

COUNTY OF BERGEN
TOWNSHIP OF WYCKOFF

CHRISTIAN HEALTH CARE CENTER)
(CHCC) Block 443 Lots 49.03,)
52.01, 51(RA-25); 301)
Sicomac Avenue Amended) TRANSCRIPT OF
Site Plan,) HEARING
Applicant.)
-----*

Memorial Town Hall, Scott Plaza
340 Franklin Avenue
Wyckoff, New Jersey
Tuesday, July 10, 2018, 7:30 p.m.

B E F O R E:

THE ZONING BOARD OF ADJUSTMENT
OF THE TOWNSHIP OF WYCKOFF

BOARD MEMBERS:

CARL FRY, Chairman
ERIK RUEBENACKER, Vice Chairman
BRIAN HUBERT (Absent)
SUSAN YUDIN
ED KALPAGIAN
ROBERT EBEL
RICH DELEO

HAROLD P. COOK, III, ESQ., Counsel for the Zoning
Board of Adjustment

MARK A. DIGENNARO, Borough Engineer
PETER TEN KATE, P.E., Boswell Engineering
SUSAN McQUAID, Board Secretary

LYNANN DRAGONE
CERTIFIED COURT REPORTER
54 STIRLING TERRACE
TOTOWA, NEW JERSEY 07512
(973) 904-1421

ALSO PRESENT:

JEFFER, HOPKINSON & VOGEL, ESQS.
BY: JEROME A. VOGEL, ESQ.
Counsel for the Applicant

DOUGLAS A. STRUYK, President and CEO of Christian
Health Care Center

KENNETH H. KARLE, AIA, PE, PP, LEED, AP
President of LAN Associates

1 CHAIRMAN FRY: I'm going to read the Open
2 Public Meetings Act statement.

3 This special meeting of the Wyckoff Board
4 of Adjustment dated Tuesday, July 10th, 2018, is
5 now in session.

6 In accordance with Section 8 of the Open
7 Publics Act, I wish to advise that notice of this
8 meeting has been posted in the main level of
9 Memorial Town Hall since Thursday, June 26, 2018.
10 A copy of notice has been filed with the Township
11 Clerk and copies were sent to the Ridgewood News,
12 Bergen Record, and the North Jersey Herald & News,
13 and all papers with general circulation throughout
14 the Township of Wyckoff. This notice establishes
15 a special meeting for the Christian Health Care
16 Center. Formal action may be taken at this
17 meeting.

18 Sue, roll call, please.

19
20 (Roll call was taken, all Commissioners
21 respond in the affirmative)

22
23 CHAIRMAN FRY: I'll start with the Pledge
24 of Allegiance.

25 Mr. Ruebenacker.

1 (Pledge of Allegiance)

2
3 CHAIRMAN FRY: Thank you, again. This is
4 a special meeting for the Christian Health Care
5 Center. Just a quick reminder, if you would,
6 either silence your phones, turn them off. Let's
7 do what we can to try to avoid disruption
8 throughout the meeting.

9 We have one board member that has been
10 sitting in, Brian Hubert. He is not going to be
11 in attendance tonight. So we're down one.

12 And then we have Brian Tanis and Mark
13 Borst who have recused themselves from the
14 application.

15 So all other board members are present.

16 We discussed at the end of the last
17 testimony that we had pretty much wrapped up the
18 traffic. We're not going to hear any traffic
19 study, am I correct, Mr. Vogel? You do not have
20 anybody from Stantec?

21 MR. VOGEL: That's correct.

22 CHAIRMAN FRY: Okay. So tonight we're
23 going to move into the building and the site
24 plans. So along the way, Mr. Ten Kate is here
25 from Boswell Engineering. They had several points

1 identified in their letter to us as well, so as we
2 go through, we'll kind of check the boxes.

3 So we're ready when you are.

4 MR. VOGEL: Thank you.

5 Mr. Chairman, you've accurately set the
6 table for what this evening is about. It's the
7 changes to the site plan, that is, the interior of
8 the site without the issue with respect to the
9 access.

10 It is really not a very large proposal.
11 The building as approved was 379,556 square feet.
12 That building has now been reduced on this
13 proposed site plan to 377,443. And that reduction
14 includes two additions, small additions, to
15 existing buildings. One is actually known as
16 Building #1, which faces Sicomac Avenue and that
17 has an addition of 3,894 square feet and the South
18 Gate Building, which is in the center of the
19 campus, which has an addition 3,493 square feet.
20 There is also an addition of 24 parking spaces.

21 Other than that, that's what the
22 application is all about.

23 I have two witnesses for you this evening.
24 One would be Doug Struyk, who has testified before
25 you before who you know is the President/Executive

1 MR. STRUYK: Yes.

2 Doug Struyk, President/CEO of Christian
3 Health Care Center and I recognize I'm still under
4 oath.

5 Thank you for allowing me to speak this
6 evening.

7 So as Mr. Vogel mentioned, there are two
8 existing buildings on campus where we are
9 proposing to make minor changes to them.

10 The first, as was mentioned, is what we
11 call Building 1. It's the one you see when you're
12 passing by on Sicomac Avenue. Has the sign and
13 the flag in front of it. It is an administrative
14 building. It houses only administrative services.
15 There's no care rendered to any patient, resident,
16 client, or consumer in that building. It houses
17 finance, human resources, marketing, our
18 foundation, information services; all
19 administrative type functions.

20 That building was built back in the early
21 '60s, 1962, actually. When it was first built it
22 served a primary purpose as actually the chapel
23 for the residents on the lower campus. The rear
24 of the building was the chapel where all the
25 residents and patients who occupied those lower

1 Director of Christian Health Care Center, who will
2 indicate the programmatic aspects of these
3 additions that we're asking for. And then Mr. Ken
4 Karle of LAN Associates, who will testify as to
5 the actual engineering changes in the drawings.

6 Unless there's a question of me, with your
7 permission...

8 CHAIRMAN FRY: So the only thing I just
9 want to clarify, we were provided with several
10 packages of drawings. So just so we're clear and
11 the board doesn't start spreading all sorts of
12 drawings out, there are no proposed changes to the
13 Vista project itself. Correct?

14 MR. VOGEL: Except for the downsizing of
15 the building from 379,556 to 377,443.

16 CHAIRMAN FRY: Okay. So at one point
17 we'll be accessing those drawings.

18 MR. VOGEL: With that, I'll call Mr.
19 Struyk.

20 The witness was previously sworn in these
21 proceedings.

22 MR. COOK: You're still under oath.

23 MR. VOGEL: Mr. Struyk, identify yourself,
24 for the record, and you recognize that you
25 continue to be under oath, do you not?

1 campus buildings back at the time the building was
2 built in the 1960s would go for their worship and
3 some other activities. That activity actually now
4 all happens and has happened up the hill since the
5 late 1980s when the new auditorium was built.

6 So over time that building has morphed and
7 evolved into many different types of
8 administrative services. It hasn't really had any
9 major interior changes to it at all since it was
10 built other than a minor loft being built in that
11 chapel area several years ago. So it's been time
12 to improve its efficiency.

13 It is far from being accessible to those
14 who have any type of disability or handicap. The
15 space is very inefficient. We have staff who are
16 working literally on top of each other. And so
17 both to improve the access to the building, to
18 make the flow a little bit more efficient, to
19 provide some more work area as well as common
20 area, we are regularly having families who may
21 need to come in and meet with some of our finance
22 staff concerning their loved one's care, we have
23 applicants for employment who are coming in for
24 recruiting or on boarding, we have professionals
25 that are coming in to work with some of our

1 information services or finance staff that need
2 common area space.

3 So there's no change in the number of
4 employees that are in the building. There are
5 about 40 employees who are permanently stationed
6 in that building, but the proposal enables us, as
7 I said, to improve access to make it a much more
8 efficient work area and also provides some hotel
9 space for staff who are permanently stationed in
10 other buildings and need to come down every once
11 in awhile for a few hours to work with some of the
12 staff there.

13 And that represents the changes. The more
14 specific aspects of the structural change Mr.
15 Karle will talk about in a moment when he gets
16 into his presentation.

17 But we've certainly designed the
18 modifications to keep with the character of the
19 building as far as its facade and its overall
20 performance.

21 CHAIRMAN FRY: The hours of those 40
22 employees, there won't be any change?

23 MR. STRUYK: Not whatsoever.

24 CHAIRMAN FRY: Okay. Just to clarify, you
25 say "hotel like" and all of a sudden people are

1 that I did read the transcript.

2 CHAIRMAN FRY: Oh, very good. And you
3 signed?

4 MR. DELEO: I signed the card and looked
5 through the testimony.

6 CHAIRMAN FRY: Very good. Thank you.
7 Sue has that document now?

8 MS. McQUAID: Yes.

9 MR. STRUYK: The other changes to our
10 behavioral health building on the upper campus,
11 it's probably about as central as you can to the
12 whole campus in the upper area. It's a two-story
13 building. South Gate is a special care nursing
14 home that operates on the ground floor. Our
15 Ramapo Ridge Psychiatric Hospital operates on the
16 second floor.

17 Earlier this year the New Jersey
18 Department of Health issued a Certificate of Need
19 Call asking for a provider to apply to offer six
20 more beds for special care nursing facility for
21 behavior management.

22 In New Jersey, there are nursing homes,
23 which is what individuals would mostly be familiar
24 with, but there's also a very unique class of
25 special care nursing facilities and these are

1 saying, wait a minute, is anybody sleeping in that
2 structure.

3 MR. STRUYK: No, no. Hotel space in the
4 sense that there may be somebody who regularly
5 works in an office up the hill but they may need
6 to come down for a few hours to work in that area,
7 so there may be a cubicle or two that are designed
8 just for staff and other departments who need to
9 come down to that building so they have a place to
10 work without consuming one of the conference rooms
11 or other areas.

12 Thank you for that question.

13 If there are no other questions on that, I
14 will go onto the South Gate Building.

15 CHAIRMAN FRY: Board members, do you have
16 any questions?

17 MS. YUDIN: I have a question.

18 Will any parking spaces be taken to
19 accommodate the expansion of the building?

20 MR. STRUYK: No, the expansion of the
21 building is entirely being done on existing
22 grassed area.

23 MR. DELEO: If I can, Mr. Chairman?

24 CHAIRMAN FRY: Of course.

25 MR. DELEO: I want to add, for the record,

1 facilities who care for very unique populations.
2 Behavior management, which is ours, and I'll
3 describe that a little bit more in a moment, is
4 one.

5 Ventilator beds, those who have had a
6 traumatic brain injury, those who are suffering
7 from Huntington's Disease, those who have
8 HIV/AIDs, children who need a long-term care
9 setting are examples of special care nursing
10 facilities.

11 Behavior management is a nursing facility
12 that's intended for those who have behavioral
13 disturbances likely associated with some form of
14 dementia, such as Alzheimer's Disease or perhaps
15 have had a traumatic brain injury. They're not
16 appropriate for a conventional nursing home
17 because of their potential for aggressive or
18 assaultive behavior, but they're not acutely
19 mentally ill. They don't use psychiatric
20 hospitals. They need a specialized setting with
21 staff who are specially trained to provide them
22 with quality care.

23 We have one of four such special care
24 facilities in New Jersey. There's one in the
25 Preakness Healthcare Center in Wayne. The other

1 two are in the southern part of the state: One in
2 Cherry Hill and one is in Absecon, which is near
3 Atlantic City.

4 So the Department of Health asked for a
5 provider to apply to add for six beds. Six beds
6 is not really practical for a freestanding unit.
7 So I think the expectation was that one of the
8 existing providers would apply. We did; Preakness
9 Healthcare Center did not. We are waiting for the
10 Department of Health to respond to our
11 application. It's a process that they go through
12 and do that. Looking at all the applicants that
13 they have received, we believe that we will be
14 successful in that process.

15 There's a back and forth where we have to
16 provide some additional information. There's a
17 nominal change that we have to make to the overall
18 structure. We have an excellent track record with
19 that program with the Department of Health as far
20 as the level of quality that we provide, the
21 experiences of our residents and patients.

22 As part of our application they requested
23 that we indicate where we were in the land use
24 process and that application indicated that we
25 would be applying for that particular purpose.

1 So the space that we are adding will allow
2 us to add four rooms, four patient rooms, for six
3 residents, which means that two of the rooms would
4 be semi-private rooms and two of the rooms would
5 be private rooms. There's a requirement in
6 nursing facilities that you have a certain mix of
7 semi-private and private rooms. We're also adding
8 some additional card or activity space at the same
9 time as we're having the opportunity to make this
10 change just to make some further improvements and
11 enhancements in the program.

12 Since it's a two-story building and since
13 we are expanding the footprint of the first floor,
14 the issue then came, do we have just a one story
15 bump out or did we keep the facade of the building
16 consistent and have a two story. So we're adding
17 a second story over the space that's added. That
18 will be adding more space into our psychiatric
19 hospital on the second floor. We are not
20 increasing the patient population that we are
21 caring for in the hospital. That hospital was
22 built back in the late 1980s. The care needs of
23 those that we care for in the hospital have
24 evolved significantly since then and we can
25 certainly use more space for some patient care

1 activities, for some of the professionals that are
2 there. So the added space that we add on the
3 second floor will just enable us to spread our
4 wings a little more and have a little bit more
5 space for those that we care for.

6 On the first floor we will be adding one
7 staff person for each, at most, one staff person
8 for each of the three shifts on there because of
9 the ratio of staff to residents that we maintain
10 there. We already maintain a very high ratio of
11 staff to residents, but we'll be adding, at most,
12 one staff position on each of the three shifts on
13 the lower floor. Again, because we're not caring
14 for more patients upstairs, there won't be any
15 change in staffing there.

16 And that represents the substance of what
17 we're doing in that building. I'm happy to answer
18 any questions.

19 CHAIRMAN FRY: So the application really,
20 you don't have the need, so to speak, right now,
21 this is in anticipation of getting awarded that --

22 MR. STRUYK: That's right, that's right.
23 The state identified a need. They asked for
24 applications to be submitted by April 1st. We've
25 been informed that our application was received

1 and they have just given us, we're in the process
2 of answering some followup questions that they
3 have for that process and it's proceeding as we
4 would expect, especially, because of the
5 transition of the new governor's administration
6 had some change in the Department of Health
7 staffing so they're getting used to how to do
8 things with some new staff. That's having a
9 little bit of an impact on timing as well.

10 CHAIRMAN FRY: Again, no issue with taking
11 parking spaces?

12 MR. STRUYK: None whatsoever. The
13 addition is all being done on existing grass
14 there. And the elevations, the improvements to
15 the building Mr. Karle will discuss in a moment.

16 MR. RUEBENACKER: Mr. Struyk, if you don't
17 get the state's approval, will you still do the
18 construction or is the construction only upon the
19 state's approval?

20 MR. STRUYK: That's a good question. If
21 for some strange reason we did not, the only other
22 opportunity we have is that the Department of
23 Health has what's called an Add-a-Bed Program
24 where those who have an existing Certificate of
25 Need every five years can add the lesser of ten

1 percent or 10 beds to their existing complement.
 2 We might very well take advantage of that. I
 3 think the likelihood of that is highly remote. It
 4 would be my expectation that we would be approved
 5 and we would get them, but that's the only outside
 6 possibility that that could happen. But I would
 7 not expect that.

8 MR. RUEBENACKER: Thank you.

9 CHAIRMAN FRY: Any questions?

10 Okay.

11 MR. STRUYK: Thank you.

12 CHAIRMAN FRY: Thank you.

13 MR. VOGEL: Mr. Karle, identify yourself,
 14 for the record, please, and indicate that you
 15 continue to be under oath.

16 MR. KARLE: Well, I'm Ken Karle. I'm not
 17 sure if I am continued under oath because I was
 18 never sworn in except for three years ago.

19 MR. VOGEL: Oh, okay. We'll re-swear you.

20

21 (Whereupon, **KENNETH KARLE** was duly sworn
 22 by Mr. Cook)

23

24 MR. COOK: Just state your name, address,
 25 and profession, for the record.

1 date.

2 CHAIRMAN FRY: Okay.

3 MR. KARLE: For the record, it's the front
 4 and back copy of the overall site plan and just
 5 the building footprint. We have a few more slides
 6 than that to blow up different areas, but this
 7 summarizes what we're showing.

8 Just to orient you. This is a very small
 9 scale drawing. It's very difficult to read and
 10 what we'll do is we'll blow up different sections.
 11 But just to give you the overall lay of the land,
 12 the red driveway is what was previously approved.
 13 At the top center of the drawing is the existing
 14 driveway for the campus on Sicomac Avenue and it
 15 was proposed to construct this new driveway
 16 outlined in red with all of the intersecting
 17 streets to pick up the existing parking areas, the
 18 existing buildings, the existing cross streets,
 19 cut up through the Long View Assisted Living
 20 facility, through a slightly wooded area, and then
 21 to intercept the back Mountain Avenue entrance
 22 driveway that leads all the way back up to the
 23 Eastern Christian Children's Retreat. So the red
 24 is what was approved. The red is what is
 25 approved.

1 MR. KARLE: Yeah, it's Kenneth Karle of
 2 LAN Associates, 445 Godwin Avenue, Midland Park,
 3 New Jersey. I am a registered architect and
 4 professional engineer and a professional planner
 5 in the State of New Jersey.

6 MR. COOK: I recommend that the board
 7 accept his qualifications.

8 CHAIRMAN FRY: Agreed.

9 MR. KARLE: Thank you. And as you know,
 10 I've appeared too many times before you.

11 CHAIRMAN FRY: Yes.

12 MR. KARLE: So referring to Mr. Ten Kate,
 13 Boswell Engineering's review letter of May 24,
 14 2018, one item was asked was that we present an
 15 overlay or a comparison of the changes we've made
 16 and I think the easiest way to do that is to
 17 graphically put it up on the screen and I can walk
 18 you through it.

19 Do we need the lights dimmed? You tell
 20 me.

21 And if I may approach the chairman, we do
 22 have very small handouts that match this.

23 CHAIRMAN FRY: You want to mark those,
 24 Jerry?

25 MR. VOGEL: Let's mark it A-1 with today's

1 So what we're doing now is we're saying we
 2 will not be doing the red and to make up for that,
 3 the blue driveway system is actually the driveway
 4 system we started with five, six, seven, eight
 5 years ago at the beginning of the hearings. So
 6 that means that once, if we can come in at the
 7 Cedar Hill Avenue intersection, we will complete
 8 the loop road through the campus here which allows
 9 access to the whole lower campus and across to the
 10 new facility up top. The old plans did have one
 11 interconnecting right there, which is highlighted
 12 slightly in red and that will still be there but
 13 we'll do it as a T-intersection instead of a
 14 swooping curve just to make it safer from a
 15 traffic standpoint.

16 So really this blue driveway was seen and
 17 reviewed by you many years ago and we've just gone
 18 back to the plan. We haven't changed anything.
 19 We haven't reengineered it. It's the same general
 20 configuration.

21 This allows then visitors to not only come
 22 up to the new Vista facility, which has a complete
 23 loop driveway around it, but it also allows them
 24 to make the first right into the lower campus so
 25 they'll really have no interest in using the old

1 driveway because this will be easier to do. It
2 will allow them to make the second right into the
3 middle part of the campus, which is the nursing
4 facility and it just allows great access to all of
5 the site.

6 So the blue is what we're now back to. It
7 was never approved, but it was part of the
8 original application. All of the red on the left
9 side of the drawing, the roadway system is gone.
10 We will not be doing that. We will not be making
11 those interconnections. The previous approvals of
12 this red driveway system meant we had to
13 reconfigure certain parking areas along the way.
14 Now we don't have to do all of that. That's why
15 the parking counts changed and actually got
16 better. We actually have more spaces than we used
17 to have.

18 So I'll go back and forth, but let me just
19 zoom in a little bit.

20 The next slide is a blowup of the actual
21 Vista building. Now, red is the previous approved
22 footprint and the black lines are what we're
23 proposing. And you'll say, I don't see a
24 difference. And that's mostly true. They just
25 overlap each other. Basically, the difference is

1 along the perimeter of the building we rearranged
2 some of the balcony structures. So where there
3 might have been a balcony bump out in one spot,
4 now it's flat. And where there wasn't, now
5 there's a balcony, but it's still the same general
6 configuration.

7 We did, though, decrease the footprint by
8 10,000 square feet, 9,500. And we did that in the
9 commons area right here. You can see the red used
10 to come out a little bit further in front of this
11 commons area and that we pulled back a few feet.
12 So we saved some square footage there just by
13 tightening up the design when we finished the
14 floor plans.

15 And this red down here is the other big
16 change. The previously approved plan had a bump
17 out here for community space, part of the
18 community center. That is no longer part of the
19 plan.

20 So the new building will follow the black
21 line back. So we've eliminated this square
22 footage and then along the front and a couple of
23 inches here and there and it actually adds up to a
24 reduction of 9,590 square feet of reduced
25 footprint on the Vista building. So a little

1 under 10,000 square feet.

2 Now, as Mr. Struyk testified, we are
3 proposing two small additions on two other
4 buildings which total about 7,477 square feet. So
5 we're using up some of that savings, but we still
6 have a net reduction of 2,113 square feet on the
7 overall floor plan and we'll show you where some
8 of those other changes are occurring.

9 And, you know, just for the record, the
10 previously approved parking on the entire site was
11 1,053 spaces that's now up to 1,077 for a gain of
12 24 spaces. Just for facts and figures. And I was
13 quite impressed that Mr. Vogel was able to recite
14 the square footages without notes. I couldn't do
15 that, but he's younger than me.

16 CHAIRMAN FRY: Mr. Karle, the two wings,
17 that common use triangle, I'll call it; which is
18 on the south side that's now being eliminated,
19 what are those two wings?

20 MR. KARLE: Residential wings.

21 CHAIRMAN FRY: What's the identification?
22 Is that A-B or is that E?

23 MR. KARLE: Okay. We have identified this
24 as A, B, C, D, E, F.

25 CHAIRMAN FRY: So between E and F.

1 MR. KARLE: Yes. And those are arbitrary
2 labels. If you go into the marketing office, they
3 have new names, but for the plan purposes it's A
4 through F.

5 Just to go back, just below the building,
6 the building's at the bottom of the slide now, the
7 old loop road used to come up on the left side of
8 the screen and intercept the back of the Mountain
9 Avenue entrance drive and all of this work now is
10 proposed not to be done. So red is no longer part
11 of the application. The little red connector here
12 is no longer part of the application because we
13 have the new blue loop road with a T-intersection,
14 so we'll have the same effect, but those are very
15 minor changes.

16 While we're on this blowup, the behavioral
17 management building additions are actually this
18 little square right here in the corner and there's
19 one right there in the corner and there's a little
20 addition at the end. And I'll blow those up and
21 show those. But that's where those additions are
22 that Mr. Struyk was talking about. They're very
23 small. They're deep in the campus. You cannot
24 see that building without driving well into the
25 campus. You can't see it from any neighboring

1 roads. It's totally hidden. It's quite far from
2 any property lines.

3 Next slide. Now, if we go further down
4 the road back out to the Cedar Hill Avenue and
5 Sicomac intersection, of course, the blue would be
6 the new entrance road coming off the intersection.
7 It would connect to the lower campus roadway,
8 which is in the light gray in the background. The
9 red would not be done. The red was approved and
10 the red will not be done under this application.
11 So the road will come up. It will connect back
12 here and then it will continue up the hill and
13 connect to the mid-level complex at the bottom of
14 the screen.

15 Previously approved, all of this road
16 rework required a new driveway connection to this
17 parking lot, which required new parking spaces
18 back here, which required removing a garage. All
19 of that will just remain as is. And the fact that
20 there's a garage back there that stays, that's all
21 been factored into the total coverage and still
22 have a net decrease.

23 We also had to come in and intercept and
24 go through part of this existing parking lot here
25 by Building 4 over here. Yeah, Building 4. And

1 small additions to the right and the left of it
2 and I'll show you the floor plans of that. Since
3 it used to be a chapel, it's almost a bi-level
4 design inside and it's a barrier-free nightmare.
5 You actually can't get through the building. So
6 the new addition will accommodate a barrier-free
7 entry and elevator and make the building a hundred
8 percent barrier-free accessible. Where the road
9 comes through is the existing service station and
10 house that was part of the approval to be
11 demolished. It's still part of the proposal to be
12 demolished, obviously, because it's in the way.
13 And those are actually on their own lots, which
14 will be re-subdivided into the land. That's not a
15 change. That was always part of the previous
16 approval.

17 Next slide. The slide after that.

18 This is the front of the administration
19 building, the office building, the building you
20 see from the street as you drive by. You probably
21 recognize the facade. They have all the Christmas
22 lights on it at Christmastime. The existing floor
23 plan is in the lighter lines; the proposed
24 additions are in darker heavier lines.

25 Basically, what we're doing is adding an

1 see, that's where we were losing some spaces
2 because of the new roadway and that's how we're
3 able to gain some spaces back in. We get more
4 efficient coming up there so we don't have to
5 change it. And then, of course, the roadway just,
6 we don't have to do all of this grading and cut
7 and fill work on this side.

8 Previously approved were some parking
9 additions, such as right here, which has actually
10 been built already because it was approved.
11 There's one over here that's been approved and
12 it's not been built, but it's still part of the
13 application. There's some rework of the parking
14 down in this area, which we would still propose as
15 part of the rework. There was a couple of spaces
16 added in this area, which has already been
17 completed. And that's why if you compare the new
18 plan with the old, we used to say existing parking
19 was X and now we say existing parking is already
20 up about 70, 80 spaces because we actually
21 constructed some of it. But this application will
22 result in yet even more additional spaces.

23 The other small addition that Mr. Struyk
24 mentioned was the front administration building,
25 which is this building here. We're proposing

1 entrance off the side parking area to allow one to
2 get into the building, find a new elevator, and
3 then get throughout the building, which never was
4 really possible, and then filling in the space
5 with more cubicles and just space for office
6 workers with some space up above.

7 This is very much a gabled roof design to
8 match the building, so the space on the second
9 floor is actually quite minimal. It's kind of
10 like sloped ceiling attic space, more for the
11 architectural character of the building, which
12 will have a new entrance on each side.

13 Probably no one remembers this but me, but
14 the old approved plans actually did include a
15 porch addition on this side of the building since
16 we were trying to give a little more dress up to
17 that building as part of the new entrance drive,
18 because the new entrance drive we were proposing
19 came up alongside this building and we were
20 dressing this side of the building up. So part of
21 this addition was actually approved at the last
22 resolution, but we're expanding it slightly.

23 So the total additions on this building
24 total 3,984 square feet and have been included in
25 our total calculation which still results in a net

1 reduction on the site.

2 That's the front building that everybody
3 sees when they drive by.

4 Deep in the heart of the campus is the
5 Behavioral Management Ramapo Ridge Building, which
6 is a two-story structure. And as I showed you on
7 the site plan, we're just proposing to fill in
8 this little corner, this little corner, and a
9 little addition at this end.

10 You can hardly even see where the
11 additions are because they just kind of fill in
12 space. And as Mr. Struyk testified, it's to meet
13 a need, a Certificate of Need issue, apparently
14 beneficial use and, again, it's totally in the
15 heart of the campus. These back two squares are
16 not only, not visible almost tucked in the
17 hillside and very, very difficult to see. These
18 are modest proposals on this building to increase
19 the square footage by 3,493 square feet. So these
20 two little projects we've added to the application
21 total 7,477 square feet. But the Vista project
22 itself was reduced 9,590 square feet. So we have
23 the net reduction of over 2,000 square feet and
24 the net increase of an additional 24 spaces.

25 That's a summary of the changes. I hope

1 that made it clearer. Basically, the driveway
2 moved and a couple of tweaks to the building
3 plans.

4 CHAIRMAN FRY: So a couple of other things
5 I noted. Is there a change or is there a new
6 proposed generator?

7 MR. KARLE: It's actually, I'm not sure
8 it's new, but there is a generator proposed in
9 front of the Vista building in between these
10 wings. We designed it to be in a pit with sound
11 attenuation. We want to have emergency power. I
12 don't remember if the last application was pre or
13 post-Sandy, but as you know, we lost power for
14 quite some time. This year again with the
15 snowstorm. I actually had it worse this year than
16 I did during Sandy. But there will be an
17 emergency generator. These types of facilities
18 almost always have it. It's designed in the
19 hillside, in a pit, with sound attenuation
20 package. So I'm not sure if that was specifically
21 called out on the initial application. It was
22 always needed and it's not clearly shown on this
23 application.

24 CHAIRMAN FRY: So that will provide power
25 for just critical systems? It's not going to be

1 sized to support an entire structure?

2 MR. KARLE: The term we're using is life
3 safety plus, so, yes, critical systems, plus some
4 heat, plus some community space but not the entire
5 building.

6 CHAIRMAN FRY: Do you have any elevation
7 drawings that would represent how that's going to
8 look?

9 MR. KARLE: It's fully detailed on the
10 site plans on the detailed sheets.

11 Let's take a quick look.

12 CHAIRMAN FRY: For me, really, I just want
13 to exhaust everything. Have we screened it? Is
14 it going to be intrusive to anybody else? Will
15 the neighbors hear it? The neighbors may say,
16 wait a minute, now there's a generator and yeah,
17 if it's Sandy it could be out seven, eight, ten
18 days. They'll be listening to a monster
19 generator, so...

20 MR. KARLE: Well, first of all, the most
21 immediate neighbors are our residents. So we're
22 very concerned. Here it is in detail on
23 Construction Drawing sheet CD .04, which I think
24 is in your full set, but don't unfold the
25 drawings. They go on forever.

1 So it's buried into the ground with block
2 retaining walls around it, landscape block to
3 totally screen it off. The section view shows
4 that the walls are brought across the top, so it's
5 basically in a pit. You can access it from the
6 low side through a gate, but it's purposely put
7 into this pit to get it out of site, out of site
8 line, out of sound line and it also has the sound
9 attenuation cover on it. So the closest neighbor
10 is the Vista, is our residents, so we certainly
11 don't want to create any sort of hardship. The
12 next closest neighbor would be the Eastern
13 Christian Children's Retreat, quite some ways
14 away, hundreds and hundreds of feet. Residential
15 properties wouldn't start till the other side of
16 that because it's on that side of the building.

17 CHAIRMAN FRY: Right. So it's on the west
18 side --

19 MR. KARLE: Yes, yes.

20 CHAIRMAN FRY: -- of the structure.

21 MR. KARLE: Yes.

22 CHAIRMAN FRY: Opposite any of the
23 neighbors on the Hawthorne side.

24 MR. KARLE: The building is between us and
25 the Hawthorne side, which acts as a shield also,

1 yes.

2 CHAIRMAN FRY: Okay. So that was one
3 thing I just wanted to clarify because I didn't
4 remember it, but then I saw that it was listed in
5 the Boswell report.

6 MR. KARLE: Correct.

7 CHAIRMAN FRY: And then there's a
8 location, and I'm not sure where it is, but it
9 looks like one of the covered areas, covered
10 roadway. Is one of those elevations being reduced
11 at one of the entrances perhaps?

12 MR. KARLE: We have a covered drop off at
13 the front door. We always have. I believe your
14 ordinance requires 17 feet or 16 feet. Maximum
15 over the road height is 13 feet 6 under the
16 federal and state standards. So I believe we're
17 proposing 15 feet or 16 feet and I think the last
18 approval, I think we're one foot lower than the
19 last approval but we're still well above the
20 interstate highway standards for the biggest
21 tractor trailers. So I think, technically, we may
22 need a revised approval on that because I think we
23 went down one foot just to make the scale a little
24 more human.

25 CHAIRMAN FRY: So it looks like you're

1 going from 14 to 13.

2 MR. KARLE: That could be, that could be.
3 And that's a drop off for visitors and guests.
4 That would have nothing to do with deliveries.
5 That's "the" front door drop off.

6 CHAIRMAN FRY: And where is that on this?
7 Right in the front?

8 MR. KARLE: That is right there. This is
9 a covered drop off. It will be a timber frame,
10 very attractive structures in some of the
11 renderings you may have seen, and we're just
12 trying to humanize the scale a little bit.

13 CHAIRMAN FRY: I was thinking emergency
14 personnel, so if a power ladder were to come up I
15 want to make sure we have clearance, not that
16 we're going to make it a habit of getting that
17 close to the structure.

18 MR. KARLE: Right. Interstate highway
19 standards bridges are 13.6 to give you the
20 clearance and we're at 13-foot, so...

21 CHAIRMAN FRY: Okay. I think it's far
22 more. I think it's 11 something. Okay.

23 All right. So I just want to make a
24 couple of other comments. So it sounds like a lot
25 of the new roadway design is anticipation of the

1 road access being approved direct off Cedar Hill.

2 MR. KARLE: That's correct.

3 CHAIRMAN FRY: So the one thing I just
4 want to be clear about is that although we heard
5 plenty of testimony on it, I wouldn't say that
6 that is a slam dunk that that's how it's going to
7 be. So I think we should spend a little bit of
8 time on it. I do have a couple of questions about
9 what roads do exist, only because it is a sticky
10 subject and I want to make sure that we're looking
11 at all aspects of this, looking at the roadways,
12 looking at the current use versus the proposed,
13 and also I just want to make sure that, so now
14 you've included spaces being added because now
15 you're showing a revised roadway system, where if
16 the revised roadway system does not go in then
17 it's going to, by default, go back to a reduction
18 in the amount of spaces.

19 MR. KARLE: It will revert to the approved
20 plans.

21 CHAIRMAN FRY: Right.

22 MR. KARLE: Which is the red roadway
23 system.

24 MR. VOGEL: It doesn't really revert. Our
25 application is to amend the other plan.

1 MR. KARLE: Right.

2 MR. VOGEL: If the application is
3 denied --

4 CHAIRMAN FRY: It defaults back to the
5 original.

6 MR. VOGEL: -- the other plans exists.

7 CHAIRMAN FRY: Right.

8 MR. RUEBENACKER: Right.

9 CHAIRMAN FRY: Just to touch on a few
10 things.

11 So the roadway not coming directly off
12 Cedar Hill, but at the T, in that blue, is there
13 an existing roadway there now?

14 MR. KARLE: No, the existing service
15 station and used to have the U-Haul facility right
16 there, that's what's there now.

17 CHAIRMAN FRY: No, I'm saying once you're
18 inside the facility. So if you come in the main
19 drive, which is red, the existing, you go past
20 Building A and you make a left, then it turns
21 blue.

22 MR. KARLE: That blue connector is not
23 there now.

24 CHAIRMAN FRY: So the blue ring that would
25 connect up towards the Vista is not there.

1 MR. KARLE: The blue is not there now,
2 correct. That's the proposed change that all of
3 the red would disappear and the blue would
4 up here.

5 CHAIRMAN FRY: Okay. And the parking
6 spaces were at Building A that were disturbed?

7 MR. KARLE: They're actually spread
8 throughout the entire site. There's some down in
9 this area. There's some in this area. There's
10 some behind this building. There's some over
11 here. There's some in here. There's some up in
12 here that have been added into the front, the main
13 parking lot over here.

14 One thing I'll also mention is previously
15 approved was a small addition right on the corner
16 here where I'm pointing and a small addition here,
17 post-acute care gym. They have been built. They
18 were also built at a slightly smaller footprint,
19 so we incorporated those changes in also.

20 CHAIRMAN FRY: Okay. All right. So why
21 don't we do this. The site roadwork may take a
22 little more time. Why don't we go to the
23 building. Why don't we maybe start with Building
24 A and see if the board has any questions and we'll
25 try to digest that a little bit and then move onto

1 And the elevation will be a gable
2 structure that projects towards you with a new
3 entry and pretty much mirrored on the other side.

4 CHAIRMAN FRY: So rough dimensions, if you
5 can put dimensions on the bump outs. Just so we
6 have --

7 MR. KARLE: I don't have the actual
8 dimensions, but the total.

9 CHAIRMAN FRY: Mr. Vogel knows them off
10 the top of his head.

11 MR. KARLE: I know he does. Very
12 impressive.

13 The total is just under 4,000 square feet.
14 So 2,000 square feet per side, 40 by 50, you know,
15 that's not the dimensions, but that's the order of
16 magnitude.

17 CHAIRMAN FRY: Okay.

18 MR. KARLE: It may be close to the
19 dimensions. It's irregular, obviously.

20 CHAIRMAN FRY: Right. Okay.

21 Any other questions?

22 MR. RUEBENACKER: I do not.

23 CHAIRMAN FRY: Anybody? All right. Very
24 quiet.

25 All right. Let's move on.

1 the other structural elements.

2 MR. KARLE: Very good.

3 CHAIRMAN FRY: Okay. So Building A, board
4 members, it looks like it's an expansion, the two
5 wings on either side. Is there currently an
6 elevator in Building A?

7 MR. KARLE: No.

8 CHAIRMAN FRY: There is not.

9 MR. KARLE: No, no. This is very much
10 needed for accessibility in accordance with the
11 Americans with Disabilities Act, which is
12 generally something we've waited too long to do.

13 CHAIRMAN FRY: Right. Okay. All right.
14 So Mr. Struyk testified about the use. Board
15 members, do we have any questions on Building A?

16 Mark, can you turn the lights back on,
17 please?

18 MR. RUEBENACKER: Mr. Karle, can you
19 please outline what the addition is?

20 MR. KARLE: The existing building is
21 T-shaped. The addition is this area on the left,
22 in the darker lines.

23 MR. RUEBENACKER: Okay.

24 MR. KARLE: And this area on the right in
25 the darker lines.

1 South Gate. So South Gate is an addition
2 at the end of the one wing?

3 MR. KARLE: End of one wing and two little
4 in fills in the two corner niches that are there
5 now. Two stories each.

6 CHAIRMAN FRY: I'm sorry, is there an
7 elevator component to either of those?

8 MR. KARLE: No, the elevator is in the
9 building now. The elevator is here.

10 MR. RUEBENACKER: So are we looking at the
11 first floor rendering here or the second floor?

12 MR. KARLE: You're looking at the first
13 floor plan. They're just identical up and down.
14 It will be two story.

15 MR. RUEBENACKER: Oh, so the first floor
16 and the second floor will be identical?

17 MR. KARLE: Yeah.

18 MR. STRUYK: We don't have added rooms.

19 MR. KARLE: The second floor won't have
20 bedrooms. It will just be space. As we
21 testified, the patient rooms are needed on the
22 ground floor. Instead of leaving a flat roof
23 above, we're just filling in the second floor as
24 well.

25 MR. RUEBENACKER: That was my question. I

1 was trying to understand what was going to be on
2 the second floor.

3 MR. KARLE: Just be two activity rooms in
4 the corners and this space will probably be an
5 activity space also. I mean, I don't know if the
6 plans were finalized.

7 MR. STRUYK: The one larger activity area
8 and there will be some offices for some of the
9 professional staff.

10 MR. RUEBENACKER: Okay.

11 MR. KALPAGIAN: This is the building that
12 the six extra, you mentioned before for the
13 critical area.

14 MR. STRUYK: That's correct, yes.

15 MR. KALPAGIAN: Do you mind showing me
16 what rooms those will be?

17 MR. STRUYK: Two there and two there and
18 then there's an added lounge.

19 MR. KALPAGIAN: You mentioned before, you
20 got to forgive me, I'm not familiar with this,
21 patients with aggressive behavior --

22 MR. STRUYK: They're elderly. The average
23 age is 70s and 80s. These are elderly. I'm
24 sorry, I should have mentioned that.

25 MR. KALPAGIAN: Yeah, I didn't know if it

1 MR. KARLE: There will be foundation
2 plannings. We don't have a landscape plan for
3 this, per se. There's existing foundation
4 plannings. Some minor lawn. No parking will be
5 lost. And, of course, we'll make it attractive.
6 There's not a lot of opportunity to do too much in
7 that area.

8 CHAIRMAN FRY: Really it's an interior
9 location so it isn't like people are really going
10 to --

11 MR. KARLE: Completely interior, yeah.

12 MR. STRUYK: And also the driveway that
13 wraps around is actually almost level with the
14 second floor. This building is --

15 CHAIRMAN FRY: Somewhat recessed.

16 MR. STRUYK: The first floor is well
17 below grade.

18 MR. KARLE: That's correct.

19 CHAIRMAN FRY: No generator?

20 MR. KARLE: There's an existing
21 generator -- there's two or three existing
22 generators for the campus that will remain.
23 They're there.

24 CHAIRMAN FRY: They're there?

25 MR. KARLE: Yes.

1 was --

2 MR. STRUYK: They're not 20 and 30 year
3 olds. These are elderly. The average age in the
4 unit is between 70 and 80. Maybe they're calling
5 out a lot, restless, aggressive.

6 MR. KALPAGIAN: And, you know, I assume
7 some of the patients with dementia, is it set up a
8 little different if they were to wander around or
9 --

10 MR. STRUYK: The doors are all secure.
11 It's a secure unit.

12 CHAIRMAN FRY: So what's existing is a
13 two-story structure. What's the height of the
14 proposed?

15 MR. KARLE: It's exact match. It's
16 probably not more than 25 feet. It's a flat roof.
17 That's what they have now.

18 CHAIRMAN FRY: So we're not going beyond
19 the height restriction.

20 MR. KARLE: No, no.

21 CHAIRMAN FRY: Okay.

22 MR. KARLE: It's pretty minimal.

23 CHAIRMAN FRY: Have we looked at a
24 landscape plan? Is there any landscaping
25 proposed?

1 CHAIRMAN FRY: Okay.

2 MR. DELEO: The two front areas are rec
3 space, you said?

4 MR. STRUYK: These areas up here, yes.
5 Those are for lounges and for family meetings,
6 that type of activity.

7 CHAIRMAN FRY: Anything else? Any other
8 comments?

9 Okay. So I think we're pretty clear on
10 what you're proposing for Building A and the South
11 Gate and also you've identified where the
12 generator is going to be located. And the one
13 reduction in height to the main entrance to the
14 Vista.

15 So before we get into the roadway, maybe
16 if the board doesn't have any other questions
17 we'll open it up quick in case anybody from the
18 public does have a question about Building A,
19 South Gate, the generator or the entrance to the
20 Vista, the overhang portion only.

21 MR. RUEBENACKER: Just one more question.

22 CHAIRMAN FRY: Go ahead.

23 MR. RUEBENACKER: Mr. Karle, so, you know,
24 obviously, you've been here for the last month or
25 so, you've seen a lot of the testimony previously.

1 Do any of the building modifications that are
2 proposed for either Building A or South Gate, are
3 any of those designs dependent on the roadway
4 structure, the amended roadway structure that's
5 currently proposed?

6 MR. KARLE: No.

7 MR. RUEBENACKER: Okay. So if the current
8 application related to the roadway structure
9 and/or the intersection is prolonged, we might
10 want to think about or the health care center may
11 want to think about separating the two
12 initiatives.

13 MR. KARLE: We're trying to expedite it.

14 MR. RUEBENACKER: Just so one does not
15 delay the other. Something to think about.

16 MR. KARLE: We appreciate that. We were
17 hoping by combining them it would actually --

18 MR. RUEBENACKER: Yes, wishful thinking.
19 So...

20 MR. DiGENNARO: Mr. Karle, you touched on
21 the reduction and the footprint of the building.
22 Under the proposed, the new roadway that's being
23 proposed, is there an overall decrease or increase
24 as a result of the --

25 MR. KARLE: There's a .1 decrease overall.

1 Everything is a slight decrease, very slight.

2 MR. DiGENNARO: With the new proposal?

3 MR. KARLE: Yes.

4 MR. DiGENNARO: And were there any changes
5 to the stormwater management facilities on the
6 site?

7 MR. KARLE: No, because they were actually
8 designed for this roadway system seven years ago,
9 whenever we started. We then downsized the
10 application and never downsized the drainage
11 facilities. And we've still downsized the
12 application from the original 256, but we have
13 never downsized the drainage facility. So they're
14 more than ample.

15 MR. DiGENNARO: So the drainage system is,
16 so to speak, over designed.

17 MR. KARLE: Slightly.

18 MR. TEN KATE: Still working with them on
19 getting --

20 MR. KARLE: Yeah, that's correct. Boswell
21 Engineering is doing a full review of all of our
22 drainage as they have in the past. The previous
23 drainage design was approved and we have not
24 really altered it at all, just redirected the
25 water.

1 MR. TEN KATE: Can you verify your
2 testimony that there's no change in the building
3 height and the rest of the building would be --

4 MR. KARLE: Absolutely no change. It's
5 the same building, just rearranged some balconies.

6 CHAIRMAN FRY: Can you show an
7 illustration of the balconies that were not
8 existing previously but will now?

9 MR. KARLE: No, they all existed
10 previously. It's just that you might have a
11 back-to-back bedroom layout where you reversed the
12 unit. So if the balcony was on the right side of
13 the unit and we flipped the floor plan, it may be
14 on the left side of the unit. It's the same
15 balconies, just reversed image just to make the
16 plan better.

17 CHAIRMAN FRY: Are there any changes on
18 the tips, eastern most tips of those wings?

19 MR. KARLE: Yes, they got slightly a few
20 inches further from our Hawthorne neighbors, not
21 enough to talk about, but they're slightly further
22 away.

23 CHAIRMAN FRY: Slightly further away.

24 MR. KARLE: I mean, like an inch. I mean,
25 technically, there's no change.

1 CHAIRMAN FRY: Okay. I want to make sure
2 they're not any closer.

3 MR. KARLE: They're not any closer. We
4 made sure of that.

5 CHAIRMAN FRY: Okay. Thank you.

6 MR. TEN KATE: One more question. There's
7 no change in critical slopes from the disturbance
8 from the last application to this?

9 MR. KARLE: Well, the new roadway effects
10 the slopes per the original application, so that
11 has been refiled.

12 MR. TEN KATE: Okay.

13 MR. KARLE: But the last approved
14 application, the road is in a totally different
15 place. So there is a new plan on that. But the
16 new plan is the old plan.

17 MR. TEN KATE: Right. But is there any
18 variances associated with that?

19 MR. KARLE: There are I think in Hawthorne
20 and maybe not in Wyckoff. I'd have to double
21 check that. Of course, we would want to be
22 subject to any need of variances for that. It's
23 mostly a technical issue.

24 MR. TEN KATE: I don't think you applied
25 for any.

1 MR. KARLE: Yes.

2 CHAIRMAN FRY: Mr. Ten Kate, you're good
3 for the time being?

4 Mr. DiGennaro?

5 MR. DiGENNARO: Yes.

6 CHAIRMAN FRY: If the public has any
7 questions on the proposed modifications for
8 Building A or the South Gate structure or the
9 generator. We discussed the balconies. I think
10 that's pretty clear at this point or the reduced
11 entry portal, so to speak, for the Vista project.

12 Please, step right up.

13 MR. BUCHMAN: Timothy Buchman, 430 Meer
14 Avenue.

15 I spoke at a previous meeting, I
16 understand that I'm still under oath.

17 MR. COOK: You're just asking a question,
18 so you don't have to be under oath.

19 MR. BUCHMAN: Okay. Mr. Karle, I want to
20 ask you a question about the T-shaped blue roadway
21 but I might not to need ask it if you can answer a
22 preliminary question for me. Do you have a rough
23 idea of the order of the magnitude of the number
24 articulated cargo vehicles that arrive on a
25 typical business day at the campus?

1 same number of escapes and it should be just as
2 easy to escape in case of fire?

3 MR. KARLE: Yes. Just, for the record,
4 all of the provisions in the last approval
5 concerning extra stairs, extra egress, travel
6 distances, none of that has changed. That's in
7 the plan and that stays in the plan.

8 MR. GOODMAN: Thank you.

9 CHAIRMAN FRY: Good question, thank you.
10 Anyone else from the public?

11 All right. Why don't we get back into
12 sort of the site plan in case we have any
13 questions. Again, we're not necessarily going to
14 discuss traffic related elements because we don't
15 have the experts here to really answer those
16 questions.

17 But, Board, I'll ask, are you comfortable
18 with what is now being proposed as Mr. Karle has
19 testified the red would be removed, the blue is
20 what would be new? That decision, that
21 determination, has not been made, so we really
22 want to look at should the proposed intersection
23 in Cedar Hill not be approved, what then is going
24 to be there. And if there are any questions about
25 circulation, which we did chew on extensively in

1 MR. KARLE: Yes. Our traffic engineer, I
2 believe, has already included those facts and
3 figures in his traffic report and he'll be back in
4 two weeks, so we can certainly give you a new
5 answer to that if it wasn't previously answered.

6 MR. BUCHMAN: I didn't mean to ask a
7 question you're not qualified to answer. It's
8 just that the first right turn you spoke about
9 looks to me to be less than 90 degrees and
10 actually to me it's good news that the red lines
11 are going to be omitted because that incentivizes
12 tractor trailer drivers to use the new driveway
13 that lines up with Cedar Hill Avenue instead of
14 the old driveway.

15 MR. KARLE: Absolutely, absolutely. That
16 is our goal. Thank you. They will just do it
17 naturally. It will be the easy way to go.

18 MR. GOODMAN: Stanley Goodman, 691
19 Birchwood Drive, Wyckoff.

20 In the reduction of the square footage on
21 the Vista, you no doubt remember that when you
22 transition from non-combustible to wood
23 construction you added a number of stairways to
24 make it easier to get out in case of fire. So
25 with this reduction, is it still going to be the

1 the previous application, but just in case we have
2 any questions. And, Mr. Ruebenacker, you kind of
3 hit on it. That was my question. Should the main
4 intersection not go through, how does that then
5 impact what you have now proposed? Is there any
6 impact to any additions, which you've answered,
7 there would not be any impact to the additions.

8 Maybe we can just kind of talk to, what
9 happens if the red is to remain, then what is the
10 impact. We add spaces, what roads would be in;
11 what roads would be out.

12 MR. KARLE: Well, it would be the plan
13 that was approved by this board, which is the red
14 roads would be in. I haven't elaborated on the
15 fact, but our neighbor brought up the point that
16 the new blue road would be so convenient to use
17 coming off 208 coming up Cedar Hill Avenue that
18 there'd be no need for someone to try to find the
19 old small driveway which is at the top of the
20 drawing because they can come straight through,
21 they can enter, they can easily access the lower
22 campus, they can easily access the middle campus,
23 they can easily access the upper campus. They
24 will not want to go up through this way they have
25 to now. They will not want to go down to Mountain

1 Avenue and come in the back way because it's just
2 going to be too easy. So, I mean, to us, it
3 relieves the pressure on those intersections. Our
4 traffic engineer, of course, has testified at
5 length and can testify some more, but, yes, it's
6 just going to make everything easier.

7 CHAIRMAN FRY: Do any deliveries, tractor
8 trailer wise, are they coming in off of Cedar Hill
9 and making a right and a left into the site now?

10 MR. KARLE: Well, there's only two ways
11 into the site now, either the existing driveway or
12 Mountain Avenue. They have to use one or the
13 other.

14 MR. STRUYK: I would say more than 90
15 percent of them come in off Sicomac Avenue.

16 CHAIRMAN FRY: Off Sicomac?

17 MR. STRUYK: Yes. Might be closer to 95.

18 CHAIRMAN FRY: Board members, any
19 questions on the site layout, the interior
20 roadways?

21 MR. RUEBENACKER: Just to clarify, Mr.
22 Karle, just because based on your handout it looks
23 like the red road clips that corner of the new
24 proposed addition to Building A. I just want to
25 clarify that there's no impact there, so.

1 MR. KARLE: Well, the previously approved
2 red road would go right up to that addition. If
3 we had to do that, we may have to reduce that
4 addition by a few feet.

5 That's a good point because we did not
6 compare the two on that one spot. That spot is
7 tight. That's the spot where you previously
8 approved a porch addition because we knew that
9 road was coming by the building and we were
10 dressing up that side.

11 So your point, if we go back to this plan,
12 it may impact that one side. You are correct.
13 Yes.

14 MR. RUEBENACKER: It looked like it
15 clipped the corner.

16 MR. KARLE: Yes.

17 CHAIRMAN FRY: No other impacts to
18 structures?

19 MR. KARLE: The previous roadway system?

20 CHAIRMAN FRY: Yes.

21 MR. KARLE: It did not impact structures
22 but it impacted many mature trees in the center
23 campus. It impacted utility lines. It impacted
24 parking access and it decreased one of the main
25 parking lots, one of the first ones you come up to

1 on the campus. So is there an impact on
2 structures; no. Is there an impact on the overall
3 campus infrastructure; yes.

4 CHAIRMAN FRY: But in the blue, in order
5 to cut that roadway, there would be a significant
6 loss of the trees anyway. Right?

7 MR. KARLE: Well, I'm going to
8 suggestively suggest that that area has been
9 disturbed in the past through the grading for the
10 existing road that's there. That is somewhat of a
11 rough hillside that has uncontrolled runoff at the
12 present time all of which will be improved by
13 this.

14 Most of the trees in these woods are
15 second growth, not in good shape, and, frankly, a
16 lot of them actually came down in Sandy and the
17 snowstorms because they're kind of spindly type
18 trees.

19 If you remember as part of our prior
20 approval, we walked the site with your Shade Tree
21 Commission, Mr. Borst, and the few trees we were
22 trying to save, he even, I won't testify for him,
23 but he basically said they're not worth saving.
24 And I think our landscape plan has been well
25 received. So even though that is a, you know,

1 quote - forested area, it's a second growth
2 straggly type of forest.

3 MR. VOGEL: How will it effect the runoff?

4 MR. KARLE: It will greatly improve the
5 runoff because there's a steep slope there now
6 that's wild that's never been improved. There's
7 gullies. You can walk back there and find
8 significant gullies which come down and over wash,
9 I guess it's Goffle Hill Road at that point. And
10 that all will be improved by this. It will be
11 improved. I mean, we always had it improved, but
12 this really catches the water in that area.

13 CHAIRMAN FRY: One other question for Mr.
14 Struyk.

15 The properties that exist now, the old
16 service station and the house, what is your
17 anticipated date to demolish those? Have you
18 thought about that at all? Are you going to wait
19 until construction begins?

20 MR. STRUYK: That's a very good question,
21 Mr. Chairman. Thanks for that, yes.

22 So under the existing approval, the
23 resolution included a provision that we take those
24 down. If you were to approve our application with
25 the driveway, we would take those down. So no

1 matter which outcome we go with, we take the
2 buildings down. So we have actually preliminarily
3 started the application process for that. Not
4 with the intention of doing anything. I don't by
5 any means want to be presumptuous, but since it's
6 going to come down one way or the other, we
7 started the process so that we can begin the
8 demolition of that later this year.

9 CHAIRMAN FRY: Got you. Okay. So if
10 there is activity out there, it isn't to be
11 suspected that somebody is moving forward on the
12 application without having final approval.

13 MR. STRUYK: No, we have much work to go
14 through in order to comply with the building
15 department's requirements for that. So even if we
16 wanted to, we have a little ways to go there.

17 CHAIRMAN FRY: Okay. Thank you.

18 Board members, any major questions,
19 concerns on what's been proposed so far on at
20 least the Building A and the South Gate?

21 MR. RUEBENACKER: Just, Mr. Struyk,
22 regarding the removal of that community area in
23 the Vista. As we all know, the Vista was
24 inherently beneficial based on it being a
25 continuing care facility, I think is what we had

1 called it and what it's labeled as. However, I
2 just want to make sure that by removing this, what
3 you called recreation area or facility, we don't
4 jeopardize that inherently beneficial. So I just
5 want to kind of, a little bit of background what
6 exactly and, again, I'm not going to open up these
7 massive plans, but what exactly was removed and
8 also why was that piece of the previous
9 application removed?

10 MR. STRUYK: It did not house anywhere
11 near all the essential activities or functions.
12 It was more of a lounge gathering area, some
13 interior or aesthetic features. It doesn't take
14 away any of the interior programming that were
15 part of the Vista whatsoever. It was really more,
16 it came out of a little bit more efficient design
17 of the space and looking at where the value would
18 best be as far as our investment concern. And
19 what was going to be derived from that gathering
20 area was we could better use those resources for
21 some of what you mentioned elsewhere on the
22 side of --

23 MR. RUEBENACKER: Thank you. Thanks for
24 clarifying that.

25 CHAIRMAN FRY: Good question. Thank you.

1 Anyone else?

2 I think structurally, it isn't overly
3 aggressive. They're kind of filling in some voids
4 that they had and they're using some of the space.
5 And just to be clear, if you do not get acceptance
6 from the Department of Health, the addition of
7 those six rooms would not go through?

8 MR. STRUYK: We might have the opportunity
9 through another process to potentially add them,
10 but, no, no more than that. But the likelihood of
11 that not happening, based on my experience and the
12 fact that no other existing provider submitted an
13 application for what the state is looking to
14 provide, the likelihood of us not being approved,
15 that and given our track record is highly remote.

16 CHAIRMAN FRY: So the board will assume it
17 is going to go through regardless.

18 MR. STRUYK: It's my expectation, yes.

19 CHAIRMAN FRY: Okay. Thank you.

20 Last shot, if anybody has anything major
21 to discuss because I want to try to move forward.

22 Like I said, we're not going to get into
23 the traffic testimony tonight. But I do want to
24 make sure that any questions are flushed out at
25 this meeting for the structural components because

1 we probably will not revisit them.

2 MS. YUDIN: I was just wondering if
3 Boswell's letter of, Boswell Engineering's letter
4 of May 24th there was some things that they were
5 going to go over, like the environmental impact
6 statement and some other things and I was
7 wondering if we were going to hear testimony from
8 them as to some of these questions?

9 MR. TEN KATE: I can just go over some of
10 those questions.

11 Can you just present testimony if there's
12 any change to the environmental impact --

13 MR. KARLE: No.

14 MR. TEN KATE: Basically, I'm trying to
15 clean up the new application from the previous
16 testimony.

17 MS. YUDIN: Right.

18 MR. KARLE: There's no change.

19 MR. TEN KATE: Did the soil removing did
20 change, the amount of soil being removed?

21 MR. KARLE: We'll submit a new application
22 for soil removing, yes.

23 MR. TEN KATE: Okay. The quantities will
24 change?

25 MR. KARLE: For the Vista itself the

1 quantities have not changed; for the roadway,
2 obviously, they'll be quantities for the roadway.

3 MR. TEN KATE: Okay. I have a question on
4 the design of the roadway itself, the new entrance
5 road. Does that grade, it's a pretty steep grade
6 going down.

7 MR. KARLE: Right.

8 MR. TEN KATE: When it hits the
9 intersection, it meets all the design criteria --

10 MR. KARLE: Yes, yes.

11 MR. TEN KATE: -- to an intersection?

12 MR. KARLE: Yes, I believe it goes down to
13 two percent at the intersection in accordance with
14 all county requirements and, obviously, it has to
15 comply with all county requirements.

16 MR. TEN KATE: We covered the critical
17 slopes.

18 CHAIRMAN FRY: I'll kind of jump in in
19 between.

20 What's proposed in blue, should that be
21 approved, will we see a significant increase in
22 soil or any element that's existing being removed
23 from the site?

24 MR. KARLE: No, no.

25 CHAIRMAN FRY: So no increased trucking or

1 access and the campus and only a small portion is
2 in Hawthorne, they would defer their action until
3 they saw whatever action this board would take on
4 the application.

5 MS. YUDIN: Number 64, the lighting. You
6 were going to review the lighting plan?

7 MR. TEN KATE: Yes. We'll review it the
8 next meeting.

9 MS. YUDIN: Okay.

10 CHAIRMAN FRY: That will be reviewed for
11 the next meeting.

12 Mr. Ten Kate, is there anything else
13 specific to the buildings that you want to bring
14 up so we can at least get that on record tonight?

15 MR. TEN KATE: I think they answered my
16 questions.

17 CHAIRMAN FRY: Is there, on the topic of
18 site lighting, is there any new lighting proposed,
19 wall pack lights, anything on those structures?

20 MR. KARLE: No. Only code required egress
21 lighting. We usually use hidden lamp source,
22 night sky component.

23 CHAIRMAN FRY: Okay.

24 MS. YUDIN: Can you point out the location
25 of the fire hydrants?

1 any bringing material in or out?

2 MR. KARLE: No, we're still trying to hold
3 almost a balance cut and fill. It's just pure
4 economics. It's good for us. You'll see a
5 significant decrease in uncontrolled water runoff
6 as I've testified in the past.

7 CHAIRMAN FRY: Okay.

8 MR. TEN KATE: I didn't see any other
9 issues.

10 MS. YUDIN: You had some questions about
11 the water and Hawthorne.

12 MR. TEN KATE: Can you give us an update on
13 the water supply?

14 MR. KARLE: I believe verbally Hawthorne
15 Water is in agreement with supplying, but I don't
16 think it's been memorialized yet.

17 MR. TEN KATE: You still have to go before
18 the Hawthorne Planning Board?

19 MR. KARLE: We still have to go before the
20 Hawthorne Planning Board for these changes, yes.
21 That was scheduled and they're just waiting for
22 the outcome of this hearing.

23 MR. VOGEL: I filed both applications
24 simultaneously. Hawthorne indicated that since
25 the part of the application is in Wyckoff, the

1 MR. KARLE: Can I point them out?

2 MS. YUDIN: Will you?

3 MR. KARLE: Well, there's a complete loop
4 around the building. I don't know if I can point
5 them out. They're generally about every 300 to
6 400 feet. No change from the approved plan.
7 There's an eight-inch main looping the building
8 with fire hydrants throughout. That hasn't
9 changed. They were all on the previously approved
10 plan and that has not changed.

11 We'll see if we can find them.

12 CHAIRMAN FRY: There's no change from the
13 original?

14 MR. KARLE: No change, but they're there.
15 They're actually there.

16 CHAIRMAN FRY: I see them all.

17 MR. KARLE: They're on drawing SP.41,
18 which should be in your packet.

19 CHAIRMAN FRY: We did some extensive
20 review on that.

21 MR. KARLE: Yes.

22 CHAIRMAN FRY: Okay. No changes to
23 sprinklers.

24 No changes to anything else, life safety.
25 Mr. Goodman asked a question, you're

1 reducing the stairs, you said no, egress will
2 still be the same.

3 The balconies you testified Hawthorne will
4 get a slight beef of about an inch.

5 MR. KARLE: Literally.

6 CHAIRMAN FRY: Positive, I suppose.

7 MR. KARLE: Basically, it's no change but
8 we had to slide a few things here and there an
9 inch.

10 CHAIRMAN FRY: Okay.

11 MS. YUDIN: I was wondering if the Shade
12 Tree Commission is going to review, since we've
13 had so many storms over the years since we made
14 the approval, if they could re-review the
15 landscape plan against the existing situation now?

16 MR. KARLE: Well, if I could respond out
17 of order.

18 Basically, there's all new landscaping
19 around the building. We did walk the site with
20 Mr. Borst to try to salvage some trees and he
21 actually said salvaging the trees was not
22 advisable. They were leggy. So the plan was all
23 new landscaping. It was well received. Very nice
24 comments actually, some of the review comments.

25 MS. YUDIN: So none of that is going to

1 change?

2 MR. KARLE: No, because it's all going to
3 be new. It's all going to be new.

4 MS. YUDIN: Is it going to change from the
5 original landscape plan?

6 MR. KARLE: No, no.

7 MS. YUDIN: And where you were going to
8 build the road before, you're not building it so
9 how is that going to be? There's got to be some
10 changes there.

11 MR. KARLE: Where we're not building the
12 road there'll be no change because that's already
13 there with mature trees. Where we are building
14 the road we're actually reverting to the original
15 landscape plan which had some planting. Hawthorne
16 also asked us to add trees at the last hearing
17 several years ago, which we did, to increase their
18 buffer and also to not disturb their buffer. And
19 none of that has changed.

20 CHAIRMAN FRY: Do they have a completely
21 different site landscaping plan?

22 MR. KARLE: No, they have the same plans.

23 CHAIRMAN FRY: And it reflects the trees
24 that they added.

25 MR. KARLE: I believe at this point it

1 does, yes.

2 CHAIRMAN FRY: Was that in here?

3 MR. KARLE: Yes. Let's see if we have it.

4 CHAIRMAN FRY: I didn't look at the fine
5 details to see if any new trees were added, to be
6 honest.

7 MR. KARLE: They wanted a no disturb zone
8 up and down. But we also agreed to spot some
9 trees. I believe the final resolution was they
10 would be spotted with their Shade Tree Commission
11 at the time of planting in the no disturb zone.
12 So they actually had to give us a variance to
13 disturb their no disturb zones to make the trees
14 better. And that was all worked out and I think
15 they were pleased with it.

16 CHAIRMAN FRY: Oh, I'm glad it worked out.

17 MR. KARLE: Did I summarize that right?

18 MR. VOGEL: Yes. Their buffer required
19 that it remain natural and be no intruding but
20 they wanted trees added and my answer was we can
21 certainly add the trees that you want but you got
22 to give us permission to go into that zone. So
23 what you see is what was added closest to the
24 homes and left the buffer in its natural state
25 closest to the development.

1 CHAIRMAN FRY: Okay. All right. Mr. Ten
2 Kate, unless you have any other questions or if
3 anybody else on the board has any other questions,
4 I'll leave it open. If the public has any last
5 questions. We're going to try to wrap up
6 testimony on the structures so we that can move
7 the application forward to the next meeting.

8 Board, last call.

9 MR. RUEBENACKER: If the blue is approved,
10 the new roadway, will that go in first before the
11 construction begins?

12 MR. KARLE: The construction manager would
13 like to do that first because he wants to access
14 the site right off 208 the most he can. So, yes.

15 MR. VOGEL: Our plan, and not to get into
16 the light again, our plan was to put the road in
17 first so all the construction, all the
18 construction movement would come through that
19 roadway, the intersection. And the county has
20 agreed that they would put the temporary light in
21 if it's approved immediately so that the truck
22 traffic on construction would be regulated by the
23 light as well.

24 CHAIRMAN FRY: And should the light not
25 get approved, what's the plan for construction

1 vehicles in and out?

2 MR. KARLE: Our plan is to still come in
3 and out the same way on a temporary basis, but it
4 will certainly be much preferable to have a
5 temporary light there.

6 CHAIRMAN FRY: So it would make sense
7 you're going to look to cut a road in straight
8 down to Cedar Hill regardless.

9 MR. KARLE: I think that's how the
10 construction manager is planning it at this point,
11 yes.

12 CHAIRMAN FRY: Okay. All right. Public?
13 We'll hear some comments from the public
14 and then we're going to look to close the meeting.

15 MS. LAIOSA: Rayna, R-a-y-n-a, Laiosa,
16 L-a-i-o-s-a, from Hawthorne.

17 CHAIRMAN FRY: What's your address?

18 MS. LAIOSA: 89 Minerva, M-i-n-e-r-v-a,
19 Avenue, Hawthorne.

20 And I'm on the Hawthorne Environmental
21 Commission and Green Team Chair.

22 So my --

23 CHAIRMAN FRY: These are just questions to
24 the testimony you heard this evening, right?

25 MS. LAIOSA: I can testify too, if you

1 I'm going to zoom in.

2 So there's the retention basin.

3 MS. LAIOSA: Right.

4 MR. KARLE: There's emergency spillways
5 indicated by these dark spaces and the natural
6 outlet goes out where it overflows currently now.
7 So that overflow, that washout that occurs will be
8 controlled by this structure. This structure is
9 cutting to the hill. So this side is natural
10 grade. The roadside is natural grade. But
11 there's technically a dam, if you will, embankment
12 on the lower side. So this road will not have any
13 impact on that.

14 And I know you brought this up at the
15 Hawthorne hearings.

16 MS. LAIOSA: Yes.

17 MR. KARLE: And we have had
18 pre-application meetings with the Dam Safety
19 Division of New Jersey and we're doing some
20 modeling for them and we'll have that application
21 in shortly.

22 MS. LAIOSA: Okay.

23 MR. KARLE: And I'm sure you'll want to
24 review it.

25 MS. LAIOSA: Well, yes, because we had a

1 want.

2 MR. COOK: No, no, this part of the
3 hearing is just limited to questions.

4 MS. LAIOSA: Okay. The question is, the
5 roadway with the blue.

6 Can you put that back up, please?

7 CHAIRMAN FRY: I'm sorry, who did you say
8 you're with? Hawthorne...

9 MS. LAIOSA: Hawthorne Environmental
10 Commission.

11 CHAIRMAN FRY: Environmental Commission.
12 Thank you.

13 MS. LAIOSA: I'm the chair.

14 So the blue road, my question is, you have
15 a retention basin right along that roadway.

16 MR. KARLE: Right.

17 MS. LAIOSA: You're cutting in. That is a
18 dam classified by the Stormwater of New Jersey.

19 How close is that road to the dam?

20 Because the dam is high to low. There's not much
21 distance from the roadway. So, like, how wide is
22 that road and then you've got the dam where all
23 the water's going in and going out in case of an
24 emergency.

25 MR. KARLE: Yes, good question.

1 difference of opinion of the classification of the
2 dam. There are four levels of dam classifications
3 and my -- I should give you my background.

4 I have a bachelor of science in
5 environmental science from Stockton College of New
6 Jersey. And I have a master's in environmental
7 engineering from Stevens. So I got the best of
8 both worlds; science and engineering. And I've
9 been doing environmental work for the last 20
10 years, compliance and policy.

11 So based on where the location of this dam
12 and with the housing and the condos across the
13 street, there's concerns about catastrophe, if
14 something happens.

15 MR. COOK: This is not the appropriate
16 part of the hearing.

17 MS. LAIOSA: So I think Ken answered the
18 question. So is it going to be level like the
19 roadway? You're not cutting into the dam?

20 MR. KARLE: Not at that location, no, it
21 won't effect the retention basin.

22 MS. LAIOSA: So when the trucks come,
23 you're going to have a guard rail or something?

24 MR. KARLE: There will be guard railing in
25 spots. The roadway will not endanger the

1 retention basin.

2 MS. LAIOSA: That was the main concern.

3 MR. KARLE: Yes, yes. The basin's on the
4 uphill side. The side on the uphill side. It's
5 not on the dam side.

6 MS. LAIOSA: Okay. So it's on the upper?

7 MR. KARLE: Yes, side and upper. Yes.

8 MS. LAIOSA: Okay.

9 MR. KARLE: And it curves away from where
10 the embankment is.

11 MR. VOGEL: And maybe, Ken, you can point
12 where the dam is and where the roadway is and
13 where the Hawthorne/Wyckoff line is.

14 MR. KARLE: This is the embankment. These
15 are the spillways here and here. This is the
16 bottom of it with the riffraff on the bottom. The
17 municipal boundary is here with Wyckoff on this
18 side and Hawthorne on this side. New roadway
19 comes up alongside of it and this well above it,
20 so the embankment is here.

21 We had a difference at the last hearing on
22 the classification. We believe it is going to be
23 classified as Class 2 dam, which is what you had
24 said, I believe. And we are making that
25 application and we will certainly share that with

1 putting in the roadway and that will be

2 integrating --

3 MR. KARLE: Yeah, and they'll be putting
4 the retention basin in is one of the first things.

5 MS. LAIOSA: Okay. Thank you.

6 That's it.

7 CHAIRMAN FRY: Thank you. That's a lot of
8 dam classifications.

9 So, just so we're clear, should the
10 proposed blue not go through, the retention,
11 everything over there is designed for all the
12 capabilities as previously approved?

13 MR. KARLE: It's approved right now.

14 Nothing has changed.

15 CHAIRMAN FRY: You're answering all my
16 questions.

17 Anyone else from the public?

18 MR. BUCHMAN: Timothy Buchman,
19 B-u-c-h-m-a-n.

20 Mr. Karle, 15 or 20 minutes ago you were
21 asked a question about what would happen if the
22 blue road wasn't built. I want to stipulate that
23 in general I support the current application, but
24 six years ago I only heard one piece of testimony
25 before this board that was absolutely shocking to

1 you.

2 MS. LAIOSA: Okay. Great.

3 MR. KARLE: Because I know if we don't
4 share it with you tonight, you're going to ask me
5 in three weeks when we get to Hawthorne.

6 MS. LAIOSA: It's more of the, you're
7 cutting the road and water's coming up and the
8 slopes, it looks like there's steep slopes, kind
9 of --

10 MR. KARLE: There are steep slopes.
11 They're manmade steep slopes in this area when
12 they constructed this road. They're actually
13 eroding and this is actually going to clean that
14 up and stabilize it.

15 MS. LAIOSA: See, the steep slopes are
16 like way in here where you're building.

17 MR. KARLE: That area is actually not
18 steep sloped. It's up more above. This area is
19 sloped, but it's not steep sloped. The steep
20 slopes are up along this road.

21 MS. LAIOSA: Okay.

22 MR. KARLE: Where, you know, 15, 20 years
23 ago they pushed this dirt off the edge there and
24 there is some erosion there.

25 MS. LAIOSA: But you're going to be

1 me, and that was the Hawthorne homeowners'
2 allegations about poor maintenance of steep
3 slopes. I'd like to confirm that tonight you
4 stated that there exists steep slopes in poor
5 condition on the campus.

6 MR. KARLE: Well, the natural area, the
7 natural wooded area has natural runoff and I think
8 that's one of the things we testified for probably
9 a year that there is uncontrolled runoff from that
10 area at the present time including the
11 non-disturbed zone in Hawthorne as uncontrolled
12 runoff. So we're going to actually capture some
13 of that for the first time and improve it.

14 CHAIRMAN FRY: Does that answer your
15 question?

16 MR. BUCHMAN: Thank you, yes.

17 CHAIRMAN FRY: You're welcome.

18 Anyone else?

19 MS. LONSKI: Maryann Lonski, Birchwood
20 Drive, 679.

21 Without going through the whole light
22 thing that we've been through for the past couple
23 of months, I'm still very concerned about the
24 impact on Mountain and Sicomac and also the fact
25 that Cedar Hill intersection is working quite

1 well.

2 My question is, has any consideration ever
3 been given about putting a light where the
4 existing entrance to Christian Health Care is now?
5 I've seen some very creative traffic lighting in
6 difficult challenging areas and is it possible
7 that that should be considered before a decision
8 is made?

9 CHAIRMAN FRY: So I don't know if we have
10 anyone here that can provide any facts to support
11 whether it could or could not or should or should
12 not. We can certainly raise it at the next
13 meeting.

14 You're planning on having Stantec at the
15 meeting?

16 MR. VOGEL: I'll make a note to have
17 Stantec be prepared.

18 CHAIRMAN FRY: Very good.
19 So they'll be prepared to discuss it at
20 the next meeting.

21 It's a good question. Thank you.

22 MS. LONSKI: Thank you.

23 CHAIRMAN FRY: Anyone else?

24 Okay. Seeing nobody else, we're going to
25 wrap it up for tonight.

1
2
3 C E R T I F I C A T E
4

5
6 I, LYNANN DRAGONE, License No. XIO1388, a
7 Certified Court Reporter and Notary Public of the State
8 of New Jersey, certify that the foregoing is a true and
9 accurate transcript of the hearing at the time and the
10 date hereinbefore set forth.

11 I further certify that I am neither attorney
12 nor Counsel for, nor employed by any of the parties to
13 the action in which this hearing was taken.

14 I further certify that I am not an employee of
15 anyone employed in this case, nor am I financially
16 interested in this action.
17
18

19 _____
20 LYNANN DRAGONE, CCR
21 Certified Court Reporter
22
23
24
25

1 Sue, the date for the next meeting is the
2 24th. We're going to carry the application to
3 July 24th.

4 MS. McQUAID: At 7:30.

5 CHAIRMAN FRY: Mr. Cook, okay with that?

6 MR. COOK: I'm fine with that.

7 CHAIRMAN FRY: With that being said, that
8 concludes tonight's testimony.

9 Thank you very much.

10 Motion to adjourn.

11 All in favor.
12

13 (Whereupon, the proceedings concluded at
14 9:00 p.m.)
15
16
17
18
19
20
21
22
23
24
25