say, we're at 42.4 percent. Similarly, in terms of building
07:44PM <b>L</b> J	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	07:47PM <b>Z</b> J	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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	22		24
07:44PM <b>1</b>	Interestingly enough, and I went	07:47PM <b>1</b>	coverage, we are at 19.1 percent, whereas the zone in
07:44PM <b>2</b>	through this chart, which is A-18, there are other	07:47PM <b>2</b>	which we're located is 30 percent. The other zones
07:44PM 3	multifamily residential zones that permit a	07:47PM 3	are at 40, 50, 25, 35, and 45 percent. So you could
07:44PM <b>4</b>	three-story 36-foot building height. There is one	07:47PM <b>4</b>	see how we fit in in a very positive way in relation
07:44РМ 5	zone that permits a three-story 48-foot building	07:47PM 5	to the other multifamily zones that the municipality
07:44PM 6	height. So this is not something that's new and	07:47PM 6	has established.
07:44РМ 7	unique to your municipality.	07:47PM <b>7</b>	<b>Q.</b> And we had some design waivers?
07:44PM <b>8</b>	And I would add that, conventionally	07:47PM <b>8</b>	A. Yes.
07:44PM 9	speaking, I know a number of municipalities are even	07:47РМ 9	There are four design waivers. One is
07:44РМ 10	looking at this kind of regulatory control and simply	07:48PM 10	a parking space dimension waiver. The ordinance
07:44PM <b>11</b>	saying we're going to limit the footage of height,	07:48PM <b>11</b>	requires a 10-foot by 20-foot parking stall. We are
07:44РМ 12	and if somebody could get one, two, or three stories	07:48PM <b>12</b>	proposing a 9-foot by 20-foot parking stall.
07:44PM 13	in a certain height, so be it, because the concern is	07:48PM 13	The same issue that relates to the
07:44PM 14	usually an aesthetic image of how the building will	07:48PM 14	issue about number of parking spaces and the
07:44PM 15	look.	07:48PM 15	imposition of RSIS standards in contrast to the local
07:44РМ 16 17	In addition to that, there's also the	07:48РМ <b>16</b>	zoning ordinance also applies to the dimensions of a
07:45РМ <b>17</b> 07:45РМ <b>18</b>	negative criteria that one has to address and for	07:48РМ <b>17</b> 07:48РМ <b>18</b>	parking stall in a residential zone.
07:45PM 10	many of the same reasons. There's no substantial detriment to the public good or substantial	07:48РМ 10 07:48РМ 19	The RSIS standards says you can have a 9 by 20-foot parking stall actually it says 9 by
07:45PM 19 07:45PM 20	impairment to the intent of the master plan. The	07:48РМ <b>19</b> 07:48РМ <b>20</b>	18-foot parking stall. So we are consistent at 9x20
07:45PM 20	regulatory control is overwhelmingly designed to	07:48PM 20	with the RSIS standard.
07:45PM <b>21</b> 07:45PM <b>22</b>	regulate overall intensity. And we're at 16.94 units	07:48PM 21	There is a waiver being requested for
07:45PM 23	per acre density, which, if you recall from this	07:48PM 23	the minimum grade of the walkway to the building.
		1	· · · · · · · · · · · · · · · · · · ·
07:45PM 24	chart when I testified last meeting, four of the six	07:48PM 24	The ordinance permits a four percent grade. In one
07:45РМ <b>24</b> 07:45РМ <b>25</b>		07:48РМ <b>24</b> 07:49РМ <b>25</b>	The ordinance permits a four percent grade. In one instance, near building #2, that grade is increased
	chart when I testified last meeting, four of the six		
	chart when I testified last meeting, four of the six zones have a greater density than that. So we fit in		instance, near building #2, that grade is increased

	05		
	25		27
07:49PM 1	to five percent.	07:51PM <b>1</b>	We're providing additional housing to
07:49РМ <b>2</b>	While we do not comply with the local	07:51PM 2	meet the needs of a segment of the population, and
07:49PM 3	code, we do comply with the ADA requirement for that	07:51PM 3	particularly the affordable housing component.
07:49PM <b>4</b>	grade.	07:51PM <b>4</b>	We're providing a design that I think
07:49PM 5	There's a third waiver that's really	07:52PM 5	aesthetically will enhance the existing conditions of
07:49РМ <b>6</b>	purely an engineering issue. It's a minimum grade	07:52PM 6	the site.
07:49PM 7	for a swale. I just hark back to what the engineer	07:52PM <b>7</b>	And we are in furtherance of all those
07:49PM 8	had talked about previously, the ordinance requires a	07:52PM 8	goals and objectives in the master plan that I spoke
07:49PM 9	minimum two percent grade. In one area, we have a	07:52PM 9	about earlier tonight and at the last meeting.
07:49PM 10	one percent grade, and he testified as to the	07:52PM 10	So in the context of all those issues,
07:49PM 11	engineering issues related to that.	07:52PM 11	I think there's a benefit here.
07:49PM 12	I would add that is all an on-site	07:52PM 12	MR. DELIA: No further questions.
07:49PM 13	condition, not an off-site condition.	07:52PM 13	CHAIRWOMAN HEMBREE: I have a question.
07:49PM <b>14</b>	And then finally, there's an issue	07:52PM <b>14</b>	I realize you're talking in terms of
07:49PM 15	about buffers. The engineer's report, I believe it	07:52PM 15	the Borough of Woodcliff Lake, but nobody seems to be
07:50PM 16	was, talked about how we need to get a waiver because	07:52PM 16	able to talk about the Borough of Woodcliff Lake's
07:50PM 17	our parking abuts other property and the buffer	07:52PM 17	impact on the bigger community, the Pascack Valley,
07:50PM 18	requirement is a little larger.	07:52PM <b>18</b>	and, conversely, the impact of what other towns in
07:50PM 19	In point of fact, we are maintaining	07:52PM <b>19</b>	the Pascack Valley are creating that have an impact
07:50PM 20	all the existing buffers, and that standard relates	07:52PM <b>20</b>	on the Borough of Woodcliff Lake, and I don't
07:50PM <b>21</b>	to residential, and, in contrast to nonresidential	07:52РМ <b>21</b>	understand why not. I mean, we're building a
07:50PM <b>22</b>	development, not residential-to-residential	07:52PM <b>22</b>	building in Park Ridge, we're possibly building a
07:50PM 23	development.	07:52PM <b>23</b>	huge building in Montvale on the Sony property, and
07:50PM 24	And beyond that, I believe, as you had	07:53PM 24	nobody is looking at the big picture. Why?
07:50PM 25	heard from our engineer, we are supplementing the	07:53PM <b>25</b>	THE WITNESS: Well, I think in 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
	26		28
A			
07:50PM <b>1</b>	landscape plan to screen that one area, an existing	07:53РМ <b>1</b>	respect, we are.
07:50PM 2	buffer area that is a little shy of enough buffer	07:53PM 2	The affordable housing obligations are
07:50PM 2 07:50PM 3	buffer area that is a little shy of enough buffer plantings, and we're going to add to that one area to	07:53РМ <b>2</b> 07:53РМ <b>3</b>	The affordable housing obligations are set.
07:50РМ 2 07:50РМ 3 07:50РМ 4	buffer area that is a little shy of enough buffer plantings, and we're going to add to that one area to ensure that it's fully screened.	07:53PM 2 07:53PM 3 07:53PM 4	The affordable housing obligations are set. CHAIRWOMAN HEMBREE: Right.
07:50РМ 2 07:50РМ 3 07:50РМ 4 07:50РМ 5	buffer area that is a little shy of enough buffer plantings, and we're going to add to that one area to ensure that it's fully screened. Q. Any detriments as it pertains to the	07:53РМ 2 07:53РМ 3 07:53РМ 4 07:53РМ 5	The affordable housing obligations are set. CHAIRWOMAN HEMBREE: Right. THE WITNESS: You have a settlement
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	29		31
07:54PM <b>1</b>	big problem.	07:56РМ <b>1</b>	wouldn't you need to know that?
07:54PM 2	THE WITNESS: As you heard from the	07:56PM <b>2</b>	THE WITNESS: Yes, but I believe the
07:54PM 3	traffic consultant, this will result in lesser	07:56PM <b>3</b>	traffic consultant has addressed that issue.
07:54PM <b>4</b>	traffic movements at peak hour at this location than	07:56PM <b>4</b>	CHAIRWOMAN HEMBREE: No, they said that
07:54PM 5	if the site were developed pursuant to the current	07:56PM 5	after we make a decision, then they will pursue that.
07:54РМ <b>6</b>	zoning.	07:56PM <b>6</b>	THE WITNESS: Yes, but he had looked at
07:54PM <b>(</b>	CHAIRWOMAN HEMBREE: No, I understand that you're not, but other factors will have an	07:56РМ <b>7</b> 07:56РМ <b>8</b>	total traffic numbers when he made certain
07:54PM <b>8</b>			projections, and he was aware, I believe, of some of the other projects that are online in the community.
07:54РМ 9 07:54РМ 10	impact and that will affect what you're doing. And my concern is, I mean, you had testimony that you	07:56РМ <b>9</b> 07:56РМ <b>10</b>	So, consequently, that was factored in,
07:54PM 10	have to go before the Bergen County Planning Board to	07:56PM 10	and, again, I will harken back to, no matter what his
07:54PM 11	get permission to make a turn from the project out	07:56PM 11	numbers were
07:54PM 12	onto Broadway and they may decide not to give you	07:56PM 12	CHAIRWOMAN HEMBREE: I don't get that.
07:54PM 13	permission for the people to turn left onto Broadway.	07:50PM 13	I haven't heard that. I'm listening to hear it, I
07:54PM 15	Is that correct?	07:57PM 14	don't hear that. I don't know what the impact is of
07:54PM 16	THE WITNESS: That I'll defer to the	07:57PM 16	the project in Montvale and the impact of the project
07:55PM 17	traffic consultant. He'll be testifying right after	07:57РМ 10	in
07:55PM 18	me.	07:57PM 18	MR. PRINCIOTTO: I think we had covered
07:55PM 19	CHAIRWOMAN HEMBREE: So that's an	07:57PM 19	some of this, but we have our traffic consultant
07:55PM 20	unknown?	07:57PM <b>20</b>	here, Brian Intindola, I think can address regionally
07:55PM 21	THE WITNESS: I'm not sure if that's	07:57PM <b>21</b>	how these issues are treated. I understand the
07:55PM 22	the case or not. But even if the traffic were all	07:57PM <b>22</b>	concern, but this applicant doesn't have
07:55PM 23	directed to the north and they had to make a	07:57PM 23	CHAIRWOMAN HEMBREE: I understand that.
07:55PM 24	right-hand turn out, the same would hold true if the	07:57PM <b>24</b>	I get that.
07:55PM 25	site were developed as pursuant to its current	07:57PM 25	MR. PRINCIOTTO: control over
	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
	30		32
07:55PM <b>1</b>	zoning, and there would be more traffic.	07:57PM <b>1</b>	Montvale or Park Ridge or what's going on. But I
07:55РМ <b>2</b>	CHAIRWOMAN HEMBREE: I understand. I'm	07:57РМ 2	think your questions are related to on a regional
07:55PM 3	not saying it's your responsibility, I'm asking whose	07:57РМ 3	basis, you know, who's looking at what's going on. I
07:55PM <b>4</b>	responsibility is it, because it does have an impact	07:57PM <b>4</b>	think Mr. Intindola can shed some additional light on
07:55PM 5	on what you're doing.	07:57PM 5	that, unless I'm understanding what your questions
07:55PM 6	THE WITNESS: Well	07:57PM 6	are.
07:55PM <b>7</b>	CHAIRWOMAN HEMBREE: And what's going	07:57PM <b>7</b>	CHAIRWOMAN HEMBREE: No, you're
07:55PM 8	to have an impact on the community that we, as	07:57PM 8	understanding.
07:55PM 9	members of the zoning board of the Borough of	07:57PM 9	MR. PRINCIOTTO: Okay.
07:55PM 10	Woodcliff Lake, are responsible for. If nobody else	07:57РМ <b>10</b>	CHAIRWOMAN HEMBREE: Okay. Thanks.
07:55РМ <b>11</b> 07:55РМ <b>12</b>	takes that responsibility, I think we have to.	07:58РМ 11 07:58РМ 12	MR. PRINCIOTTO: Questions by board members?
	THE WITNESS: I would say that the	07:58PM 12 07:58PM 13	
07:55РМ 13 07:55РМ 14	county would be looking at that as part of their responsibility.	07:58PM 13 07:58PM 14	CHAIRWOMAN HEMBREE: Anybody else have any questions?
07:55PM 14 07:55PM 15	CHAIRWOMAN HEMBREE: Shouldn't they	07:58PM 14	MR. SPIRIG: I do.
07:55PM 15	look at that before we make a decision?	07:58PM 15	CHAIRWOMAN HEMBREE: John.
07:55PM 17	THE WITNESS: Unfortunately, the	07:58PM 10	MR. SPIRIG: So I have questions along
07:56PM 18	Municipal Land Use Law requires you to take an action	07:58PM 18	two different avenues. Let's start with the first
07:56PM 19	within a certain period of time.	07:58PM 19	one.
07:56PM 20	The county would look at that as part	07:58PM 20	From a planning standpoint, as a
07:56PM 21	of an overall long range planning effort, but it	07:58PM 21	planner, why not consider keeping this building as an
07:56PM <b>22</b>	can't be tied to a single individual development	07:58PM 22	office building?
07:56PM 23	application.	07:58PM 23	It's a decent looking building. It's a
07:56РМ <b>24</b>	CHAIRWOMAN HEMBREE: But if it has a	07:58PM <b>24</b>	nice building. It's in a prestigious community.
0.5		1	
07:56РМ <b>25</b>	possible negative impact on what you want to do,	07:58PM 25	It's close to the railroad, as you point out, so
07:56PM <b>2</b> 5	possible negative impact on what you want to do, LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	07:58PM 25	It's close to the railroad, as you point out, so LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
07:56PM 25		07:58PM <b>25</b>	

	33		35
07:58PM <b>1</b>	people can commute from other communities. It may	08:00PM 1	case, you know, when we look at the Municipal Land
07:58PM 2	have multifamily dwellings. It's got underground	08:01PM <b>2</b>	Use Law and you're asked as a board to analyze the
07:58PM 3	parking where executives don't have to get wet when	08:01PM 2	merits of an application, the questions are typically
07:58PM 4	it rains. So it's got a lot of positive attributes	08:01PM <b>4</b>	are there special reasons that support the
07:58PM 5	of being an office building. So, why not?	08:01PM <b>5</b>	application.
07:58PM 6	THE WITNESS: It's my understanding	08:01PM 6	So whether it could be rentable, that
07:58PM <b>7</b>	that this building was built in 1981, and that	08:01PM <b>7</b>	doesn't address the question of are there special
07:58PM 8	predates all the computerization efforts that we see	08:01PM 8	reasons or not. And if you recall, from my
07:58PM 9	in office buildings today.	08:01PM 9	testimony, I think I identified 5 or 7 special
07:58PM 10	Office buildings today that are built,	08:01PM 10	reasons to support or offer a rationale for you to
07:59PM 11	and there are few and far between, it seems, because	08:01PM <b>11</b>	grant this relief.
07:59PM 12	of the changing market, they have much greater	08:01PM 12	You heard what I said tonight about the
07:59PM 13	ceilings and upper floor height to accommodate all	08:01PM 13	negative criteria. I think clearly the negative
07:59PM <b>14</b>	the cables and everything else that office workers	08:01PM <b>14</b>	criteria is also being affirmed. So within the
07:59PM 15	demand as part of an office environment.	08:01PM 15	context of what the statute asks you to examine, I
07:59PM 16	This building is not easily	08:01PM 16	think the application is on firm ground.
07:59PM 17	retrofittable for that reason.	08:01PM <b>17</b>	MR. SPIRIG: All right. So let's go to
07:59PM 18	In contrast, it's easy to retrofit this	08:01PM <b>18</b>	my second avenue here.
07:59PM 19	building for multifamily residential development.	08:01PM <b>19</b>	, You mentioned that we fall within the
07:59PM 20	I've heard the question before about	08:02PM <b>20</b>	proper guidelines of having open space on this
07:59PM 21	what about that reverse commute, people could commute	08:02PM <b>21</b>	property. I think as a resident of Woodcliff Lake,
07:59PM 22	here.	08:02PM <b>22</b>	perhaps our opinion of open space may be a little
07:59PM 23	Statistically, the numbers just don't	08:02PM 23	different than yours, but I don't see open space on
07:59PM 24	work out that way. It's a lot easier to commute from	08:02PM <b>24</b>	this property. I don't see green space for the
07:59PM 25	the suburbs to, you know, certain core areas, whether	08:02PM 25	residents that live in this building. Where is the
	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
07:59Рм <b>1</b>	34 it's New York or Jersey City, or, you know, wherever.	08:02PM <b>1</b>	lawn? Where is the gazebo? Where is the picnic
07:59РМ <b>1</b> 08:00РМ <b>2</b>		08:02PM <b>1</b> 08:02PM <b>2</b>	lawn? Where is the gazebo? Where is the picnic benches? Where is the area for children to play?
	it's New York or Jersey City, or, you know, wherever. That reverse commute doesn't happen as often, it's very few and far between, so we're not seeing those		lawn? Where is the gazebo? Where is the picnic benches? Where is the area for children to play? None of that exists, primarily because
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	37		39
08:03PM <b>1</b>	at present. The building is being placed where a	08:05PM <b>1</b>	bedroom units and there will be some three bedroom
08:03PM 2	parking lot is. It's not being	08:05PM 2	units.
08:03PM 3	MR. SPIRIG: A parking lot is today,	08:05PM 3	THE WITNESS: If the affordable units
08:03PM 4	but it	08:05PM <b>4</b>	are built on-site, there would be 2 three-bedroom
08:03PM 5	THE WITNESS: But it's not taking green	08:05PM 5	units, but that's by state requirement, and it's
08:03PM 6	space away. In fact, there's 2,800-square foot	08:05PM 6	required in your settlement agreement to settle your
08:03PM 7	additional green space being provided on-site by	08:05PM 7	affordable housing issue.
08:03PM 8	virtue of this application.	08:05PM 8	So even recognizing that, I don't see
08:03PM 9	Interestingly enough, in terms of	08:05PM 9	that as the issue.
08:03PM 10	density, in terms of building coverage, and in terms	08:06PM 10	MR. SPIRIG: But as a planner, from a
08:04PM 11	of impervious coverage, we meet the indices of	08:06PM 11	planning standpoint, why the second building?
08:04PM 12	virtually all of your multifamily zones and	08:06PM 12	THE WITNESS: Because it clearly fits
08:04PM 13	MR. SPIRIG: We don't have any	08:06PM 13	in with the overall construct of not only the site
08:04PM 14	THE WITNESS: Let me finish.	08:06PM 14	but the way in which you regulate multifamily
08:04PM 15	Pardon me?	08:06PM 15	development here.
08:04PM 16	MR. SPIRIG: We don't have any	08:06PM 16	MR. SPIRIG: Okay. Thank you.
08:04PM 17	multifamily zones.	08:06PM 17	CHAIRWOMAN HEMBREE: Mr. Burgis, your
08:04PM 18	THE WITNESS: You have six multifamily	08:06PM 18	master plan is more than 10 years old, remember?
08:04РМ 19	zones.	08:06РМ 19	THE WITNESS: Yes.
08:04PM 20	CHAIRWOMAN HEMBREE: That's affordable	08:06PM 20	CHAIRWOMAN HEMBREE: Yes. Okay. So
08:04PM 21	housing.	08:06РМ 21	things change and the master plan has not changed. I
08:04PM 22	MR. SPIRIG: You're talking about	08:06PM 22	think Mr. Preiss is going to look at that.
08:04PM 23	affordable housing.	08:06PM 23	THE WITNESS: I'm looking forward to
08:04PM 24	THE WITNESS: You've designated it for	08:06PM 24	hearing what he has to say too.
08:04PM 25	affordable housing.	08:06PM <b>25</b>	CHAIRWOMAN HEMBREE: Me too.
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
			201-041-1012
			10
			40
08:04PM <b>1</b>	CHAIRWOMAN HEMBREE: Okay.	08:06РМ 1	Anybody else, questions for the
08:04PM 2	CHAIRWOMAN HEMBREE: Okay. THE WITNESS: But it's multifamily	08:06PM <b>2</b>	Anybody else, questions for the witness?
08:04PM 2 08:04PM 3	CHAIRWOMAN HEMBREE: Okay. THE WITNESS: But it's multifamily housing.	08:06РМ 2 08:06РМ 3	Anybody else, questions for the witness? (No response.)
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		41			43
08:07PM <b>1</b>	correct?		08:09PM	1	retrofittable for electronic-type equipment but it is
08:07PM <b>2</b>	Α.	We discussed that at the last meeting.	08:10PM	2	retrofittable for apartments.
08:07PM <b>3</b>	Q.	No, I know. I'm just asking you a	08:10PM	3	I would like to know what facts you
08:07PM <b>4</b>	question, sir.		08:10PM	4	base that opinion on?
08:07РМ 5	Α.	Okay.	08:10PM	5	A. The discussion with the architect.
08:07РМ 6	Q.	Is that included on your chart on A-18?	08:10PM	6	<b>Q.</b> And the name of the architect you're
08:07PM <b>7</b>	Α.	No.	08:10PM	7	referring to?
08:07PM <b>8</b>		We were directed by the board to	08:10PM	8	A. Mr. Dattoli.
08:07PM 9	prepare this	table to identify all multifamily zones.	08:10PM	9	<b>Q.</b> Did he supply you with any cost
08:07РМ 10	And if you're	familiar with the ordinance, that site	08:10PM	10	estimates to compare
08:07PM <b>11</b>	is zoned for s	single-family attached housing, which is	08:10PM	11	A. No, he did not.
08:08PM 12	townhouses.		08:10PM	12	<b>Q.</b> retrofitting apartments?
08:08PM 13	Q.	Sir, I recall that you said that, but I	08:10PM	13	A. No, he did not.
08:08PM 14	just want you	u to answer the question.	08:10PM	14	<b>Q.</b> Did he indicate what the costs were for
08:08PM 15		Does A-18 have the development off	08:10PM	15	retrofitting for an office for electronic equipment
08:08PM 16	County Road	that has townhouses?	08:10PM	16	versus retrofitting for apartments?
08:08PM 17	Α.	No, it does not.	08:10PM	17	A. No, he did not.
08:08PM 18	Q.	Okay. Thank you, sir.	08:11PM	-	MR. DHAWAN: I have a question.
08:08PM 19	-	And those are attached townhouses?	08:11PM		You're talking about this electronic
08:08PM 20	A.	Correct.	08:11PM		equipment. I don't understand, what does that
08:08PM 21	Q.	Do you know how many there are in the	08:11PM		entail? You're talking about cables, like raised
08:08PM 22	building?		08:11PM		flooring
08:08PM 23	Α.	No, I don't recall.	08:11PM	-	THE WITNESS: Yes.
08:08PM 24	Q.	Do you know what the density is for	08:11PM		MR. DHAWAN: for an office building?
08:08PM 25		buses off County Road?	08:11PM	25	THE WITNESS: Yes.
	LAU	RA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812			LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
		42			44
08:08PM 1	Α.	It's about 5.6 or 5.7 to the acre.	08:11PM	1	MR. DHAWAN: Is that still being done?
08:09PM 2	Q.	Is there a rooftop deck as part of this	08:11PM	2	I haven't seen that.
08:09PM 3	application?		08:11PM	3	THE WITNESS: I'm not an architect, so
08:09PM 4	Α.	Not that I'm aware of.	08:11PM	4	I couldn't tell you.
08:09PM 5		MR. PRINCIOTTO: Mr. Delia?	08:11PM	5	MR. DHAWAN: Now, I think Wi-Fi, the
08:09PM 6		MR. DELIA: No.	08:11PM	6	way cables are done, now they can run it through a
08:09PM 7		MR. PRINCIOTTO: Because I thought I	08:11PM	7	suspended ceiling. Is that even a legitimate
08:09PM 8	saw that in a	•	08:11PM	8	concern?
08:09PM 9	was asked	MR. DELIA: No, it was a question that	08:11PM	9 10	THE WITNESS: He didn't raise it to me.
08:09РМ 10 08:09РМ 11	fully explored	No. We have mechanicals, and that's been	08:11PM 08:11PM		As I said, I'm not the architect. MR. DHAWAN: Even the computers are now
08:09PM 11 08:09PM 12		MR. PRINCIOTTO: All right, because I	08:11PM		the size of a paper, laptop, and Wi-Fi and people
08:09PM 12	did soo it in t	the report and it just raises another	08:11PM		carry it to a cafe, so I'm not understanding what you
08:09PM 13	question.		08:11PM		mean by that. Is there some height restriction in
08:09PM 14	question	MR. DELIA: No, no deck. We're talking	08:11PM		this building?
08:09PM 15	mechanicals	and we did that with the line of sight	08:11PM		THE WITNESS: That was something that
08:09PM 17		Ir. Dattoli and with Mr. Clark.	08:11PM		should have been asked of him. He just gave me the
08:09PM 18		MR. PRINCIOTTO: I'm just making sure,	08:11PM		conclusion.
08:09PM 19	because in re	eviewing some of the reports, I thought I	08:12PM		MR. DHAWAN: Okay.
08:09PM 20	saw somethi		08:12PM	-	MR. SPIRIG: I will point out that most
08:09PM 21		MR. DELIA: No, we don't have them.	08:12PM		of the office buildings in Woodcliff Lake were built
08:09PM 22		MR. PRINCIOTTO: Okay. Thank you.	08:12PM		in the '80s, with the exception of maybe the newest
08:09PM 23	BY MR. PRIN		08:12PM		BMW one.
08:09PM <b>24</b>	Q.	Now, you, Mr. Burgis, testified that	08:12PM	24	CHAIRWOMAN HEMBREE: Anybody else?
08:09PM 25		was built in 1981 and it's not	08:12PM	25	MR. PRINCIOTTO: Yes.
	LAU	RA 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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	45		47
08:12PM <b>1</b>	BY MR. PRINCIOTTO:	08:15PM <b>1</b>	CHAIRWOMAN HEMBREE: Any other
08:12PM <b>2</b>	<b>Q.</b> Just for clarification, your exhibit	08:15PM <b>2</b>	questions?
08:12PM 3	A-18, the multiple dwelling zone chart that you	08:15PM 3	(No response.)
08:12PM <b>4</b>	prepared, those are all affordable housing zones. Is	08:15PM <b>4</b>	CHAIRWOMAN HEMBREE: Can I have a
08:12PM 5	that correct?	08:15PM 5	motion to open to the public?
08:12PM 6	A. That is correct.	08:15PM 6	MR. HAYES: Motion to open to the
08:12PM <b>7</b>	<b>Q.</b> Okay.	08:15PM <b>7</b>	public.
08:12PM 8	A. Except for the S-O zone, which is the	08:15PM 8	CHAIRWOMAN HEMBREE: Is there a second?
08:12PM 9	zone we're located in.	08:15PM 9	MR. KAUFMAN: Second.
08:12PM <b>10</b>	<b>Q.</b> Correct. That's why you're here.	08:15PM <b>10</b>	CHAIRWOMAN HEMBREE: All in favor?
08:12PM <b>11</b>	A. Yes.	08:15PM <b>11</b>	(Whereupon, all Board Members respond
08:12PM <b>12</b>	<b>Q.</b> All right. Okay. Just bear with me	08:15PM <b>12</b>	in the affirmative.)
08:12PM 13	one second.	08:15PM 13	CHAIRWOMAN HEMBREE: Opposed?
08:12PM <b>14</b>	MR. DHAWAN: Do you have a handout of	08:15PM <b>14</b>	(No response.)
08:12PM <b>15</b>	that?	08:15PM 15	CHAIRWOMAN HEMBREE: Members of the
08:12PM <b>16</b>	THE WITNESS: I do not.	08:15PM 16	public, you may ask Mr. Burgis questions. Please
08:13PM 17	MR. DELIA: We handed out a bunch last	08:15PM 17	state your name and your address. Come up. We still
08:13PM 18	time. Sorry I didn't bring extras tonight. I'll see	08:15PM 18	don't have proper microphones.
08:13PM <b>19</b>	if I can find one.	08:15PM <b>19</b>	MS. LEVINE: I'll try to shout.
08:13PM 20	CHAIRWOMAN HEMBREE: I probably have	08:15PM 20	Gwenn Levine.
08:13PM <b>21</b>	some in my pile.	08:15PM 21	CHAIRWOMAN HEMBREE: And your address,
08:13PM 22	THE WITNESS: Yes, I had a dozen or 15	08:15PM 22	ma'am?
08:13PM 23	copies last meeting.	08:15PM 23	MS. LEVINE: 65 Campbell Avenue.
08:13PM <b>24</b>	MR. DELIA: I don't think I have	08:15PM 24	CHAIRWOMAN HEMBREE: Okay.
08:13PM <b>25</b>	extras. One second.	08:15PM 25	MS. LEVINE: Woodcliff Lake.
	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
08:13PM <b>1</b>	46 I bays A 18 right bars	08:15PM <b>1</b>	48
00.101111	I have A-18 right here. CHAIRWOMAN HEMBREE: This?	•	Are you going to stand right there while I speak?
	THE WITNESS: Yes.		THE WITNESS: I thought you were going
08:13PM <b>3</b> 08:13PM <b>4</b>	MR. DELIA: I just handed A-18.	08:15PM <b>3</b> 08:15PM <b>4</b>	to ask me a question.
08:14PM 5	Obviously I'll take that back when you're done.	E	MS. LEVINE: I'm sort of asking the
08:14PM 6	MS. EFFRON-MALLEY: Just one question.	08:15PM <b>5</b> 08:15PM <b>6</b>	zoning board and you.
08:14PM <b>7</b>	I know you're saying there's green space.	08:16PM <b>7</b>	Mr. Burgis stated that this project is
08:14PM 8	There's no green space for activities.	08:16PM 8	consistent with ordinance requirements and the master
08:14PM 9	I'm not sure if you're the right one to ask, but is	08:16PM 9	plan. Maybe some aspects, but not all.
08:14PM 10	there anything in the building, nothing inside, just	08:16PM 10	I would like to ask about the rationale
08:14PM <b>11</b>	apartments?	08:16PM <b>11</b>	for granting
08:14PM <b>12</b>			
	MR. DELIA: Very small gym for the	08:16PM 12	CHAIRWOMAN HEMBREE: You're asking Mr.
08:14PM 13	MR. DELIA: Very small gym for the personal use of the tenants, I'm told.	08:16PM 12 08:16PM 13	CHAIRWOMAN HEMBREE: You're asking Mr. Burgis a guestion, not us.
08:14PM 13 08:14PM 14	personal use of the tenants, I'm told.	08:16PM 12 08:16PM 13 08:16PM 14	CHAIRWOMAN HEMBREE: You're asking Mr. Burgis a question, not us. MS. LEVINE: Okay.
		08:16PM <b>13</b>	Burgis a question, not us.
08:14PM <b>14</b>	personal use of the tenants, I'm told. MS. EFFRON-MALLEY: So just a small	08:16PM 13 08:16PM 14	Burgis a question, not us. MS. LEVINE: Okay.
08:14PM 14 08:14PM 15	personal use of the tenants, I'm told. MS. EFFRON-MALLEY: So just a small gym?	08:16PM 13 08:16PM 14 08:16PM 15	Burgis a question, not us. MS. LEVINE: Okay. I would like to ask about the rationale
08:14PM 14 08:14PM 15 08:14PM 16	personal use of the tenants, I'm told. MS. EFFRON-MALLEY: So just a small gym? MR. DELIA: Small gym.	08:16PM 13 08:16PM 14 08:16PM 15 08:16PM 16	Burgis a question, not us. MS. LEVINE: Okay. I would like to ask about the rationale for granting a variance in an S-O office zone as
08:14PM         14           08:14PM         15           08:14PM         16           08:14PM         17	personal use of the tenants, I'm told. MS. EFFRON-MALLEY: So just a small gym? MR. DELIA: Small gym. BY MR. PRINCIOTTO:	08:16PM 13 08:16PM 14 08:16PM 15 08:16PM 16 08:16PM 17	Burgis a question, not us. MS. LEVINE: Okay. I would like to ask about the rationale for granting a variance in an S-O office zone as requested by the developer of 188 Broadway.
08:14PM 14 08:14PM 15 08:14PM 16 08:14PM 17 08:14PM 18	personal use of the tenants, I'm told. MS. EFFRON-MALLEY: So just a small gym? MR. DELIA: Small gym. BY MR. PRINCIOTTO: Q. The statistic that you cited for	08:16PM 13 08:16PM 14 08:16PM 15 08:16PM 16 08:16PM 17 08:16PM 18	Burgis a question, not us. MS. LEVINE: Okay. I would like to ask about the rationale for granting a variance in an S-O office zone as requested by the developer of 188 Broadway. According to the Woodcliff Lake Zoning
08:14PM 14 08:14PM 15 08:14PM 16 08:14PM 17 08:14PM 18 08:14PM 19	personal use of the tenants, I'm told. MS. EFFRON-MALLEY: So just a small gym? MR. DELIA: Small gym. BY MR. PRINCIOTTO: <b>Q.</b> The statistic that you cited for population under five, where did you get that from?	08:16PM 13 08:16PM 14 08:16PM 15 08:16PM 16 08:16PM 17 08:16PM 18 08:16PM 19	Burgis a question, not us. MS. LEVINE: Okay. I would like to ask about the rationale for granting a variance in an S-O office zone as requested by the developer of 188 Broadway. According to the Woodcliff Lake Zoning Board's rules, there are two kinds of variances, (c)
08:14PM 14 08:14PM 15 08:14PM 16 08:14PM 17 08:14PM 18 08:14PM 19 08:14PM 20	personal use of the tenants, I'm told. MS. EFFRON-MALLEY: So just a small gym? MR. DELIA: Small gym. BY MR. PRINCIOTTO: Q. The statistic that you cited for population under five, where did you get that from? A. The U.S. Census and then the American	08:16PM 13 08:16PM 14 08:16PM 15 08:16PM 16 08:16PM 17 08:16PM 18 08:16PM 19 08:16PM 20	Burgis a question, not us. MS. LEVINE: Okay. I would like to ask about the rationale for granting a variance in an S-O office zone as requested by the developer of 188 Broadway. According to the Woodcliff Lake Zoning Board's rules, there are two kinds of variances, (c) variances and (d) variances. I checked on the
08:14PM         14           08:14PM         15           08:14PM         16           08:14PM         17           08:14PM         18           08:14PM         19           08:14PM         20           08:14PM         21	personal use of the tenants, I'm told. MS. EFFRON-MALLEY: So just a small gym? MR. DELIA: Small gym. BY MR. PRINCIOTTO: Q. The statistic that you cited for population under five, where did you get that from? A. The U.S. Census and then the American survey for 2015.	08:16PM 13 08:16PM 14 08:16PM 15 08:16PM 16 08:16PM 17 08:16PM 18 08:16PM 19 08:16PM 20 08:16PM 21	Burgis a question, not us. MS. LEVINE: Okay. I would like to ask about the rationale for granting a variance in an S-O office zone as requested by the developer of 188 Broadway. According to the Woodcliff Lake Zoning Board's rules, there are two kinds of variances, (c) variances and (d) variances. I checked on the website.
08:14PM 14 08:14PM 15 08:14PM 16 08:14PM 17 08:14PM 18 08:14PM 19 08:14PM 20 08:14PM 21 08:14PM 22	personal use of the tenants, I'm told. MS. EFFRON-MALLEY: So just a small gym? MR. DELIA: Small gym. BY MR. PRINCIOTTO: Q. The statistic that you cited for population under five, where did you get that from? A. The U.S. Census and then the American survey for 2015. Q. I'm sorry, 2000 and	08:16PM 13 08:16PM 14 08:16PM 15 08:16PM 16 08:16PM 17 08:16PM 18 08:16PM 19 08:16PM 20 08:16PM 21 08:16PM 22	Burgis a question, not us. MS. LEVINE: Okay. I would like to ask about the rationale for granting a variance in an S-O office zone as requested by the developer of 188 Broadway. According to the Woodcliff Lake Zoning Board's rules, there are two kinds of variances, (c) variances and (d) variances. I checked on the website. (c) variances relate to the dimensions
08:14PM       14         08:14PM       15         08:14PM       16         08:14PM       17         08:14PM       18         08:14PM       19         08:14PM       20         08:14PM       21         08:14PM       22         08:14PM       23	personal use of the tenants, I'm told. MS. EFFRON-MALLEY: So just a small gym? MR. DELIA: Small gym. BY MR. PRINCIOTTO: Q. The statistic that you cited for population under five, where did you get that from? A. The U.S. Census and then the American survey for 2015. Q. I'm sorry, 2000 and A. '15.	08:16PM 13 08:16PM 14 08:16PM 15 08:16PM 16 08:16PM 17 08:16PM 18 08:16PM 19 08:16PM 20 08:16PM 21 08:16PM 22 08:16PM 23	Burgis a question, not us. MS. LEVINE: Okay. I would like to ask about the rationale for granting a variance in an S-O office zone as requested by the developer of 188 Broadway. According to the Woodcliff Lake Zoning Board's rules, there are two kinds of variances, (c) variances and (d) variances. I checked on the website. (c) variances relate to the dimensions of the proposed building. I'm not going to ask about
08:14PM       14         08:14PM       15         08:14PM       16         08:14PM       17         08:14PM       18         08:14PM       19         08:14PM       20         08:14PM       21         08:14PM       22         08:14PM       23         08:14PM       24	personal use of the tenants, I'm told. MS. EFFRON-MALLEY: So just a small gym? MR. DELIA: Small gym. BY MR. PRINCIOTTO: Q. The statistic that you cited for population under five, where did you get that from? A. The U.S. Census and then the American survey for 2015. Q. I'm sorry, 2000 and A. '15. Q. Okay.	08:16PM 13 08:16PM 14 08:16PM 15 08:16PM 16 08:16PM 17 08:16PM 18 08:16PM 19 08:16PM 20 08:16PM 21 08:16PM 23 08:16PM 23 08:16PM 24	Burgis a question, not us. MS. LEVINE: Okay. I would like to ask about the rationale for granting a variance in an S-O office zone as requested by the developer of 188 Broadway. According to the Woodcliff Lake Zoning Board's rules, there are two kinds of variances, (c) variances and (d) variances. I checked on the website. (c) variances relate to the dimensions of the proposed building. I'm not going to ask about that.
08:14PM 14 08:14PM 15 08:14PM 16 08:14PM 17 08:14PM 18 08:14PM 19 08:14PM 20 08:14PM 21 08:14PM 22 08:14PM 23 08:15PM 24	personal use of the tenants, I'm told. MS. EFFRON-MALLEY: So just a small gym? MR. DELIA: Small gym. BY MR. PRINCIOTTO: Q. The statistic that you cited for population under five, where did you get that from? A. The U.S. Census and then the American survey for 2015. Q. I'm sorry, 2000 and A. '15. Q. Okay. MR. PRINCIOTTO: Any other questions?	08:16PM 13 08:16PM 14 08:16PM 15 08:16PM 16 08:16PM 17 08:16PM 18 08:16PM 19 08:16PM 20 08:16PM 21 08:16PM 23 08:16PM 23 08:16PM 24	Burgis a question, not us. MS. LEVINE: Okay. I would like to ask about the rationale for granting a variance in an S-O office zone as requested by the developer of 188 Broadway. According to the Woodcliff Lake Zoning Board's rules, there are two kinds of variances, (c) variances and (d) variances. I checked on the website. (c) variances relate to the dimensions of the proposed building. I'm not going to ask about that. There are five kinds of (d) variances.

	49		51
08:16PM <b>1</b>	Variance No. 1 can be granted for the	08:18PM <b>1</b>	Toward the end, there is an ordinance that last
08:16PM <b>2</b>	"use or principal structure in a zoning district	08:19PM 2	December, when I first developed this question, was
08:16PM 3	which does not permit such use or principal	08:19PM 3	09-05, for some reason when I checked it today, it's
08:16PM <b>4</b>	structure."	08:19PM <b>4</b>	now 18-03, I'm not sure why, but the wording is all
08:16PM 5	Am I correct in assuming that variance	08:19PM 5	exactly the same. So all of my wording here is
08:16PM 6	No. 1 applies to 188 Broadway?	08:19PM 6	directly from there.
08:16PM <b>7</b>	THE WITNESS: Yes.	08:19PM <b>7</b>	So the wording is: Has the applicant
08:16PM <b>8</b>	MS. LEVINE: Okay. "In addition, (d)	08:19PM <b>8</b>	demonstrated that this zone, which is an office zone,
08:17PM <b>9</b>	variances may only be granted for special reasons in	08:19PM <b>9</b>	is not suited for office use?
08:17PM <b>10</b>	particular cases. The applicant should demonstrate	08:19PM <b>10</b>	Just repeat that because that's
08:17PM <b>11</b>	that the site is not suited for any zoned use and	08:19PM <b>11</b>	MR. DELIA: I think I'm going to have
08:17PM <b>12</b>	that it is peculiarly suited for the proposed use."	08:19PM <b>12</b>	to object here. That's not my understanding of the
08:17PM 13	Has the applicant demonstrated that 188	08:19PM 13	law.
08:17PM <b>14</b>	Broadway is not suited for office use? If so, what	08:19PM <b>14</b>	MS. LEVINE: It's what it says.
08:17PM <b>15</b>	is the basis for this conclusion, especially given	08:19PM 15	MR. DELIA: I don't care what that
08:17PM 16	the fact that there is a large office complex right	08:19PM 16	says, I know what the law says.
08:17PM <b>17</b>	next door at 172 Broadway?	08:19PM <b>17</b>	MR. PRINCIOTTO: Questions for the
08:17PM <b>18</b>	THE WITNESS: I am troubled by the	08:19PM <b>18</b>	witness. I think your question is is it suited for
08:17PM <b>19</b>	wording of that.	08:19PM <b>19</b>	office space. Okay. If you want to make a legal
08:17PM <b>20</b>	MR. PRINCIOTTO: Well	08:19PM 20	argument on what our ordinance says, you can do that.
08:17PM <b>21</b>	THE WITNESS: Because the Land Use Law	08:19PM 21	MS. LEVINE: Well, I guess I'm saying,
08:17PM <b>22</b>	is clear, the Municipal Land Use Law says an	08:19PM 22	is it consistent with the zoning variance ordinance
08:17PM 23	applicant has to show special reasons and address the	08:19PM 23	which says it must proof that it is no longer suited
08:17PM <b>24</b>	negative criteria statute.	08:19PM 24	for zoning use in this zoning zone.
08:17PM 25	The statute does not say that you have	08:19PM 25	MR. DELIA: That's simply not true.
	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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	50		52
08:17PM <b>1</b>	50 to identify that all uses that are allowed in this	08:19PM <b>1</b>	52 MS. LEVINE: In this office zone.
		08:19РМ <b>1</b> 08:19РМ <b>2</b>	-
08:17PM 2	to identify that all uses that are allowed in this zone have to be eliminated from the consideration or	•	MS. LEVINE: In this office zone. MR. PRINCIOTTO: Hold on.
08:17PM <b>2</b>	to identify that all uses that are allowed in this zone have to be eliminated from the consideration or discussion before you make the determination as to	08:19PM <b>2</b>	MS. LEVINE: In this office zone. MR. PRINCIOTTO: Hold on. Right now, questions for this witness.
08:17PM 2 08:18PM 3 08:18PM 4	to identify that all uses that are allowed in this zone have to be eliminated from the consideration or discussion before you make the determination as to whether or not there are special reasons to support	08:19PM 2 08:20PM 3 08:20PM 4	MS. LEVINE: In this office zone. MR. PRINCIOTTO: Hold on. Right now, questions for this witness. I think the question is, is this property suitable
08:17PM 2 08:18PM 3 08:18PM 4 08:18PM 5	to identify that all uses that are allowed in this zone have to be eliminated from the consideration or discussion before you make the determination as to whether or not there are special reasons to support the proposed use.	08:19PM 2 08:20PM 3 08:20PM 4 08:20PM 5	MS. LEVINE: In this office zone. MR. PRINCIOTTO: Hold on. Right now, questions for this witness. I think the question is, is this property suitable for office use? That's the question.
08:17PM 2 08:18PM 3 08:18PM 4 08:18PM 5 08:18PM 6	to identify that all uses that are allowed in this zone have to be eliminated from the consideration or discussion before you make the determination as to whether or not there are special reasons to support the proposed use. MR. PRINCIOTTO: It was a long	08:19PM         2           08:20PM         3           08:20PM         4           08:20PM         5           08:20PM         6	MS. LEVINE: In this office zone. MR. PRINCIOTTO: Hold on. Right now, questions for this witness. I think the question is, is this property suitable for office use? That's the question. Right now it's questions. You can make
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06/12/2019 02:21:40 PM

	53		55
08:20PM <b>1</b>	demonstrated that 180 Broadway is peculiarly suited	08:23PM 1	plan. I had ticked them all off before.
08:20PM 2	to be a 60-unit apartment complex.	08:23PM 2	MR. NEWMAN: Mr. Burgis, was that in
08:20PM 3	I think your answer would be yes.	08:23PM 3	the master plan, the redesign, was that for a mixed
08:20PM <b>4</b>	(Mr. Newman is now present at this	08:23PM <b>4</b>	use with commercial with apartments over it or was
08:20PM 5	public meeting at 8:20 p.m.)	08:23PM 5	that strictly residential?
08:20PM 6	THE WITNESS: Yes.	08:23PM 6	THE WITNESS: It talked about mixed
08:21PM <b>7</b>	MS. LEVINE: So if so, and it was so,	08:23PM 7	use, but in the Broadway corridor study in 2009, I'm
08:21PM 8	from what he said, how is this possible, given the	08:23PM 8	sorry yeah the borough recently amended the
08:21PM <b>9</b>	following points: The S-O office zone is almost	08:23PM 9	Broadway business district to include solely
08:21PM <b>10</b>	completely surrounded by an R-15 single-family home	08:23PM 10	residential development to provide incentive for
08:21PM <b>11</b>	zone.	08:23PM <b>11</b>	redevelopment in this area.
08:21PM <b>12</b>	In addition, the Woodcliff Lake master	08:23PM 12	MR. NEWMAN: But, again, was that as
08:21PM 13	plan includes goals relevant to this request for a	08:23PM 13	part of a greater goal of commercial, residential on
08:21PM <b>14</b>	variance, three of them.	08:24PM <b>14</b>	top or
08:21PM <b>15</b>	Goal No. 1 is to reaffirm and enhance	08:24PM 15	THE WITNESS: In that instance, it
08:21PM 16	the existing residential character of Woodcliff Lake	08:24PM 16	didn't talk about mixed usage, it just talked about
08:21PM <b>17</b>	and to preserve and protect the existing residential	08:24PM 17	residential.
08:21PM <b>18</b>	densities.	08:24PM <b>18</b>	MR. NEWMAN: And that was 2009, right?
08:21PM <b>19</b>	Goal No. 2 is to limit multifamily	08:24PM <b>19</b>	THE WITNESS: I believe so, yeah.
08:21PM <b>20</b>	development.	08:24PM <b>20</b>	MR. NEWMAN: Which is 10 years ago.
08:21PM <b>21</b>	Goal No. 10 is to prevent urban sprawl.	08:24PM <b>21</b>	THE WITNESS: Yes.
08:21PM <b>22</b>	How can the request for a variance by	08:24PM <b>22</b>	MR. NEWMAN: Was that ever adopted by
08:21PM 23	the applicant possibly be granted? They do not meet	08:24PM 23	the mayor and council?
08:21PM <b>24</b>	the Woodcliff Lake zoning variance requirements.	08:24PM 24	THE WITNESS: It would have been a
08:21PM <b>25</b>	THE WITNESS: Do you have a question	08:24PM <b>25</b>	planning board study, not a governing body study.
	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
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1	54	1	56
08:21PM <b>1</b>	now?	08:24PM <b>1</b>	MR. NEWMAN: Did the mayor and council
08:21PM <b>2</b>	now? As I indicated, there are five goals of	08:24PM 2	MR. NEWMAN: Did the mayor and council make any changes to the zoning, you know, for the
08:21PM 2 08:22PM 3	now? As I indicated, there are five goals of the master plan that I felt were being affirmed by	08:24PM 2 08:24PM 3	MR. NEWMAN: Did the mayor and council make any changes to the zoning, you know, for the zone in which this is in to allow that use as a
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	57		59
08:25PM <b>1</b>	it's a question for Mr. Burgis.	08:27PM <b>1</b>	it was used with COAH designated funds?
08:25PM <b>2</b>	MS. LEVINE: I think it is.	08:27PM <b>2</b>	THE WITNESS: Actually you could use
08:25PM 3	MR. PRINCIOTTO: All right.	08:27PM 3	those funds for any site, you didn't even have to
08:25PM <b>4</b>	MS. LEVINE: If not, you can tell me.	08:27PM <b>4</b>	select a site on Broadway. So I find it interesting
08:25PM 5	CHAIRWOMAN HEMBREE: Or DO you want to	08:27PM 5	that irrespective of the governing body's action in
08:25PM 6	give somebody else a chance?	08:27PM 6	'16 and '17, in '18 they choose to use the money at
08:25PM <b>7</b>	MS. LEVINE: Okay. Somebody else?	08:28PM 7	that particular location.
08:25PM 8	CHAIRWOMAN HEMBREE: If there's nobody	08:28PM 8	MS. DISPOTO: No, I just want to
08:25PM <b>9</b>	else, you can.	08:28PM 9	correct that. The sites were purchased many years
08:25PM 10	MS. LEVINE: Yes, I'll come back.	08:28PM 10	ago over a series of years well prior to the
08:25PM <b>11</b>	Thank you.	08:28PM 11	settlement agreement in 2018. When the fair share
08:25PM <b>12</b>	THE WITNESS: Okay.	08:28PM 12	housing committee in Woodcliff Lake reviewed what we
08:25PM 13	MS. DISPOTO: I have just a brief	08:28PM 13	were going to do with the settlement agreement, the
08:25PM <b>14</b>	question.	08:28PM <b>14</b>	three parcels north of Highview, as they're known,
08:25PM 15	Cheryl Dispoto, Woodcliff Lake.	08:28PM 15	were purchased in prior years with COAH money. So
08:25PM 16	MS. DISPOTO: Mr. Burgis, you cited	08:28PM 16	the town was faced with no choice, they were doing
08:25PM 17	that 2008, 2009 Broadway corridor study.	08:28PM 17	that well before the COAH board became defunct in the
08:25PM 18	I'm wondering if you're familiar with	08:28PM 18	State of New Jersey. So this municipality had no
08:25PM 19	an ordinance in Woodcliff Lake called the "Broadway	08:28PM 19	choice but to locate multifamily on those three lots.
08:25PM 20	Corridor Ordinance" that was widely reported in the	08:28PM 20	MR. DELIA: Objection.
08:25PM 21	press in 2016 and 2017 and was discussed at planning	08:28PM 21	MR. PRINCIOTTO: You could testify, if
08:25PM 22	board meetings on the public record and mayor and	08:28PM 22	you want. Right now, it's the opportunity for
08:26PM 23	council meetings here in town?	08:28PM 23	questions. You'd have to come back and take an oath,
08:26PM 24	THE WITNESS: I think I remember that.	08:28PM 24	and you can testify with regard to facts that are
08:26PM 25	I'm not sure what years it would have been.	08:28PM 25	within your knowledge.
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	<b>201-641-1812</b> 58		201-641-1812
08:26PM <b>1</b>	56 MS. DISPOTO: So you're familiar with	08:29PM <b>1</b>	60 You can ask the witness if he's aware
08:26PM 1 08:26PM 2	it.	-	Tou call ask the withess if he's aware
00.201111		09:00004	of the date when it was nurchased and with what
08-26PM 3		08:29PM 2	of the date when it was purchased and with what
08:26PM <b>3</b>	Were you aware that the Broadway	08:29PM 3	funds. You can certainly ask him all those
08:26PM <b>4</b>	Were you aware that the Broadway corridor ordinance, there was some discussion about	08:29РМ <b>3</b> 08:29РМ <b>4</b>	funds. You can certainly ask him all those questions.
	Were you aware that the Broadway corridor ordinance, there was some discussion about whether or not Woodcliff Lake wanted to permit	08:29PM 3	funds. You can certainly ask him all those questions. MS. DISPOTO: Actually I think I'll
08:26РМ <b>4</b> 08:26РМ <b>5</b>	Were you aware that the Broadway corridor ordinance, there was some discussion about whether or not Woodcliff Lake wanted to permit residential uses, it would have covered this zone as	08:29PM 3 08:29PM 4 08:29PM 5	funds. You can certainly ask him all those questions.
08:26PM 4 08:26PM 5 08:26PM 6	Were you aware that the Broadway corridor ordinance, there was some discussion about whether or not Woodcliff Lake wanted to permit	08:29PM         3           08:29PM         4           08:29PM         5           08:29PM         6	funds. You can certainly ask him all those questions. MS. DISPOTO: Actually I think I'll withdraw for now and will revisit this later. I'll
08:26PM 4 08:26PM 5 08:26PM 6 08:26PM 7	Were you aware that the Broadway corridor ordinance, there was some discussion about whether or not Woodcliff Lake wanted to permit residential uses, it would have covered this zone as well as the other zones along Broadway?	08:29PM         3           08:29PM         4           08:29PM         5           08:29PM         6           08:29PM         7	funds. You can certainly ask him all those questions. MS. DISPOTO: Actually I think I'll withdraw for now and will revisit this later. I'll reserve the right to come back and testify possibly.
08:26PM 4 08:26PM 5 08:26PM 6 08:26PM 7 08:26PM 8	Were you aware that the Broadway corridor ordinance, there was some discussion about whether or not Woodcliff Lake wanted to permit residential uses, it would have covered this zone as well as the other zones along Broadway? THE WITNESS: Yes.	08:29PM         3           08:29PM         4           08:29PM         5           08:29PM         6           08:29PM         7           08:29PM         8	funds. You can certainly ask him all those questions. MS. DISPOTO: Actually I think I'll withdraw for now and will revisit this later. I'll reserve the right to come back and testify possibly. MR. PRINCIOTTO: Okay.
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08:30PM <b>1</b>	MS. DISPOTO: Because our master plan	08:32PM 1	THE WITNESS: I believe I'm not
08:30PM 2	is almost 10 years old.	08:32PM <b>2</b>	sure.
08:30PM 3	Thank you.	08:32PM 3	MR. COUTO: You're not sure.
08:30PM <b>4</b>	I have nothing further.	08:32PM <b>4</b>	So you seem concerned to help the town
08:30PM 5	THE WITNESS: If I could add one thing,	08:32PM 5	meet its affordable housing need.
08:30PM 6	though. The fact that the municipality	08:32PM 6	The investors or the developers or the
08:30PM 7	MR. PRINCIOTTO: Well, there's no	08:32PM <b>7</b>	applicant, did they apply, make an application on the
08:30PM 8	question pending. If your attorney wants to ask you	08:32PM 8	request for proposals a block away?
08:30PM 9	a question, he can, or if somebody else does, they	08:32PM 9	THE WITNESS: That I do not know.
08:30PM 10	can, but there's no question pending.	08:32PM 10	MR. COUTO: Thank you.
08:30PM 11	CHAIRWOMAN HEMBREE: Anymore questions	08:32PM 11	Another question I have is: Are you
08:30PM 12	from the public?	08:32PM 12	aware of the average value per property in Woodcliff
08:30PM 13	MR. COUTO: Yes, I have some questions.	08:32PM 13	Lake?
08:30PM 14	CHAIRWOMAN HEMBREE: Name.	08:32PM 14	If you're not, I can give you an idea.
08:30PM 15	MR. COUTO: Alex Couto, Woodcliff Lake.	08:32PM 15	THE WITNESS: No.
08:30PM 16	You keep referring to, I guess	08:32PM 16	MR. COUTO: It's around 780.
08:30PM 17	MR. PRINCIOTTO: Just keep your voice	08:33PM 17	THE WITNESS: I live in the adjoining
08:30PM 18	up. I'm accused of not doing that.	08:33PM 18	municipality, so yes, I'm familiar with Woodcliff
08:30PM 19	CHAIRWOMAN HEMBREE: She has to listen	08:33PM 19	Lake.
08:30PM 20	to you (indicating).	08:33PM 20	MR. COUTO: Are you aware how much
08:30PM 21	MR. COUTO: You keep referring to the	08:33PM 21	properties went up last year on average?
08:30PM 22	affordable housing requirements.	08:33PM 22	THE WITNESS: I'm sorry?
08:31PM 23	THE WITNESS: Yes.	08:33PM 23	MR. COUTO: How much the value of
08:31PM <b>24</b>	MR. COUTO: Is Woodcliff Lake in	08:33PM 24	properties went up last year on average?
08:31PM 25	default for 2019?	08:33PM 25	THE WITNESS: No.
	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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			64
08:31PM <b>1</b>	THE WITNESS: What do you mean by	08:33РМ 1	MR. COUTO: Approximately 1.5 percent.
08:31PM <b>2</b>	THE WITNESS: What do you mean by "default"?	08:33PM 2	MR. COUTO: Approximately 1.5 percent. THE WITNESS: Okay.
08:31PM 2 08:31PM 3	THE WITNESS: What do you mean by "default"? MR. COUTO: Does Woodcliff Lake has	08:33РМ 2 08:33РМ 3	MR. COUTO: Approximately 1.5 percent. THE WITNESS: Okay. MR. COUTO: So if you multiply by 10
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	65		67
08:34PM <b>1</b>	housing. We represent Saddle River. They have seen	08:36PM <b>1</b>	students in high school. Didn't you mention a number
08:34PM <b>2</b>	affordable housing. And it has worked. Park Ridge	08:36PM <b>2</b>	of students in high school?
08:34PM 3	has affordable housing. River Vale has affordable	08:36РМ 3	MR. PRINCIOTTO: Can you formulate a
08:34PM <b>4</b>	housing. Montvale has affordable housing. I'm not	08:36PM <b>4</b>	question?
08:34PM 5	aware of any of these developments that have become a	08:36РМ 5	THE WITNESS: From Pascack Hills, yes.
08:34PM 6	burden on a municipality.	08:36РМ 6	MR. COUTO: You said that we have less
08:34PM <b>7</b>	MR. COUTO: I was I'll let you	08:36PM <b>7</b>	students than some years back.
08:34PM <b>8</b>	finish.	08:36PM 8	THE WITNESS: Yes.
08:34PM 9	THE WITNESS: That's the important	08:36РМ 9	MR. COUTO: Now projecting in the
08:34PM 10	point, that while there's this misconception as to	08:36PM 10	future, did you take into account a possible
08:34PM <b>11</b>	what affordable housing is, it's not poor people's	08:36PM <b>11</b>	development of a thousand units in Montvale?
08:34PM 12	housing, it's housing for moderate income households	08:36PM 12	THE WITNESS: No, I was just reporting
08:35PM 13	and does not represent a burden on municipalities.	08:36PM 13	the historic trend.
08:35PM <b>14</b>	MR. COUTO: My question	08:36PM <b>14</b>	MR. COUTO: Okay. That's all for now.
08:35PM 15	THE WITNESS: Let me finish my comment.	08:36PM 15	Thank you.
08:35PM 16	MR. COUTO: Sure.	08:36PM 16	CHAIRWOMAN HEMBREE: Okay. Any other
08:35PM 17	THE WITNESS: If all of those	08:36PM 17	members of the public?
08:35PM <b>18</b>	municipalities were able to absorb affordable	08:36PM <b>18</b>	MS. BORRELLI: Ann Marie Borrelli,
08:35PM <b>19</b>	housing, I don't see why Woodcliff Lake cannot. In	08:37PM <b>19</b>	Cressfield Court, Woodcliff Lake.
08:35PM 20	fact, you already have.	08:37PM <b>20</b>	You mentioned before about the
08:35PM <b>21</b>	MR. COUTO: Okay. My question was not	08:37PM <b>21</b>	demographics of the town.
08:35PM 22	about affordable housing. I'm all for affordable	08:37PM <b>22</b>	THE WITNESS: Uh-huh.
08:35PM 23	housing.	08:37PM 23	MS. BORRELLI: That you say was
08:35PM 24	My question is: You made a general	08:37PM <b>24</b>	predominantly, is it an older generation in this
08:35PM <b>25</b>	testimony that it would be good to approve this	08:37PM <b>25</b>	town? You were saying something about that it's
	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
	66		68
08:35PM 1	application for the good of the town. It's actually	08:37PM 1	pretty what did you say? I couldn't hear back
08:35PM 2	be better for the town.	08:37PM 2	there.
08:35PM 3	My question is: If it's not better for the town and over 10 years the town loses two percent	08:37PM 3	THE WITNESS: No, I said the population as a whole has been fairly stable. And I had
08:35PM 4	increase in values, then the town will be carrying	F	commented about how this housing type could be
08:35PM 6	that burden, if your testimony is not correct.	08:37PM <b>5</b> 08:37PM <b>6</b>	attractive for seniors who no longer need their
08:35PM <b>7</b>	THE WITNESS: No. Well, I think	08:37PM <b>7</b>	larger detached single-family house, who want to stay
08:35PM 8	MR. COUTO: As overall, not affordable	08:37PM 8	in the community where they raised their family and
08:35PM 9	housing unit, the overall testimony, good for the	08:37PM 9	have their friends, it could be a place that they
08:35PM 10	town or not good for the town.	08:37PM 10	could relocate to.
08:35PM 11	MR. DELIA: Object. This is	08:37PM <b>11</b>	MS. BORRELLI: So do you know what the
08:35PM 12	argumentative, honestly.	08:37PM 12	demographics of the town is? Is it an older
08:36PM 13	THE WITNESS: I disagree with the	08:37PM 13	generation majority?
08:36PM 14	supposition, because	08:37PM <b>14</b>	THE WITNESS: If memory serves, the
08:36PM 15	CHAIRWOMAN HEMBREE: Yes, I think	08:37PM 15	average age is about 42, from the last census, which
08:36PM 16	you're not going to get an answer to your question,	08:38PM 16	is about average for the county. When I compare it
08:36PM 17	sir. I'm sorry.	08:38PM 17	to all 21 counties in the state, it's higher than
08:36PM 18	MR. COUTO: Okay.	08:38PM 18	most.
08:36PM <b>19</b>	CHAIRWOMAN HEMBREE: It's an impossible	08:38PM 19	MS. BORRELLI: So would you say that
08:36PM <b>20</b>	question.	08:38PM 20	like within 10 years the demographics would change,
08:36PM <b>21</b>	MR. COUTO: I have another question.	08:38PM <b>21</b>	as the older generation starts moving out of town,
08:36PM 22	You mentioned that the number of	08:38PM 22	newer families come in, the demographics could change
08:36PM 23	students in Montvale?	08:38PM 23	to a younger population with younger families,
08:36PM <b>24</b>	THE WITNESS: I did not.	08:38PM <b>24</b>	correct?
08:36PM 25	MR. COUTO: You said the number of	08:38PM 25	THE WITNESS: These things are always
	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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	69		71
08:38PM <b>1</b>	cyclical.	08:41PM <b>1</b>	mixed use development with commercial at grade, it
08:38PM 1	MS. BORRELLI: Okay. All right. So	08:41PM <b>1</b> 08:41PM <b>2</b>	adds to the walkability of the community, and I
08:38PM 2	like 10 to 15 years, demographics change and the	08:41PM <b>2</b> 08:41PM <b>3</b>	talked about preserving critical environmental areas,
08:38PM 4	school systems could become inundated again, correct?	08:41PM <b>4</b>	you know, that 30 percent of the site is
08:38PM 5	THE WITNESS: The one fly in that	08:41PM <b>5</b>	characterized by steep slopes.
08:38PM 6	ointment is the changing nature of millennials and	08:41PM 6	MS. BORRELLI: So let me ask you a
08:38PM 7	their interests in living in the suburbs, raising	08:41PM <b>7</b>	question.
08:38PM 8	families and having children or not, particularly	08:41PM 8	Where are all these people walking to
08:38PM 9	given their additional burdens about, you know,	08:41PM 9	and where are they walking for?
08:39PM 10	college loans that they'll be paying into their 40s.	08:41PM 10	THE WITNESS: As the Broadway plan
08:39PM 11	MS. BORRELLI: Also you're speculating	08:41PM <b>11</b>	flushes out, because the plan does talk about and the
08:39PM 12	that	08:41PM <b>12</b>	master plan does talk about encouraging more
08:39PM 13	MR. DELIA: Objection.	08:41PM 13	commercial development up and down the corridor,
08:39PM 14	CHAIRWOMAN HEMBREE: Ask a question.	08:41PM <b>14</b>	that's where they would walk to and from.
08:39PM 15	MS. BORRELLI: So your question is	08:41PM 15	MS. BORRELLI: And there would be
08:39PM 16	THE WITNESS: It's your question.	08:41PM 16	places for that, if apartments are lining Broadway?
08:39PM 17	MS. BORRELLI: Well, I'm asking a	08:41PM <b>17</b>	There would be room for that?
08:39PM 18	question.	08:41PM <b>18</b>	THE WITNESS: Yes.
08:39PM 19	It's your opinion that people who want	08:41PM <b>19</b>	MS. BORRELLI: So you mentioned various
08:39PM 20	to retire are going to want to move across a train	08:41PM <b>20</b>	other multifamily dwellings along train stations,
08:39PM 21	station?	08:41PM <b>21</b>	such as Ridgewood, and Ridgewood has a vibrant
08:39PM 22	THE WITNESS: I said this could be	08:41PM <b>22</b>	downtown?
08:39PM 23	attractive to a segment of that population, yes.	08:41PM 23	THE WITNESS: Yes.
08:39PM <b>24</b>	MS. BORRELLI: Okay.	08:41PM <b>24</b>	MS. BORRELLI: You mentioned Park
08:39PM 25	CHAIRWOMAN HEMBREE: Okay?	08:41PM 25	Ridge. And all of these have a downtown for people
	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
	70		72
08:39РМ 1	70 MS. BORRELLI: But that's your opinion,	08:42PM <b>1</b>	72 to walk, to go shopping, to get foods, right?
08:39РМ <b>1</b> 08:39РМ <b>2</b>		08:42PM <b>1</b> 08:42PM <b>2</b>	
•	MS. BORRELLI: But that's your opinion,	•	to walk, to go shopping, to get foods, right?
08:39PM 2	MS. BORRELLI: But that's your opinion, right? CHAIRWOMAN HEMBREE: Right. THE WITNESS: Yes.	08:42PM <b>2</b>	to walk, to go shopping, to get foods, right? THE WITNESS: Uh-huh.
08:39PM 2 08:39PM 3	MS. BORRELLI: But that's your opinion, right? CHAIRWOMAN HEMBREE: Right. THE WITNESS: Yes. MS. BORRELLI: And so do you feel that	08:42PM 2 08:42PM 3	to walk, to go shopping, to get foods, right? THE WITNESS: Uh-huh. MS. BORRELLI: Do you feel that that is existence in the proximity of 188? THE WITNESS: Not at present, but your
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	70		7-
1	73	1	75
08:43PM <b>1</b> 08:43PM <b>2</b>	side and steep slopes on the other?	08:45PM <b>1</b> 08:45PM <b>2</b>	Lake is mostly residential. You'll agree with that?
	THE WITNESS: No, but they have other		THE WITNESS: Yes.
	constraints. Every municipality is special. CHAIRWOMAN HEMBREE: Do you want to get		MR. NEWMAN: Okay. And again MR. PRINCIOTTO: Single-family
-		_	residential.
	to the gist of your question? You're asking		
_	MS. BORRELLI: I thought I was asking questions.	_	MR. NEWMAN: Single-family residential, but residential nonetheless.
08:43PM <b>7</b> 08:43PM <b>8</b>	CHAIRWOMAN HEMBREE: But the main gist	08:45PM <b>/</b> 08:45PM <b>8</b>	When you're talking about development,
08:43PM 9	of what you want to ask him.	08:45PM 9	I guess stores and a downtown concept, I mean, again,
08:43PM 10	MR. NEWMAN: What are you trying to	08:45PM 10	isn't there a distinction between what I think the
08:43PM 11	proffer?	08:45PM 11	master plan was talking about with commercial on the
08:43PM 12	CHAIRWOMAN HEMBREE: Yes.	08:45PM 12	bottom and apartments on the top and what you're
08:43PM 13	MS. BORRELLI: What I'm trying to	08:45PM 13	proposing in this project, which is simply
08:43PM 14	proffer is that Broadway is an old road. It doesn't	08:45PM <b>14</b>	apartments?
08:43PM 15	have much space. We are confined with steep slopes	08:45PM 15	THE WITNESS: Yes, but we're dealing
08:43PM 16	on the east, and we are have the lake and the	08:45PM 16	with an existing building that's up at a slope from
08:43PM 17	railroad, and how much room is there to grow? And if	08:45PM 17	Broadway, so it's not as conducive to at grade retail
08:43PM 18	we look at this as a bigger picture and not just one	08:45PM 18	that would serve the walking, you know, the
08:43PM <b>19</b>	project, where are we going with this? And if we're	08:45PM <b>19</b>	pedestrian environment that we envisioned along
08:43PM 20	creating a downtown, where is that downtown going to	08:46PM <b>20</b>	Broadway.
08:43PM <b>21</b>	be?	08:46PM <b>21</b>	Just about all the other sites along
08:43PM <b>22</b>	CHAIRWOMAN HEMBREE: I think this is	08:46PM <b>22</b>	Broadway, especially as you go south, it's a flatter
08:43PM 23	probably what you should say at the end.	08:46PM 23	area and pedestrians could easily access commercial
08:44PM <b>24</b>	MS. BORRELLI: Yeah, I know.	08:46PM <b>24</b>	development right off of that sidewalk.
08:44PM 25	MR. NEWMAN: Well, Mr. Burgis	08:46PM 25	MR. NEWMAN: So are you saying that
	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
	74		76
08:44PM <b>1</b>	MR. PRINCIOTTO: You can ask that	08:46PM <b>1</b>	topographical conditions of the site make it not so
08:44PM <b>2</b>	MR. NEWMAN: What do you have to say	08:46PM <b>2</b>	good for pedestrian traffic?
08:44PM 3	about that?	08:46PM 3	THE WITNESS: I'm saying it doesn't
08:44PM <b>4</b>	THE WITNESS: I thought I had said a	08:46PM <b>4</b>	make it as good for at grade retail, if you're trying
08:44PM 5	lot about that, because the master plan that we had	08:46PM 5	to encourage pedestrian movement.
08:44PM 6	put together for the municipality talked about trying	08:46PM 6	MR. HAYES: And I think that's your
08:44PM <b>7</b>	to establish a truer commercial core for the	08:46PM <b>7</b>	question, which is what you were trying to say is, we
08:44PM 8	municipality. And at the time we did that, there was	08:46PM 8	keep citing these other communities in the area that
08:44РМ 9 08:44РМ 10	a tremendous amount of support for that vision and	08:46PM 9	have these, for lack of a better term, bustling
08:44PM 10 08:44PM 11	that vision is still part of your plan.	08:46PM 10 08:46PM 11	little downtown areas, and your question is, even if
08:44PM 11 08:44PM 12	This multifamily development could help be the catalyst for that, because you're introducing	08:46PM 11 08:46PM 12	we put a residential complex here, do conditions exist that would allow us to even have that type of
08:44PM 12	60 families into the area where, if the rest of the	08:46PM 12	area. Is that what you're getting at?
08:44PM 13	area is proposed for or zoned for at grade retail	08:46PM 13 08:46PM 14	MS. BORRELLI: Correct.
08:44PM 15	with apartments above, this could be the catalyst to	08:46PM 14	THE WITNESS: And I believe it is
08:44PM 16	make some of that nonresidential development happen.	08:47PM 16	possible to create that. It's not going to be a
08:44PM 17	That's one of the components that historically has	08:47PM 17	Ridgewood, we all know that, and I think everybody in
08:44PM 18	been missing to see that vision happen.	08:47PM 18	this room knows that. We're not going to become a
08:45PM 19	MR. NEWMAN: Well, let me just I'm	08:47PM <b>19</b>	Summit here. Park Ridge, if you look back at Park
08:45PM 20	sorry to interrupt.	08:47PM 20	Ridge 30 years ago, while it had a more defined area
08:45PM <b>21</b>	MS. BORRELLI: No, that's okay. Go	08:47PM <b>21</b>	than Woodcliff Lake, there wasn't much there in terms
08:45PM <b>22</b>	ahead.	08:47PM <b>22</b>	of nonresidential development. It has built up
08:45PM 23		08:47PM 23	slowly. I think the same thing can occur on a
	MR. NEWMAN: You said to help with the		
08:45PM <b>24</b>	MR. NEWMAN: You said to help with the nonresidential development.	08:47PM <b>24</b>	segment of Broadway. It will be a neighborhood
08:45PM 24 08:45PM 25	· · ·	08:47РМ <b>24</b> 08:47РМ <b>25</b>	segment of Broadway. It will be a neighborhood commercial corridor, not a huge Ridgewood type
	nonresidential development.		
	nonresidential development. This particular I mean, Woodcliff LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812		commercial corridor, not a huge Ridgewood type

	77		79
08:47PM <b>1</b>	downtown, but it's something that could, you know,	08:49PM	MS. BORRELLI: I was sitting in the
08:47PM <b>2</b>	serve the community well, and I also believe that by	08:49PM	
08:47PM 3	providing or building 60 units at this location, that	08:49PM	
08:47PM <b>4</b>	would go a long way to encourage other development to	08:49PM	-
08:47PM 5	occur in the district.	08:49PM	, <u> </u>
08:47PM 6	MR. HAYES: So can I summarize your	08:49PM	
08:47PM <b>7</b>	answer as yes, with conditions it is possible?	08:49PM	
08:47PM <b>8</b>	THE WITNESS: Yes.	08:49PM	
08:47PM 9	MR. HAYES: But it's going to take a	08:49PM	
08:48PM 10	whole lot.	08:49PM 10	Let me explain what that means.
08:48PM 11	THE WITNESS: It will take some time,	08:49PM 11	·
08:48PM 12	but this is the way to start it, and that's what your	08:49PM 12	
08:48PM 13	master plan does talk about.	08:50PM 13	
08:48PM <b>14</b>	MS. BORRELLI: Excuse me	08:50PM 14	-
08:48PM 15	THE WITNESS: And we had these	08:50PM 15	BY MR. PRINCIOTTO:
08:48PM 16	discussions over time.	08:50PM 16	<b>Q.</b> I think, you know, I have some
08:48PM 17	MS. BORRELLI: You just said Broadway	08:50PM 17	-
08:48PM 18	was a neighborhood what?	08:50PM 18	
08:48PM <b>19</b>	THE WITNESS: It could become a	08:50PM 19	
08:48PM 20	neighborhood commercial.	08:50PM 20	
08:48PM 21	MS. BORRELLI: Are you aware that we	08:50PM 21	, 5 ,
08:48PM <b>22</b>	Broadway and Prospect is a major thoroughfare for	08:50PM 22	
08:48PM 23	surrounding towns to cut through?	08:50PM 23	
08:48PM 24	THE WITNESS: Yes.	08:50PM 24	
08:48PM 25	MS. BORRELLI: Are you aware of that?	08:50PM 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		201-641-1812
	78		80
08:48PM <b>1</b>	THE WITNESS: Yes. I am one of those	08:50PM	<b>Q.</b> It's not that many, correct?
08:48PM <b>2</b>	people that cut through. I am aware.	08:50PM	A. No, that's why I said it would be a
08:48PM <b>3</b>	MS. BORRELLI: So we are not just	08:50PM	8 neighborhood commercial area.
08:48PM <b>4</b>	talking about a little neighborhood road, right?	08:50PM	<b>Q.</b> Do you know how many undeveloped lots
08:48PM 5	You're aware of that?	08:50PM	there are in this Broadway corridor?
08:48PM 6	Let me ask you a question. Well,	08:50PM	A. There's a handful.
08:48PM <b>7</b>	you're the expert here and you're standing here	08:50PM	<b>Q.</b> "A handful," meaning six?
08:48PM <b>8</b>	defending your applicant. Do you actually believe	08:50PM	A. If so, yeah.
08:48PM 9	that we need 60 units in that location? Do we really	08:50PM	<b>Q.</b> Did you make it that determination?
08:48PM 10	need it? I know the investors want it.	08:50PM 10	) A. Yeah, but
08:49PM <b>11</b>	CHAIRWOMAN HEMBREE: A one word answer,	08:50PM 11	
08:49PM 12	Mr. Burgis.	08:50PM 12	A. Let me answer the question.
08:49PM 13	THE WITNESS: Yes.	08:50PM 13	
08:49PM <b>14</b>	MS. BORRELLI: We actually need it?	08:50PM 14	-
08:49PM 15	THE WITNESS: Yes.	08:50PM 15	• •
08:49PM 16	MS. BORRELLI: We do? And why is that?	08:51PM 16	redevelopment of this corridor, because there's a lot
08:49PM 17	THE WITNESS: Because by virtue of 60	08:51PM <b>17</b>	
08:49PM 18	units, you can accommodate some additional affordable	08:51PM <b>18</b>	
08:49PM <b>19</b>	units, whether it is on site or off-site somewhere	08:51PM <b>19</b>	
08:49PM 20	else in the municipality.	08:51PM 20	
08:49PM <b>21</b>	And I also believe, as I said earlier,	08:51PM 21	
08:49PM 22	that providing that level of development, which is	08:51PM 22	
08:49PM 23	consistent with the densities that you permit in	08:51PM 23	•
08:49PM <b>24</b>	other multifamily zones, it represents a reasonable	08:51PM 24	
08:49PM 25	intensity of use.	08:51PM 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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ame         2         THE WITNESS:         There's a potential for redevelopment:         ame         2         A.         I don't remember ware         2           ame         5         pin," are you taking about an approved master plan.         ame         5         A.         I don't remember.           ame         7         THE WITNESS:         The ware takes         6         MR. NEWMAN:         The ware takes         6           ame         9         MR. NEWMAN:         Thet ware takes         6         MR. NEWMAN:         Thet ware takes         6           ame         9         MR. NEWMAN:         Thet ware takes         7         MR. Bay Mark takes         ame         6         CHAIRWOMAN HEMBEE:         N.         Chair termembers           ame         9         MR. NEWMAN:         Thet ware takes         7         MR. Bay Mark takes         1         ame         7         MR. NEWMAN:         So take takes         1         ame			81			83	
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arrow 4       MR. NEWMAN: When you say "master splan," are you taking about an approved master plan area       arrow 4       MR. PRINCOTC:: If rease.         arrow 7       THE WITNESS: Yes, the 2002 master area       arrow 6       MR. NEWMAN: 1have some questions for MR. NEWMAN: That was approved?         arrow 10       THE WITNESS: Yes, the 2002 master area       arrow 6       CHAIRWOMAN HEMBRE: No. 1. Joint area         arrow 11       comprehensive master plan.       arrow 13       CHAIRWOMAN HEMBRE: Yes.         arrow 14       THE WITNESS: Actually it's more than area       arrow 14       The WITNESS: Actually it's more than area       arrow 15         arrow 16       CHAIRWOMAN HEMBRE: 2002, the first area       arrow 16       CHAIRWOMAN HEMBRE: Yes.         arrow 16       CHAIRWOMAN HEMBRE: 2002, the first area       arrow 16       CHAIRWOMAN HEMBRE: Tell her yourn area         arrow 16       CHAIRWOMAN HEMBRE: 2002, the first area       arrow 16       CHAIRWOMAN HEMBRE: Tell her yourn area         arrow 20       Q. I adm think ig of a full answer to my area       area       14       Twae late, 111 being the multimut building at 188 a area         area       2       A. We did when we did the 2008 rescan, 1 area       area       1         area       4       Did you ascertain the number of area       area       1         area       4       Did you do it	08:51PM <b>2</b>		THE WITNESS: There's a potential for	08:53PM	2	A. I don't remember exact numbers.	
sum         5         plan, "are you talking about an approved master plan         sum         5         ALDERCE YOLCE Rease.           sum         6         or proposed master plan?         sum         6         MR. NEWMAN: I have some questions for           sum         7         THE WTINESS: Yes, the 2002 master         sum         7         MR. NEWMAN: End was approved?           sum         10         THE WTINESS: That was approved?         sum         7         don't know, at some           sum         12         CHAIRWOMAN HEMBREE: I's 11 years app.         sum         10         MR. NEWMAN: So I don't know, at some           sum         14         THE WTINESS: Actually it's more than         sum         11         ready.           sum         16         CHAIRWOMAN HEMBREE: 2002, the first         sum         11         ready.           sum         18         THE WTINESS: Actually it's more than         sum         11         sum         14         s	08:51PM 3	redevelopme	ent.	08:53PM	3	CHAIRWOMAN HEMBREE: Can we end this?	
<ul> <li>amov 6 or proposed master plan?</li> <li>amov 7 mile WTINESS: New You, is a sporowed?</li> <li>amov 9 MR. NEWMAN: That was approved?</li> <li>amov 10 mR. NEWMAN: That was approved?</li> <li>amov 11 comprehense master plan.</li> <li>amov 13 MR. NEWMAN: 2003?</li> <li>amov 14 comprehense master plan.</li> <li>amov 13 MR. NEWMAN: 2003?</li> <li>amov 14 comprehense master plan.</li> <li>amov 14 comprehense master plan.</li> <li>amov 15 MR. NEWMAN: 2003?</li> <li>amov 16 CHAIRWOMAN HEMBREE: 11's 11 years ago.</li> <li>amov 16 CHAIRWOMAN HEMBREE: 12's 11 years ago.</li> <li>amov 16 CHAIRWOMAN HEMBREE: 2002, the first again.</li> <li>amov 16 CHAIRWOMAN HEMBREE: 2002, the first again.</li> <li>amov 17 ont.</li> <li>amov 18 THE WTINESS: Actually it's more than again.</li> <li>amov 16 CHAIRWOMAN HEMBREE: 2002, the first again.</li> <li>amov 17 ont.</li> <li>amov 18 THE WTINESS: Your reexamination report again.</li> <li>amov 18 plan.</li> <li>amov 24 G I don't think 1 got a full answer to my again.</li> <li>amov 24 G I don't think 1 got a full answer to my again.</li> <li>amov 24 C I don't think 1 got a full answer to my again.</li> <li>amov 24 C I don't think 1 got a full answer to my again.</li> <li>amov 24 C I don't think 1 got a full answer to my again.</li> <li>amov 24 C I don't think 1 got a full answer to my again.</li> <li>amov 24 C I don't think 1 got a full answer to my again.</li> <li>amov 24 C I and the know, dut out a any recent time?</li> <li>amov 4 Did you accretain the number of a source at a there are in the Broadway corridor area?</li> <li>LAURA A CARUCCI, C.S.R., P.R., LLC.</li> <li>2004 rul udoit at any recent time?</li> <li>amov 4 Did you doit at any recent time?</li> <li>amov 4 Did you doit at any recent time?</li> <li>amov 4 Did you doit at any recent time?</li> <li>amov 4 Did you doit at any recent time?</li> <li>amov 4 Did you doit at any recent time?</li> <li>amov 4 Did you doit at any recent time?</li> <li>amov 4 Did you adetermine the handful?</li> <li>amov 4 Did you doit at any recent</li></ul>	08:51PM <b>4</b>			08:53PM	4	MR. PRINCIOTTO: All right.	
users       7       THE WITNESS: Yes, the 2002 master         users       9       plan.       users       9         users       9       MR. NEWMAN: That was approved?       users       9       dare do that, Gary.         users       1       CMARWOMAN HEMBREE: Its 11 years ago.       users       10       MR. NEWMAN: So I don't know, at some account in point 1 have come questions for Mr. Nergis.         users       13       MR. NEWMAN: 2003?       users       12       CHAIRWOMAN HEMBREE: 10: 11 years ago.         users       15       that.       users       15       read.       14       INS NEWMAN: EMBREE: 2002, the first users       users       15       read.       14       INS leVINESS: Actually it's more than users       users       15       read.       14       INS leVINESS: Actually it's more than users       users       15       read.       14       INS leVINESS: Actually it's more than users       users       15       read.       14       INS leVINE: Genen Levine.         users       22       Q. I don't think I got a full answer to my users       users       13       a TOD, that means a to fith users       users       24       archtect described the multium building at IB8 as users       24       users       24       archtect described the multium building at IB8 as users       24 <th>08:51PM 5</th> <th></th> <th></th> <th>08:53PM</th> <th>-</th> <th>AUDIENCE VOICE: Please.</th>	08:51PM 5			08:53PM	-	AUDIENCE VOICE: Please.	
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users       10       THE WITNESS: That was your last       users       10       MR. REWARM: So 1 don't know, at some         users       11       Comprehensive master plan.       users       12       CHAIRWOMAN HEMBREE: It's 11 years ago.         users       13       MR. REWMAN: 2003?       users       13       MR. NEWMAN: In light of the fact that         users       16       CHAIRWOMAN HEMBREE: 2002, the first       users       14       Iwas late, I'll take my time whenever everybody is         users       16       CHAIRWOMAN HEMBREE: 2002, the first       users       16       MR. RENKOMAN HEMBREE: Tell her your n         users       16       THE WITNESS: Stour reexamination report       users       16       MR. RENKOATM HEMBREE: Tell her your n         users       20       NS LEVINE: Gwein Levine.       users       20       MS. LEVINE: Gwein Levine.         users       21       OL float think 1g ot a full answer to my       users       23       archited desched the multion at 188 as         undeveloped lots on the Broadway corridor area?       LAURA A. CARUCCI, C.S.R. R.P.R. LLC.       201-641-1812       users       2         undeveloped lots on the Broadway corridor?       users       3       15       HE WITNESS: I tai a beap resonany undeveloped       users       3       1100, take shead.)		plan.		08:53PM	_	CHAIRWOMAN HEMBREE: No, no. I don't	
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08:52PM     25     Did you count five undeveloped lots on     08:54PM     25     talking about.	08:52PM 20 08:52PM 21 08:52PM 22	<b>Q.</b> handful. I n	ICIOTTO: I stand corrected, you did say a night have said six too.	08:54PM 08:54PM 08:54PM	21 22	community development that includes a high density mixed use area of a housing, office, retail and other	
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201-641-1812 201-641-1812 21 of 58 sheets Page 81 to 84 of 170 06/12/2019 02:21	08:52PM 20 08:52PM 21 08:52PM 22 08:52PM 23 08:52PM 24	Q. handful. I n A. Q.	ICIOTTO: I stand corrected, you did say a night have said six too. I <b>apologize, Gary, he said six.</b> Okay. Did you count five undeveloped lots on <i>JRA A. CARUCCI, C.S.R., R.P.R., L.L.C.</i>	08:54PM 08:54PM 08:54PM 08:54PM 08:54PM	21 22 23 24	community development that includes a high density mixed use area of a housing, office, retail and other amenities within a radius of one fourth to one half mile around a transit stop type of thing you're talking about. <i>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</i>	

THE WITNESS: Right, that's backally         array 1         decrease in the traffic pattern.         by           what a TOD IS.         What a TOD IS.         What a TOD IS.         MR. PERINCIPTO: Walt a second. Just           array 4         MRS. EVENE: The only retail north of anome 5         MRS. PERINCIPTO: Walt a second. Just           array 5         IBB is a carpet torter. There's no retail west of anome 5         MRS. PERINCIPTO: Mr. Delay, we have a anome 5           array 4         MRS. PERINCIPTO: Mr. Delay, we have a anome 5         MRS. PERINCIPTO: Mr. Delay, we have a anome 5           array 4         MRS. PERINCIPTO: Mr. Delay, we have a anome 5         MRS. PERINCIPTO: Mr. Delay, we have a anome 5           array 4         MRS. PERINCIPTO: Mr. Delay, we have a anome 5         MRS. PERINCIPTO: Mr. Delay, we have a anome 5           array 4         MRS. PERINCIPTO: Mr. Delay, we have a anome 5         MRS. PERINCIPTO: Mr. Delay, we have a anome 5           array 10         MRS. PERINCIPTO: Mr. Delay, we have a anome 5         MRS. PERINCIPTO: Mr. Delay, we have a anome 5           array 11         MRS. PERINCIPTO: Mr. Delay, we have a anome 5         MRS. PERINCIPTO: Mr. Delay, we have a anome 5           array 12         MRS. PERINCIPTO: Mr. Delay, we have a anome 5         MRS. PERINCIPTO: Mr. Delay, we have a anome 5           array 13         MRS. PERINCIPTO: Mr. Delay, we have a anome 5         MRS. PERINCIPTO: Delay, we have a anome 5 <tr< th=""><th></th><th>05</th><th></th><th>07</th></tr<>		05		07
what a 100 k.       what a 100 k.<	08:54PM <b>1</b>	85 THE WITNESS: Right, that's basically	08:56PM <b>1</b>	decrease in the traffic pattern.
arease       3       OPE Second.       arease       0       arease (a)       arease (b)         arease (b)       188 is a carpet store. There's no retail west of       arease (b)       max       6       MR, DCLLA: Objection. It's a       arease (b)       mR, PRINCIDTC: Mr: Della, we have a         arease (b)       already said that.       arease (b)       arease (b)       nRR, PRINCIDTC: Ma'm       arease (b)       nRR, PRINCIDTC: Ma'm       arease (b)       nRR, PRINCIDTC: Ma'm       arease (b)       arease (b)       nRR, PRINCIDTC: Ma'm       Arease (b	•		_	
same 6     186 is a carpet store. There's no retail west of statement. We're not even taking TOD here. Jor's meet of	•		•	
same 5     188.     same 6     mem 6     mem 7     same 6     mem 8		•		
mame     6     MR. DELL:     Operating the problem of the problem o		•	-	
max     7     statement. We're not even talking TOD here. Joe's arrau 10     max     8     MR. PRINCIOTTO: I mean a new wars 8       MR. PRINCIOTTO: Ma'am wars 10     max     9     questioner of your wheess. I know you have another arrau 10       max     1     mad downtown.     arrau 11     and downtows.     arrau 10       max     12     MR. PRINCIOTTO: This happens     arrau 11     MR. MARSON: You previously testified       max     13     max     13     Was the based on the AM and PM peak       max     14     but at this point you can just ask questions.     arrau 11     the tart would be a reduction in theffic.       max     15     ansay 15 and a TOD.     arrau 11     max 13     Was the based on the AM and PM peak       arrau 13     MR. RENCICTTO: and the reasons wh'     arrau 11     the uses in the use mating next.       arrau 14     MR. RENCICTTO: Advect the arrau 15     max 13     MR. HAYES: Wong withees.       arrau 15     MR. RENCICTTO: Advect the arrau 15     max 14     MR. RENCICTTO: Advect the arrau 15       arrau 14     MR. RENCICTTO: Advect the arrau 15     max 14     MR. RENCICTTO: Ma'am       arrau 15     MR. RENCICTTO: Ma'am     arrau 14     MR. RENCICTTO: Ma'am       arrau 16     MR. RENCICTTO: Ma'am     arrau 14     MR. RENCICTTO: Ma'am       arrau 15     MR. RE	08:55PM 6	MR. DELIA: Objection. It's a	08:56PM 6	
answ       a       already sold that.       answ	-	-	08:56PM <b>7</b>	MR. DELIA: A new witness, I know.
mass       10       MS. LEVINE: We taked about walkable       wave 10       witness too.         ame       12       MK. RRINCIOTTO: This happens       wave 13       Was that based on the Art and PM peak         ame       14       but to poolpe want to make comments,       wave 14       but this point you can make this comment later. You       wave 14       but this point you can make this comment later. You       wave 16       MR. MARSON: He just testified to it,         amem       16       MR. RRINCIOTTO: And the reasons why       wave 17       though.       MR. MARSON: No he just testified to it,         amem       16       MR. RRINCIOTTO: And the reasons why       wave 17       though.       MR. HAVES: No, he just testified to it,         amem       16       MR. RRINCIOTTO: And the reasons why       wave 17       though.       MR. MARSON: You perviously testified to it,         amem       16       NR. NEWNE: Okay.       wave 10       MR. MARSON: Wou put testified to it,       wave 10         amem       1       Waste at seat.       wave 13       MR. LEVINE: Weil, wave a seat.       wave 22       UNANTRUNOHAN HEMSREE: He's coming next.         amm       2       Invanted to ask then, I was told to waik sou.       wave 22       Isking about carlier with the additons to the         amm       2       Invanted to ask then, I was me	08:55PM <b>8</b>	already said that.	08:56PM 8	MR. PRINCIOTTO: I mean a new
amm     11     MR, PRINCIOTIO: This happens     amm     12     MR, PRINCIOTIO: This happens     amm     12     that there would be a reduction in traffic.       amm     14     but at this point you can just ask questions.     amm     14     huts retrieve would be a reduction in traffic.       amm     16     can say it's not a TOD.     amm     16     MR. MARSON: He just testified to it,       amm     17     MR. LEVINE: Okay.     amm     18     MR. HAYES: No, he just referred to       amm     18     MR. HAYES: No, he just referred to     amm     18     MR. HAYES: No, he just referred to       amm     18     MR. NRUCITO: And the reasons why     amm     19     MR. LEVINE: Okay.     amm     19     MR. LEVINE: Okay.       amm     18     MR. NEWARN: Do you have any questions     amm     20     OrtherWORMAH MEMBRET: He's coming next.       amm     19     Ivented to ask then, inso todi to wait, so     amm     21     Ivented to ask then, inso todi to wait, so       amm     21     Ivented to ask then, inso todi to wait, so     amm     21     Ivented to ask then, inso todi to wait, so       amm     21     Ivented to ask then, inso todi to wait, so     amm     21     Ivented to ask then, inso todi to wait, so       amm     2     Ivented to ask then, inso todi to wait,	08:55PM <b>9</b>	MR. PRINCIOTTO: Ma'am	08:56PM 9	questioner of your witness. I know you have another
asser 12       MR. PRINCIOTTO: This happens       asser 12       that there would be a reduction in traffic.         asser 13       frequently, alt of of people want to make comments,       asser 13       Was that based on the AM and PP peak         asser 14       but this point you can make this comment later. You       asser 16       MR. HAYES: Wrong witness.         asser 17       MS. LEVINE: Okay.       asser 17       MR. MARSON: He just testified to it,         asser 18       MR. PRINCIOTTO: And the reasons why       asser 18       MR. HAYES: No, he just referred to         asser 20       comments, you can make the comment. Okay?       asser 18       MR. NAYES: Laura Jeffas, 39 Kenwood         asser 21       When It was mentioned by the architect       asser 23       Mr. Laura to task then, I was told to wait, so       asser 23       Mr. Laura Jeffas, 39 Kenwood         asser 24       MR. NAYES: Laura Jeffas, 39 Kenwood       asser 24       Mr. NAYES: Laura Jeffas, 39 Kenwood         asser 25       for him?       asser 26       Mr. MARSON: He just referred to         asser 24       MR. NAYES: No. Laura Jeffas, 39 Kenwood       asser 25       asser 26       Mr. HAYES: No. Laura Jeffas, 39 Kenwood         asser 25       for him?       asser 45       Mr. HAYES: No. Laura Jeffas, 39 Kenwood       asser 45         asseat 15       Mr. KINKINKIND WOUM KI Bo part o	08:55PM 10	MS. LEVINE: We talked about walkable	08:56PM 10	witness too.
axeen 13       requently, a lot of people want to make comments, axeen 14       hours only         axeen 14       but at this point you can just as questions.       same 16         axeen 15       You can make this comment later. You can just as questions.       same 16         axeen 16       can say it's not a TOD.       axeen 16         axeen 18       MR. HAYES: Wrong withess.       axeen 16         axeen 18       MR. PRINCIOTTO: And the reasons why cannot the the comments. You can make the comments. Okay?       axeen 17         axeen 22       When twas mentioned by the architect       axeen 21       MS. LEVINE: Okay.       axeen 22         axeen 23       I wanted to ask then, I was told to wait, so       axeen 24       I wanted to ask then, I was told to wait, so       axeen 24         axeen 24       MR. NEWMAN: Do you have any questions       axeen 24       I wanted to ask then, I was told to wait, so       axeen 24         axeen 24       MS. LEVINE: Well, would it be part of       axeen 24       I wanted to ask then for the addition to the         axeen 24       a TOD development there, and you waver saying it was       you talked to the Wooddiff Made and Dorchester         axeen 4       a TOD development there, and you waver saying it was       you talked to the Wooddiff Made and Dorchester         axeen 4       a TOD development thexe, and you waver saying it was <td< th=""><th>08:55PM <b>11</b></th><th>and downtown.</th><th>08:56PM <b>11</b></th><th>MR. MARSON: You previously testified</th></td<>	08:55PM <b>11</b>	and downtown.	08:56PM <b>11</b>	MR. MARSON: You previously testified
asses     14     but at this point you can make this comment later. You     asses     14     hours only?       asses     15     You can make this comment later. You     asses     16     RR. HAYES: Wrong witness.       asses     17     MS. LEVINE: Okay.     asses     17     Hours only?       asses     18     MR. PRINCIOTTO: And the reasons why     asses     18     MR. HAYES: No, he just referred to       asses     20     comments, you can make the comment. Okay?     asses     20     CHAIRWOMAN HEMBREE: He's coming next.       asses     21     When the was mentioned by the architect     asses     20     CHAIRWOMAN HEMBREE: He's coming next.       asses     25     for him?     asses     20     MK. LEVINE: Nake as any decision     asses     21     Vancted to get back to what you were       asses     25     for him?     asses     21     Vancted to get back to what you were       asses     2     MK. NEVIAN: Do you have any question     asses     21     Vancted to get back to what you were       asses     5     for him?     asses     21     Vancted to get back to what you were       asses     5     for him?     asses     21     Vancted to get back to what you were       asses     5     for him?     asses     31	08:55PM 12	MR. PRINCIOTTO: This happens	08:56PM 12	that there would be a reduction in traffic.
asser       15       You can make this comment later. You       asser       16       MR. HAYES: Wrong witness.         asser       17       MS. LEVINE: Okay.       asser       17       though.         asser       18       MR. PRINCIOTO: And the reasons why       asser       18       MR. HAYES: No, he just referred to         asser       19       It's not. When you have the opportunity to make       asser       19       MR. LUGIIG's testimony. He's coming next.         asser       21       MS. LEVINE: Okay.       asser       21       MR. LAVES: No, he just referred to         asser       22       MYen It was mentioned by the architect       asser       22       Drive, Woodcliff Lake.         asser       24       MR. NEWMAN: Do you have any question       asser       23       LAURA A. CARUCCI, C.S.R., R.P.R., LLC.       201-641-1812         asser       1       MS. LEVINE: Well, would ite papt of       asser       1       school system.         asser       2       a TOD development there, and you were saying it was       asser       1       school system.         asser       3       a TOD development there, and you were saying it was       asser       1       school system.         asser       4       THE WTINESS: No, I did not. I       asser	08:55PM 13	frequently, a lot of people want to make comments,	08:56PM 13	Was that based on the AM and PM peak
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name       17       though.         name       18       MR. PRINCIOTD: And the reasons why       ansm       18       MR. HAYES: No, he just referred to         name       19       15's not. When you have the opportunity to make       mass       20       CHAIRWOMAN HEMBREE: He's coming next.         name       21       Ownerts, you can make the comment. Okay?       mass       20       CHAIRWOMAN HEMBREE: He's coming next.         name       23       Ownerts, you can make the comment. Okay?       mass       20       CHAIRWOMAN HEMBREE: He's coming next.         name       24       MS. LEVINE: Okay.       mass       20       CHAIRWOMAN HEMBREE: He's coming next.         name       23       Ownerto data sk then, I was told to wait, so       mass       23       Dive, Woodcliff Lake.         name       24       MR. NEWMAN: Do you have any questions       mass       23       Dive, Woodcliff Lake.         name       1       MS. LEVINE: Well, would it be part of       mass       1       School system.       201641-1812         name       4       TOD development there, and you were saying it was       a       you talked to the Woodcliff Middle and Oorchester         name       5       purposely did not use "TOD," because I'm familier       mass       4       school system.<	08:55PM 15	You can make this comment later. You	08:56PM 15	MR. HAYES: Wrong witness.
asser       18       MR. PRINCIDITO: And the reasons why       asser/18       MR. HAYES: No, he just referred to         asser       10       mements, you can make the comment. Okay?       asser/20       CHAIRWOMAN HEMBREE: He's coming next.         asser       21       MS. LEVINE: Okay.       asser/20       CHAIRWOMAN HEMBREE: He's coming next.         asser       22       When it was mentioned by the architect       asser/20       MS. JEFFAS: Laura Jeffas, 39 Kenwood         asser       24       MR. NEWMAN: Do you have any questions       asser/20       I wanted to get back to what you were         asser       25       for him?       20       i wanted to get back to what you were         asser       1       ALURA A. CARUCCI, C.S.R., R.P.R., L.L.C.       201-641-1612       201-641-1612         asser       1       MS. LEVINE: Well, would it be part of       school system.       30       you talked to the Woodciff Midle and Dorchster         asser       5       purposely did not use 'TOD,' because I'm familiar       asser/4       5       building and how it would impact the schools or did         asser       6       with that. That's the classic definition of TOD.       asser/4       6       asser/4       1         asser       7       But the state does encourage       asser/4       1       mow	08:55PM 16	can say it's not a TOD.	08:57PM 16	MR. MARSON: He just testified to it,
maxm       19       it's not. When you have the opportunity to make       maxm       20       Comments, you can make the comment. Okay?       maxm       20       CHARWOMAN HEMRREE: He's coming next.         maxm       21       MS. LEVINE: Okay.       maxm       20       CHARWOMAN HEMRREE: He's coming next.         maxm       22       When it was mentioned by the architect       maxm       23       I wanted to ask then, I was told to wait, so…       maxm       24       I wanted to get back to what you were         maxm       25       for him?       maxm       26       I wanted to get back to what you were         maxm       26       I wanted to get back to what you were       maxm       26       I wanted to get back to what you were         maxm       27       AICRA A. CARUCCI, C.S.R., R.P.R., L.L.C.       201-641-1812       201-641-1812         28       TOD development there, and you were saying it was       maxm       1       school system.       201-641-1812         28       a TOD development there, and you were saying it was       maxm       2       When you called Pascack Hills and when         28       a TOD development there, and you were saying it was       5       building and how it would impact the schools of di         28       a TOD development there, and you were saying it was       5       buildi	08:55PM 17	MS. LEVINE: Okay.	08:57PM <b>17</b>	though.
assw 20       comments, you can make the comment. Okay?       assw 21       MS. LEVINE: Okay.       assw 22       MS. LEVINE: Okay.       Have a seat.         assw 21       MS. LEVINE: Okay.       assw 22       MS. LEVINE: Okay.       Have a seat.         assw 22       MR. NEWANN: Do you have any questions       assw 23       Drive, Woodcliff Lake.       Have a seat.         assw 21       I wanted to ask then, I was told to wait, so       assw 24       I wanted to get back to what you were         assw 21       for him?       ZutRA A. CARUCCI, C.S.R., R.P.R., L.L.C.       LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.         201-641-1612       Zut-641-1612       Zut-641-1612       Zut-641-1612         3       because of the train station.       essw 2       School system.       State         3       because of the train station.       essw 4       schools, did you just ask about this particular       State         4       THE WITNESS: No, I did not. I       essw 4       schools, did you just ask about the schools or did       State	08:55PM 18	MR. PRINCIOTTO: And the reasons why	08:57PM <b>18</b>	MR. HAYES: No, he just referred to
accorn       21       MS. LEVINE: Okay.       accorn       21       MS. LEVINE: Okay.       accorn       21       When it was mentioned by the architect       accorn       23       Iwanted to ack then, I was told to wait, so       accorn       23       Iwanted to ack then, I was told to wait, so       accorn       23       Iwanted to get back to what you were         accorn       25       for him?       Iwanted to get back to what you were       accorn       1       ACMRA A CARUCCI, C.S.R., R.P.R., LLC.       LAURA A CARUCCI, C.S.R., R.P.R., LLC.       201-641-1612       301-641-612       301-641-612         accorn       1       MS. LEVINE: Well, would it be part of       accorn       accorn       1       school system.       300         accorn       3       because of the train station.       accorn       accorn       5       schools system.       3000 people,         accorn       5       with that. That's the classic definition of TOD.       accorn       5       would impact the schools or did         accorn       1       MS. LEVINE: Well, would weel reprevious meeting and I       accorn       accorn       ad that's from the acy of thorvale, that will be         accorn       1       MS. LEVINE: Well, would meeting and I       accorn       accorn       accorn       ad that's from the acy of thorvalae, that will be <th>08:55PM <b>19</b></th> <th>it's not. When you have the opportunity to make</th> <th>08:57PM <b>19</b></th> <th>Mr. Luglio's testimony. He's coming next.</th>	08:55PM <b>19</b>	it's not. When you have the opportunity to make	08:57PM <b>19</b>	Mr. Luglio's testimony. He's coming next.
assers       22       When it was mentioned by the architect       assers       22       Ms. JEFFAS: Laura Jeffas, 39 Kenwood         assers       23       I wanted to ask then, I was told to wait, so       assers       24       If wanted to get back to what you were         assers       25       for him?       If wanted to get back to what you were       assers       24       If wanted to get back to what you were         assers       2       If wanted to get back to what you were       assers       24       If wanted to get back to what you were         assers       2       If wanted to get back to what you were       assers       2       School system.       201-641-1812         assers       2       If St. LEVINE: Well, would it be part of       assers       4       school system.       3         assers       5       purposely did not use "TOD," because I'm familiar       assers       6       you talked to the Woodcliff Middle and Dorchester       4         assers       6       with that. That's the classic definition of TOD.       assers       6       you talked to the wood with would impact the schools or did         assers       1       MS. LEVINE: Okay. So the only reason       approved and also the affordable housing that are         assers       1       If isn'ith crause of the rereservoir.       a	08:55PM <b>20</b>	comments, you can make the comment. Okay?	08:57PM <b>20</b>	CHAIRWOMAN HEMBREE: He's coming next.
asses       23       I wanted to ask then, I was told to wait, so       asses       23       Drive, Woodcliff Lake.         asses       25       for him?       asses       25       for him?         asses       25       for him?       asses       26       asses       27         asses       1       ACRUCCI, C.S.R, R.P.R, LLC.       201-641-1812       201-641-1812       201-641-1812         asses       1       ACRUACCI, C.S.R, R.P.R, LLC.       201-641-1812       201-641-1812       201-641-1812         asses       1       ACRUCCI, C.S.R, R.P.R, LLC.       201-641-1812       201-641-1812       201-641-1812         asses       1       ACRUACCI, C.S.R, R.P.R, LLC.       201-641-1812       201-641-1812       201-641-1812         asses       3       because of the train station.       asses       3       school system.       3         asses       5       purposely did not use "TOD," because I'm familiar       asses       5       building and how it would impact the schools or did         asses       6       with that. That's the classic definition of TOD.       asses       6       you also the affordable housing that are         asses       1       MS. LEVINE: Okay. So the only reason       asproved and also the affordable housing that are	08:55PM <b>21</b>	MS. LEVINE: Okay.		Have a seat.
Matheway:       Main Right Network Net	08:55PM <b>22</b>	When it was mentioned by the architect	08:57PM <b>22</b>	MS. JEFFAS: Laura Jeffas, 39 Kenwood
essent 25       for him?       essent 25       talking about earlier with the additions to the         LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812       201-641-1812       Balance         0       MS. LEVINE: Well, would it be part of       essent 3       school system.       88         1       MS. LEVINE: Well, would it be part of       essent 3       school system.       88         5       purposely did not use "TOD," because I'm familiar       essent 4       school system.       88         6       with that. That's the classic definition of TOD.       essent 6       you also take into consideration the 3,000 people,         8       multifamily around train stations, and that's what I       essent 6       moving into Montvale prior to Sony's building being         8       focused my testimony on at the previous meeting and I       essent 10       going to Woodcliff Lake?         9       focused my testimony on at the previous meeting and I       essent 10       going to woodcliff Lake?         1       MS. LEVINE: Okay. So the only reason       essent 11       moving into Montvale prior to Sony's building being         1       MS. LEVINE: Thank you.       essent 16       go to school here or did you         1       MS. LEVINE: Thank you.       essent 16       go to school here or did you         1       MS. LEVINE:	08:55PM 23	I wanted to ask then, I was told to wait, so	08:57PM 23	Drive, Woodcliff Lake.
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812     LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812       1     Checking     Checking       1     MS. LEVINE: Well, would it be part of a 10D development there, and you were saying it was because of the train station.     masses     1     school system.       3     0     Do development there, and you were saying it was because of the train station.     masses     3     you talked to the Wooddliff Middle and Dorchester       4     0     THE WITNESS: No, I did not. I     masses     4     school system.       5     purposely did not use "TOD," because I'm familiar     masses     5     building and how it would impact the schools or did       4     with that. That's the classic definition of TOD.     masses     6     moving into Montvale prior to Sony's building being       4     multifamily around train stations, and that's what I     masses     9     moving into Montvale prior to Sony's building being       4     Multifamily around train station deve     masses     10     ging to Woodcliff Lake?     masses       4     I commented this is to be a downtown walkable type of thing, it in't because of the reservoir.     masses     10     ging to School here or did you       4     MR. PRINCOTTO: Ma'am, you can make thing, it in't because of the reservoir.     masses     10     go to school here or did you       5     I c		MR. NEWMAN: Do you have any questions		I wanted to get back to what you were
201-641-1812       Default 182         66       I       J       Default 182       B8         67       MS. LEVINE: Well would it be part of MS. LEVINE: well would it be part of MS. LEVINE: well would it be part of MS. LEVINE: Well would it be part of Part 100 development there, and you were saying it was because of the train station.       68       I       School system.       80       Yu talked to the Woodcilf Middle and Dorchester         68       J       Dradewidt be part of Part 184       MS. LEVINES: No, I dd not. I       MS. He       School system.       School system. </th <th>08:55PM <b>25</b></th> <th></th> <th>08:57PM 25</th> <th>talking about earlier with the additions to the</th>	08:55PM <b>25</b>		08:57PM 25	talking about earlier with the additions to the
86     88       01.55/m     1     MS. LEVINE: Well, would it be part of assem     86     88       01.55/m     1     School system.     8       01.56/m     2     TOD development there, and you were saying it was because of the train station.     9       01.56/m     5     Durposely did not use "TOD," because I'm familiar     9     9       01.56/m     7     But the state does encourage     9     9       01.56/m     7     But the state does encourage     9     9       01.56/m     7     But the state does encourage     9     9       01.56/m     1     Icommented this is to be a downtown walkable type of thing, it isn't because of the reservoir.     9     9     9     9       01.56/m     1     MR. PRINCIOTTO: Walfamily and any ou can make     MR. PRINCIOTTO: Walfamily and any ou can make     10     MS. JEFFAS: It comes down to, did you       01.56/m     1     MR. MARSON: Yes.     0     MR. MARSON: Yes.     0     0       02.56/m     2     You take file duate funct account the increases     10     MS. JEFFAS: It comes down to, did you       02.56/m     1     MR. MARSON: Yes.     0     9     JEFFAS: It comis deration to       03.56/m     1     MR. MARSON: Yes.     0     0     9     JEFFAS: It comis down				
a model matrix       1       school system.       1       school system.         a model matrix       a model matrix       a model matrix       2       When you called pacack Hills and when         a model matrix       a model matrix       a model matrix       3       you taked to the Woodcliff Middle and Dorchester         a model matrix       a model matrix       a stim with and the schools of did       a stim with and the schools of did         a model matrix       a model matrix       building and how it would impact the schools or did         a with that. That's the classic definition of TOD.       a stim with and that's from the mayor of Montvale, that will be         a multifamily around train stations, and that's what I       a moving into Montvale prior to Sony's building being         a still obviously believe that's the case.       a still obviously to just as about the five pools to object.         a rounder this is to be a downtown wakable type of       a stim ''''''''''''''''''''''''''''''''''''				
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using formula in the intermediate inter	_		_	
00000FM       7       But the state does encourage       00000FM       7       and that's from the mayor of Montvale, that will be         00000FM       9       focused my testimony on at the previous meeting and I       00000FM       9       approved and also the affordable housing that are         00000FM       10       still obviously believe that's the case.       00000FM       9       approved and also the affordable housing that are         00000FM       11       MS. LEVINE: Okay. So the only reason       00000FM       11       MR. DELIA: I'm going to object.         00000FM       12       I commented this is to be a downtown walkable type of       00000FM       12       That's a speculative question. There's a lot of         00000FM       14       MR. PRINCIOTTO: Ma'am, you can make       0000FM       16       What-ifs in there.         00000FM       16       Thank you.       0000FM       16       go to school here or did you         00000FM       18       CHAIRWOMAN HEMBREE: Anybody else from       0000FM       16       was the census.         00000FM       19       MR. MARSON: Yes.       0000FM       16       Was the census.         00000FM       19       MR. MARSON: Craig Marson, 7 Cricket       0000FM       16       MR. HAYES: Let me help you.         00000FM	<u> </u>		<b>^</b>	
8       multifamily around train stations, and that's what I       Bostrim       8       moving into Montvale prior to Sony's building being         000000000000000000000000000000000000	-			
9       focused my testimony on at the previous meeting and I       08.57M       9       approved and also the affordable housing that are         08.56M       10       still obviously believe that's the case.       06.57M       9       approved and also the affordable housing that are         08.56M       11       MS. LEVINE: Okay. So the only reason       05.57M       9       approved and also the affordable housing that are         08.56M       12       I commented this is to be a downtown walkable type of       05.57M       11       MR. DELIA: I'm going to object.         08.56M       14       MR. PRINCIOTTO: Ma'am, you can make       05.57M       13       what-ifs in there.         08.56M       16       Thank you.       05.56M       16       WAS. JEFFAS: It comes down to, did you         08.56M       16       Thank you.       05.56M       16       go to school here or did you         08.56M       18       CHAIRWOMAN HEMBREE: Anybody else from       05.56M       18       was the census.         08.56M       19       the public?       05.56M       10       was the census.         08.56M       21       CHAIRWOMAN HEMBREE: You're going to       05.56M       10       you take into account the increases         08.56M       23       MR. MARSON: Craig Marson, 7 Cricket	•	-	•	
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MS. LEVINE: Okay. So the only reasonMR. DELIA: I'm going to object.0656PH12I commented this is to be a downtown walkable type ofThat's a speculative question. There's a lot of0656PH13thing, it isn't because of the reservoir.Wat-ifs in there.0656PH14MR. PRINCIOTTO: Ma'am, you can makeWat-ifs in there.0656PH15the comments later.Wats a speculative question. There's a lot of0656PH16Thank you.Wats a speculative question. There's a lot of0656PH17MS. LEVINE: Thank you.Wats a speculative question. There's a lot of0656PH18CHAIRWOMAN HEMBREE: Anybody else fromWats the census.0656PH19the public?Wats a speculative question. There's a lot of0656PH20MR. MARSON: Yes.Wats the census.0656PH21CHAIRWOMAN HEMBREE: You're going toWats the big picture?0656PH23MR. MARSON: Craig Marson, 7 CricketWats a spected?0656PH24Lane, Woodcliff Lake.Wats a spected?0656PH25You testified that there would be aWats a spected?0656PH25You testified that there would be aWats te censult.			40	
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			00.30PW 20	
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	89		91
08:58PM <b>1</b>	analysis, as I had said.	09:00PM <b>1</b>	91 THE WITNESS: No, that's part of your
08:58PM 1	MR. PRINCIOTTO: Okay. He answered the	09:00PM <b>2</b>	settlement agreement.
08:58PM 2 08:58PM 3	question.	09:00PM 2	MS. JEFFAS: So that is absolutely set
08:58PM <b>3</b>	MS. JEFFAS: Just a simple question.	09:00PM <b>3</b>	in stone, and everything that's going on in the state
08:58PM 5	THE WITNESS: We called to find out	09:00PM <b>5</b>	is for naught, and there's no way that that's going
08:58PM 6	whether or not there was capacity in the school	09:00PM 6	to change?
08:58PM 7	system, and he gave us their numbers over a period of	09:00PM <b>7</b>	THE WITNESS: I don't understand that.
08:58PM 8	time.	09:00PM 8	MS. JEFFAS: Is there any way that that
08:58PM 9	MS. JEFFAS: Right, for that building	09:00PM 9	could change?
08:58PM 10	alone, correct?	09:00PM 10	THE WITNESS: No, not if you have a
08:58PM 11	CHAIRWOMAN HEMBREE: Yes.	09:00PM 11	settlement agreement.
08:58PM 12	THE WITNESS: Yes.	09:00PM 12	MS. JEFFAS: So that has to stay like
08:58PM 13	We didn't even say that building, we	09:00PM 13	that, it will never change?
08:58PM <b>14</b>	just said what kind of capacity was there.	09:00PM 14	THE WITNESS: No, it will change come
08:58PM 15	MR. NEWMAN: This was with the high	09:00PM 15	2025, when they have to do new housing need numbers
08:58PM 16	school?	09:00PM 16	for municipalities.
08:58PM 17	MS. JEFFAS: The high school and the	09:00PM 17	MS. JEFFAS: And you kept talking about
08:58PM 18	local schools, right?	09:00PM 18	West Windsor.
08:58PM 19	THE WITNESS: And the local schools.	09:00РМ 19	West Windsor has the same demographics
08:58PM 20	MS. JEFFAS: Are you saying that you	09:00PM 20	that we have, it's has the same amount of open space
08:58PM 21	feel that any office buildings that were built before	09:00PM 21	or are there big differences between Woodcliff Lake
08:59PM 22	1981 can't be used as office buildings going forward?	09:00PM 22	and
08:59PM 23	THE WITNESS: No, I didn't say that.	09:00PM 23	THE WITNESS: There's huge differences.
08:59PM 24	MS. JEFFAS: So you think that they	09:00PM 24	All I was commenting was they're trying
08:59PM 25	could?	09:00PM 25	to create a downtown where none exists.
	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
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08:59PM <b>1</b>	THE WITNESS: The architect gave me	09:00Рм 1	92 MS. JEFFAS: Right, in old farmland and
08:59PM <b>2</b>	THE WITNESS: The architect gave me that information regarding this particular building.	09:00рм <b>1</b> 09:00рм <b>2</b>	
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08:59PM         2           08:59PM         3           08:59PM         4           08:59PM         5           08:59PM         6           08:59PM         6           08:59PM         7           08:59PM         8           08:59PM         9           08:59PM         10           08:59PM         10           08:59PM         12           08:59PM         12           08:59PM         12           08:59PM         12           08:59PM         14           08:59PM         15           08:59PM         16           08:59PM         16           08:59PM         18           08:59PM         20           08:59PM         21           09:00PM         22           09:00PM         23           09:00PM         24	THE WITNESS: The architect gave me that information regarding this particular building. MS. JEFFAS: Oh, I see. Okay. All right. And I know there was mention earlier that there's no green space at all. So the only option MR. DELIA: That's wrong. MS. JEFFAS: That's wrong? MR. PRINCIOTTO: Ma'am, just MS. JEFFAS: I'm just curious. MR. PRINCIOTTO: If you quote testimony, you're probably not going to be accurate, just ask the questions. THE WITNESS: 42 percent of our site is covered by building and paved surface, which means 58 percent of the site is green. MS. JEFFAS: Okay. Including the hill? THE WITNESS: Including the hill? MS. JEFFAS: Okay. And then when you talk about our unmet COAH requirements, that is for future, correct? THE WITNESS: Between now and 2025. MS. JEFFAS: And there's no way that that's going to change, those requirements are going to change?	09:00PM         2           09:00PM         3           09:00PM         4           09:01PM         5           09:01PM         6           09:01PM         7           09:01PM         7           09:01PM         10           09:01PM         10           09:01PM         10           09:01PM         12           09:01PM         12           09:01PM         13           09:01PM         15           09:01PM         16           09:01PM         16           09:01PM         17           09:01PM         18           09:01PM         20           09:01PM         21           09:01PM         23           09:01PM         23           09:01PM         24	MS. JEFFAS: Right, in old farmland and that. THE WITNESS: Yes. MS. JEFFAS: Okay. Thank you. MR. COUTO: I have a couple of questions. CHAIRWOMAN HEMBREE: Wait, let's see if there's somebody else who has a question. MS. APPELLE: Good evening. Veronica Appelle. AUDIENCE VOICE: Speak loud. MS. APPELLE: I have to be loud. I've never been accused of being too quiet. You talked a lot about the five goals of the master plan that you base your opinions on and your report on. THE WITNESS: Yes. MS. APPELLE: I'm assuming then you've read them all, and you know that Woodcliff Lake is very proud of its reputation as a small, rural, bucolic community, and it's focused on keeping it that way. Do you see any reason that what you're doing might impact that goal? THE WITNESS: There's many different

	93		95
09:02PM <b>1</b>	goals in your master plan.	09:04PM <b>1</b>	Are you aware that over one-third of
09:02PM <b>2</b>	MS. APPELLE: Uh-huh.	09:04PM 2	all Woodcliff Lake residents live on the east side,
09:02PM 3	THE WITNESS: And you're right, it does	09:04PM 3	and that without even counting your proposed
09:02PM 4	talk about keeping the charm of Woodcliff Lake, but	09:04PM <b>4</b>	development at 188 or any other rentals that are
09:02PM 5	it also talks about, you know, some of the issues	09:04PM 5	being thought about on Highview, we will have 70 more
09:02PM 6	that I had raised that we felt are affirmed by this	09:04PM 6	residents on the east side from COAH, and that will
09:02PM <b>7</b>	application.	09:04PM <b>7</b>	increase the percentage above one third of people in
09:02PM 8	We are preserving 30 percent of this	09:04PM 8	the whole town living in Woodcliff Lake.
09:02PM 9	site as open space. It does talk about protecting	09:04PM 9	Now, as you've said, you believe there
09:02PM 10	established residential areas, and that's why one of	09:04PM 10	is
09:02PM <b>11</b>	the benefits of this application is you're placing	09:04PM 11	MR. DELIA: Objection. Answer now
09:02PM 12	this multifamily development along in the commercial	09:04PM 12	comes at that point.
09:02PM 13	zone. So you're not you're not impacting or you're	09:04PM 13	MS. APPELLE: The question is, you said
09:03PM 14	not intruding into a residential zone.	09:04PM <b>14</b>	there is no substantial detriment to the quality of
09:03PM 15	MS. APPELLE: Of course we have a	09:05PM 15	life of over a third of the residents of the town of
09:03PM 16	difference of opinion about that.	09:05PM 16	Woodcliff Lake.
09:03PM 17	MR. PRINCIOTTO: Ma'am, you can't	09:05PM 17	Do you think that having all of these
09:03PM 18	argue. You can't have a difference of opinion.	09:05PM 18	extra people would make a substantial detriment to
09:03PM 19	MS. APPELLE: We don't have a	09:05PM 19	the quality of life of the people who are already
09:03PM 20	difference of opinion.	09:05PM 20	living there, more than one third of the town's
09:03PM 21	MR. PRINCIOTTO: At this time. You can	09:05PM 21	population?
09:03PM 22	make comments later. Okay?	09:05PM 22	THE WITNESS: No, I don't.
09:03PM 23	MS. APPELLE: I know.	09:05PM 23	MS. APPELLE: No. Okay. I rest my
09:03PM 24	THE WITNESS: But the site is in two	09:05PM 24	case.
09:03PM 25	zones, and the entirety of this development is taking	09:05PM 25	CHAIRWOMAN HEMBREE: Thanks.
	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
	94		96
09:03РМ 1	94 place in the nonresidentially zoned portion of this	09:05PM <b>1</b>	96 MR. COUTO: Two short questions.
09:03РМ <b>1</b> 09:03РМ <b>2</b>		09:05РМ <b>1</b> 09:05РМ <b>2</b>	
•	place in the nonresidentially zoned portion of this		MR. COUTO: Two short questions.
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	97		99
09:06PM <b>1</b>	MR. PRINCIOTTO: He didn't know the	09:07РМ <b>1</b>	ambulance corps for Woodcliff Lake is shared with
09:06PM <b>2</b>	first part, so he can't answer the second question.	09:08PM 2	Park Ridge and Montvale?
09:06PM 3	Next question.	09:08PM 3	THE WITNESS: Yes.
09:06PM <b>4</b>	Thank you.	09:08PM 4	MR. NEWMAN: Are you aware that the
09:06PM 5	MR. NEWMAN: No, he said he had two	09:08PM 5	municipal court system for Woodcliff Lake is shared
09:06РМ 6	questions.	09:08PM 6	with Montvale?
09:06PM <b>7</b>	MR. COUTO: I did say two questions.	09:08PM 7	THE WITNESS: No, that I was not aware
09:06PM 8	THE WITNESS: You asked two questions.	09:08PM 8	of.
09:06РМ 9	MR. COUTO: Let me ask a third one.	09:08PM 9	MR. NEWMAN: In your analysis of what's
09:06PM 10	MR. NEWMAN: One more. All right, one	09:08PM 10	needed versus what's provided, do you think it's
09:06PM <b>11</b>	more question.	09:08PM 11	important to determine not just what we have in
09:06PM 12	CHAIRWOMAN HEMBREE: No preamble, just	09:08PM 12	Woodcliff Lake, but what we have in Montvale and Park
09:06PM 13	the question.	09:08PM 13	Ridge, in light of the fact that many of the services
09:06PM 14	MR. COUTO: Are you aware of a proposed	09:08PM 14	as well as many of the facilities that service the
09:06PM 15	ordinance yesterday on the town ordinance that	09:08PM 15	community are shared with those boroughs?
09:06PM 16	affects the area within a block or two of 188, are	09:08PM 16	THE WITNESS: I think clearly, as part
09:06PM 17	you aware of the pattern recommended by the town	09:08PM 17	of your master plan, you should look at that.
09:06PM 18	engineer?	09:08PM 18	As part of a use variance application
09:06PM <b>19</b>	THE WITNESS: No.	09:08PM 19	for what I perceive is a limited sized project, I
09:06PM 20	MR. COUTO: Okay. Thank you.	09:08PM 20	don't think you have to go into that depth to address
09:07РМ <b>21</b>	CHAIRWOMAN HEMBREE: I don't want to	09:08PM 21	like the court system, for example.
09:07РМ <b>22</b>	say this, but there's no more questions from the	09:08PM 22	MR. NEWMAN: Okay. Let me narrow the
09:07PM 23	public, right?	09:08PM 23	question a little bit.
09:07РМ <b>24</b>	Let's close the meeting to the public.	09:08PM 24	Assuming for the sake of this
09:07PM 25	MR. PRINCIOTTO: Motion to close?	09:09РМ 25	discussion that the Montvale border was 300 feet from
	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
	98		100
09:07РМ 1	MS. EFFRON-MALLEY: So moved.	09:09РМ 1	this project, and I know it's not, okay, and on the
09:07РМ 2	MR. NEWMAN: Second.	09:09РМ 2	Montvale border they built 500 housing units.
09:07РМ 3	CHAIRWOMAN HEMBREE: Any members of the	09:09РМ 3	Would that impact whether or not there
09:07РМ <b>4</b>	board have a question?	09:09РМ <b>4</b>	was a need for additional residential housing units
09:07РМ 5	MR. NEWMAN: Yes.	09:09РМ 5	across the border in Woodcliff Lake?
09:07РМ 6	Mr. Burgis, my apologies, I arrived at		
-	The bargis, my apologies, I arrived at	09:09РМ 6	THE WITNESS: Actually with the COAH
09:07PM <b>7</b>	a little late this evening and I apologize in advance	09:09РМ <b>6</b> 09:09РМ <b>7</b>	
09:07PM <b>7</b> 09:07PM <b>8</b>		-	THE WITNESS: Actually with the COAH
	a little late this evening and I apologize in advance	09:09PM 7	THE WITNESS: Actually with the COAH requirements as adjusted by the Jacobson decision and
09:07PM 8	a little late this evening and I apologize in advance if I'm a little repetitive of any questions that have	09:09РМ <b>7</b> 09:09РМ <b>8</b>	THE WITNESS: Actually with the COAH requirements as adjusted by the Jacobson decision and other decisions, you still have your own obligation
09:07PM 8 09:07PM 9 09:07PM 10 09:07PM 11	a little late this evening and I apologize in advance if I'm a little repetitive of any questions that have been asked by my fellow board members.	09:09PM 7 09:09PM 8 09:09PM 9 09:09PM 10 09:09PM 11	THE WITNESS: Actually with the COAH requirements as adjusted by the Jacobson decision and other decisions, you still have your own obligation for housing, and that has to be accommodated.
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		1	
	101		103
09:10PM 1	MR. DELIA: And we discussed that last	09:11PM <b>1</b>	THE WITNESS: I represent them in their
09:10PM 2	time, the same question, the same answer.	09:11PM <b>2</b>	housing litigation. I really can't comment on that.
09:10PM 3	MR. NEWMAN: Okay.	09:12PM 3	MR. NEWMAN: Well, are you aware?
09:10PM <b>4</b>	MR. DELIA: From him to you and from	09:12PM <b>4</b>	THE WITNESS: Oh, I'm aware.
09:10PM 5	you to him, same question and answer.	09:12PM 5	MR. NEWMAN: Okay. I apologize.
09:10PM 6	MR. NEWMAN: So the units you're going	09:12PM 6	THE WITNESS: No, we're in litigation,
09:10PM 7	to provide nine?	09:12PM 7	I can't I meant mediation, and you're basically
09:10PM 8	THE WITNESS: Yes.	09:12PM 8	supposed to swear up and down that you're not going
09:10PM 9	MR. NEWMAN: Now, by building the other	09:12PM 9	to divulge anything.
09:10PM 10	units, will that increase Woodcliff Lake's obligation	09:12PM 10	MR. NEWMAN: Without going into your
09:10PM 11	to build future units when they do our next burden	09:12PM 11	litigation or your mediation, is it a fair assumption
09:10PM 12	for our next round?	09:12РМ <b>12</b>	that at some point there will be units built in Park
09:10PM 13	MR. DELIA: You asked that too last	09:12PM 13	Ridge?
09:10PM 14	time.	09:12PM 14	THE WITNESS: Yes.
09:10PM 15	MR. NEWMAN: I don't think I did.	09:12РМ <b>15</b>	MR. NEWMAN: Okay. Then we won't ask
09:10РМ <b>16</b>	MR. DELIA: You did.	09:12РМ <b>16</b> 17	you anymore about that.
09:10РМ 17 09:10РМ 18	MR. NEWMAN: Refresh my recollection,	09:12РМ <b>17</b> 09:12РМ <b>18</b>	CHAIRWOMAN HEMBREE: Are you done,
09:10PM 10	please.	09:12PM 10	Gary?
	MR. DELIA: I can pull out the	09:12PM 19 09:12PM 20	MR. NEWMAN: I'm thinking.
09:10РМ <b>20</b> 09:10РМ <b>21</b>	transcript, if you want, but you asked was there	09:12PM 20	I'm almost done.
09:10PM <b>21</b> 09:10PM <b>22</b>	going to be an increase based on this development,	09:12PM <b>21</b> 09:12PM <b>22</b>	MR. PRINCIOTTO: We have another
09:10PM 22	whether it was going to increase the number of units, and his answer was no.	09:12PM <b>22</b> 09:12PM <b>23</b>	witness to get to tonight, so if you'd like CHAIRWOMAN HEMBREE: Because he's been
09:10PM 23		09:12PM <b>23</b> 09:12PM <b>24</b>	here.
09:10PM 24	MR. NEWMAN: Okay. MR. SPIRIG: Well, if I can add to your	09:12PM 24	MR. PRINCIOTTO: We'd like to move this
09:11PM 23	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	09:12PM <b>Z</b> J	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	102		104
09:11PM <b>1</b>	question.	09 <sup>.</sup> 12РМ <b>1</b>	along.
09:11PM <b>1</b> 09:11PM <b>2</b>	102 question. You did comment earlier about that	09:12РМ <b>1</b> 09:12РМ <b>2</b>	along.
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09:11PM <b>2</b>	question.	09:12PM <b>2</b>	along.
09:11PM 2 09:11PM 3	question. You did comment earlier about that those obligations may be built on-site or somewhere	09:12PM 2 09:13PM 3	along. MR. NEWMAN: Understood. One more question.
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09:11PM 2 09:11PM 3 09:11PM 4 09:11PM 5	question. You did comment earlier about that those obligations may be built on-site or somewhere else. THE WITNESS: In the municipality.	09:12PM         2           09:13PM         3           09:13PM         4           09:13PM         5	along. MR. NEWMAN: Understood. One more question. Do you think that in this board's decision all right, two more questions, I'm like
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	105		107
09:14PM <b>1</b>	there was a master plan, I guess that was supposed to	09:22PM <b>1</b>	that is in front of us dated May 17, 2019. It's been
09:14РМ <b>2</b>	change the zoning, the zoning has not been changed.	09:22РМ 2	submitted to the board. I'd like to get that marked
09:14PM <b>3</b>	Is that a fair statement?	09:22PM 3	as A-20 for identification.
09:14PM <b>4</b>	THE WITNESS: Yes.	09:22PM <b>4</b>	(Report dated 5/17/19 is marked as
09:14PM 5	MS. YETEMIAN: Can I ask a question?	09:22PM 5	exhibit A-20 for identification.)
09:14PM 6	Sorry.	09:22PM 6	CHAIRWOMAN HEMBREE: You all have it?
09:14PM <b>7</b>	Do you represent Park Ridge's developer	09:22PM 7	It's this (indicating).
09:14PM 8	or the borough, the town?	09:22PM 8	BY MR. DELIA:
09:14PM 9	THE WITNESS: The municipality.	09:22PM 9	<b>Q.</b> Please tell us what you did in response
09:14PM 10	MS. YETEMIAN: Okay.	09:22PM 10	to the board's requests and what you concluded?
09:14PM 11	CHAIRWOMAN HEMBREE: Gary?	09:22PM 11	A. Sure.
09:14PM 12	MR. NEWMAN: I think that's it.	09:22PM 12	So, again, based on A-20, my report,
09:14PM 13	CHAIRWOMAN HEMBREE: Okay. Anybody	09:22PM 13	the board and the board's professional asked to look
09:14PM <b>14</b>	else have any question for Mr. Burgis?	09:22PM 14	at the current driveway of Broadway and the site
09:14PM 15	I know that the stenographer has been	09:22PM 15	driveway in the existing condition and to look at the
09:14PM 16	sitting for more than two hours. I think she needs a	09:23PM 16	driveway in the future condition with a 10 percent
09:14PM <b>17</b>	break.	09:23PM 17	increase in growth of traffic on Broadway to account
09:14PM <b>18</b>	COURT REPORTER: Yes.	09:23PM 18	for a development that might be in or adjacent to the
09:14PM 19	CHAIRWOMAN HEMBREE: Yes, she needs a	09:23PM 19	site.
09:14PM 20 09:14PM 21	break. So five minutes, is that okay? Then we will	09:23PM 20 09:23PM 21	The second point was to look at the
09:14PM <b>21</b> 09:14PM <b>22</b>	go to your next witness, Mr. Delia.	09:23PM <b>21</b>	intersection that's signalized of Broadway and
09:14PM <b>22</b> 09:21PM <b>23</b>	(A short recess is held.)	09:23PM <b>22</b> 09:23PM <b>23</b>	Woodcliff Avenue/Highview Avenue.
09:21PM <b>23</b>	CHAIRWOMAN HEMBREE: I'm going to start. Please be seated.	09:23PM 23	Again, under the 2019 existing
09:21PM 24	People in the hallway, either stop	09:23PM 24 09:23PM 25	conditions and with a 10 percent increase in traffic for the 2021 conditions.
09:21PM <b>ZJ</b>	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	09:23PM ZJ	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	106		108
09:21PM <b>1</b>	talking or come in inside and sit down so we can	09:23PM <b>1</b>	And last, there was a concern or an
09:21PM <b>2</b>	hear.	09:23PM <b>2</b>	issue of how the New Jersey Transit train schedule
09:21PM 3			
	Okay, Continue, Mr. Delia,	09:23PM 3	had an effect or if it did have an effect on the
09:21PM <b>4</b>	Okay. Continue, Mr. Delia. MR. DELIA: I'd like to call Lou Luglio	09:23PM 3	had an effect or if it did have an effect on the signalized intersection itself.
09:21PM <b>4</b> 09:21PM <b>5</b>	Okay. Continue, Mr. Delia. MR. DELIA: I'd like to call Lou Luglio back to the stand. I believe this is his third		had an effect or if it did have an effect on the signalized intersection itself. So additional traffic counts were
-	MR. DELIA: I'd like to call Lou Luglio back to the stand. I believe this is his third	09:23PM 4	signalized intersection itself. So additional traffic counts were
09:21PM 5	MR. DELIA: I'd like to call Lou Luglio	09:23PM 4 09:24PM 5	signalized intersection itself.
09:21PM 5	MR. DELIA: I'd like to call Lou Luglio back to the stand. I believe this is his third appearance.	09:23PM 4 09:24PM 5 09:24PM 6	signalized intersection itself. So additional traffic counts were conducted on Tuesday, April 30th, at the signalized
09:21PM 5 09:21PM 6 09:21PM 7	MR. DELIA: I'd like to call Lou Luglio back to the stand. I believe this is his third appearance. CHAIRWOMAN HEMBREE: Because he's loves	09:23PM 4 09:24PM 5 09:24PM 6 09:24PM 7	signalized intersection itself. So additional traffic counts were conducted on Tuesday, April 30th, at the signalized intersection of Broadway and Highview Avenue during
09:21PM 5 09:21PM 6 09:21PM 7 09:21PM 8	MR. DELIA: I'd like to call Lou Luglio back to the stand. I believe this is his third appearance. CHAIRWOMAN HEMBREE: Because he's loves us so much, right?	09:23PM         4           09:24PM         5           09:24PM         6           09:24PM         7           09:24PM         8	signalized intersection itself. So additional traffic counts were conducted on Tuesday, April 30th, at the signalized intersection of Broadway and Highview Avenue during the 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM
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09:21PM       5         09:21PM       6         09:21PM       7         09:21PM       8         09:22PM       9         09:22PM       10         09:22PM       11         09:22PM       12         09:22PM       13         09:22PM       15         09:22PM       16         09:22PM       18         09:22PM       20         09:22PM       21         09:22PM       22         09:22PM       23	MR. DELIA: I'd like to call Lou Luglio back to the stand. I believe this is his third appearance. CHAIRWOMAN HEMBREE: Because he's loves us so much, right? MR. LUGLIO: Exactly. MR. DELIA: He's previously sworn. CHAIRWOMAN HEMBREE: Yes. MR. DELIA: He had his 29th anniversary. MR. LUGLIO: No, 25th. MR. DELIA: 25th. Excuse me. THE WITNESS: Don't age me. MR. DELIA: That was mine. I'm sorry, I got confused. LOUIS J. LUGLIO, P.E., having been previously sworn, testifies as follows: CONTINUED DIRECT EXAMINATION BY MR. DELIA: <b>Q.</b> Lou, you were here in March, I guess it	09:23PM       4         09:24PM       5         09:24PM       6         09:24PM       7         09:24PM       7         09:24PM       9         09:24PM       10         09:24PM       11         09:24PM       12         09:24PM       13         09:24PM       14         09:24PM       15         09:24PM       16         09:24PM       18         09:24PM       19         09:24PM       20         09:25PM       21         09:25PM       22         09:25PM       23	signalized intersection itself. So additional traffic counts were conducted on Tuesday, April 30th, at the signalized intersection of Broadway and Highview Avenue during the 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM periods. And on the next page, we actually provide the intersection traffic volumes for the AM and PM peak hours. And those peak hours were from 8:00 AM to 9:00 AM and 5:00 PM to 6:00 PM. And so I will just continue to go through, I'm not going to go through every paragraph, but I wanted to get to the next page, which is page 3. We provided an intersection analysis of both the signalized intersection and the unsignalized driveway itself. The basis of looking at how an intersection, whether it's signalized or unsignalized, can process traffic through the intersection is based on a level of service analysis,
09:21PM       5         09:21PM       6         09:21PM       7         09:21PM       8         09:21PM       8         09:22PM       9         09:22PM       10         09:22PM       12         09:22PM       12         09:22PM       13         09:22PM       14         09:22PM       16         09:22PM       18         09:22PM       18         09:22PM       19         09:22PM       21         09:22PM       23         09:22PM       23         09:22PM       24	MR. DELIA: I'd like to call Lou Luglio back to the stand. I believe this is his third appearance. CHAIRWOMAN HEMBREE: Because he's loves us so much, right? MR. LUGLIO: Exactly. MR. DELIA: He's previously sworn. CHAIRWOMAN HEMBREE: Yes. MR. DELIA: He had his 29th anniversary. MR. LUGLIO: No, 25th. MR. DELIA: He had his 29th anniversary. MR. DELIA: 25th. Excuse me. THE WITNESS: Don't age me. MR. DELIA: That was mine. I'm sorry, I got confused. LOUIS J. LUGLIO, P.E., having been previously sworn, testifies as follows: CONTINUED DIRECT EXAMINATION BY MR. DELIA: Q. Lou, you were here in March, I guess it was, and then you returned.	09:23PM       4         09:24PM       5         09:24PM       6         09:24PM       7         09:24PM       9         09:24PM       10         09:24PM       10         09:24PM       12         09:24PM       13         09:24PM       14         09:24PM       15         09:24PM       16         09:24PM       18         09:24PM       20         09:24PM       20         09:24PM       20         09:24PM       20         09:24PM       20         09:24PM       20         09:25PM       21         09:25PM       23         09:25PM       24	signalized intersection itself. So additional traffic counts were conducted on Tuesday, April 30th, at the signalized intersection of Broadway and Highview Avenue during the 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM periods. And on the next page, we actually provide the intersection traffic volumes for the AM and PM peak hours. And those peak hours were from 8:00 AM to 9:00 AM and 5:00 PM to 6:00 PM. And so I will just continue to go through, I'm not going to go through every paragraph, but I wanted to get to the next page, which is page 3. We provided an intersection analysis of both the signalized intersection and the unsignalized driveway itself. The basis of looking at how an intersection, whether it's signalized or unsignalized, can process traffic through the intersection is based on a level of service analysis, and those levels of service range from A to F, like
09:21PM         5           09:21PM         6           09:21PM         7           09:21PM         8           09:22PM         9           09:22PM         10           09:22PM         11           09:22PM         12           09:22PM         13           09:22PM         14           09:22PM         15           09:22PM         16           09:22PM         18           09:22PM         19           09:22PM         20           09:22PM         21           09:22PM         23           09:22PM         23	MR. DELIA: I'd like to call Lou Luglio back to the stand. I believe this is his third appearance. CHAIRWOMAN HEMBREE: Because he's loves us so much, right? MR. LUGLIO: Exactly. MR. DELIA: He's previously sworn. CHAIRWOMAN HEMBREE: Yes. MR. DELIA: He had his 29th anniversary. MR. LUGLIO: No, 25th. MR. DELIA: He had his 29th anniversary. MR. DELIA: Sth. Excuse me. THE WITNESS: Don't age me. MR. DELIA: That was mine. I'm sorry, I got confused. LOUIS J. LUGLIO, P.E., having been previously sworn, testifies as follows: CONTINUED DIRECT EXAMINATION BY MR. DELIA: <b>Q.</b> Lou, you were here in March, I guess it was, and then you returned. In that time, you prepared a report	09:23PM       4         09:24PM       5         09:24PM       6         09:24PM       7         09:24PM       9         09:24PM       10         09:24PM       10         09:24PM       12         09:24PM       13         09:24PM       14         09:24PM       15         09:24PM       16         09:24PM       18         09:24PM       20         09:24PM       20         09:24PM       20         09:24PM       20         09:24PM       20         09:24PM       20         09:25PM       21         09:25PM       23         09:25PM       24	signalized intersection itself. So additional traffic counts were conducted on Tuesday, April 30th, at the signalized intersection of Broadway and Highview Avenue during the 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM periods. And on the next page, we actually provide the intersection traffic volumes for the AM and PM peak hours. And those peak hours were from 8:00 AM to 9:00 AM and 5:00 PM to 6:00 PM. And so I will just continue to go through, I'm not going to go through every paragraph, but I wanted to get to the next page, which is page 3. We provided an intersection analysis of both the signalized intersection and the unsignalized driveway itself. The basis of looking at how an intersection, whether it's signalized or unsignalized, can process traffic through the intersection is based on a level of service analysis, and those levels of service range from A to F, like the report card. And once you get to level of

<ul> <li>service D, you have congested conditions and average 3 service B, tyou have congested conditions and average 3 service B, there 3 preach service D, you have congested conditions and average 3 service B, and the there 3 service B, and the there 3 service B average 4 service B, and the there 3 service B average 4 service B average 4</li></ul>				
serve 2         service E, theyre more congested conditions and area         wave 4         parentheesis in the PM peak loar, 245 is in the AM area 4           area         motorists waiting for that traffic signal to change area 6         motorists waiting for that traffic signal to change area 6         So that there is certainly less area 7           area         excel, depending on how bad that traffic area 7         is.         So that there is certainly less area 7         So that there is certainly less area 7         So that there is certainly less area 7           area         motorists waiting for that traffic signal to change area 6         We provided on Figure 2 and Figure 3.         So that there is certainly less area 7         So that there is certainly less area 7           area         motorists waiting for that traffic signal to change area 7         So that there is certainly less area 7         So that there is certainly less area 7         So that there is certainly less area 7           area         motoristic moto		109		111
speeds start to go down, level of service F,         amount for the traffic signal to change           amount for swelling for the traffic signal and unsignaled and unsignaled we also and unsignaled and unsignaled there welling         amount for the signal and unsignaled there welling           amount for the signal and unsignaled and unsignaled and unsignaled there welling         amount for the signal for the two well of the signal for t	09:25PM 1	service D, you have congested conditions; level of	09:28PM <b>1</b>	eastbound direction, that Figure 4, that 400 in
arms       motorisis weiting for that refire signal to change signal scalar weiting for that refire scalar scalar weiting for that refire scalar scalar weiting for the scalar	09:25PM <b>2</b>	service E, they're more congested conditions and	09:28РМ 2	parentheses is in the PM peak hour, 236 is in the AM
<ul> <li>some 6 cycle, depending on how bad that traffic congestion</li> <li>some 6 cycle, depending on how bad that traffic congestion</li> <li>some 6 cycle, depending on how bad that traffic congestion</li> <li>some 6 cycle, depending on how bad that traffic congestion</li> <li>some 6 cycle, depending on how bad that traffic congestion</li> <li>some 6 cycle, depending on how bad that traffic congestion</li> <li>some 6 cycle, depending on how bad that traffic congestion</li> <li>some 7 which can be existing traffic volumes and the signal cycle of the furth call cycle of some 10 cycle, cycle, dependent and unsignalized intersection in the cixcling condition. On the top</li> <li>some 1 again, taking the 2019 existing traffic volumes and an other straffic cycle on the signal cycle on the traffic cycle on traffic cycle on the traffic cycle on traffic cycle on the traffic cycle on the traffic cycle on traffic cycle on traffic cyc</li></ul>	09:25PM <b>3</b>	speeds start to go down; level of service F,	09:28PM 3	peak hour, and if you correspond that to Figure 5,
seven 7         is.         avern 7         is.         avern 7         vehicle that are coming to the site under the vehicle additional information with respect to the vehicle. But it gives that and the singenlated intersection. The queue is vehicle additional information with respect to the vehicle. But it gives that and the singenlated intersection. The queue is vehicle. But it gives that an other site under the vehicle. But it gives you an vehic	09:25PM <b>4</b>	motorists waiting for that traffic signal to change	09:28PM <b>4</b>	it's 406 in the PM peak hour and 217 in the AM peak
sum         7         Is.         sum	09:25PM 5	might actually have to wait additional cycles or	09:28PM 5	hour.
sum         8         We provided and unsignalized. We also         sum         9         proposed residential scenario that the application is           sum         9         the existing signalized and unsignalized.         sum         9         fract         9         fract         9         fract         9         7         And 2 and 2 in the PM on Figure 4.           sum         1         appendential scenario the the application is of additional information with respect to the signalized approach, and so it gives you an its of adverses the and what is associated with the fifth or 11 and 2 and	09:25PM 6	cycle, depending on how bad that traffic congestion	09:28PM 6	So that there is certainly less
user         9         the existing signalized and unsignalized. We also norm 10         user         9         for. And when you look at there's five making a left, five making a mark 11           11         up the unsignalized intersection. The queue is mark 12         intersection. The queue is mark 13         intersection. The queue is mark 14         intersection. The queue is mark 14         intersection. The queue is mark 15         intersection. The queue is mark 14         intersection. The queue is mark 15         intersection. The queue is mark 14         intersection. The queue is mark 15         intersection. The dueue is mark 16         intersection. The dueue is mark 16         intersection. The dueue is mark 17         intersection. The dueue is mark 17         intersection. The dueue is mark 16         intersection. The dueue is mark 17         intersection. The dueue is mark 12         intersection. The dueue is mark 12 <t< th=""><th>09:25PM <b>7</b></th><th>is.</th><th>09:28PM <b>7</b></th><th>vehicles that are coming to the site under the</th></t<>	09:25PM <b>7</b>	is.	09:28PM <b>7</b>	vehicles that are coming to the site under the
uses         10         provided additional information with respect to the maxes         11         Figure 4, there's five making a maxes         12           11         queue that would be generated based on the signal amase 13         basically the stacking of vehicles that are waiting maxes         13         13         14         the signalized intersection. The queue is maxes         13         14	09:25PM 8	We provided on Figure 2 and Figure 3	09:29PM <b>8</b>	proposed residential scenario that the application is
essen 11         queue that would be generated based on the signal or         warm 12         the unsignalized intersection. The queue is           warm 13         basically the stacking of vehicles that are waiting         warm 14         if the signalized approach, and so it gives you an           warm 14         at the signalized approach, and so it gives you an         warm 14         but these are not, from at traffic engineering           warm 14         it de hortmarp feet, and it could be different         warm 14         but these are not, from at traffic engineering           warm 14         it de hortmarp feet, and it could be different         warm 14         but these are not, from at traffic engineering           warm 15         it de hortmarp feet, and it could be different         warm 16         issociated with the office development, and that's           warm 12         de hort man yeers the signalized         warm 14         associated with the office development           warm 14         intersection in the existing condition.         On the traffic volumes and         warm 12           warm 12         intersection is def from an overall intersection         intersection is leave frait         warm 12           warm 12         again, taking the 2019 existing traffic volumes and         warm 14         intersection is leave and what is           warm 14         again, taking the 2019 existing traffic volumes and         warm 14	09:25PM <b>9</b>	the existing signalized and unsignalized. We also	09:29РМ 9	for. And when you look at the actual driveway on
team       1       the unsignalized intersection. The queue is basically the stacking of vehicles that are waiting warms 14 at the signalized approach, and so it gives you an item of to gives you an item of a difficult gives you and item of the difficult gives you and difficult gives you andifficult gives you and di	09:25PM 10	provided additional information with respect to the	09:29PM 10	Figure 4, there's five making a left, five making a
sum       1       astically the stacking of vehicles that are waiting         sum       1       astically the stacking of vehicles that are waiting         sum       14       at the signalized approach, and so it gives you and         sum       17       idea of how many feet, and it could be different         sum       17       idea of how many feet, and it could be different         sum       17       per vehicle, But it gives you and idea of how well         sum       18       the intersection is operating in terms of additional         sum       19       delay that a motorist would have to wait on average,       sum       18         sum       12       for, again, the signalized and unsignalized       sascialter well with the office development and that's         sum       2       for, again, the signalized and unsignalized       sum       18         sum       2       for, again, the signalized and unsignalized       sum       12         sum       2       for, again, the signalized and unsignalized       sum       18         sum       14       the signalized intersection       the signalized intersection         sum       14       again, taking the 2019 existing conflict coulines, and on the signalized intersection       sum       12         sum       10	09:26PM <b>11</b>	queue that would be generated based on the signal or	09:29PM 11	right in the AM, 21 and 21 in the PM on Figure 4.
task       4       at the signalized approach, and so it gives you an         task       15       idea of how many feet, and it could be different         task       16       types of vehicles, on average it 20 to 22 feet         task       17       per vehicle. But it gives you an idea of how well         task       18       intersection is operating in terms of additional         task       21       And so we provided that information         task       21       And so we provided that information         task       22       for, again, the signalized an unsignalized         task       24       of page 4, what TVe done there in Figure 4 and         task       25       Figure 5 is to look at the future build condition,         LAURA A. CARUCCI, CS.R., R.P.R., LLC.       201-641-1812         task       2       of page 4, what TVe done there in Figure 4 and         task       4       the office development fully occupied, and on the         task       4       the office development fully occupied, and on the         task       4       the office development fully occupied, and on the         task       figures with the residential traffic       the signalized intersection is olike and traffic velomes.         task       figures, there's an AM and PM in and out and total       task </th <th>09:26РМ <b>12</b></th> <th>the unsignalized intersection. The queue is</th> <th>09:29PM 12</th> <th>On Figure 4 [sic], that shifts to 12</th>	09:26РМ <b>12</b>	the unsignalized intersection. The queue is	09:29PM 12	On Figure 4 [sic], that shifts to 12
umm       1       idea of how many feet, and it could be different         umm       1       types of vehicles, is on a verage it's 20 to 22 feet         umm       1       it is intersection is operating in terms of additional         umm       1       delay that a motorist would have to wait on average       1         umm       1       delay that a motorist would have to wait on average       1         umm       1       delay that a motorist would have to wait on average       1         umm       1       delay that a motorist would have to wait on average       1         umm       1       delay that a motorist would have to wait on average       1         umm       21       And so we provided that information       umm         umm       10       umm       umm       1         umm       1       again, taking the 2019 existing traffic volumes and       umm       1         umm       1       again, taking the 2019 existing traffic volumes and       umm       1         umm       1       again, taking the 2019 existing traffic volumes and       umm       1         umm       1       again, taking the 2019 existing traffic volumes and       umm       1         umm       1       agagain, taking the 2019 existing traffic volume	09:26PM 13	basically the stacking of vehicles that are waiting	09:29PM 13	and 12 and 7 and 7, again higher in the AM leaving
turner 16       types of vehicles, so on average it's 20 to 22 feet       users 11       residential development, is far less than what is         turner 19       per vehicle. But it gives you an idea of how well       users 11       associated with the office development, and that's         turner 19       delay that a motorist would have to wait on average,       associated with the office development, and that's         turner 20       for, again, the signalized and unsignalized       users 21         turner 21       for, again, the signalized and unsignalized       users 21         turner 22       for, again, taking the 2019 existing condition,       users 21         turner 2       again, taking the 2019 existing traffic volumes and       users 21         turner 3       and then superimposing on the left-hand side, Figure       and reduction in trips overall on the efficience         turner 4       the office development fully coupled, and on the       movements for both the site development fully coupled, and on the         turner 4       the office development fully coupled, and on the signalized intersection itself.       movements for both the site divelay and the         turner 4       the office development fully coupled, and on the signalized intersection on the signalized intersection on the signalized intersection on the effice development.         turner 5       for the specific land use, whether they be turning       movement or through movement that twould change	09:26PM <b>14</b>	at the signalized approach, and so it gives you an	09:29PM 14	but these are not, from a traffic engineering
Lawn 17       per vehicle. But it gives you an idea of how well       Journal 17       associated with the office development, and that's         Market 18       the intersection is operating in terms of additional       market 18       always true.         Market 10       Dut also how far back that queue would develop.       In this case, the office development of         Market 21       And so we provided that information       market 21       Intersection is porating in terms of additional         Market 21       And so we provided that information       market 22       between what is coming into the site and what is         Market 21       intersection is pignet 4 and       market 23       leaving the site, put we look at what happens at the         Market 21       Conversion itself from an overall intersection       market 23       leaving the site, put we look at what happens at the         Market 21       201-641-1812       110       market 23       leaving the site, put we look at what is         Market 21       201-641-1812       112       market 24       have a positive effect in shifting generated traffic         Market 21       1       provement fully occupied, and on that       and reduction in trips overall on the office       movements for both the site driveway intersection and         Market 21       Market 2019 existing raffic volumes and       movements for both the site driveway interesection and	09:26PM 15	idea of how many feet, and it could be different	09:29PM 15	standpoint, the number of trips associated with the
<ul> <li>Lawr 18 the intersection is operating in terms of additional data and the intersection is pack that queue would develop.</li> <li>Lawr 18 and so we provided that information the sisting condition. On the top the existing condition. Carrow 10 the existing condition. Carrow 21 the existing condition was a result of either the office development fully occupied, and on the existing condition the site and what is top the existing condition the site and what is top the existing condition thereway intersection in the existing condition the exist</li></ul>	09:26PM 16	types of vehicles, so on average it's 20 to 22 feet	09:29PM 16	residential development is far less than what is
users       19       delay that a motorist would have to wait on average, burger       users       19       In this case, the office development conversion to residential reduces the number of converes.         10 <th>09:26PM 17</th> <th>per vehicle. But it gives you an idea of how well</th> <th>09:29PM 17</th> <th>associated with the office development, and that's</th>	09:26PM 17	per vehicle. But it gives you an idea of how well	09:29PM 17	associated with the office development, and that's
turner 20       but also how far back that queue would develop.       And so we provided that information         turner 21       And so we provided that information       toward 21         turner 22       but also how far back that queue would develop.       toward 21         turner 23       intersection in the existing condition. On the top       toward 21         turner 24       of page 4, what I've done there in Figure 4 and       toward 21         turner 25       Figure 5 is to look at the future build condition,       turner 4         turner 24       again, taking the 2019 existing traffic volumes and       turner 4         turner 3       and then superimposing on the left-hand side.       turner 4         turner 4       the office development fully occupied, and on the       turner 5         turner 5       figures, there's an AM and PM in and out and total       turner condition with 10 gercent dot that side is the signalized intersection to the signalized intersection         turner 5       figures, there's an AM and PM in and out and total       turner condition with 10 gercent added traffic or the         turner 6       womerner 1       for the specific land use, whether the office or the specific land use, whether the top fore and       turner condition with 10 gercent added traffic or the         turner 6       And you could see in each one of those       turner sciential.       turner condition with 10 gercent adde	09:26PM 18	the intersection is operating in terms of additional	09:29PM 18	always true.
coarry 21       And so we provided that information         coarry 22       for, again, the signalized and unsignalized         coarry 23       for, again, the signalized and unsignalized         coarry 24       of page 4, what I've done there in Figure 4 and         coarry 25       Figure 5 is to look at the future build condition,         LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.       201-641-1812         21       110         coarry 3       again, taking the 2019 existing traffic volumes and         22       growing them by 10 percent for the two-year period         22       and the superimposing on the left-hand side, Figure 5         23       and reduction in trips overall on the critical         24       4, the office development fully occupied, and on the         25       figures, there's an AM and PM in and out and total         26277       1         27       and you could see in each one of those         27       figures, there's an AM and PM in and out and total         28       figures there's an AM and PM in and out and total         29       for the specific land use, whether it be office or         20       and reduction with 10 percent added traffic or the         29       for the specific land use, whether it he office development in that         20       movement or thr	09:26PM <b>19</b>	delay that a motorist would have to wait on average,	09:29PM 19	In this case, the office development
22       for, again, the signalized and unsignalized         23       intersection in the existing condition. On the top         24       of page 4, what I've done there in Figure 4 and         28       Figure 5 is to look at the future build condition,         20207       21         29       Pigure 5 is to look at the future build condition,         20208       29         29       again, taking the 2019 existing traffic volumes and         20209       2         20209       3 and then superimposing on the left-hand side, Figure         3       and then superimposing on the left-hand side, Figure         4       4, the office development fully occupied, and on the         5       figures, there's an AM and PM in and out and total         9       for the specific land use, whether the boffice or         1       nersection volumes, whether they be turning         2       existing condition, that         1       for the specific land use change, from office and         2       sub of the residential.         2       existing condition, with 10 percent added traffic or the         2       sub of the question is how do the volumes change         2       movement or through movement that would change as         2       movement or through movement that would	09:26PM <b>20</b>	but also how far back that queue would develop.	09:29PM 20	conversion to residential reduces the number of
1       1	09:26PM <b>21</b>	And so we provided that information	09:29PM 21	vehicle trips overall. Certainly there is a balance
1       correction	09:26PM 22	for, again, the signalized and unsignalized	09:29PM 22	between what is coming into the site and what is
Image: 25       Figure 5 is to look at the future build condition,       LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.       201-641-1812         100       again, taking the 2019 existing traffic volumes and       110       12         1110       again, taking the 2019 existing traffic volumes and       112         1110       112       112         1110       112       112         1111       112       112         1111       112       112         1111       112       112         1111       112       112         1111       112       112         1111       112       112         1111       112       112         1111       112       112         1111       112       112         1111       112       112         1111       112       112         1111       112       112         1111       112       112         1111       112       112         1111       111       112         1111       111       112         111       111       111       111         111       111       111       111       <	09:26PM 23	intersection in the existing condition. On the top	09:30PM 23	leaving the site, but we look at what happens at the
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812       LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812         100       100       112         102779       2 growing them by 10 percent for the two-year period 4. the office development fully occupied, and on the examu 6       100       112         102779       2 growing them by 10 percent for the two-year period examu 7       10       110       112         102779       3 and then superimposing on the left-hand side, Figure 5 right in Figure 5 with the residential traffic       30       1       The proposed residential of the way and the signalized intersection iself.         100       5       7       And you could see in each one of those       5       1       The following page is based on those         11       intersection volumes, whether it be office or       1       The inpl-hand side is the signalized intersection on         11       intersection volumes, whether it be office or       1       The inpl-hand side is the signalized intersection on         11       intersection volumes, whether they be turning       10       10       10       10         11       intersection volumes, whether they be turning       10       10       10       10         11       intersection volumes, whether they be turning       10       10       10       10         12       intersecti	09:26PM 24	of page 4, what I've done there in Figure 4 and	09:30PM 24	intersection itself from an overall intersection
201-641-1812         100         110         112         112         112         112         112         112         112         112         112         112         111         111         111         12       Not provement or through movement that would total         12       12         12				

	113		115
09:31PM <b>1</b>	of this proposed development, but as a result of the	09:35PM <b>1</b>	Lastly, I would say that both
09:31PM <b>2</b>	increased traffic that would be going through the	09:35PM <b>2</b>	intersections around all of Broadway is under Bergen
09:31PM 3	intersection at that 10 percent level.	09:35PM 3	County jurisdiction, and Bergen County has the
09:31PM <b>4</b>	Lastly, we looked on page 6, the New	09:35PM <b>4</b>	ultimate right to determine how the roadway is
09:32PM 5	Jersey Transit Pascack Valley Line effect that it may	09:35PM 5	accessed, both at the intersection itself and at the
09:32PM 6	have on the intersection itself. We provided the	09:35РМ 6	site driveway.
09:32PM <b>7</b>	train schedule of trains both in the AM peak hour	09:35PM <b>7</b>	I understand that Bergen County is
09:32PM 8	from 5:26 to 9:10 AM. And there were no trains in	09:35PM 8	nearing their conclusion or their report, and so that
09:32PM <b>9</b>	the reverse direction until 1:30 PM.	09:35PM <b>9</b>	that information, once we have that, we will be bound
09:32PM 10	And then in the PM peak period from	09:35PM 10	by whatever Bergen County wants to do with respect to
09:32PM <b>11</b>	4:45 PM to 7:43 PM, with three trains in the opposite	09:35PM <b>11</b>	operation of Broadway, and any potential restrictions
09:32PM 12	direction that would occur also.	09:35PM 12	in or out of the site or no restrictions at all.
09:32PM 13	So, in the analysis of this, each train	09:35PM 13	So, again, based on previous testimony
09:32PM 14	takes about approximately two minutes for when the	09:36PM <b>14</b>	and work that has been done, this is a site, from a
09:32PM 15	train signals the intersection and all the	09:36РМ 15	pure traffic standpoint, going from office building
09:32PM 16	intersection lights are red to when those gates go	09:36РМ 16	development to residential, it's a lower intensity of
09:33PM 17	back up, it's about a two-minute period in time where	09:36PM 17	land use from a traffic perspective, and there is a
09:33PM 18	everything is stopped, everything has a red signal.	09:36PM 18	net reduction of traffic that would be coming to and
09:33PM 19	The traffic signal itself operates on a	09:36РМ 19	from the site during the peak hours in question, in
09:33PM 20	90 second cycle, and there are 40 cycles of traffic	09:36PM 20	the AM and PM peak hours.
09:33PM 21	in the hour. And so by calculation, we're looking at	09:36PM 21	There is no traffic impact associated
09:33PM 22	a result of about two minutes for each train that	09:36РМ <b>22</b>	with the conversion of this site and this land use to
09:33PM 23	would stop, and there's three trains in the peak	09:36PM 23	residential at all, but we went ahead and we provided
09:33РМ <b>24</b> 25	hour, so six minutes of train delay would result in a	09:36РМ <b>24</b>	all the backup information for your engineer to go
09:33РМ 25	relatively small amount of delay, if you look at it LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	09:36РМ <b>25</b>	through as well, all the detailed calculations are LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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	114		116
09:33PM <b>1</b>	per cycle or per cycle itself.	09:36PM <b>1</b>	provided, and it's clear in here, although I didn't
09:33РМ 2	Understandably, if you are at the	09:36РМ 2	point that out yet, that during certain periods,
09:33PM 3	signal when the train is arriving, you're waiting two	09:37РМ 3	especially during the periods in the future, traffic
09:33PM 4	additional minutes, and if you get their when there's	09:37РМ 4	queues in that northbound directly certainly at times
09:33РМ 5	no train, obviously there's no wait at all.	09:37РМ 5	backup through where the site driveway is, and at
09:33PM 6	So you can look at it from a worst case	09:37РМ 6	certain points during that peak hour itself there
09:33PM 7	scenario, if there's an additional two minutes back	09:37PM <b>7</b>	
09:34PM <b>8</b>		•	might not be any.
0	down to there might be a zero delay as a result of	09:37PM 8	So we looked at a 50th percentile queue
09:34PM 9	the train.	09:37PM 9	So we looked at a 50th percentile queue basically, which says that 50 percent of the time
09:34PM 10	the train. There's no anticipated additional stops	09:37РМ 9 09:37РМ 10	So we looked at a 50th percentile queue basically, which says that 50 percent of the time what would that traffic queue be, and so that's all
09:34PM 10 09:34PM 11	the train. There's no anticipated additional stops that are planned from New Jersey Transit's	09:37РМ 9 09:37РМ 10 09:37РМ 11	So we looked at a 50th percentile queue basically, which says that 50 percent of the time what would that traffic queue be, and so that's all incorporated in here as well.
09:34PM 10 09:34PM 11 09:34PM 12	the train. There's no anticipated additional stops that are planned from New Jersey Transit's standpoint, so everything would remain the same.	09:37РМ 9 09:37РМ 10 09:37РМ 11 09:37РМ 12	So we looked at a 50th percentile queue basically, which says that 50 percent of the time what would that traffic queue be, and so that's all incorporated in here as well. And at some point I would imagine
09:34PM 10 09:34PM 11	the train. There's no anticipated additional stops that are planned from New Jersey Transit's standpoint, so everything would remain the same. Conclusion, on the bottom of page 6, is	09:37РМ 9 09:37РМ 10 09:37РМ 11	So we looked at a 50th percentile queue basically, which says that 50 percent of the time what would that traffic queue be, and so that's all incorporated in here as well. And at some point I would imagine you're going to ask Mr. Intindola his opinion and
09:34PM 10 09:34PM 11 09:34PM 12 09:34PM 13	the train. There's no anticipated additional stops that are planned from New Jersey Transit's standpoint, so everything would remain the same. Conclusion, on the bottom of page 6, is that we undertook a detailed analysis of the site	09:37PM 9 09:37PM 10 09:37PM 11 09:37PM 12 09:37PM 13	So we looked at a 50th percentile queue basically, which says that 50 percent of the time what would that traffic queue be, and so that's all incorporated in here as well. And at some point I would imagine
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09:34PM 10 09:34PM 11 09:34PM 12 09:34PM 13 09:34PM 13 09:34PM 14 09:34PM 15 09:34PM 15 09:34PM 16 09:34PM 17 09:34PM 18 09:34PM 20 09:34PM 21 09:34PM 23 09:34PM 23 09:35PM 24	the train. There's no anticipated additional stops that are planned from New Jersey Transit's standpoint, so everything would remain the same. Conclusion, on the bottom of page 6, is that we undertook a detailed analysis of the site driveway and the signalized intersection with an aggressive 10 percent growth rate to factor in traffic volumes from other developments in and around the area for a regional approach over the next few years. And the signalized intersection of Broadway, Woodcliff Lake and Highview would certainly deteriorate in level of service, if there were no mitigation or improvements to the intersection. But strongly I say it is not as a result of this proposed development of converting the	09:37PM 9 09:37PM 10 09:37PM 11 09:37PM 12 09:37PM 13 09:37PM 13 09:37PM 14 09:37PM 15 09:37PM 16 09:37PM 16 09:38PM 17 09:38PM 18 09:38PM 20 09:38PM 21 09:38PM 23 09:38PM 23 09:38PM 24	So we looked at a 50th percentile queue basically, which says that 50 percent of the time what would that traffic queue be, and so that's all incorporated in here as well. And at some point I would imagine you're going to ask Mr. Intindola his opinion and analysis as well. That's all I have. CHAIRWOMAN HEMBREE: Okay. MR. SPIRIG: Just for clarification, when you said the county would take jurisdiction THE WITNESS: The county has jurisdiction. MR. SPIRIG: Jurisdiction over. Obviously they can't prevent people from coming and going into their property, but what they could do is they could potentially say no

	117		119
09:38PM 1	THE WITNESS: If the county approves	09:40PM <b>1</b>	in here was a 50/50 split just out of ease, just to
09:38РМ 2	that, they can. It's up to the county. Access to	09:40РМ 2	say 50/50. It's also based on the traffic volume,
09:38РМ 3	and from the County Road to the driveway is still	09:40PM 3	which along Broadway has basically a 50/50 split in
09:38PM <b>4</b>	under the jurisdiction of the county, so the	09:41PM <b>4</b>	the northbound and southbound direction.
09:38РМ 5	developer would not be able to post any restrictions,	09:41PM 5	So there are many times where there are
09:38РМ 6	unless the county is okay with that.	09:41PM 6	restrictions coming out of a site, especially making
09:38PM 7	MS. EFFRON-MALLEY: And just for	09:41PM <b>7</b>	a left-hand turn.
09:38PM 8	clarification, the counts that you're giving are only	09:41PM 8	And so, again, the county roadway
09:38PM 9	AM and PM peak, they have nothing to do with the	09:41PM 9	system and the municipal system is really there for
09:38PM 10	traffic all day long or residential potentially has	09:41PM 10	vehicles to travel around. So vehicles would come
09:38PM 11 09:38PM 12	more people in and out?	09:41PM 11	out, make the right turn, continue north and most
09:38PM 12	MR. HAYES: The weekends or nights.	09:41РМ <b>12</b>	likely go on Highview, travel to the east and try to
09:38РМ 13 09:39РМ 14	MS. EFFRON-MALLEY: Right, weekends,	09:41PM 13	circulate back to Broadway. Will there be additional traffic on
09:39РМ 14 09:39РМ 15	nights. THE WITNESS: So traditionally what is	09:41PM 14	other residential streets? Most likely during that
09:39РМ 15 09:39РМ 16	done is we look at the peak hour of the roadway,	09:41PM 15	PM peak hour, maybe even in the AM peak hour when
09:39РМ 10 09:39РМ 17	which is Broadway. And when that peak volume occurs	09:41PM 10	people are leaving the residential site, there
09:39PM 17	on Broadway and we coincide that with the volume	09:41PM 17	certainly might be.
09:39РМ <b>10</b> 09:39РМ <b>19</b>	that's coming in and out of the site. Yes, volume is	09:41PM 10	But the last part of what I would say
09:39PM 20	coming in and out of the site during all hours of the	09:41PM 20	is that what we've assumed so far in the residential
09:39PM 21	day, but typically if it's not during that AM or PM	09:41PM <b>21</b>	development is that 100 percent of the people would
09:39PM 22	peak hour, the volume on the roadway would be less.	09:42PM 22	be taking their car out, you know, and no, there was
09:39PM 23	Even though the volume to and from the site might be	09:42PM 23	no account for transit credit, we wanted to be
09:39PM 24	a little bit more, the worst case is still looking at	09:42PM <b>24</b>	conservative in the analysis.
09:39PM 25	the AM and PM peak hours from an analysis standpoint.	09:42PM 25	MR. HAYES: But that's not 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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	118		120
09:39PM <b>1</b>	MS. EFFRON-MALLEY: Did you look at	09:42PM <b>1</b>	really what I was asking.
09:39РМ 2	MS. EFFRON-MALLEY: Did you look at weekends, Saturdays at all?	09:42PM <b>2</b>	really what I was asking. So you think that people would take a
09:39РМ 2 09:39РМ 3	MS. EFFRON-MALLEY: Did you look at weekends, Saturdays at all? THE WITNESS: We did not look at	09:42PM 2 09:42PM 3	really what I was asking. So you think that people would take a right-hand turn and continue north in an orderly
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09:39PM         2           09:39PM         3           09:39PM         4           09:39PM         5	MS. EFFRON-MALLEY: Did you look at weekends, Saturdays at all? THE WITNESS: We did not look at weekend traffic. We don't have any counts of weekend traffic, just AM and PM.	09:42PM         2           09:42PM         3           09:42PM         4           09:42PM         5	really what I was asking. So you think that people would take a right-hand turn and continue north in an orderly manner? You don't think that they would try to
09:39PM 2 09:39PM 3 09:39PM 4 09:39PM 5 09:39PM 6	MS. EFFRON-MALLEY: Did you look at weekends, Saturdays at all? THE WITNESS: We did not look at weekend traffic. We don't have any counts of weekend traffic, just AM and PM. MR. KAUFMAN: There is no weekend train	09:42PM         2           09:42PM         3           09:42PM         4           09:42PM         5           09:42PM         6	really what I was asking. So you think that people would take a right-hand turn and continue north in an orderly manner? You don't think that they would try to cut across the left turn lane, go over the reservoir
09:39PM         2           09:39PM         3           09:39PM         4           09:39PM         5           09:39PM         6           09:39PM         7	MS. EFFRON-MALLEY: Did you look at weekends, Saturdays at all? THE WITNESS: We did not look at weekend traffic. We don't have any counts of weekend traffic, just AM and PM. MR. KAUFMAN: There is no weekend train service in Woodcliff Lake.	09:42PM         2           09:42PM         3           09:42PM         4           09:42PM         5           09:42PM         6           09:42PM         7	really what I was asking. So you think that people would take a right-hand turn and continue north in an orderly manner? You don't think that they would try to cut across the left turn lane, go over the reservoir and then dump back down Pascack? Because that's how
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09:39PM         2           09:39PM         3           09:39PM         4           09:39PM         5           09:39PM         6           09:39PM         7           09:39PM         7           09:39PM         8           09:39PM         9           09:39PM         10           09:39PM         12           09:40PM         13           09:40PM         14           09:40PM         15           09:40PM         16           09:40PM         18           09:40PM         20           09:40PM         21           09:40PM         23           09:40PM         23           09:40PM         23           09:40PM         24	MS. EFFRON-MALLEY: Did you look at weekends, Saturdays at all? THE WITNESS: We did not look at weekend traffic. We don't have any counts of weekend traffic, just AM and PM. MR. KAUFMAN: There is no weekend train service in Woodcliff Lake. MS. EFFRON-MALLEY: The train runs. MR. KAUFMAN: I know that, but it doesn't stop. THE WITNESS: And, again, our task here was to look at AM and PM traffic operations for the driveway and the intersection itself. CHAIRWOMAN HEMBREE: Right. Thank you. Questions? MR. HAYES: Mr. Luglio, to what degree would your analysis change if the county does restrict left-hand turns out of this site? I guess in your best estimate, what is the route then that people would most likely take? Because I have an idea of what it is, and that intersection, being what it is already, I see as being unmanageable, if that's the case.	09:42PM         2           09:42PM         3           09:42PM         4           09:42PM         5           09:42PM         6           09:42PM         7           09:42PM         7           09:42PM         8           09:42PM         10           09:42PM         11           09:42PM         12           09:42PM         13           09:42PM         14           09:42PM         15           09:42PM         16           09:42PM         18           09:42PM         20           09:42PM         20           09:42PM         21           09:43PM         23           09:43PM         24	really what I was asking. So you think that people would take a right-hand turn and continue north in an orderly manner? You don't think that they would try to cut across the left turn lane, go over the reservoir and then dump back down Pascack? Because that's how I think people would do it, and I think it's a substantially worse impact than somebody who is just going to continue to travel north. THE WITNESS: So, again, we really can't govern what individual motorists are going to do. MR. HAYES: I'm just asking your assessment. THE WITNESS: There might be some people that will do that, certainly. There might be people that will do that, certainly. There might be people that will take a left and go into the train station parking area and turn around and come back out. So it really is a function of what is the path of least resistance, and then also how many people are really going to be coming out of the site during the AM peak hour. And if they do that for a few times and realize that that might not be the right

	121		123
09:43PM <b>1</b>	there's no prohibition, we tend to see that things	09:45PM	
09:43PM <b>2</b>	start to work out, as far as when people leave their	09:45PM 2	
09:43PM 3	house, especially if it's a residential.	09:45PM 3	
09:43PM <b>4</b>	If it's office development, there's a	09:45PM	
09:43PM 5	time when people have to be there. From a	09:45PM	· ·
09:43PM 6	residential standpoint, there are different times.	09:45PM	
09:43РМ 7	It's almost a staggered time.	09:45PM 7	
09:43PM <b>8</b>	MR. HAYES: I don't know if that's	09:45PM	combination of both, definitely.
09:43PM <b>9</b>	fair, because you're saying we have this apartment	09:45PM	CROSS EXAMINATION
09:43PM 10	complex, it's going to be, I forget what Mr. Burgis	09:45PM 10	BY MR. PRINCIOTTO:
09:43PM <b>11</b>	said, 75 percent one bedroom apartments.	09:46PM 11	<b>Q.</b> For the cars coming out of site, if the
09:43PM 12	THE WITNESS: Uh-huh.	09:46PM 12	left-hand turn is prohibited, you indicated they
09:43PM 13	MR. HAYES: If people have to get to	09:46РМ 13	would go up Highview?
09:43PM <b>14</b>	the office in the morning, I'm assuming that people	09:46PM <b>14</b>	A. They may, yes.
09:43РМ <b>15</b>	have to leave their homes in the morning also to get	09:46PM 15	<b>Q.</b> And then from Highview, where would
09:43PM 16	to their offices, so I don't think it's fair to say	09:46РМ <b>16</b>	they go?
09:44PM 17	that people in homes can just wait it out and go when	09:46РМ <b>17</b>	
09:44PM <b>18</b>	it's convenient for them, but if it's an office	09:46PM 18	
09:44РМ 19	building everybody has to be there at a certain time.	09:46PM <b>19</b>	
09:44PM 20	It's not a fair comparison, I don't think.	09:46PM 20	
09:44PM 21	THE WITNESS: And if you want a fair	09:46PM 21	
09:44PM 22	comparison, I think half of the people that live here	09:46РМ 22	
09:44PM 23	will most likely take mass transit, not having a	09:46РМ 23	,
09:44РМ <b>24</b>	vehicle coming out of this site at all, and another	09:46PM 24	
09:44РМ 25	25 percent of them will probably leave before the	09:46PM 25	,, 5,
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
	122		124
09:44PM <b>1</b>	peak hour of the roadway starts to get to their final	09:46PM	if they want to go back southbound.
09:44РМ <b>2</b>	destination.	09:46PM 2	MR. PRINCIOTTO: No, I'll follow-up
09:44РМ 3	MR. HAYES: What leads you to believe	09:46PM 3	with these questions.
09:44PM <b>4</b>	that 50 percent of the people will take mass transit?	09:46PM	
09:44PM 5	THE WITNESS: Because of the product	09:46PM 5	
09:44PM <b>6</b>	that you're going to have, right, and the proximity	09:46PM	
09:44PM <b>7</b>	to the train station.	09:46PM 7	5
09:44PM 8	So if someone doesn't want, and we've	09:46PM	
09:44PM 9	seen trends of people not wanting to own a car if	09:46PM 9	
09:44РМ <b>10</b>	they're going to have access to a train station or	09:46РМ 10 09:46РМ 11	-
09:44РМ <b>11</b> 09:44РМ <b>12</b>	other transportation services, it might be buses as well, they'll forgo that car and not have to worry	09:46PM 12	
09:44PM 12	about that. So we've definitely seen that with	09:46PM 12	
09:44PM 13	respect to developments around train stations or	09:47РМ <b>13</b> 09:47РМ <b>14</b>	
09:45PM 15	where there's bus access.	09:47PM 15	-
09:45PM 16	MR. HAYES: You say you've seen that,	09:47PM 16	
09:45PM 17	is that anecdotal or is that supported by some	09:47PM 17	
09:45PM <b>18</b>	specific studies?	09:47PM 18	
09:45PM <b>19</b>	THE WITNESS: It's supported by	09:47РМ <b>19</b>	
09:45PM <b>20</b>	individual studies and what the trend is from a	09:47РМ <b>20</b>	have a trouble making a left.
09:45PM <b>21</b>	transportation standpoint.	09:47PM <b>21</b>	THE WITNESS: South of the site,
09:45PM <b>22</b>	New Jersey Transit is certainly	09:47PM 22	correct.
09:45PM 23	overcapacity on many different modes of travel,	09:47РМ <b>23</b>	BY MR. PRINCIOTTO:
09:45PM <b>24</b>	especially the bus, but also on commuter rail as	09:47РМ <b>24</b>	
09:45PM 25	well.	09:47РМ <b>25</b>	-
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

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	125		127
09:47РМ <b>1</b>	correct?	09:49PM <b>1</b>	to take a look at it, not you. It's a problem point.
09:47РМ <b>2</b>	A. For the most part, yes.	09:49РМ <b>2</b>	MR. DELIA: I get that.
09:47PM 3	<b>Q.</b> Highview, Prospect, Columbus, and	09:49PM 3	CHAIRWOMAN HEMBREE: Okay.
09:47PM <b>4</b>	Lincoln, and Kinderkamack for that matter? A. So what we're talking about, just to be	09:49PM <b>4</b>	MR. PRINCIOTTO: Any other questions?
		09:50PM 5	CHAIRWOMAN HEMBREE: I'm looking left.
09:47РМ <b>6</b> 09:47РМ <b>7</b>	clear, is, all 23 vehicles that would be coming out	-	MR. NEWMAN: I don't have any questions of this witness.
	during the AM peak hour and all 14 vehicles coming out during the PM peak hour over the entire hour,	•	MR. PRINCIOTTO: We need a motion to
09:47PM 8	which is maybe one every two minutes, it's not a	09:50PM 8	open to the public I'm sorry, did anyone else have
09:47PM <b>1</b> 0	significant amount of traffic. This is the same	09:50PM <b>9</b>	a question?
09:47PM 10	amount of traffic that is considered a standard	09:50PM 10	MR. HAYES: No.
09:48PM 12	deviation of traffic volumes on a day-to-day basis.	09:50PM 12	CHAIRWOMAN HEMBREE: I'm just looking
09:48PM 13	Traffic differences on any roadway from	09:50PM 13	at the time, and we have to go into closed session
09:48PM 14	a Monday through Friday has variations, it's not the	09:50PM 14	this evening.
09:48PM 15	constant 524 vehicles every day, right?	09:50PM 15	MR. PRINCIOTTO: I know, but I think
09:48PM 16	So what we're talking about in terms of	09:50PM 16	that
09:48PM 17	vehicles coming out of this site is really	09:50PM 17	CHAIRWOMAN HEMBREE: I know they want
09:48PM 18	insignificant to the number of vehicles that are on	09:50PM 18	to ask Mr. Luglio a question.
09:48PM 19	the roadway.	09:50PM 19	MR. NEWMAN: I think the applicant made
09:48PM 20	CHAIRWOMAN HEMBREE: So the county also	09:50PM 20	you clear he wants to be done with Mr. Luglio
09:48PM <b>21</b>	, makes a decision on what streets need new traffic	09:50PM 21	tonight.
09:48PM 22	lights, and they're monitoring that?	09:50PM 22	CHAIRWOMAN HEMBREE: No, I got it.
09:48PM 23	THE WITNESS: If they're county	09:50PM 23	MR. DELIA: Thank you.
09:48PM 24	roadways, yes.	09:50PM 24	MR. NEWMAN: Unless I'm reading you
09:48PM 25	CHAIRWOMAN HEMBREE: What about, is	09:50PM 25	wrong.
	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
	126		128
09:48PM <b>1</b>	Prospect a county road?	09:50PM 1	MR. DELIA: You read my mind perfectly.
09:48РМ <b>2</b>			
09:48PM 2	THE WITNESS: I don't know.	09:50РМ 2	THE WITNESS: Yeah, I don't think he
09:48PM <b>2</b> 09:48PM <b>3</b>	CHAIRWOMAN HEMBREE: It is? Okay.	09:50PM 3	likes me.
	CHAIRWOMAN HEMBREE: It is? Okay. So that light you need to have that	•	likes me. MR. NEWMAN: I don't think it's that.
09:48PM 3 09:48PM 4 09:49PM 5	CHAIRWOMAN HEMBREE: It is? Okay. So that light you need to have that traffic point dealt with and then you could time the	09:50РМ <b>3</b> 09:50РМ <b>4</b> 09:50РМ <b>5</b>	likes me. MR. NEWMAN: I don't think it's that. CHAIRWOMAN HEMBREE: All right. I'm
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09:48PM         3           09:48PM         4           09:49PM         5           09:49PM         6           09:49PM         7           09:49PM         8           09:49PM         8           09:49PM         9           09:49PM         10           09:49PM         11           09:49PM         12           09:49PM         13           09:49PM         14           09:49PM         15           09:49PM         16           09:49PM         18           09:49PM         20           09:49PM         21           09:49PM         23           09:49PM         23           09:49PM         24	CHAIRWOMAN HEMBREE: It is? Okay. So that light you need to have that traffic point dealt with and then you could time the lights better. MR. DELIA: I'm going to make a statement now. We are not going to produce anymore investigations, anymore reports. We've given the board what they've asked for. This is Mr. Luglio's third time here. I intend to conclude with Mr. Luglio tonight and not bring him back, so this is our time to conclude with him, any questions on what he's provided, please do so, but we will not be producing any further reports. CHAIRWOMAN HEMBREE: Didn't ask. MR. DELIA: Or any further investigation, you did, you brought it up. MR. PRINCIOTTO: No. CHAIRWOMAN HEMBREE: No, I did not. MR. PRINCIOTTO: She just asked who would be responsible for the traffic lights. MR. DELIA: And you said you needed to take a look at the southern intersection now.	09:50PM       3         09:50PM       4         09:50PM       5         09:50PM       6         09:50PM       7         09:50PM       8         09:50PM       9         09:50PM       10         09:50PM       11         09:50PM       12         09:51PM       12         09:51PM       14         09:51PM       15         09:51PM       16         09:51PM       18         09:51PM       20         09:51PM       21         09:51PM       23         09:51PM       24	likes me. MR. NEWMAN: I don't think it's that. CHAIRWOMAN HEMBREE: All right. I'm asking a favor of the public. When you ask your questions of Mr. Luglio, please make them brief questions. Okay? Because we have time constraints, but I want to give you an opportunity to ask your questions. So please come forward oh, we have to open the meeting. MS. EFFRON-MALLEY: Motion to open to the public. MR. HAYES: Second. CHAIRWOMAN HEMBREE: All in favor? (No response.) (Chorus of ayes.) MR. PRINCIOTTO: Also if there are any questions, I'm going to ask that you do your best not to repeat Mr. Luglio's testimony. He remembers what it is and we all just heard it. So I know that's common for people to do that, but I'm asking you not to do that and just go straight to the question. Thank you.
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09:53РМ 21 09:53РМ 22 09:53РМ 23 09:53РМ 24 09:53РМ 25	already a low traffic generator, so it ends up not being significant. That's the answer. MR. NEWMAN: His testimony is it's not significant no matter what. Obviously, the less number of units, the less significant it would be. MR. COUTO: Thank you. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	09:55PM         20           09:55PM         21           09:55PM         22           09:55PM         23           09:55PM         24           09:55PM         25	MS. GELLERT: That doesn't help me at all. Okay. CHAIRWOMAN HEMBREE: I understand what she's saying. Okay. Anybody else? LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
09:53РМ 22 09:53РМ 23 09:53РМ 24	being significant. That's the answer. MR. NEWMAN: His testimony is it's not significant no matter what. Obviously, the less number of units, the less significant it would be. MR. COUTO: Thank you.	09:55PM         21           09:55PM         22           09:55PM         23           09:55PM         24	MS. GELLERT: That doesn't help me at all. Okay. CHAIRWOMAN HEMBREE: I understand what she's saying. Okay. Anybody else?
09:53РМ 22 09:53РМ 23 09:53РМ 24	being significant. That's the answer. MR. NEWMAN: His testimony is it's not significant no matter what. Obviously, the less	09:55PM         21           09:55PM         22           09:55PM         23           09:55PM         24	MS. GELLERT: That doesn't help me at all. Okay. CHAIRWOMAN HEMBREE: I understand what
09:53РМ <b>22</b> 09:53РМ <b>23</b>	being significant. That's the answer. MR. NEWMAN: His testimony is it's not significant no matter what. Obviously, the less	09:55РМ <b>21</b> 09:55РМ <b>22</b> 09:55РМ <b>23</b>	MS. GELLERT: That doesn't help me at all. Okay. CHAIRWOMAN HEMBREE: I understand what
09:53PM 22	being significant. That's the answer. MR. NEWMAN: His testimony is it's not	09:55РМ <b>21</b> 09:55РМ <b>22</b>	MS. GELLERT: That doesn't help me at all. Okay.
		09:55PM <b>21</b>	
09:53PM 20			it.
09:53PM 19	MR. DELIA: But Mr. Luglio said it's	09:55PM <b>19</b>	CHAIRWOMAN HEMBREE: She didn't like
09:53PM 18	where the witness	09:55PM 18	your question.
09:53PM 17	word "considerable" or "significant," and that's	09:55PM 17	THE WITNESS: I think I did not answer
09:53PM 16	MR. PRINCIOTTO: I think he used the	09:55PM 16	MS. GELLERT: (Makes sounds.)
09:53PM 15	were less units, there would be less traffic.	09:55PM 15	the office development that's there now.
09:53PM 14	MR. NEWMAN: common sense, if there	09:55PM 14	is that this development is less traffic compared to
09:53PM 13	MR. COUTO: Common sense.	09:54PM 13	THE WITNESS: My only comment to that
09:53PM 12	loud.	09:54РМ <b>12</b>	the time when I'm living there? How do I find that?
09:53PM 11	MR. NEWMAN: Just from a thinking out	09:54PM <b>11</b>	learn what my life is going to be like the rest of
09:53PM 10	Okay. Thank you.	09:54РМ 10	information? I guess that's what I need. Where do I
09:52PM <b>9</b>	the logic, the numbers.	09:54РМ 9	MS. GELLERT: Where do I find that
09:52PM 8	MR. COUTO: Okay. I don't understand	09:54PM <b>8</b>	question.
09:52РМ 7	THE WITNESS: No necessarily, no.	09:54РМ 7	CHAIRWOMAN HEMBREE: We understood your
09:52РМ 6	considerably lower, if it was only 36 apartments?	09:54PM 6	MS. GELLERT: Now I'm trying to
09:52РМ 5	MR. COUTO: So wouldn't the numbers be	09:54РМ 5	MR. PRINCIOTTO: Comments later.
09:52PM <b>4</b>	THE WITNESS: That's right.	09:54PM <b>4</b>	MS. GELLERT: I know.
09:52РМ 3	#2, it would be 36 apartments?	09:54PM <b>3</b>	MR. PRINCIOTTO: Ma'am, ma'am, ma'am.
09:52PM <b>2</b>	MR. COUTO: If you didn't have building	09:54РМ 2	long.
09:52PM 1	THE WITNESS: Yes.	09:54PM <b>1</b>	MS. GELLERT: I live there all day
	130		132
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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.
09:52PM <b>25</b>	60 apartments.	09:54PM 25	THE WITNESS: That's correct.
09:52PM <b>24</b>	Right now the numbers you gave is for	09:54PM <b>24</b>	weekends?
09:52PM 23	MR. COUTO: Maybe I misled you.	09:54PM 23	MS. GELLERT: And nothing on the
09:52PM <b>22</b>	probably thousands of studies.	09:54PM <b>22</b>	hours.
09:52PM <b>21</b>	particular land use based on, for this category,	09:54PM <b>21</b>	THE WITNESS: Only AM and PM peak
09:52PM <b>20</b>	of how many vehicles would be coming to and from a	09:54PM 20	or is this the only two?
09:52РМ <b>19</b>	Generation Handbook, and it's based on average rates	09:54PM 19	Did you do grades for any other times
09:52PM <b>18</b>	on the Institute of Transportation Engineers Trip	09:54PM 18	two times when it would have an F grade.
09:52PM <b>17</b>	THE WITNESS: Well, the math is based	09:54PM 17	MS. GELLERT: You specifically quoted
09:52PM 16	come to 17, how can you explain the math?	09:54PM 16	peak hours.
09:52PM 15	is 36 apartments, building #2 has 24. How did you	09:54PM 15	on the roadway compared to what's happening in the
09:52PM <b>14</b>	math, because from the way I understand, building #1	09:54PM <b>14</b>	intersection or the roadway would have less traffic
09:52PM 13	MR. COUTO: So can you explain the	09:54PM 13	Traffic during the day, the
09:52PM <b>12</b>	no.	09:54PM 12	PM peak hour.
09:51PM <b>11</b>	there might be 17, so it's not a significant amount,	09:54PM <b>11</b>	engineering standpoint, we look at the AM peak hour,
09:51PM <b>10</b>	dealing with 23 vehicles coming out in the morning,	09:54PM 10	THE WITNESS: From a traffic
09:51PM <b>9</b>	It's a very low generator of traffic. So if we're	09:54PM <b>9</b>	We didn't see any of that, us in the public.
09:51PM <b>8</b>	THE WITNESS: Not significant, no.	09:53PM 8	What are the grades for the other hours of the day?
09:51PM <b>7</b>	traffic, in addition to the reduction you mentioned?	09:53PM <b>7</b>	We heard about the potential F grades.
09:51PM 6	built, would there be a significant reduction in	09:53РМ 6	Broadway.
09:51PM 5	The question is, if building #2 was not	09:53РМ 5	MS. GELLERT: Sally Gellert, 210
09:51PM <b>4</b>	You know my name, Alex Couto.	09:53PM <b>4</b>	MR. COUTO: Thank you very much.
09:51PM <b>3</b>	MR. COUTO: Yes.	09:53PM 3	CHAIRWOMAN HEMBREE: Okay.
09:51PM <b>2</b>	yes-or-no answer.	09:53PM 2	that?
09:51PM <b>1</b>	CHAIRWOMAN HEMBREE: Probably ask a	09:53PM <b>1</b>	MR. NEWMAN: Anybody disagree with
	129		131

	133		135
09:55PM <b>1</b>	MS. JEFFAS: Laura Jeffas.	09:57PM <b>1</b>	MR. HAYES: You didn't provide for any
	You were stating that you think that	09:57PM <b>2</b>	impact from potential residents taking mass transit
09:55PM 2	some of the people that live there will not have	09:57PM 2	or any other type of transportation?
	cars?	09:57PM <b>3</b>	THE WITNESS: That's right.
09:55РМ <b>4</b> 09:55РМ <b>5</b>	THE WITNESS: Yes.	09:57PM <b>4</b> 09:57PM <b>5</b>	MR. NEWMAN: So you presume that
	MS. JEFFAS: They'll just rely solely		everybody has a car, but not everybody is using the
09:55РМ <b>Б</b> 09:55РМ <b>7</b>	on the train. Is that correct?	09:57PM <b>6</b> 09:57PM <b>7</b>	car or no, I still don't have it?
	THE WITNESS: There will certainly be a	09:57PM <b>8</b>	THE WITNESS: All right. So the
09:55PM <b>8</b>	percentage of the population that does not own a car.	09:57PM 0	equations are based on 95 percent or close to 100
09:55PM 10	MS. JEFFAS: Okay. So what percentage	09:58PM 10	percent of all of the residents would or could use
09:55PM 11	do you think that would be in a situation like that?	09:58PM 11	their vehicle only. Embedded in that data is that
09:55PM 12	THE WITNESS: I really don't know. I	09:58PM 12	there's some percentage that probably doesn't, but
09:55PM 13	know there's going to be a percentage.	09:58PM 13	regardless of that, what I'm saying, I just want to
09:56PM 14	What we have done in the traffic	09:58PM 10	be clear, that we didn't assume every person has a
09:56PM 15	analysis is assume that all people would have a car,	09:58PM 15	car. So a two bedroom apartment has two cars, we
09:56PM 16	that's what the assumption is, and that's what the	09:58PM 16	didn't make that assumption. We just made the
09:56PM 17	analysis is based on.	09:58PM 17	assumption that there's no transit credit at all. So
09:56PM 18	After this is fully occupied, there	09:58PM 18	all the vehicles that would be coming to and from the
09:56PM 10	certainly will be a percentage that does not have a	09:58PM 10	site would be generated by the site and no one could
09:56PM 20	car.	09:58PM 10	take advantage of any transit that's on the site.
09:56PM 21	MS. JEFFAS: Okay.	09:58PM 20	MR. PRINCIOTTO: So where did you get
09:56PM 22	MR. NEWMAN: Yeah, but just so I'm	09:58PM 21	the numbers from?
09:56PM 23	clear, when you did your analysis, you assumed for	09:58PM 23	THE WITNESS: The Institute of
09:56PM 24	the sake of your analysis that everybody did have a	09:58PM 24	Transportation Engineers.
09:56PM 25	car?	09:58PM 25	MR. PRINCIOTTO: And they factor in the
	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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	134		
	104		136
09:56Рм <b>1</b>	THE WITNESS: Yes. There was no credit	09:58PM <b>1</b>	136 fact that in those numbers, that probably some people
09:56РМ <b>1</b> 09:56РМ <b>2</b>	-	09:58РМ <b>1</b> 09:58РМ <b>2</b>	
	THE WITNESS: Yes. There was no credit	_	fact that in those numbers, that probably some people
09:56PM 2	THE WITNESS: Yes. There was no credit for transit.	09:58PM <b>2</b>	fact that in those numbers, that probably some people take mass transit. Isn't that right?
09:56РМ <b>2</b> 09:56РМ <b>3</b>	THE WITNESS: Yes. There was no credit for transit. MR. NEWMAN: Okay. So even though	09:58РМ <b>2</b> 09:58РМ <b>3</b>	fact that in those numbers, that probably some people take mass transit. Isn't that right? THE WITNESS: They really don't. It is
09:56PM 2 09:56PM 3 09:56PM 4	THE WITNESS: Yes. There was no credit for transit. MR. NEWMAN: Okay. So even though THE WITNESS: I'm not saying that every	09:58PM 2 09:58PM 3 09:58PM 4	fact that in those numbers, that probably some people take mass transit. Isn't that right? THE WITNESS: They really don't. It is devoid of anything but vehicle traffic; however,
09:56PM         2           09:56PM         3           09:56PM         4           09:56PM         5	THE WITNESS: Yes. There was no credit for transit. MR. NEWMAN: Okay. So even though THE WITNESS: I'm not saying that every person has a car, right.	09:58PM 2 09:58PM 3 09:58PM 4 09:59PM 5	fact that in those numbers, that probably some people take mass transit. Isn't that right? THE WITNESS: They really don't. It is devoid of anything but vehicle traffic; however, there's some people, again, that don't have a car.
09:56PM 2 09:56PM 3 09:56PM 4 09:56PM 5 09:56PM 6	THE WITNESS: Yes. There was no credit for transit. MR. NEWMAN: Okay. So even though THE WITNESS: I'm not saying that every person has a car, right. MR. NEWMAN: So even though you may	09:58PM 2 09:58PM 3 09:58PM 4 09:59PM 5 09:59PM 6	fact that in those numbers, that probably some people take mass transit. Isn't that right? THE WITNESS: They really don't. It is devoid of anything but vehicle traffic; however, there's some people, again, that don't have a car. It is very close to 100 percent, but it's not every
09:56PM 2 09:56PM 3 09:56PM 4 09:56PM 5 09:56PM 6 09:56PM 7	THE WITNESS: Yes. There was no credit for transit. MR. NEWMAN: Okay. So even though THE WITNESS: I'm not saying that every person has a car, right. MR. NEWMAN: So even though you may believe that some people may not have a car, when you	09:58PM         2           09:58PM         3           09:58PM         4           09:59PM         5           09:59PM         6           09:59PM         7	fact that in those numbers, that probably some people take mass transit. Isn't that right? THE WITNESS: They really don't. It is devoid of anything but vehicle traffic; however, there's some people, again, that don't have a car. It is very close to 100 percent, but it's not every person has a car.
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09:56PM         2           09:56PM         3           09:56PM         4           09:56PM         5           09:56PM         6           09:56PM         7           09:56PM         8           09:56PM         9           09:56PM         10           09:56PM         11	THE WITNESS: Yes. There was no credit for transit. MR. NEWMAN: Okay. So even though THE WITNESS: I'm not saying that every person has a car, right. MR. NEWMAN: So even though you may believe that some people may not have a car, when you did your study, your testimony is based with the assumption that everybody has a car? THE WITNESS: The analysis and the assumption in the report is that there's no transit	09:58PM         2           09:58PM         3           09:58PM         4           09:59PM         5           09:59PM         6           09:59PM         7           09:59PM         8           09:59PM         9           09:59PM         10           09:59PM         11	fact that in those numbers, that probably some people take mass transit. Isn't that right? THE WITNESS: They really don't. It is devoid of anything but vehicle traffic; however, there's some people, again, that don't have a car. It is very close to 100 percent, but it's not every person has a car. MR. PRINCIOTTO: I understand, you're trying to be MR. NEWMAN: You're being honest. THE WITNESS: I am not saying every
09:56PM 2 09:56PM 3 09:56PM 4 09:56PM 5 09:56PM 6 09:56PM 7 09:56PM 7 09:56PM 8 09:56PM 9 09:56PM 10 09:56PM 11 09:56PM 12	THE WITNESS: Yes. There was no credit for transit. MR. NEWMAN: Okay. So even though THE WITNESS: I'm not saying that every person has a car, right. MR. NEWMAN: So even though you may believe that some people may not have a car, when you did your study, your testimony is based with the assumption that everybody has a car? THE WITNESS: The analysis and the assumption in the report is that there's no transit or other nonmotorized credit.	09:58PM         2           09:58PM         3           09:58PM         4           09:59PM         5           09:59PM         6           09:59PM         8           09:59PM         9           09:59PM         10           09:59PM         11           09:59PM         12	fact that in those numbers, that probably some people take mass transit. Isn't that right? THE WITNESS: They really don't. It is devoid of anything but vehicle traffic; however, there's some people, again, that don't have a car. It is very close to 100 percent, but it's not every person has a car. MR. PRINCIOTTO: I understand, you're trying to be MR. NEWMAN: You're being honest. THE WITNESS: I am not saying every person will have a car, I'm saying there's no credit
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	137		139
09:59PM <b>1</b>	the AM and PM peak hours, so it does take into	10:02PM <b>1</b>	apartment complex there.
09:59PM 2	account visitors, deliveries. It does take that	10:02PM <b>2</b>	Tell me exactly at the rush hour what
09:59PM 3	information into account.	10:02PM <b>3</b>	happens, go up Broadway and across the railroad
09:59PM 4	MS. JEFFAS: But during the two hours?	10:02PM <b>4</b>	tracks and coming across the reservoir.
09:59PM 5	THE WITNESS: And, again, it's the peak	10:02PM 5	THE WITNESS: In the northbound
10:00PM 6	hour in the morning and the peak hour in the evening.	10:02PM 6	direction?
10:00PM <b>7</b>	MS. JEFFAS: Got it.	10:02PM <b>7</b>	MS. HIGGINS: Yeah, somebody is no,
10:00PM 8	And the trip book you keep referring	10:02PM 8	somebody comes south, they are taking a left-hand
10:00PM 9	to, because I'm not familiar with that, it's	10:02PM 9	turn into the apartment complex, what is happening
10:00PM 10	regional, it's national, it's by state, it's by	10:02PM 10	behind this person going north on Broadway and what's
10:00PM <b>11</b>	county?	10:02PM <b>11</b>	happening of the cars coming across from the
10:00PM <b>12</b>	THE WITNESS: It's a national.	10:02PM <b>12</b>	reservoir behind this person taking a right and
10:00PM 13	MS. JEFFAS: So we're being compared to	10:02PM 13	trying to go south also?
10:00PM <b>14</b>	Arkansas.	10:02PM <b>14</b>	THE WITNESS: So if someone's coming in
10:00PM 15	THE WITNESS: Every transportation	10:02PM <b>15</b>	that southbound direction just south of the signal,
10:00PM 16	MS. JEFFAS: All of those least	10:02PM <b>16</b>	making a left turn into the site, there might be
10:00PM <b>17</b>	populated areas.	10:03PM <b>17</b>	vehicles that are behind this vehicle trying to turn
10:00PM 18	THE WITNESS: Every transportation	10:03PM 18	in, the vehicle would be opposing the northbound
10:00PM <b>19</b>	professional relies on this document for doing	10:03PM <b>19</b>	traffic. Assuming that the northbound traffic is
10:00PM 20	traffic impact studies.	10:03PM 20	starting to go, because the southbound traffic is
10:00PM 21	MS. JEFFAS: Whether you're doing it	10:03PM <b>21</b>	coming, there might be some delay associated with
10:00PM 22	whether it's West Windsor, New Jersey or Woodcliff	10:03PM 22	making that left turn into the site. During, you
10:00PM 23	Lake, New Jersey, correct?	10:03PM 23	know, congested times in the peak hour, there might
10:00PM 24	THE WITNESS: Even Alaska.	10:03PM 24	be a queue in that northbound direction that does
10:00PM <b>25</b>	MS. JEFFAS: All right.	10:03PM <b>25</b>	block the site. And so then it's a question of that
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
	138		140
10:00РМ <b>1</b>			
			person coming southbound trying to make the left turn
•	Thank you. MS_HIGGINS: losephine Higgins_10	10:03PM <b>1</b>	person coming southbound trying to make the left turn into the site, waiting there, finding that gap in the
10:00PM 2	MS. HIGGINS: Josephine Higgins, 10	10:03PM 2	into the site, waiting there, finding that gap in the
10:00РМ 2 10:00РМ 3	MS. HIGGINS: Josephine Higgins, 10 Pond Road, Woodcliff Lake.	10:03РМ <b>2</b> 10:03РМ <b>3</b>	into the site, waiting there, finding that gap in the northbound traffic. It's similar to many driveways
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	141		143
10:04РМ <b>1</b>	It's part of the analysis.	10:07РМ <b>1</b>	Transportation Engineers, yes.
10:04РМ <b>2</b>	MS. HIGGINS: And how many were in	10:07РМ <b>2</b>	MR. CABRERA: It's an assumption.
10:04PM 3	that, do you have that?	10:07PM 3	Okay.
10:04PM <b>4</b>	THE WITNESS: For the residential	10:07PM <b>4</b>	How do you know that five vehicles will
10:04PM <b>5</b>	development, we have three in the AM peak hour and 12	10:07PM 5	be leaving at a specific time, as you mentioned in
10:05PM 6	in the PM peak hour.	10:07PM 6	your testimony today, if all of this is just an
10:05PM <b>7</b>	MS. HIGGINS: Making a left	10:07PM <b>7</b>	assumption?
10:05PM 8	THE WITNESS: Over that 60-minute	10:07PM 8	THE WITNESS: It's not just an
10:05PM 9	period.	10:07РМ 9	assumption, it's based on thousands of studies that
10:05PM 10	MS. HIGGINS: Making a left-hand turn	10:07PM 10	have been compiled into waits of how many vehicles
10:05PM <b>11</b>	into that?	10:07PM <b>11</b>	are coming in and out of particular land uses based
10:05PM <b>12</b>	THE WITNESS: Into the site.	10:07PM <b>12</b>	on their category, in this case the number of units.
10:05PM <b>13</b>	As opposed to 29 and 4 if it were an	10:07PM 13	So it's not an assumption that I made,
10:05PM <b>14</b>	office building of the same square footage that is	10:07PM <b>14</b>	it's a formula and a methodology that has been used
10:05PM <b>15</b>	there now.	10:07PM 15	for 75 years.
10:05PM 16	MS. HIGGINS: All right.	10:08PM 16	MR. CABRERA: And there could be
10:05РМ <b>17</b> 10:05РМ <b>18</b>	Thank you.	10:08PM 17	mistakes in those calculations?
10:05PM 18 10:05PM 19	MS. CABRERA: Hi. Ulises Cabrera, 14 Dorchester Road, Woodcliff Lake.	10:08PM 18 10:08PM 19	THE WITNESS: Oh, yeah, 75 years of data. It is an assumption, but it's not an
10:05PM 19	Before I start I just want to thank the	10:08PM 13	assumption that's just made based on a whim, it's
10:05PM 20	members of the zoning board for their dedicated	10:08PM 21	based on data that has been collected from thousands
10:05PM 22	service to the borough.	10:08PM 22	of other sites.
10:05PM 23	Hi.	10:08PM 23	So when you say it's an "assumption," I
10:05PM <b>24</b>	THE WITNESS: How you doing?	10:08PM 24	take a little offense to it just because it's not my
10:05PM 25	MR. CABRERA: Good.	10:08PM 25	assumption.
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
	201 011 1012		201 011 1012
	142		144
10:05PM <b>1</b>	142 Would you agree there is no way to	10:08PM <b>1</b>	144 MR. CABRERA: Okay. And I didn't mean
10:05РМ <b>1</b> 10:05РМ <b>2</b>	142 Would you agree there is no way to determine the demographics of the future renter of	10:08PM <b>1</b> 10:08PM <b>2</b>	144 MR. CABRERA: Okay. And I didn't mean it towards you.
0	Would you agree there is no way to		MR. CABRERA: Okay. And I didn't mean
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10:05PM         2           10:06PM         3           10:06PM         4           10:06PM         5           10:06PM         6           10:06PM         6           10:06PM         7           10:06PM         7           10:06PM         9           10:06PM         10           10:06PM         11           10:06PM         12           10:06PM         13           10:06PM         14           10:06PM         15           10:06PM         16           10:06PM         18           10:06PM         20           10:06PM         21           10:06PM         22           10:06PM         23           10:07PM         23           10:07PM         24	Would you agree there is no way todetermine the demographics of the future renter ofthis unit?MR. DELIA: That's outside the scope ofthis witness.MR. PRINCIOTTO: Yes, he's didn't givetestimony about demographics, so the crossexamination or the questions you ask should berelated to what he just testified about.MR. CABRERA: Okay.Would you agree that there's no way toaccurately determine how many renters will becommuting to work and back home via a vehicle?THE WITNESS: Accurately determine, no.Could you have an estimate, yes, for sure, and thatnumber and that percentage will change every year.MR. CABRERA: But your testimony ismore than it's just an estimate, that's whatyou're saying?THE WITNESS: Right.Based on what the trends are forresidential near train stations, yes.MR. CABRERA: So predicting the numberof vehicles is an assumption that you're making here?	10:08PM       2         10:08PM       3         10:08PM       4         10:08PM       5         10:08PM       6         10:08PM       7         10:08PM       7         10:08PM       7         10:08PM       9         10:08PM       10         10:08PM       11         10:09PM       12         10:09PM       13         10:09PM       14         10:09PM       15         10:09PM       16         10:09PM       16         10:09PM       18         10:09PM       20         10:09PM       21         10:09PM       23         10:09PM       23         10:09PM       24	MR. CABRERA: Okay. And I didn't mean it towards you. THE WITNESS: I know you didn't. MR. CABRERA: So given all this calculation, the assumptions that are made by the ITE did I say that correctly? THE WITNESS: Yes. MR. CABRERA: How do they know how many residents will actually be owning a vehicle and how many won't? THE WITNESS: So, for these 60 units, the trip generation equations assume that there's no other transit, right. So all the vehicles that could come in and out of the site is part of this equation. We made the assumption that if there is a 50/50 split of vehicles specifically coming out of the site, 12 then would be going northbound, 12 would be going southbound, adds up to 24 instead of 23, but that's an assumption that we made based on the traffic volume on Broadway. Going back to the assumption part, would it be 12? One day it might be 10, another day it might be 18. It is what is on average you're going to see coming in and out of the site. Granted

	A A E		147
10:10PM <b>1</b>	145 will be certainly a little bit higher or a little bit	10:12PM <b>1</b>	CHAIRWOMAN HEMBREE: Anybody else?
10:10РМ <b>1</b> 10:10РМ <b>2</b>	lower and that's why these are the average rates.	10:12PM <b>1</b> 10:12PM <b>2</b>	MR. NEWMAN: Motion to close to the
10:10PM 2	MR. CABRERA: So what was provided in	10:12PM <b>2</b>	public.
10:10PM <b>4</b>	your study is just an average, and there was no high	10:12PM <b>4</b>	MR. HAYES: Second.
10:10PM 5	or low?	10:12PM 5	CHAIRWOMAN HEMBREE: All in favor?
10:10PM 6	THE WITNESS: Right. That's typically	10:12PM 6	(Whereupon, all Board Members respond
10:10PM <b>7</b>	not how the analysis is done. The analysis is based	10:12PM <b>7</b>	in the affirmative.)
10:10PM 8	on an average day, average conditions.	10:12PM <b>8</b>	CHAIRWOMAN HEMBREE: Okay. I think you
10:10PM 9	MR. CABRERA: All right. And as you	10:12PM 9	accomplished your goal.
10:10PM 10	said, these are assumptions made by the ITE and	10:12PM <b>10</b>	MR. DELIA: Well, almost.
10:10PM <b>11</b>	THE WITNESS: Based on data.	10:12PM <b>11</b>	CHAIRWOMAN HEMBREE: Sort of.
10:10PM <b>12</b>	MR. CABRERA: Based on the data, and	10:12PM <b>12</b>	MR. DELIA: Almost. I will rest my
10:10PM 13	these predictions can be incorrect?	10:12PM <b>13</b>	case, though.
10:10PM <b>14</b>	THE WITNESS: I would say that not	10:13PM <b>14</b>	CHAIRWOMAN HEMBREE: No, you're not
10:10PM <b>15</b>	incorrect, I would say that they are averages, so on	10:13PM <b>15</b>	going to rest your case now, are you?
10:10PM 16	any given day, it could be higher or lower.	10:13PM 16	MR. DELIA: That concludes my
10:10PM <b>17</b>	MR. CABRERA: Okay. All right.	10:13PM <b>17</b>	presentation.
10:10PM <b>18</b>	Thank you.	10:13PM <b>18</b>	CHAIRWOMAN HEMBREE: Yes, it does.
10:10PM <b>19</b>	CHAIRWOMAN HEMBREE: Okay.	10:13PM <b>19</b>	MR. DELIA: So I'm resting my
10:10PM 20	MS. GELLERT: Briefly.	10:13PM <b>20</b>	presentation, yes, resting my side of the case,
10:11PM <b>21</b>	Sally Gellert again, 210 Broadway.	10:13PM <b>21</b>	subject to moving in all of the items marked for
10:11PM <b>22</b>	On the ITE, you say they're national,	10:13PM <b>22</b>	identification into evidence.
10:11PM 23	but do they take into account like population density	10:13PM 23	CHAIRWOMAN HEMBREE: Okay.
10:11PM <b>24</b>	or suburban environment versus rural versus an urban	10:13PM <b>24</b>	MR. PRINCIOTTO: Okay. It's almost 10
10:11PM <b>25</b>	and so forth?	10:13PM 25	after 10, with the Closed Session yet.
	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
	140		110
	146		148
10:11PM <b>1</b>	THE WITNESS: Certain land use	10:13PM <b>1</b>	148 Would you agree that we're not going to
10:11PM <b>1</b> 10:11PM <b>2</b>		10:13РМ <b>1</b> 10:13РМ <b>2</b>	
	THE WITNESS: Certain land use categories do break it down in this latest edition from urban to suburban. The data for urban is not as		Would you agree that we're not going to
10:11PM <b>2</b>	THE WITNESS: Certain land use categories do break it down in this latest edition	10:13PM 2	Would you agree that we're not going to finish tonight?
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1       Thank you, and thank you for your efforts.         1       This is not easy, I understand.         MS. SMITH: Send me a signed extension       MR. DELIA: Yes. We'll talk in the         10:14***       5         morning.       (Time noted: 10:12 p.m.)         7       7         8       9         10       (Time noted: 10:12 p.m.)         7       7         8       9         10       (Time noted: 10:12 p.m.)         7       7         8       9         10       (Time noted: 10:12 p.m.)         7       7         8       9         10       (Time noted: 10:12 p.m.)         7       8         9       (Time noted: 10:12 p.m.)         7       8         9       (Time noted: 10:12 p.m.)         1       (Time noted: 10:12 p.m.)     <	on.	
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KIM O. FURBACHER, CRCR, CCR, RMR		
<b>23</b> License #XIO1042, and Notary Public		
of New Jersey		
24		
My Commission Expires:		
<b>25</b> 7/11/19		
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		
201-641-1812		

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