

<p>1 <u>I N D E X</u> (Continuing) 5</p> <p>2 <u>E X H I B I T S</u></p> <p>3 <u>NO.</u> <u>DESCRIPTION</u> <u>IDENT/EVID</u></p> <p>4 A-5 "Site Plan Exhibit," dated 9</p> <p>5 May 11, 2022</p> <p>6 A-6 Stormwater Management Report 24</p> <p>7 Revised through March 2022</p> <p>8 B-1 E-Mail of Mr. Skrable, 27</p> <p>9 Dated 5/11/22</p> <p>10 A-7 First Floor Plan, dated 149</p> <p>11 12/17/2021</p> <p>12 A-8 Second Floor Plan, dated 151</p> <p>13 12/17/2021</p> <p>14 A-9 Third Floor Plan, dated 152</p> <p>15 12/17/2021</p> <p>16 A-10 Elevations, dated 12/17/2021 153</p> <p>17 A-11 Elevations, dated 154</p> <p>18 12/17/2021</p> <p>19 A-12 Building Height Section, 155</p> <p>20 Dated 12/17/2021</p> <p>21 A-13 Rendering 161</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	<p>7</p> <p>1 firm of Price, Meese, Shulman & D'Arminio.</p> <p>2 (Interruption.)</p> <p>3 MR. ALESSI: That's your presentation?</p> <p>4 (Laughter.)</p> <p>5 MS. PRICE: All set, Diane?</p> <p>6 MS. FROHLICH: All set.</p> <p>7 MS. PRICE: Okay. I think we are good</p> <p>8 with the screen.</p> <p>9 Okay. Let me do that again. Gail</p> <p>10 Price from the firm of Price, Meese, Schulman &</p> <p>11 D'Arminio on behalf of the applicant CSH Old Tappan,</p> <p>12 LLC.</p> <p>13 We started this application a couple of</p> <p>14 months ago and the board will remember that we had</p> <p>15 testimony from Mr. McElwee, senior principal in</p> <p>16 charge of development with CSH and we started our</p> <p>17 testimony with our civil engineer.</p> <p>18 Last month we agreed to carry our</p> <p>19 meeting, because there were several requests in light</p> <p>20 of holy week that we not proceed, so we agreed to</p> <p>21 carry in the interest of those requests that we had</p> <p>22 been in receipt of from different members of the</p> <p>23 public.</p> <p>24 It's my hope tonight that we can</p> <p>25 continue and conclude with our civil engineer and</p>
<p>6</p> <p>1 MS. PRICE: All set.</p> <p>2 CHAIRMAN WEIDMANN: You'll get one</p> <p>3 break and we will conclude at 10:30.</p> <p>4 MS. PRICE: Okay, good.</p> <p>5 CHAIRMAN WEIDMANN: Okay. I have one</p> <p>6 announcement before you start. The announcement is</p> <p>7 after speaking with the Mayor and Council from the</p> <p>8 Borough of Old Tappan, they are not interested --</p> <p>9 they are not interested in the house you want to</p> <p>10 move.</p> <p>11 So unless you can get, you know, people</p> <p>12 who are interested in doing it, as far as the Mayor</p> <p>13 and Council is concerned, you can knock it down, the</p> <p>14 house and the barn.</p> <p>15 MS. PRICE: Okay.</p> <p>16 CHAIRMAN WEIDMANN: Okay. So I don't</p> <p>17 know how that sits with you, but that's the</p> <p>18 conclusion of, you know, the board also on this</p> <p>19 matter, Madam.</p> <p>20 MS. PRICE: Okay. So let me just start</p> <p>21 off with an introduction for the record so that we</p> <p>22 can move from there.</p> <p>23 Good?</p> <p>24 CHAIRMAN WEIDMANN: Yeah.</p> <p>25 MS. PRICE: Okay. Gail Price from the</p>	<p>8</p> <p>1 then proceed forward with our architect. He is the</p> <p>2 next one up after Dan concludes.</p> <p>3 Mr. Chair, I've heard what you just</p> <p>4 said about the home and I will take that back to our</p> <p>5 client. We were going to have historic testimony,</p> <p>6 but not three more witnesses. So we won't be getting</p> <p>7 to that for sure tonight.</p> <p>8 And once again, we filed our plans both</p> <p>9 hardcopy and digitally at the board's request and I</p> <p>10 supplied new notice for the record. We noticed not</p> <p>11 only from Lot 3, our lot, but we noticed from Lot 4,</p> <p>12 our adjoining lot, and noticed from Lot 1 to the</p> <p>13 rear. So I made sure that notice was from every</p> <p>14 which way direction.</p> <p>15 So I don't think that there's any other</p> <p>16 housekeeping items tonight, so if we could just</p> <p>17 recall our civil engineer and get going with his</p> <p>18 testimony. We have revised plans that have been</p> <p>19 filed. I did receive some updated comments this</p> <p>20 afternoon from your professionals that we'll be able</p> <p>21 to address, but they came in this afternoon. So I'm</p> <p>22 going to be addressing them on the fly with our</p> <p>23 witness.</p> <p>24 MR. REGAN: Before we start the</p> <p>25 testimony of your engineer, do you want to have any</p>

<p style="text-align: right;">9</p> <p>1 plans marked so we don't interrupt him?</p> <p>2 MS. PRICE: Well, I think I'd like him</p> <p>3 to identify them, Bob, for the record --</p> <p>4 MR. REGAN: Okay. I have A-5 as the</p> <p>5 next.</p> <p>6 MS. PRICE: -- if that's okay.</p> <p>7 Right, A-5 is the next.</p> <p>8 (Whereupon, "Site Plan Exhibit," dated</p> <p>9 May 11, 2022 is marked as Exhibit A-5 for</p> <p>10 identification.)</p> <p>11 MS. PRICE: And I also wanted to note</p> <p>12 that at the board's request we met with --</p> <p>13 particularly at Mr. Skrable's, we did meet with the</p> <p>14 county planning board and addressed the issue of road</p> <p>15 widening to improve the width of the road right past</p> <p>16 the church and these plans do show an improvement for</p> <p>17 Old Tappan Road.</p> <p>18 And we also addressed the concern of</p> <p>19 one of the neighbors that we heard regarding the</p> <p>20 crown in the road and some drainage that came off the</p> <p>21 crown from existing conditions, nothing that we're</p> <p>22 doing, but existing conditions that were providing</p> <p>23 some negative drainage impacts for her property since</p> <p>24 her property sits all the way down at the base of the</p> <p>25 roadway across from our site.</p>	<p style="text-align: right;">11</p> <p>1 of the rendering that -- or of the site plan that was</p> <p>2 resubmitted recently to this board.</p> <p>3 So just briefly I want to take you</p> <p>4 through our improvements that we've made since our</p> <p>5 last time before this board.</p> <p>6 If you do recall at the end of the</p> <p>7 hearing last time, we mentioned, as Ms. Price</p> <p>8 mentioned, they're trying to set up a meeting with</p> <p>9 the county to discuss the width of the roadway.</p> <p>10 So at that point the county had already</p> <p>11 reviewed our site plan. They have issued comments.</p> <p>12 There was only a few outstanding comments in regards</p> <p>13 to requesting for an easement. They never requested</p> <p>14 an actual widening. They just wanted an easement to</p> <p>15 maintain their sidewalk.</p> <p>16 So we were under no obligation to widen</p> <p>17 the roadway, but we understood the concerns of the</p> <p>18 neighborhood, your board professionals and your board</p> <p>19 and we met with the county and discussed the</p> <p>20 potential for widening and they did agree that they</p> <p>21 allowed us to do this. So this would be our</p> <p>22 applicant under our dime widening this roadway.</p> <p>23 Essentially what we'd be doing is the</p> <p>24 roadway is wider in front of the church property,</p> <p>25 which is the property directly to the east of us. We</p>
<p style="text-align: right;">10</p> <p>1 So these plans propose that work in</p> <p>2 addition to the road widening and Dan will take you</p> <p>3 through those as well.</p> <p>4 So Dan...</p> <p>5 Mr. Regan, he's been sworn.</p> <p>6 MR. REGAN: Previously sworn in</p> <p>7 February and remains under oath.</p> <p>8 D A N I E L S E H N A L, PE</p> <p>9 245 Main Street, Suite 110, Chester, New Jersey</p> <p>10 07930, having been duly sworn, testifies as</p> <p>11 follows:</p> <p>12 DIRECT EXAMINATION</p> <p>13 BY MS. PRICE:</p> <p>14 Q. Dan, maybe we can identify the plan</p> <p>15 right away so we can mark it.</p> <p>16 A. Good evening, again, Chairman, Members</p> <p>17 of the Board.</p> <p>18 Again, Daniel Sehnal, principal of the</p> <p>19 firm Dynamic Engineering.</p> <p>20 Just for the record, my license remains</p> <p>21 in good standing from the last hearing.</p> <p>22 And my first exhibit this evening, I</p> <p>23 will mark as A-5 with today's date. It is identified</p> <p>24 as "Site Plan Exhibit," dated May 11, 2022. And,</p> <p>25 essentially, what it is is just a colorized version</p>	<p style="text-align: right;">12</p> <p>1 would be essentially connecting at their property</p> <p>2 line and we would expand the roadway approximately</p> <p>3 15 feet, so it would equal the width of the roadway</p> <p>4 that's in front of the church and we would carry that</p> <p>5 width all the way to, essentially, our proposed</p> <p>6 driveway that's associated with the home that we</p> <p>7 propose to relocate.</p> <p>8 At that point, we would then take a</p> <p>9 curb line, we would begin to taper it back down to</p> <p>10 meet the existing curb line in front of the residents</p> <p>11 that's directly to the west of us.</p> <p>12 So we have agreed to widen the roadway,</p> <p>13 which we are willing to do.</p> <p>14 Additionally, as Ms. Price mentioned,</p> <p>15 there was concern from one of the residents on</p> <p>16 Holbrook Court, which is opposite of our entrance</p> <p>17 that under heavy rain events stormwater tends to make</p> <p>18 a left-hand turn and go down Holbrook Court directly</p> <p>19 towards their residence.</p> <p>20 Again, this isn't an issue that is</p> <p>21 resulting from our property. It wouldn't be</p> <p>22 intensified under proposed conditions, but hearing</p> <p>23 their concerns we were more than happy to discuss</p> <p>24 that with the town or with the county and we looked</p> <p>25 at the topology -- topo in the roadway and realized</p>

<p style="text-align: right;">13</p> <p>1 that there is the crown is a little -- a little</p> <p>2 screwy where the stormwater, rather than staying</p> <p>3 along the curb line on the northern side of the</p> <p>4 street, it was going across the street and going down</p> <p>5 Holbrook Court.</p> <p>6 So what we're doing is we're regrading</p> <p>7 the roadway in front of our site to fix the crown,</p> <p>8 meaning the high point will be in the center of the</p> <p>9 road and what that's going to do is prevent that</p> <p>10 stormwater that's heading in a westerly direction</p> <p>11 down Old Tappan Road and keeping it on the northern</p> <p>12 side of the site to help prevent it from going down</p> <p>13 Holbrook Court and, hopefully, alleviating some of</p> <p>14 those issues of the stormwater going down Holbrook.</p> <p>15 So we'll absolutely do that as well.</p> <p>16 Additional improvements, we also</p> <p>17 followed the recommendation from one of the members</p> <p>18 of the fire department in town and we are now</p> <p>19 proposing a reinforced turf driveway that is</p> <p>20 essentially extends the dead-end portion of our</p> <p>21 circulation to the east of the building back to Old</p> <p>22 Tappan Road. What this will allow us to do is a fire</p> <p>23 truck in the event of an emergency that it needs to</p> <p>24 get to the eastern side of the building, rather than</p> <p>25 having to turn around on site, that reinforced turf</p>	<p style="text-align: right;">15</p> <p>1 the townhome property and then into an inlet, we are</p> <p>2 now having an underground connection that goes</p> <p>3 directly into the church property where it will</p> <p>4 connect into an existing inlet and then, ultimately,</p> <p>5 discharged out to the townhome property.</p> <p>6 Additionally, we researched an existing</p> <p>7 easement that is in place on the townhome property to</p> <p>8 the benefit of the church that is directly to the</p> <p>9 east of us. This easement was put in place in</p> <p>10 November of 1991, which allowed the church property</p> <p>11 to have a direct underground stormwater connection to</p> <p>12 the Lakeview townhome property.</p> <p>13 There was two contingencies that were</p> <p>14 required with that easement to put in place. One of</p> <p>15 which was that the church installed a detention</p> <p>16 system, which they did. It's an underground</p> <p>17 detention system in the parking area of the church</p> <p>18 and they also had to reduce their stormwater rates</p> <p>19 to, essentially, what was the equivalent to the new</p> <p>20 stormwater regulations, what they were in place back</p> <p>21 in 1991.</p> <p>22 So the stormwater regulations have</p> <p>23 since been updated, but the church was compliant with</p> <p>24 those two requirements and that we will be utilizing</p> <p>25 our easement to connect into the church's stormwater</p>
<p style="text-align: right;">14</p> <p>1 will allow the truck to drive over the grass and get</p> <p>2 back out to Old Tappan Road. So, essentially, it's</p> <p>3 green space. It will remain grass, but it's just</p> <p>4 reinforced from below. There's stone beneath it and</p> <p>5 some geo textile that will support the truck to allow</p> <p>6 it to get back out to Old Tappan Road. So that's</p> <p>7 accomplished by keeping it green still, because green</p> <p>8 space we're not increasing impervious surface</p> <p>9 coverage, but it's a safer practice to allow the</p> <p>10 truck to get directly back out to the roadway.</p> <p>11 We also located deed information for an</p> <p>12 existing easement that was put into place in December</p> <p>13 of 2020 on Block 1606, Lot 4, which is the church</p> <p>14 directly to the east of us to the grantee or the</p> <p>15 benefit of our lot, which is Lot 3.</p> <p>16 What this easement does, it allows us</p> <p>17 to make a stormwater connection directly to the</p> <p>18 stormwater system that is located on the church</p> <p>19 property. So this is an easement that is located at</p> <p>20 the northwestern corner of the church property</p> <p>21 directly adjacent to our northeastern corner where we</p> <p>22 previously had our over land proposed stormwater</p> <p>23 discharge.</p> <p>24 So now what we're doing, rather than</p> <p>25 having that stormwater discharge over land entering</p>	<p style="text-align: right;">16</p> <p>1 system, which ultimately discharges out to the</p> <p>2 Lakeview townhome property.</p> <p>3 I'll get into more stormwater shortly.</p> <p>4 Additionally I know some of the</p> <p>5 neighbors may have seen some additional earthwork</p> <p>6 taking place in the rear of the property. We did</p> <p>7 send our geotechnical engineer and team out there and</p> <p>8 they performed some infiltration testing.</p> <p>9 What that means is they went out, they</p> <p>10 dug test pits and they studied how the soils'</p> <p>11 properties are, essentially, absorbing groundwater</p> <p>12 back into the site.</p> <p>13 We studied one of the depressions where</p> <p>14 a lot of the stormwater is collected today, as well</p> <p>15 as two locations within our proposed detention system</p> <p>16 to the northern end of the property. We used that</p> <p>17 information to, essentially, implement into our</p> <p>18 revised stormwater design to determine how much water</p> <p>19 gets back into the ground under both existing and</p> <p>20 proposed conditions to determine, essentially, how</p> <p>21 much stormwater ultimately leaves the site under</p> <p>22 proposed conditions.</p> <p>23 Q. Dan, let me just ask you one question.</p> <p>24 There was some conversation since the last meeting</p> <p>25 that there may have been development work going on</p>

<p style="text-align: right;">17</p> <p>1 relative to soil movement and testing. There was no 2 development work going on, correct?</p> <p>3 A. No development work whatsoever and the 4 disturbance was less than 5,000 square feet, so there 5 wasn't any permitting that was necessary for those 6 test pits and they were restored back to the way the 7 geotech team found them.</p> <p>8 Q. Thank you.</p> <p>9 A. Also, I just wanted to note that after 10 we made those revisions to the county roadway 11 widening, we resubmitted back to the county, they did 12 review and they issued a new comment letter.</p> <p>13 All the comments are relatively 14 technical in nature, and we plan to fully comply with 15 their comments to address their concerns.</p> <p>16 But there were no concerns with the 17 roadway widening or the stormwater that's associated 18 with the site.</p> <p>19 Additionally we did resubmit back to 20 the soil conservation district. They recently issued 21 us three very minor comments, all of which we will 22 comply with, and their certification will be 23 forthcoming.</p> <p>24 So that, essentially, touches on the 25 revisions since my last hearing or since our last</p>	<p style="text-align: right;">19</p> <p>1 used in the state. They're established for each 2 county. They're essentially rainfall rates based 3 upon historical data.</p> <p>4 Those storms are the 2-, 10- and 5 100-year design storms that we're required to design 6 our proposed system to comply with.</p> <p>7 Then we also look at the groundwater 8 recharge. We study how much groundwater gets back 9 into the soil under existing conditions and we need 10 to design for that under proposed conditions.</p> <p>11 So once we have our existing 12 parameters, we use this information to design the 13 proposed stormwater management system to meet all of 14 those local and state level requirements. Again, 15 stormwater quality, quantity and groundwater 16 recharge.</p> <p>17 So the proposed design runoff that's 18 generated by the roof area of the site, as well as 19 the parking area will be collected by various inlets, 20 roof leaders and then it ultimately makes its way to 21 the northern end of the site where our proposed 22 aboveground stormwater basin is.</p> <p>23 Once it's in that basin, there are two, 24 what's called, four bays, essentially stone square 25 areas where the stormwater gets discharged into and</p>
<p style="text-align: right;">18</p> <p>1 hearing. The one item that we stopped on before the 2 last hearing was stormwater. So now, kind of, move 3 into our proposed stormwater design, how we got to 4 where we are today.</p> <p>5 So as far as stormwater, the site was 6 designed to meet the New Jersey Soil Erosion and 7 Sediment Control Standards, as well as the Borough of 8 Old Tappan and the state standards, which are 9 N.J.A.C.7:8. The development meets the definition of 10 a major development due to disturbance greater than 11 one acre, as well as increasing the regulated motor 12 vehicle surface by more than a quarter of an acre.</p> <p>13 So in order to comply with the 14 stormwater regulations, there's three main things 15 that we look at. We look at stormwater quantity, we 16 look at quality and we look at groundwater recharge. 17 So we start by analyzing the site under existing 18 conditions. We studied the topography associated 19 with the site, determine where the water goes under 20 existing conditions, then we studied the soil 21 properties, how the soil's ability to absorb water 22 due to the cover that's associated with the land on 23 the site and then we use this information to 24 establish existing runoff rates for the design 25 storms. The design storms are standards that are</p>	<p style="text-align: right;">20</p> <p>1 those four bays are used to capture large 2 particulate, there's leaves or floating garbage or 3 anything like that, it will be captured by the stone 4 areas to be able to be cleaned out, and then there's 5 a sand filter at the bottom of the basin.</p> <p>6 Essentially just a layer of sand, which allows 7 stormwater to percolate through the sand, it gets 8 cleaned from any sediments, oils before being 9 infiltrated back into the ground.</p> <p>10 As I mentioned, being infiltrated back 11 into the ground, that water will get back into the 12 ground, we have to maintain the same amount of 13 groundwater that is getting into the site under 14 existing conditions, under proposed conditions. We 15 have to make sure we're maintaining that same amount 16 for groundwater recharge.</p> <p>17 For large storm events, the stormwater 18 will be held back via outlet control structure, 19 meaning that the water will fill up, kind of, like a 20 pond, it will be held out and be released at a slower 21 rate to be discharged to the northeastern corner of 22 the site, which would make its way to the stormwater 23 system associated with the church.</p> <p>24 So, again, quantity is one item that we 25 need to address, that's being addressed by</p>

<p style="text-align: right;">21</p> <p>1 essentially they're infiltrating the water back into</p> <p>2 the ground or it is being detained and released at a</p> <p>3 slower rate.</p> <p>4 So we look at the rates under existing</p> <p>5 conditions, we have to take those and we have to</p> <p>6 reduce them to 50, 75 and 80 percent of the existing</p> <p>7 stormwater rates for the 2-, 10- and 100-year design</p> <p>8 storms.</p> <p>9 So we have to make sure that the rates</p> <p>10 are less than existing conditions leaving the site,</p> <p>11 so pre-developed conditions. We look at that</p> <p>12 stormwater, we figure out how much is leaving the</p> <p>13 site under existing conditions and then even after</p> <p>14 the site's proposed with more impervious surface, we</p> <p>15 have to make sure the stormwater is leaving the site</p> <p>16 at a slower rate than it is under our undeveloped</p> <p>17 conditions.</p> <p>18 As far as quality, again, we have to</p> <p>19 meet a particular quality rate where the water is</p> <p>20 cleaned. We're accomplishing that by the sand filter</p> <p>21 that's associated in that basin, so the water is</p> <p>22 cleaned before it's discharged off the site and then</p> <p>23 finally, again, I mentioned the infiltration</p> <p>24 capabilities, we're recharging the groundwater to</p> <p>25 make sure that we're putting back the same amount of</p>	<p style="text-align: right;">23</p> <p>1 Q. And that initial report was filed with</p> <p>2 the application back quite a while ago, right?</p> <p>3 A. Yes, it was.</p> <p>4 Q. Okay. So --</p> <p>5 A. One other -- actually one other item I</p> <p>6 wanted to note now that you remind me of a revision,</p> <p>7 when we studied the stormwater and to determine how</p> <p>8 much water is getting back into the site and included</p> <p>9 that within our updated analysis since we did</p> <p>10 additional testing, what it allowed us to do is</p> <p>11 actually shrink the size of our basin a little bit</p> <p>12 and what that does is it gives additional buffer to</p> <p>13 the townhomes behind us.</p> <p>14 So we originally only had a buffer of</p> <p>15 40 feet. Now we're up to 46. So you get an</p> <p>16 additional 6 feet, which our landscape architect will</p> <p>17 touch on as well. He was able to provide some more</p> <p>18 plantings back there for the buffer that's behind us.</p> <p>19 Q. Can you just, with your engineering</p> <p>20 scale, point out on the rendering the area that</p> <p>21 you're referring to?</p> <p>22 A. So directly to the north, the northern</p> <p>23 property line, which is shown on the screen as well.</p> <p>24 So you have that light green area, the</p> <p>25 tan area and towards that back black property line,</p>
<p style="text-align: right;">22</p> <p>1 groundwater that we're taking away.</p> <p>2 The practices that were implying to do</p> <p>3 this, they are considered green infrastructure</p> <p>4 standards. They comply with the updated stormwater</p> <p>5 regulations that were released about two years ago,</p> <p>6 so we're fully complaint.</p> <p>7 It's important to note that to the</p> <p>8 townhome property, we're reducing the rate, as well</p> <p>9 as the volume that's going there. So while the water</p> <p>10 is getting back into the ground, we studied that with</p> <p>11 our additional testing, so under proposed conditions</p> <p>12 we're actually reducing the amount of stormwater that</p> <p>13 leaves the site by infiltrating that back into the</p> <p>14 ground.</p> <p>15 So Ms. Price, unless I missed anything,</p> <p>16 that was essentially the items that I wanted to touch</p> <p>17 on.</p> <p>18 Q. Well, I want to just ask you on those</p> <p>19 three things that you look at when you design, have</p> <p>20 you reduced your findings and your analysis to a</p> <p>21 report that was filed with the board?</p> <p>22 A. Yes, absolutely.</p> <p>23 Q. And had you done an initial report</p> <p>24 before submission of the revised plans?</p> <p>25 A. Yes.</p>	<p style="text-align: right;">24</p> <p>1 that is an area that's now expanded. It will be</p> <p>2 buffered heavily with new plantings by our landscape</p> <p>3 architect.</p> <p>4 Q. Okay. The report that I was directing</p> <p>5 your attention to is entitled "Stormwater Management</p> <p>6 Report"?</p> <p>7 A. Yes, ma'am.</p> <p>8 Q. And the initial date is May 2021 and</p> <p>9 revised through March 2022; is that the last version?</p> <p>10 A. That is correct.</p> <p>11 MR. REGAN: Do you want that marked</p> <p>12 A-6?</p> <p>13 MS. PRICE: Yes, please, A-6.</p> <p>14 (Whereupon, Stormwater Management</p> <p>15 Report Revised through March 2022 is marked as</p> <p>16 Exhibit A-6 for identification.)</p> <p>17 BY MS. PRICE:</p> <p>18 Q. And just take me through one more time</p> <p>19 the direction of the water flow that you just</p> <p>20 referred to in terms of reduction of flow onto the</p> <p>21 townhouse -- townhome community to the rear.</p> <p>22 A. Absolutely.</p> <p>23 So the site, the stormwater generated</p> <p>24 by the majority of the site is transferred to the</p> <p>25 basin that is directly to the north of the rear</p>

<p style="text-align: right;">25</p> <p>1 parking area. That is collected, detained, either 2 infiltrated back into the ground or released to the 3 northeastern corner of the property. There was once 4 an aboveground stormwater outfall there that has 5 since been revised and now we have a single pipe that 6 goes underground and connects to the stormwater 7 system associated with the church before being 8 discharged back into the townhomes. 9 So under existing conditions, the 10 stormwater still goes towards the townhomes, but it's 11 being collected via existing inlet, which is just to 12 the left of the north arrow on the screen. 13 You can see those bold words right 14 where the cursor is where she's zooming in there and 15 then there's a rectangle right next to Number 15, 16 that's an existing inlet. 17 So right now under existing conditions, 18 the stormwater flowing through the site onto the 19 townhome property and then making its way into that 20 inlet before discharging downstream. 21 Under proposed conditions, it still 22 goes there. It's just going at less volume and at a 23 slower rate. So it's an improvement when considered 24 compared to existing conditions. 25 Q. And one other thing on the emergency</p>	<p style="text-align: right;">27</p> <p>1 to get to you before your meeting yesterday and sat 2 in my mailbox. 3 MR. REGAN: Tom, do you want that 4 marked? 5 MR. SKRABLE: I guess we should. 6 MR. REGAN: Okay. That would be B-1, 7 Mr. Skrable's e-mail of today, 5/11. 8 (Whereupon, E-Mail of Mr. Skrable, 9 dated 5/11/22 is marked as Exhibit B-1 for 10 identification.) 11 MR. SKRABLE: So the concern is it's 12 twofold, but it's, kind of, the same issue. 13 I think by bringing all the drainage to 14 the back and then using the easement going through 15 Lakeview property, one, we're potentially starving 16 the wetlands a little bit. So I'd like you to talk 17 about that, if you can. 18 And the second part of that same issue 19 is water from this lot clearly got onto the Lakeview 20 property historically, but it was a vacant wooded 21 parcel, essentially, and I'm not arguing with your 22 numbers that you're reducing the runoff and/or the 23 volume or both. It just doesn't seem right to me 24 that Lakeview doesn't have the ability to, at least, 25 renegotiate that easement. All of this water is</p>
<p style="text-align: right;">26</p> <p>1 services upgrade for the fire department, just 2 explain that again and also utilize your engineering 3 scale when you're referring to the plan. 4 A. Yup, absolutely. 5 So I assume you mean the generator 6 area. 7 Q. No, on the access for the fire 8 department. 9 A. Yeah, so directly to the southeast 10 corner of the building there is a hatched area to the 11 southeastern corner, which is a separate driveway 12 that goes back out to Old Tappan Road. 13 Again, that's reinforced turf, it will 14 be green space, grass, natural grass, but it's just 15 stronger to be able to support the weight of a fire 16 truck. 17 MS. PRICE: Okay. I think that's 18 everything, but I may have redirect after the board 19 asks questions, the board's professional and the 20 members of the public. 21 CHAIRMAN WEIDMANN: Tom. 22 MR. SKRABLE: I just have one comment 23 for now. I don't know if it's a question or a 24 comment and it was in the e-mail that I hope you got 25 today eventually. Sorry about that, it was intended</p>	<p style="text-align: right;">28</p> <p>1 entering their property. I just don't see how -- I 2 realized it's mostly a legal issue, but from an 3 engineering standpoint, how that seems fair. 4 MS. PRICE: Well, I think I can answer 5 from a legal perspective and Dan can certainly answer 6 engineering-wise, but we've been through the easement 7 documentation and there are no caveats that provide 8 an exception or a requirement for renegotiation. 9 The '91 easement provides for Lot 4 and 10 Lot 1 and then the 2021 easement is made specifically 11 for the benefit of Lot 3 to tie into that easement 12 and as Dan indicated, there was the provision that 13 you could not exceed the stormwater requirements for 14 the regulations than in effect for the 25-year up to 15 the 100-year storm, which taking that forward in the 16 most conservative way, we are under those regulations 17 in terms of compliance. 18 So I hear you, but we've been around 19 this and around it and there's nothing in the 20 easement documents to indicate that there's a step 21 required on that note, Tom. 22 MR. SKRABLE: And I'll just say one 23 more thing and then I'll stop because I realize it's 24 not my expertise. I compare it to if, let's say, 25 I've got an easement across my neighbor's property to</p>

<p style="text-align: right;">29</p> <p>1 my driveway goes across a piece of their property and</p> <p>2 I've got a single-family house on my lot. And then I</p> <p>3 sell my lot and the next owner builds a shopping mall</p> <p>4 on it, do they still have the right to go across my</p> <p>5 neighbor's property with their driveway? I would say</p> <p>6 no.</p> <p>7 MS. PRICE: Well, the easement does</p> <p>8 provide that you cannot build a structure on top of</p> <p>9 it or otherwise impede with a structure. So that --</p> <p>10 your hypothetical would be taken care of under that</p> <p>11 scenario, that is covered, but in terms of</p> <p>12 utilization of underground pipe, there is nothing,</p> <p>13 because the whole thing is underground. It's not</p> <p>14 aboveground where anything would be impacted, but on</p> <p>15 your example certainly you couldn't go over the</p> <p>16 easement and negatively impact it that way.</p> <p>17 MR. SKRABLE: Again, I'll stop.</p> <p>18 MS. PRICE: And I'm happy to address it</p> <p>19 with board counsel if we need a memo on this, I'm</p> <p>20 happy to address it.</p> <p>21 MR. SKRABLE: So, Dan, how do you feel</p> <p>22 about the wetland issue?</p> <p>23 THE WITNESS: Yeah, I apologize, in my</p> <p>24 testimony I, kind of, skipped over the portion, but</p> <p>25 when I was discussing studying the existing</p>	<p style="text-align: right;">31</p> <p>1 southern portion of the property that's essentially a</p> <p>2 small undetained area along our frontage, as well as</p> <p>3 stormwater that's generated by the home that we</p> <p>4 proposed to relocate, which I want to mention it is</p> <p>5 being treated as well before being collected and then</p> <p>6 that portion of the site also discharges via</p> <p>7 underground connection or an over land flow back to</p> <p>8 Old Tappan Road where it's collected by the</p> <p>9 stormwater conveyance network and then discharges</p> <p>10 back to the inlet or to the wetlands.</p> <p>11 There is a very small reduction of</p> <p>12 stormwater that is exiting the site as one of the</p> <p>13 ways to the comply with the stormwater regulations by</p> <p>14 making sure that we are below the time for</p> <p>15 hydrographic curve under proposed conditions, but we</p> <p>16 still are providing water back to the wetlands and</p> <p>17 also on that point by correcting the crown in the</p> <p>18 roadway and not directing that water back to Holbrook</p> <p>19 Court, a little bit of water is going to be collected</p> <p>20 by the inlets within the northern side of Old Tappan</p> <p>21 Road, which ultimately discharge to the wetlands.</p> <p>22 So I feel we're not depriving the</p> <p>23 wetlands of any water that's going there today and</p> <p>24 also the western portion of our site, that's being</p> <p>25 undisturbed and that water will continue to flow just</p>
<p style="text-align: right;">30</p> <p>1 conditions and establishing essentially our point of</p> <p>2 analysis and where the stormwater goes under existing</p> <p>3 conditions, there are two points of analysis that are</p> <p>4 associated with this property. The main one, the</p> <p>5 largest one is one that generally most people are</p> <p>6 concerned with is the amount of water that's flowing</p> <p>7 towards the townhome property to the north. That's</p> <p>8 what we have identified as our point of analysis,</p> <p>9 number one, for the largest amount of stormwater goes</p> <p>10 under existing conditions.</p> <p>11 However, there's also a point of</p> <p>12 analysis two, which includes the western portion of</p> <p>13 the property, which is our wetlands area that we're</p> <p>14 not touching, as well as the southern frontage of the</p> <p>15 property. The southern frontage of the property</p> <p>16 drains out to Old Tappan Road where it's collected by</p> <p>17 the county stormwater conveyance network and then</p> <p>18 ultimately discharges back to the wetlands.</p> <p>19 So under proposed conditions, we have</p> <p>20 to make sure we're maintaining the same drainage</p> <p>21 patterns. So while we're reducing the rates and the</p> <p>22 quantity of water going to the townhomes, we're also</p> <p>23 making sure we comply with the stormwater regulations</p> <p>24 of the point of analysis number two where we're</p> <p>25 essentially still maintaining drainage to the</p>	<p style="text-align: right;">32</p> <p>1 over natural sheet flow back down to the wetlands</p> <p>2 area.</p> <p>3 MR. SKRABLE: I'm sure you haven't</p> <p>4 really studied the Holbrook Court thing yet, I</p> <p>5 wouldn't have expected you to, but just round</p> <p>6 numbers, what would you say the reduction is to the</p> <p>7 wetlands, like for the 2, 10 and 100?</p> <p>8 THE WITNESS: I can give you the exact.</p> <p>9 So for the 2-year storm, it's about a</p> <p>10 thousand cubic feet and all the way up to the</p> <p>11 100-year storm, it's about 7500 cubic feet.</p> <p>12 So large numbers, it sounds big, but</p> <p>13 under existing conditions going to the wetlands for</p> <p>14 the 100-year storm there's about 48,000 cubic feet of</p> <p>15 stormwater and under proposed conditions, we're about</p> <p>16 41,000 cubic feet. So it's a small reduction in</p> <p>17 stormwater terms.</p> <p>18 MR. SKRABLE: It's 15 percent,</p> <p>19 something like that?</p> <p>20 THE WITNESS: Yeah, yup.</p> <p>21 MR. SKRABLE: And you're just staying</p> <p>22 under the hydrograph, that's why you're --</p> <p>23 THE WITNESS: For that point of</p> <p>24 analysis number one -- number two, correct.</p> <p>25 MR. SKRABLE: All right. Thank you.</p>

<p style="text-align: right;">33</p> <p>1 MR. SZABO: I just had one question, 2 when I reviewed the revised plans, I noticed that the 3 building envelope really not much has changed. 4 Can you confirm that there's no 5 intensification or changes to the relief that's been 6 requested as a result of your revision to the plan? 7 THE WITNESS: Yeah, that's correct. 8 MR. SZABO: I can confirm that, 9 Mr. Chairman, with the engineer with the exception of 10 the buffer area in the back, which will be testified 11 to by your landscape architect. 12 THE WITNESS: That's correct. 13 MR. SZABO: I have no further 14 questions. 15 MR. MAGGIO: Yeah, I want to hearken 16 back to your testimony from three months ago 17 regarding zoning, but it takes on a new light based 18 on the announcement that was made earlier today. The 19 subdivision of the property created some variances, I 20 imagine. What variances would go away if it was not 21 subdivided and it was one big property? 22 THE WITNESS: It would be the 23 impervious surface coverage variance, as well as the 24 lot coverage variance would both go away. That was 25 with -- that would be -- so the lot coverage variance</p>	<p style="text-align: right;">35</p> <p>1 THE WITNESS: Absolutely. 2 So as a condition of any approval, we 3 will be required to produce an operations and 4 maintenance manual, which is now also required under 5 the new stormwater regulations of the state. That 6 operations and maintenance manual is required to be 7 deeded to the property. It follows the owner and 8 provides an outline of a maintenance schedule and 9 requirements to report back to the borough to make 10 sure that we're maintaining that system. 11 MR. REGAN: And that's recorded and put 12 on record. 13 THE WITNESS: That's correct. 14 And it essentially requires the owner 15 of the property to make sure they're maintaining 16 their drainage system, inspecting it routinely and if 17 there's an event where, like you said, the sand 18 filter gets clogged up or things start growing in it 19 that shouldn't be there, it would a requirement to 20 remove and replace and make sure it's functioning. 21 VICE CHAIRMAN MAMARY: Now, is that a 22 requirement of our borough to do inspections of this 23 or is this voluntary for you to provide to us that 24 you have a maintenance program and now we're -- you 25 know, we're allowed to come in and do inspections.</p>
<p style="text-align: right;">34</p> <p>1 would go away just by removing the subdivision, but 2 the lot impervious coverage would go away if we 3 removed the subdivision and both the house and barn. 4 MR. SZABO: And the setback for the 5 house. 6 THE WITNESS: Correct. 7 MR. MAGGIO: So that would be three? 8 MR. SZABO: That would be three 9 variances. 10 MR. MAGGIO: Three variances and 11 there's something like eight, if I recall. That's 12 the only question I had. 13 VICE CHAIRMAN MAMARY: I don't know how 14 anybody could read this report and be able to 15 understand it, except a real professional and I'm 16 hoping that our professionals down at the other end 17 of our dais here will understand more about this than 18 I possibly ever could, because it's obviously very 19 complex. 20 Just a couple of things. In the sand, 21 you said there was some kind of sand filtration 22 system. Is that sand then removed and replaced with 23 new sand like when it's part of the drainage and then 24 it runs through that sand barrier? Does that sand 25 get as a maintenance program get replaced?</p>	<p style="text-align: right;">36</p> <p>1 THE WITNESS: Correct. 2 So it's, essentially, a requirement of 3 the property owner to hire a civil engineer to 4 inspect and report to the borough the findings on, 5 I'm not sure if these would be quarterly or 6 biannually basis, but it is a requirement that would 7 be -- 8 VICE CHAIRMAN MAMARY: Right. 9 So then our borough is responsible then 10 to confirm what you're providing to use and we would 11 need the expertise of maybe our state department of 12 environmental protection or how can we read -- how do 13 we understand what you guys are providing if our 14 board engineer, he claims it's not his expertise and 15 certainly he has a lot of other expertise, but 16 probably not stormwater? 17 How does our borough protect our 18 citizens and such for purposes of understanding what 19 you're doing? 20 THE WITNESS: I would honestly defer 21 that to your engineer, but there's a requirement that 22 the state could audit a borough to make sure that 23 they are, essentially, collecting our reports that 24 are required to be issued to the -- 25 MR. SKRABLE: Just so it's clear, I was</p>

<p style="text-align: right;">37</p> <p>1 not an expert in the legal aspect of the easement.</p> <p>2 MS. PRICE: Right.</p> <p>3 (Laughter.)</p> <p>4 VICE CHAIRMAN MAMARY: In that either.</p> <p>5 (Laughter.)</p> <p>6 VICE CHAIRMAN MAMARY: Hey, Tom, what</p> <p>7 are we paying you for.</p> <p>8 (Laughter.)</p> <p>9 VICE CHAIRMAN MAMARY: My other one</p> <p>10 other question is stormwater, if you're accumulating</p> <p>11 it and you're filtering it, are you able to recycle</p> <p>12 it and use it for watering and any other maybe uses</p> <p>13 on the property?</p> <p>14 Is that something that</p> <p>15 environmentally-sensitive people want to do?</p> <p>16 THE WITNESS: It's certainly feasible.</p> <p>17 Practical, probably not so much, but I mean it's</p> <p>18 something --</p> <p>19 VICE CHAIRMAN MAMARY: Is it something</p> <p>20 that like you have a -- you have an overage of the</p> <p>21 water that you -- that needed to -- I, sort of, heard</p> <p>22 you say that you needed to, like, dispose of the</p> <p>23 water, what do you -- how do you dispose of water,</p> <p>24 except flush it down the toilet.</p> <p>25 THE WITNESS: It's, essentially, the</p>	<p style="text-align: right;">39</p> <p>1 either other properties or to the lake?</p> <p>2 I mean, is it something that we're</p> <p>3 moving as a board and as a town and a community, that</p> <p>4 we want to do that?</p> <p>5 MR. SKRABLE: The problem is you --</p> <p>6 it's the big storm that really these systems are</p> <p>7 designed for so that nobody gets impacted by the big</p> <p>8 storm and during that big storm, even the 2-year</p> <p>9 storm, that's something that's a real significant</p> <p>10 rain event, you're not going to be recycling anything</p> <p>11 at a rate that even approaches the rates we're</p> <p>12 talking about during these design storms.</p> <p>13 So once the pond fills up for a period</p> <p>14 of 72 hours, there's some water in it, could you then</p> <p>15 recycle some of that water, but it's literally a drop</p> <p>16 in the bucket compared to what's going through that</p> <p>17 system during the big storm. So it's not very</p> <p>18 meaningful.</p> <p>19 VICE CHAIRMAN MAMARY: Okay. And for</p> <p>20 the neighbor across the street that was worried about</p> <p>21 their runoff or something that might not been caused</p> <p>22 by this development, but they do feel that water goes</p> <p>23 across the street and down that, I don't recall the</p> <p>24 name of the street, but I know it's like right --</p> <p>25 MR. SKRABLE: Holbrook Court.</p>
<p style="text-align: right;">38</p> <p>1 same amount of water that falls on the site today is</p> <p>2 going to fall on the site under proposed conditions.</p> <p>3 It's just a matter of how we manage that.</p> <p>4 We'd have to make sure the same amount</p> <p>5 is getting back into the ground and we have to make</p> <p>6 sure that our rates are not -- the speed that the</p> <p>7 water leaves the site, we have to make sure that's</p> <p>8 not exceeding existing conditions. We actually, in</p> <p>9 fact, we have to reduce it to be less. So it's not</p> <p>10 that we're creating more water that we don't know</p> <p>11 what to do with. It's just a matter of managing that</p> <p>12 and making sure it either gets to where it's supposed</p> <p>13 to be being back in the ground to to maintain our</p> <p>14 level of groundwater recharge, which will help</p> <p>15 sustain the wetlands or making sure cleaning it from</p> <p>16 any oils and particulates from the site before it</p> <p>17 ultimately discharges out to Lake Old Tappan.</p> <p>18 VICE CHAIRMAN MAMARY: Is that where it</p> <p>19 gets discharged, to the lake?</p> <p>20 THE WITNESS: That's where the -- I</p> <p>21 believe the townhome properties ultimately discharge</p> <p>22 to that stormwater conveyance center.</p> <p>23 VICE CHAIRMAN MAMARY: Tom, is it</p> <p>24 something that we would be interested in, in having</p> <p>25 them recycle the water and not have it flow through</p>	<p style="text-align: right;">40</p> <p>1 VICE CHAIRMAN MAMARY: That would be</p> <p>2 something that this system would be able to help</p> <p>3 control.</p> <p>4 MR. SKRABLE: That's a separate issue</p> <p>5 and they're addressing it by just working with the</p> <p>6 crown in Old Tappan Road. It's just that the road</p> <p>7 was -- it's a weird bend there. There's lots of</p> <p>8 stories of why the road got built the way it did</p> <p>9 there. I think they were going around something at</p> <p>10 the time and it's just a weird configuration</p> <p>11 profile-wise and layout-wise.</p> <p>12 So they're just going to work on that</p> <p>13 to make sure the water doesn't cross the crown and</p> <p>14 impact Holbrook Court.</p> <p>15 VICE CHAIRMAN MAMARY: All right.</p> <p>16 Buddy and Mike both said it was a big tree from when</p> <p>17 they were growing up in the neighborhood.</p> <p>18 MR. ALESSI: Whoa, whoa, whoa, how old</p> <p>19 do you think I am?</p> <p>20 (Laughter.)</p> <p>21 VICE CHAIRMAN MAMARY: Well, you heard</p> <p>22 your grandparents talk about it. All right, I'm</p> <p>23 done.</p> <p>24 MR. ALESSI: I'm going to roll up my</p> <p>25 sleeves.</p>

<p style="text-align: right;">41</p> <p>1 Okay. First question considering the</p> <p>2 drainage for Holbrook, what if you straightened the</p> <p>3 gooseneck entrance driveway straight so it would half</p> <p>4 way between Holbrook and Leonard?</p> <p>5 THE WITNESS: It's not the safest</p> <p>6 traffic engineering design. Our traffic engineer,</p> <p>7 when you hear from him, he's not here this evening,</p> <p>8 will give you the reasoning on why we always like to</p> <p>9 position our driveways directly opposite of another</p> <p>10 roadway. It's just a safer design.</p> <p>11 He can give you better reasoning than I</p> <p>12 could, but that's, essentially, the reason why it was</p> <p>13 part of his design and recommendation.</p> <p>14 MR. ALESSI: So I have to wait for him</p> <p>15 to ask my fire truck question?</p> <p>16 THE WITNESS: If it has to do with</p> <p>17 turning and truck movements, likely, yes.</p> <p>18 MR. ALESSI: And then one last fire</p> <p>19 question.</p> <p>20 As my colleagues said, I'm swinging</p> <p>21 from a tree, I see here existing fire hydrant, that</p> <p>22 tiny little dot. Where are the existing fire</p> <p>23 hydrants on Old Tappan Road and do you have a yard</p> <p>24 hydrant planned.</p> <p>25 THE WITNESS: We do not have a yard</p>	<p style="text-align: right;">43</p> <p>1 be probably an 8- or 10-foot tall tank, which would</p> <p>2 require additional DEP and EPA permitting, which is</p> <p>3 very difficult to get and also diesel fuel breaks</p> <p>4 down over time. So it's hard to maintain even with</p> <p>5 adding additives to it. So it becomes a maintenance</p> <p>6 issue. They would have to continually clean that</p> <p>7 tank out, repurpose it.</p> <p>8 So we're maintaining these 48 to 72</p> <p>9 hours worth of run time. However, Capital Senior,</p> <p>10 our applicant does have a company that they work with</p> <p>11 that they're under a contract with.</p> <p>12 So if there is a power outage for a</p> <p>13 prolonged period of time, there's essentially a</p> <p>14 remote hook off that this company would bring a</p> <p>15 trailer generator to the site and would be under</p> <p>16 contract with the developer to hook up the building</p> <p>17 and run the building in the event that the run time</p> <p>18 of the generator exceeded a power outage.</p> <p>19 MR. ELLER: So I understand what you're</p> <p>20 saying with regard to the fuel tanks, but as far as</p> <p>21 the uninterrupted service, what would be -- what is</p> <p>22 -- can you just explain that a little more, because</p> <p>23 the reason I'm asking the question, in the past --</p> <p>24 you keep talking about big storms, Hurricane Sandy,</p> <p>25 we had major problems like everywhere else. All the</p>
<p style="text-align: right;">42</p> <p>1 hydrant planned. I'm sorry, I'm questioning myself.</p> <p>2 Yeah, not currently. I'm not sure</p> <p>3 where all of them are on Old Tappan Road, we would</p> <p>4 maintain their locations, but if you have a</p> <p>5 recommendation or requirement to place them on site</p> <p>6 for a remote hook-up for the fire department, we can</p> <p>7 work with you on that.</p> <p>8 MR. ALESSI: And thank you for the road</p> <p>9 in the back, that's helpful, so I appreciate that and</p> <p>10 I have no more questions for the civil engineer.</p> <p>11 MR. ELLER: I just have one question.</p> <p>12 I had a note from the last meeting, we were talking</p> <p>13 about the generators. You had repeatedly mentioned</p> <p>14 that it was a diesel generator.</p> <p>15 Do you have -- is there any alternate</p> <p>16 fuel in there, national gas or --</p> <p>17 THE WITNESS: Yeah, so there's a reason</p> <p>18 we can't use natural gas, because it needs to be</p> <p>19 uninterrupted service due to mechanical equipment</p> <p>20 that's inside the building, which our architect can</p> <p>21 touch on. So that it is a diesel generator. It has</p> <p>22 a tank that's capable of providing about 48 to 72</p> <p>23 hours of runtime.</p> <p>24 We did investigate a larger tank to</p> <p>25 provide up to a week of runtime. However, that would</p>	<p style="text-align: right;">44</p> <p>1 other -- a lot of the other homes, senior homes</p> <p>2 around here, the nursing home in Rockleigh, the</p> <p>3 Jewish center, even the buildings in town hall here</p> <p>4 running on diesel generators, we were scrambling</p> <p>5 trying to keep the lights on, you know, machines,</p> <p>6 everything, health equipment and that was a huge --</p> <p>7 that just added to everybody's -- in that whole</p> <p>8 couple of weeks coming out of that.</p> <p>9 So I know in the past we've talked</p> <p>10 about it too in making sure that that's a --</p> <p>11 something that all the new facilities have so that we</p> <p>12 don't have that issue.</p> <p>13 THE WITNESS: Absolutely.</p> <p>14 So natural gas would need a direct</p> <p>15 connection from the service within the roadway.</p> <p>16 However, very, very unlikely that natural gas service</p> <p>17 is interrupted. We can -- the providers won't</p> <p>18 provide a letter.</p> <p>19 So, essentially, the utility company</p> <p>20 wouldn't be willing to provide a letter saying that</p> <p>21 they would provide uninterrupted service, because in</p> <p>22 the very rare event that there's a gas main break and</p> <p>23 they can't provide service to the site, then they're</p> <p>24 in violation of that letter.</p> <p>25 MR. ELLER: Oh, well, the reason I was</p>

<p style="text-align: right;">45</p> <p>1 asking is a dual fuel. I don't mean either/or. I</p> <p>2 mean, the option -- it's the option either way. You</p> <p>3 know, generators can run on both, you can get</p> <p>4 either/or.</p> <p>5 THE WITNESS: Yeah, I would like to</p> <p>6 defer that, because that's kind of out of my</p> <p>7 expertise for the dual fuel options. I just know why</p> <p>8 we're choosing the diesel in this case and the fact</p> <p>9 that the DCA will not approve the construction of</p> <p>10 this building with a natural gas generator just</p> <p>11 because of the potential for interrupted service.</p> <p>12 MR. ELLER: Well, if you guys could, I</p> <p>13 would at least like you to look at it and consider if</p> <p>14 it's a possibility.</p> <p>15 MS. PRICE: I can also tell you that</p> <p>16 CSH has under contract in other locations companies</p> <p>17 that they are under formal contract with and they've</p> <p>18 designed with an actual connection for the building</p> <p>19 itself.</p> <p>20 So those companies come in and then</p> <p>21 just connect right to the building. So if that's a</p> <p>22 concern of the board, we can do that and I can give</p> <p>23 you examples, and our architect can as well, of other</p> <p>24 locations where we've actually effectuated that.</p> <p>25 So it would be in addition to the, you</p>	<p style="text-align: right;">47</p> <p>1 I would like to see if you had -- I'm</p> <p>2 not going to beat a dead horse, but I'd like to see</p> <p>3 if you guys can look at it and see if that's -- the</p> <p>4 dual fuel thing is an option for you, if you can</p> <p>5 consider doing that on the site.</p> <p>6 I understand the DCA is not going to</p> <p>7 give you permission to do it solely with natural gas,</p> <p>8 but if you were to run that as a backup, that's now</p> <p>9 three different fuel sources you have. You have your</p> <p>10 backup trucks, natural gas an diesel, because like I</p> <p>11 said, in the past, we spent days trying to get trucks</p> <p>12 to come in to all these other homes around here and</p> <p>13 it was an absolute nightmare.</p> <p>14 I'm not going to beat a dead horse, but</p> <p>15 I mean, you understand where I'm coming from.</p> <p>16 MR. MAGGIO: I have a follow-up</p> <p>17 question to you, Dan, and I don't know the answer to</p> <p>18 this, but I thought I -- I thought I understood that</p> <p>19 there was an NFPA requirement that you had to have</p> <p>20 96 hours of fuel on-site or a plan for 96 hours of</p> <p>21 fuel. Is that something that you can confirm?</p> <p>22 Because I think that would probably respond to</p> <p>23 Mr. Eller's question.</p> <p>24 THE WITNESS: I'm not sure off the top</p> <p>25 of my head, but we can certainly look into that.</p>
<p style="text-align: right;">46</p> <p>1 know, 72-hour run with the generator, then we would</p> <p>2 be able to have the direct connection into the</p> <p>3 building.</p> <p>4 MR. ELLER: Sure.</p> <p>5 I can certainly appreciate that, but in</p> <p>6 a situation like that, it's this place, every other</p> <p>7 building up and down the street and those companies</p> <p>8 all get tapped out too. So at some point they start</p> <p>9 figuring they have a lot of contracts out and they're</p> <p>10 not expecting all those buildings to go.</p> <p>11 MS. PRICE: Maybe they have a lot of</p> <p>12 contracts out, but contractual, you know, comes first</p> <p>13 in terms of that, so --</p> <p>14 MR. ELLER: Number of trucks is the</p> <p>15 number of trucks.</p> <p>16 MS. PRICE: No, no, no, I --</p> <p>17 MR. ELLER: I'd just like to make sure</p> <p>18 that the building is self sufficient and having a</p> <p>19 third backup if we have to.</p> <p>20 MS. PRICE: Absolutely.</p> <p>21 We need it to be safe as well for sure.</p> <p>22 So I'm happy to have Mark, when he testifies, give</p> <p>23 you those examples and we can provide further</p> <p>24 information.</p> <p>25 MR. ELLER: Sure.</p>	<p style="text-align: right;">48</p> <p>1 MR. MAGGIO: Somebody can check into</p> <p>2 that?</p> <p>3 MS. PRICE: Yup.</p> <p>4 MR. MAGGIO: Thanks.</p> <p>5 CHAIRMAN WEIDMANN: And this generator</p> <p>6 is going to take care of 100 percent of the building?</p> <p>7 THE WITNESS: No. Our architect will</p> <p>8 speak to that. I think it's life-support systems</p> <p>9 essentially.</p> <p>10 CHAIRMAN WEIDMANN: Life what?</p> <p>11 THE WITNESS: Life-support systems, so,</p> <p>12 you know, emergency lighting and our architect can</p> <p>13 give you a little more information on what it will</p> <p>14 actually power.</p> <p>15 CHAIRMAN WEIDMANN: And we don't know</p> <p>16 the size of the generator or the capacity of the oil</p> <p>17 tank?</p> <p>18 THE WITNESS: It's 48 to 72 hours of</p> <p>19 runtime.</p> <p>20 CHAIRMAN WEIDMANN: What size is the</p> <p>21 tank?</p> <p>22 THE WITNESS: I'm not sure.</p> <p>23 MS. PRICE: Just hold it until I bring</p> <p>24 up the architect and then I think we can get more</p> <p>25 specific answers.</p>

<p style="text-align: right;">49</p> <p>1 CHAIRMAN WEIDMANN: Okay.</p> <p>2 Who else?</p> <p>3 MR. KEIL: So I think most of my</p> <p>4 questions were answered during this little</p> <p>5 question-and-answer period, but, Tom, I guess I have</p> <p>6 a question for our borough engineer.</p> <p>7 As I was looking through the stormwater</p> <p>8 report, noticed that the stormwater calculations are</p> <p>9 based on modeling that is done and here you -- the</p> <p>10 model you used is called "urban hydrology" for small</p> <p>11 watersheds. Is that -- the last time I looked at</p> <p>12 this, this was not an urban area.</p> <p>13 Is this the correct model that they</p> <p>14 should be using?</p> <p>15 MR. SKRABLE: Yeah.</p> <p>16 There's only a couple options the state</p> <p>17 allows and that's one of them. It's a strange name,</p> <p>18 that's all.</p> <p>19 MR. KEIL: Okay. I just wanted to be</p> <p>20 clear there.</p> <p>21 So you had mentioned that some test</p> <p>22 pits were done over the course of last few months.</p> <p>23 THE WITNESS: Yeah.</p> <p>24 MR. KEIL: Is that -- is there a report</p> <p>25 available that can be shared with the board here with</p>	<p style="text-align: right;">51</p> <p>1 MR. KEIL: Eighteen inches? Okay.</p> <p>2 MR. SKRABLE: You can only use a sand</p> <p>3 filter if the underlying soils have a certain</p> <p>4 permeability.</p> <p>5 MR. KEIL: Gotcha.</p> <p>6 MR. SKRABLE: Yeah, they've got to meet</p> <p>7 a standard for permeability.</p> <p>8 MR. KEIL: That's fine.</p> <p>9 All right. And again, in the course of</p> <p>10 the discussion I think I understood the stormwater</p> <p>11 system and I had the concern that Tom did that the</p> <p>12 development of this land would possibly starve the</p> <p>13 wetland of the water it needs to survive.</p> <p>14 Now I think I understand that water is</p> <p>15 going to be discharged to that northern basin during,</p> <p>16 you know, normal rainfalls, low rainfalls. Any</p> <p>17 larger rainfall events, that water is going to be</p> <p>18 channeled through the structure that the church</p> <p>19 presently uses.</p> <p>20 THE WITNESS: Correct.</p> <p>21 MR. KEIL: And just so I have an</p> <p>22 understanding what that structure physically looks</p> <p>23 like or is and what it's capacity, can you describe</p> <p>24 that?</p> <p>25 THE WITNESS: Yeah.</p>
<p style="text-align: right;">50</p> <p>1 photographs so we can see what kind of soils you</p> <p>2 encounter there?</p> <p>3 THE WITNESS: Yeah, absolutely.</p> <p>4 MR. KEIL: Do you have -- for the</p> <p>5 northern part of the site where the filtration basin</p> <p>6 is, do you know the depth of the groundwater there</p> <p>7 roughly?</p> <p>8 THE WITNESS: That is also within the</p> <p>9 report. We're required by the stormwater regulations</p> <p>10 to meet a -- it's a separation distance in the bottom</p> <p>11 of our basin to the groundwater, which we meet.</p> <p>12 MR. KEIL: And what is that distance?</p> <p>13 THE WITNESS: You're required to have</p> <p>14 2 feet of separation.</p> <p>15 MR. KEIL: And is that separation going</p> <p>16 to be filled with stand that will act as your filter?</p> <p>17 THE WITNESS: No, it's a -- because you</p> <p>18 actually need separation from the bottom of your</p> <p>19 stand filter to that seasonal high groundwater</p> <p>20 elevation. So it will be natural underlying soils</p> <p>21 that's there.</p> <p>22 MR. KEIL: So what would be the</p> <p>23 thickness of the sand filter that's going to be above</p> <p>24 that 2 foot --</p> <p>25 THE WITNESS: I believe it's 18 inches.</p>	<p style="text-align: right;">52</p> <p>1 So where it's connecting to is an</p> <p>2 existing manhole that's to the rear of the church</p> <p>3 property and within that manhole there's an 18-inch</p> <p>4 pipe, which is actually larger than the pipe that is</p> <p>5 feeding the stormwater from the church property.</p> <p>6 So just based on evidence of looking at</p> <p>7 the design, it is evident that the pipe was put in</p> <p>8 from that manhole in the church property before it</p> <p>9 goes to the Lakeview townhome property to accommodate</p> <p>10 future development, because they upsized that pipe</p> <p>11 before it left the actual property.</p> <p>12 MR. KEIL: So there's no treatment</p> <p>13 capacity of that pipe, that's just a complete</p> <p>14 transfer of water from one site to another then?</p> <p>15 THE WITNESS: Correct, but it's</p> <p>16 important to note that we are reducing the amount of</p> <p>17 water that's going to there today. So if there's</p> <p>18 capacity in it today, there's going to be more</p> <p>19 capacity under proposed conditions.</p> <p>20 MR. KEIL: Okay. And from that pipe,</p> <p>21 where does it go? I heard it ultimately ends up in</p> <p>22 Lake Tappan, but --</p> <p>23 THE WITNESS: I don't have the mapping</p> <p>24 on it, but it does traverse through the townhome</p> <p>25 community and ultimately discharges towards --</p>

<p style="text-align: right;">53</p> <p>1 MR. KEIL: Okay.</p> <p>2 So it's likely a stream or a culvert</p> <p>3 and, again, no treatment on any of that water, just</p> <p>4 all stormwater as it's coming through.</p> <p>5 THE WITNESS: Correct.</p> <p>6 Yeah, under existing conditions, no</p> <p>7 treatment; under proposed conditions, it would be</p> <p>8 treated.</p> <p>9 MR. KEIL: Okay. All right.</p> <p>10 So, yeah, if you can get us that test</p> <p>11 pit report, that would be great.</p> <p>12 Also, in your January testimony, I</p> <p>13 think you had mentioned there was a threatened and</p> <p>14 endangered species inventory taken there?</p> <p>15 Is that -- I think I may have -- I</p> <p>16 don't know if I had a chance to ask for a copy of</p> <p>17 that at the last meeting, but if that's something</p> <p>18 that's available, I think the board would be</p> <p>19 interested in seeing that.</p> <p>20 THE WITNESS: Absolutely.</p> <p>21 That was reviewed by the DEP as well</p> <p>22 when they issued the Letter of Interpretation, they</p> <p>23 confirmed that they had not found any on the site,</p> <p>24 which is way gave the wetlands the resource value</p> <p>25 that it has.</p>	<p style="text-align: right;">55</p> <p>1 THE WITNESS: Completely different</p> <p>2 systems. Pervious pavement is actually incorporated</p> <p>3 within stormwater design. This is strictly just to</p> <p>4 be able to support the weight of the truck but allow</p> <p>5 grass to grow.</p> <p>6 MS. LOULLOUDIS: Okay. And then I'm</p> <p>7 sorry, I don't recall if you talked about sanitary</p> <p>8 the last time, but can you just give us an idea of,</p> <p>9 like, how much gallons per day you're expecting from</p> <p>10 this?</p> <p>11 THE WITNESS: Yeah, absolutely.</p> <p>12 So we are required to submit to the DEP</p> <p>13 for TWA approval, which is Treatment Works Approval.</p> <p>14 That's required whenever a proposed use generates an</p> <p>15 additional 8,000 gallons a day or more of sanitary</p> <p>16 sewerage.</p> <p>17 So for a site like this, we follow the</p> <p>18 New Jersey code for sanitary sewer demand and base</p> <p>19 the calculations within their Code 5 requirement for</p> <p>20 this type of use. This type of use generates</p> <p>21 100 gallons per day per bed. They're anticipating a</p> <p>22 maximum of 100 beds, which results in 10,000 gallons</p> <p>23 per day.</p> <p>24 MS. LOULLOUDIS: Okay. And then the</p> <p>25 pipe that's discharging all of that is 6 inches,</p>
<p style="text-align: right;">54</p> <p>1 MR. KEIL: Do you know what time of the</p> <p>2 year they did that inventory?</p> <p>3 THE WITNESS: We -- I can get you the</p> <p>4 date. I believe it's in the Letter of</p> <p>5 Interpretation. It might have been in August that</p> <p>6 they were out on-site.</p> <p>7 MR. KEIL: I think that's all I have</p> <p>8 right now.</p> <p>9 MS. LOULLOUDIS: Okay.</p> <p>10 I basically have two questions. The</p> <p>11 reinforced turf that you have for the -- I don't want</p> <p>12 to call it emergency exit, but is that considered</p> <p>13 pervious in your stormwater counts?</p> <p>14 You're using that for stormwater</p> <p>15 reduction? Is that kind of what I heard before or --</p> <p>16 THE WITNESS: It's not incorporated</p> <p>17 with our stormwater design. It's pervious, it's</p> <p>18 grass. It's not --</p> <p>19 MS. LOULLOUDIS: But you're not using</p> <p>20 that for the reduction credit?</p> <p>21 THE WITNESS: No.</p> <p>22 MS. LOULLOUDIS: It's not in those</p> <p>23 numbers at all? Okay.</p> <p>24 And is that somehow maintained by,</p> <p>25 like, pervious pavement has, like, a vacuum truck?</p>	<p style="text-align: right;">56</p> <p>1 right, at 1 percent?</p> <p>2 Is that enough capacity for the flow?</p> <p>3 THE WITNESS: Absolutely.</p> <p>4 MS. LOULLOUDIS: Thank you.</p> <p>5 THE WITNESS: But we will -- willing to</p> <p>6 work with your board engineer as well. One of his</p> <p>7 comments was to confirm capacity essentially</p> <p>8 downstream and we'll do additional analysis to</p> <p>9 confirm that as well.</p> <p>10 MS. LOULLOUDIS: Thank you.</p> <p>11 That's it.</p> <p>12 MR. SCOZZAFAVA: They've asked all the</p> <p>13 smart questions. I just have one question.</p> <p>14 In your plans there's an indication</p> <p>15 that there would be two charging stations for</p> <p>16 electric vehicles in 46 spots.</p> <p>17 Is there an ability to add more and</p> <p>18 make them available for public use?</p> <p>19 THE WITNESS: They're available for use</p> <p>20 of visitors that will essentially be coming to the</p> <p>21 site to either work or visit a relative that's in</p> <p>22 there.</p> <p>23 Currently we're actually exceeding the</p> <p>24 new state requirement for EV charging spaces.</p> <p>25 MR. SCOZZAFAVA: Yeah, I read that, but</p>

<p style="text-align: right;">57</p> <p>1 I just wondered if there would be a willingness to</p> <p>2 put more.</p> <p>3 I mean, even if you look out 10 years,</p> <p>4 the employees in the site are going to be driving</p> <p>5 electric vehicles.</p> <p>6 THE WITNESS: We can install the</p> <p>7 conduits for it and if the operator determines the</p> <p>8 need maybe if more employees, more visitors are</p> <p>9 starting to have more cars, they can install more at</p> <p>10 the time, but right now we're proposing the two.</p> <p>11 I think they'd be more than happy to</p> <p>12 install conduits for them in the need of adding an</p> <p>13 additional space or two.</p> <p>14 MR. SCOZZAFAVA: Okay. That's all I</p> <p>15 have.</p> <p>16 MR. HOLLOWAY: Pretty much all the</p> <p>17 smart questions were asked.</p> <p>18 So Mr. Keil answered my questions</p> <p>19 regarding the wetlands and the drainage, so I think</p> <p>20 I'm covered with that.</p> <p>21 MR. BEDIAN: Yeah, I have three</p> <p>22 questions, they're not smart ones.</p> <p>23 (Laughter.)</p> <p>24 MR. BEDIAN: Are you going to connect</p> <p>25 to the manhole in the church property? Does that</p>	<p style="text-align: right;">59</p> <p>1 THE WITNESS: We're connecting into an</p> <p>2 18-inch and you, essentially, just cut a hole in the</p> <p>3 existing manhole and you slide the pipe in to cover</p> <p>4 it back up, restore it back to natural conditions.</p> <p>5 It worked out well, because we don't</p> <p>6 need to disturb their parking lot and I know the</p> <p>7 board planner actually in his updated report</p> <p>8 mentioned that there's two mature trees that are near</p> <p>9 the corner of the property and we would be willing to</p> <p>10 shift our pipe a little bit to make sure we wouldn't</p> <p>11 impact those trees, so those mature trees can</p> <p>12 continue to stand and act as a continued buffer.</p> <p>13 That was request by your board planner, identifying</p> <p>14 those trees, we'll make sure to --</p> <p>15 MR. BEDIAN: How deep are the pipes?</p> <p>16 How deep do you have to dig.</p> <p>17 THE WITNESS: I would have to take a</p> <p>18 look at our grading plan, but it's probably no more</p> <p>19 than 5-feet deep.</p> <p>20 MR. BEDIAN: Oh, okay.</p> <p>21 THE WITNESS: Just to connect to the</p> <p>22 existing invert.</p> <p>23 Your second question regarding the</p> <p>24 crown of the roadway, it most likely would be</p> <p>25 accomplished by just milling and repaving. If it</p>
<p style="text-align: right;">58</p> <p>1 require, like, digging or you're going to connect to</p> <p>2 a pipe? I wasn't clear with that. That's question</p> <p>3 number one.</p> <p>4 Question number two, it's to do with</p> <p>5 the pavement crown, you know, for the property, how</p> <p>6 are you going to fix that? Is there going to be</p> <p>7 milling and paving? So that's the second question.</p> <p>8 Also, the third one is to do, I heard,</p> <p>9 like, reinforced lawn area in the corner. Is that</p> <p>10 going to be marked so the trucks they know that they</p> <p>11 can park over there, they don't -- you know, so these</p> <p>12 are my three questions. You can answer, you know, in</p> <p>13 any order you want.</p> <p>14 THE WITNESS: Yup, I got it. So the</p> <p>15 proposed stormwater connection would be an</p> <p>16 underground connection.</p> <p>17 So, essentially, that portion of the</p> <p>18 church property is just open space right now,</p> <p>19 landscape area. So it would be as simple as</p> <p>20 trenching, just digging a trench and laying the pipe</p> <p>21 and --</p> <p>22 MR. BEDIAN: What size pipe is that?</p> <p>23 THE WITNESS: Our proposed connection,</p> <p>24 I believe, a 18-inch pipe.</p> <p>25 MR. BEDIAN: Eighteen?</p>	<p style="text-align: right;">60</p> <p>1 needs to go down deeper, obviously we would have to</p> <p>2 dig down a little bit deeper if we had to really dip</p> <p>3 down the northern side to fix that crown and then you</p> <p>4 would have to, essentially, restore the pavement to</p> <p>5 the full pavement thickness as specified by Bergen</p> <p>6 County. So whatever their requirements are, we'll</p> <p>7 absolutely comply with.</p> <p>8 And your last question regarding the</p> <p>9 reinforced turf, which is at the southeast corner of</p> <p>10 the property, generally identify that by two bollards</p> <p>11 with a decorative chain across it that the fire</p> <p>12 department will have access with a lock or we can</p> <p>13 work with the fire department to identify it in</p> <p>14 whatever means that they would see feasible, but it</p> <p>15 won't be delineated like a parking space.</p> <p>16 So it won't be inviting for people to</p> <p>17 pull in and park on. It will still be, like, a</p> <p>18 4-inch curb, so it will look like a parking lot,</p> <p>19 grass growing through it. So you won't even know</p> <p>20 it's there, other than the fire department knowing</p> <p>21 that the ability is there for access. If there's a</p> <p>22 way that they want us to identify it before that, we</p> <p>23 can do that.</p> <p>24 MR. BEDIAN: I have one more question.</p> <p>25 I don't think it's an engineering question. What I</p>

<p style="text-align: right;">61</p> <p>1 heard is the town is not in favor of preserving the</p> <p>2 two existing buildings.</p> <p>3 So that's -- obviously that cost, you</p> <p>4 know, there is a saving. Are you willing to -- I</p> <p>5 mean, I guess it's for the counsel. Are you willing</p> <p>6 to entertain any offsets by the saving if we're not</p> <p>7 going to preserve the two properties.</p> <p>8 I don't know if I'm confusing</p> <p>9 everybody, but that's -- I think that's what I heard,</p> <p>10 you know, the town is not in favor of preserving</p> <p>11 these two properties.</p> <p>12 MS. PRICE: Not in favor of preserving</p> <p>13 the house and the barn.</p> <p>14 MR. BEDIAN: Yes.</p> <p>15 MS. PRICE: Right. And the first time</p> <p>16 I heard this was tonight. So I had mentioned that</p> <p>17 I'll discuss everything with the client.</p> <p>18 MR. BEDIAN: Obviously, to move one of</p> <p>19 them and, you know, improve the property, you know,</p> <p>20 there's a lot of cost in doing that.</p> <p>21 So now all of a sudden you may have a</p> <p>22 saving, if that's where we're going to go, so maybe</p> <p>23 you can propose something in return to the town.</p> <p>24 MS. PRICE: Well, I'm going to talk to</p> <p>25 the client about everything that we heard tonight and</p>	<p style="text-align: right;">63</p> <p>1 that it's there.</p> <p>2 So Dan said with the bollards and the</p> <p>3 chain and there's no cutout. It just looks like</p> <p>4 grass. Everybody drives by that a thousand times a</p> <p>5 year. You can't see it.</p> <p>6 So what they're proposing you can't</p> <p>7 see. It's just the safety of a fire truck.</p> <p>8 MR. HOLLOWAY: What happens in the</p> <p>9 winter time if they plow that area?</p> <p>10 MR. ALESSI: Bigger tires. No, the</p> <p>11 town trucks --</p> <p>12 MR. HOLLOWAY: Would plow the grass</p> <p>13 area?</p> <p>14 MR. ALESSI: Would plow it for us, just</p> <p>15 like they would do for the inlets.</p> <p>16 MR. HOLLOWAY: Okay.</p> <p>17 MR. ALESSI: In the case of an</p> <p>18 emergency.</p> <p>19 VICE CHAIRMAN MAMARY: Dan, I have a</p> <p>20 question, have you -- I don't see it in your plans,</p> <p>21 but any kind of proposed or supplemental plans for</p> <p>22 the implementation of solar panels or anything that's</p> <p>23 more environmentally acceptable and the move towards</p> <p>24 that way in the future?</p> <p>25 How would you be able to maybe</p>
<p style="text-align: right;">62</p> <p>1 we have to be cognisant of the law.</p> <p>2 MR. REGAN: Yeah, I don't think it's</p> <p>3 really a topic for discussion.</p> <p>4 MS. PRICE: Right.</p> <p>5 MR. BEDIAN: I'm done.</p> <p>6 MS. PRICE: If I can just give you your</p> <p>7 answer on the inspection time from the DEP. It was</p> <p>8 August, the month.</p> <p>9 MR. KEIL: Okay.</p> <p>10 MS. PRICE: I just wanted to give you</p> <p>11 that while I had the book open.</p> <p>12 MR. KEIL: We'll still get a copy of</p> <p>13 that?</p> <p>14 MS. PRICE: Yes, yup.</p> <p>15 MR. ALESSI: Everybody keeps asking</p> <p>16 questions about the fire access row with the</p> <p>17 impervious rocks.</p> <p>18 If you go to Sunrise, Sunrise has the</p> <p>19 exact same thing on the Aurora side of the property.</p> <p>20 So I guess that would be north.</p> <p>21 CHAIRMAN WEIDMANN: South side.</p> <p>22 MR. ALESSI: South side.</p> <p>23 If you're looking at Sunrise, the main</p> <p>24 entrance is to the left, the fire access is to the</p> <p>25 right. You can't even see it. Only the fireman know</p>	<p style="text-align: right;">64</p> <p>1 crossover into that realm of --</p> <p>2 THE WITNESS: Absolutely.</p> <p>3 I would like to defer that to our</p> <p>4 architect, because he's had a little more experience</p> <p>5 working with this developer. I don't think they're</p> <p>6 against it.</p> <p>7 VICE CHAIRMAN MAMARY: In the</p> <p>8 engineering part, you didn't -- it was never</p> <p>9 considered as part of their plan to --</p> <p>10 THE WITNESS: For us currently, no,</p> <p>11 because we wouldn't want to occupy any space on the</p> <p>12 site to put them, but sometimes architects place them</p> <p>13 on the roof, which I would defer to him. He would</p> <p>14 have some more information.</p> <p>15 VICE CHAIRMAN MAMARY: Okay, good.</p> <p>16 CHAIRMAN WEIDMANN: Anyone else have</p> <p>17 any questions?</p> <p>18 (No response.)</p> <p>19 CHAIRMAN WEIDMANN: Okay. Can we have</p> <p>20 a motion to open the meeting to the public.</p> <p>21 MR. ALESSI: Motion.</p> <p>22 MR. ELLER: Second.</p> <p>23 CHAIRMAN WEIDMANN: All in favor?</p> <p>24 (Whereupon, all present members respond</p> <p>25 in the affirmative.)</p>

<p style="text-align: right;">65</p> <p>1 CHAIRMAN WEIDMANN: Just so everybody 2 knows, the questions -- one question directed to the 3 gentleman who just spoke. No other comments or other 4 questions not regarding, you know, the engineering. 5 Okay?</p> <p>6 Go ahead, the meeting is open to the 7 public.</p> <p>8 Yes, sir. Come up, state your name and 9 address.</p> <p>10 MR. CIRILLO: Yes. My name is Joe 11 Cirillo, president of the Lakeview Association 12 Condos.</p> <p>13 Also, landowner of a property that's 14 contiguous to the wetlands right behind adjoining 15 their lot and our lot.</p> <p>16 And I'm concerned about --</p> <p>17 THE COURT REPORTER: Sir, please spell 18 your last name for the record.</p> <p>19 MR. CIRILLO: C-I-R-I-L-L-O, 6 Lakeview 20 Drive, Old Tappan.</p> <p>21 THE COURT REPORTER: Thank you.</p> <p>22 MR. CIRILLO: You know, they talk about 23 100-year storm. Well, things have changed, climate's 24 changing, the rainstorms, there's flooding all over 25 the place and it's great to have all this management,</p>	<p style="text-align: right;">67</p> <p>1 thinking about the problems, the problematic 2 situation of stormwater, handling of this water. 3 Okay?</p> <p>4 I also know looking out on my deck, the 5 -- my wife always wanted a waterfront. I used to 6 live on Stokes Farm Road overlooking the lake, had a 7 great backyard, fabulous. Well, it took me six years 8 to have a -- for us to move from there to Lakeview. 9 I said to her, honey, we have a water view now, 10 because it's getting bigger and wider and more water 11 right there, because it has to go somewhere.</p> <p>12 Now we're improving supposedly and 13 we're increasing from 8,000 to 80,000 of impervious 14 property. Okay? Whether they have all kinds of 15 lines going, you know, 18-foot conduits, 18-inch 16 conduits --</p> <p>17 MR. REGAN: Sir, with all due respect 18 --</p> <p>19 MS. PRICE: Mr. Chair, I didn't want to 20 interrupt, but --</p> <p>21 MR. REGAN: I didn't swear you in and 22 you're getting involved with testimony.</p> <p>23 MR. CIRILLO: Okay. You haven't heard 24 a question.</p> <p>25 MR. REGAN: It's really only for</p>
<p style="text-align: right;">66</p> <p>1 water management, but will it be affected? 2 Supposedly, we're getting less water. 3 I can only tell you, I guess, Lakeview was built 4 somewhere in '94, '95. We just spent in excess of 5 275,000 replenishing and redoing the pond, the 6 detention pond.</p> <p>7 Unbeknownst to me personally that water 8 was coming, whether it was from the church area or 9 their property, Lot 2 or 3, coming into our pond. 10 That's where it goes, by the way. From their 11 property, it goes into a detention pond and from 12 there it goes into the reservoir. Okay?</p> <p>13 And the reason why we had it, it was 14 done for functionality. The silt kept on rising all 15 these years and that's because of a lot of water 16 going in there, because of that it does dug out by a 17 local -- Hewitt Landscaping did all the stonework and 18 everything and it looks beautiful, did a great job, 19 but it cost money.</p> <p>20 Now, I envision, and it's all great to 21 talk about 100-year storm, we may be talking about 22 150-year storm in another five years. We don't know 23 that.</p> <p>24 The point I'm making is, you know, we 25 just went through -- I'm putting the money aside, I'm</p>	<p style="text-align: right;">68</p> <p>1 questions.</p> <p>2 MS. PRICE: And he hasn't been sworn 3 in. So all of this --</p> <p>4 MR. REGAN: He's giving testimony.</p> <p>5 MR. CIRILLO: I swear in, because 6 everything I say is true.</p> <p>7 MS. PRICE: I'm not doubting that. 8 It's just for the record.</p> <p>9 MR. CIRILLO: I'll swear in.</p> <p>10 MR. REGAN: Well, we really need -- 11 this is time for questions.</p> <p>12 MS. PRICE: This is questions.</p> <p>13 MR. CIRILLO: Okay. I'm voicing my 14 opinion here, I understand that and obviously the 15 other side doesn't really like that.</p> <p>16 MS. PRICE: No, no, no. I just want to 17 follow procedure, that's all.</p> <p>18 MR. CIRILLO: Well, I'm concerned about 19 the water runoff. Okay?</p> <p>20 And I'm not sure if that's been -- I'm 21 not satisfied with what was said, okay, because we 22 don't envision the future.</p> <p>23 CHAIRMAN WEIDMANN: Raise your right 24 hand.</p> <p>25 MR. REGAN: Do you swear or affirm that</p>

<p style="text-align: right;">69</p> <p>1 the testimony -- raise your right hand, please.</p> <p>2 MR. CIRILLO: Sure.</p> <p>3 J O S E P H C I R I L L O,</p> <p>4 6 Lakeview Drive, Old Tappan, New Jersey, having</p> <p>5 been duly sworn, testifies as follows:</p> <p>6 MR. REGAN: Do you swear or affirm that</p> <p>7 the testimony you'll give in this proceeding shall be</p> <p>8 the truth, so help you God?</p> <p>9 MR. CIRILLO: Absolutely, yes.</p> <p>10 MR. REGAN: Now make a statement.</p> <p>11 MS. PRICE: Or a question.</p> <p>12 CHAIRMAN WEIDMANN: Do you have</p> <p>13 anything else to say?</p> <p>14 MR. CIRILLO: I have a lot more to say.</p> <p>15 MS. PRICE: Is there a question for</p> <p>16 this witness?</p> <p>17 MR. REGAN: This is the time for</p> <p>18 questions of the engineer, not for testimony.</p> <p>19 MR. CIRILLO: Okay. Well, I'll just</p> <p>20 state we have hired our own engineer and also an</p> <p>21 attorney and so forth, okay?</p> <p>22 The question is: You mentioned all the</p> <p>23 functionality of what -- how you're going to manage</p> <p>24 the water, okay, and it's just so hard for me -- it's</p> <p>25 hard for me to fathom the idea of all the water we're</p>	<p style="text-align: right;">71</p> <p>1 into Lake Tappan eventually, but do we know exactly</p> <p>2 once you put the new system in whether or not it's</p> <p>3 going to go directly there or will it make it into a</p> <p>4 retention pond?</p> <p>5 Do you know that for sure as to how</p> <p>6 it's going to work?</p> <p>7 THE WITNESS: What I know for sure is</p> <p>8 we need to design our site for what leaves our site.</p> <p>9 Where it goes from there is honestly, with all due</p> <p>10 respect, not our concern.</p> <p>11 (Audience Outburst.)</p> <p>12 MALE AUDIENCE MEMBER: We live behind</p> <p>13 you.</p> <p>14 THE WITNESS: We have to design our</p> <p>15 system to look at our existing conditions, how they</p> <p>16 leave our site and we have to design our proposed</p> <p>17 design to comply with what we're required to comply</p> <p>18 with when it leaves our site. Where it goes from</p> <p>19 there, we are not required to --</p> <p>20 MR. SCOZZAFAVA: So you don't know if</p> <p>21 it's going to go to Lakeview's retention pond or some</p> <p>22 tributary to get to the lake?</p> <p>23 MR. HOLLOWAY: Just let him answer the</p> <p>24 question.</p> <p>25 MALE AUDIENCE MEMBER: He doesn't know</p>
<p style="text-align: right;">70</p> <p>1 talking about eventually if not serviced by your</p> <p>2 plans gets involved with Lakeview.</p> <p>3 Lakeview, we have 120 residences there,</p> <p>4 120 homes that I feel we have to protect that, that's</p> <p>5 a question.</p> <p>6 What you said sounds great. I'm not an</p> <p>7 engineer, you are and, you know, once again, the</p> <p>8 future is unforeseen, we don't know. The plan, but</p> <p>9 what happens if it doesn't work? We're going to have</p> <p>10 a water problem at Lakeview.</p> <p>11 CHAIRMAN WEIDMANN: Sir, why don't you</p> <p>12 get the name of the engineer that your community</p> <p>13 hired and put him in contact with this end and Tom</p> <p>14 Skrable.</p> <p>15 MR. CIRILLO: We will. Okay, that's</p> <p>16 all I have.</p> <p>17 Thank you.</p> <p>18 CHAIRMAN WEIDMANN: Okay. Thank you.</p> <p>19 MR. SCOZZAFAVA: But I have a question</p> <p>20 now.</p> <p>21 CHAIRMAN WEIDMANN: Anyone else wish to</p> <p>22 be heard?</p> <p>23 MR. SCOZZAFAVA: Mr. Chairman, when we</p> <p>24 talked about the water runoff, I don't think you told</p> <p>25 us exactly where it went. You said it kind of goes</p>	<p style="text-align: right;">72</p> <p>1 the answer.</p> <p>2 THE WITNESS: It discharges to the</p> <p>3 stormwater system that's associated with Lakeview.</p> <p>4 The gentleman that came up testified that it goes to</p> <p>5 their retention basin and if his testimony is</p> <p>6 truthful, that's where it goes.</p> <p>7 MR. SCOZZAFAVA: Okay. We need to know</p> <p>8 that, so I'm glad I asked the question.</p> <p>9 MS. PRICE: Well, and just for the</p> <p>10 record, it goes into an existing 15-foot easement</p> <p>11 that was approved by a board in Old Tappan when the</p> <p>12 approvals for Lakeview were issued, because it's part</p> <p>13 and parcel of the approved site plan drawing that was</p> <p>14 the official record, so, but that easement --</p> <p>15 MR. SCOZZAFAVA: When it was</p> <p>16 undeveloped property.</p> <p>17 MS. PRICE: No, no, no, the easement</p> <p>18 that was granted from Lot 4 to Lot 1 was part of that</p> <p>19 development.</p> <p>20 So and it doesn't say it has to be --</p> <p>21 it has to go here, it has to go there. It's an open</p> <p>22 easement that goes into the 15-foot strip from the</p> <p>23 church lot into Lakeview and then in 2021 it was</p> <p>24 amended for the benefit of Lot 3.</p> <p>25 So it basically is just a pattern from</p>

<p style="text-align: right;">73</p> <p>1 Lot 3 to Lot 4 into Lot 1 and we've traced that</p> <p>2 title-wise with the recorded easements.</p> <p>3 MR. SCOZZAFAVA: You've made that</p> <p>4 clear, that's a legal --</p> <p>5 MS. PRICE: No, no, no, but that's what</p> <p>6 we've done and --</p> <p>7 MR. SCOZZAFAVA: I understand.</p> <p>8 MR. REGAN: The planning board approval</p> <p>9 of the Lakeview development, I think was around 1992</p> <p>10 that referenced the 1991 easement.</p> <p>11 MS. PRICE: It -- I don't know, Bob.</p> <p>12 MR. REGAN: Diane, I'm going to ask if</p> <p>13 you can check the borough records to see if we have a</p> <p>14 copy of that resolution that might be helpful. I</p> <p>15 think it was around 1992.</p> <p>16 MS. PRICE: And it's the Hubschman site</p> <p>17 plan.</p> <p>18 MR. REGAN: It might have been '91. I</p> <p>19 know they were marketing the units in 1992, if I</p> <p>20 remember.</p> <p>21 MS. PRICE: Because the easement,</p> <p>22 itself, is 1991, so that's when the approval was.</p> <p>23 MR. REGAN: The application was</p> <p>24 probably '91.</p> <p>25 MS. PRICE: Yup.</p>	<p style="text-align: right;">75</p> <p>1 three-lot property to maybe build three homes on it</p> <p>2 that might be only releasing water from three homes,</p> <p>3 not 100-bed facility that's going to be releasing</p> <p>4 100,000 gallons of -- oh, no, that's going to be</p> <p>5 into the sewer system, whatever it might be.</p> <p>6 So I'd like you to maybe explain that</p> <p>7 part of it, because that, I think, could put into</p> <p>8 perspective what everybody's concerned about with the</p> <p>9 water, that, yes, when it was an undeveloped lot, it</p> <p>10 had three buildable acres, yeah, the runoff could go</p> <p>11 onto there, we'll give them an easement, it goes into</p> <p>12 the pond and it's not a big deal.</p> <p>13 Now it seems to change, so maybe there</p> <p>14 needs to be something.</p> <p>15 MS. PRICE: There's nothing in the</p> <p>16 easements that indicate that.</p> <p>17 MR. REGAN: There are no limitations or</p> <p>18 conditions, that's the concern.</p> <p>19 MS. PRICE: There are no limitations or</p> <p>20 --</p> <p>21 VICE CHAIRMAN MAMARY: If I had a law</p> <p>22 degree, I would understand more about easements, but</p> <p>23 I don't.</p> <p>24 MS. PRICE: Right.</p> <p>25 There are no limitations as Bob has</p>
<p style="text-align: right;">74</p> <p>1 MR. SKRABLE: Bill, are you saying that</p> <p>2 the pipe from Lot 3 was there before Lakeview was</p> <p>3 developed and that's why an easement was required?</p> <p>4 MS. PRICE: No, the easement -- no, no,</p> <p>5 no, the easement from Lot 4 into 1 is '91.</p> <p>6 Between 1 and 4 is 1991 and then 4</p> <p>7 granting for the benefit of 3 was 2021.</p> <p>8 MR. SKRABLE: So the church property</p> <p>9 got an easement from --</p> <p>10 MS. PRICE: Correct, from 1 for the</p> <p>11 benefit, so, and that's referenced on the Hubschman</p> <p>12 site plan from 1991.</p> <p>13 MR. SKRABLE: Thanks.</p> <p>14 VICE CHAIRMAN MAMARY: I'm not exactly</p> <p>15 sure about how this easement is working between these</p> <p>16 lots, but was it in anticipation of a project such as</p> <p>17 this to be developed on this property that would have</p> <p>18 this kind of runoff that could then affect the</p> <p>19 properties next to it with or without an easement?</p> <p>20 That's what I'm -- I think they're trying to</p> <p>21 understand, the residents --</p> <p>22 MS. PRICE: I know.</p> <p>23 VICE CHAIRMAN MAMARY: The residents</p> <p>24 are -- so they give an easement to allow something to</p> <p>25 happen in the future, but in anticipation of a</p>	<p style="text-align: right;">76</p> <p>1 indicated, as your counsel has indicated. There's no</p> <p>2 limitations or conditions other than in the 1991</p> <p>3 easement that there be compliance with the then</p> <p>4 applicable stormwater regulations, which now we have</p> <p>5 designed to be more restrictive and more conservative</p> <p>6 than what was in application then.</p> <p>7 VICE CHAIRMAN MAMARY: Which maybe your</p> <p>8 development and your proposed plan would do. I mean,</p> <p>9 you know, I guess we would all find out.</p> <p>10 MR. REGAN: It doesn't even reference</p> <p>11 compliance with existing zoning.</p> <p>12 MS. PRICE: Right.</p> <p>13 MR. REGAN: It's wide open.</p> <p>14 MS. PRICE: Right.</p> <p>15 VICE CHAIRMAN MAMARY: So that's maybe</p> <p>16 a shortfall of what they might have done years ago,</p> <p>17 right? I mean, it's --</p> <p>18 MR. REGAN: I wasn't involved.</p> <p>19 CHAIRMAN WEIDMANN: Everybody's done?</p> <p>20 MR. ALESSI: No, one last question.</p> <p>21 Didn't you say in your testimony that</p> <p>22 it's going to be, if built, less runoff than it is</p> <p>23 now that is going through Lakeview?</p> <p>24 THE WITNESS: That's right.</p> <p>25 MR. ALESSI: So then that would be less</p>

<p style="text-align: right;">77</p> <p>1 silt or whatever in the retention pond. So you had 2 said 15 percent less runoff then it is now? 3 THE WITNESS: That is correct. 4 Again, we're -- look at the existing 5 conditions, the site that it is now, all trees, 6 wooded, one small house that exists there. We have 7 to analyze and determine how much water is leaving 8 the site under existing conditions as it is now, both 9 rate and quantity and then we design our system under 10 proposed conditions, the water is leaving the site 11 slower and in this instance less stormwater is 12 leaving the site and it's getting more back into the 13 ground. 14 MR. ALESSI: So in layman's terms, 15 right now 100 gallons of water is leaving, 15 percent 16 less would be 85 gallons at less of a speed? 17 THE WITNESS: Correct. 18 MR. ALESSI: Okay, thank you. 19 MR. SKRABLE: Can I have a follow-up on 20 that? 21 I think it's really important to stress 22 the volume part of it, because in most cases, and 23 correct me if I'm wrong, you're required to reduce 24 the rate based on the stormwater regs. You're not 25 necessarily required to reduce the volume.</p>	<p style="text-align: right;">79</p> <p>1 with it and silting up their pond, under existing 2 conditions we're filtering that water before it 3 discharges. So we have potentially a less potential 4 of silt getting downstream into their pond. 5 BY MS. PRICE: 6 Q. Not under existing, under proposed. 7 A. Under proposed. 8 CHAIRMAN WEIDMANN: One more question. 9 Isn't it possible to drain out the front instead of 10 going to the rear? 11 THE WITNESS: I'm not sure if the 12 elevations would work, but then we technically 13 wouldn't be complying with stormwater regulations by 14 sending more water to a spot where it's not going 15 today. We have to make sure we're maintaining 16 drainage patterns under existing and proposed 17 conditions. 18 CHAIRMAN WEIDMANN: The shopping center 19 that's been existing there since the mid-1950s, where 20 does it drain to? I think we should find out, 21 because the new shopping center just to the north of 22 that is draining out the front down to Dorotockey's 23 Run. 24 MR. SKRABLE: And just to be clear on 25 what you just testified to, if you were to bring the</p>
<p style="text-align: right;">78</p> <p>1 So I would say a vast majority of 2 cases, the applicant reduces the rate, but the rate 3 is just less than it was under preexisting condition, 4 but it extends over a much greater time. So there is 5 a negative impact on people downstream to some extent 6 depending on what is the impact. 7 What they're testifying to is they're 8 reducing the rate, they're also reducing the volume 9 so that it won't be expended over a period of time 10 where it could then possibly meet the peak of the 11 water that's getting in from Lakeview's property and 12 create a problem for them. 13 So based on the testimony, I feel much 14 better about it than I did a couple of hours ago. 15 THE WITNESS: And that's why we went 16 and did that additional infiltration testing so we 17 can determine the property with the soil and 18 capabilities to get water back into the ground. We 19 knew it would help support the application being able 20 to show that we have less water leaving the site 21 after we built this than it does today. 22 We're cleaning the water, so even if, 23 you know, part of the silting issue of their pond is 24 generated by all of the undeveloped land right now 25 and stormwater is rushing off our site taking soil</p>	<p style="text-align: right;">80</p> <p>1 stormwater to the front, you would just have to have 2 -- probably have a bigger basin and reduce the rate 3 further to match the existing runoff that's leaving 4 the front. 5 THE WITNESS: Yes, but then we'd have 6 additional volume going to the front as well and less 7 volume than going toward under existing conditions. 8 We should be trying to maintain the same amount of 9 water going in the same direction under both existing 10 and proposed conditions and if we put it all to the 11 front, that water is no longer getting to the rear 12 and it could deprive wetlands downstream somewhere 13 else. 14 MR. SKRABLE: But it's not that you 15 couldn't -- you couldn't -- it's not that you 16 couldn't comply with the standards and come out the 17 front, it would just be a different design than what 18 you're presenting? 19 THE WITNESS: I'm honestly not sure, 20 because the site slopes to the rear and that's why a 21 majority of the water goes to the rear today. 22 So I'm not sure how, if it would be 23 possible to take that stormwater that's collected and 24 allow it to flow to the front of the site without, 25 you know, significantly potentially raising the site</p>

<p style="text-align: right;">81</p> <p>1 and having more impact.</p> <p>2 CHAIRMAN WEIDMANN: I think you got to</p> <p>3 do a little more investigation.</p> <p>4 THE WITNESS: We're complying with the</p> <p>5 regulations that we have to comply with under state</p> <p>6 and local requirements.</p> <p>7 CHAIRMAN WEIDMANN: I'm not going to</p> <p>8 say yes or no. I'm just saying maybe you should</p> <p>9 investigate a little more. Okay?</p> <p>10 THE WITNESS: I hear you.</p> <p>11 CHAIRMAN WEIDMANN: Maybe you should</p> <p>12 investigate that stormwater detention pond. Okay?</p> <p>13 The pipe goes to there and then where does it go from</p> <p>14 the stormwater detention pond? Okay?</p> <p>15 And the other thing is, where does the,</p> <p>16 you know, huge runoff that's created by the shopping</p> <p>17 plaza, where does it go? Okay?</p> <p>18 MS. PRICE: Relative to this</p> <p>19 application?</p> <p>20 CHAIRMAN WEIDMANN: Yeah.</p> <p>21 MS. PRICE: On the shopping center?</p> <p>22 CHAIRMAN WEIDMANN: Yeah, absolutely.</p> <p>23 MS. PRICE: Okay. I'm not following</p> <p>24 that connection, Mr. Chair.</p> <p>25 CHAIRMAN WEIDMANN: You're not</p>	<p style="text-align: right;">83</p> <p>1 current retention basin that you will be utilizing,</p> <p>2 which is in Lakeview?</p> <p>3 Because you mentioned the 18-inch pipe,</p> <p>4 you don't know where it goes.</p> <p>5 I know exactly where it goes. It goes</p> <p>6 into our current retention basin and it was already</p> <p>7 clogged up and it was already overflowing. And</p> <p>8 that's why we spent over a quarter of a million</p> <p>9 dollars --</p> <p>10 MR. REGAN: You're getting into</p> <p>11 testimony. I'm going to have to swear you in.</p> <p>12 Can you pose a question, please.</p> <p>13 MS. CHO: So have you done studies and</p> <p>14 how will it take more water?</p> <p>15 Because right now there's no piping</p> <p>16 going through there and now you're going to take over</p> <p>17 20 stormwater drainage systems all around that</p> <p>18 impervious building --</p> <p>19 MR. REGAN: I'm going to have to swear</p> <p>20 you in.</p> <p>21 MS. CHO: Okay.</p> <p>22 MR. REGAN: Do you swear or affirm that</p> <p>23 the testimony you will give in this proceeding shall</p> <p>24 be the truth, so help you God?</p> <p>25 MS. CHO: Yes, I do.</p>
<p style="text-align: right;">82</p> <p>1 following the connection?</p> <p>2 MS. PRICE: With the shopping center.</p> <p>3 CHAIRMAN WEIDMANN: Because I believe</p> <p>4 it goes out the front.</p> <p>5 MS. PRICE: But the grade on the</p> <p>6 shopping center is totally different than our grade.</p> <p>7 CHAIRMAN WEIDMANN: I beg to differ.</p> <p>8 MS. PRICE: Okay. Well, we'll take a</p> <p>9 look at everything.</p> <p>10 CHAIRMAN WEIDMANN: I've lived here a</p> <p>11 little longer.</p> <p>12 Okay. I'm sorry, anyone else from the</p> <p>13 public wish to be heard?</p> <p>14 Yes, ma'am.</p> <p>15 MS. CHO: Hi, my name is Jane Cho. I</p> <p>16 live at 16 --</p> <p>17 CHAIRMAN WEIDMANN: Please come up,</p> <p>18 state your name and address and one question to the</p> <p>19 gentleman.</p> <p>20 MS. CHO: Jane Cho, living at</p> <p>21 16 Lakeview Drive.</p> <p>22 Do you need clarification?</p> <p>23 CHAIRMAN WEIDMANN: Go ahead.</p> <p>24 MS. CHO: I'm going to pose a question.</p> <p>25 Have you done capacity testing or studies of the</p>	<p style="text-align: right;">84</p> <p>1 J A N E C H O,</p> <p>2 16 Lakeview Drive, Old Tappan, New Jersey, having</p> <p>3 been duly sworn, testifies as follows:</p> <p>4 MS. CHO: So when I read the survey,</p> <p>5 there was over 20 storm drainage systems that is all</p> <p>6 being collected to your retention basin at this time</p> <p>7 and that's being fed through an easement, which</p> <p>8 connects to the church and then to our Lakeview</p> <p>9 retention pond.</p> <p>10 So actually it's just a segue into our</p> <p>11 retention pond that goes into Lake Tappan.</p> <p>12 So have you done testing, a study of</p> <p>13 how much can Lakeview's retention pond handle?</p> <p>14 Because we obviously have to handle this, your</p> <p>15 development?</p> <p>16 THE WITNESS: No.</p> <p>17 MS. CHO: You have not done the study,</p> <p>18 okay.</p> <p>19 THE WITNESS: Of your property? No.</p> <p>20 We studied our property. We're reducing, less</p> <p>21 stormwater to your property.</p> <p>22 MS. CHO: You just fed an 18-inch pipe</p> <p>23 into our system, which did not exist before.</p> <p>24 So I don't know how mathematically that</p> <p>25 is less when you've just added an 18-inch pipe into a</p>

<p style="text-align: right;">85</p> <p>1 retention system that did not have an 18-inch pipe to</p> <p>2 your development.</p> <p>3 CHAIRMAN WEIDMANN: Okay. Ma'am,</p> <p>4 that's it, that's your one question. We will make</p> <p>5 sure that we get an answer. Okay?</p> <p>6 MS. CHO: Thank you.</p> <p>7 CHAIRMAN WEIDMANN: You're welcome.</p> <p>8 Yes, sir.</p> <p>9 MR. FERNANDEZ: Joe Fernandez, 10</p> <p>10 Leonard Drive.</p> <p>11 THE COURT REPORTER: The address again</p> <p>12 please?</p> <p>13 MR. FERNANDEZ: Yes, 10 Leonard Drive.</p> <p>14 MS. KNARICH: Did you say Lemon?</p> <p>15 MR. FERNANDEZ: Leonard.</p> <p>16 MS. KNARICH: Leonard. You're talking</p> <p>17 fast.</p> <p>18 MR. FERNANDEZ: I'm going to change</p> <p>19 direction here from stormwater. I think we're</p> <p>20 watered out.</p> <p>21 I'm going to reference some information</p> <p>22 on the drawings.</p> <p>23 CHAIRMAN WEIDMANN: Questions.</p> <p>24 MR. FERNANDEZ: Questions, yes.</p> <p>25 How many square feet is being affected</p>	<p style="text-align: right;">87</p> <p>1 right?</p> <p>2 So that's about 463 trucks coming off.</p> <p>3 The calculation doesn't include spoils or cuts, major</p> <p>4 cuts. Conservatively we could say probably it would</p> <p>5 double it based on the spoils. So add another</p> <p>6 400-some-odd, that's 900 trucks coming off of this</p> <p>7 site into a pinch point in Old Tappan Road, which</p> <p>8 you've all established is the thinnest point of the</p> <p>9 road.</p> <p>10 A tandem truck is about how wide?</p> <p>11 THE WITNESS: Ten feet.</p> <p>12 MR. FERNANDEZ: About 11 feet. How</p> <p>13 wide is the road?</p> <p>14 THE WITNESS: That drive lane is</p> <p>15 14 feet.</p> <p>16 MR. FERNANDEZ: So it will be</p> <p>17 critically taking down Tappan Road during the time of</p> <p>18 taking material off the site, closing down that road</p> <p>19 virtually every time trucks go down that site because</p> <p>20 you can't load onto the site. You can't get trucks</p> <p>21 onto that site, machines would be on all the trucks.</p> <p>22 Trucks will be staged on that road, I'm assuming.</p> <p>23 So we've got 900 trucks coming off of</p> <p>24 that road. How many trucks a day on a typical site</p> <p>25 this size get offloaded from your management?</p>
<p style="text-align: right;">86</p> <p>1 by this area right now as proposed, square feet?</p> <p>2 THE WITNESS: You're saying disturbance</p> <p>3 of the site.</p> <p>4 MR. FERNANDEZ: Please.</p> <p>5 THE WITNESS: It's 3.8 acres. The site</p> <p>6 is 5.46 acres.</p> <p>7 MR. FERNANDEZ: And in square feet?</p> <p>8 THE WITNESS: Disturbance is 166,002</p> <p>9 square feet.</p> <p>10 MR. FERNANDEZ: And you're giving back</p> <p>11 probably 20 percent. So it's about 125,000 square</p> <p>12 feet.</p> <p>13 On Drawing No. 6, the data shows that</p> <p>14 it's basically a balanced site. You're taking off as</p> <p>15 much as you're bringing back almost. There's a</p> <p>16 nominal difference of about an average of 1 foot</p> <p>17 across the entire area. So if you take the foot, you</p> <p>18 got 125,000 square feet, you have 125,000 cubic feet,</p> <p>19 convert that into cubic yards, 4,630. Okay? It's a</p> <p>20 lot of yards. So how many yards are in a tandem</p> <p>21 truck?</p> <p>22 THE WITNESS: It depends on the size.</p> <p>23 I believe they're about 30 yards.</p> <p>24 MR. FERNANDEZ: In that area, because</p> <p>25 of the street, then you're talking about widening,</p>	<p style="text-align: right;">88</p> <p>1 THE WITNESS: I'm not sure. I don't</p> <p>2 manage construction.</p> <p>3 MR. FERNANDEZ: About five.</p> <p>4 That's 185 days of trucks coming off of</p> <p>5 here. That's a lot of police presence. That's a lot</p> <p>6 of disruption to schools. It's a lot of disruption</p> <p>7 to traffic that's already packed in that area.</p> <p>8 CHAIRMAN WEIDMANN: Sir, are you going</p> <p>9 to make a statement or --</p> <p>10 MR. FERNANDEZ: No, I just kind of</p> <p>11 ended it, that's it.</p> <p>12 Thank you.</p> <p>13 CHAIRMAN WEIDMANN: Yes, sir, in the</p> <p>14 back.</p> <p>15 MR. ARDITO: I'm Pete Ardito. I live</p> <p>16 in Harrington Park, 57 Glen Avenue East.</p> <p>17 I'm a member of the board of directors</p> <p>18 of Bergen SWAN.</p> <p>19 And I would like to ask your</p> <p>20 permission, Bergen SWAN, I am part of the Watershed</p> <p>21 Property Review Board, which is a state section</p> <p>22 entity that is part of -- has membership from DEP,</p> <p>23 from the state attorney general's office, Hackensack</p> <p>24 Riverkeeper, Bergen SWAN, among others.</p> <p>25 I have five questions I would like to</p>

<p style="text-align: right;">89</p> <p>1 ask. They are to the point and with respect, may I</p> <p>2 have that permission?</p> <p>3 MR. REGAN: To the witness, sure.</p> <p>4 MR. ARDITO: First question: Will you</p> <p>5 be using pervious asphalt where you do pave?</p> <p>6 THE WITNESS: No.</p> <p>7 MR. ARDITO: Any reason why not?</p> <p>8 THE WITNESS: Just not required.</p> <p>9 MR. ARDITO: Okay. It is recommend by</p> <p>10 the state.</p> <p>11 Wetlands protection, the vernal pond</p> <p>12 that exists. You have said that it will not be</p> <p>13 affected.</p> <p>14 Can you provide a little bit more</p> <p>15 detail about that, please? I understand there's</p> <p>16 going to be a retaining wall along the slope.</p> <p>17 There's about a 30-percent slope right now, if I'm</p> <p>18 correct. How would that not be affected if you put a</p> <p>19 retaining wall there.</p> <p>20 THE WITNESS: First of all, there's no</p> <p>21 justification that it's a vernal pond. It was</p> <p>22 identified in the LOI with a 50-foot resource value,</p> <p>23 but we are not -- we're completely outside of the</p> <p>24 required 50-foot transition area, we're not</p> <p>25 disturbing that and the retaining wall will be</p>	<p style="text-align: right;">91</p> <p>1 testimony.</p> <p>2 Our landscape architect will be.</p> <p>3 MR. ARDITO: From what I have read in</p> <p>4 what was furnished to the board, it's about 210 trees</p> <p>5 that are being removed.</p> <p>6 In that fact that a director from the</p> <p>7 northeast regional climate center Cornell has studies</p> <p>8 -- has a study that says that --</p> <p>9 MS. PRICE: I'm going to object.</p> <p>10 MR. REGAN: You're getting involved in</p> <p>11 hearsay.</p> <p>12 MS. PRICE: Yeah, and I was going with</p> <p>13 it and now we're way off.</p> <p>14 MR. ARDITO: Number four, if the plans</p> <p>15 for development were to reconfigure placing the</p> <p>16 parking under the building occupying what would now</p> <p>17 currently be the first floor, would you be able to</p> <p>18 reduce the amount of impervious coverage and storm</p> <p>19 runoff?</p> <p>20 Would that not be better overall and</p> <p>21 that you would not have as much parking area on the</p> <p>22 outside, it would be underneath the building, which</p> <p>23 means you would have to worry about less runoff?</p> <p>24 THE WITNESS: We did not analyze the</p> <p>25 site to propose underground parking, so I cannot</p>
<p style="text-align: right;">90</p> <p>1 another 10 feet past that 50-foot setback.</p> <p>2 MR. ARDITO: Just so you're aware the</p> <p>3 federal government has determined that it's a vernal</p> <p>4 pond just so you know.</p> <p>5 MS. PRICE: Can I just -- again, I</p> <p>6 don't think he's sworn in.</p> <p>7 MR. ARDITO: I'll be happy to swear in.</p> <p>8 MR. REGAN: I'm going to have to swear</p> <p>9 you in.</p> <p>10 MS. PRICE: Just for the record.</p> <p>11 MR. REGAN: Do you swear or affirm that</p> <p>12 the testimony you'll give in this proceeding shall be</p> <p>13 the truth, so help you God?</p> <p>14 MR. ARDITO: I do.</p> <p>15 P E T E A R D I T O,</p> <p>16 57 Glen Avenue East, Harrington Park, New Jersey,</p> <p>17 having been duly sworn, testifies as follows:</p> <p>18 MR. ARDITO: I would like to make two</p> <p>19 points brief to my -- to lead up to my next question,</p> <p>20 and that is, the US Forest Service estimates that on</p> <p>21 average tress can absorb between 10 and 150 gallons</p> <p>22 of water daily depending on the size of the tree.</p> <p>23 You will be removing, from my understanding, about</p> <p>24 210 mature trees from this lot?</p> <p>25 THE WITNESS: I didn't provide tree</p>	<p style="text-align: right;">92</p> <p>1 answer that question.</p> <p>2 MR. ARDITO: Just in general, you would</p> <p>3 not be able to -- that you would have less storm</p> <p>4 runoff if there was less impervious coverage for a</p> <p>5 parking lot, you can't determine that?</p> <p>6 THE WITNESS: If there's less</p> <p>7 impervious, yeah, I'm sure there's less stormwater</p> <p>8 runoff, but I'm not sure if a concept like that would</p> <p>9 generate less impervious.</p> <p>10 MR. ARDITO: Okay.</p> <p>11 And, finally, should your current</p> <p>12 calculations prove incorrect post construction, what</p> <p>13 responsibility will you have to correct any resulting</p> <p>14 flooding and/or pollution or damage to the vernal</p> <p>15 pond or wetlands?</p> <p>16 THE WITNESS: I would defer that to</p> <p>17 your township professionals, borough professionals.</p> <p>18 MR. ARDITO: Okay. Thank you.</p> <p>19 THE COURT REPORTER: Sir, can you</p> <p>20 please spell your last name for the record?</p> <p>21 MR. ARDITO: A-R-D-I-T-O.</p> <p>22 THE COURT REPORTER: Thank you.</p> <p>23 CHAIRMAN WEIDMANN: Anyone else wish to</p> <p>24 be heard?</p> <p>25 Yes, sir.</p>

<p style="text-align: right;">93</p> <p>1 MR. GABOR: Hello, my name is Tamas</p> <p>2 Gabor.</p> <p>3 I live at 14 Elena Drive.</p> <p>4 THE COURT REPORTER: I'm sorry, 14?</p> <p>5 MR. GABOR: Yes, 14 Elena Drive,</p> <p>6 E-L-E-N-A.</p> <p>7 THE COURT REPORTER: Spell your last</p> <p>8 name.</p> <p>9 MR. GABOR: My last name is G-A-B-O-R.</p> <p>10 THE COURT REPORTER: Thank you.</p> <p>11 MR. GABOR: So my question is regarding</p> <p>12 this report that they did for determining how much</p> <p>13 runoff you're getting under existing conditions and</p> <p>14 after the proposed conditions.</p> <p>15 When they -- I'm not sure what this</p> <p>16 report entails. Do they -- you're removing a lot of</p> <p>17 trees and as the other gentleman before me had</p> <p>18 stated, trees absorb water.</p> <p>19 So I'm just trying to wrap my head</p> <p>20 around how it is possible that you removing all these</p> <p>21 trees, you're going to end up with less runoff than</p> <p>22 under existing conditions? Like how is that --</p> <p>23 THE WITNESS: By the use of our</p> <p>24 infiltration basin that we propose, that we put</p> <p>25 testimony on. It has a sand filter. We tested the</p>	<p style="text-align: right;">95</p> <p>1 site.</p> <p>2 MR. GABOR: All right. Thank you.</p> <p>3 CHAIRMAN WEIDMANN: Anyone else?</p> <p>4 MS. PRICE: Can we get a break for the</p> <p>5 court reporter?</p> <p>6 CHAIRMAN WEIDMANN: Yes, please step</p> <p>7 forward.</p> <p>8 MS. PRICE: After this one?</p> <p>9 MS. FONOROW: Hi, my name is Cherie</p> <p>10 Fonorow, F-O-N-O-R-O-W, 256 Old Tappan Road.</p> <p>11 THE COURT REPORTER: Thank you.</p> <p>12 MS. FONOROW: Thank you.</p> <p>13 I'll try to be very brief.</p> <p>14 So to follow up, are you saying cutting</p> <p>15 down the existing trees, removing all those trees</p> <p>16 won't create more additional flooding and can you</p> <p>17 guarantee that the change in the topography of the</p> <p>18 land, as well as the clear cutting of the trees is</p> <p>19 not going to cause not only problems with flooding</p> <p>20 with Old Tappan Road, but flooding with the wetlands</p> <p>21 and the neighbors to the west? There's been no</p> <p>22 mention of the neighbors to the west and their</p> <p>23 property.</p> <p>24 THE WITNESS: That's why we have</p> <p>25 designed our stormwater management system to mitigate</p>
<p style="text-align: right;">94</p> <p>1 soil infiltration capabilities.</p> <p>2 MR. GABOR: I'm sorry, maybe my</p> <p>3 question wasn't direct.</p> <p>4 So this report that they do when they</p> <p>5 check for the existing conditions and the amount of</p> <p>6 runoff, do they take into consideration the removal</p> <p>7 of trees and how that affects --</p> <p>8 THE WITNESS: Absolutely.</p> <p>9 We have to model existing conditions</p> <p>10 based on the ground cover, what's there today, the</p> <p>11 same thing under proposed.</p> <p>12 It's obviously, as everybody has</p> <p>13 stated, more impervious surface, more water is not</p> <p>14 getting into the ground, moving quicker versus</p> <p>15 wooded, it moves a lot slower, is able to get trapped</p> <p>16 and infiltrated back in the ground, but that's why we</p> <p>17 proposed our basin in the back with nice infiltrated</p> <p>18 capability soils to get that water back into the</p> <p>19 ground.</p> <p>20 We're required to maintain the same</p> <p>21 amount of groundwater recharge under existing</p> <p>22 conditions and under proposed, so the same water at a</p> <p>23 minimum gets back into the site.</p> <p>24 So we still have that recharge</p> <p>25 capability for the aquifers and the wetlands on the</p>	<p style="text-align: right;">96</p> <p>1 for the loss of the trees and the reduction of wooded</p> <p>2 area.</p> <p>3 MS. FONOROW: Well, you mentioned --</p> <p>4 I'm just curious, I do a lot of model data. You said</p> <p>5 it's kept -- the amount of water that's been</p> <p>6 estimated that the trees and the topography absorbs,</p> <p>7 that's all based on model data, correct?</p> <p>8 THE WITNESS: Correct.</p> <p>9 MS. FONOROW: So is there a report of</p> <p>10 that model data that you could provide to the counsel</p> <p>11 or is that already in the paperwork?</p> <p>12 THE WITNESS: Yes, that's our</p> <p>13 stormwater management report.</p> <p>14 MS. FONOROW: Okay. So that's all</p> <p>15 provided.</p> <p>16 Can I ask --</p> <p>17 CHAIRMAN WEIDMANN: One question.</p> <p>18 MS. FONOROW: Can I ask if CHS [sic]</p> <p>19 has looked at any other locations in Old Tappan for</p> <p>20 this project that would be more appropriate?</p> <p>21 THE WITNESS: I'm not aware.</p> <p>22 MS. FONOROW: Okay. I was curious</p> <p>23 about that.</p> <p>24 CHAIRMAN WEIDMANN: Ma'am, I'm sorry,</p> <p>25 we can't have 10 questions being asked.</p>

<p style="text-align: right;">97</p> <p>1 MS. FONOROW: One last question.</p> <p>2 I was just very curious, I understand</p> <p>3 -- because I live by the wetlands and they do flood</p> <p>4 and it's not like a stagnant situation.</p> <p>5 So CSH is not the current owner of the</p> <p>6 property, correct?</p> <p>7 THE WITNESS: I believe they're a</p> <p>8 contract purchaser, I'm not sure.</p> <p>9 MS. FONOROW: Okay.</p> <p>10 So I'm curious, is it true that the</p> <p>11 current owner bought the church and 244 Old Tappan</p> <p>12 Road at the same time.</p> <p>13 MR. REGAN: That's irrelevant.</p> <p>14 MS. FONOROW: Oh, is it irrelevant.</p> <p>15 MR. REGAN: Totally irrelevant.</p> <p>16 MS. FONOROW: Well, this is just -- I'm</p> <p>17 asking, this is about the easement.</p> <p>18 MR. REGAN: This has nothing to do with</p> <p>19 his testimony.</p> <p>20 MR. ELLER: It's just the wrong person</p> <p>21 you're asking the question of.</p> <p>22 MS. FONOROW: So I can't ask about the</p> <p>23 easement?</p> <p>24 CHAIRMAN WEIDMANN: No, ma'am.</p> <p>25 MS. FONOROW: Okay. Thank you.</p>	<p style="text-align: right;">99</p> <p>1 going to flow, how it's going to -- we have a lot</p> <p>2 more testimony to go through.</p> <p>3 So just please listen to the testimony</p> <p>4 and take your notes and then ask those questions.</p> <p>5 The 18-inch pipe is already there. It</p> <p>6 was put in when the church was built and when</p> <p>7 Lakeview was built. All they're doing is there's a</p> <p>8 hole, just like they're building on Central Avenue,</p> <p>9 that leads into this. They're going to clean it up,</p> <p>10 dress it up, make it look nice and except less water.</p> <p>11 So I just please ask the people to</p> <p>12 listen to the testimony. I know it's long and drawn</p> <p>13 out, but we've had the past, but except for Joe</p> <p>14 Fernandez, we had all the same questions about water</p> <p>15 retention and where it goes. They're around town.</p> <p>16 The Pearson property, nobody's asking</p> <p>17 about the Pearson property. Their retention ponds</p> <p>18 are actually cisterns underneath the road system. A</p> <p>19 cistern is just a big, giant tank underneath the</p> <p>20 road. So nobody is going to question that, because</p> <p>21 they're not going to see it.</p> <p>22 Dan and the rest of the group are</p> <p>23 taking what's there and making it better.</p> <p>24 MR. SKRABLE: Mr. Chairman, what I</p> <p>25 would suggest is -- I'm sorry, I didn't mean to --</p>
<p style="text-align: right;">98</p> <p>1 MR. ALESSI: Anyway, before anymore</p> <p>2 questions about the retention pond, actually right</p> <p>3 next to Elena Court, the new apartment complex,</p> <p>4 they're building the retention ponds right behind the</p> <p>5 fence off Central Avenue.</p> <p>6 So if anybody wants to go there and see</p> <p>7 how it's going to be done, that's what it is. The</p> <p>8 retention pond is just to hold the water until it</p> <p>9 goes downstream.</p> <p>10 So the ones on Central Avenue are going</p> <p>11 to retain the water on Central Avenue. When it gets</p> <p>12 to a high enough point, it's going to drain like the</p> <p>13 overflow in your sinks, it's going to drain</p> <p>14 underneath Central Avenue to that stream that's in</p> <p>15 front of the high school.</p> <p>16 So all the questions about retention</p> <p>17 pond, retention pond, retention pond are all</p> <p>18 redundant.</p> <p>19 Dan has answered those questions. It's</p> <p>20 going to be less water through Lakeview. It's only</p> <p>21 for the 100-year flood, the 150-year flood where it</p> <p>22 fills up and Tom even agreed, it goes through slowly.</p> <p>23 So it seems to me everybody keeps</p> <p>24 asking the same questions in a different manner of</p> <p>25 how the retention pond is going to work, how it's</p>	<p style="text-align: right;">100</p> <p>1 MR. ALESSI: It's okay.</p> <p>2 MR. SKRABLE: I would suggest since</p> <p>3 Lakeview is hiring their own engineer, the three of</p> <p>4 us sit down, we'll go through the report. I can't</p> <p>5 imagine there will be more than a couple of items we</p> <p>6 disagree on and we can highlight those and hatch</p> <p>7 those things out, rather than, as you said --</p> <p>8 MR. REGAN: Do you have the name of</p> <p>9 Lakeview's engineer?</p> <p>10 MR. SKRABLE: I do not yet, but we'll</p> <p>11 figure that out.</p> <p>12 CHAIRMAN WEIDMANN: Anyone else wish to</p> <p>13 be heard?</p> <p>14 We're about to take a break. You know,</p> <p>15 it looks like we got a half a dozen people that still</p> <p>16 want to -- so we're going to take a break right now,</p> <p>17 five minutes. I'll bang the gavel down and we'll</p> <p>18 start up again.</p> <p>19 (Whereupon, a brief recess is held.)</p> <p>20 CHAIRMAN WEIDMANN: Are we all ready?</p> <p>21 Who else would like to speak?</p> <p>22 Yes, ma'am, please come forward, state</p> <p>23 your name and address.</p> <p>24 MS. WALSH: Mary Walsh, Conservation</p> <p>25 Chair, North Jersey Group, New Jersey Sierra Club.</p>

<p style="text-align: right;">101</p> <p>1 So, sir, I'm not sure who I should</p> <p>2 direct my question to. It has to do with the</p> <p>3 wetlands.</p> <p>4 MR. REGAN: The engineer.</p> <p>5 MS. WALSH: So you said the wetlands</p> <p>6 will not be without water?</p> <p>7 THE WITNESS: We're not changing the</p> <p>8 patterns.</p> <p>9 MS. WALSH: So the water that's going</p> <p>10 into the wetlands is from the stormwater pipe.</p> <p>11 Is that correct?</p> <p>12 THE WITNESS: Under existing conditions</p> <p>13 there's a little bit that comes from the Old Tappan</p> <p>14 Road. It gets collected via inlet, it's a county</p> <p>15 inlet in Old Tappan Road, it discharges to the</p> <p>16 wetlands, as well as obviously the raindrops that</p> <p>17 fall directly on top of the wetland area on our site.</p> <p>18 MS. WALSH: Okay. So no water that</p> <p>19 falls onto the impervious surface will go into the</p> <p>20 wetlands?</p> <p>21 THE WITNESS: That's correct.</p> <p>22 We're collecting all of that from our</p> <p>23 -- the building is being collected by roof leaders.</p> <p>24 We're collecting all the impervious -- all the water</p> <p>25 that's generated by our parking lot, it's collected</p>	<p style="text-align: right;">103</p> <p>1 that's the first stormwater to get treated.</p> <p>2 So it goes through the sand and it goes</p> <p>3 back in the ground, all that particulate comes out.</p> <p>4 MS. WALSH: But you're not doing</p> <p>5 anything particular to clean out the contaminants,</p> <p>6 which if they ended up in Lake Tappan would cause</p> <p>7 contamination and pollution of that water.</p> <p>8 THE WITNESS: That's the intent of our</p> <p>9 sand filter. That's why we have to comply with our</p> <p>10 water quality requirements.</p> <p>11 MS. WALSH: So the sand does the job?</p> <p>12 THE WITNESS: Correct.</p> <p>13 MS. WALSH: Okay, thank you.</p> <p>14 MR. SKRABLE: Dan, can you just explain</p> <p>15 how that -- that's dead storage, the water quality</p> <p>16 storm?</p> <p>17 THE WITNESS: Correct.</p> <p>18 MR. SKRABLE: So the pond fills up to a</p> <p>19 certain depth and none of it's going out yet. So it</p> <p>20 does settle out, that's the concept. You're supposed</p> <p>21 to remove 80 percent of your total suspended solids,</p> <p>22 something like that, that the standard.</p> <p>23 CHAIRMAN WEIDMANN: Yes, who else?</p> <p>24 Yes, this gentleman right here, come on up.</p> <p>25 FATHER JACOB: Good evening, Chairman,</p>
<p style="text-align: right;">102</p> <p>1 in our inlets and then it goes out to our basin in</p> <p>2 the back where it's collected. It's either</p> <p>3 infiltrated back in the ground, it's clean or for the</p> <p>4 higher storm events, it fills up higher in that basin</p> <p>5 and then it goes out an outlet control structure and</p> <p>6 heads towards --</p> <p>7 MS. WALSH: And when it's cleaned, it</p> <p>8 goes through that sand?</p> <p>9 THE WITNESS: Correct.</p> <p>10 MS. WALSH: Okay. So you're not</p> <p>11 removing any impurities that might be collected from</p> <p>12 the stormwater, because when the stormwater, as you</p> <p>13 know, rains on impervious surfaces, it collects a lot</p> <p>14 of crap, it's not cleaned rain.</p> <p>15 THE WITNESS: Absolutely, which is why</p> <p>16 we have the sand filter. The water goes through the</p> <p>17 sand, it's -- we have to design for what's known as</p> <p>18 the water quality storm. The water quality storm is</p> <p>19 essentially 2 inches of rainwater that falls over a</p> <p>20 given period of time. So it's the most common storm.</p> <p>21 It's your normal thunderstorm or normal rainstorm.</p> <p>22 It's, essentially, the first flush of stormwater that</p> <p>23 goes through the system.</p> <p>24 So it flushes all the grit and grime</p> <p>25 off the parking lot, it goes into the inlets and</p>	<p style="text-align: right;">104</p> <p>1 Members of the Planning Board. Father Jerry Jacob</p> <p>2 from the church that we're all referring to.</p> <p>3 I have a concern and the question is,</p> <p>4 when we are talking about stormwater, currently we</p> <p>5 all know about the storms that we had this past year.</p> <p>6 We moved here last -- December '21. Since then we've</p> <p>7 -- Old Tappan has had many rainstorms, heavy</p> <p>8 rainstorms. We've had a lot of collection of water</p> <p>9 in the back of our parking lot, 6 to 7 inches of</p> <p>10 water on a heavy rainfall event, water that's</p> <p>11 supposed to be flowing to Lakeview. It's not</p> <p>12 flowing, obviously it's very slow.</p> <p>13 So my question is: If we have a</p> <p>14 structure that's built here with all the stormwater</p> <p>15 that's going to be running off through the Lakeview</p> <p>16 lines or whichever lines we're referring to, that</p> <p>17 means water on -- in our parking lot is only going to</p> <p>18 get even more bigger.</p> <p>19 How are you going to control -- my</p> <p>20 question, again, the question, how are you going to</p> <p>21 control that water when we're already struggling with</p> <p>22 the water flow going to Lakeview?</p> <p>23 THE WITNESS: We did take a look at</p> <p>24 your property as well. There is an existing</p> <p>25 stormwater management system and from the sound of</p>

<p style="text-align: right;">105</p> <p>1 your testimony, it sounds like it might not be 2 functioning properly. So you might want to have that 3 looked at, but it has a basin, it's supposed to be 4 detaining that water and then releasing your water at 5 a slower rate as well. 6 Our proposed property, we're collecting 7 our stormwater. Again, we're collecting everything 8 that's, essentially, falling on impervious surface 9 coverage. We're obtaining it in our basin and we're 10 releasing it slower and less downstream your system. 11 So essentially it would not add to your issue that 12 you're currently having. 13 FATHER JACOB: So our sewage lines in 14 the rear of the parking lot, those tanks and 15 everything, those lines were all cleaned out right as 16 we moved in. 17 So since then, we've still remained to 18 have problems. Water does not flow in a heavy 19 rainfall, we have 6 to 7 inches of water that sits in 20 the back of our parking lot. It does not flow 21 through Lakeview. So it takes days before -- before 22 it passes through Lakeview. 23 So now, if you're adding more onto 24 that, how is that going to -- 25 THE WITNESS: We're adding less. If</p>	<p style="text-align: right;">107</p> <p>1 might not, but why don't you have someone take a look 2 at that also and then provide us maybe with a report 3 or some testimony that you can bring back at one of 4 our next meetings. 5 MS. PRICE: And we're happy to meet. 6 FATHER JACOB: Are they changing the 7 system there or are you just tapping into a line? 8 THE WITNESS: We're improving what's 9 there. All of our stormwater right now is heading 10 towards that and I'm trying to explain -- 11 FATHER JACOB: But when you're saying 12 you're improving it, I mean, I've heard several times 13 you're tapping into a line. 14 MS. PRICE: But under. 15 Dan, just explain it's not on top of 16 the -- 17 THE WITNESS: Right now under -- 18 MS. PRICE: Go ahead. 19 THE WITNESS: -- under existing 20 conditions all of our stormwater is flowing northeast 21 to the corner of your property undetained, completely 22 free, overland. 23 Under proposed conditions, we're 24 collecting it and we're putting less towards your 25 property than it is now.</p>
<p style="text-align: right;">106</p> <p>1 you need a civil engineer, I know a decent one. 2 (Laughter.) 3 VICE CHAIRMAN MAMARY: Father, what I 4 would suggest is that you hire -- not to spend the 5 church's money, but maybe you hire an engineer or 6 someone that's knowledgeable about stormwater drains 7 and have them contact Dan and his organization 8 Dynamic Engineering and of course contact our board 9 engineer and make this part of a concern of a 10 neighbor that we are very concerned about on your 11 behalf. 12 So if your engineer could determine 13 that there's either an existing problem that they 14 might solve by doing what they're doing, then that 15 would at least provide you with some assurance that 16 you're going to have a better, you know, result after 17 they do what they do. 18 FATHER JACOB: Almost every rainstorm 19 we've had -- 20 VICE CHAIRMAN MAMARY: But that's with 21 the current system that they have now, which is 22 nothing, right. 23 MS. PRICE: Right. 24 VICE CHAIRMAN MAMARY: So you might 25 find that this project could be good for you, it</p>	<p style="text-align: right;">108</p> <p>1 So we're improving it under existing 2 conditions -- or understand proposed conditions it 3 will be better than existing. 4 VICE CHAIRMAN MAMARY: Are you 5 admitting that under current conditions you're 6 providing them with the water that's -- 7 THE WITNESS: It flows in a 8 northeastern direction. 9 VICE CHAIRMAN MAMARY: Right. 10 So you're admitting that you are 11 affecting their property. 12 MS. PRICE: No, we are not. We are a 13 contract -- 14 (Laughter.) 15 VICE CHAIRMAN MAMARY: He admitted that 16 his -- 17 MR. ALESSI: What's happened, because 18 I've been back there on lots of fire calls and stuff, 19 the grate you have is not big enough to handle the 20 amount of water that's coming down, not the buried 21 18-inch pipe. 22 If you look at your sink, you turn the 23 water on, the water goes through no problem. You 24 dump a bucket into the sink, it takes a while for it 25 to go through. It's not the size of the pipes, it's</p>

<p style="text-align: right;">109</p> <p>1 the amount of water.</p> <p>2 So, in essence, your sink drain in your</p> <p>3 parking lot, if you have one grate, you may need</p> <p>4 three to take the amount of water that's coming down</p> <p>5 to into the buried 18-inch pipe that Dan keeps</p> <p>6 talking about.</p> <p>7 FATHER JACOB: Got you.</p> <p>8 MR. ALESSI: So what they're doing</p> <p>9 isn't affecting you. It's what you have that's</p> <p>10 affecting yourself and that's the best way I can do</p> <p>11 is with the drain and the sink.</p> <p>12 MR. SKRABLE: But if water is laying</p> <p>13 there for even hours after a rainstorm, never mind</p> <p>14 days, something's not functioning right in the</p> <p>15 church's system most likely.</p> <p>16 FATHER JACOB: Well, we had the sewage</p> <p>17 drainage guys come out there and they flushed that</p> <p>18 whole system out into towards Lakeview and still when</p> <p>19 rain comes in, water just goes very slowly and it</p> <p>20 takes a couple of days before water actually</p> <p>21 completely goes out.</p> <p>22 MR. SKRABLE: It ponds on the surface</p> <p>23 of the parking lot?</p> <p>24 FATHER JACOB: Yes.</p> <p>25 MR. ALESSI: Over the top of the drain?</p>	<p style="text-align: right;">111</p> <p>1 attenuating closure, as well as the retaining wall</p> <p>2 around it. So we're required to meet, it's a</p> <p>3 performance standard, we're required at the property</p> <p>4 line to make sure we are meeting the noise standards</p> <p>5 at the property.</p> <p>6 FATHER JACOB: I mean, does it have to</p> <p>7 be --</p> <p>8 THE WITNESS: And it's also important</p> <p>9 to note the enclosure on your side of the property</p> <p>10 right next to us is air conditioner condensers, which</p> <p>11 are generally quite noisy and --</p> <p>12 FATHER JACOB: Well, those were --</p> <p>13 those were removed recently and most efficient units</p> <p>14 are being put in.</p> <p>15 THE WITNESS: I understand, but again,</p> <p>16 we have to comply with the state noise requirements</p> <p>17 at the property.</p> <p>18 FATHER JACOB: So now, again, sorry if</p> <p>19 I'm going overboard. There's a variance question I</p> <p>20 have. I don't know if it pertains to him, but</p> <p>21 there's a variance of 8 feet.</p> <p>22 How does that work and how do we allow</p> <p>23 an 8-foot variance? Because that generator is 8 feet</p> <p>24 away from the property line.</p> <p>25 VICE CHAIRMAN MAMARY: That's a</p>
<p style="text-align: right;">110</p> <p>1 FATHER JACOB: Over the top of the</p> <p>2 drain and that's only towards the back.</p> <p>3 MR. ALESSI: So you caused Lakeview the</p> <p>4 \$260,000.00 to clean out?</p> <p>5 VICE CHAIRMAN MAMARY: No, they did.</p> <p>6 MS. PRICE: No.</p> <p>7 FATHER JACOB: Do I only get one</p> <p>8 question or can I ask another question? It's not</p> <p>9 pertaining to stormwater.</p> <p>10 CHAIRMAN WEIDMANN: Go ahead, ask your</p> <p>11 question.</p> <p>12 FATHER JACOB: So there's a generator</p> <p>13 that we discussed. If you look at that generator,</p> <p>14 the location of that generator is located adjacent to</p> <p>15 where our window to our alter would be.</p> <p>16 How much noise is that going to put</p> <p>17 out? I mean, you might be able to zoom in better and</p> <p>18 maybe see what I'm referring to.</p> <p>19 So that structure to the right is the</p> <p>20 church building and right there is our alter window.</p> <p>21 How are you going to control that noise when we have</p> <p>22 prayer services on a daily basis?</p> <p>23 THE WITNESS: So we are required to</p> <p>24 abide by the local and state level noise requirements</p> <p>25 at the property line, which we will do with noise</p>	<p style="text-align: right;">112</p> <p>1 concern.</p> <p>2 FATHER JACOB: That's my question.</p> <p>3 MR. ELLER: It may be a question for</p> <p>4 the architect, but does it have to be there? Can it</p> <p>5 be around the back of the property?</p> <p>6 VICE CHAIRMAN MAMARY: Pushed further</p> <p>7 down.</p> <p>8 MS. PRICE: We can talk with the</p> <p>9 architect about it, but Dan is correct that we have</p> <p>10 an affirmative obligation to meet the daytime and</p> <p>11 nighttime noise readings, 10 p.m. to 7 a.m. and then</p> <p>12 it flips 7 a.m. to 10 p.m. with different standards</p> <p>13 and if we don't, it's a very hefty fine.</p> <p>14 VICE CHAIRMAN MAMARY: Right, but you</p> <p>15 are asking for a variance to be much closer to the</p> <p>16 property next door even though you're going to comply</p> <p>17 with the noise requirement, correct?</p> <p>18 MS. PRICE: That's what --</p> <p>19 VICE CHAIRMAN MAMARY: So this is a</p> <p>20 concern of a neighbor --</p> <p>21 MS. PRICE: Understood.</p> <p>22 VICE CHAIRMAN MAMARY: -- that is now</p> <p>23 maybe requesting for it to maybe possibly be moved</p> <p>24 away from a window alter.</p> <p>25 MS. PRICE: Understood.</p>

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1 VICE CHAIRMAN MAMARY: It doesn't seem
2 like it's an -- you know, just --
3 MS. PRICE: Understood.
4 I would like to understand your air
5 conditioning units are not staying where they are
6 now.
7 FATHER JACOB: No, they've -- those old
8 30-year-old units have never been removed, so we
9 don't have those --
10 MS. PRICE: So you're replacing them,
11 but you're not -- they're not staying?
12 FATHER JACOB: Yeah, they're being
13 decided where they would be located. It could be
14 maybe not there or maybe there.
15 MS. PRICE: Well, when are you going to
16 know --
17 FATHER JACOB: That's happening right
18 now. They're working on it right now.
19 MR. ELLER: It's important to know,
20 because this is just an emergency generator in the
21 event of a power outage. This isn't going to be
22 running 24/7.
23 MS. PRICE: Correct, right, it's not
24 going to run.
25 MR. ELLER: And I understand your

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1 concern and I appreciate it, but it's something that
2 would only be running in an event of --
3 FATHER JACOB: But the other concern we
4 have is why there's an 8-foot variance from our
5 property line?
6 MR. ELLER: And testing it.
7 FATHER JACOB: There's an 8-foot --
8 it's 8 feet from our property.
9 MR. ELLER: I completely understand
10 your question where you're coming from.
11 FATHER JACOB: So that whole variance
12 is very concerning for the church right now, along
13 with the other issues I mentioned.
14 Thank you.
15 MR. ALESSI: Isn't there like a 20-foot
16 retaining wall right by that window?
17 FATHER JACOB: No.
18 MR. ALESSI: Isn't there some kind of
19 retaining wall over by the window?
20 FATHER JACOB: There's a retaining wall
21 there and it goes -- it gets lower and lower as it
22 gets closer, but where that -- where that generator
23 is located, I don't think there's a retaining wall.
24 THE WITNESS: There is.
25 MS. PRICE: Maybe when you --

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1 MR. ELLER: Is there a way to put
2 the --
3 MS. PRICE: -- get the engineer on board
4 about the drainage, we could have that same
5 conversation with the engineer with regard to this
6 and because then your HVAC equipment will have been
7 selected at the same time and we can coordinate.
8 MR. ELLER: If you put -- is there a
9 way to put it on the other side of the driveway there
10 between the building and the grass? That should
11 easily solve the 8 feet.
12 THE WITNESS: Again --
13 MS. LOULLOUDIS: Is that technically a
14 variance? We're calling it a variance. Is there a
15 requirement for a certain distance for the generator?
16 THE WITNESS: It's a buffer.
17 MR. SZABO: We didn't call it out as
18 such, because accessory structures, generators,
19 utility.
20 THE WITNESS: The variance request is
21 for the width of the buffer, that's all.
22 MR. SZABO: Right. It's not
23 necessarily the generator itself.
24 MS. LOULLOUDIS: Got it.
25 MR. SZABO: What is the protocol for

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1 testing? I mean, that has to run, what, once a week?
2 THE WITNESS: I think our architect
3 knows. I believe it's once a week or --
4 MR. SZABO: In daytime hours.
5 THE WITNESS: In daytime hours.
6 MS. PRICE: All daytime.
7 MR. SZABO: That could be regulated to
8 coincide with services or other --
9 THE WITNESS: Specific times,
10 absolutely.
11 CHAIRMAN WEIDMANN: Anyone else wish to
12 be heard?
13 MS. COSTA: Hello, my name is Francesca
14 Costa.
15 I'm a trustee of the Closter Nature
16 Center, though I'm not speaking on their behalf right
17 now.
18 I have a few interrelated questions.
19 MR. REGAN: Can we just have your
20 address for the record.
21 MS. COSTA: Yes, 82 Everett Street,
22 Closter, New Jersey. C-O-S-T-A, if you need it.
23 I have a few interrelated questions, if
24 you'll let me ask them.
25 CHAIRMAN WEIDMANN: How many questions

<p style="text-align: right;">117</p> <p>1 do you want to ask?</p> <p>2 MS. COSTA: I think three.</p> <p>3 CHAIRMAN WEIDMANN: And they're going</p> <p>4 to be addressed to this gentleman?</p> <p>5 MS. COSTA: Yes.</p> <p>6 CHAIRMAN WEIDMANN: Go ahead.</p> <p>7 MS. COSTA: All right.</p> <p>8 Have you looked at a more modern system</p> <p>9 versus your outdated basin system?</p> <p>10 THE WITNESS: These are the newest</p> <p>11 stormwater regulations that we're complying with.</p> <p>12 MS. COSTA: Are you sure?</p> <p>13 Because I heard that -- no, sorry, this</p> <p>14 doesn't -- that doesn't count.</p> <p>15 I just heard from an engineer that this</p> <p>16 is actually an outdated system and --</p> <p>17 MS. PRICE: That's going to be hearsay,</p> <p>18 objection.</p> <p>19 MS. COSTA: Okay.</p> <p>20 MR. REGAN: You can't put that on the</p> <p>21 record.</p> <p>22 MS. COSTA: Okay. What is the depth of</p> <p>23 the basin compared to sea level?</p> <p>24 THE WITNESS: I would have to look at</p> <p>25 our grading plan. Our grading is in relation to data</p>	<p style="text-align: right;">119</p> <p>1 be filtered by that point. So if it runs into the</p> <p>2 wetlands, it will be -- it will poison it with</p> <p>3 whatever is on the property at the current moment.</p> <p>4 MS. PRICE: No, we have to comply with</p> <p>5 the regulations and the permit from the soil</p> <p>6 conservation district, as well as we -- if we secured</p> <p>7 approval, we would also have a developer's agreement</p> <p>8 with the municipality and other -- our other</p> <p>9 approvals. So Mr. Skrable would be conducting</p> <p>10 inspections that would be covered by the developer's</p> <p>11 agreement. There would be lot of regulations still</p> <p>12 in place.</p> <p>13 MS. COSTA: Okay.</p> <p>14 Thank you.</p> <p>15 CHAIRMAN WEIDMANN: Anyone else wish to</p> <p>16 be heard?</p> <p>17 Yes, sir.</p> <p>18 MR. GAMBUTI: Patrick Gambuti, 16</p> <p>19 Autumn Lane, Old Tappan, G-A-M-B-U-T-I.</p> <p>20 This question has a little bit of</p> <p>21 information first, so should I swear in? It's not</p> <p>22 that long.</p> <p>23 MR. REGAN: Do you swear or affirm that</p> <p>24 the testimony you will give in this proceeding shall</p> <p>25 be the truth, so help you God?</p>
<p style="text-align: right;">118</p> <p>1 that's related to sea level.</p> <p>2 I think it's, like, 800 feet above sea</p> <p>3 level.</p> <p>4 MS. COSTA: Okay. Are you aware that</p> <p>5 Lakeview residents are actually below that level?</p> <p>6 THE WITNESS: Yes.</p> <p>7 MS. COSTA: Okay. How are you going to</p> <p>8 take care of stormwater, but your stormwater system</p> <p>9 during construction where it can poison the wetlands</p> <p>10 and cause a lot of silt problems for people in the</p> <p>11 neighboring communities after those trees that are</p> <p>12 protecting it go away and before you build any, you</p> <p>13 know --</p> <p>14 THE WITNESS: That falls under the</p> <p>15 requirement of the soil conversation district of</p> <p>16 Bergen County. So we've submitted to them. They</p> <p>17 have three very minor outstanding comments. Once we</p> <p>18 receive their certification, we then submit for the</p> <p>19 state general permit, which authorizes stormwater for</p> <p>20 construction-related activities.</p> <p>21 So that's where you see, like, the</p> <p>22 black silt fences and stuff that go around properties</p> <p>23 and inlet filters, all of that is to protect</p> <p>24 downstream of the site under construction activity.</p> <p>25 MS. COSTA: But it's not like it will</p>	<p style="text-align: right;">120</p> <p>1 MR. GAMBUTI: Yes.</p> <p>2 P A T R I C K G A M B U T I,</p> <p>3 16 Autumn Lane, Old Tappan, New Jersey, having</p> <p>4 been duly sworn, testifies as follows:</p> <p>5 MR. GAMBUTI: And I forgot my glasses,</p> <p>6 so you'll have to bear with me for a second.</p> <p>7 The Letter of Interpretation issued by</p> <p>8 the NJDEP for the wetlands on the property states</p> <p>9 that there is a potential vernal habitat there.</p> <p>10 Mr. Ardito just said it was verified a</p> <p>11 vernal habitat. These type of wetlands provide</p> <p>12 essential habitat for certain species of wildlife</p> <p>13 that can breed only in these wetlands.</p> <p>14 According to the DEP's website, the</p> <p>15 species are also required an adjacent area of</p> <p>16 vegetated uplands between 500 and 1,000 feet to</p> <p>17 successfully complete their lifecycles.</p> <p>18 Given that the property provides the</p> <p>19 majority of this type of critical habitat adjacent to</p> <p>20 the wetlands, how does the development propose to</p> <p>21 maintain the integrity of the ecological system?</p> <p>22 THE WITNESS: By completely staying</p> <p>23 outside of the wetlands transition area outlined in</p> <p>24 the Letter of Interpretation provided by the DEP, who</p> <p>25 is the lead agency over the wetlands of this</p>

<p style="text-align: right;">121</p> <p>1 application.</p> <p>2 MR. GAMBUTI: So, but it's not -- it --</p> <p>3 there's not 500 to 1,000 feet for these creatures</p> <p>4 that require that, kind of, vegetation and property</p> <p>5 to be able to complete their lifecycles?</p> <p>6 THE WITNESS: We're complying with what</p> <p>7 is required by the DEP, who is the lead agency for</p> <p>8 this application.</p> <p>9 MR. GAMBUTI: And is that as a vernal</p> <p>10 pool or just a wetland, because they are different?</p> <p>11 THE WITNESS: Under the Letter of</p> <p>12 Interpretation, which is a legal document prepared by</p> <p>13 the DEP, regarding this application, we are staying</p> <p>14 completely outside of that transition area and they</p> <p>15 have certified is what is required for that value of</p> <p>16 the wetland, we're complying with it and not</p> <p>17 disturbing it.</p> <p>18 MR. GAMBUTI: Okay.</p> <p>19 So -- but then there's nothing that's</p> <p>20 going to deal with the integrity of the system for</p> <p>21 the animals that would habitat in that vernal pool?</p> <p>22 THE WITNESS: That's what the</p> <p>23 transition area is for.</p> <p>24 MR. GAMBUTI: And that's 500 to 1,000</p> <p>25 feet?</p>	<p style="text-align: right;">123</p> <p>1 water at the reservoir, as well as the high lake</p> <p>2 (phonetic) pollution.</p> <p>3 THE WITNESS: Yeah, I think I mentioned</p> <p>4 water quality requirements that we're complying with.</p> <p>5 As Mr. Skrable mentioned, we're</p> <p>6 required to provide 80 percent removal of total</p> <p>7 suspended solids from that stormwater. We're</p> <p>8 complying with all local and state requirements.</p> <p>9 MS. KING: But the pesticides will get</p> <p>10 through.</p> <p>11 THE WITNESS: We're complying with all</p> <p>12 local and state requirements for water quality.</p> <p>13 MS. KING: So will the water be tested</p> <p>14 periodically to --</p> <p>15 THE WITNESS: It does not need to be</p> <p>16 tested.</p> <p>17 MS. KING: So we don't know.</p> <p>18 If the pesticides usually run off, they</p> <p>19 run off and kill fish in Alaska, so, you know --</p> <p>20 THE WITNESS: We're complying with our</p> <p>21 requirements.</p> <p>22 MR. ALESSI: Could we -- we -- that's</p> <p>23 how confused I am. Varying vegetation added to the</p> <p>24 wetlands different heights and stuff that can help</p> <p>25 filtrate the water since that seems to be an ongoing</p>
<p style="text-align: right;">122</p> <p>1 THE WITNESS: Fifty.</p> <p>2 MR. GAMBUTI: Fifty.</p> <p>3 Thank you.</p> <p>4 CHAIRMAN WEIDMANN: Yes, anyone else?</p> <p>5 Yes, ma'am, in the back.</p> <p>6 MR. ALESSI: Just a clarification on</p> <p>7 sea level, a little off --</p> <p>8 THE WITNESS: Yes.</p> <p>9 MR. ALESSI: -- 52 feet, but the</p> <p>10 project ranges from 80 to 100, so just a little off,</p> <p>11 sorry.</p> <p>12 THE WITNESS: Ten percent.</p> <p>13 MR. ALESSI: Take it out of your pay.</p> <p>14 (Laughter.)</p> <p>15 MS. KING: Hi, Wendy King, 48 Dearborn</p> <p>16 Drive.</p> <p>17 THE COURT REPORTER: Your first name</p> <p>18 again?</p> <p>19 MS. KING: Wendy.</p> <p>20 THE COURT REPORTER: Thank you.</p> <p>21 MS. KING: How will you handle the</p> <p>22 pollution?</p> <p>23 You have lawn pesticides, paved area,</p> <p>24 pollution and even pavement, itself, erosion and that</p> <p>25 getting into the vernal pond and then the drinking</p>	<p style="text-align: right;">124</p> <p>1 theme here?</p> <p>2 THE WITNESS: We can plant native</p> <p>3 plantings within the wetlands transition area. We</p> <p>4 like to keep it natural.</p> <p>5 Our landscape architect can give you</p> <p>6 all the varieties of plantings that he's proposing,</p> <p>7 but it is beefing up buffers around that.</p> <p>8 MR. ALESSI: So I'll wait for him to</p> <p>9 ask --</p> <p>10 THE WITNESS: Yup.</p> <p>11 MR. ALESSI: Perfect, thank you.</p> <p>12 CHAIRMAN WEIDMANN: Yes, sir.</p> <p>13 MR. CARPENTER: Kurt Carpenter, 168</p> <p>14 Central Avenue, Old Tappan.</p> <p>15 I had a quick question about the front</p> <p>16 driveway, the big curvy one. When that water comes</p> <p>17 flying down that, and then somebody talked about</p> <p>18 going the other way, will there be like a grate at</p> <p>19 the bottom or series of grates to catch that water to</p> <p>20 break that fall? I didn't see that in your --</p> <p>21 THE WITNESS: Yeah, directly to the</p> <p>22 western side of our driveway there's a single inlet</p> <p>23 and the driveway is graded to direct the stormwater</p> <p>24 to that inlet to be captured.</p> <p>25 MR. CARPENTER: So it will go off the</p>

<p style="text-align: right;">125</p> <p>1 driveway and into that inlet?</p> <p>2 THE WITNESS: Yeah, gets collected by</p> <p>3 the inlet, correct, just like the side of the road.</p> <p>4 MR. CARPENTER: And it will do that</p> <p>5 because of the way you actually construct the road</p> <p>6 with the --</p> <p>7 THE WITNESS: The grade.</p> <p>8 MR. CARPENTER: The grades?</p> <p>9 THE WITNESS: The slope.</p> <p>10 MR. CARPENTER: Okay, cool, because I</p> <p>11 was just worried about the water just falling off</p> <p>12 that.</p> <p>13 THE WITNESS: So is the county and as</p> <p>14 part of their review --</p> <p>15 MR. CARPENTER: Because in the winter</p> <p>16 it gets like a skating rink on Central Avenue.</p> <p>17 THE WITNESS: Bergen County is actually</p> <p>18 very stringent upon their driveway reviews.</p> <p>19 There's very specific slopes of the</p> <p>20 driveway that they review that we're required to</p> <p>21 comply with.</p> <p>22 MR. CARPENTER: Sounds good.</p> <p>23 And then also, more on the winter</p> <p>24 thing, if we have a big snowstorm, I know we've had a</p> <p>25 lot of them recently, how will the snow be handled on</p>	<p style="text-align: right;">127</p> <p>1 more than happy to designate some areas for snow</p> <p>2 storage.</p> <p>3 MR. CARPENTER: All right. I just</p> <p>4 wanted to make sure it's being thought of.</p> <p>5 MS. PRICE: That's a good question.</p> <p>6 CHAIRMAN WEIDMANN: Any other</p> <p>7 questions?</p> <p>8 Yes, sir.</p> <p>9 MR. BLEHL: Vince Blehl, B-L-E-H-L,</p> <p>10 33 East Allendale Road, Saddle River.</p> <p>11 My question is: Did you utilize the</p> <p>12 New Jersey 24-hour rainfall frequency data from 2012</p> <p>13 to generate your hydrographics?</p> <p>14 THE WITNESS: That's correct.</p> <p>15 MR. BLEHL: Okay. So your data is how</p> <p>16 old?</p> <p>17 THE WITNESS: We're using the data</p> <p>18 that's required by the state and local.</p> <p>19 MR. BLEHL: How old? How many years</p> <p>20 old is it?</p> <p>21 THE WITNESS: 2012 to 2022, that would</p> <p>22 be 10 years.</p> <p>23 MR. BLEHL: Ten-year-old data. Okay.</p> <p>24 So does this mean you're ignoring all</p> <p>25 the extreme rain events that have occurred in the</p>
<p style="text-align: right;">126</p> <p>1 the -- on the driveway and where will you put it and</p> <p>2 how will that snow and ice melting and all that jazz,</p> <p>3 how will that be handled.</p> <p>4 THE WITNESS: Yeah, that's a great</p> <p>5 question honestly and the property manager of the</p> <p>6 site maintains the snow removal of the facilities and</p> <p>7 there's various locations on-site for landscaping and</p> <p>8 our landscape architect can touch on it.</p> <p>9 There's open area where you can kind of</p> <p>10 push snow off to so it's out of the way and you still</p> <p>11 have to clear access to the parking areas and</p> <p>12 obviously, again, that driveway is sloped at a lower</p> <p>13 slope to make sure that icing is a concern, so you're</p> <p>14 able to stop without sliding into the roadway. It's</p> <p>15 a big item that we always --</p> <p>16 MR. CARPENTER: Right.</p> <p>17 MR. REGAN: It might be helpful to have</p> <p>18 the plan delineate areas for snow storage, that's</p> <p>19 quite common.</p> <p>20 MR. CARPENTER: Yeah, because I know</p> <p>21 that with the -- you know, the shopping center, I</p> <p>22 mean, it's enormous piles that just stay for days,</p> <p>23 and days, and days.</p> <p>24 THE WITNESS: We have a much smaller</p> <p>25 parking lot obviously in this situation. So we'd be</p>	<p style="text-align: right;">128</p> <p>1 last 10 years when you calculate --</p> <p>2 THE WITNESS: No, sir. It means I'm</p> <p>3 complying with the requirements that --</p> <p>4 MR. BLEHL: Thanks.</p> <p>5 One other question. Was a 500-foot</p> <p>6 drainage plan prepared as part of the application,</p> <p>7 planning board application?</p> <p>8 THE WITNESS: No.</p> <p>9 MR. BLEHL: So the -- is that a</p> <p>10 requirement?</p> <p>11 MR. SKRABLE: I believe a waiver was</p> <p>12 requested for that.</p> <p>13 MR. BLEHL: So that's why we don't know</p> <p>14 anything about the culverts or the detention basins</p> <p>15 that are either above or below the site, because a</p> <p>16 waiver was granted.</p> <p>17 Is that correct?</p> <p>18 THE WITNESS: We're designing what's</p> <p>19 required to be designed on our site looking at</p> <p>20 existing versus proposed on our site.</p> <p>21 MR. BLEHL: Okay. One last question,</p> <p>22 the 500-foot drainage plan, what was presented, do</p> <p>23 you think that would address, many of the concerns</p> <p>24 that the other residents had?</p> <p>25 THE WITNESS: It wouldn't change our</p>

<p style="text-align: right;">129</p> <p>1 analysis, because we're designing our site to comply</p> <p>2 with the requirements. We're looking at our existing</p> <p>3 conditions versus proposed, making them letter.</p> <p>4 MR. BLEHL: Thank you, sir.</p> <p>5 CHAIRMAN WEIDMANN: Anyone else wish to</p> <p>6 be heard?</p> <p>7 Yes, sir.</p> <p>8 MR. STEINHAGEN: Chairman, Members of</p> <p>9 the Board, good evening. Daniel Steinhagen on behalf</p> <p>10 of Angeline Sheridan, 31 Edith Drive.</p> <p>11 I'm a member of the firm of Beattie</p> <p>12 Padovano in Montvale.</p> <p>13 I've spoken to Mr. Regan and Ms. Price</p> <p>14 prior to the meeting. I just wanted to enter my</p> <p>15 appearance.</p> <p>16 I do have some questions for Mr.</p> <p>17 Sehnaal. If I mispronounce your name, just let me</p> <p>18 know. Did I get it?</p> <p>19 THE WITNESS: You hit it, nail on the</p> <p>20 head.</p> <p>21 MR. STEINHAGEN: Awesome, great, great.</p> <p>22 CROSS EXAMINATION</p> <p>23 BY MR. STEINHAGEN:</p> <p>24 Q. How are you tonight, first? That's the</p> <p>25 first question.</p>	<p style="text-align: right;">131</p> <p>1 the State of New Jersey with regard to freshwater</p> <p>2 wetlands.</p> <p>3 Q. What about for water flowing into Lake</p> <p>4 Tappan?</p> <p>5 A. Lake Tappan, no, because Greenwood Lake</p> <p>6 is required to be reviewed by Army Corps.</p> <p>7 Q. So then Mr. Skrable's question that he</p> <p>8 asked in his review e-mail doesn't -- there is no</p> <p>9 jurisdiction whatsoever, because the water that's</p> <p>10 going into to Lakeview basin is then discharged into</p> <p>11 Lake Tappan?</p> <p>12 A. Again, the EPA has jurisdiction over</p> <p>13 the DEP.</p> <p>14 Q. I'm not asking about EPA. I'm asking</p> <p>15 about Army Corps.</p> <p>16 A. Army Corps as well.</p> <p>17 Q. You testified about the easement to</p> <p>18 Lakeview, right? Do you know at the time that</p> <p>19 easement was granted whether or not this property,</p> <p>20 this lot that you're seeking to develop was part of</p> <p>21 the church lot? Was it one property or and there was</p> <p>22 a subdivision at some point in the past or were they</p> <p>23 always two separate lots?</p> <p>24 A. I am not sure.</p> <p>25 Q. Do you know if the easement granted to</p>
<p style="text-align: right;">130</p> <p>1 A. Great.</p> <p>2 Q. Okay.</p> <p>3 So the Chairman asked earlier, could we</p> <p>4 get information about the shopping center drainage.</p> <p>5 Would that be shown on the 500-foot drainage area</p> <p>6 map?</p> <p>7 A. I'm not sure if that site is within</p> <p>8 500 feet of ours.</p> <p>9 Q. Do you know if it's adjacent to the</p> <p>10 church property?</p> <p>11 A. It could be. It's not shown on our</p> <p>12 plan.</p> <p>13 Q. Okay. But would -- if it was within</p> <p>14 500 feet, would some of the drainage structures be</p> <p>15 shown?</p> <p>16 A. Likely yes.</p> <p>17 Q. Okay. So you talked about -- you know</p> <p>18 what, I'm going to wait for that for a second.</p> <p>19 You mentioned that the DEP was the lead</p> <p>20 agency with jurisdiction concerning the wetlands.</p> <p>21 Does the Army Corps of Engineers have any</p> <p>22 jurisdiction over this project?</p> <p>23 A. They have jurisdiction over the DEP and</p> <p>24 the DEP has received approval from the EPA and the</p> <p>25 Army Corps to essentially act as the lead agency in</p>	<p style="text-align: right;">132</p> <p>1 what is now the church -- the church property that</p> <p>2 the father spoke about, do you know if the easement</p> <p>3 gave the owner of that property the right to extend</p> <p>4 the easement to another property?</p> <p>5 A. It did not, no.</p> <p>6 Q. Okay.</p> <p>7 But when the current owner of the</p> <p>8 property conveyed an easement from the church lot to</p> <p>9 the subject property, that's exactly what happened.</p> <p>10 Isn't that correct?</p> <p>11 A. Yes.</p> <p>12 Q. Okay.</p> <p>13 Now, if you don't have the right to</p> <p>14 discharge into the -- through the church property</p> <p>15 into the Lakeview property, does your stormwater</p> <p>16 work?</p> <p>17 A. Yes.</p> <p>18 Q. How?</p> <p>19 A. By discharging as we had our original</p> <p>20 revision over land flow maintaining existing drainage</p> <p>21 patterns.</p> <p>22 Q. Okay. But that's not what's on the</p> <p>23 plan right now?</p> <p>24 A. Correct.</p> <p>25 Q. All right.</p>

1 I have some questions about the
2 impervious and building coverage, but they would be
3 obviated, the variances that you're currently
4 seeking, they would be obviated if you are going to,
5 in fact, demolish the historical structures on the
6 property? Is that your intent right now or do you
7 not know?

8 A. We do not know.

9 Q. Okay.

10 So you testified that you were
11 mitigating the -- in fact, this is in February.

12 You testified in February that you were
13 mitigating the impervious coverage proposed -- the
14 amount of impervious coverage proposed on the main
15 lot, which is where the assisted living and memory
16 care facility is going to be through stormwater --
17 through a stormwater management plan?

18 Do you recall testifying to that last
19 time?

20 A. Yes.

21 Q. How were you mitigating the loss of
22 open space on the property that's a resultant from
23 having impervious coverage that is substantially
24 higher than what's permitted on that lot, the lot
25 that you're giving -- you're planning to give to the

1 borough?

2 A. How we're mitigating open space --

3 Q. Yeah.

4 So you recognize that the impervious
5 coverage limitations in the borough's ordinance don't
6 just control stormwater runoff, right? They also
7 limit the amount of open space that you can cover
8 over with pavement or buildings, right?

9 A. Yup.

10 Q. Was there any -- how are you mitigating
11 the extra loss of open space that results from having
12 excessive or an amount of impervious coverage that
13 exceeds the limit in the ordinance?

14 A. Well, I mean, it's -- we are -- by
15 subdividing this lot, we went from a conforming
16 trying to be good neighbors to give a piece of
17 property to the town and we would have been
18 completely conforming if we were not subdividing our
19 lot.

20 Once we complete that subdivision, we
21 then become conforming.

22 Q. And I understand that, but you're
23 taking a piece of property and you're giving it to
24 somebody else, so you don't have it anymore.

25 So there's a line and while it's on a

1 piece of paper, it's your property, right?

2 A. Correct.

3 Q. You don't own -- if you gave away the
4 adjacent lot, you wouldn't own it anymore?

5 A. That's correct.

6 Q. And so all that would be left is the
7 lot which has the building on it, correct?

8 A. Yeah.

9 Q. And that has less open space than what
10 otherwise would be required by the borough's
11 ordinance?

12 A. That's correct.

13 Q. Are you mitigating it?

14 A. We're mitigating it by planting as many
15 trees as we can and green infrastructure stormwater
16 management techniques.

17 Q. Okay.

18 Your plan currently indicates that you
19 need 38 parking spaces.

20 Is that correct?

21 A. I believe it is -- yes, correct, 38,
22 including the EV requirements.

23 Q. Right, but that's what the requirement
24 is, right?

25 A. Correct.

1 Q. And you're proposing more than that?

2 A. Correct.

3 Q. And so how much approximately between
4 the parking space, itself, based on the area
5 requirements in the borough's ordinance and the drive
6 aisle that's behind it, how much approximate,
7 approximately how much square footage is attributable
8 to each parking space?

9 A. Two-hundred square feet, 200 square
10 feet per parking space.

11 Q. What about the aisle behind it?

12 A. The aisle behind it, if it was
13 10-feet-wide-by-24, so another 240 square feet.

14 Q. And so for cars on both sides -- for
15 spaces on both sides of a drive aisle, you get half
16 of that, so it's 120?

17 A. Yeah.

18 Q. So approximately 320 spaces -- excuse
19 me, 320 square feet, correct?

20 A. Yes.

21 Q. So those eight extra spaces translates
22 to how much additional impervious coverage beyond
23 what's required by the borough's ordinance?

24 A. You're pushing my math abilities.

25 Q. And I know architects are better at

<p style="text-align: right;">137</p> <p>1 math than lawyers are, but I hope that you can do it</p> <p>2 better than I can. It's about 2500 square feet,</p> <p>3 right?</p> <p>4 A. Yes.</p> <p>5 Q. So there's 2500 additional square feet</p> <p>6 of impervious coverage that you're proposing that you</p> <p>7 don't need to comply with the ordinance.</p> <p>8 Is that correct?</p> <p>9 A. Yes, correct.</p> <p>10 Q. And you are -- is there any reason why</p> <p>11 you can't eliminate those parking spaces relate --</p> <p>12 hold on, let me finish, related to the physical</p> <p>13 conditions of the site?</p> <p>14 A. I'm not sure I understand. As far as</p> <p>15 it's a parking demand requirement for this particular</p> <p>16 user, you'll hear from our traffic engineer.</p> <p>17 Q. So what you're saying is because the</p> <p>18 applicant wants extra parking beyond what is required</p> <p>19 by the ordinance, they are increasing the amount of</p> <p>20 impervious coverage proposed on the lot.</p> <p>21 Is that correct?</p> <p>22 MS. PRICE: I don't think that's what</p> <p>23 he said. He answered your question.</p> <p>24 THE WITNESS: Yeah, I'm not sure.</p> <p>25 MR. STEINHAGEN: I'm asking another</p>	<p style="text-align: right;">139</p> <p>1 the site, I assume, correct?</p> <p>2 A. Absolutely.</p> <p>3 Q. Are there any other structures within</p> <p>4 the nearby vicinity that have a front yard setback of</p> <p>5 24 feet?</p> <p>6 A. Not that I'm aware of.</p> <p>7 Q. Could you design this property and I'm</p> <p>8 talking about the whole thing, both lots, so that you</p> <p>9 did not have to move the house?</p> <p>10 A. To accommodate this size of building</p> <p>11 and maintain the wetlands and not disturb them,</p> <p>12 likely no.</p> <p>13 Q. So it's a function of the building size</p> <p>14 that you have to move the building -- move the house?</p> <p>15 A. Not necessarily.</p> <p>16 Q. You can't design this size building?</p> <p>17 A. Yeah, in this footprint, correct.</p> <p>18 Q. Okay. You testified in February that</p> <p>19 you were meeting the intent of the buffer area</p> <p>20 because it was a planted area.</p> <p>21 Do you remember testifying to that</p> <p>22 effect?</p> <p>23 A. Yeah, for the rear buffer.</p> <p>24 Q. Okay.</p> <p>25 Not for the side yard?</p>
<p style="text-align: right;">138</p> <p>1 question.</p> <p>2 MS. PRICE: Okay. Well, then ask that</p> <p>3 question.</p> <p>4 BY MR. STEINHAGEN:</p> <p>5 Q. Okay.</p> <p>6 So there's 2500 square feet of</p> <p>7 additional impervious coverage beyond what the</p> <p>8 ordinance requires, correct?</p> <p>9 A. If that's how the math works out, sure.</p> <p>10 Q. Okay.</p> <p>11 Why do we have that extra 2500 square</p> <p>12 feet?</p> <p>13 A. For the additional parking spaces.</p> <p>14 Q. Do we -- why do we need it?</p> <p>15 A. That will be covered by our traffic</p> <p>16 engineer's testimony.</p> <p>17 Q. So you're not testifying as to why we</p> <p>18 have it, but you're -- did you say before that was a</p> <p>19 demand requirement from the client?</p> <p>20 A. It's what they would typically use for</p> <p>21 this size of a development, but you'll hear all that</p> <p>22 from our traffic testimony.</p> <p>23 Q. Regarding the front yard setback</p> <p>24 proposed for the Haring house, do you know having</p> <p>25 been in the area, looking at the site -- you visited</p>	<p style="text-align: right;">140</p> <p>1 A. Correct.</p> <p>2 Q. Okay.</p> <p>3 Is the detention pond that's in the</p> <p>4 back, is that a wooded area?</p> <p>5 A. Currently?</p> <p>6 Q. No, when it's proposed.</p> <p>7 A. Other than the sand portion, yes, it</p> <p>8 would be planted, correct.</p> <p>9 Q. Okay.</p> <p>10 But it's not what is there now?</p> <p>11 A. Correct.</p> <p>12 Q. And what's it going to look like for</p> <p>13 most of the time? Unless there's a large rainstorm,</p> <p>14 is it going to be grass covered, dirt at the bottom?</p> <p>15 A. Yeah, grass, landscaping with a sand</p> <p>16 area for the sand filter.</p> <p>17 MR. STEINHAGEN: I have a picture. I</p> <p>18 want to ask -- if you don't mind, Mr. Chairman.</p> <p>19 MS. PRICE: We're going to need to</p> <p>20 authenticate the picture.</p> <p>21 MR. REGAN: I assume he's going to do</p> <p>22 that.</p> <p>23 MS. PRICE: Okay. Well, without a</p> <p>24 witness, I don't know how he's going to authenticate a</p> <p>25 picture.</p>

<p style="text-align: right;">141</p> <p>1 MR. STEINHAGEN: I want to ask him a 2 question if it's what it's going to look like, it's 3 one question. 4 MS. PRICE: Can I see it, please? 5 MR. REGAN: What are talking about? 6 MS. PRICE: Yeah. 7 MR. STEINHAGEN: This is the detention 8 pond in the back of Mercedes-Benz headquarters. 9 MR. REGAN: Are we marking this? 10 MS. PRICE: Wait a minute, wait a 11 minute. 12 In another town? 13 MR. STEINHAGEN: I'm going to ask him 14 if that's what it looks like. 15 MS. PRICE: No, no, no. 16 MR. REGAN: What town are we talking 17 about? 18 MR. STEINHAGEN: Montvale. 19 MS. PRICE: Montvale. 20 Absolutely not. 21 MR. REGAN: I represent Montvale. I 22 don't see how it's relevant to this application. 23 MR. STEINHAGEN: I want to ask him what 24 it's going to look like. 25 MS. PRICE: Absolutely not.</p>	<p style="text-align: right;">143</p> <p>1 to comply with the buffer requirements. 2 Is that correct? 3 A. I'm not sure. This is for this 4 building that we propose. 5 Q. I understand that, but if you had a 6 smaller footprint, would it be possible to move the 7 drive aisle out of the buffer area? 8 A. Absolutely, but it might not be for 9 this use. 10 Q. Okay. 11 So are there any physical conditions of 12 the property that prevent you from complying? And 13 we're not talking about building a building of this 14 size. I want to know if there's any physical 15 conditions about the property that prevent you from 16 complying? 17 A. The wetlands. 18 Q. But only for a building of this size? 19 A. Yeah. 20 I mean, you can put a shed there and it 21 could comply. 22 Q. I understand. Thank you. 23 MR. STEINHAGEN: That's all I have. 24 Thank you. 25 MS. PRICE: I have a couple of redirect</p>
<p style="text-align: right;">142</p> <p>1 MR. REGAN: Every detention is 2 different. 3 MR. STEINHAGEN: I understand. 4 MR. REGAN: You've really gone -- 5 you're really going off the deep end. 6 MR. STEINHAGEN: All right. If you 7 don't want me to ask, that's okay. I only have a 8 couple more questions. 9 BY MR. STEINHAGEN: 10 Q. In addition to the generator the father 11 asked you about, is the drive aisle in the buffer? 12 A. The side yard buffer is required to be 13 40 feet, so, yes, it would be. 14 Q. And that's not green area, is it? 15 A. No, it's a drive aisle. 16 Q. Are there any physical conditions of 17 the property that required the drive aisle to be in 18 the buffer? 19 A. Yes, the wetlands. 20 Q. Could you make the building smaller? 21 A. No, not to get this many units. 22 Q. Not to get this many units, is that -- 23 A. Could be taller. 24 Q. I understand, okay. If the FAR -- so 25 if you proposed a smaller building, you might be able</p>	<p style="text-align: right;">144</p> <p>1 on this. 2 MR. REGAN: Let's see if there's 3 anybody else in the audience. 4 MS. PRICE: Okay. 5 CHAIRMAN WEIDMANN: Anyone else wish to 6 be heard? 7 (No response.) 8 CHAIRMAN WEIDMANN: Seeing none, can we 9 have a motion to close the meeting. 10 VICE CHAIRMAN MAMARY: Motion to close. 11 MR. ELLER: Second. 12 CHAIRMAN WEIDMANN: All in favor? 13 (Whereupon, all present members respond 14 in the affirmative.) 15 REDIRECT EXAMINATION 16 BY MS. PRICE: 17 Q. Dan, Mr. Steinhagen's last question to 18 you was for this use, was it just this use that was 19 driving your design on the property and the impact 20 with the wetlands. 21 Did you have occasion to look at other 22 uses and what might be permitted on this property? 23 A. Yeah, absolutely. 24 We did look at single-family 25 residential subdivision, house of worship, both of</p>

<p style="text-align: right;">145</p> <p>1 which are permitted uses within the zone.</p> <p>2 Q. And if you were to design a</p> <p>3 single-family residential layout on this lot, did you</p> <p>4 have occasion to analyze that vis-à-vis the layout</p> <p>5 and proximity to the wetlands?</p> <p>6 A. We did actually. We took a look at a</p> <p>7 single-family five-lot subdivision that included a</p> <p>8 cul-de-sac, fully conforming, resulted in impacts to</p> <p>9 the wetlands buffer and additional impervious surface</p> <p>10 coverage.</p> <p>11 Q. So in fact, it's not just this use that</p> <p>12 would result in the same impervious coverage or</p> <p>13 building coverage or potential buffer or any other</p> <p>14 bulk regulations concern that we've heard a lot of</p> <p>15 questions about tonight.</p> <p>16 Is that correct?</p> <p>17 A. Yup, correct.</p> <p>18 Q. And a house of worship could also go</p> <p>19 here, correct?</p> <p>20 A. That's correct.</p> <p>21 Q. With a parking lot similar to the</p> <p>22 design on the property next door, correct?</p> <p>23 A. Correct.</p> <p>24 Q. Potentially with the same drainage and</p> <p>25 stormwater concerns, correct?</p>	<p style="text-align: right;">147</p> <p>1 anything else?</p> <p>2 Do you want to call the next witness?</p> <p>3 MS. PRICE: We can put -- our architect</p> <p>4 is not going to be that -- what time is it, it's 5 to</p> <p>5 10. I mean, I can put him on for his direct.</p> <p>6 MR. REGAN: Are we going to mark any</p> <p>7 plans?</p> <p>8 MS. PRICE: Yeah.</p> <p>9 MR. REGAN: A-7 is next.</p> <p>10 MS. PRICE: Yup.</p> <p>11 MR. REGAN: Sir, would you raise your</p> <p>12 right hand, please.</p> <p>13 Do you swear or affirm that the</p> <p>14 testimony you will give in this proceeding shall be</p> <p>15 the truth, so help you God?</p> <p>16 MR. KUBERSKI: Yes.</p> <p>17 M A R K K U B E R S K I, AIA</p> <p>18 227 E Lancaster Avenue, Ardmore, PA, having been</p> <p>19 duly sworn, testifies as follows:</p> <p>20 MR. REGAN: For the record state your</p> <p>21 full name and give us the spelling of your last name.</p> <p>22 MR. KUBERSKI: Mark Kuberski,</p> <p>23 K-U-B-E-R-S-K-I.</p> <p>24 MR. REGAN: Can you do that again, K?</p> <p>25 THE WITNESS: K-U-B-E-R-S-K-I.</p>
<p style="text-align: right;">146</p> <p>1 A. That is correct.</p> <p>2 Q. And the development on this site would</p> <p>3 have the same entitlement to tie in based upon the</p> <p>4 recorded easement into Lot 4?</p> <p>5 A. That is correct.</p> <p>6 Q. And into Lot 1?</p> <p>7 A. Yes.</p> <p>8 MS. PRICE: Thank you.</p> <p>9 MR. SKRABLE: Mr. Chairman, can I just</p> <p>10 follow up on the 500-foot radius map issue, just</p> <p>11 because it was mentioned a couple of times?</p> <p>12 CHAIRMAN WEIDMANN: Go ahead.</p> <p>13 MR. SKRABLE: First of all, I think</p> <p>14 it's a waiver that this board has granted every time</p> <p>15 it's been requested and part of the reason why is</p> <p>16 because it's a problematic request.</p> <p>17 You're basically asking people to go on</p> <p>18 private property and locate drainage structures</p> <p>19 within a 500-foot radius of yours.</p> <p>20 MR. REGAN: And it may be impossible.</p> <p>21 MR. SKRABLE: In almost all cases</p> <p>22 people don't control all of that land. So whenever</p> <p>23 the waiver's been requested, it's been granted.</p> <p>24 That's all I have.</p> <p>25 CHAIRMAN WEIDMANN: Do you have</p>	<p style="text-align: right;">148</p> <p>1 MR. REGAN: Thank you.</p> <p>2 VOIR DIRE EXAMINATION</p> <p>3 BY MS. PRICE:</p> <p>4 Q. And Mark, could you provide for the</p> <p>5 benefit of the public and the board your educational</p> <p>6 and professional qualifications?</p> <p>7 A. I'm a graduate of Drexel University and</p> <p>8 I work at Meyer Design in architecture. I've been</p> <p>9 there for 15 years.</p> <p>10 Q. And you have experience appearing</p> <p>11 before land use boards in the State of New Jersey?</p> <p>12 A. Yes.</p> <p>13 I have recently testified in Scotch</p> <p>14 Plains, Marlboro and West Orange.</p> <p>15 Q. And in conjunction with this very</p> <p>16 applicant, correct?</p> <p>17 A. Yes.</p> <p>18 Q. And you've been accepted as a</p> <p>19 professional in the field of architecture, correct?</p> <p>20 A. Yes.</p> <p>21 MR. REGAN: Mr. Chairman, I think he</p> <p>22 can be accepted without any need for additional</p> <p>23 testimony.</p> <p>24 MS. PRICE: Okay, thank you.</p> <p>25</p>

<p style="text-align: right;">149</p> <p>1 DIRECT EXAMINATION</p> <p>2 BY MS. PRICE:</p> <p>3 Q. You've been working on this application</p> <p>4 since its inception, correct?</p> <p>5 A. Yes, that's correct.</p> <p>6 Q. You were present at the February</p> <p>7 meeting and you heard the testimony of Mr. McElwee</p> <p>8 and Dan's initial testimony.</p> <p>9 Is that correct?</p> <p>10 A. That's correct.</p> <p>11 Q. You've certainly heard the questions</p> <p>12 this evening that are directed to you in addition to</p> <p>13 your plan narrative testimony?</p> <p>14 A. Yes.</p> <p>15 Q. In the interest of time, I'm going to</p> <p>16 ask you just to -- let's mark your first drawing,</p> <p>17 which would be A-7. Identify it by title and date</p> <p>18 for the record?</p> <p>19 A. This will be A-7?</p> <p>20 Q. Yes.</p> <p>21 A. And this is the first floor plan, dated</p> <p>22 12/17/2021.</p> <p>23 MS. PRICE: Okay.</p> <p>24 (Whereupon, First Floor Plan, dated</p> <p>25 12/17/2021 is marked as exhibit A-7 for</p>	<p style="text-align: right;">151</p> <p>1 residents to use.</p> <p>2 The surrounding -- all these around the</p> <p>3 back end of the property -- the building is all the</p> <p>4 units for the memory care residents, various studios,</p> <p>5 sizes and shared units.</p> <p>6 MR. REGAN: Delineated MC?</p> <p>7 THE WITNESS: MC, yes.</p> <p>8 That's pretty much it for the first</p> <p>9 floor.</p> <p>10 BY MS. PRICE:</p> <p>11 Q. Okay. And we'll mark the next board as</p> <p>12 A-8.</p> <p>13 A. This will be A-8, dated the same date,</p> <p>14 12/17/2021.</p> <p>15 Q. And that is?</p> <p>16 A. The second floor plan.</p> <p>17 (Whereupon, Second Floor Plan, Dated</p> <p>18 12/17/2021 is marked as Exhibit A-8 for</p> <p>19 identification.)</p> <p>20 THE WITNESS: The second floor, you</p> <p>21 arrive, this is an open space to below the grand</p> <p>22 stair.</p> <p>23 On this floor we have the library,</p> <p>24 salon and this would be some fitness, rehab for the</p> <p>25 residents, as well as wellness. The back end and all</p>
<p style="text-align: right;">150</p> <p>1 identification.)</p> <p>2 THE WITNESS: So I can quickly walk</p> <p>3 through the building.</p> <p>4 MS. PRICE: Yes.</p> <p>5 THE WITNESS: So this is the first</p> <p>6 floor. This is the main entry to the building, the</p> <p>7 porte-cochère. So you arrive in the building. This</p> <p>8 will be a two-story lobby with a grand stair to go up</p> <p>9 to the second floor. One side will be a bistro. The</p> <p>10 other side a clubroom. These are common space.</p> <p>11 The main dining for the facility is located right in</p> <p>12 this zone here.</p> <p>13 And it will have an outdoor front patio</p> <p>14 and going down the back through here, this is the</p> <p>15 back-of-the-house elements back into here with</p> <p>16 commercial laundry.</p> <p>17 The main kitchen is located central to</p> <p>18 the building. Receiving comes in through this side</p> <p>19 entrance and then back in through here is a couple</p> <p>20 additional units and administration.</p> <p>21 This back quadrant of the building is</p> <p>22 all memory care. So this is a secure section of the</p> <p>23 building and this will be the common space for the</p> <p>24 memory care residents, as well as this being an</p> <p>25 outdoor courtyard to really secure just for the</p>	<p style="text-align: right;">152</p> <p>1 the way around through all this, these are all units</p> <p>2 for the residents. A variety of one bedrooms,</p> <p>3 studios and two bedrooms all through the back end.</p> <p>4 This will have an outdoor patio as well</p> <p>5 above the memory care common space below. These</p> <p>6 spaces here will open up to this patio for outdoor</p> <p>7 activities.</p> <p>8 That's pretty much it on this floor.</p> <p>9 BY MS. PRICE:</p> <p>10 Q. Okay.</p> <p>11 A. On this floor the memory care is on the</p> <p>12 first floor, the rest of the building will have all</p> <p>13 assisted living residents.</p> <p>14 This will be the third floor and we'll</p> <p>15 label this 9?</p> <p>16 Q. A-9</p> <p>17 A. A-9.</p> <p>18 (Whereupon, Third Floor Plan, Dated</p> <p>19 12/17/2021 is marked as Exhibit A-9 for</p> <p>20 identification.)</p> <p>21 THE WITNESS: And dated the same date,</p> <p>22 12/17/2021.</p> <p>23 On this floor we have a sports lounge,</p> <p>24 a multipurpose and theater. The stair does not go up</p> <p>25 through the main -- it only goes two floors and there</p>

<p style="text-align: right;">153</p> <p>1 will be elevators located in this quadrant for the 2 residents to get to this floor, as well as stair 3 towers if they so choose, but this floor has a sports 4 lounge, multipurpose and a theater. 5 There will be a small outdoor patio in 6 the front and then, again, around the perimeter these 7 are all units, the same as the floor below, pretty 8 much stacked, studios, one bedroom and two bedrooms. 9 And that's pretty much it on this floor. 10 BY MS. PRICE: 11 Q. Okay. Now you have the elevations? 12 A. Yes, now I have elevations. 13 Q. A-10. 14 A. A-10. 15 (Whereupon, Elevations, dated 16 12/17/2021 is marked as Exhibit A-10 for 17 identification.) 18 THE WITNESS: A-10, and this is dated 19 the same date, 12/17/2021 and this is the main -- 20 well, we consider it the main front. 21 This is the side facing the wetlands 22 property. This being the main entrance to the 23 building, the porte-cochère and then this, again, is 24 the main side that you'll pull into. 25 The exterior will be a variety of</p>	<p style="text-align: right;">155</p> <p>1 A-11 for identification.) 2 THE WITNESS: This is the view from the 3 back and then this is the view from the church. 4 So this would be the back of house, 5 receiving doors and, again, the materials, exterior 6 finishes are all pretty much the same all around the 7 exterior façade, stone, Hardie board siding and 8 composite trim and panels. 9 This exhibit here is a demonstration or 10 more of an explanation of the building height. There 11 is a requirement to be under 35 feet, provide for a 12 flat roof. The 35-foot -- 35-foot has to be -- is to 13 the roof. 14 MS. PRICE: So let's -- A-12. 15 MR. REGAN: A-12. 16 BY MS. PRICE: 17 Q. Mark, just identify that by title and 18 is that still dated 12/17? 19 A. 12/17 and this is the building height 20 section. 21 (Whereupon, Building Height Section, 22 dated 12/17/2021 is marked as Exhibit A-12 for 23 identification.) 24 THE WITNESS: And so, again, the height 25 is from here up to the roof line here.</p>
<p style="text-align: right;">154</p> <p>1 materials. There will be stone. There will be 2 Hardie board siding, as well as Hardie board panels 3 all through here and then the roof will be an asphalt 4 shingle. There will also be a variety of trim, it's 5 more of a composite trim. It's very durable 6 materials and be able to be maintained. 7 This is the elevations from the street, 8 so it would be this side here. This is the sports 9 lounge, the patio I mentioned, as well as the patios 10 on the other floors that will be stacked to the 11 patios on the front, small patios. 12 And then this is the porte-cochère. We 13 maintain a 14-foot clear height for any traffic to go 14 underneath the porte-cochère. 15 Again, the same finishes. We tried to 16 keep the finishes generally the same around the whole 17 building, we don't change anything from one side to 18 another. 19 Any questions? 20 (No response.) 21 THE WITNESS: These are the next series 22 of elevations. This will be A-11, again, dated 23 12/17/2021. 24 (Whereupon, Elevations, dated 25 12/17/2021 are received and marked as Exhibit</p>	<p style="text-align: right;">156</p> <p>1 So we had to be under the 35 feet, 2 which this height is 34-foot-8, but we're allowed no 3 more than a 4-foot parapet above that. 4 So even though the exterior may seem 5 like as a roof there, that's really an implied 6 element to give more residential feel to bring down 7 the look of the exterior, but the building is really 8 a flat roof. Beyond that upper part of the building, 9 it's flat all along the top of there. 10 So we'd adhered to the building height. 11 So from the exterior this falls within the ordinance 12 as far as the height of the building. 13 BY MS. PRICE: 14 Q. So I just want to confirm with that, 15 we're allowed 35 feet and we're under the 35 feet. 16 So in terms of the measurement 17 permitted by code of the overall height, we're 18 compliant? 19 A. We're complaint, yes. 20 Q. And that includes the amount that we're 21 allowed for the parapet? 22 A. That is correct. 23 Q. And this exhibit confirms that? 24 A. Yes, this is what we would build to. 25 Q. Now, but from a story perspective?</p>

<p style="text-align: right;">157</p> <p>1 A. From a story perspective, we have three</p> <p>2 stories. From the outside perspective, took a story</p> <p>3 out we can still build the same height building, just</p> <p>4 in theory you can't put three floors. You are</p> <p>5 allowed a half story, but that has something to -- if</p> <p>6 I was to put a ceiling in here and if the ceiling was</p> <p>7 lower, it can't be any more than an average of 7-feet</p> <p>8 high. So if I put -- this height in here was no more</p> <p>9 than an average of 7 feet. So say I started here at</p> <p>10 5 feet and ran this up to 9 feet, it would in theory</p> <p>11 be in compliance to a half story.</p> <p>12 So that's the only difference that we</p> <p>13 wouldn't want to do that, because that just provides</p> <p>14 this low space around the perimeter of the building,</p> <p>15 but in theory a half story could -- it could just</p> <p>16 simply do that with a ceiling here and not change a</p> <p>17 thing on the exterior and still be considered three</p> <p>18 floors. It's just the definition of what the ceiling</p> <p>19 height has to be at that 7, no more than a average of</p> <p>20 7 feet for that story.</p> <p>21 Q. One of the questions that came up, and</p> <p>22 we're going to look at it after tonight's meeting,</p> <p>23 but can you just address the issue with the generator</p> <p>24 and how it's been handled --</p> <p>25 A. Yes.</p>	<p style="text-align: right;">159</p> <p>1 explain and I'd like you to explain as the architect</p> <p>2 what we've done contractually with some of the other</p> <p>3 buildings that you've been involved with.</p> <p>4 A. Yes, we have a connecting point that if</p> <p>5 we had to bring something else in, another generator,</p> <p>6 you can plug into the building and then that will</p> <p>7 supply power to the building and we don't provide</p> <p>8 power to everything. It's not like it's running,</p> <p>9 like, if the power is out. It's merely life safety,</p> <p>10 the kitchen, the elevator, stuff so you can pretty</p> <p>11 much live in the facility, condition it and feed</p> <p>12 people and make sure they're safe, but not every</p> <p>13 outlet is going to run, not everything is going to be</p> <p>14 running.</p> <p>15 Q. And you have examples that we can</p> <p>16 provide of other sites?</p> <p>17 A. Yes.</p> <p>18 The facility, the one in Shrewsbury,</p> <p>19 that one in Mount Laurel and there's a couple of new</p> <p>20 ones too, the facilities in -- there's Pascack and I</p> <p>21 think there was one that just --</p> <p>22 Q. Pascack is Washington Township, right?</p> <p>23 A. Yes, and all the new facilities are</p> <p>24 designed with this connector in it.</p> <p>25 Q. So we'd be doing that?</p>
<p style="text-align: right;">158</p> <p>1 Q. -- and with regard to some other sites?</p> <p>2 A. Yes, the generator is -- it's generally</p> <p>3 -- there was a question about 96 hours of run time.</p> <p>4 That was something in we've done in -- in Florida</p> <p>5 they upped the amount of runtime in the south that</p> <p>6 that's a requirement to run it longer.</p> <p>7 Locally it's not required to run that</p> <p>8 long, but there had been questions about running it</p> <p>9 longer. It's just a ginormous fuel tank and so right</p> <p>10 now we're using a diesel generator, because the DCA</p> <p>11 requires a fuel source that's reliable and they will</p> <p>12 not allow us to use gas because they say it's not</p> <p>13 necessarily reliable, because no one can give you a</p> <p>14 letter to state that we're going to give you natural</p> <p>15 gas and make sure it's there at any kind of</p> <p>16 devastating natural disaster.</p> <p>17 I can check to see if we can get a</p> <p>18 generator that runs both. I'm not familiar with one</p> <p>19 that can run both. I have to look into that. To run</p> <p>20 two different fuel sources, that would probably</p> <p>21 require two generators. I'm not really sure how that</p> <p>22 will work, but I can look into that. I'm going to</p> <p>23 make a note and see if I can find something that does</p> <p>24 do that. I'm just not familiar with one that does.</p> <p>25 Q. Just what about my -- I tried to</p>	<p style="text-align: right;">160</p> <p>1 A. Yes. In going forward all of the</p> <p>2 facilities will have this.</p> <p>3 Q. One of the other questions that the</p> <p>4 board had was, has there ever been any considerations</p> <p>5 to solar?</p> <p>6 A. Yes, we have considered solar. We are</p> <p>7 going to do a study to see how much -- we have to</p> <p>8 determine how much roof area we have and if it's</p> <p>9 feasible, because if you don't have enough roof area</p> <p>10 to spread all those things all out, it just doesn't</p> <p>11 come -- you know, it doesn't make any sense to do it,</p> <p>12 but we are doing studies, calculating the roof area</p> <p>13 and studying to see how many panels will fit, because</p> <p>14 you also have some equipment up there, so you don't</p> <p>15 have a whole roof to fill with solar panels, but we</p> <p>16 are seriously taking a look at that to see if we can</p> <p>17 do it and provide it.</p> <p>18 Q. And I think that was the specific</p> <p>19 questions that the board members had.</p> <p>20 The snow removal we'll raise in traffic</p> <p>21 in terms of those locations and can you just confirm</p> <p>22 that from an architectural standpoint that the</p> <p>23 emergency access that's been now proposed per the</p> <p>24 civil engineering plans is acceptable from an</p> <p>25 architectural standpoint with the emergency access</p>

<p style="text-align: right;">161</p> <p>1 around the building?</p> <p>2 A. Fire truck, yes.</p> <p>3 Yeah, we've typically tried to provide</p> <p>4 access for a truck to get around the facility.</p> <p>5 Q. So there's no impediment from an</p> <p>6 architectural standpoint --</p> <p>7 A. No, not at all.</p> <p>8 Q. -- to allow that?</p> <p>9 A. No.</p> <p>10 Q. I don't think I had anything else.</p> <p>11 A. I also have a fancy rendering.</p> <p>12 Q. Yes, why don't you put that up and</p> <p>13 let's mark that as A-13.</p> <p>14 (Whereupon, Rendering is marked as</p> <p>15 Exhibit A-13 for identification.)</p> <p>16 BY MS. PRICE:</p> <p>17 Q. And that rendering in terms of the</p> <p>18 materials and the color scheme --</p> <p>19 A. Yes, this is accurate.</p> <p>20 Q. -- that's accurate, that's an accurate</p> <p>21 depiction of what's being proposed here?</p> <p>22 A. Yup.</p> <p>23 Q. Can you just read the title for the</p> <p>24 record so we have that?</p> <p>25 A. It's really just an entry perspective.</p>	<p style="text-align: right;">163</p> <p>1 about all the noise and it's going to shielded, so</p> <p>2 you'll barely even know it's going.</p> <p>3 Q. So that's once a month for a 30-minute</p> <p>4 cycle?</p> <p>5 A. Once a month, 30 minutes and it would</p> <p>6 be in the afternoon.</p> <p>7 Q. And I know that in the past what we've</p> <p>8 done, post construction confirmation of the noise and</p> <p>9 that's feasible, correct?</p> <p>10 A. That's correct.</p> <p>11 Q. Because if there's a violation of the</p> <p>12 both local and state noise regulations, then there</p> <p>13 can be an adjustment made --</p> <p>14 A. There could be an adjustment.</p> <p>15 Q. -- once the construction is concluded,</p> <p>16 correct?</p> <p>17 A. That's correct, yes.</p> <p>18 Q. And there's no impediment here for</p> <p>19 that?</p> <p>20 A. No.</p> <p>21 MS. PRICE: That's all I have on</p> <p>22 direct.</p> <p>23 CHAIRMAN WEIDMANN: Okay. Tom, do you</p> <p>24 have any questions?</p> <p>25 MR. SKRABLE: I just have one really</p>
<p style="text-align: right;">162</p> <p>1 Q. I'm sorry?</p> <p>2 A. Entry perspective.</p> <p>3 Q. Okay.</p> <p>4 A. And this would be the main entry. This</p> <p>5 is the corner, this is the main road, the part facing</p> <p>6 the road and the entrance.</p> <p>7 Q. So the area on the left of the</p> <p>8 rendering is the front entrance and the area depicted</p> <p>9 on the right-hand side of the board is the roadway</p> <p>10 frontage?</p> <p>11 A. Exactly, yes, that's exactly right.</p> <p>12 Q. Did you have you anything else under</p> <p>13 your --</p> <p>14 A. I think that was everything. The other</p> <p>15 generator question, it runs once a month and it's a</p> <p>16 30-minute run time and it's only -- and we can</p> <p>17 schedule it at any time and it will be in the middle</p> <p>18 of the day.</p> <p>19 I t won't be at night and it won't be</p> <p>20 any other time. So we also have to make sure we have</p> <p>21 sound attenuation that gets -- it's part of the</p> <p>22 generator and it's also going to be enclosed around</p> <p>23 masonry walls.</p> <p>24 Generally, if it's running, it doesn't</p> <p>25 sound much louder than a vacuum cleaner. So that's</p>	<p style="text-align: right;">164</p> <p>1 not smart question.</p> <p>2 What goes on in the sports lounge?</p> <p>3 THE WITNESS: TV, sports games. It's</p> <p>4 just more of a gathering space for residents. They</p> <p>5 provide cocktails and stuff.</p> <p>6 VICE CHAIRMAN MAMARY: Legalized</p> <p>7 betting.</p> <p>8 MR. SZABO: I have no questions.</p> <p>9 CHAIRMAN WEIDMANN: No questions?</p> <p>10 MR. MAGGIO: Yeah, no, really nothing.</p> <p>11 VICE CHAIRMAN MAMARY: My question is</p> <p>12 now that you might not be donating the property to</p> <p>13 the west, what precludes you from moving the project</p> <p>14 over so you don't need the variance closer to the</p> <p>15 church.</p> <p>16 THE WITNESS: Like shuffling the whole</p> <p>17 building over.</p> <p>18 VICE CHAIRMAN MAMARY: Yeah. I mean,</p> <p>19 if you're not giving --</p> <p>20 THE WITNESS: Wetlands.</p> <p>21 VICE CHAIRMAN MAMARY: If you're not</p> <p>22 giving the property up --</p> <p>23 THE WITNESS: Yeah, I think the thing</p> <p>24 is --</p> <p>25 VICE CHAIRMAN MAMARY: And then you</p>

<p style="text-align: right;">165</p> <p>1 don't need the -- you don't have the 8-foot variance</p> <p>2 and then you could maybe, you know, satisfy the</p> <p>3 reverends problem with the generator being closer to</p> <p>4 his property and maybe it's more centered.</p> <p>5 MS. PRICE: I think we have to look at</p> <p>6 it in terms of the wetlands and we'll take it --</p> <p>7 we're going to look at everything.</p> <p>8 VICE CHAIRMAN MAMARY: I'm just asking.</p> <p>9 That would remove an obstacle.</p> <p>10 MS. PRICE: I know.</p> <p>11 MR. REGAN: It's possible that the</p> <p>12 development will be redesigned.</p> <p>13 MS. PRICE: We're, you know --</p> <p>14 VICE CHAIRMAN MAMARY: And the</p> <p>15 architect and the engineer both told me to ask that</p> <p>16 question, because they want to continue to re-work</p> <p>17 the project.</p> <p>18 (Laughter.)</p> <p>19 VICE CHAIRMAN MAMARY: That's purely</p> <p>20 from an accounting point of view. You know,</p> <p>21 redesign, re-look the whole thing.</p> <p>22 MR. ELLER: On that note, I'm sure</p> <p>23 Ms. Price doesn't mind either.</p> <p>24 VICE CHAIRMAN MAMARY: Right, right,</p> <p>25 and you wouldn't mind either.</p>	<p style="text-align: right;">167</p> <p>1 there a basement?</p> <p>2 THE WITNESS: No.</p> <p>3 VICE CHAIRMAN MAMARY: No basement.</p> <p>4 Not even a crawl space.</p> <p>5 THE WITNESS: No, there's no crawl</p> <p>6 space.</p> <p>7 CHAIRMAN WEIDMANN: From grade to the</p> <p>8 roof, how many feet are we talking about?</p> <p>9 THE WITNESS: I'm sorry, say that</p> <p>10 again.</p> <p>11 MS. PRICE: From grade up.</p> <p>12 THE WITNESS: From grade to the roof --</p> <p>13 from the grade line here is 34-foot-8.</p> <p>14 MS. PRICE: Yes, 34-8.</p> <p>15 CHAIRMAN WEIDMANN: To the top of the</p> <p>16 roof?</p> <p>17 THE WITNESS: To the very top of the</p> <p>18 roof is 38-foot-8. That's to this line right here,</p> <p>19 the top of the parapet.</p> <p>20 CHAIRMAN WEIDMANN: To the top of the</p> <p>21 parapet?</p> <p>22 THE WITNESS: Top of the parapet.</p> <p>23 CHAIRMAN WEIDMANN: Okay. That's the</p> <p>24 only question I have.</p> <p>25 MR. ALESSI: All right. So we've</p>
<p style="text-align: right;">166</p> <p>1 (Laughter.)</p> <p>2 VICE CHAIRMAN MAMARY: That's my</p> <p>3 question.</p> <p>4 Now, on the rendering of the height</p> <p>5 right behind that, is that 10-foot ceilings?</p> <p>6 Pull that away for a second. Yeah, the</p> <p>7 -- are they 10-foot, 9-foot, 8-foot ceilings? Is</p> <p>8 there a different -- there's a different --</p> <p>9 THE WITNESS: Yeah, this is not the</p> <p>10 ceiling height. This is just --</p> <p>11 VICE CHAIRMAN MAMARY: That's not the</p> <p>12 ceiling height within the rooms? Because the bottom</p> <p>13 one looks like it might be higher, 9-foot ceilings.</p> <p>14 THE WITNESS: Yes.</p> <p>15 This one here, the first floor we tried</p> <p>16 to give it a little more.</p> <p>17 VICE CHAIRMAN MAMARY: Nine or ten.</p> <p>18 THE WITNESS: Well, because we have</p> <p>19 utilities, we have pop-ups at 10 feet, but generally</p> <p>20 a 9-foot clear through the space.</p> <p>21 VICE CHAIRMAN MAMARY: And then the top</p> <p>22 would be maybe a maximum of 8.</p> <p>23 THE WITNESS: At least 8, yeah, you</p> <p>24 know, with some pop-ups and stuff, yes.</p> <p>25 VICE CHAIRMAN MAMARY: All right. Is</p>	<p style="text-align: right;">168</p> <p>1 establish a 4-foot parapet. Is there another access</p> <p>2 onto the roof?</p> <p>3 THE WITNESS: For -- yeah, we would</p> <p>4 have an access panel.</p> <p>5 MR. ALESSI: The staircase?</p> <p>6 THE WITNESS: Through the stairs.</p> <p>7 MR. ALESSI: Saw the old Kojak shows,</p> <p>8 they'd always pop up and come out on the roof.</p> <p>9 (Laughter.)</p> <p>10 MR. ELLER: The what?</p> <p>11 MR. ALESSI: Kojak, no? Oh, my God.</p> <p>12 (Laughter.)</p> <p>13 MR. ALESSI: Okay. Elevator.</p> <p>14 THE WITNESS: Yes.</p> <p>15 MR. ALESSI: Can it have an ambulance</p> <p>16 stretcher flat down with four people performing CPR</p> <p>17 in it?</p> <p>18 THE WITNESS: Well, we can -- yes, it</p> <p>19 will provide the requirements to get a stretcher in</p> <p>20 there. Say that again, flat down.</p> <p>21 MR. ALESSI: Flat down.</p> <p>22 MS. PRICE: Flat down, four people</p> <p>23 performing CPR.</p> <p>24 MR. ALESSI: Four people performing</p> <p>25 CPR.</p>

<p style="text-align: right;">169</p> <p>1 THE WITNESS: Well, I don't -- I never</p> <p>2 gotten that question, but we always provide en</p> <p>3 elevator large enough to get a stretcher in there</p> <p>4 with two workers, it's part of graphics that the</p> <p>5 elevator companies provide us.</p> <p>6 MR. ALESSI: I know, and there's some</p> <p>7 elevators in Old Tappan that you can't lie down. You</p> <p>8 have to put them -- and you got to stop on each</p> <p>9 floor, take them out, do more CPR and put them back</p> <p>10 in, take them out.</p> <p>11 So you really don't want to stop CPR,</p> <p>12 but that's it. Okay. So that, you can get back to</p> <p>13 me on that.</p> <p>14 The standpipe connection.</p> <p>15 THE WITNESS: Yes.</p> <p>16 MR. ALESSI: Is it going to be out near</p> <p>17 the road or attached to --</p> <p>18 THE WITNESS: Attached to the building.</p> <p>19 MR. ALESSI: So in the collapse zone,</p> <p>20 the collapse zone. So if the building collapses, you</p> <p>21 can't get to that standpipe connection.</p> <p>22 So the old Pearson property had it out</p> <p>23 in the road. So you would hook up the fire truck to</p> <p>24 the standpipe there to run in the ground and then do</p> <p>25 the standpipe connections in the building.</p>	<p style="text-align: right;">171</p> <p>1 MR. ELLER: Just because this was like</p> <p>2 -- it scared me last time trying to figure -- find</p> <p>3 diesel, chase it around, getting into all these</p> <p>4 different facilities last time when we had the</p> <p>5 hurricane and I know they exist. I've seen them on</p> <p>6 other projects. They're called Bi-Fuel generators</p> <p>7 and they do, they -- the system will run on either</p> <p>8 diesel or a natural gas, bio gas.</p> <p>9 There's a number of different ones you</p> <p>10 can run through them, but the reason I keep harping</p> <p>11 on it is it's great to have contracts for diesel.</p> <p>12 It's great to have contract for the truck, but those</p> <p>13 like anything else, like insurance. When we had</p> <p>14 Hurricane Sandy, they planned to have 200, 300</p> <p>15 contracts and then you'll have 5, 10 percent of them</p> <p>16 need you at any time. The minute 100 percent of</p> <p>17 everybody is out of power, every one of these</p> <p>18 facilities are down, because every telephone pole in</p> <p>19 the area is gone, everything -- the only thing you</p> <p>20 have left is natural gas. It's great that you have</p> <p>21 contracts and you have the ability to sue, but that</p> <p>22 doesn't help anybody for the three weeks while their</p> <p>23 parents at the home with no power while we're chasing</p> <p>24 down diesel or chasing down one of these trucks. So</p> <p>25 that's why I keep harping on it. It's just one of</p>
<p style="text-align: right;">170</p> <p>1 THE WITNESS: Yeah, I guess we can --</p> <p>2 MR. ALESSI: So the fire department</p> <p>3 connection.</p> <p>4 THE WITNESS: Yeah, we can look at</p> <p>5 that.</p> <p>6 MR. ALESSI: The little red light on</p> <p>7 top.</p> <p>8 MS. PRICE: So you can place it -- I</p> <p>9 think we would just like to hear where is the desired</p> <p>10 location for placement.</p> <p>11 MR. ALESSI: Next to the yard hydrant,</p> <p>12 that I was going to get to next.</p> <p>13 MS. PRICE: Okay.</p> <p>14 MR. ALESSI: Are you the front entrance</p> <p>15 road guy with the gooseneck or is that somebody else?</p> <p>16 MS. PRICE: Traffic.</p> <p>17 THE WITNESS: Traffic.</p> <p>18 MR. ALESSI: Traffic, okay.</p> <p>19 I can't think of anything else. That's</p> <p>20 it. The rest is for traffic.</p> <p>21 MR. ELLER: All right. The only thing</p> <p>22 I would say is I just want to hit the -- I know we're</p> <p>23 beating a dead horse a little bit here, but --</p> <p>24 MS. PRICE: The generator.</p> <p>25 MR. ELLER: The generator.</p>	<p style="text-align: right;">172</p> <p>1 those things.</p> <p>2 MS. PRICE: I put double stars next to</p> <p>3 it.</p> <p>4 MR. ELLER: I appreciate it.</p> <p>5 That's it, Mr. Chairman.</p> <p>6 MR. ALESSI: As long as everybody gets</p> <p>7 the picture.</p> <p>8 MR. KEIL: The only observation I had</p> <p>9 and I don't know if this is for the architect or the</p> <p>10 engineer, but, you know, typically the front of the</p> <p>11 building faces the road that it's on.</p> <p>12 In this case you've angled it so that</p> <p>13 the front of the building faces, I think, to the</p> <p>14 west. I'm assuming you just did that to maximize the</p> <p>15 coverage of the property and get more.</p> <p>16 THE WITNESS: It's traffic, it's</p> <p>17 getting on to have a drop off.</p> <p>18 MR. KEIL: So that was for traffic</p> <p>19 safety?</p> <p>20 THE WITNESS: Well, yeah, because you</p> <p>21 want to have an area to pull off, because you're</p> <p>22 going to have to drop people off at the front door.</p> <p>23 If you have that all in the front, it</p> <p>24 just -- you wouldn't have all that in that front</p> <p>25 yard.</p>

<p style="text-align: right;">173</p> <p>1 MR. KEIL: That's all I have.</p> <p>2 MS. LOULLOUDIS: Can you just please put</p> <p>3 the perspective back up, the board?</p> <p>4 I know we haven't had any landscape</p> <p>5 architecture discussion, but is that indicative of</p> <p>6 what is on the landscape plan, because it looks a</p> <p>7 little light to me.</p> <p>8 THE WITNESS: No, it's probably not</p> <p>9 exact, no.</p> <p>10 MR. SZABO: The landscape plan is quite</p> <p>11 extensive.</p> <p>12 MS. LOULLOUDIS: That's what I'm looking</p> <p>13 at, yeah.</p> <p>14 THE WITNESS: We will have a colored</p> <p>15 rendering plan showing all the plantings and stuff.</p> <p>16 Yeah, this is just more -- we want to</p> <p>17 see the building more. If you put the trees --</p> <p>18 MS. LOULLOUDIS: Exactly, for</p> <p>19 architecture, sure, and that's looking at it from Old</p> <p>20 Tappan Road or are you on-site?</p> <p>21 THE WITNESS: From the site you're</p> <p>22 standing right here --</p> <p>23 MS. LOULLOUDIS: A little bit off the</p> <p>24 road.</p> <p>25 THE WITNESS: -- looking at that</p>	<p style="text-align: right;">175</p> <p>1 So in the wintertime you're just going</p> <p>2 to be starring at this large structure. I guess I'll</p> <p>3 save that for the landscape architect.</p> <p>4 THE WITNESS: Yes.</p> <p>5 The landscape architect can answer that</p> <p>6 and looking at the site plan, just the church is --</p> <p>7 this is the church front right here. We're setback</p> <p>8 further than the church.</p> <p>9 MR. BEDIAN: I have a question.</p> <p>10 Can you you elaborate a little bit on</p> <p>11 the material you're using on the façade?</p> <p>12 THE WITNESS: Yes.</p> <p>13 MR. BEDIAN: It's a stone. Is that</p> <p>14 thin stone, like it's a panel or it's a real stone?</p> <p>15 THE WITNESS: It's applied stone, so</p> <p>16 it's stones, but it's applied.</p> <p>17 MR. BEDIAN: It's like thin brick type?</p> <p>18 THE WITNESS: Thin brick, exactly, yes.</p> <p>19 MR. BEDIAN: What's the other material?</p> <p>20 THE WITNESS: The other material, this</p> <p>21 is siding, but it's cementitious siding.</p> <p>22 MR. BEDIAN: Cementitious?</p> <p>23 THE WITNESS: So it's Hardie board,</p> <p>24 but it's cementitious.</p> <p>25 It looks -- it's got wood grain on it</p>
<p style="text-align: right;">174</p> <p>1 building at the corner.</p> <p>2 MS. LOULLOUDIS: Okay, thank you.</p> <p>3 MR. SCOZZAFAVA: I had just one</p> <p>4 question about the outside.</p> <p>5 I know the memory care, you didn't need</p> <p>6 to be self contained in the middle, but this is an</p> <p>7 assisted living unit, so people that will have the</p> <p>8 capabilities to be able to be outside on their own</p> <p>9 and what's outside for the residents that are not in</p> <p>10 memory care.</p> <p>11 THE WITNESS: Well, there is outdoor --</p> <p>12 there's outdoor patio areas around the building and</p> <p>13 there's the walkway and stuff.</p> <p>14 So residents can walk around the</p> <p>15 outside and be out in the patio areas and we located</p> <p>16 them on this side to have use of the wetlands area,</p> <p>17 so to look at the foliage and stuff.</p> <p>18 MR. HOLLOWAY: I had a question also</p> <p>19 via the perspective, 38-foot building, 74 feet off</p> <p>20 the street on Old Tappan Road, I don't know how far</p> <p>21 the church is off the road, but it's -- I had a</p> <p>22 question about the landscaping.</p> <p>23 I guess we'll save it for the landscape</p> <p>24 architect, but it appears as if it's all deciduous</p> <p>25 trees in front, no evergreens.</p>	<p style="text-align: right;">176</p> <p>1 and it looks just like, you know, a wood clapboard,</p> <p>2 but it's not, it's cement material, it just lasts</p> <p>3 forever and you don't have to maintain it.</p> <p>4 And the other -- all of this, this is</p> <p>5 cementitious, even these are cementitious panels,</p> <p>6 cementitious panels as well, but the trim, the trim</p> <p>7 pieces will be more of an AZEK or a composite</p> <p>8 material.</p> <p>9 MR. BEDIAN: I see.</p> <p>10 What about the roof material?</p> <p>11 THE WITNESS: And the roof, this is --</p> <p>12 these will be actual shingles.</p> <p>13 MR. BEDIAN: Have you considered like a</p> <p>14 standing seam?</p> <p>15 THE WITNESS: We did not.</p> <p>16 Sometimes we put some accents for</p> <p>17 standing seam, but we did not --</p> <p>18 MR. BEDIAN: So you didn't consider it.</p> <p>19 What's the membrane for the roof, you</p> <p>20 know the flat roof?</p> <p>21 THE WITNESS: That would be like either</p> <p>22 a TPO or EPDM.</p> <p>23 MR. BEDIAN: And how long it will last</p> <p>24 until it requires like replacement?</p> <p>25 THE WITNESS: I think generally like a</p>

<p style="text-align: right;">177</p> <p>1 30-year warranty we try to give the products. 2 MR. BEDIAN: Okay. I think you 3 answered the question. 4 I had a question about the heights, the 5 ceiling heights. I think you've answered that. 6 So I each floor is different, right. 7 THE WITNESS: Yes. The first floor is 8 a little higher than the other ones. 9 MR. BEDIAN: And why it's higher on the 10 first floor? 11 THE WITNESS: There's more common space 12 on that first floor. When you walk in, it's going to 13 have more of a grand, you know -- 14 MR. BEDIAN: Okay. Thank you. 15 CHAIRMAN WEIDMANN: Everybody done 16 asking questions? 17 VICE CHAIRMAN MAMARY: Yeah. 18 CHAIRMAN WEIDMANN: Okay. Seeing with 19 the time, before we decide to open it to the public, 20 I think we'll -- 21 MS. PRICE: Can we just see if there 22 are a lot for him? Because if there are not, maybe 23 we can just -- maybe I don't have to bring him back. 24 CHAIRMAN WEIDMANN: Can we have a 25 motion to open the meeting to the public?</p>	<p style="text-align: right;">179</p> <p>1 if Mr. Steinhagen -- tonight we heard that Lakeview 2 may have an engineer and an attorney and -- 3 CHAIRMAN WEIDMANN: I think that's very 4 important. 5 MS. PRICE: I know. 6 So would the board consider a special, 7 so we could try just a special meeting. 8 CHAIRMAN WEIDMANN: Where do we stand 9 for next month? 10 MS. FROHLICH: We have at least one 11 small fence. 12 MR. REGAN: Residential? 13 MS. FROHLICH: Residential. And I just 14 gave Mr. Szabo two more applications. 15 MR. REGAN: We're not doing Colonial 16 Manner next month are we? 17 MS. FROHLICH: I don't think it would 18 be -- 19 MR. SZABO: I haven't reviewed it. 20 MS. FROHLICH: Just got it tonight. 21 MR. SZABO: I just got it. 22 MS. FROHLICH: So it will probably just 23 be a small fence application and then 244. 24 MR. REGAN: You probably have most of 25 the night.</p>
<p style="text-align: right;">178</p> <p>1 MR. ALESSI: Motion. 2 MR. ELLER: Second. 3 CHAIRMAN WEIDMANN: All in favor? 4 (Whereupon, all present members respond 5 in the affirmative.) 6 CHAIRMAN WEIDMANN: How many people, 7 raise your hand, would like to ask questions on this? 8 VICE CHAIRMAN MAMARY: Everybody, 9 everybody wants to ask questions. 10 MS. PRICE: His testimony was only like 11 10 minutes. 12 MR. REGAN: Got to relate to 13 architecture. 14 MS. PRICE: Right. 15 Yeah, question on architecture. 16 CHAIRMAN WEIDMANN: Okay. 17 MS. PRICE: Mr. Chairman, is it 18 possible with the summer vacations coming up for you 19 to consider a special? 20 I know that we've been taking up 21 February and now now and I have -- we have to finish 22 architecture for the public and I have landscape 23 architecture, traffic, the planner. 24 MR. REGAN: Three more witnesses. 25 MS. PRICE: Yeah, and then I don't know</p>	<p style="text-align: right;">180</p> <p>1 MS. FROHLICH: Yeah. 2 CHAIRMAN WEIDMANN: Is the board -- 3 would the board consider having a special meeting 4 just for this application? And it's important, 5 because this is a D application and we need, you 6 know, seven votes. 7 MR. ELLER: I'm open to it. 8 MR. ALESSI: I was going to say depends 9 how much money in their checkbook, start writing some 10 checks. 11 MR. ELLER: What is wrong with you? 12 (Laughter.) 13 CHAIRMAN WEIDMANN: Mr. Keil? 14 MR. KEIL: Sure, as long as the date 15 works. 16 CHAIRMAN WEIDMANN: Let's go down the 17 board. 18 Can the new members vote? 19 MR. REGAN: Sure. 20 CHAIRMAN WEIDMANN: Are you in favor -- 21 MR. REGAN: I mean, if they've read the 22 transcript. 23 MR. BEDIAN: You're talking to me? 24 Yes. 25 MR. HOLLOWAY: Yes.</p>

<p>181</p> <p>1 MR. SCOZZAFAVA: Yes.</p> <p>2 MS. LOULOU DIS: Yes, depends on the</p> <p>3 date for me, though.</p> <p>4 MR. ELLER: Yeah, I was going to say,</p> <p>5 do you want to pick a date? Yes.</p> <p>6 CHAIRMAN WEIDMANN: Yeah, well, I'm</p> <p>7 just asking if people are -- Mr. Keil?</p> <p>8 MR. KEIL: Yup.</p> <p>9 MR. ELLER: Yes.</p> <p>10 MR. ALESSI: Yes.</p> <p>11 VICE CHAIRMAN MAMARY: I'm abstaining.</p> <p>12 CHAIRMAN WEIDMANN: Abstaining, what</p> <p>13 else is new?</p> <p>14 MR. MAGGIO: Yes.</p> <p>15 CHAIRMAN WEIDMANN: Charlie, yes.</p> <p>16 When would you -- when would we be</p> <p>17 available, in two weeks?</p> <p>18 MR. REGAN: I don't know if that's</p> <p>19 going to be enough notice, a special meeting notice.</p> <p>20 MS. PRICE: If we announce it tonight,</p> <p>21 we can carry it.</p> <p>22 MR. REGAN: This is the second</p> <p>23 Wednesday, 23rd?</p> <p>24 MS. PRICE: The 25th.</p> <p>25 CHAIRMAN WEIDMANN: The 25th is the</p>	<p>183</p> <p>1 MR. ELLER: Would we be expecting to</p> <p>2 conclude this at that special meeting or would you</p> <p>3 say --</p> <p>4 MS. PRICE: Probably not, because it</p> <p>5 would depend on who's coming out with witnesses.</p> <p>6 MR. ELLER: Should we do something the</p> <p>7 second or third week in June?</p> <p>8 We have the 11th and then the second</p> <p>9 one after. The 8th is the meeting.</p> <p>10 MS. PRICE: What's the board regular</p> <p>11 meeting in June, the 8th?</p> <p>12 MS. FROHLICH: 8th.</p> <p>13 MR. REGAN: Second Wednesday.</p> <p>14 MS. PRICE: So the fourth Wednesday</p> <p>15 would be the 22nd.</p> <p>16 Are you -- Bob, you're free on --</p> <p>17 MR. REGAN: I'm okay.</p> <p>18 MS. PRICE: -- the fourth Wednesday?</p> <p>19 MR. REGAN: I can do it.</p> <p>20 MS. PRICE: What about you guys?</p> <p>21 Are team is good on the regular -- our</p> <p>22 team is okay for the 8th and then the 22nd.</p> <p>23 VICE CHAIRMAN MAMARY: The 22nd of</p> <p>24 June.</p> <p>25 MS. PRICE: Uh-huh.</p>
<p>182</p> <p>1 fourth one?</p> <p>2 MS. PRICE: Yup, that would be the</p> <p>3 fourth Wednesday.</p> <p>4 MR. REGAN: Wednesday before Memorial</p> <p>5 Day weekend.</p> <p>6 MS. PRICE: Wednesday night, yup.</p> <p>7 MR. REGAN: I can do that night,</p> <p>8 because I don't have a lot of nights available.</p> <p>9 MR. SKRABLE: I've got another hearing</p> <p>10 on the 25th.</p> <p>11 MS. FROHLICH: I can't do the 25th. I</p> <p>12 don't know if it makes a difference.</p> <p>13 MR. REGAN: Is the room available?</p> <p>14 MS. FROHLICH: I would have to find out</p> <p>15 tomorrow.</p> <p>16 MR. SZABO: Carry to the next meeting</p> <p>17 and then --</p> <p>18 CHAIRMAN WEIDMANN: The only other</p> <p>19 thing we can do is do it the first Wednesday in June.</p> <p>20 MR. REGAN: I'm available.</p> <p>21 CHAIRMAN WEIDMANN: You're not</p> <p>22 available?</p> <p>23 MR. REGAN: The first Wednesday in June</p> <p>24 I have a problem. I'm available the second</p> <p>25 Wednesday, the third Wednesday.</p>	<p>184</p> <p>1 CHAIRMAN WEIDMANN: And it would be the</p> <p>2 8th?</p> <p>3 MS. PRICE: Yeah.</p> <p>4 So we would just carry to the next</p> <p>5 regular and then --</p> <p>6 MR. REGAN: And if there's any problem</p> <p>7 with people for the 22nd, we'll have an idea.</p> <p>8 MS. PRICE: Right.</p> <p>9 MR. REGAN: Okay.</p> <p>10 MS. PRICE: How about that?</p> <p>11 CHAIRMAN WEIDMANN: Okay. Does</p> <p>12 everyone hear that?</p> <p>13 We're talking the next meeting, which</p> <p>14 will be the 8th of June, and then we'll have a</p> <p>15 special meeting on the 22nd.</p> <p>16 MR. REGAN: People ought to check</p> <p>17 because sometimes that's graduation time for high</p> <p>18 schools and college.</p> <p>19 MR. ELLER: That's actually true.</p> <p>20 CHAIRMAN WEIDMANN: Okay?</p> <p>21 MS. PRICE: Okay.</p> <p>22 (Whereupon, this matter is continuing</p> <p>23 at a future date. Time noted: 10:31 p.m.)</p> <p>24</p> <p>25</p>

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I, LAURA A. CARUCCI, C.C.R., R.P.R., a Notary Public of the State of New Jersey, Notary ID. #50094914, Certified Court Reporter of the State of New Jersey, and a Registered Professional Reporter, hereby certify that the foregoing is a verbatim record of the testimony provided under oath before any court, referee, board, commission or other body created by statute of the State of New Jersey.

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

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



LAURA A. CARUCCI, C.C.R., R.P.R.
License #XI02050, and Notary Public
of New Jersey #50094914, Notary
Expiration Date December 3, 2023

Dated: May 18, 2022

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