ALPINE ZONING BOARD OF ADJUSTMENT

Regular Meeting Thursday, November 17, 2022 - 7:30 P.M. (This meeting was held in person and taped in its entirety)

CALL TO ORDER/PLEDGE OF ALLEGIANCE/PUBLIC ANNOUNCEMENT

This regular meeting of the Alpine Zoning Board of Adjustment was called to order by Chairman Glazer at 7:31p.m., Thursday, November 17, 2022 at the Alpine Borough Hall, the Pledge of Allegiance recited and the Public Announcement read according to the requirements of N.J.S.A. 10:4-6 et seq.:

In accordance with the provisions of the Open Public Meetings Law, notice of this regular Zoning Board of Adjustment meeting held on Thursday, November 17, 2022 at 7:30 PM has met the requirements of the law as part of the Borough of Alpine's annual meeting notice published in The Record on January 10, 2022, and emailed to The Suburbanite on January 6, 2022, posted continuously on the bulletin board of the lobby of Borough Hall, and on the Borough website (<u>http://www.alpinenj07620.org</u>). Instructions for how the public can participate and access the meeting and documents has been included in the posted agenda; with a copy filed in the Borough Clerk's office.

ROLL CALL

Richard Glazer (C)	Present	Tony Clores (VC)	Present
George Abad, Jr	Present	Richard Bonhomme	Present
Anthony Barbieri	Present	Elizabeth Herries	Present
Amy Lerner, Alt I	Absent	Robert F. Policano, Alt II	Present

Staff Present:

Cara Landolfi, Esq. for Board Attorney Michael B. Kates, Esq., Borough Engineer Perry Frenzel Board Secretary Jo Anna Myung

COMMUNICATIONS: None.

PROCEDURAL MOTIONS

Resolution: Approval of Minutes from the regular meeting on October 20, 2022, upon a motion by Mr. Clores, seconded by Ms. Herries. and approved by all those eligible to vote.

Vote: Ayes: Mr. Abad, Mr. Barbieri, Mr. Bonhomme, Mr. Clores, Mr. Glazer, Ms. Herries, Mr. Policano Absent: Ms. Lerner MOTION APPROVED

Resolution: Approval of Bills and Claims - None.

MEMORIALIZATION: None.

HEARING:

Church of the Lord:

- 995 Closter Dock Road: Block 47 Lot 2
- 10 Old Dock Road: Block 48 Lot 1.01

Attorney for the Applicant: Attorney Matthew G. Capizzi, Esq. 11 Hillside Avenue 2nd Floor, Tenafly, NJ 07670 with a Court Stenographer appeared on behalf of the Applicant [with Applicant in the audience].

Expert Witnesses for the Applicant:

- 1. Michael Hubschman, PE, PP was sworn and, having testified numerous times before this Board, he was deemed qualified as an expert testimony in engineering and planning.
- 2. **Paul Keyes**, ASLA was sworn and, having testified numerous times before this Board, he was deemed qualified as an expert testimony in Landscape Architecture.
- 3. Louis Luglio, PE was sworn and having over 28 years' experience was deemed qualified as an expert testimony in areas of traffic engineering, transportation planning, civil design and site plan development.
- 4. Brigette Bogart, PP, AICP, CGW was sworn and, having over 20 years' experience as well as represented several municipalities in site plan development and land use regulations, was deemed qualified as an expert testimony.

These minutes have been approved by the Zoning Board of Adjustment on December 15, 2022. Revised with transcript appended and final approval on 1/19/2023.

In lieu of Minutes summarizing the hearing, a verbatim transcription is appended; provided by Donna Arnold, C.C.R. of Laura A. Carucci, C.S.R, R.P.R, L.L.C., consisting of 77 sheets (4 pages per sheet) and 30 sheets of Word/Number Index.

The following exhibits were received and marked for tonight's hearing:

- A-1 Proof of Publication in The Record: April 10, 2022, 9/4/2022.
- A 2 Certified mailing to Residents within 200' on April 8, 2022 per Tax Assessor's List April 7, 2022; <u>re-noticed on September 1, 2022 per Tax Assessor's List July 21, 2022.</u>
- A 3 Initial Submittal for Completeness Review: Cover Letter from Matthew Capizzi dated January 5, 2022 with Application signed and dated by owner on January 5, 2022 with rider and attachments:
 - Proposals and Reasons for Relief;
 - Tax Collector's Proof of Tax Payment fax dated June 18, 2021 TAX EXEMPT;
 - 200' Property Owners' List dated September 20, 2021.
- A 4 <u>Borough Engineer's Review Letter (updated November 8, 2022)</u>. Borough Engineer's Review Letter to Zoning Officer/Construction Official dated September 20, 2021 and Zoning Officer's Review letters dated July 19, 2021 included from our files:
 - 10 Old Dock Road (also known as 5 Old Dock Road), Block 48 Lot 1.01;
 - 995 Closter Dock Road, Block 47 Lot 2.
- A-5 Photo Exhibit set of two photos not dated and not signed.
- A 6 Soil Moving Report signed and sealed by Michael J. Hubschman, PE PP dated December 31, 2021.
- A 7 6-Foot Boulder Wall Calculations report signed and sealed by Michael J. Hubschman, PE PP dated January 3, 2022.
- A-8 Drainage Report signed and sealed by Michael J. Hubschman, PE PP dated December 28, 2021.
- A 9 Engineering Plans consisting of 6 pages signed and sealed by Michael J. Hubschman, PE PP dated June 24, 2021, last revised December 20, 2021 except for sheet 6 as noted below:
 - Drawing # 3882-4 "Site Plan";
 - Drawing # 3882-5 "Grading, Drainage & Utility Plan/Details";
 - Drawing # 3882-6 "Lighting/Landscaping Plan & Details";
 - Drawing # 3882-7 "Soil Erosion Sediment Control Plan & Details";
 - Drawing # 3882-8 "Existing Conditions Plan";
 - Drawing # 3882-9 "Cross Sections & Soil Moving Plan" dated December 29, 2021.
- A 10 Supplement Submittal for Completeness Review: Cover Letter dated February 16, 2022 from Matthew Capizzi for Soil Moving Permit signed by owner and sealed by Gloria Duby but not dated.
- A 11 Drawing # 3882-4 "Site Plan" previously submitted as part of exhibit A 9 but plan presented during April 21, 2022 meeting is colorized.
- A 12 Drawing # 3882-5 "Grading, Drainage & Utility Plan/Details" previously submitted as part of exhibit A – 9 but plan presented during April 21, 2022 meeting is colorized.
- A 13 Drawing # 3882-6 "Lighting/Landscaping Plan & Details" previously submitted as part of exhibit A 9 but plan presented during April 21, 2022 meeting is colorized.
- A 14 Revised Engineering Plans consisting of 6 pages signed and sealed by Michael J. Hubschman, PE PP dated June 24, 2021 (rev. 12/28/2021, 2nd rev. 5/16/2022) [previously submitted as Exhibit A – 9]:
 - Drawing # 3882-4 "Site Plan";
 - Drawing # 3882-5 "Grading, Drainage & Utility Plan/Details";
 - Drawing # 3882-6 "Lighting/Landscaping Plan & Details";
 - Drawing # 3882-7 "Soil Erosion Sediment Control Plan & Details";
 - Drawing # 3882-8 "Existing Conditions Plan".
- A 15 Landscape Architecture Landscape Plan signed and sealed by Benjamin Ross Heller, Landscape Architect dated June 3, 2022 (revised 6/26/2022).
- A 16 Colorized "Site Plan" (previously submitted as A 14 Drawing # 3882-4 dated 6/24/2021 revised 5/16/2022).
- A 17 Colorized "Landscape Plan" (previously submitted as A 15 Landscape Architecture Landscape Plan dated 6/26/2022).

Motion to go into Executive Session and Meeting Break from 10:25PM to 10:35PM. Executive Session convened at 10:36PM.

Resolution: Zoning Board of Adjustment Executive Session November 17, 2022

Motion by: Mr. Abad Seconded by: Ms. Herries

At this meeting of the Zoning Board of Adjustment held on Thursday, November 17, 2022, Whereas, N.J.S.A. 10:4 – 12 of the Open Public Meetings Act permits the exclusion of the public from a meeting in certain circumstances; and

Whereas, this public body is of the opinion that such circumstances exist, more particularly under N.J.S.A. 10:4 – 12, subsection (7), relating to the need to confer with counsel as to matters falling within the exception for anticipated litigation and/or matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise her ethical duties as a lawyer; Now, therefore, be it resolved by the Zoning Board of Adjustment of the Borough of Alpine, as follows:

- The public be excluded from discussion of the aforesaid matters as pertaining to the development application of Church of the Lord, 995 Closter Dock Road and 10 Old Dock Road.
- A summary of what transpired in closed session shall be announced tonight upon completion of that closed session.
- This Resolution shall take effect immediately.

In Favor: Mr. Abad, Mr. Barbieri, Mr. Bonhomme, Mr. Clores, Mr. Glazer, Ms. Herries Abstain: Mr. Policano Absent: Ms. Lerner MOTION APPROVED

Zoning Board reconvened from Executive Session at 10:51PM.

Resolution: Approval of Church of the Lord

Church of the Lord:

- 995 Closter Dock Road: Block 47 Lot 2
 - 10 Old Dock Road: Block 48 Lot 1.01

Motion to Approve. Upon a motion by Mr. Abad, seconded by Ms. Herries to approve the application, granting the D-3 variance for additional parking totaling 63 parking spaces. Eight (8) parking spaces from the Church side has been eliminated and redesigned on the Community Center side; eliminating the impervious non-conforming improved lot coverage bringing it down to 23.39% (whereas 25% is the maximum allowed), and setback increased to 56 feet, ultimately providing a 100-foot buffer with substantial landscaping between the westerly neighbor's property and the church lot. Soil movement will increase to 2,500 cubic square feet. Church will continue with Parking Attendant. This approval is subject to conditions as will be outlined in the resolution, and upon receipt and approval of updated engineering plans per Board comments for this property located at 995 Closter Dock Road: Block 47 Lot 2, and 10 Old Dock Road: Block 48 Lot 1.01 on the Tax Assessment map.

Vote: Ayes: Mr. Abad, Mr. Barbieri, Mr. Bonhomme, Mr. Clores, Mr. Glazer, Ms. HerriesAbstain: Mr. PolicanoAbsent: Ms. LernerMOTION APPROVED

OTHER BUSINESS: None.

<u>PUBLIC COMMENTS</u> Documented in the verbatim transcript that will be appended to these meeting minutes once received by Court Stenographer.

ADJOURNMENT at 10:58 PM upon motion by Mr. Abad, seconded by Mr. Barbieri. Vote: Ayes: Mr. Abad, Mr. Barbieri, Mr. Bonhomme, Mr. Clores, Mr. Glazer, Ms. Herries, Mr. Policano Absent: Ms. Lerner MOTION APPROVED

Respectfully submitted,

Jo Anna Myung Board Secretary

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	1	<u>I N D E X</u> (CONTINUED)			1	CHAIRMAN GLAZER: Thank you.
	2	<u>EXHIBITS</u>			2	MR. CAPIZZI: So this is an application
				07:36PM		that was before the Board, originally heard in April
	3	NO. DESCRIPTION	IDENT/EVID			of 2022.
	4	A-15 Landscape Plan, Dated 6/26/22	102	07:36PM	5	I will give a brief summary about what
	5	Dated 0/20/22	102			the application involves in a moment.
	•	A-16 Colorized Site Plan,		07:36PM	7	But given the revised plan set that was
	6	Last Revised 5/16/22	103	07:37PM		filed with the Borough in June, I believe, we are
						essentially starting the application anew.
	7	A-17 Colorized Landscape Plan	103	07:37PM 1		I believe, Mr. Chairman, you may not
	8	Dated 6/26/22	105	07:37PM 1	11	have been in attendance during the first meeting.
	9			07:37PM 1	12	CHAIRMAN GLAZER: I did, however, read
	10			07.37PM	13	the transcript.
	11			07.37PM 1	14	MR. CAPIZZI: I appreciate that.
	12			07:37PM	15	But given the gap in time, and the fact
	13 14			07:37PM 1	16	that we have provided an entirely new plan set, how
	15			07:37PM 1	17	ever the Board pleases to proceed with the
	16			07:37PM	18	application, I'm fine with starting the application
	17			07:37PM 1	19	anew, meaning not relying upon the testimony provided
	18			07.37PM	20	during the April hearing.
	19 20			07:37PM	21	As we had discussed previously, but as
	21			07:37PM 2	22	the Board Members are aware, this is the former
	22			07:37PM	23	location of the Alpine Community Church with these
	23			07:37PM	24	two properties on Old Closter Dock Road.
	24			07:37PM	25	And I think, Mr. Policano, you live
	25	LAURA A. CARUCCI, C.S.R.	RPRILC			LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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07:35PM	1	CHAIRMAN GLAZER: Ro	oll call, please.	07:37PM	1	within 200 feet.
07:35PM	2	MS. MYUNG: Ms. He	erries?	07:37PM	2	MR. POLICANO: Yes, I am.
07:35PM	3	MS. HERRIES: Here		07:37PM	3	MR, CAPIZZI: So you would have to
07:35PM	4	MS. MYUNG: Mr. Po	licano?	07:37PM	4	MR. POLICANO: Recuse myself.
07:35PM	5	MR. POLICANO: He	re.	07:37PM	5	MR. CAPIZZI: So you have to step down
07:35PM	6	MS. MYUNG: Mr. Cl	ores?	07:37PM	6	from the dais.
67:35PM	7	VICE CHAIRMAN CLO	ORES: Here.	07:37PM	7	(Whereupon, Mr. Policano recuses
07.35PM	8	MS, MYUNG: Mr. Ba	arbieri?	07:37PM	8	himself and steps off the dais.)
07:35PM	9	MR. BARBIERI: Her	e.	07:38PM	9	MR. CAPIZZI: I will play both roles
07:35PM	10	MS. MYUNG: Mr. Bo	onhomme?	07:38PM	10	tonight until your Board Attorney shows up.
07:35PM	11	MR, BONHOMME: H	lere.	07:38PM	11	These are two properties with frontage
07:35PM	12	MS. MYUNG: Mr. At	bad?	07:38PM	12	on Old Closter Dock Road.
07:35PM		MR. ABAD: Here.		07:38PM		The property was purchased in 2019 by
07:35PM		MS, MYUNG: Chairr		07:38PM		The Church of the Lord, which is an existing
07:35P1/		CHAIRMAN GLAZER	: Yes, here.	07:38PM	15	Christian congregation that has roots in Orangeburg,
07:35PM		(Agenda.)		07:38PM	16	New York, and then relocated here to Alpine.
07:36PM	17		: Item 6 on the agenda,	07:38PM		Due to some site work that they did
07:36PM	18	Church of the Lord application, 99		07:38PM		upon the acquisition of the property, and due to some
07:36PM		Road, Block 47, Lot 2 and 10 Old	Dock Road, Block 48,	07:38PM		delays generated by COVID, they've been operating at
07:36PM	20	Lot 1.01.		07:38PM		the site for about a year, year-and-a-half.
07:36PM	21	And, Mr. Capizzi, I a	issume you're	07:38PM		As the Board is aware, the site really
07:36PM	22	MR. CAPIZZI: Good	l evening,	07:38PM		contains a minimal amount of parking, only about 20
07:36PM	23	Mr. Chairman.		07:38PM	23	parking spaces on the what we call the church
07:36PM	24	CHAIRMAN GLAZER	: You are here.	07:38PM	24	property, that lot which contains the church.
07;36PM	25	MR. CAPIZZI: That	's correct.	07:38PM	25	The community center property which is
		LAURA A. CARUCCI, C.S.R	., R.P.R., L.L.C.	1		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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	9		
07:38PM 1	on the easterly side of Old Dock contains no parking.	07:41PM 1	The parking lot on the community center
07:38PM 2	The church has about 150 seats and the	07:41PM 2	property requires only one single variance and that
07:38PM 3	community center has an equal number of seats.	07:41PM 3	is as a result of that access issue that I had
07:38РМ 4	When you do the parking tabulation,	07:41PM 4	mentioned previously.
07:38PM 5	based upon the seating at both buildings, the	07:41PM 5	So just so the Board is aware of the
07:38PM 6	required parking is approximately 72 to 73 spaces,	07:41PM 6	variance relief proposed for this application we
07:39PM 7	Mr. Hubschman will give you a precise number. What we're seeking to do by way of this	07:41PM 7	submit is very minor in nature. They all relate to existing
	application is provide some additional on-site	07:41PM 8	nonconforming conditions which can either not be
07:39PM 9	parking. We have 20 spaces at present.	07:41PM 10	addressed because the lot doesn't have frontage onto
07:39PM 10	We are seeking to add, essentially,	07:41PM 10	9W or which are being actually improved by way of
07:39РМ 12	another 43, which would give us a total of 63 spaces.	07:41PM 12	reductions of the nonconforming condition: That
07:39PM 13	We're proposing to do that in two ways,	07:41PM 13	3-foot buffer is increasing to 10 feet; that
07;39PM 14	adding another 20 spaces to the church parking lot	07:41PM 14	impervious coverage is going from 30 to 28 percent;
07:39PM 15	which is, again, on the west side of Old Dock Road	07:41PM 15	and the parking lot across the street only requires
07:39PM 16	and 23 spaces on the easterly side of the community	07:41PM 16	that one variance as to access.
07:39PM 17	center property.	07:41PM 17	Churches are an inherently beneficial
07:39PM 18	Important for the Board to note during	07:42PM 18	use. A house of worship is considered a highly
07:39PM 19	its deliberation on the testimony and, ultimately,	07:42PM 19	beneficial use.
07:39PM 20	when it deliberates, takes a vote on the application,	07:42PM 20	CHAIRMAN GLAZER: Just give us a
07:39PM 21	a house of worship is a conditional use in this zone.	07:42PM 21	minute.
07:39PM 22	Certainly the church has been around	07:42PM 22	(Whereupon, Ms. Landolfi is now
07:39PM 23	for about 150 years. And there were no regulations	07:42PM 23	present.)
07:39PM 24	in the Borough of Alpine until about 1994 specific as	07:42PM 24	MR. CAPIZZI: Yes. Okay.
07:39РМ 25	to houses of worship.	07:42PM 25	CHAIRMAN GLAZER: You haven't been in
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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	10		12
07:40PM 1	And when that regulation was adopted in	07:42PM 1	contact with Jackie Kates?
07:40PM 2	1994, it had a series of conditions, one of which was	07:42PM 2	MS. LANDOLFI: No.
07:40PM 3	1994, it had a series of conditions, one of which was the house of worship, is supposed to be located on	07:42PM 2 07:42PM 3	MS. LANDOLFI: No. No, I have not.
07:40PM 3 07:40PM 4	1994, it had a series of conditions, one of which was the house of worship, is supposed to be located on the lot that had frontage on 9W, which we don't	07:42PM 2 07:42PM 3 07:42PM 4	MS. LANDOLFI: No. No, I have not. MR. CAPIZZI: Good question.
07:40PM 3 07:40PM 4 07:40PM 5	1994, it had a series of conditions, one of which was the house of worship, is supposed to be located on the lot that had frontage on 9W, which we don't comply.	07:42PM 2 07:42PM 3 07:42PM 4 07:42PM 5	MS. LANDOLFI: No. No, I have not. MR. CAPIZZI: Good question. So as I was saying, houses of worship
07:40РМ 3 07:40РМ 4 07:40РМ 5 07:40РМ 6	1994, it had a series of conditions, one of which was the house of worship, is supposed to be located on the lot that had frontage on 9W, which we don't comply. Again, both of these lots do not have	07:42PM 2 07:42PM 3 07:42PM 4 07:42PM 5 07:42PM 6	MS. LANDOLFI: No. No, I have not. MR. CAPIZZI: Good question. So as I was saying, houses of worship are considered an inherently beneficial use.
07:40PM 3 07:40PM 4 07:40PM 5 07:40PM 6 07:40PM 7	1994, it had a series of conditions, one of which was the house of worship, is supposed to be located on the lot that had frontage on 9W, which we don't comply. Again, both of these lots do not have access to 9W, so it's existing nonconforming as to	07:42РМ 2 07:42РМ 3 07:42РМ 4 07:42РМ 5 07:42РМ 6 07:42РМ 7	MS. LANDOLFI: No. No, I have not. MR. CAPIZZI: Good question. So as I was saying, houses of worship are considered an inherently beneficial use. The important takeaway is the Board
07:40РМ 3 07:40РМ 4 07:40РМ 5 07:40РМ 6 07:40РМ 7 07:40РМ 8	1994, it had a series of conditions, one of which was the house of worship, is supposed to be located on the lot that had frontage on 9W, which we don't comply. Again, both of these lots do not have access to 9W, so it's existing nonconforming as to that access requirement.	07.42PM 2 07.42PM 3 07.42PM 4 07.42PM 5 07.42PM 6 07.42PM 7 07.42PM 8	MS. LANDOLFI: No. No, I have not. MR. CAPIZZI: Good question. So as I was saying, houses of worship are considered an inherently beneficial use. The important takeaway is the Board customarily hears applications for residential
07:40РМ 3 07:40РМ 4 07:40РМ 5 07:40РМ 6 07:40РМ 7 07:40РМ 8 07:40РМ 9	1994, it had a series of conditions, one of which was the house of worship, is supposed to be located on the lot that had frontage on 9W, which we don't comply. Again, both of these lots do not have access to 9W, so it's existing nonconforming as to that access requirement. The lots are supposed to have 100 feet	07.42PM 2 07.42PM 3 07.42PM 4 07.42PM 5 07.42PM 6 07.42PM 7 07.42PM 8 07.42PM 8 07.42PM 9	MS. LANDOLFI: No. No, I have not. MR. CAPIZZI: Good question. So as I was saying, houses of worship are considered an inherently beneficial use. The important takeaway is the Board customarily hears applications for residential structures where we talk about most of the time
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	13		15
07:43Рм 1	comply with the condition on the neighborhood and are	07:45PM 1	Revised 5/16/22 is received and marked as
07:43РМ 2	there reasonable conditions that the Board can Impose	07:45РМ 2	Exhibit A-16 for identification.)
07:43PM 3	to mitigate against that potential negative impact.	07:45PM 3	THE WITNESS: I believe this is the
07:43PM 4	And only when that impact becomes	07:45PM 4	only sheet that's colorized, dated I believe it
67:43PM 5	substantial would the negative criteria fail, would	07:45PM 5	is, June 24th, 2021.
07:43РМ 6	the granting of the variance be so detrimental to the	07:45PM 6	And this is Revision 2, which is
07:44PM 7	public that the variance could not be granted.	07:45PM 7	May 16th of 2022. And that shows some of the
07:44PM 8	Here we've already been forward	07:45PM 8	revisions.
07:44PM 9	thinking with regard to that. Again, that's why we	07:45PM 9	This is the modified plan that shows
07:44PM 10	are proposing a pervious parking system. That's why	07:45PM 10	the revisions that were made throughout the last
07:44PM 11	we are proposing a significant amount of new	07:45PM 11	year, year-and-a-half.
07:44PM 12	landscaping. That's why the lighting on the church	07:45PM 12	Q. Thank you.
07:44PM 13	lot is minimalistic in nature.	07:45PM 13	Just for refresher purposes, could you
07:44PM 14	And you'll hear other design strategies	07:45PM 14	take us through the existing conditions of the site,
07:44PM 15	that we have implemented in order to ensure that we	07:45PM 15	please?
07:44PM 16	do not result in a substantial impact on the	07:45PM 16	A. Sure.
07:44PM 17	neighborhood.	07:45PM 17	On the left side or on the west is the
07:44PM 18	Will there be some element of an	07:45PM 18	existing stone church building. There is an existing
07:44PM 19	impact? Certainly. We anticipate there will be some	07:45PM 19	macadam parking lot that goes to about the rear of
07:44PM 20	impact on the neighborhood, but certainly not	07:45PM 20	the church building.
07:44PM 21	something that will rise to the level of being	07:45PM 21	This is the site plan for the new
07:44PM 22	substantial.	07:46PM 22	conditions, but the existing parking lot is about
07:44PM 23	So our first witness this evening is	07:46PM 23	1 to 2 to 3 feet off of the lot to the north.
07:44PM 24	Mike Hubschman. I would like to call him to go	07:46PIA 24	So that's one of the improvements that
07:44PM 25	through the modified plan.	07:46PM 25	we're doing in reconstructing the lot, to widen that
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	14		16
07:44PM 1	MS, LANDOLFI: Good evening.	07.46PM 1	area.
07:44PM 2	Do you swear or affirm that the	07:46PM 2	The existing septic system is in the
07:44PM 3	testimony you're about to give the Board is the	07:46PM 3	rear of the property.
07:44PM 4	truth?	07:46PM 4	Then on the east side is the community
07:44PM 5	MR. HUBSCHMAN: Yes, I do, of course.	07:46PM 5	building. The parsonage, it's a small house and there's a small garage that's located in the parking
07:44PM D	MICHAEL HUBSCHMAN, PE, PP	07:46PM 0	area that they're going to relocate to the front.
07:44PM 7	263 South Washington Avenue, Bergenfield, New	0	There are two separate zones. This is,
07:44PM 8	Jersey, having been duly sworn, testifies as		Lot 2 is in the R-2B zone (indicating).
07:44PM 9	follows: MS. LANDOLFI: I believe Mr. Hubschman	07:46РМ 9 07:46РМ 10	And this is the lot to the east
07:44PM 10		07:46PM 10	(indicating), Lot 1.01 is in the R-2 zone.
07:44PM 11	has	07:46PM 11	And as Matt has said in his opening, a
07:44PM 12	CHAIRMAN GLAZER: He's been here many,	07:46PM 12	church is a permitted conditional use in the in
07:45PM 13	many times. MR, HUBSCHMAN: A long time.	07:46PM 13	the zone, providing that you meet the conditions that
07:45PM 14		07:46PM 14	are listed in the zoning ordinance.
07:45PM 15 07:45PM 16	CHAIRMAN GLAZER: He will start paying rent.	07:45PM 15	Q. Can you just highlight some of the
		07:47PM 17	conditions that we presently do not meet?
07:45PM 17	DIRECT EXAMINATION	07:47PM 17 07:47PM 18	A. Well, yeah. Sure.
07:45PM 18	BY MR. CAPIZZI:	07:47PM 10 07:47PM 19	The conditions are for a church
07:45PM 19	Q. So, Mike, I know this is a plan that we	07:47PM 19	would be five acres are required for the property.
07:45PM 20	had previously provided to the Board, but It is	07.47PM 20	The total is 2.86. It's .86 and 2 acres on the east.
07:45PM 21	colorized.	07:47PM 21	Building coverage, we comply:
07:45PM 22	So if we can have identify that and have that marked as A_{1}	07:47PM 22 07:47PM 23	10 percent is required, maximum and we're at
07:45PM 23	have that marked as A-16?	07:47PM 23	7.9 percent and 5.05 percent.
07:45PM 24	A. This is the site plan. (Whereupon, Colorized Site Plan, Last	07:47PM 24	Impervious coverage is 25 percent
07:45PM 20		00.40°M 20	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
1	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	1	
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	17		19
07:47PM 1	maximum is allowed. We're at 20 we're at	07:50PM 1	required and, of course, we don't front on Route 9W.
07:47PM 2	28.1 percent on the west, 13.5 on the east which	07:50PM 2	So that's an existing nonconforming condition.
07:47PM 3	complies. But the 28 percent is is 3 percent over	07:50PM 3	Q. As far as I know you have some areas
07:47PM 4	the allowable.	07:50PM 4	noted on the community center property that may be
07:47PIA 5	Q . And, Mike, is that 28 percent, is that	07:50PM 5	some environmentally regulatory areas?
07:47PM 6	existing or proposed?	07:50PM 6	A. Right.
07:47PM 7	A. That's proposed.	07:50PM 7	Towards the east there's a wetland area
07:47PM 8	Existing is written on the lower	07:50PM 8	and then there's a that dash line is a 50-foot
07:48PM 9	left-hand side, is about 30 percent, 30.02 percent.	07:50PM 9	transition area required for that.
07:48PM 10	So we're by by providing the	07:50РМ 10	Q. And the grade falls off on that
07:48PM 11	pervious paving, the 10-foot buffer and we're	07.50PM 11	property?
07:48PM 12	removing some paving that goes right about out to the	07:50PM 12	A. It falls off quite a bit. That's shown
07:48PM 13	street in the front, so we're removing pavement on	07:50PM 13	on Sheet 2, the grading plan.
07:48PM 14	the site.	07:50PM 14	Q. As far as the specifics of the proposed
07:48PM 15	Q. Thank you.	07:50PM 15	parking area, can you take us through that, please.
07:48PM 16	There was also, I think, a	07:50PM 16	A. Sure.
07:48PM 17	nonconformity as to access requirement?	07:50PM 17	There is we've had existing 24
07:46PM 18	A. Right.	07:50PM 18	spaces on the church side of the parking lot, on the
07:46PM 19	That's on the bottom of the list.	07:50PM 19	west, two of those were in the right-of-way.
07:48PM 20	Q. Sorry. Go ahead.	07:50PM 20	Again, there's a 2 to 3 foot to the
07:48PM 21	Tell me	07:50PM 21	property line. The new parking lot that we're
07:48PM 22	A. Well, the front yard, 200 foot is	07:50PM 22	proposing which takes up existing, proposing 40
07:48PM 23	required. And they, of course, vary for the lot	07:50PM 23	spaces. So there's really a net 16 space increase.
07:48PM 24	size, is 200-feet deep, 70-feet deep.	07:51PM 24	Ten foot on the north and I forget, one
07:48PM 25	So there's it's really existing	07:51PM 25	of the last hearings we we increased the buffer to
07:48PM 20	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	07.51PM 20	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	201-041-1012		201-047-1812
	10		20
	18		20
07:48PM 1	nonconforming condition to have a 200-foot front	07:51PM 1	the west to about 20 feet.
07:48РМ 2	nonconforming condition to have a 200-foot front yard.	07:51PM 2	the west to about 20 feet. And then Paul Keyes, the landscape
07:48РМ 2 07:48РМ 3	nonconforming condition to have a 200-foot front yard. Side yard is 100 foot required. The	07:51PM 2 07:51PM 3	the west to about 20 feet. And then Paul Keyes, the landscape architect, will talk about the extensive landscaping
07:48РМ 2 07:46РМ 3 07:48РМ 4	nonconforming condition to have a 200-foot front yard. Side yard is 100 foot required. The Lot 2 is 70.1. And that's, again, an existing	07:51PM 2 07:51PM 3 07:51PM 4	the west to about 20 feet. And then Paul Keyes, the landscape architect, will talk about the extensive landscaping he's proposing in that area.
от:48РМ 2 07:48РМ 3 07:48РМ 4 07:48РМ 5	nonconforming condition to have a 200-foot front yard. Side yard is 100 foot required. The Lot 2 is 70.1. And that's, again, an existing condition.	07:51PM 2 07:51PM 3 07:51PM 4 07:51PM 5	the west to about 20 feet. And then Paul Keyes, the landscape architect, will talk about the extensive landscaping he's proposing in that area. We're proposing three ADA spaces that's
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о7:48РМ 2 07:48РМ 3 07:48РМ 4 07:48РМ 5	nonconforming condition to have a 200-foot front yard. Side yard is 100 foot required. The Lot 2 is 70.1. And that's, again, an existing condition.	07:51PM 2 07:51PM 3 07:51PM 4 07:51PM 5 07:51PM 6 07:51PM 7	the west to about 20 feet. And then Paul Keyes, the landscape architect, will talk about the extensive landscaping he's proposing in that area. We're proposing three ADA spaces that's required. That's 40. There is over 50 spaces total. One of our our previous application,
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07:48PM 2 07:48PM 3 07:48PM 4 07:48PM 5 07:48PM 5 07:48PM 6 07:49PM 7 07:49PM 8 07:49PM 9 07:49PM 10 07:49PM 10 07:49PM 11 07:49PM 12 07:49PM 13 07:49PM 14 07:49PM 15 07:49PM 16 07:49PM 16 07:49PM 18 07:49PM 18 07:49PM 20 07:49PM 21 07:49PM 22 07:49PM 22	nonconforming condition to have a 200-foot front yard. Side yard is 100 foot required. The Lot 2 is 70.1. And that's, again, an existing condition. And then the other site, the community building and that that does comply with the side yard. Rear yard, 200 foot is required. We're at 96 feet. Again, existing church is at 96 feet. The existing building is at 101 foot. We we call that northerly line the rear yard. So there's a small odd piece of property that's part of it. I think it was Mr. Hoffman's lot that's, sort of, unbuildable, so that's sort of it almost has frontage on Old Dock Road, but it is actually a small piece of property in that area. What else? The buffer abutting residential use 100 foot is required, existing is about 3 feet. We're going to have 10 feet on the parking area and 101 feet on the community building lot.	07.51PM 2 07.51PM 3 07.51PM 4 07.51PM 5 07.51PM 6 07.51PM 6 07.51PM 6 07.51PM 7 07.51PM 7 07.51PM 9 07.51PM 10 07.51PM 12 07.51PM 12 07.51PM 14 07.51PM 14 07.51PM 15 07.51PM 16 07.52PM 18 07.52PM 19 07.52PM 20 07.52PM 21 07.52PM 23 07.52PM 23 07.52PM 24	the west to about 20 feet. And then Paul Keyes, the landscape architect, will talk about the extensive landscaping he's proposing in that area. We're proposing three ADA spaces that's required. That's 40. There is over 50 spaces total. One of our our previous application, we had the ADA space in front of the community building which is really the only level area where you can meet the requirement. There's a lot of slope requirements for an ADA space and the access. So no one liked that at one of the last hearings with the backing out and so forth. So we removed that and put it across the street. The parking lot on the east, the community center lot has 23 spaces. It's a one-story building so if we had to add, there is ADA access to the basement, so we put this little walk in the rear so you could have ADA access to the basement and to the first floor. There's no elevator in that building.

F				
	_	21		23
07:52PM	1	And our parking calculations where 74		1 A. Right, just to light up the walks.
07:52PM	2	are required for the site. That's an existing		2 Q. As far as drainage since we are
07:52PM	3	condition also.		3 creating these new parking areas, can you discuss
07:52₽M	4	Presently there's about 20 or 22	_	4 that, please.
07:52PM	5	depending if you count the ones that aren't even on		5 A. Sure.
07:52PM	6	the property.		6 The drainage that's why we the
07:52PM	7	So 74 spaces are required and we're at		7 pervious paving system, which is good to use on the
07:52PM	8	63 provided.		8 east side. The brand is shown on Sheet 2.
07:52PM	9	We had other iterations before the	I .	9 MS. MYUNG: The lighting plan, is that
07:52PM		Board years ago with parking on the north and coming	07:55PM	-
07.52PM		back out to Closter Dock, those were seen as being a	07.55PM 1	
07:52PM		little too extensive and leaving this seemed to be	07:55PM	
07:53PM		a very good place for new parking between the two	07.55PM 1	0
07:53PM		buildings. It's very out of the way, its buffered	07.55PM 1	
07:53PM		plenty on all sides.	07:55PM 1	•
07:53PM		This is just an expansion of that	07:55PM 1	
07:53₽M		existing lot.	07:55PM 1	
07:53FM		Q. As far as the lighting, how are we	07:55PM 1	-
07:53PM		going to illuminate these parking areas?	07:55PM 1	
07:53PM		A. That's shown on the other sheet here.	07:55PM 2	_
07:53PM		This is Sheet 3 of the lighting plan.	07:55PM 2	
07.53PM		This also shows the grading.	07:56PM 2	-
07.53PM		The easterly parking lot, we're just	07:56PM 2	
07.53PM		proposing the two lights, two 10-foot lights.	07:56PM 2	
07.53PM	25	They're LED lights. They are 10-foot high. They're	07:56PM 2	
		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
		201-641-1812		201-641-1812
				24
	4	22	07.55514	1 not not required
07:53PM	1	107 watts, a very low intensity.		1 not not required.
07:53PM	2	107 watts, a very low intensity. They're pretty far away from the	07.56PM	 not not required. Here, this is all pervious. We're
07:53PM 07:53PM	2 3	107 watts, a very low intensity. They're pretty far away from the property lines. The point is shaded by the building,	07.56PM 07.56PM	 not not required. Here, this is all pervious. We're reducing the impervious coverage on the church lot
07:53PM 07:53PM 07:54PM	2 3 4	107 watts, a very low intensity. They're pretty far away from the property lines. The point is shaded by the building, that lights up the parking lot. We have the	07.56PM 07.56PM 07.56PM	 not not required. Here, this is all pervious. We're reducing the impervious coverage on the church lot and everything flows to the back and we're creating
07:53PM 07:53PM 07:54PM 07:54PM	2 3 4 5	107 watts, a very low intensity. They're pretty far away from the property lines. The point is shaded by the building, that lights up the parking lot. We have the .5 footcandles which is minimum and then the	07.56PM 07.56PM 07.56PM 07.56PM	 not not required. Here, this is all pervious. We're reducing the impervious coverage on the church lot and everything flows to the back and we're creating swale.
07:53PM 07:53PM 07:54PM 07:54PM 07:54PM	2 3 4 5 6	107 watts, a very low intensity. They're pretty far away from the property lines. The point is shaded by the building, that lights up the parking lot. We have the .5 footcandles which is minimum and then the .1 footcandles which is about the bare bones in a	07.56PM 07.56PM 07.56PM 07:56PM 07:56PM	 not not required. Here, this is all pervious. We're reducing the impervious coverage on the church lot and everything flows to the back and we're creating swale. There's no drainage facilities on
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07.53PM 07.53PM 07.54PM 07.54PM 07.54PM 07.54PM 07.54PM 07.54PM 07.54PM 07.54PM 07.54PM 07.54PM 07.54PM 07.54PM 07.54PM 07.54PM 07.54PM 07.54PM 07.54PM	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	107 watts, a very low intensity. They're pretty far away from the property lines. The point is shaded by the building, that lights up the parking lot. We have the .5 footcandles which is minimum and then the .1 footcandles which is about the bare bones in a parking lot, but it's not a lot of usage. And just on the trip side, there's some small bollard lights 3-and-a-half-feet high. I think they're 40 watts 18 watts. So those are 18 watts. And there are six of them that just light up the walkways. Q. Any concerns of spillage of light on to neighboring properties? A. No, there's no spillage. The parking lot is, sort of, between the buildings and then the bollards, there's just the lumen the lighting ISO footcandle lines are shown on the drawing. You can see, just for the sidewalk. Q. And the approximate height of the bollard? A. Three-and-a-half feet. Q. So they would probably be lower than any of the landscaping that Mr. Keyes is going to	07.56PM 07.56PM 07.56PM 07.56PM 07.56PM 07.56PM 07.56PM 07.56PM 1 07.56PM 1 07.56PM 1 07.56PM 1 07.56PM 1 07.56PM 1 07.56PM 1 07.56PM 1 07.56PM 1 07.56PM 1 07.56PM 2 00000000000000000000000000000000000	 not not required. Here, this is all pervious. We're reducing the impervious coverage on the church lot and everything flows to the back and we're creating swale. There's no drainage facilities on Closter Dock within, I guess, it's 2, 3, 400 feet away is the nearest one. So it's it's not changing much. The existing parking lot all drains to the rear so we're doing the pervious pavers and a swale that will direct whatever additional runoff goes out to the street. Q. And because the parking area is getting closer to the neighbor to the west, can you discuss whether there will be any adverse condition on that property from a drainage standpoint? A. No. Well, the plantings, too when Paul Keyes testifies, the plantings, and we're showing a berm here (indicating), that sort of blocks any runoff running to the west. Q. We do need a major soil movement permit.

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		25	.	27
07:57PM	1	movement numbers and the grading, please?	07:59PM 1	Do you have a copy?
07.57PM	2	A. I think it was about 1,400 yards do	07:59PM 2	A. Yeah.
07:57PM	3	you have	07:59PM 3	
07:57PM	4	Q. I think it was 1,430 1,490.	07:59PM 4	and let us know if there's any open issues we need to
07:57PM	5	A. It's 1,490 of fill and that's it's	07:59PM 5	address?
07:57PM	6	just for the parking lot.	07:59PM 6	A. No.
07:57PM	7	There's no substantial soil moving on	07:59PM 7	Mr. Frenzel's letter goes through all
07:57PM	8	the west side. It's just for the filling of the	07:59PM 8	of the revisions on Page 3. I think I pretty much
07:57PM	9	parking lot.	07:59PM 9	went through most of those, you know, major
07:57PM	10	We're creating two 6-foot walls. We	07:59PM 10	revisions, redid the parking lot on the church, got
07:57PM	11	have a 6 percent parking lot which, for, like, a	07:59PM 11	rid of the handicap space in front of the community
07:57PM	12	pedestrian or people to be able to open doors and so	07:59PM 12	center because of the backing out.
07:57PM	13	forth, when they're in a parking lot, that's about	08.00PM 13	The lighting we moved. That was an
07:57PM	14	the maximum.	08.00PM 14	
07:57PM		And that maximum 6 percent still	08.00PM 15	· • • •
07:57PM		requires the two boulder walls at the end. That's	08.00PM 16	Q. And that was being done to help
07:57PM		where all the fill is on that easterly side.	08.00PM 17	mitigate the impact of the lighting?
07:57PM		Q. As far as the just to revisit the	08.00PM 18	A. Yes. Yeah.
07:57PM		bulk table, just those bulk parameters that are	08.00PM 19	Because the building, itself, those are
07:57PM		impacted by virtue of the proposal, just give us a	08.00PM 20	very low lights, the building will sort of hide those
07:57PM		recap of those, please.	08.00PM 21	lights.
07:56PM	22	A. The only real impact would be the on	08.00PM 22	I think that was it.
07:58PM	23	the church side. The impervious coverage is still a	08.00PM 23	Q. I think we covered it all.
07:58PM	24	variance condition, but it's going down by 2 percent.	08.00PM 24	A. I think we pretty much covered
07:58PM	25	So that's the impact.	08.00PM 25	everything. Yeah.
		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
		201-641-1812		201-641-1812
		26		28
07:58PM	1	The buffer area, we're widening to	оа.оорм 1	MD CADIZZI, Thenk you Mike
		····· · ······························	00.906.00	MR. CAPIZZI: Thank you, Mike.
07:58PM	2	10 feet. So I think that's a good thing.	08.00PM 2	I don't have any further questions of
07:58PM 07:58PM				
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07:58PM	2 3	10 feet. So I think that's a good thing. Again, both these will review all the	08.00РМ 2 08.00РМ 3	I don't have any further questions of him, Mr. Chairman.
07:58PM 07:58PM 07:58PM	2 3 4 5	10 feet. So I think that's a good thing. Again, both these will review all the planting in that area. I don't believe there's any other real impact.	08.00PM 2 08.00PM 3 08.00PM 4 08.00PM 5	I don't have any further questions of him, Mr. Chairman. CHAIRMAN GLAZER: At this point members
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	29			31
08.01PM 1	be off of Old Dock Road.	08.03PM	1	trips in and out.
08.01PM 2	THE WITNESS: Yes. Yes.	68.03PM	2	The county would never approve it.
08.01PM 3	MR. COHEN: Is there a way of arranging	08.03PM	3	THE WITNESS: Yeah.
08.01PM 4	an egress with direct control off of Closter Dock	08.03PM	4	This is Elevation 450 (indicating),
08.02PM 5	Road rather than building a 6-foot wall?	08.03PM	5	you're going up 10 feet already. It wouldn't meet
08.02PM 6	THE WITNESS: It's it's very steep	08.03PM	6	the county requires 2 percent and 5 percent so you
08.02PM 7	in that area.	08.03PM	7	wouldn't even meet it would be, you know, 5 feet
03.02PM 8	And, again, the sight distance off of	08.03PM	8	too low.
68.02PM 9	Closter Dock is terrible with the hump in the road	08.03PM	9	MR. COHEN: Thank you.
08.02PM 10	there. It wouldn't be	08.03PM	10	CHAIRMAN GLAZER: Thanks.
08.02PM 11	MR. COHEN: How about, could that be	08.03PM	11	Are there any other members?
08.02PM 12	just dealt with by only creating a directional egress	08 03PM	12	Yes, please stand, state your name.
08.02PM 13	that's not crossing Closter Dock Road, the ingress,	08.04PM	13	MS. BEFFA: Susan how many trees
08.02PM 14	Old Closter Dock Road? Because you have an existing	08.04PM	14	CHAIRMAN GLAZER: Can you slow down?
08.02PM 15	driveway there already.	08.04PM	15	We want to record state your name again.
08.02PM 16	THE WITNESS: Right.	08.04PM	16	MS. BEFFA: Susan Beffa.
08.02PM 17	The small driveway that goes to the one	08.04PM	17	CHAIRMAN GLAZER: Spell it, please.
08.02PM 18	garage there.	08.04PM	18	MS. BEFFA: B-E-F-F-A.
08.02PM 19	MR. COHEN: Yeah.	08.04PM	19	How many trees are cut down next to our
08.02PM 20	I'm asking rather than dumping it onto	08.04PM	20	property?
08.02PM 21	Old Dock Road.	08.04PM	21	THE WITNESS: I guess you live right to
08.02PM 22	THE WITNESS: I don't know.	08.04PM	22	the north here (indicating).
08.02PM 23	I think it's very dangerous there.	08.04PM	23	MS. BEFFA: Yes.
08.02PM 24	A traffic expert, I guess, could	08.04PM	24	THE WITNESS: Twelve trees are proposed
08.02PM 25	testify to that, too.	08.04PM	25	to be cut down and, again
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.			LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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	201-641-1812			201-047-1072
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08.02PM 1		08.04PM	1	
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	33		35
08.05PM 1	members of the audience?	08.07PM 1	knows a lot.
08.05PM 2	Please go ahead, stand, state your name	08.07PM 2	MR. CAPIZZI: Are we anticipating any
08 05PM 3	and	08.07PM 3	heavy idling here, Mike?
08.05PM 4	MR. GARABET: Leon Garabet,	08.07PM 4	THE WITNESS: No.
08.05PM 5	G-A-R-A-B-E-T, 987 Closter Dock Road.	08.07PM 5	It's just the parking and we'll be
08.05PM 6	A couple things regarding the parking,	08.07PM 6	60 feet from the house.
08.05PM 7	you going to go into my bedroom.	08.07PM 7	And there's extensive landscaping
08.05PM 8	How much how much smoke is going to	08.07PM 8	proposed in that area, no different than the houses
08.05PM 9	come from the cars into my bedroom?	08.07PM 9	is 20 feet from Old Dock Road.
08.05PM 10	THE WITNESS: Smoke you are I	08.07PM 10	I mean, it's not really much different
08.05PM 11	actually got your survey from the Borough and that's	08.07PM 11	from closed house.
08.05PM 12	accurate.	08.07PM 12	MR. COHEN: Talking about his house?
08.05PM 13	You're 40 feet off the line and the	08.07PM 13	THE WITNESS: Talking about his house
08.05PM 14	parking would be 60 feet. And with all the	08.07PM 14	is way back.
08.05PM 15	landscaping proposed, I mean there wouldn't be any	08.07PM 15	CHAIRMAN GLAZER: Wait. Wait.
08.06PM 16	exhaust problem on your lot.	08.07PM 16	Let's have one person at a time speak.
08.06PM 17	MR. GARABET: The stones they put till	08.07PM 17	MR. GARABET: From my bedroom to the
08.06PM 18	now, it's 10 feet from my fence, which was a fence.	08.07PM 18	fence and from there they have stones.
08.06P1A 19	But since they don't taking care of the	08.07PM 19	CHAIRMAN GLAZER: Mr. Garabet, you're
08.06PM 20	trees, few few, a year ago cost me \$2,000.00 to	05.08PM 20	testifying.
08.06PM 21	fix the fence.	08.08PM 21	MR. GARABET: I'm sorry.
08.06PM 22	Two days ago another tree fall down	08:08PM 22	CHAIRMAN GLAZER: This is the time you
08.06PM 23	from their property onto my fence. They destroy the	ов.оврм 23	just ask questions of the witness.
08.06PM 24	fence two days ago.	08.08PM 24	Any other parties wishing to yes,
08.06PM 25	THE WITNESS: I didn't see that.	ов.оврм 25	Mr, Policano?
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
	34		36
ов.обрм 1	I'm sorry.	08.08PM 1	MR. POLICANO: Robert Policano,
08:06PM 2	MR. GARABET: It's at my house. You	08:06РМ 2	79 Closter Dock Road.
08.06PM 3	see it. I don't have my phone with me, but I think	08.08РМ 3	I have three questions.
08.06PM 4	maybe	08 08PM 4	There is a relatively new walkway with
ов.обрм 5	MALE AUDIENCE MEMBER: I have it.		
		08:08PM 5	a three-step porch on the south side of the church
08.06PM 6	MR. CAPIZZI: We'll take your word for	08:08PM 3 08:08PM 6	
08.06РМ 6 08.06РМ 7	it.		a three-step porch on the south side of the church that was just recently put in. I'm just making that as a statement.
08.06PM 7 08.06PM 8	it. MR. GARABET: You don't have to take my	08.08PM 6 08.08PM 7 08.08PM 8	a three-step porch on the south side of the church that was just recently put in. I'm just making that as a statement. THE WITNESS: Yeah, I think we show
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			39
08.09PM 1	37 And we have a water issue there now.	03:11PM 1	I guess you're Lot 10 by East Main here (indicating).
	We have a water issue in my yard.	08:11PM 2	MR. CAPIZZI: You're a corner property?
08.09PM 2	I'm sure Mr. Garabet must have water.	08:11PM 2	MR. POLICANO: Corner, yeah.
	And we have a serious problem coming off of West	08:11PM 4	THE WITNESS: The corner.
	Main, down West Main and down Main Street to Closter	08:11PM 5	So you're pretty far. I mean you
08.09PM 5	Dock Road.		wouldn't be affected the groundwater is not going
_	I have a hard time understanding how a	_	to be raised by this at all.
08.09PM 7	gravel impervious could have better drainage than	•	MR. POLICANO: All right.
08.09PM 8	soil and vegetation and plantings.	08.11PM 8	Next question, there hasn't been any
08 09PM 9	And I know you supposedly did a study,	08.11PM 3	you haven't reviewed anything about noise levels; 66
08.09PM 10		08.11PM 10	parking spots with people coming in and out, slamming
08.09PM 11 08.09PM 12	but it's very, very you said there will be a swale.	08.11PM 12	doors, what kind of noise, children?
08.09PM 12	I have a hard time understanding 22	08.11PM 12	THE WITNESS: There was just a
08.09PM 13	parking spots with stone gravel is going to be better	08.11PM 14	MR. CAPIZZI: That really wouldn't be
08.09PM 14	absorption.	08.11PM 14	an appropriate consideration.
	THE WITNESS: It's a pervious paving	08.11PM 10	It's a permitted use in the zone.
08:10PM 16		08.12PM 10	So the zone anticipates there would be
08:10PM 17	system that has the pavement is pervious because of the mix and there's about 18 inches of stone under	08.12PM 17	vehicular traffic associated with an institutional
08:10PM 18		08.12PM 10 08.12PM 19	use and none of the variances.
08.10PM 19	that, that the water soaks into. MR. POLICANO: I understand that	08.12PM 19	MR. POLICANO: But there's still
08.10PM 20 08.10PM 21	that the water is going to go through it.	08:12PM 20 08:12PM 21	noise is still going to be produced, noise in the
08.10PM 21	If you have soil and plantings the	08.12PM 21	neighborhood residential area?
08.10PM 22	water is not going to go through it.	08.12PM 22	MR, CAPIZZI: Correct.
08:10PM 23	THE WITNESS: It goes through into the	08.12PM 24	And we acknowledge that.
08:10PM 25	ground, though. That's the whole purpose of that	08.12P14 25	MR. POLICANO: Okay.
00.10PM 20	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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ое:10РМ 1	system.	08:12PM 1	40 And my last question is the plantings
оа:10Рм 1 08.10Рм 2		08:12PM 1 08:12PM 2	
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08.10PM 2	system. MR. CAPIZZI: Do you have a detail on	08.12PM 2	And my last question is the plantings that you stated on your plan along the west side of
08.10PM 2 08.10PM 3	system. MR. CAPIZZI: Do you have a detail on the plan you can show him?	08.12PM 2 08.12PM 3	And my last question is the plantings that you stated on your plan along the west side of the property, it's 8- to 10-foot evergreens.
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	41		43
08.13PM 1	MR. GARABET: It is not 40 feet from	08:15PM 1	THE WITNESS: No.
08:13PM 2	the fence.	08.15PM 2	That's not part of our scope, economic
08.13PM 3	THE WITNESS: Okay.	08:15PM 3	impact, no.
08:13PM 4	MR. CAPIZZI: Mike, just so he	08.15PM 4	MR. REEVES: Does it seem to you that
08.13PM 5	understands, you obtained a copy of his survey,	08:15PM 5	there might be some impact, given that there will be
08:13PM 6	correct?	08.16РМ 6	changes here that are there will be more parking
08:13PM 7	THE WITNESS: Right, from from the	08.15PM 7	there and the environment would change, the water
08:13PM 8	Borough, yes.	08.15PM 8	flow will change, the look of the house will change?
08:13PM 9	MR. CAPIZZI: The as-built survey so	08.15PM 9	THE WITNESS: No, I don't understand
08:13PM 10	when you say 40-foot offset, that's coming from your	08:15PM 10	the question.
08:13PM 11	review of his final as-built?	08:15PM 11	MR. REEVES: There has been talk,
08.13PM 12	THE WITNESS: Right.	08:15PM 12	appropriately so, of impact on the neighborhood.
08.13PM 13	It's here (indicating). Let me scale	ов:16РМ 13	And I'm asking you asking you what
08:13PM 14	it.	08:16PM 14	that impact will be as far as the house to the north
08:13PM 15	Yeah, it's 40 feet. It's 40 feet off	08:36PM 15	and the house to the west.
08.13PM 16	the property line.	08:15PM 16	THE WITNESS: Well, I think it would be
08.13PM 17	CHAIRMAN GLAZER: Okay.	08:16PM 17	a positive impact by moving we're moving the
08:13PM 18	MR. CAPIZZI: He's only reading	08:16PM 18	parking lot, and extensive planting along that one
08:13PM 19	MR. GARABET: Can he measure again?	08:16PM 19	property line, so that I think would have a positive
08:14PM 20	I have a choice to see if water comes	08.16PM 20	impact on that.
08:14PM 21	through the basement on the slope when they going to	08.16PM 21	CHAIRMAN GLAZER: Any other questions
08:14PM 22	put more asphalt over there or whatever they going to	08:16PM 22	for Mr. Hubschman at this time from the audience?
08:14PM 23	put it, to make the parking lot.	08:16PM 23	MR. KELLY: Yes, Jack Kelly.
08:14PM 24	MS. LANDOLFI: Mr. Garabet, you can ask	08:16PM 24	CHAIRMAN GLAZER: Can up state
08:14PM 25	a question, but you're testifying right now.	08:16PM 25	MR. KELLY: Jack Kelly, 9 Old Dock
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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08:14PM 1	42 MR. GARABET: How many feet is going to	08:16PM 1	44 ´Road.
08:14PM 2	42 MR. GARABET: How many feet is going to be from the fence starting the parking lot, the cars,	08:16РМ 2	44 Road. Okay. I lost count on the
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	45		47
08:17PM 1	You said existing 3-foot buffer, then	08.19PM 1	MR. CAPIZZI: Without conflict?
08:17PM 2	you said there's a 2-foot buffer and the statement	08.19PM 2	THE WITNESS: Yeah, 23 feet is okay.
08:17PM 3	just after that, and then in the third statement you	08.19PM 3	Yes.
08:17PM 4	said there's a 1-, 2-, 3-foot buffer.	08:19PM 4	MR. CAPIZZI: Is that your question,
08.17PM 5	Which is it?	08:19PM 5	sir?
08.17PM 6	THE WITNESS: It varies.	08.19PM 6	MR. KELLY: Yeah.
08.17PM 7	That's on the sheets, existing	08:19PM 7	That was my question.
08.17PM 8	conditions plan, it shows the edge of the paving and	08.19PM 8	It looks like really tight now. And
08.17PM 9	it appears from 1 foot to 2 to 3.	08:19PM 9	you're adding that many more cars, that's a lot of
08:18PM 10	MR. KELLY: Because of the way it's	08:19PM 10	motion.
08:18PM 11	paved?	08:19PM 11	Is that a safer condition that you're
08:18PM 12	THE WITNESS: It's the way it's paved.	08 20PM 12	proposing?
08:18PM 13	Right.	08 20PM 13	MR. CAPIZZI: We'll have our traffic
08.18PM 14	It's very close to the property line.	08.20PM 14	engineer assess that.
08:18PM 15	We show a dimension of 3, about in the center, but	08 20PM 15	MR. KELLY: Oh, you have one?
08.18PM 16	the front is closer and the rear goes a little	08.20PM 16	MR. CAPIZZI: Yes.
08.18PM 17	closer.	08 20PM 17	MR. KELLY: Great.
08.18PM 18	MR. KELLY: On the lower property line	08 20PM 18	CHAIRMAN GLAZER: Any other questions?
08:16PM 19	you're talking about doing plants right along Old	08.20PM 19	Yes, please state your name and where
08:18PM 20	Dock Road.	08 20PM 20	you live.
08:18PM 21	Where does that start?	08 20PM 21	MR. GOLDSTEIN: Lane Goldstein,
08:18PM 22	Because right now I have a row of white	22	23 Ridge Street.
08:18PM 23	pines that run just to the side of the property line.	23	Do you have calculations as to the
08:18PM 24	So if you plan on doing plantings right	24	amount of coverage, what it is current and what it's
08:18PM 25	along that, how is that going to impact on 40-foot	25	going to be?
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	46		48
08:18PM 1	trees that are preexisting?	1	THE WITNESS: I do.
08:18PM 2	THE WITNESS: I think the landscape	2	
08:18РМ З	architect could answer that.	3	For which one? The church?
08:18PM 4	He's the expert on that.	4	MR. GOLDSTEIN: Yeah.
08:18PM 5	MR, KELLY: One other question: You	5	THE WITNESS: The existing the
08:16PM 6	have a buffer, you're proposing a 10-foot buffer,	08.20РМ 6	
08:18PM 7	right?	08 20РМ 7	
08.18PM 8	THE WITNESS: Right.	08 20PM 8	
08.18PM 9	MR. KELLY: How does that impact on the	08 20PM 9	0
08.19PM 10	actual width the parking lot requires back to back?	08 20PM 10	
08:19PM 11	And, is that kind of narrowing that?	08.20PM 11	
08:19PM 12	Now you're eating up 10 feet of that and you have no	08 20PM 12	
08:19PM 13	expansion to the south, so I'm wondering if that in,	08 20PM 13	5
08.19PM 14	itself, is a dangerous situation.	08.20PM 14	
08:19PM 15	THE WITNESS: Well, we pushed the lot	08.21PM 15	
08.19PM 16	closer to the building. It's closer to the building.	08-21PM 16	
08:19PM 17	The walk along the building and and these spaces	08.21PM 17	
08:19PM 18	are 16, 16-foot deep.	08 21PM 18	•
08:19PM 19	MR. CAPIZZI: He was asking about the	08.21PM 19	
08:19PM 20	adequacy of the drive aisle width.	08.21PM 20	
08.19PM 21	THE WITNESS: Twenty-three feet is the	08 21 PM 21	of conditions for a house of worship.
08.19PM 22	proposed drive aisle width.	08 21 PM 22	• • • •
08:19PM 23	MR. CAPIZZI: Is that sufficient to	08 21PM 23	
08:19PM 24	allow core to pull in and pull out?	08 21PM 24	MR. GOLDSTEIN: Thank you.
1	allow cars to pull in and pull out?		
08:19PM 25	THE WITNESS: Yes.	08.21PM 25	CHAIRMAN GLAZER: Any other questions
08:19PM 25	THE WITNESS: Yes. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		CHAIRMAN GLAZER: Any other questions LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
08:19PM 25	THE WITNESS: Yes.		CHAIRMAN GLAZER: Any other questions

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08.21РМ 1	from members of the audience for this witness?	08 23PM 1	left.
08 21PM 2	(No Response.)	08.23PM 2	MR. ABAD: The what's the elevation
06 21PM 3	CHAIRMAN GLAZER: If not do we have	08 23PM 3	to the left of that building line no, just to the
06.21PM 4	Yes,	08 23PM 4	left of the building line and how far to the left
08.21PM 5	THE COURT REPORTER: State your name.	08 23PM 5	before it really starts to go up?
08 2 IPM 6	MR. REEVES: David Reeves again, a	08 23PM 6	THE WITNESS: That's Elevation 440.
08.21PM 7	question for the Board and that is	08 23PM 7	MR. ABAD: Right.
08-21PM 8	CHAIRMAN GLAZER: We're not	08 23PM 8	THE WITNESS: The parking lot is at
08.21PM 9	entertaining questions at this point to the Board.	08 23PM 9	458, so it's 18-feet higher.
08-21PM 10	MR. REEVES: In terms of scheduling?	06 23PM 10	MR. ABAD: So so okay.
08.21PM 11	CHAIRMAN GLAZER: What do you mean?	08 23PM 11	But they're planning on building up the
08.21PM 12	MR. REEVES: The decision on this will	08.23PM 12	parking lot even higher than this, right?
G8 21PM 13	be?	08.23PM 13	THE WITNESS: That's our finished
08-21PM 14	CHAIRMAN GLAZER: Don't know.	08 23PM 14	grade.
08.21PM 15	We haven't heard the testimony yet from	08.23PM 15	MR. ABAD: Anything in that area that
08:21PM 16	from the witnesses.	08:23PM 16	you're talking about in there would drain to where?
08:21PM 17	MR. REEVES: Okay.	08 23PM 17	THE WITNESS: Everything drains toward
08.21PM 18	CHAIRMAN GLAZER: And from the audience	08 23PM 18	the wetlands area.
08:21PM 19	questions, from the audience and responses.	08 23PM 19	MR. ABAD: Towards the wetlands, away
08:22PM 20	So any other questions for this witness	08.23PM 20	from the homes.
08-22PM 21	from members of the audience?	08:23PM 21	THE WITNESS: Right, towards the
08:22PM 22	(No Response.)	08:24PM 22	wetlands.
08.22PM 23	CHAIRMAN GLAZER: If there are none,	08.24PM 23	MR. ABAD: That seems to me to be the
08.22PM 24	I'll open it to questions from the Board Members for	08.24PM 24	logical place for parking down in there, not on top
08-22PM 25	Mr. Hubschman.	08.24PM 25	of the hill pronounced so the whole world sees it
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
1	201-641-1812	1	201-641-1812
	50		52
08-22PM 1	No, you're not getting away that easy.	08 24PM 1	coming up over the hill, but down in the bottom.
05.22PM 2	No, you're not getting away that easy. Any questions for Mr. Hubschman?	08.24PM 2	coming up over the hill, but down in the bottom. And if you made right-turns only in and
08.22PM 2 08.22PM 3	No, you're not getting away that easy. Any questions for Mr. Hubschman? MS. HERRIES: So the parking lot for	08.24PM 2 08.24PM 3	coming up over the hill, but down in the bottom. And if you made right-turns only in and out of the parking area and you move the driveway
08.22PM 2 08.22PM 3 08.22PM 4	No, you're not getting away that easy. Any questions for Mr. Hubschman? MS. HERRIES: So the parking lot for the church, so it's now you're able to reduce the	08.24PM 2 08.24PM 3 08.24PM 4	coming up over the hill, but down in the bottom. And if you made right-turns only in and out of the parking area and you move the driveway east towards, what is this, School House Lane, as far
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08 25PM 1	making rights in and out, no left turns into the	08.27PM 1	turn and turn right into the parking lot.
08.25РМ 2	parking lot.	08.27PM 2	You've got all your access from 9W.
08.25PM 3	It seems to me that's the logical place	08.27PM 3	Where is your argument?
08.25РМ 4	to put it.	08.27PM 4	MR. CAPIZZI: The lot has to be on 9W.
08:25PM 5	MR. CAPIZZI: But that parking lot	08 27PM 5	MR. ABAD: 9W is all the way up here
08.25РМ 6	that	08.27PM 6	(indicating).
08.25PM 7	MR. ABAD: You could also take the top	08 27PM 7	MR. CAPIZZI: No, I understand that.
08.25PM 8	entrance and move all of the traffic off of Old Dock	08.27PM 8	CHAIRMAN GLAZER: How is the lot on 9W?
08 25PM 9	Road and close off the entrance to the parking to the	08 27PM 9	MR. CAPIZZI: It's not.
08.25PM 10	the parking to the right on Old Dock Road. You	08.27PM 10	MR. ABAD: So how are you going to get
08 25PM 11	would close that entrance.	08 27PM 11	the lot on 9W?
08 25PM 12	So now all your entrances coming in and	08.27PM 12	THE WITNESS: One of our requests for a
08.25PM 13	off of Closter Dock and you only have and I do	08.27PM 13	variance, one of the conditions of a conditional use,
08 25PM 14	like the setback of the 10 feet where you're pushing	08:27PM 14	access has to be from Route 9W.
08 25PM 15	the parking lot back, but I don't like the extension	08.27PM 15	MR. ABAD: We don't have to give it to
08.25PM 16	of the parking lot.	08 27PM 16	you from there.
08 25PM 17	I like giving you that buffer and take	08.27Pts 17	We just have to give you conditional
08·25PM 18	the extension off and I think you would have most of	08.27PM 18	use, right, someplace that I think makes the town
08.25PM 19	your, you know, town here happy removing that parking	08.27PM 19	happy.
08 26PM 20	lot.	08 27PM 20	MR. CAPIZZI: That's not the standard.
08 26PM 21	I just maybe I'm wrong. The whole	08.27PM 21	MR. ABAD: I don't care about the
08 26PM 22	proposed parking.	08 27PM 22	standard.
08 26PM 23	I like the setback of the 10 feet.	08.27PM 23	I'm saying what is the town required to
08 26PM 24	Put the parking lot down in, down in	08 27PM 24	do here?
08 26PM 25	MR. CAPIZZI: In the valley.	08.27PM 25	MR. CAPIZZI: I mean your Board
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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08 26PM 1	MR. ABAD: Maybe you, you don't like	08.27PM 1	attorney can guide you on that.
08 26PM 2	MR. ABAD: Maybe you, you don't like it, but I'm sure there's people in the crowd that	08.27PM 2	attorney can guide you on that. I'm of the opinion the Board is
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	57		59
08-26PM 1	MR. CAPIZZI: I think you should vote	08.29PM 1	is proposing.
08 28PM 2	on No. 1, the law; and, No. 2	08.29PM 2	MS. LANDOLFI: You can, as part of your
08-28PM 3	MR. ABAD: The law is what? That it	08 29PM 3	closing, but our discussion internally with the Board
08.28PM 4	couldn't be done down below?	08.29PM 4	regarding the law and the Board's obligation
08 28PM 5	Is that what the law is?	ов:зорм 5	regarding the law is attorney/client privilege.
08.28PM 6	Are we getting into a legal argument	ов:зорм 6	And I would like to we would move to
08:28PM 7	here?	08:30PM 7	have a resolution and that discussion would be done
08:28PM 8	So the law says Mike can't figure out a	08.30PM 8	during closed session.
08:28PM 9	way	08:30PM 9	MR. CAPIZZI: I don't consent to that.
08:28PM 10	MS. LANDOLFI: I don't think you should	08.30PM 10	I object to that.
08:28PM 11	get into the law now.	08:30PM 11	But the Board can certainly be guided
08 28PM 12	CHAIRMAN GLAZER: We're not going to	08:30PM 12	by its counsel.
08 28PM 13	discuss this now.	ов:зорм 13	I don't think it's appropriate for the
08 28PM 14	What we may actually do is, to discuss	08:30PM 14	Board to go into closed session in the middle of a
08.28PM 15	this, is go into closed session to discuss it with	ов.зорм 15	public hearing to discuss how the law should be
08:28PM 16	our attorney.	08:30PM 16	applied to this application.
08:28P% 17	MS. LANDOLFI: Regarding the law.	08:30PM 17	To me, it's a very integral issue in
08:28PM 18	CHAIRMAN GLAZER: Regarding the law.	08:30PM 18	any application the Board has before it on every
08-28PM 19	MR. CAPIZZI: That's not permitted.	08:30PM 19	single agenda item.
08:28PM 20	You can't go into closed session on a pending	08:30PM 20	MS. LANDOLFI: It's not just it's
08-28PM 21	application.	08:30PM 21	legal advice. I would be giving legal advice,
08:28PM 22	I don't know where that's from, but	08:30PM 22	attorney/client privilege the conversation.
08-29PM 23	there's no pending litigation, there's no basis	08:30PM 23	And I welcome you to put your position
08 29PM 24	whatsoever for the Board to go into closed session.	08.30PM 24	regarding the law on the record as as part of your
DB 29PM 25	The fact that we're even mentioning it	08:30PM 25	statements tonight.
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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	58		60
08:29PM 1	is potentially an appealable issue.	08:30PM 1	MR. CAPIZZI: Understood.
08:29PM 2	is potentially an appealable issue. MS. LANDOLFI: Pursuant to the Open	08:30РМ 2	MR. CAPIZZI: Understood. CHAIRMAN GLAZER: Okay.
08:29PM 2 08:29PM 3	is potentially an appealable issue. MS. LANDOLFI: Pursuant to the Open Public Meeting Act, we can go into closed session by	ов:зорм 2 ов:зорм 3	MR. CAPIZZI: Understood. CHAIRMAN GLAZER: Okay. Are there other questions from members
08:29PM 2 08:29PM 3 08:29PM 4	is potentially an appealable issue. MS. LANDOLFI: Pursuant to the Open Public Meeting Act, we can go into closed session by resolution of the Board, but I can provide them legal	08:30PM 2 06:30PM 3 08:30PM 4	MR. CAPIZZI: Understood. CHAIRMAN GLAZER: Okay. Are there other questions from members of the Board for Mr. Hubschman?
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	61		63
08:31PM 1	THE WITNESS: Right.	08.34PM 1	It's it's a delicate balance here
08:31PM 2	A lot of boards ask me what's the	08:34PM 2	because you want to provide some coverage
08:31PM 3	wattage.	08:34PM 3	(indicating), some safety for people using the
08.31PM 4	CHAIRMAN GLAZER: That means	08:34PM 4	parking lot, but you don't want to create a hot spot
08.31PM 5	THE WITNESS: No, a 75-watt bulb.	08:34PM 5	for the neighbors.
08.31PM 6	CHAIRMAN GLAZER: I mean you could have	08:34PM 6	CHAIRMAN GLAZER: Yeah.
08:31PM 7	a 12,000-watt light producing 11,000 lumens.	08:34PM 7	My concern about the 10-foot-high
08:31PM 8	THE WITNESS: Well, that's why we do	08.34PM 8	lighting is 11,000 lumens is going to put a lot of
08:31PM 9	show the footcandle lines, which is important, that's	08.34PM 9	light out.
08:32PM 10	on the ground.	08.34PM 10	Are they directed lamps towards the
08;32PM 11	CHAIRMAN GLAZER: Okay.	08.34PM 11	parking area?
08.32PM 12	And the same, what are the lumens per	09.34PM 12	THE WITNESS: Right.
08 32PM 13	the bollards?	08:34PM 13	The luminaire, the lighting company
08:32PM 14	THE WITNESS: The small bollard is 270.	08:34PM 14	gives you a lumen that directs everything down.
08:32PM 15	CHAIRMAN GLAZER: So 270 lumens per	08:34PM 15	Yeah.
08:32PM 16	bollard.	08:34PM 16	CHAIRMAN GLAZER: It won't you won't
08.32PM 17	THE WITNESS: Per bollard, yeah.	08:34PM 17	get much spillover to the neighbors' property?
08:32PM 18	CHAIRMAN GLAZER: Perry, does that meet	08:34PM 18	THE WITNESS: There's absolutely no
08.32PM 19	with your agreement, approximately those are	08.35PM 19	spillover.
08.32PM 20	producing that low level of light.	08 35PAN 20	This actually shows, yeah, the building
08 32PM 21	MR. FRENZEL: I think the watts and	08.35PM 21	blocks, a lot of it.
08:32PM 22	lumens are not insignificant indication of the light	08 35PM 22	MR. FRENZEL: In the earlier iteration,
08:32PM 23	levels.	08:35PM 23	if you remember, the light poles were on the
08:32PM 24	And that's what you're concerned about.	08:35PM 24	southerly side of the parking lot and actually
08:32PM 25	CHAIRMAN GLAZER: Ten feet up 11,000	08:35PM 25	pointed more toward Old Dock Road.
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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4	62	08.35РМ 1	64 And one of the other suggestions was
08:32PM 1 08:32PM 2	lumens is a lot of light. MR. FRENZEL: Yeah, but people walk on	08.35РМ 1 08.35РМ 2	that you flip it around so if there was any light
	the ground and get out of their car on the ground and	08.35PM 2	that does spill over it goes to Closter Dock Road.
	that's why we typically, as engineers, will do a	08.35PM 4	There's nobody living there.
08:32PM 4	lighting plan that shows what the footcandle spread	08 35PM 5	CHAIRMAN GLAZER: Okay.
	is and what the actual plans are.	08.35PM 6	Any other questions from members of the
08.33PM 0	A parking lot generally, if I can	08.35PM 7	Board?
08:33PM 8	compare parking lots, generally are minimally	08:35PM 8	(No Response.)
08.33PM 9	2 footcandles.	08:35PM 9	CHAIRMAN GLAZER: Yes.
08:33PM 10	In more congested urban areas and	08;35PM 10	Go ahead.
08.33PM 11	commercial settings it's closer to five.	08.35PM 11	MR. KUPFERSCHMID: Dave Kupferschmid,
08 33PM 12	This plan shows light levels at the	08.35PM 12	K-U-P-F-E-R-S-C-H-M-I-D, 6 Cassandra Drive.
08-33PM 13	lower end looking at the plan of the parking lot,	08 35PM 13	Mike, this is really a question
08:33PM 14	less than a half a footcandle in the middle of the	08.35PM 14	Matt, rather, for you, the different
08-33PM 15	parking lot you're somewhere around a half a	08.35PM 15	CHAIRMAN GLAZER: He's not testifying.
08.33PM 16	footcandle, slightly more, which is, let's use a	08:35PM 16	MR. KUPFERSCHMID: Maybe you know the
08.33PM 17	generic term rather dimly lit.	08:35PM 17	answer.
08:33PM 18	CHAIRMAN GLAZER: Would that be a	08.35PM 18	You have the church and, obviously,
06:33PM 19	concern for safety purposes?	08.35PM 19	that's a house of worship and that's a separate
08:33PM 20	MR. FRENZEL: I think, No. 1, given	08.36PM 20	parcel, and then you have across the street.
08.34PM 21	where we are, and you're not in an urban area or	08 36PM 21	Is that also listed as a house of
08.34PM 22	shopping center or anything like that, I think the	08.36PM 22	worship, is it under the same rules and regulations
08.34PM 23	fact that there is some artificial light there giving	08.36PM 23	or is it just the church.
08:34PM 24	people an ability to see what's on the ground in	03-36PM 24	THE WITNESS: As a conditional use of
	people an ability to bee milite on the ground in		
08:34PM 25	front of them.	08:36PM 25	the church, yeah. I believe it would be, but that
08:34PM 25		08:36PM 25	the church, yeah. I believe it would be, but that LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
08:34PM 25	front of them.	08:36PM 25	

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asser 1 valued be came 1 came 2 came 3 up later because Tru curbus, we're looking at two asser 3 up later because Tru curbus, we're looking at two asser 4 CHAIRMAN GLAZER: Very good, asser 4 different parcels here, and you're laking one asser 6 But to me, again 1 dort know, but the asser 6 For the record, day vob havey your J. B. asser 6 But to me, again 1 dort know, but the asser 6 Gott CHAIRMAN GLAZER: We'll accept you, asser 1 came 1 Source for worship asser 1 CHAIRMAN GLAZER: We'll accept you, asser 1 community center. asser 1 CHAIRMAN GLAZER: We'll accept you, asser 1 community center. asser 1 CHAIRMAN GLAZER: We'll accept you, asser 15 MR. KUPFERSCHMID: 1 wart to know how asser 13 MR. CAPIZZI: You'l Bense is still in asser 16 MR. KUPFERSCHMID: 1 wart to know how asser 16 MS. LANDOLFI: You willcene asser asser 1 CHAIRMAN GLAZER: No'Y asser asser <th>ſ</th> <th>~~~ · · · · · · · · · · · · · · · · · ·</th> <th></th> <th>· · · · · · · · · · · · · · · · · · ·</th>	ſ	~~~ · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·
auser 1 Progressing municipalities and also for auser 3 applications. auser 4 different parcels here, and you're taking one auser 5 auser 6 But to me, again 1 don't know, but the auser 6 awar 7 Church is a house of worship, the other structures, auser 6 awar 8 are they house of worship, the other structures, auser 6 awar 9 MR. CAPEZI: They are, auser 6 awar 14 community enter, auser 14 awar 15 community enter, auser 14 awar 16 they qualify for house of worship, auser 14 awar 16 they qualify for house of worship, auser 14 awar 16 they qualify for house of worship, auser 14 awar 16 they qualify for house of worship, auser 14 awar 16 they qualify for house of worship, auser 14 awar 20 CHAIRMAN GLAZER: Notay auser 15 awar 21 they qualify for house of worship, auser 14 awar 22 MR, CAPEZZ: than two, auser 15 awar 24 MR CAPEZZ: than two, auser 16 awar 24 MR CAPEZZ: than tw	4	65	1	67
aum 3 up later bestue fm curbus, wer's looking at two aum 4 different parcels here, and you're taking one aum 4 different parcels here, and you're taking one aum 4 ChAIRMAN GLAZER: Very good, aum 7 chert bestue of worship, the other structures, aum 6 for the record, do you have your P.E. aum 8 are they house of worship, the other structures, aum 4 ChAIRMAN GLAZER: Very good, auw 10 THE WITNESS: The parsonage and the aum 11 time 14 dou't. auw 11 Community center, in the aum 11 time 14 the point conter, in the aum 11 auw 11 center, what you call the community center is, in the aum 11 time 15 MR. CAPIZZI: Your license is still in the aum 11 auw 12 the ory of is indeal for house the ourship. taw 14 code standing, though? aum 14 context, were the standing one worship. taw 15 MR. CAPIZZI: Your license is still in the aum 14 aum 12 CHAIRMAN GLAZER: Nor Norship. taw 15 MR. CAPIZZI: Your license is still in the aum 14 aum 12 MR. CAPIZZI: Your license is still in the aum 14 code standing, though? auw 12 MR. CAPIZZI: Your license is still in the aum 14				
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	08:38PM 25	New Jersey Department of Transportation, Bergen	08:40PM 25	CHAIRMAN GLAZER: Is the 8:30 also an
201-641-1812 201-641-1812		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
		201-641-1812		201-641-1812

	69		71
08:40PM 1	a.m. service?	08.43PM 1	Again, we did see vehicles that were
08:40PM 2	THE WITNESS: Yes, both of those are	08.43PM 2	coming up and down Closter Dock Road to get into the
08:40PM 3	a.m.	08:43PM 3	existing parking field and the person that was
08:40PM 4	We looked at how many vehicles were	08:43PM 4	standing outside definitely assisted in helping that
08:40PM 5	parked on the site in the existing parking area and	08:43PM 5	situation, especially, in the leaving or the
08:40PM 6	then also how many vehicles were parked on the	08:43PM 6	departing of the parking area, itself.
08:40PM 7	street, on the local street network that did not fit	08:43PM 7	And so that's the first part was our
08:40PM 8	into the parking area as it was.	08:43PM 8	observations of what was happening on the site.
08:40PM 9	Both of those conditions, the number of	08:43PM 9	Q. As far as your opinion of the design of
08:40PM 10	parking spaces in the lot always maxxed out at the	08.43PM 10	the proposed parking fields?
08:40PM 11	20.	08.43PM 11	A. As far as the design of the fields, a
08:40PM 12	We had 21 parking spaces, but actually	08.43PM 12	lot has been talked about that I heard sitting here
08:40PM 13	there were 23 or 24 parking, parked vehicles on the	08:43PM 13	of the drive aisle, drive aisle from an
08:40PM 14	site, just to get as many vehicles on the site as	08:43PM 14	industry-standard standpoint, the industry standard
08:41PM 15	as they could.	08:44PM 15	is 24-feet to 12-foot aisles or lanes, basically.
08.41PM 16	They actually have a person that's on	08:44PM 16	And that could be reduced to two 10-foot lanes.
08:41PM 17	the roadway right in front of the parking lot	08:44PM 17	So anywhere from 20 feet to 24 feet is
08:41PM 18	directing people to go into the lot, also coming out	08:44PM 18	an acceptable design for a parking field.
08:41PM 19	of the lot, which generally helps in getting volume	08.44PM 19	If this were more of a retail parking
08:41PM 20	in and out, the vehicles in and out of the site.	08.44PM 20	facility I would say 24 feet would certainly be
08.41PM 21	In addition, we looked at a range of	08:44PM 21	required for residential and something like a house
08:41PM 22	anywhere from 12 to 20 street parking spaces that	08.44PM 22	of worship we could certainly go town to 22, to
08.41PM 23	were being utilized up and down the street in	08:44PM 23	11-foot travel lanes.
08:41PM 24	different areas and that really was consistent for	08:44PM 24	So from a safety and a design
08:41PM 25	both services that we witnessed and for both Sundays	08:44PM 25	standpoint having a 23-foot parking aisle is
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	70		72
08:43PM 1	70 that we did the counts on.	08.44PM 1	72 certainly sufficient.
08:41PM 1 08:41PM 2	1	08.44PM 1 08:44PM 2	
	that we did the counts on.		certainly sufficient.
08:41PM 2	that we did the counts on. Again, these counts were done in May	08:44PM 2	certainly sufficient. Q. Now we're dealing with an existing
08:41PM 2 08:41PM 3	that we did the counts on. Again, these counts were done in May and so some some of the COVID, I guess, reduction	08:44PM 2 08:44PM 3	certainly sufficient. Q. Now we're dealing with an existing house of worship, we're not expanding either building. We are not adding any seating. So roadway capacity is not an issue.
08:41PM 2 08:41PM 3 08:41PM 4	that we did the counts on. Again, these counts were done in May and so some some of the COVID, I guess, reduction I would like to call it, COVID-factor of not all the	08:44PM 2 08:44PM 3 08:44PM 4	certainly sufficient. Q. Now we're dealing with an existing house of worship, we're not expanding either building. We are not adding any seating. So roadway capacity is not an issue. But just for purposes of providing some color on
08:41PM 2 08:41PM 3 08:41PM 4 08:41PM 5	that we did the counts on. Again, these counts were done in May and so some some of the COVID, I guess, reduction I would like to call it, COVID-factor of not all the people that could come in, that full demand wasn't	08.44PM 2 08.44PM 3 08.44PM 4 08.44PM 5	certainly sufficient. Q. Now we're dealing with an existing house of worship, we're not expanding either building. We are not adding any seating. So roadway capacity is not an issue. But just for purposes of providing some color on that, can you talk to us about the ability for the
08.41PM 2 08.41PM 3 08.41PM 4 08.41PM 5 08.42PM 6	that we did the counts on. Again, these counts were done in May and so some some of the COVID, I guess, reduction I would like to call it, COVID-factor of not all the people that could come in, that full demand wasn't really realized during those services that we	08.44PM 2 08.44PM 3 08.44PM 4 08.44PM 5 08.44PM 6	certainly sufficient. Q. Now we're dealing with an existing house of worship, we're not expanding either building. We are not adding any seating. So roadway capacity is not an issue. But just for purposes of providing some color on
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08:41PM 2 08:41PM 3 08:41PM 4 08:41PM 5 08:42PM 6 08:42PM 7 08:42PM 8	that we did the counts on. Again, these counts were done in May and so some some of the COVID, I guess, reduction I would like to call it, COVID-factor of not all the people that could come in, that full demand wasn't really realized during those services that we witnessed. And so we're looking at anywhere from	08.44PM 2 08.44PM 3 08.44PM 4 08.44PM 5 08.44PM 6 08.44PM 7 08.44PM 7 08.44PM 8	certainly sufficient.Q.Now we're dealing with an existinghouse of worship, we're not expanding eitherbuilding.We are not adding any seating.So roadway capacity is not an issue.But just for purposes of providing some color onthat, can you talk to us about the ability for theroadway to accommodate the vehicles coming in and outto attend the service?A.Certainly on Old Dock Road it can
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	73		75
08:45PM 1	again, would not be something that the county would	08:48PM 1	happens at the same time?
08.46PM 2	actually approve.	08:48PM 2	A. That's right.
08:46PM 3	So having alternate access, having Old	08:48РМ З	Q. Do you know the location of where those
08:46PM 4	Dock Road is the primary access point for either side	08:48PM 4	services occur?
08:46PM 5	of the roadway for whatever would be built on on	08:48PM 5	A. That I really don't know the difference
08:46PM 6	these lots and not off of Closter Dock Road.	08:48PM 6	between the two, but we we just understood that it
08:46PM 7	Q. You had said one of your	08:48PM 7	was an 8:30 service and two different services at
08:46PM 8	qualifications, you acted as an expert for the County	08:46PM 8	11:00.
08:46PM 9	of Bergen?	08:48PM 9	Q. Well, regardless of which, one
08:46PM 10	A. Yes.	08:48PM 10	service one service is in one building, one
08:46PM 11	Q. And so can you just highlight for us	08:48PM 11	service is in the other building?
08:46PM 12	the basis for your level of confidence that an access	08:48PM 12	A. That's right.
08:46PM 13	point over Closter Dock would not be approved.	08:48PM 13	Q. At 11:00 are we also having religious
08:46PM 14	A. Just, No. 1, it's too close to the	08:48PM 14	education for the youth?
08:46PM 15	intersection already to to an already stop	08.48PM 15	A. Yes.
08:46PM 16	controlled T-intersection.	08:48РМ 16	And that's another reason why people
08:46PM 17	The other is just sight distance coming	08:48PM 17	are walking back and forth.
08:46PM 18	in and out of this driveway, if it were proposed here	08:48PM 18	Q. Anything else to shed on the plan
08:46PM 19	(indicating) in looking at either direction.	08:48PM 19	personally?
08:46PM 20	We can't just say from a design	08:48PM 20	A. No, I think that's it.
08:46PM 21	standpoint that we're not going to allow left-turns	08:48PM 21	MR. CAPIZZI: Thank you.
08:46PM 22 08:46PM 23	in or left-turns out. If people do it, if the public	08:48PM 22	I don't have any further questions of
08:46PM 23	does it for whatever reason, they disregard the No-Left-Turn signs, we have to account for that from	08:48PM 23	him, Mr. Chairman.
08:47PM 24	a safety standpoint.	08:48PM 24	CHAIRMAN GLAZER: Okay. Once again, I will open the questioning
00.47FM 20	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	Delateria EQ	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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08:47PM 1		08:48PM 1	76 to members of the audience for this witness only.
08:47PM 1 08:47PM 2	74 So from a sight distance safety element it just would not be feasible to do.	08:48PM 1 08:49PM 2	76 to members of the audience for this witness only, questions relating to his testimony or his expertise.
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			79
08.50PM 1	THE WITNESS: That's what it was. It	өз.52РМ 1	to having access off of Closter Dock Road, itself,
08:50PM 2	was 24 on the site and up to 20 on the street so 20	08.52PM 2	which I would not recommend, nor do I think it would
08.50PM 3	and 24, 44.	08.52PM 3	be approved, having it off of the local roadway,
08.50PM 4	MR. POLICANO: Okay.	08 52PIA 4	there is some distance between Closter Dock Road and
08.50PM 5	Thank you.	08 52PM 5	the two main proposed parking fields.
08.50РМ 6	CHAIRMAN GLAZER: Yes.	08.52PM 6	MR. KELLY: How many cartways, three?
08.50PM 7	Mr. Cohen?	08.52PM 7	THE WITNESS: There are also
08.50PM 8	MR. COHEN: Steven Cohen, 24 Ridge	08.52PM 8	residential properties, obviously, along the roadway
08:50PM 9	Street.	08:52PM 9	and so it serves as access to the residential
08:50PM 10	In your observations, what is your	ов.52рм 10	properties as well.
08.50PM 11	feeling about the side streets that are there, Ridge	08:52PM 11	MR. KELLY: So just okay. So
08.50PM 12	Street and the rest of the Old Dock, Closter Dock as	08.52PM 12	between Closter Dock Road and the parking lot, you're
08 50PM 13	far as width and as far as when these cars park, not	08.52PM 13	talking about maybe three or four roughly?
08.50PM 14	parked, how much room do they have to work and would	08.52PM 14	THE WITNESS: Mike, do you have a
08.50PM 15	any of these impede the residence vehicles?	08.53PM 15	scale?
08.50PM 16	THE WITNESS: Again, we in the	08.53PM 16	MR. HUBSCHMAN: Yeah.
08.50PM 17	existing condition, we have vehicles that are parked	08 53PM 17	MR. KELLY: So that's why I'm making
08.50PM 18	on the local street.	08 53PM 18	these to scale.
08.50PM 19	The width of the street is is not	08.53PM 19	THE WITNESS: Let me get an idea.
08.50PM 20	that wide. It's usually parking on one side or the	08.53PM 20	MR. KELLY: Now if you have that many
08.50PM 21	other.	08.53PM 21	cars arriving for service.
08 50PM 22	So for an emergency vehicle standpoint,	08:53PM 22	CHAIRMAN GLAZER: Well, let him answer
08.50PM 23	emergency vehicles can still gain access to the	08.53PM 23	rather than having you testify.
08.50PM 24	street, that that should not be a problem.	08.53PM 24	MR. KELLY: Well, that may not even
08:51PM 25	And in the proposed condition there	08.53PM 25	matter if it's 40 or 50 feet.
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
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	and a second		
	81		83
08:54PM 1	MR. KELLY: No?	08.56PM 1	There is not enough traffic volume here
08.54PM 2	THE WITNESS: Today there's queuing or	08.56PM 2	to even conduct the Traffic Impact Study, not for
08:54PM 3	there could be queuing because there's not a lot of	08.56PM 3	this use.
08.54PM 4	parking.	08.56PM 4	BY MR. CAPIZZI:
08.54PM 5	If the parking lot is full, then the	08.56PM 5	Q. It's an existing use with existing
08:54PM 6	vehicle is slowing down, they're told there is no	08.56PM 6	seats?
08:54PM 7	parking and then they may park on the street or	08.56PM 7	A. Yes.
08:54PM 8	people may just park on the street because that's	08.56PM 8	Q. And existing buildings. If it was a
08:54PM 9	what they normally do.	08:56PM 9	new project if you analyze it under new project
08:54PM 10	So with additional parking that vehicle	08.56PM 10	loans, would you need to do a study? A. Even if this were brand new and this
08.54PM 12	would be directed into each parking facility. It's a quicker operation.	08:56PM 11	
08.54PM 12	MR. KELLY: That's that's hard to	08:56PM 12	wasn't existing and we had 300 seats, it still would not meet the requirement to do a traffic study at
08:54PM 13	believe,	08:56PM 13	this location or assembly.
08:54PM 14	THE WITNESS: Okay.	08.56PM 14	MR. KELLY: So Closter Dock with 300
08:54PM 15	MR. KELLY: And since you're with the	08.56PM 15	cars
08:54PM 10	county and everything, what about the impact on	08:56PM 10	(Simultaneous Speaking.)
08:54PM 18	Closter Dock Road, itself?	08.56PM 18	THE WITNESS: I didn't say 300 cars, I
08.54PM 10	THE WITNESS: On Closter Dock Road.	08.56PM 19	said if there were 300 people.
08.55PM 20	MR. KELLY: If you have 60 yeah.	08:56PM 20	THE COURT REPORTER: You have to speak
08:55PM 21	Would that back up onto Closter Dock Road	08.56PM 21	one at a time.
08:55PM 22	THE WITNESS: No.	08:56PM 22	MR. KELLY: Sorry.
08:55PM 23	MR. KELLY: which is a very	08.56PM 23	THE WITNESS: Sorry.
08:55PM 24	dangerous area.	08:56PM 24	If there were 300 persons.
08.55PM 25	THE WITNESS: No.	08.55PM 25	MR. KELLY: What are you estimating the
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	82		84
08.55PM 1	MR. KELLY: I see it, but	08.57PM 1	car
08:55PM 2	THE WITNESS: There's not in the	08:57PM 2	MR. CAPIZZI: You got to let him
08:55PM 3	existing condition that may be true.	08.57PM 3	answer, sir.
08.55PM 4	In the proposed condition with	08.57PM 4	MR. KELLY: Oh, sorry.
08:55PM 5	additional parking there is very little chance that	08:57PM 5	MR, CAPIZZI: Let him answer and he'll
08:55PM 6	it would backup onto Closter Dock Road, very little		
	it would backup onto Closter Dock Road, very little	08.57PM 6	answer the next question, please.
08.55РМ 7	chance,	08:57PM 7	THE WITNESS: For each service we're
08.55PM 8	chance. And we would make all that we would	08:57PM 7 08:57PM 8	THE WITNESS: For each service we're probably looking at about, probably 50, 55, maybe
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·			
	85		87
08,58PM		08.59PM 1	calculations are based on 125 in the church?
08.56PM	2 MR. GARABET: Leon Garabet, 87 Closter	08:59PM 2	MR. HUBSCHMAN: One-hundred-twenty-five
08 58PM	B Dock Road.	08:59PM 3	seats in the house of worship and the community
06:58PM 4		09.00PM 4	center was based on square footage, 1,500 square feet
08:58PM		09.00PM 5	divided by 5, which would be 30 spaces.
08:58PM (3 think there is on the wall someplace in the church	09.00PM 6	MR. CAPIZZI: And that's how you
08.58PM	only 76 seats supposed to be in the church.	09.00PM 7	arrived at the total?
08 58PM	I don't understand how you arrive at	09.00Рм 8	CHAIRMAN GLAZER: I'm sorry, Mike.
08 58PM	170 seats or 160 seats today.	09.00РМ 9	Say that again, 1,500 divided.
08.58PM 10) I don't know the Fire Department accept	09.00Рм 10	MR. HUBSCHMAN: I'm mumbling over here.
08:58PM 1'	that kind of amount of chairs. There was benches	оэ.оорм 11	Let me stand up.
08:58PM 12		09.00РМ 12	Right. The parking was based on 125
08:58PM 13		09.00PM 13	seats in the sanctuary which was 42 spaces required.
08.58PM 14		09.00PM 14	The community center, the ordinance or
08.58PM 1		09.00PM 15	the parking ordinance states it's one per five seats
08.58PM 10		69.00PM 16	in the largest assembly area.
08.58PM 1	-	09.00PM 17	So we used 150 seats divided by 5 would
08.58PM 11	• • •	09.00PM 18	be 30 spaces required.
08:58PM 1		09.00PM 19	We had the parsonage was a
03.58PM 2		09.00PM 20	three-bedroom house so there was two spaces so if you
08.58PM 2		09.00Рм 21	add up those numbers, the 42, 30 and the two you add
08.58РМ 2		09.01PM 22	up to 74 spaces required.
08 58PM 2		09.01PM 23	MR. LUGLIO: And that's basically what
08.58PM 2		09.01PM 24	I have. I had 120 seats, 150 seats and three staff.
08.58PM 2		09.01PM 25	But I basically come up with 73, so
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812	1	201-641-1812
	86		88
08.58PM	1 MR. GARABET: Do the people, a lot more	09.01PM 1	88 it's, basically, the same number.
08 58PM	1 MR. GARABET: Do the people, a lot more 2 people increasing the cars and all this stuff?	09.01PM 2	88 it's, basically, the same number. CHAIRMAN GLAZER: What is the just,
08 58PM 08.59PM	MR. GARABET: Do the people, a lot morepeople increasing the cars and all this stuff?THE WITNESS: I don't know what the	09.01PM 2 09.01PM 3	88 it's, basically, the same number. CHAIRMAN GLAZER: What is the just, Mike, please say it again, the number of square feet
08 58PM 08.59PM 08.59PM	1MR. GARABET: Do the people, a lot more2people increasing the cars and all this stuff?3THE WITNESS: I don't know what the4occupancy or the fire occupancy is for each one of	09.01PM 2 09.01PM 3 09.01PM 4	88 it's, basically, the same number. CHAIRMAN GLAZER: What is the just, Mike, please say it again, the number of square feet in what is now called the community center and the
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L Contraction of the second se	89		91
09.02PM 1	service and at 11:00 there are three different	09.04PM 1	you would be able to get a fire truck on the roadway.
69.02PM 2	activities going on?	09.04PM 2	The fire truck would not pull into either one of
09.02PM 3	THE WITNESS: It certainly was a little	09.04PM 3	those parking lots. It's just not their regular
09.02PM 4	bit higher.	09.04PM 4	operation.
09.02PM 5	The 48 was during the 11:00 on the 15th	09.04PM 5	If there was a fire, they would stage
09.02PM 6	of May and the 11:00 was 46 on the 25th.	09.04PM 6	the fire truck on Old Dock Road.
09.02PM 7	MS. HERRIES: And what was it at 8:30?	09.04PM 7	And if there was an ambulance type of
09.02PM 8	THE WITNESS: It was 44 and 46. It was	09.04РМ 8	service, they would be able to get into either one of
09.02PM 9	pretty consistent, a little bit higher.	09.04PM 9	these parking lots in the drive aisle.
09.02PM 10	CHAIRMAN GLAZER: Okay. Any other	09.04PM 10	So what what I think you're saying
09:02PM 11	questions?	09.04PM 11	is, if there's an emergency at the exact same time
09.03PM 12	Yes.	09.04PM 12	everyone is leaving
09.03PM 13	MR. BARBIERI: I have a question.	09.04PM 13	MR. BARBIERI: Right.
09.03PM 14	CHAIRMAN GLAZER: Yes. MR. BARBIERI: If I'm at a service and	09.04PM 14	THE WITNESS: then the ambulance
09.03РМ 15 09.03РМ 16	I want to go home and I have to go to Closter Dock	09.04PM 15	would definitely make its way to the parking lot.
09.03PM 10	Road, correct?	09.04PM 10	Just like any ambulance or fire truck if the roadway is completely clogged, they still get
09.03РМ 17 09.03РМ 18	THE WITNESS: Yes.	09.04PM 17	through.
09.03PM 10	MR. BARBIERI: There is no egress from	09.04PM 10	MR. BARBIERI: I'm aware how a fire
09.03PM 10	the church other than Closter Dock Road?	09.05PM 10	truck is, I drive a fire truck so I know how I could
09.03PM 20	THE WITNESS: There's no other egress	09.05PM 20	get to it.
09.03PM 22	except Old Dock Road and Closter Dock Road.	09.05PM 22	But if there were cars on the very,
09:03PM 23	That's right.	09.05PM 23	very narrow street, where are they going to go to get
09.03PM 24	MR. BARBIERI: I can't make a left and	09.05PM 24	out of my way?
09.03PM 25	go through the streets?	09.05PM 25	THE WITNESS: Normally if everyone is
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	90		92
09,03РМ 1	THE WITNESS: Well, you can. Yes.	09.05PM 1	leaving, there are cars on one side of the roadway so
09.03РМ 2	MR. BARBIERI: Why wasn't that thought	09.05PM 2	the ready at ill has width for an ambulance to get
			the roadway still has width for an ambulance to get
09.03PM 3	of?	09.05PM 3	through.
09:03PM 3	THE WITNESS: It's certainly easier to		through. MR. BARBIERI: Okay.
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	97		99 MD CADIZZI: As Looid before the
09.10PM 1	more time.	09.12PM 1	MR. CAPIZZI: As I said before, I'm
09.10PM 2	CHAIRMAN GLAZER: All right.	09.12PM 2	sorry, it's going to add to the exchange. THE WITNESS: Come on.
09.10PM 3	Mr. Capizzi, your next witness.		
09.10PM 4	MR. CAPIZZI: I think Mr. Abad had a	09:12PM 4	This is riveting.
09.10PM 5	question.	09.12PM 5	MR, CAPIZZI: You said it was a site
09.10РМ 6	MR. ABAD: I think it's more, Mike.	09.12PM 6	plan issue.
09.10PM 7	I'm not sure.	09.12PM 7	Earlier on in your testimony you talked
09:10PM 8	CHAIRMAN GLAZER: Go ahead.	09.12PM 8	about the benefit of having two separate parking
09.10PM 9	MR. ABAD: Back on the area to the	09.12PM 9	lots.
09.10PM 10	right, yes, that area there, could that accommodate	09.12PM 10	THE WITNESS: Yes.
09.11РМ 11	that many parking spaces for your proposed extension	09.12PM 11	Two separate parking lots is certainly
09.11PM 12	where the dashed line on your parking lot	09.12PM 12	a benefit, whether this parking lot has X number of
09.11PM 13	THE WITNESS: Here?	09.12PM 13	parking spaces versus, you know, more or less in here
09:11PM 14	MR. ABAD: No, to the left, go left	09.12PM 14	becomes more of a grade and site issue of whether or
09:11PM 15	farther, farther, farther.	09.12PM 15	not physically they could be accommodated.
09:11PM 16	All the way to the end, the extended	09:12PM 16	From a from a volume standpoint it's
09.11PM 17	parking lot by the church.	09.12PM 17	pretty much balanced, but from a volume standpoint it
09:11PM 18	THE WITNESS: Oh, this?	09.13PM 18	really the only difference is that since this
09:11PM 19	MR. ABAD: How many spots do we have	09.13PM 19	parking lot to the west is a little bit further away
09.11PM 20	there?	09.13PM 20	from Closter Dock Road I would prefer that having a
09.11PM 21	Not not exactly, but the amount of	09.13PM 21	little bit more of parking when you look at it as a
09.11PM 22	parking spaces. It looks to me like you got a lot	09.13PM 22	whole.
09.11PM 23	more square footage to the right than you do behind	09.13PM 23	MR. CAPIZZI: And from just a traffic
09.11PM 24	the church.	09.13PM 24	management standpoint, putting the parking spaces
09.11PM 25	THE WITNESS: You're right.	09:13PM 25	proximate to the building which that person is
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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09.11PM 2	MR. ABAD: And that would fit, I would think, in that area before, within the buffer, before	09.13PM 2	traveling to is that a benefit, is that immaterial? THE WITNESS: That is certainly a
09.11PM 2 09.11PM 3	MR. ABAD: And that would fit, I would think, in that area before, within the buffer, before the wetlands and all of that water would drain into,	09.13PM 2 09.13PM 3	traveling to is that a benefit, is that immaterial? THE WITNESS: That is certainly a benefit.
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	101		103
09.14PM 1	CHAIRMAN GLAZER: Next witness?	09.16PM 1	
09.14PM 2	MR. CAPIZZI: Thank you, Mr. Chairman.	09.16PM 2	BY MR. CAPIZZI:
09.14PM 3	Mr. Keyes.	09.16PM 3	Q. Do you want to identify the colorized
09.14PM 4	MS. MYUNG: Mr. Keyes, do you have a	09.16PM 4	plan, please?
09.14PM 5	business card that you could leave with me, please.	09.16PM 5	A. The colorized plan is also dated
09.14PM 6	Do you have a business card you could	09.16PM 6	6/26/22.
09.14PM 7	leave with me, sir?	09.16PM 7	MR. CAPIZZI: So that would be A-17.
09:14PM 8	MR. KEYES: Yes.	09.16P1.1 8	MS. LANDOLFI: That's not premarked.
09.14PM 9	MR. CAPIZZI: Let's get sworn in.	09.16PM 9	Right?
09.14PM 10	MS, LANDOLFI: Do you swear or affirm	09.16PM 10	MR. CAPIZZI: That is not.
09.15PM 11	the testimony you're about to give this Board is the	09.16PM 11	A-16 was the Hubschman colorized site
09.15PM 12	truth so help you God?	09.16PM 12	plan.
09.15PM 13	MR. KEYES; Yes.	09.16PM 13	(Whereupon, Colorized Site Plan,
09.15PM 14	PAUL KEYES, AIA, LA	07:45PM 14	Last Revised 5/16/22 is received and marked as
09.15PM 15	East Clinton Avenue, Tenafly, New Jersey, having	07:45PM 15	Exhibit P-16 for identification.)
09.15PM 16	been duly sworn, testifies as follows:	09.16PM 16	MR. CAPIZZI: And A-17 is the Keyes
09.15PM 17	CHAIRMAN GLAZER: And Mr. Keyes has	09.16PM 17	colorized landscape plan.
09.15PM 18	been before this Board on prior occasions. We know	09.16PM 18	(Whereupon, Colorized Landscape Plan,
09.15PM 19	his qualifications.	09.16PM 19	Dated 6/26/22 is received and marked as
09.15PM 20	Thank you.	09.16PM 20	Exhibit A-17 for Identification.)
09.15PM 21	MR. CAPIZZI: Just for the record,	09.16PM 21	BY MR. CAPIZZI:
09.15PM 22	we're offering Mr. Keyes as an expert in the field of	09.16PM 22	Q. So, Paul, can you tell the Board your
09.15PM 23	architecture and landscape design.	09.16PM 23	involvement with the application please?
09.15PM 24	DIRECT EXAMINATION.	09.16PM 24	A. Excuse me.
09.15PM 25	BY MR. CAPIZZI:	09.16PM 25	Q. Can you tell the Board your involvement
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	102		104
09.15PM 1	Q. Mr. Keyes, I know we have a plan that	09.16PM 1	with the application?
09.15PM 2	we filed.	09.16PM 2	A. Sure.
		1	
09.15PM 3	We have a colorized version of that	09.16PM 3	My involvement is to prepare a
09.15PM 3	here.	09.17PM 4	landscape plan for the completion of the installation
		09.17PM 4 09.17PM 5	landscape plan for the completion of the installation of the parking lots.
09.15PM 4	here. But before we get to that, can you just identify the black-and-white one that we filed?	09.17PM 4	landscape plan for the completion of the installation of the parking lots. Q. Can you take us through what you
09.15PM 4	here. But before we get to that, can you just	09.17PM 4 09.17PM 5 09.17PM 6 09.17PM 7	landscape plan for the completion of the installation of the parking lots. Q. Can you take us through what you prepared, please?
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	105		107
09.16PM 1	seeing this beautiful historic church, but it also	09:20PM 1	Along the roadway I described what was
09.18PM 2	has a couple of dogwoods and one or two shade trees	09.20PM 2	on the church side on the community center side.
09.16PM 3	right in this location here (indicating).	09.20PM 3	There is shade tree out by the corner
09.18PM 4	There are a few shade trees off the	09.20PM 4	on Closter Dock Road and then there's another
09:18PM 5	corner here (indicating) of this building. These are	09.20PM 5	substantial tree. It's a maple. It's old.
09.18PM 6	substantial shade trees.	09.20PM 6	And my opinion it's a hazard. It
09:18PM 7	And then there is a substantial hedge	09 20PM 7	should come down anyway. It's really in decline, you
09.18PM 8	of forsythia that runs down Closter Dock Road that is	09.20PM 8	know.
09:18PM 9	I would say (indicating), 6- to 8-feet high	09.20PM 9	We all love old trees, but at some
09.18PM 10	currently.	09.20PM 10	point they have a life span, a life limit. They need
09.18PM 11	CHAIRMAN GLAZER: Pretty what?	09.20PM 11	to be replaced.
09.18PM 12	THE WITNESS: Pretty what.	09.20PM 12	And, this is how we protect the canopy
09.18PM 13	CHAIRMAN GLAZER: Say that last.	0921PM 13	for the future by removing you know, a good
09.18PM 14	THE WITNESS: It's a substantial 6- to	09.21PM 14	forester thins out his forest and plants new.
09.18PM 15	8-feet high of forsythia hedge, 6- to 8-feet wide.	0921PM 15	So the trees on this side, there is one
09:18PM 16	It's an old planting. It's not new.	09 21PM 16	big substantial tree that I think is in decline. It
09.18PM 17	So on the northern property here	09.21PM 17	has some cavities and I would consider it a hazard.
09.18PM 18	(indicating), as one of the neighbors indicated	09.21PM 18	There's a couple in there before the
09.18PM 19	earlier, there is a grouping of shade trees in the	09.21PM 19	entrance of the lot that just grew from outside
09.18PM 20	back corner of this lot of the church lot.	09.21PM 20	seeding.
09.18PM 21	There are significant trees on this	09.21PM 21	The one conflict on this side, there's
09.18PM 22	property here including a row of 40-foot pine trees	09.21PM 22	not shade trees in front of the community center
09:19PM 23	between the church lot and the building on the	09.21PM 23	right now, some existing plantings and shrubs in
09.19PM 24	northern side, That kind of piddles out on the end.	09.21PM 24	front of the building which will remain.
09:19PM 25	There's a few hemlocks on the end that are crapped	09.21PM 25	But on this side, as we know, there
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
L	201-641-1812		201-641-1812
1	100	1	120
1	106	1 martine 1	108
09.19PM 1	out.	09.21PM 1	is we do not have a lot of space and as a result
09.19РМ 2	out. How that's meaning that they are in	09.21PM 2	is we do not have a lot of space and as a result of utility pruning those trees that are existing
09.19PM 2 09.19PM 3	out. How that's meaning that they are in decline, they are in decline, but those pines are	09.21PM 2 09.21PM 3	is we do not have a lot of space and as a result of utility pruning those trees that are existing there have become a little bit misshapen.
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		1	
	109		111
09 22PM 1	landscape plans these days wherever you see these	09.25PM 1	And as I stated earlier, the limbs of
09.22PM 2	hatch marks indicate ground cover.	09.25PM 2	the pine on the parking lot side of the church have
09.22PM 3	My ground cover that I love to use is	09.25PM 3	been limbed up 6 to 10 feet so we've lost that
09 22PM 4	pachysandra, evergreen, very good at absorbing water.	09.25PM 4	evergreen cover, but there is evergreen cover on the
09.22PM 5	Deer don't eat it. And it's excellent for	09.25PM 5	other side.
09 23PM 6	stabilizing soil.	09.25PM 6	So you're providing substantial
09 23PM 7	So that berm that's going to come	09.25PM 7	screening along there. And that is going to be
09.23PN 8	across there will be stabilized with pachysandra and	09.25PM 8	See, we have 12 Skip Laurels in the
09.23PM 9	then we have lawn over the septic field here which is	09.25PM 9	corner. I have 19 along this property line.
09.23PM 10	also excellent for absorbing water.	09.25PM 10	As you come to the front of the parking
09.23PM 11	You know, we all look to trees to	09.25PM 11	lot, along the roadway here (indicating), I have
09.23PM 12	absorbing water, but we forget that lawn is actually	09.25PM 12	three Acer Freemanii Armstrong. This is Acer
09.23PM 13	a little bit better and grasses, in general, are	09.25PM 13	Freemanii Armstrong (indicating). It's a cross
09.23PM 14	better at absorbing carbon than trees overall.	09.25PM 14	between silver and red maple, prized for its columnar
09.23PM 15	So one thing on this property line as a	09.25PM 15	habit. It does not grow wide. Okay.
09 23PM 16	result of the installation of the septic field you	69.26PM 16	So, again, we're trying to keep it a
09 23PM 17	also have a 3-foot retaining wall, of a boulder, a	09.26PM 17	little bit narrow, it won't encroach on the roadway.
09.23PM 18	boulder wall. So you're up off the property line,	09.26PM 18	I do have one shade tree here
09 23PM 19	3 feet already. We're adding 7- to 8-foot arborvitae	09.26PM 19	(indicating). There is a shade tree and few dogwoods
09 23PM 20	on top of that.	09 26PM 20	here (indicating). So this is pretty, pretty much
09 23PM 21	You're gaining a little bit more height	09.26PM 21	enclosed by shade trees now.
09.23PM 22	above. So those trees, as stated earlier, those,	09 26PM 22	And then down below, at the entrances,
09-23PM 23	those boulder wall is slightly off the property line	09.26PM 23	we have Ilex Glabra which is a low evergreen shrub
09 23PM 24	and slightly off the fence line. The trees are	09 26PM 24	(indicating).
09.23PM 25	planted on top of the boulders.	09.26PM 25	What I'm trying to do is provide a
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	110		112
09.24PM 1	110 As we get into the corner here	09.26PM 1	relief of the parking lot without impugning the sight
09.24PM 1 09.24PM 2	As we get into the corner here (indicating), we change up the plan to a Skip Laurel	09.26PM 1 09.26PM 2	relief of the parking lot without impugning the sight lines as you come out of the parking lot and that
	As we get into the corner here (indicating), we change up the plan to a Skip Laurel because what we're trying to do is preserve these	1	relief of the parking lot without impugning the sight lines as you come out of the parking lot and that could easily be maintained. Ilex Glabra are compact,
09.24PM 2	As we get into the corner here (indicating), we change up the plan to a Skip Laurel because what we're trying to do is preserve these remaining shade trees in the corner here.	09.26PM 2	relief of the parking lot without impugning the sight lines as you come out of the parking lot and that could easily be maintained. Ilex Glabra are compact, will actually grow to only about 4 feet. So that
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09.24PM 2 09.24PM 3 09.24PM 4 09.24PM 5 09.24PM 5 09.24PM 6 09.24PM 7 09.24PM 8 09.24PM 8 09.24PM 9 09.24PM 10 09.24PM 12 09.24PM 12 09.24PM 12 09.24PM 13 09.24PM 14 09.24PM 15 09.24PM 16 09.24PM 17 09.24PM 18 09.24PM 19 09.25PM 20 09.25PM 21 09.25PM 23 09.25PM 23 09.25PM 24	As we get into the corner here (indicating), we change up the plan to a Skip Laurel because what we're trying to do is preserve these remaining shade trees in the corner here. So while Green Giant Arborvitae are excellent, they can tolerate shade, right, they don't grow as fast in the shade, but they don't lose their density like other conifers. We're going to change over to a 6-foot Skip Laurel which is an evergreen shrub. It can reach 15 feet. I have planted some in my 30 years in this business that are approaching 15, 20 feet now in some properties. Very dense all the way to the ground, very thick glossy green leaves and the deer don't eat them. And they tolerate shade very well. Remember, that you get a lot of sunlight in there regardless. There is a little bit of a break here before we hit this row of pines that there are on this residential property here. We're going to repeat the Green Giants, again, to get a little bit more screening in there. And then we are going drop back down and use the Skip Laurels again at a 6-foot height,	09.26PM 2 09.26PM 3 09.26PM 4 09.26PM 5 09.26PM 6 09.26PM 6 09.26PM 7 09.26PM 8 09.26PM 9 09.26PM 10 09.26PM 12 09.26PM 12 09.26PM 13 09.27PM 14 09.27PM 16 09.27PM 18 09.27PM 19 09.27PM 21 09.27PM 23 09.27PM 23 09.27PM 23 09.27PM 23 09.27PM 24	relief of the parking lot without impugning the sight lines as you come out of the parking lot and that could easily be maintained. Ilex Glabra are compact, will actually grow to only about 4 feet. So that gives a nice evergreen border around. And, again, that is also hatched. As you can see, ground cover, ground cover, ground cover and mulch (indicating). The other smaller plant that I have in here is a little bit of a visual buffer of the parking lot because I have substantial trees in this area (indicating) already and we are adding one shade tree. It's a lower shrub. It's a flowering deciduous shrub called white Tea Olive. The flower is white, beautiful in the springtime, big pollinator, big humming bird attractor. And that will also buffer that view, even though it loses its leaves in the winter, it's deciduous, still provides some cover and some additional beauty without taking away from the beauty of the church. Again, on the other side of the road, we have, in total we have 12 of the Armstrong Maples, Acer Freemanii Armstrong, at 2, 2-and-a-half caliper tree so that we can now, where we have no trees in

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	113	4	115
09.27PM 1	trees and we're going to be adding new trees where	09.29PM 1 09.29PM 2	As a matter of fact, some pruning on our side will improve the conditions on his side as
09.27PM 2	we'll be removing some of the trees that are already at this point.	09.29PM 2	well.
	On the Community Center side, again I'm	09.29PM 4	Q. As far as some of the ecological
	pointing both entrance of the parking lot, we're	09.30PM 5	benefits on the church property from the planting as
	repeating the Ilex Glabra (indicating). Okay.	09.30PM 6	far as water absorption and stabilization?
_	The only thing about Ilex Glabra the	09.30PM 7	A. We're definitely improving the
09:27PM /	deer don't eat it, the same thing with the Armstrong	09.30PM 8	condition because we're soaking up more water, with
09:28PM 9	Maple, really no problems to speak of that are	09.30PM 9	more plantings, obviously, and the ground cover
09 28PM 10	substantial.	09.30PM 10	especially is critical.
09.28PM 11	So we're kind of giving an evergreen	09.30PM 11	Q. The portions of the parking lot on the
09.28PM 12	border, hatching in, stabilizing soil, that every even	09.30PM 12	community center property where we have it visible to
09 28PM 13	ground cover, the deer don't eat it, soaks up a lot	09.30PM 13	the north and the south, I see you have evergreens
09.28PM 14	of water. Right?	09.30PM 14	there.
09.28PM 15	It also allows us to retain leaf matter	09 30PM 15	Again, that's a year-round buffer at
09.28PM 10	in the plantings. That's what we want to do with	09.30PM 16	those points?
09.28PM 10	pachysandra which, you know, increases our ability to	09.30PM 10	A. Really between the buildings and the
09 28PM 17	build soils.	09.30PM 17	buffer and this substantial tree canopy here
09.28PM 10	That's what we're trying to do in the	09.30PM 19	(indicating) really kind of, you know, puts that
09.28PM 13	landscape these days is build soils instead of	09.30PM 13	parking lot right in a nice, you know, out of the
09.28PM 20	blowing everything out and stripping it of the	09.30PM 21	view because you're in between structures and
09.28PM 22	precious resource.	09.30PM 22	plantings.
09.28PM 23	On both sides of the parking lot in the	09.30PM 23	Q. As far as the again, going back to
09:28PM 24	back we have evergreen screening from Closter Dock	09.30PM 24	the church property the quality of the buffer that
09.28PM 25	Road and from the residences over here (indicating)	09:30PM 25	exists today along the north, can you speak to that?
09.26FM LO	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	114		116
09.28PM 1	to this are Green Giants again, 7 to 8 feet, and,	09.30PM 1	A. The quality of this buffer here
09.28PM 2	again, substantial canopy cover around the rear.	09.30PM 2	(indicating)?
09:28PM 3	And, again, flipping back to the	09.30PM 3	Q. That is existing.
09.28PM 4	colored rendering version, you can see this canopy	09:30PM 4	A. Yeah.
09:28PM 5	cover around here, extending that parking lot canopy	09:30PM 5	These are substantial evergreens.
09.29PM 6	cover on this side. There is very few trees removed	09:30PM 6	Q. On the church property?
09:29PM 7	on this side and extension on this side.	09.30PM 7	A. On the church property there is really
09:29PM 8	And, again, we have a lot of lawn, a	09:30PM 8	nothing there right now.
09:29PM 9	lot of trees, a lot of planting, a lot of ground	09.30PM 9	Q. So if you do a comparison to the
09.29PM 10	cover to soak up any excess groundwater that might	09:30PM 10	existing buffer on the church property versus what's
09:29PM 11	come off, but it is a pervious parking lot with a	09.30PM 11	proposed, can you tell me
09.29PM 12	substantial storm chamber underneath.	09.31PM 12	A, Night and day,
09.29PM 13	Q. So Paul, a year-round visual buffer at	09.31PM 13	Q. Can you elaborate on that a little?
09:29PM 14	both the west and north side of the parking lot on	09.31PM 14	A. Sure.
09.29PM 15	the church?	09.31PM 15	The plants that were again, are the
09 29PM 16	A. Correct.	09.31PM 16	Skip Laurels are going to be planted at 5 to 6 foot.
09:29PM 17	Q. As far as the northerly neighborhood is	09.31PM 17	They grow about 6 to 8 inches a year and can get up
09:29PM 18	concerned about a conflict between, I think you said	09.31PM 18	to 15 foot.
09.29PM 19	there were Skip Laurels and hemlocks.	09.31PM 19	Typically Skip Laurels in our area will
09 29PM 20	How do they co-exist?	09.31PM 20	grow, you know, 8 to 12 and about 6-foot wide. They
09:29PM 21	A. Pine trees, a couple hemlocks at the	09:31PM 21	stay pretty narrow and columnar and full to the
09.29PM 22	end, no conflict because, again, those pine trees we	09.31PM 22	ground. They don't lose their lower leaves and fill
09 29FM 23	don't have to touch them to put the Skip Laurels in	09.31PM 23	that space nicely along the edges of the parking lot
09.29PM 24	and let them grow because they're limbed up on the	09.31PM 24	to soak up water as well.
09 29PM 25	church side, so there's no impact on that side.	09.31PM 25	So it's a good companion plant for the
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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1	117		119
09.31PM 1	pine trees on the plant next door.	09.33₽м 1	single row, again, with these plants the closer you
09.31PM 2	Q. Again, the same discussion relative to	69.33РМ 2	plant them for some reason they stay narrow and don't
09.31PM 3	the buffer along the west, the existing buffer to	09.33РМ З	take up a lot of space and they grow faster.
09.31PM 4	that residence versus what's proposed?	09.33РМ 4	MR. POLICANO: I ask the Board to take
09.31PM 5	A. A substantial increase in buffer and	09.33РМ 5	a look at that.
09.31PM 6	views, especially because that grade is already	09.33РМ 6	And my last question, you stated that
09.31PM 7	raised, the existing condition is up, raised up by	09.33PM 7	there was a wooden fence along the west side.
09.31PM 8	that boulder wall and the installation of that septic	09.33PM 8	There's no wooden fence around the west
09.32PM 9	system so it gives us a higher grade plain to plant	09.33PM 9	side.
09.32PM 10	on immediately.	09.33РМ 10	THE WITNESS: I believe there's a fence
09.32PM 11	Q. As far as the ability of the buffer to	оэ.азрм 11	along that side.
09.32PM 12	screen adjacent properties from headlights from the	09.34PM 12	MR. POLICANO: It's a wrought-iron
09.32PM 13	vehicles and things of that nature, can you speak to	09.34PM 13	fence.
09.32PM 14	that, please.	09.34PM 14	THE WITNESS: And plantings on the
09.32PM 15	A. I don't see any problem with headlights	09.34PM 15	other side.
09.32PM 16	going on to the adjacent property plus there is a	09.34PM 16	MR. POLICANO: On the other side?
09.32PM 17	wooden fence along that property line as well so you	09.34PM 17	THE WITNESS: On this neighbor's side
09.32PM 18	have a couple layers in there.	09.34PM 18	here.
09.32PM 19	With those trees up and Green Giants,	09.34PM 19	MR. POLICANO: No, there's no
09.32PM 20	after the first year they don't do too much, but then	09.34PM 20	plantings.
09.32PM 21	they grow 1 to 3 feet a year. That's why we love	09.34PM 21	THE WITNESS: You can see them show up
09.32PM 22	them.	09.34PM 22	in this aerial photograph.
09.32PM 23	Q. Thank you, Paul.	09.34PM 23	At some point it's not a hedge row, but
09.32PM 24	MR. CAPIZZI: I don't have any further	09.34PM 24	there are some plantings.
09.32PM 25	questions of him, Mr. Chair.	09.34PM 25	MR. POLICANO: Thank you.
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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	118 CHATRMAN CLAZER, Are there pay members	69.34PM 1	120 CHAIRMAN GLAZER: Stand up, please,
09.32PM 1 09.32PM 2	CHAIRMAN GLAZER: Are there any members of the audience that has questions for Mr. Keyes?	09.34РМ 1 09.34РМ 2	Mr. Kelly.
	Mr. Policano?	09.34PM 2	MR. POLICANO: Stand is we can hear.
09.32PM 3	MR. POLICANO: Robert Policano,	09.34PM 4	MR. KELLY: There is no wooden fence.
09.32PM 5	79 Closter Dock Road.	09.34PM 5	THE WITNESS: I stipulate there's no
09.32PM 6	So three things if I hear you	09.34PM 6	wooden fence.
09.32PM 7	correctly, ground cover, lawn and plantings, water	09.34PM 7	MR. KELLY: You mentioned that they
09.32PM 8	and stone.	09.34PM 8	were limbed along the property line, on the
09.33PM 9	THE WITNESS: Excuse me.	09.34PM 9	THE WITNESS: On the church side.
09.33PM 10	I'm not sure.	09.34PM 10	MR. KELLY: They were limbed right to
09.33PM 11	MR. POLICANO: You heard me correct.	09.34PM 11	the trunk of the tree which are a good 4 feet, 5 feet
09.33PM 12	It goes back to my first question about the extension	09.34PM 12	into my property.
09.33PM 13	of the parking lot and the stone and the water issue	09.34PM 13	THE WITNESS: I didn't limb them.
09.33PM 14	that we already have	09.34PM 14	MR. KELLY: Did you observe that?
09.33PM 15	THE WITNESS: Right.	09.34PM 15	THE WITNESS: Yeah.
09.33PM 16	MR. POLICANO: south of the church	09.34PM 16	They are limited, yeah.
09.33PM 17	I'm sorry, west of the church.	09.34PM 17	MR. KELLY: I just point that out.
	No. 2, the Green Giant Arborvitaes, are	09.34PM 18	CHAIRMAN GLAZER: Mr. Cohen?
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09.33PM 18	they going to be single row or are they going to be	09.35PM 19	MR. COHEN: Steven Cohen, 24 Ridge
09.33PM 18 09.33PM 19	they going to be single row or are they going to be staggered.	09.35PM 19	MR. COHEN: Steven Cohen, 24 Ridge Street.
09.33PM 18	staggered.	09.35PM 20	• —
09.33PM 18 09.33PM 19 09.33PM 20	staggered. THE WITNESS: Single row.	1	Street.
09.33PM 18 09.33PM 19 09.33PM 20 09.33PM 21	staggered.	09.35PM 20 09.35PM 21	Street. Paul, the property west of the church,
09.33PM 18 09.33PM 19 09.33PM 20 09.33PM 21 09.33PM 22	staggered. THE WITNESS: Single row. MR. POLICANO: I thought there was some	09.35РМ 20 09.35РМ 21 09.35РМ 22	Street. Paul, the property west of the church, when you're all done planting, what will they be
09.33PM 18 09.33PM 19 09.33PM 20 09.33PM 21 09.33PM 22 09.33PM 23	staggered. THE WITNESS: Single row. MR. POLICANO: I thought there was some regulation about them being staggered in our ordinance.	09.35РМ 20 09.35РМ 21 09.35РМ 22 09.35РМ 23	Street. Paul, the property west of the church, when you're all done planting, what will they be seeing when they look towards the parking lot?
09.33PM 18 09.33PM 19 09.33PM 20 09.33PM 21 09.33PM 22 09.33PM 23 09.33PM 23	staggered. THE WITNESS: Single row. MR. POLICANO: I thought there was some regulation about them being staggered in our	09.35PM 20 09.35PM 21 09.35PM 22 09.35PM 23 09.35PM 24	Street. Paul, the property west of the church, when you're all done planting, what will they be seeing when they look towards the parking lot? THE WITNESS: They'll be seeing the

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09.35PM 1	MR. COHEN: Will they be seeing the	09.37рм 1	MR. CAPIZZI: And that will be a solid
09.35PM 2	cars at all.	09.37PM 2	fence?
09.35РМ З	THE WITNESS: Not with the amount of	09.37Рм З	MR. HUBSCHMAN: A solid 6-foot-high PVC
09.35PM 4	plants that we have. It's pretty substantial	09.37PM 4	fence and then it changes to 4 feet at the front of
09.35PM 5	evergreen planting,	09.37РМ 5	the house on the north.
09.35PM 6	They're coming in at 6 foot and Skip	09.37Рм 6	MR. CAPIZZI: Thank you, Mike.
09.35PM 7	Laurels are dense and they're going to grow really	09.37PM 7	MR. HUBSCHMAN: Basically 4 to 6 feet.
09.35РМ 8	well because they face south. They're not going to	09.37PM 8	MR. COHEN: And that would be on which
09.35PM 9	be shaded.	09.37PM 9	side of the property.
09.35PM 10	MR. COHEN: And the property to the	09.37PM 10	MR. HUBSCHMAN: That will be along the
09.35PM 11	north of that same parking lot, what will they be	09.37PM 11	property line.
09.35PM 12	seeing after you do the under plantings, under the	09.37PM 12	MR. COHEN: So it's on your side?
09.35PM 13	plantings.	09.37PM 13	MR. HUBSCHMAN: Right.
09.35PM 14	THE WITNESS: The property to the	09.37PM 14	As Paul mentioned, the Skip Laurels
09.35PM 15	north, well, you will be seeing arborvitae, a	09:37PM 15	would be right on our side of his property.
09.35PM 16	substantial hedge of arborvitae.	09.37PM 16	MR, KELLY: Okay.
09.35PM 17	MR. COHEN: How long before they are	09:37PM 17	So it wouldn't be on my property, it
09.35PM 18	basically impenetrable to the eye?	09.37PM 18	would be on the other side?
09.35PM 19	THE WITNESS: Almost immediately upon	09:37PM 19	MR. HUBSCHMAN: Right.
09.35PM 20	planting.	09.37PM 20	It would be on our side, the edge of
09.35PM 21	We plant them at about 6- to 7-foot	09.37PM 21	the paving where it is now.
09.35PM 22	width.	09.37PM 22	VICE CHAIRMAN CLORES: Would that be in
09:35PM 23	Like I say, they grow quite rapidly.	09:37PM 23	front of the Skip Laurel?
09:36PM 24	MR. COHEN: All right. Thank you.	09:37PM 24	MR. HUBSCHMAN: No, behind the Skip
09:36PM 25	THE WITNESS: I like to plant them a	09:38PM 25	Laurel.
09.30FM 20	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	09.007 11 20	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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a	little bit closer off the bat to get them to grow a	09.38PM 1	MR. KELLY: Between the Skip Laurels
09.36PM 1	little faster.	09.38PM 2	and my property?
	CHAIRMAN GLAZER: Mr. Kelly?	09.38PM 2	MR. HUBSCHMAN: There's going to be
	MR. KELLY: I had a question on the		10 feet there so your the fence goes right along
-	· ·	09.38РМ 4 09.38РМ 5	the property line.
0	planting.	09.38РМ 5 09.38РМ 6	MR. KELLY: Below my fence and then the
_	I was looking at doing the planting this may not be a plant question for you.	_	Skip Laurels go on the
			MR, HUBSCHMAN: The church side.
09.36FM 8	There's a white fence, plastic fence		You'll be looking at a white or whatever.
09:36PM 9	going up along the property line in the plans.	09.38PM 9	
09.36PM 10	That hasn't been mentioned at all.		MR. KELLY: Or not Skip Laurels.
09:36PM 11	Maybe Mr. Hubschman can address that.	09.38PM 11	MR. CAPIZZI: If you would like us to
09.36PM 12	MR, CAPIZZI: Just give us one second.	09:38PM 12	take the fence out, sir, we're happy to do that.
09:36PM 13	MR. KELLY: No problem.	09.38PM 13	MR. KELLY: I'm just trying to
09.36PM 14	MR. CAPIZZI: Come back up, Mike.	09.38PM 14	visualize it.
09:36PM 15	MR. HUBSCHMAN: I'll just stand right	09.38PM 15	CHAIRMAN GLAZER: What was the purpose
09:36PM 16	here.	09.38PM 16	of the fence?
09:36PM 17	Right, we are showing a proposed	09.38PM 17	MR. CAPIZZI: Really to enhance the
			buffer between the two sites but, according to Paul's
09:36PM 18	6-foot-PVC fence along the northerly property line.	09.38PM 18	
09.36PM 19	And it extends on the westerly property	09.38PM 19	testimony is that fence necessary, Paul?
09.36Рм 19 09.36Рм 20	And it extends on the westerly property line down to the end of the parking area along the	09.38РМ 19 09:38РМ 20	testimony is that fence necessary, Paul? THE WITNESS: I don't think so.
09.36РМ 19 09.36РМ 20 09.36РМ 21	And it extends on the westerly property line down to the end of the parking area along the property.	09.38PM 19 09:38PM 20 09.38PM 21	testimony is that fence necessary, Paul? THE WITNESS: I don't think so. MR. CAPIZZI: We can
09.36FM 19 09.36PM 20 09.36PM 21 09.36PM 22	And it extends on the westerly property line down to the end of the parking area along the property, Mr. Garabet does have a metal fence	09.38PM 19 09.38PM 20 09.38PM 21 09.38PM 22	testimony is that fence necessary, Paul? THE WITNESS: I don't think so. MR. CAPIZZI: We can THE WITNESS: If I was, I would do it
09.36РМ 19 09.36РМ 20 09.36РМ 21 09.36РМ 22 09.36РМ 23	And it extends on the westerly property line down to the end of the parking area along the property. Mr. Garabet does have a metal fence there, but we're proposing it will be L, starting at	09.38PM 19 09.38PM 20 09.38PM 21 09.38PM 22 09.38PM 23	testimony is that fence necessary, Paul? THE WITNESS: I don't think so. MR. CAPIZZI: We can THE WITNESS: If I was, I would do it in black or brown so it disappears.
09.36FM 19 09.36PM 20 09.36PM 21 09.36PM 22	And it extends on the westerly property line down to the end of the parking area along the property, Mr. Garabet does have a metal fence	09.38PM 19 09.38PM 20 09.38PM 21 09.38PM 22	testimony is that fence necessary, Paul? THE WITNESS: I don't think so. MR. CAPIZZI: We can THE WITNESS: If I was, I would do it in black or brown so it disappears. I mean if that was something you
09.36РМ 19 09.36РМ 20 09.36РМ 21 09.36РМ 22 09.36РМ 23	And it extends on the westerly property line down to the end of the parking area along the property. Mr. Garabet does have a metal fence there, but we're proposing it will be L, starting at	09.38PM 19 09.38PM 20 09.38PM 21 09.38PM 22 09.38PM 23	testimony is that fence necessary, Paul? THE WITNESS: I don't think so. MR. CAPIZZI: We can THE WITNESS: If I was, I would do it in black or brown so it disappears. I mean if that was something you wanted, I mean that could
09.36РМ 19 09.36РМ 20 09.36РМ 21 09.36РМ 22 09.36РМ 23 09.37РМ 24	And it extends on the westerly property line down to the end of the parking area along the property. Mr. Garabet does have a metal fence there, but we're proposing it will be L, starting at the parking lot starting on the west going up to the	09.38PM 19 09.38PM 20 09.38PM 21 09.38PM 22 09.38PM 23 09.38PM 24	testimony is that fence necessary, Paul? THE WITNESS: I don't think so. MR. CAPIZZI: We can THE WITNESS: If I was, I would do it in black or brown so it disappears. I mean if that was something you

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09.38PM 1	MR. KELLY: It just seemed like a big	09.40PM 1	MR. CAPIZZI: Not as far as that. The
09.38РМ 2	white fence along my property line.	09.40РМ 2	Environmental Commission doesn't weigh in on that.
09.38PM 3	MR. CAPIZZI: Mr. Garabet, do you want	09.40PM 3	It weighs in on the mitigation.
09.38PM 4	a fence.	09.40PM 4	MS. REEVES: Okay.
09.38PM 5	MR. HUBSCHMAN: He wants his fence	09.40PM 5	MR. CAPIZZI: To make sure the
09.38РМ 6	fixed.	09.40РМ 6	mitigation was appropriate.
09.38PM 7	THE WITNESS: We don't really need	09.40PM 7	CHAIRMAN GLAZER: Mr. Reeves?
09.39PM 8	that.	09.40PM 8	MR. REEVES: Dave Reeves, 19 Ridge.
09.39РМ 9	MS. LANDOLFI: Mr. Hubschman, you	69:40PM 9	Regarding thehow can I put this, the
09.39Рм 10	understand that you remained under oath during all	09.40PM 10	view of a 5-foot-5 person looking from the north
09.39Рм 11 40	this intermittent testimony?	09.41PM 11	property south toward the church, okay, would this
09.39РМ 12	MR. HUBSCHMAN: I'm always under oath	69.41PM 12	block the view that they have now?
09.39РМ 13	over my whole career.	09.41PM 13	THE WITNESS: From this from this
09.39РМ 14	Mr. Garabet was asking me on the side	09.41PM 14	property owner, this side here (indicating)?
09.39РМ 15	about a tree that fell on his fence.	09.41PM 15	MR. REEVES: The northern property
09.39РМ 16	I'll take a look at it.	09.41PM 16	looking south.
09.39РМ 17	CHAIRMAN GLAZER: Let's not get into	09.41PM 17	THE WITNESS: Technically this is north
09.39PM 18	that now.	09.41PM 18 09.41PM 19	(indicating). Right.
09.39РМ 19	VICE CHAIRMAN CLORES: It would be		MR. REEVES: The northern property
09.39PM 20	look better without a fence.	09.41PM 20	looking toward the church.
09.39Ры 21	THE WITNESS: I'm sorry? I'm hard of		THE WITNESS: Yes, those trees are 5 to
09.39PM 22	hearing.	09.41PM 22 09.41PM 23	6 foot at planting and 6 to 7 foot respectively.
09.39PM 23	VICE CHAIRMAN CLORES: I think it would		So those the property to the direct
09.39PM 24	be look better without a fence.	09.41PM 24	west and this corner is (indicating), drops down a
09.39FM 25	That's what I'm proposing. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	69.41PM &U	little bit so, yeah, a 5-foot-5 person but, again, LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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09.39₽M 1	But we are putting the option before	09.41PM 1	those trees are going to grow as well.
09.39PM 2	the Board so that we're trying to, well, hey, I would	09.41PM 2	So we're going to again, upon
09.39PM 3	rather have a fence there as well.	09:41PM 3	planting, we will be able to block that view, but in
09.39PM 4	CHAIRMAN GLAZER: I think Mr. Kelly has	09.41PM 4	the future it will certainly.
09.39PM 5	made his position on that known, right?	09.41PM 5	MR. REEVES: As to the house to the
09.39PM 6	THE WITNESS: Right.		west, okay, with the fencing or the planting that
09.39PM 7	I think that's pretty clear.	09.41PM 7	they now can see the church, will they be able to see
09.39PM 8	CHAIRMAN GLAZER: Okay.	09.42PM 8	the church if they're standing on their lawn?
09.39PM 9	MR. KELLY: I don't want parking. I	09.42PM 9	THE WITNESS: You'll be able to see the
09.39PM 10	don't want a parking lot there. I also don't want a	09.42PM 10	peak of the church, but you won't be able to see
09.40PM 11	fence.	09.42PM 11	directly through those trees, no.
09:40PM 12	CHAIRMAN GLAZER: Okay.	09.42PM 12	MR. REEVES: So there will be some
09:40PM 13	Are there any other questions for	09.42PM 13	obstruction?
09.40PM 14	Mr. Keyes?	09.42РМ 14	THE WITNESS: Yeah, there will be
09.40PM 15	Yes, please.	09.42PM 15	obstruction for sure.
09.40PM 16	MS. REEVES: Sara Reeves, 19 Ridge.	09.42PM 16	CHAIRMAN GLAZER: Any other questions
09.40PM 17	I'm a little confused. Does this all	09.42PM 17	for Mr. Keyes?
09.40PM 18	have to go in front of the Environmental Commission	09.42PM 18	(No Response.)
09.40PM 19	for approval?	09.42PM 19	CHAIRMAN GLAZER: Okay. Are there any
09.40PM 20			
	MR. CAPIZZI: Post-approval we'll have	09.42PM 20	questions from members of the Board for Mr. Keyes?
09:40PM 21	MR. CAPIZZI: Post-approval we'll have to file with the Environmental Commission with tree	09.42PM 20	MR. BONHOMME: Yes, Chairman.
09:40PM 21	to file with the Environmental Commission with tree	09.42PM 21	MR. BONHOMME: Yes, Chairman.
09:40PM 21 09:40PM 22	to file with the Environmental Commission with tree removal and mitigation.	09.42PM 21	MR. BONHOMME: Yes, Chairman. CHAIRMAN GLAZER: Yes, Mr. Bonhomme.
09:40PM 21 09:40PM 22 09:40PM 23	to file with the Environmental Commission with tree removal and mitigation. MS. REEVES: They would be going,	09.42PM 21 09.42PM 22 09.42PM 23	MR. BONHOMME: Yes, Chairman. CHAIRMAN GLAZER: Yes, Mr. Bonhomme. MR. BONHOMME: In regard to the Acer
09:40PM 21 09:40PM 22 09:40PM 23 09:40PM 24	to file with the Environmental Commission with tree removal and mitigation. MS. REEVES: They would be going, looking at it, making their decision, too.	09.42PM 21 09.42PM 22 09.42PM 23 09.42PM 24	MR. BONHOMME: Yes, Chairman. CHAIRMAN GLAZER: Yes, Mr. Bonhomme. MR. BONHOMME: In regard to the Acer Armstrongs along the east side of Old Dock Road
09:40PM 21 09:40PM 22 09:40PM 23 09:40PM 24	to file with the Environmental Commission with tree removal and mitigation. MS. REEVES: They would be going, looking at it, making their decision, too. What can come out, what can't come out.	09.42PM 21 09.42PM 22 09.42PM 23 09.42PM 24	MR. BONHOMME: Yes, Chairman. CHAIRMAN GLAZER: Yes, Mr. Bonhomme. MR. BONHOMME: In regard to the Acer Armstrongs along the east side of Old Dock Road there, how tall do they get?

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129 DO 944PM 1 THE WITNESS: An Armstrong will get to Do you have a	131 iny more witnesses?		
	We do have one witness,		
	•		
09.42PM 3 An Armstrong is a red maple so the red 09.43PM 3 Dut since the Board had a red 09.42PM 4 maples, the Eastern Rubrum is the botanical name. 09.43PM 4 session.			
	AZER: We didn't make that		
09.42PM 6 we're talking about.			
	I understand, but given		
09.42PM 8 40-feet tall. The Armstrong is really, really in 09.45PM 8 the hour, I don't know if you	. –		
09.43PM 9 that 30-, 35-foot tall in the long run but it stays 9 witness and what the Board			
09.43PM 10 narrow.	· · · · · · · · · · · · · · · · · · ·		
	oing to, then I would		
09.43PM 12 habit because we have those utility lines there. 09.45PM 12 like to carry my next witness			
09.43PM 13 MR. BONHOMME: Yeah, that was my next 09.45PM 13 but depending on the Board			
	AZER: What is the pleasure		
09.43PM 15 THE WITNESS: They're really 12- to 09.45PM 15 of the Board?			
	nue to the next meeting		
09.43PM 17 rather than this way, growing into the road and the 09.45PM 17 or do you want to continue to	-		
	If the Board is not		
09.43PM 19 utility company comes through to prune, they're not 09.45PM 19 again, the Board will do what	tever it wants to do, but		
09.43PM 20 going to whack them. 09.45PM 20 if you're not going into close			
09.43PM 21 CHAIRMAN GLAZER: I have a question on 09.45PM 21 testimony is probably 15 mi	nutes, 15, 20 minutes.		
09.43PM 22 those same trees. 09.45PM 22 CHAIRMAN GL	AZER: Let's hear it. Yes.		
09.43PM 23 What is the typical life of those trees 09.45PM 23 Okay.			
09.43PM 24 and are they subject to rapid decline from local 09.45PM 24 VICE CHAIRM	AN CLORES: Fine with me.		
09.43PM 25 conditions? 09.45PM 25 CHAIRMAN GL	AZER: Perry?		
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. LAURA A. CARUCCI,	C.S.R., R.P.R., L.L.C.		
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09.43PM 1 THE WITNESS: So, again, they have very 09.45PM 1 MR. FRENZEL:			
	AZER: Okay. Let's hear it.		
09.43PM 3 that maple. Right. 09.45PM 3 MR. CAPIZZI:	,		
	I would just like to ask if		
09.43PM 5 now so we're taking the silver maple, red maple and 09.46PM 5 you leave the colorized new	exhibits behind for the		
6 both worlds, 6 Board.			
09.44PM 7 beautiful silver bark and this is how, you know, the			
09.44PM 8 trees that are coming out of the nurseries today, 09.46PM 8 MS. MYUNG:	•		
	AZER: Let's hear the		
09.44PM 10 blended and categorized like dogs, to get a better 09.44PM 10 witness. 09.44PM 11 dog, dogs have different qualities. 09.44PM 11 I think if we do	a an inte classed session		
	o go into closed session		
	AZER: I think we'll be		
09.44PM14Know, a tree life 75 years, you know, it's 60, 75.09.44PM14Charkman GL09.44PM15I think that we try and preserve too09.46PM15fine.	ALENT I GHIR WEILDE		
	Thank you, Mr. Chairman.		
09.44PM 10Many trees. Trees have a meternit. We should be09.46PM 10Pills. CAPIZZI.09.44PM 17reducing the canopy and replanting as a consistent09.46PM 17Ms. Bogart?	many your me onannam		
	AZER: Do you want to swear		
09.44PM 10 Denavior in our me to preserve the carropy for 09.44PM 10 Charter of the carropy for 09.44PM 19 future generations. The idea of preserving old trees 09.46PM 19 her?			
09.44PM 20 creates hazards and we have utility issues and they 09.46PM 20 MS. LANDOLFI	I: Yes.		
	or affirm the testimony		
09.44PM 21 CHAIRMAN GLAZER: Any other questions 09.44PM 22 you are about to give is the			
09.44PM 23 from members of the Board?	,		
09.44PM 24 (No Response.) 09.46PM 24 MS. BOGART:	I do.		
09.44PM 25 CHAIRMAN GLAZER: Okay. 09.46PM 25			
09.44PM 25 CHAIRMAN GLAZER: Okay. 09.46PM 25 LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. LAURA A. CARUCCI, LAURA A. CARUCCI,	C.S.R., R.P.R., L.L.C.		
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	133		135
09.46PM 1	BRIDGETTE BOGART, PP,	09.48₽M 1	I have also reviewed all the Board
09.46PM 2	205 Franklin Avenue, Wyckoff, New Jersey, having	09.48PM 2	professional letters and I also reviewed the
09.46PM 3	been duly sworn, testifies as follows:	о <u>9.48</u> РМ З	engineering review.
09.46PM 4	CHAIRMAN GLAZER: Thank you.	09.48PM 4	Q. Thank you.
09.46PM 5	Please state your name and your, what	өэ.48рм 5	As far as the proposal, if you can just
09.46PM 6	you're going to testify about and your qualifications	69.48PM 6	highlight those portions of what is proposed and that
09:46РМ 7	for doing that,	69.48PM 7	are relevant to your testimony this evening?
09.46PM 8	MS. BOGART: Sure.	09.48PM 8	A. Sure.
09:47PM 9	My name is Brigette Bogart. I'm a	09.48PM 9	First and foremost, we have from our
09.47PM 10	Licensed Professional Planner in the State of New	09:48PM 10	engineer, we have an undersized lot so it's only
09.47PM 11	Jersey.	09:48PM 11	2.88 acres where 5 acres is required. That alone
09.47PM 12	And I'll be testifying on planning	09.48PM 12	creates a hardship for us because it's very
09.47PM 13	issues.	09.48PM 13	difficult, impossible to comply with some of the
09:47PM 14	I have a Bachelors in Environmental	09.48PM 14	dimensional requirements, particularly the
09.47PM 15	Design and Architecture from North Carolina State	09.48PM 15	conditional requirements for the house of worship.
09.47PM 16	University, a Masters in City and Regional Planning	09.48PM 16	Making it a little bit harder is that
09.47PM 17	from the University of Pennsylvania.	09.48PM 17	our site is divided up by the street, by Old Dock
09.47PM 18	I've been licensed in the State of New	09.48PM 18	Road.
09.47PM 19	Jersey since 2001 and was formerly a partner at	09.48РМ 19	So that makes it more difficult to
09.47PM 20	Burgis Associates.	09.49PM 20	comply with some of the setback requirements.
09.47PM 21	And, for the last 10 years I have	09.49PM 21	As you heard from our engineer, there
09.47PM 22	started my own firm.	09.49PM 22	are a number of nonconforming conditions most of
09.47PM 23	CHAIRMAN GLAZER: All right. Good	09.49PM 23	which we cannot get rid of because we can't change
09.47PM 24	luck.	09.49PM 24	lot size, we can't change the setbacks or the lot
09:47PM 25	Continue.	09.49PM 25	width dimensions.
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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09.47PM 1	MS. BOGART: Thank you.	09.49Pm 1	But, we what we are doing is
09.47PM 1 09.47PM 2		09.49PM 1 09.49PM 2	
	MS. BOGART: Thank you.		But, we what we are doing is
09.47PM 2	MS. BOGART: Thank you. CHAIRMAN GLAZER: Please.	09.49PM 2	But, we what we are doing is improving some of the existing nonconforming
09.47PM 2 09:47PM 3	MS. BOGART: Thank you. CHAIRMAN GLAZER: Please. MR. CAPIZZI: Thank you, Mr. Chairman.	09.49PM 2 09.49PM 3	But, we what we are doing is improving some of the existing nonconforming conditions. One, our engineer, we're improving that
09.47PM 2 09.47PM 3 09.47PM 4	MS. BOGART: Thank you. CHAIRMAN GLAZER: Please. MR. CAPIZZI: Thank you, Mr. Chairman. MS. BOGART: May I sit?	сэ.49РМ 2 сэ.49РМ 3 сэ.49РМ 4	But, we what we are doing is improving some of the existing nonconforming conditions. One, our engineer, we're improving that buffer area, adding additional landscaping as you
09.47PM 2 09.47PM 3 09.47PM 4 03.47PM 5	MS. BOGART: Thank you. CHAIRMAN GLAZER: Please. MR. CAPIZZI: Thank you, Mr. Chairman. MS. BOGART: May I sit? MR. CAPIZZI: By all means.	09.49PM 2 09.49PM 3 09.49PM 4 09.49PM 5	But, we what we are doing is improving some of the existing nonconforming conditions. One, our engineer, we're improving that buffer area, adding additional landscaping as you just heard detailed testimony on. We're adding
09.47PM 2 09.47PM 3 09.47PM 4 09.47PM 5 09.47PM 6	MS. BOGART: Thank you. CHAIRMAN GLAZER: Please. MR. CAPIZZI: Thank you, Mr. Chairman. MS. BOGART: May I sit? MR. CAPIZZI: By all means. DIRECT EXAMINATION.	09.49PM 2 09.49PM 3 09.49PM 4 09.49PM 5 09.49PM 6	But, we what we are doing is improving some of the existing nonconforming conditions. One, our engineer, we're improving that buffer area, adding additional landscaping as you just heard detailed testimony on. We're adding parking spaces to the site to get all those cars that
09.47PM 2 09.47PM 3 09.47PM 4 09.47PM 5 09.47PM 6 09.47PM 7	MS. BOGART: Thank you. CHAIRMAN GLAZER: Please. MR. CAPIZZI: Thank you, Mr. Chairman. MS. BOGART: May I sit? MR. CAPIZZI: By all means. DIRECT EXAMINATION. BY MR. CAPIZZI:	09.49PM 2 09.49PM 3 09.49PM 4 09.49PM 5 09.49PM 6 09.49PM 7	But, we what we are doing is improving some of the existing nonconforming conditions. One, our engineer, we're improving that buffer area, adding additional landscaping as you just heard detailed testimony on. We're adding parking spaces to the site to get all those cars that are currently on the street off the street and on to
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09.50PM 1	So, typically, if you have to go for a	09.52PM 1	concerns, parking, landscaping and really improving
09.50PM 2	D-3 variance there's a number of proofs we have to go	09.52PM 2	the site as a whole.
09.50PM 2	through in order to prove to you that we qualify for	09.52PM 3	And, therefore, minimizing any impact
09.50PM 4	the variances.	09.52PM 4	that our proposal would have on not only on
09.50PM 5	With the house of worship we are	09.52PM 5	certain areas, but also the neighborhood.
09.50PM 6	protected under all these different entities.	09.52PM 6	BY MR. CAPIZZI:
09.50PM 7	Q. However, you would like to	09:52PM 7	Q. I didn't I touched upon it a little
09.50PM 8	A. So we we are considered an	09.52PM 8	bit in my opening, but if you can explain for us a
09.50PM 9	inherently beneficial use and, therefore, we don't	09.52PM 9	little bit further what it means to be a D-3
09.50PM 10	have to meet the certain standards for the	09.52PM 10	conditional use variance for the Board so they can,
09:50PM 11	D-3 criteria that is typically for any other type of	09.52PM 11	for different distinction between a typical bulk
09.50PM 12	use.	09.53PM 12	variance for residential dwelling and what we're
09.51PM 13	It's called inherently beneficial use	09.53PM 13	seeking here this evening.
09.51PM 14	by the New Jersey courts.	09.53PM 14	A. Sure.
09.51PM 15	The Municipal Land Use Law defines	09:53PM 15	So Alpine has considered house of
09.51PM 16	inherent beneficial use as which is universally	09:53PM 16	worship to be permitted in a residential districts.
09.51PM 17	considered of value to the community. And now you	09:53PM 17	So, therefore, the governing body has
09.51PM 18	have a number of uses that are considered inherently	09.53PM 18	recognized that it is a permitted use. And it's
09.51PM 19	beneficial, to the schools, hospitals, child daycare	09.53PM 19	appropriate for residential areas.
09.51PM 20	facilities, wind, solar facilities.	09.53PM 20	With that being said, as set forth in
09.51PM 21	But when you're ranking when the	09.53PM 21	your ordinance, there is a number of conditions that
09.51PM 22	State statute ranks inherently beneficial uses, the	09 53PM 22	we have to comply with in order to be considered a
09.51PM 23	religious use is really high ranked as far as being	09.53PM 23	permitted use.
09.51PM 24	beneficial to the community as a whole.	69.53PM 24	Since we do not comply with some of
09.51PM 25	And all that being said, with that	09.53PM 25	those conditions, as I mentioned to you, because of
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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09.51PM 1	ranking as inherently beneficial use, we have	09.53PM 1	the size of the site and existing layout, we don't
09.51PM 2	presumptively already met the criteria of the statute	09.53PM 2	meet those conditions.
09.51PM 3	for the D-3 variance.	09.53PM 3	So, therefore, we have a D-3 variance
09.51PM 4	Really what the Board is supposed to be	09:53PM 4	which is a permitted principal use, but we don't meet
09.51PM 5	focusing go on, on this application, is the site plan	09.53PM 5	the conditions. So we need a D-3 variance.
09.51PM 6	issues.	69:53PM 6	Now if you did meet all the conditions
09.51PM 7	Now this was set forth in a case called	09.53PM 7	we would be a permitted use as-of-right and we
09.51PM 8	House of Fire. The court held that religious	09.53PM 8	wouldn't be before you.
09.52PM 9	activities	09.53РМ 9	But because of the unique circumstances
09.52PM 10	CHAIRMAN GLAZER: Would you speak up a	09:53PM 10	of our site, itself, we now have to come before you
09.52PM 11	little bit.	09.53PM 11	for the D-3 variance.
09.52PM 12	THE WITNESS: I'm sorry.	09.53PM 12	Q. And so when we have a D-3 variance
09:52PM 13	Would this be better?	09.53PM 13	according to the seminal case on D-3 variance is
09.52PM 14	CHAIRMAN GLAZER: Yes.	09.54PM 14	Coventry Square, correct?
09.52PM 15	THE WITNESS: The court held that	09.54PM 15	A. Correct.
09.52PM 16	religious activities, themselves, further the public	09.54PM 16	Q. Based upon what we learned from that
09:52PM 17	morals and general welfare and, therefore, they	09.54PM 17	case we typically focus on the condition that's not
09.52PM 18	are as I mentioned, they already meet the positive	09.54PM 18	met and how that impacts the surrounding properties?
09.52PM 19	criteria.	09.54PM 19	A. Yes.
09.52PM 20	So we need to focus on the site plan	09.54PM 20	So inherent in the <u>Coventry versus</u>
09:52PM 21	issues.	09.54PM 21	<u>Westwood</u> case is the fact that the governing body has
09.52PM 22	Through this process, from an original	09.54PM 22	recognized it as an appropriate use for the district
09.52PM 23	application to the site, we really modified our site	09.54PM 23	and really that the review of the site plan
09.52PM 24	plan application to make sure that we are addressing	09.54PM 24	application should be looking at the site impacts and
09.52PM 25	any site plan concerns, buffer concerns, drainage	09.54PM 25	whether or not it would cause any damage to the
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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09.54PM 1	neighborhood and adjacent property owners as a whole.	09.56РМ 1	landscape improvements, the parking improvements
09.54РМ 2	All that being said, looking at the	09.56PM 2	there really is no substantial detriment to the
09.54PM 3	impacts of the site plan under <u>Coventry</u> , you're	09.56PM 3	public good. I believe that we're improving the site
09.54PM 4	supposed to see any conditions on the property to	09.56РМ 4	as it currently operates.
09,54PM 5	make sure there would be minimal impacts on the	09.56PM 5	The second portion of the negative
09.54PM 6	adjacent area and that's why I mentioned to you that	09.56РМ 6	criteria we have to look at is the Borough's Master
09.54PM 7	this Board's review should be on the site planning	09.57PM 7	Plan and Zoning Ordinance.
09.54PM 8	issue, the traffic impacts.	09.57PM 8	And I think there's two goals in the
09.54PM 9	Q . Could you take us through the negative	09.57PM 9	Master Plan that will further this application.
09.54PM 10	criteria, the site plan issues and some of the	09.57PM 10	Goal No. 2 is to ensure that
09.54PM 11	disparity between the condition of what is actually	09.57PM 11	prospective development is responsive to the
09.55PM 12	being proposed by way of the site improvements as	09.57PM 12	Borough's environmental features and designed to
09.55PM 13	compares to the condition that's required?	09.57PM 13	preserve the community's physical characters and it
09.55PM 14	A. Sure.	09.57PM 14	says this goal remains valid today as of 2020.
09.55PM 15	So as indicated, we're improving what	09.57PM 15	I think the design layout of the
09.55PM 16	existing nonconforming conditions we can with regard	09.57PM 16	proposed parking area is sensitive to the
09.55PM 17	to parking, and we're under parked, we're still	09.57PM 17	environmental features and improves the site, itself.
09.55PM 18	slightly under parked, but, as you heard from the	09.57PM 18	The second goal is Goal No. 11 to
09.55PM 19	traffic engineer, we meet the needs of the current	69.57рм 19	promote a safe and efficient traffic circulation
09.55PM 20	existing site, itself.	09.57PM 20	statement that serves the community while retaining
09.55PM 21	So 72 or 73 spaces are required and	09.57PM 21	the community's country setting. Within the overall
09.55PM 22	we are now proposing 63, so a large improvement from	09.57PM 22	framework of the two lane system in 2020, this is
09.55PM 23	the 20 that currently exists on the site; and that by	09.57PM 23	still a concern and still meets and needs the
09.55PM 24	providing those spaces on-site and getting those	09.57PM 24	Borough's intention. As I mentioned to you, by providing
09.55PM ZU	vehicles off the street is really an improvement to LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	09.37PM 20	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
09.55PM 1	142 the area and reduces the impact of our use on the	09.57PM 1	144 parking on-site, we take care of the cars on the
09.55PM 1 09.55PM 2	142	09.57PM 1 09.57PM 2	144
	142 the area and reduces the impact of our use on the		144 parking on-site, we take care of the cars on the
09.55PM 2	142 the area and reduces the impact of our use on the adjacent areas.	09.57PM 2	144 parking on-site, we take care of the cars on the street and thereby creating a free flow of traffic as
09.55РМ 2 09.55РМ 3	142 the area and reduces the impact of our use on the adjacent areas. The next one is that we're improving	09.57РМ 2 69.57РМ 3	144 parking on-site, we take care of the cars on the street and thereby creating a free flow of traffic as testified to by the traffic engineer.
09.55PM 2 09.55PM 3 09.55PM 4	142 the area and reduces the impact of our use on the adjacent areas. The next one is that we're improving that buffer along the northern property line. Right	09.57PM 2 09.57PM 3 09.57PM 4	144 parking on-site, we take care of the cars on the street and thereby creating a free flow of traffic as testified to by the traffic engineer. Q. Now, the impervious coverage, the
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09.55PM 2 09.55PM 3 09.55PM 4 09.55PM 5 09.55PM 6	142 the area and reduces the impact of our use on the adjacent areas. The next one is that we're improving that buffer along the northern property line. Right now between 3 and between 1 and 3 feet in width and we are making it 10 feet. And it's going to be	09.57PM 2 09.57PM 3 09.57PM 4 09.58PM 5 09.58PM 6	144 parking on-site, we take care of the cars on the street and thereby creating a free flow of traffic as testified to by the traffic engineer. Q. Now, the impervious coverage, the buffer, the access point not off of 9W, these are all existing nonconforming conditions, correct?
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09.59PM	into co	nformance with the Borough's parking	10.01PM 1	Q. As far as the substantial burden is
09.59PM	2 require	ment could be considered good planning?	10.01PM 2	concerned, if you weren't able to construct the
09.59PM	3	A. Yes.	10.01PM 3	modifications to the site to bring on additional
09.59PM	1	Q. Could you elaborate on that further for	10.01PM 4	on-site parking, we wouldn't have the ability to park
09.59PM	5 us?		10.01PM 5	depending upon what's available on the street and
	5	A. Any time you have a chance to improve	10.01PM 6	people may not be able to attend services.
I .	7 the sit	e, make it more in conformance with zoning	10.01PM 7	Is that a fair assessment of what
		tions, it's considered good planning because it	10.01PM 8	qualifies as a substantial burden?
		planning goals of the municipality to make	10.01PM 9	A. Yes.
09.59PM 1		tes do comply with your zoning regulations.	10.01PM 10	I believe the denial of this
09.59PM 1		Q. Again, because we're dealing with a	10.01PM 11	application would pose an undo burden on this
09.59PM 1		onal use that is inherently beneficial, if the	10.01PM 12	religious institution and cause the church to rely on
09.59PM 1		vere to find that there was some negative	10.01PM 13	on-street parking which is a traffic, a negative
09.59PM 1		s, is there another process the Board needs to	10.01PM 14	traffic impact. There's not sufficient spaces on the
09:59PM 1	•	ugh before they are able to make a final	10.01PM 15	street to accommodate the needs of the religious
09.59PM 1		ination on the negative criteria?	10.01PM 16	institution; and, some of them are so far way from
09.59PM 1		A. Sure.	10.01PM 17	the church it makes it impractical for those elderly
09.59PM		They would the Board has a right to	10.01PM 17	or who have special needs to attend services so this
09.59PM 1		the site plan application and consider any	10.01PM 10	way we're allowing for ADA spaces next to the church,
09.59PM 1		ions that could be placed on the application	10.01PM 19	we're allowing for access to the church and in close
09.59PM 2			10.01PM 20	proximity to the church, itself.
		o ameliorate any negative impacts to the	10.02PM 21	
09.59PM 2		unity, and I think we've done a pretty good job	10.02PM 22	Q. Considering this application reduces
		e design as it is today ameliorating impacts		the three nonconforming conditions that we've been
09:59PM 24		ight as our application is submitted.	10.02PM 24	discussing, could you fathom of a compelling
10.00PM 2)	Q. You had mentioned earlier in your	10:02PM 25	governmental interest the Board my have in denying
		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
		201-641-1812		201-641-1812
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10.00PM	openin	146 a as far as the RLUIPA statute is concerned.	10.02PM 1	148 this application?
10.00PM		as far as the RLUIPA statute is concerned,	10.02PM 1	this application?
10.00PM	2 could y	g as far as the RLUIPA statute is concerned, ou just discuss that for a minute or two for	10:02PM 2	this application? A. I don't believe so.
10.00PM	2 could y 3 us just	as far as the RLUIPA statute is concerned, ou just discuss that for a minute or two for so the Board is aware of that federal	10:02PM 2 10:02PM 3	this application? A. I don't believe so. Q. And, again, as far as the last
10.00PM 10.00PM 10.00PM	2 could y 3 us just 4 statute	g as far as the RLUIPA statute is concerned, ou just discuss that for a minute or two for so the Board is aware of that federal , how it applies to this application and how	10:02PM 2 10:02PM 3 10:02PM 4	this application? A. I don't believe so. Q. And, again, as far as the last assessment, certainly the Board would have to apply
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10.03PM 1	speak very fast.	10.05PM	
10.03PM 2	THE WITNESS: Sorry.	10.05PM 2	· · · ·
10.03РМ 3	MS. REEVES: So a question I have, I'm	10.05PM 3	
10.03PM 4	not sure if it belongs here, I'm not really sure.	10.05PM 4	
10.03PM 5	Has there been any consideration of	10.05PM 5	
10.03PM 6	using some of the other areas in town for their	10.05РМ 🗧	
10:03PM 7	parking such as the commuter parking lot which is	10.05PM 7	
10.03PM 8	right down the hill there or the school for Sunday,	10.05PM 8	
10,03PM 9	those kinds of things.	10.05PM 2	
10.03PM 10	I don't know if this belongs with you	10.06PM 10	
10.03PM 11	or someone else. The swimming pool parking lot, something like that.	10.06PM 12	-
10.03PM 12	MS. LANDOLFI: I don't believe that's	10.06PM 13	
10.03PM 13	an appropriate question for this witness,	10.06PM 14	
10.03PM 14	MS. REEVES: I'm sorry.	10.06PM 15	• • -
10.03PM 13	CHAIRMAN GLAZER: This is not a	10.06PM 16	5
10.03PM 10	question for this person.	10.06PM 17	
10.03PM 17	I think we have had testimony about the	10.06PM 12	
10.03PM 10	need for having parking close by the house of worship	10.06PM 19	
10.04PM 20	to accommodate elderly and people with special needs	10.06PM 20	
10.04PM 20	who have a difficult time walking from the school	10.06PM 21	
10.04PM 22	parking lot or the commuter parking lot or	10.06PM 22	
10.04PM 23	businesses.	10.06PM 23	
10.04PM 24	Okay. Well, yes, Mr. Kupferschmid.	10.06РМ 24	
10.04PM 25	MR. KUPFERSCHMID: David Kupferschmid,	10.06PM 25	
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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10.04PM 1	just a question about how the laws work with these	10.06PM	criteria.
10.64PM 2	inherently beneficial establishments.	10.06PM 2	
10.04РМ З	At what point does it end?	10.06PM 🕃	I the lot next door, could they
10.04PM 4			
	So let's say and, by the way, I	10.06PM 4	MR. CAPIZZI: Again, I'm not prepared
10.04PM 5	congratulate the church for having such a need. $ {\rm I}$	10.06РМ 4 10.06РМ 5	MR. CAPIZZI: Again, I'm not prepared to talk about
10.04PM 5		10.05РМ 4 10.05РМ 5 10.05РМ 6	MR. CAPIZZI: Again, I'm not prepared to talk about MR. KUPFERSCHMID: I thought she might
10.04РМ 6 10.04РМ 7	congratulate the church for having such a need. I think that's tremendous in this day and age where not too many people go to church.	10.06РМ 4 10.06РМ 5 10.06РМ 6 10.06РМ 7	MR. CAPIZZI: Again, I'm not prepared to talk about MR. KUPFERSCHMID: I thought she might know the answer.
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10.04РМ 6 10.04РМ 7 10.04РМ 8 10.04РМ 9 10.04РМ 10 10.04РМ 11	congratulate the church for having such a need. I think that's tremendous in this day and age where not too many people go to church. CHAIRMAN GLAZER: Speak up, David. MR. KUPFERSCHMID: I do applaud the church for having such a need to expand the parking in this day and age. It's tough to get parishioners	10.06PM 4 10.06PM 8 10.06PM 6 10.06PM 7 10.06PM 8 10.06PM 10 10.06PM 10	MR. CAPIZZI: Again, I'm not prepared to talk about MR. KUPFERSCHMID: I thought she might know the answer. MR. CAPIZZI: Sure. MR. KUPFERSCHMID: If they acquire land next door that's residential, can they use its inherently-beneficial-use argument or position to go
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		T	155
10.07PM 1	153 have to go through the impact test and identify if	10.09PM 1	MR, CAPIZZI: If the if the public
10.07PM 2	there's any negative impact and the conditions we put	10.09PM 2	wants to petition the Council to prohibit on-street
10.07PM 3	on that to reduce those impacts.	10.09PM 3	parking on Sundays, they can see about whether that's
10.07PM 4	So it's not carte blanche to do	10.09PM 4	a permitted regulation. I don't think you could
10.07PM 5	whatever we want. We still have to go through and	10.09PM 5	isolate
10.07PM 6	address that necessary criteria.	10.09PM 6	I'll leave that to the Mayor and
10.07PM 7	MR. KUPFERSCHMID: It just sounds like	10.09PM 7	Council to decide.
10.07PM 8	that the requirements for what would be typical	10.09PM 8	But, again, whatever the public may
10.07PM 9	criteria to assess are much more limited or, again,	10.09PM 9	want to do with regard to the prohibition on
10.07PM 10	are given because of the use we don't have to	10.09PM 10	on-street parking is not really for this application.
10.07РМ 11	necessarily look, we shouldn't be considering certain	10.10PM 11	Certainly looking to provide a realistic opportunity
10.07PM 12	things.	10.10PM 12	for people to park off the street.
10.08PM 13	MR. CAPIZZI: That's exactly right.	10.10PM 13	CHAIRMAN GLAZER: Are there any other
10.08PM 14	We can't consider what might be in the	10:10PM 14	questions from members of the Board or any other
10.08Рм 15	future. The parishioners might disappear.	10.10PM 15	Yes, Mr. Kelly.
10.08PM 16	MR, KUPFERSCHMID: I know, I	10.10PM 16	MR. KELLY: Yeah.
10.08PM 17	understand.	10.10PM 17	I have a question: The argument was
10.08PM 18	I'm just saying with expansion, again	10:10PM 18	predicated off substantial burden.
10.08PM 19	whether it's a church or any other use that's	10:10PM 19	CHAIRMAN GLAZER: Louder.
10.08PM 20	considered inherently beneficial.	10:10PM 20	MR. KELLY: A lot of there's a
10.08PM 21	CHAIRMAN GLAZER: Does anyone Steve?	10:10PM 21	substantial burden that somehow we're imposing on the
10.08PM 22	Mr. Cohen?	10:10PM 22	church.
10.08PM 23	MR. COHEN: Steve Cohen, 24 Ridge	10.10PM 23	This church is how old?
10.06PM 24	Street.	10.10PM 24	CHAIRMAN GLAZER: One-hundred-fifty
10.08PM 25	You brought up the point that if this	10.10PM 25	years old.
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	154		156
10.08PM 1	154 is granted and you will get the cars off the street,	10.10PM 1	MALE AUDIENCE MEMBER:
10.08РМ 1 10.08РМ 2	is granted and you will get the cars off the street, what guarantee is that that they won't try to do that	10.10PM 1 10:10PM 2	MALE AUDIENCE MEMBER: One-hundred-eighty years.
	is granted and you will get the cars off the street, what guarantee is that that they won't try to do that anyway or a whole bunch of extra people show up and	! _	MALE AUDIENCE MEMBER: One-hundred-eighty years. MR. KELLY: Okay. And now we're
10.08PM 2 10.08PM 3 10.08PM 4	is granted and you will get the cars off the street, what guarantee is that that they won't try to do that anyway or a whole bunch of extra people show up and the roads get blocked up again.	10:10PM 2 10.10PM 3 10.10PM 4	MALE AUDIENCE MEMBER: One-hundred-eighty years. MR. KELLY: Okay. And now we're coming, writing the law. We're not creating the
10.08РМ 2 10.08РМ 3	is granted and you will get the cars off the street, what guarantee is that that they won't try to do that anyway or a whole bunch of extra people show up and the roads get blocked up again. Is there such a thing as a guaranty?	10:10PM 2 10.10PM 3 10.10PM 4 10.10PM 5	MALE AUDIENCE MEMBER: One-hundred-eighty years. MR. KELLY: Okay. And now we're coming, writing the law. We're not creating the burden. They bought a property I'm sorry.
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	157		159
10.11PM 1	back to the point the only point I'm trying to	10.13PM 1	design where it says that in order for this house of
10.11PM 2	make is, it was what it was so we didn't create a	10.13PM 2	worship to not continue to be a viable house of
10.11PM 3	substantial burden here.	10.13PM 3	worship at this location, there must be a significant
10.11PM 4	MR. CAPIZZI: What we're saying, sir,	10.13PM 4	governmental interest, in order to preclude these
10.11PM 5	if the request is denied it would result in a	10:13PM 5	people from coming on to a site to park to go
10.11PM 6	substantial burden.	10.14РМ 6	worship.
10.11PM 7	And the only way the statute, the bulk	10.14PM 7	MR. KELLY: Again, I still don't get
10.11PM 8	standard would be permitted to bring about a	10.14PM 8	the part that it's a burden.
10.11PM 9	substantial burden, is if there was a compelling	10.14PM 9	MR. CAPIZZI: Okay.
10,11PM 10	governmental interest in doing so.	10.14PM 10	MR. KELLY: That's the part I don't
10.11PM 11	Here we're talking about impervious	10.14PM 11	get.
10,12PM 12	coverage, a buffer and access off of 9W. All three	10.14PM 12	CHAIRMAN GLAZER: We're not going to
10.12PM 13	of these parameters are being reduced by this	10.14PM 13	adjudicate that.
10:12PM 14	application.	10.34PM 14	I have just one
10.12PM 15	So there would be no governmental	10.14PM 15	FEMALE AUDIENCE MEMBER: Question here.
10.12PM 16	interest in denying an application to keep the	10.14PM 16	CHAIRMAN GLAZER: Come up and state
10.12PM 17	existing nonconforming conditions at their worst	10.14PM 17	your name.
10.12PM 18	standpoint.	10.14PM 18	MR, BARBI: Shai Barbi, B-A-R-B-I,
10.12PM 19	MR, KELLY: Okay.	10.14PM 19	7 Graham Street.
10.12PM 20	So, in other words, if you're a person	10.14PM 20	Question all the attendant, people to
10.12PM 21	you have regulations but if you're a church you can	10.14PM 21	the church are Alpine residents?
10.12PM 22	basically request anything you want.	10.14PM 22	CHAIRMAN GLAZER: Not required. Has
10.12PM 23	Any organization to would go that	10.14PM 23	nothing to do with it, sir.
10.12PM 24	denies you is somehow creating a substantial burden.	10.14PM 24	MR. BARBI: No. They're asking for
10.12PM 25	MR. CAPIZZI: In large part that's	10.14PM 25	CHAIRMAN GLAZER: We have no, no legal
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
			160
10.12PM 1	because	10.14PM 1	implication that they're not.
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sew 6 n linit. sew 7 THE WITNESS: That's not correct. sew 6 realing paths in the intermed in maching in this situation. You could propose same 8 basis, whetever we're proposing we have to look at meaning in this situation. You could propose www 6 really paths into hypothesias which have and in the situation. You could propose same 10 the benefits of the application, identify if there's www 1 and identify he identify if there's same 11 and there impacts with conditions and site www 1 and identify he identify if there's same 12 annelorate these impacts with conditions and site www 12 hard to have and, second, there sames to be ne same 16 MR. REEVES: to yrac sest stands by itself. www 11 and weigh these anties to wait way 1 same 16 requested by the patitioner, in your opinion would wave 1 rem 12 and weigh them against what the petitioner is asking. same 12 a burden on the community their is a benefit to would that be an -more 0 www 12 Any other comments or questions? same 22 THE WITNESS: The xery difficult to wave 12 www 12 Any other comments or questions? same 23 THE WITNESS: RS, R.R.P.R., LLC. www 14 anew parking lots and non tha			· .	
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THE WITNESS: It's very difficult to answer since that site plan has not been drawn up. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812new parking lots and not on the street, but there's in oguaranty that will happen, right?with visual be the same process that we went through LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812162with this application. We heard comments about drainage problems, comments about buffering, about attime162with this application. We heard comments about drainage problems, comments about buffering, about attime162with this application. We heard comments about buffering, about turme162with this application. We heard comments and concerns with conditions and site plan details in order to spaces we need to know where they go, what their to go through the whole site plan process again. turme162with this application that these this increased usage is turme5So in order to evaluate 25 additional turme164with conditions and site plan details in order to turme162164with this application is made as to the turme164with this application is made as to the turme162164with this application is made as to the turme164with this application is made as to the turme162162with conditions and the set we statis turme164with conditions and site plan process again. turme164with this application is made as to the turme164with with a with this set we statis turme160with conditions and the set we statis <th></th> <th>-</th> <th></th> <th></th>		-		
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	165	4	167 CHAIDMAN CLAZED, Sir are you caving
10.21PM 1	In addition, we have a volunteer of the	10.23РМ 1	CHAIRMAN GLAZER: Sir, are you saying
10 21PM 2	church who is directing people into the lots. That's	10.23РМ 2	you had what was the number of cars, 44. MR. LUGLIO: From 44 to 48.
10.21PM 3	certainly a condition we're agreeable to maintaining.	10.23PM 3	
10.21PM 4	I just don't want to make a condition that on	10.23PM 4	CHAIRMAN GLAZER: So 90 percent, if
10.21PM 5	occasion may not be adhered to.	10.23PM 5	that represented 90 percent then 10 percent more
10 21PM 6	Somebody may park on the street for	10.23РМ 6	would be 50 parking spots.
10.21PM 7	some reason, but certainly it's the objective of the	10.24PM 7	MR. LUGLIO: By just going on the
10.21PM 8	applicant to get people to park in the lots to	10.24PM 8	90 percent that doesn't include the fact that we had
10.21PM 9	improve the situation there.	10.24PM 9	a reduction because of COVID. So that was probably,
10.21PM 10	MS. HERRIES: Do we know people have	10.24PM 10	that's probably another 20 to 30 percent of people
10.21PM 11	been dissuaded to attend services because of the	10.24PM 11	that, during that time period not only here but in
10.21FM 12	current parking situations? That would probably be	10.24PM 12	other locations were choosing not to.
10.21PM 13	anecdotal.	10.24PM 13	So that's what we're trying to design
10.21PM 14	Has anybody said, no, I don't want to	10 24PM 14	to.
10.21PM 15	go to this church because they don't have enough	10.24PM 15	And, again, the required number of
10.21PM 16	parking?	10.24PAR 16	parking spaces is 74.
10.22РМ 17	MR. CAPIZZI: I don't know that.	10.24PM 17	CHAIRMAN GLAZER: I understand.
10 22PM 18	MALE AUDIENCE MEMBER: Certainly there	10.24PM 18	But this is not necessarily that kind
10.22PM 19	is.	10.24PM 19	of congregation.
10.22PM 20	CHAIRMAN GLAZER: We'll allow comments	10.24P1/ 20	MR. LUGLIO: Regardless of what the
10.22PM 21	from the audience, in general, after the questions.	10.24PM 21	requirement is and what we think is needed and based
10.22PM 22	I have one question if there are no	10.24PM 22	on research and based on the observations really
10.22PM 23	other questions from members of the Board.	10.24PM 23	gears us to that 60 to 63 parking spaces.
10.22PM 24	I just wanted to refer back to	10.24PM 24	CHAIRMAN GLAZER: So if we were to say
10.22PM 25	Mr. Luglio, is it?	10.24PM 25	we would prefer it to be 60 instead of 63, would that
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
	166		168
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10.22PM 1	MR. LUGLIO: Yes.	10.25PM 1	be a substantial detriment to your condition of the
10.22РМ 1 10.22РМ 2	MR. LUGLIO: Yes. CHAIRMAN GLAZER: You testified earlier	10.25PM 1 10.25PM 2	be a substantial detriment to your condition of the situation?
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10.22PM 2	CHAIRMAN GLAZER: You testified earlier	10.25PM 2	situation? MR. CAPIZZI: If that was I mean at the end, we've been open for a about a year,
10.22PM 2 10.22PM 3	CHAIRMAN GLAZER: You testified earlier that you found typically 66 people on the, on average	10.25PM 2 10.25PM 3 10.25PM 4 10.25PM 5	situation? MR. CAPIZZI: If that was I mean at the end, we've been open for a about a year, year-and-a-half. We're an existing congregation from
10.22PM 2 10.22PM 3 10.22PM 4	CHAIRMAN GLAZER: You testified earlier that you found typically 66 people on the, on average in the days you monitored the situation.	10.25PM 2 10.25PM 3 10.25PM 4	situation? MR. CAPIZZI: If that was I mean at the end, we've been open for a about a year, year-and-a-half. We're an existing congregation from Orangeburg, New York that's moved to Alpine, New
10.22PM 2 10.22PM 3 10.22PM 4 10.22PM 5	CHAIRMAN GLAZER: You testified earlier that you found typically 66 people on the, on average in the days you monitored the situation. MS. HERRIES: I think it was 44 to 48.	10.25PM 2 10.25PM 3 10.25PM 4 10.25PM 5 10.25PM 6 10.25PM 7	situation? MR. CAPIZZI: If that was I mean at the end, we've been open for a about a year, year-and-a-half. We're an existing congregation from Orangeburg, New York that's moved to Alpine, New Jersey, we're allowing for some element of growth
10.22PM 2 10.22PM 3 10.22PM 4 10.22PM 5 10.22PM 6	CHAIRMAN GLAZER: You testified earlier that you found typically 66 people on the, on average in the days you monitored the situation. MS. HERRIES: I think it was 44 to 48. MR. CAPIZZI: I don't think you ever	t0.25PM 2 t0.25PM 3 10.25PM 4 10.25PM 5 10.25PM 6	situation? MR. CAPIZZI: If that was I mean at the end, we've been open for a about a year, year-and-a-half. We're an existing congregation from Orangeburg, New York that's moved to Alpine, New Jersey, we're allowing for some element of growth within the existing building, mind you.
10 22PM 2 10 22PM 3 10 22PM 4 10 22PM 5 10 22PM 6 10 22PM 7	CHAIRMAN GLAZER: You testified earlier that you found typically 66 people on the, on average in the days you monitored the situation. MS. HERRIES: I think it was 44 to 48. MR. CAPIZZI: I don't think you ever said persons.	10.25PM 2 10.25PM 3 10.25PM 4 10.25PM 5 10.25PM 6 10.25PM 7	situation? MR. CAPIZZI: If that was I mean at the end, we've been open for a about a year, year-and-a-half. We're an existing congregation from Orangeburg, New York that's moved to Alpine, New Jersey, we're allowing for some element of growth within the existing building, mind you. We're not looking to add seats or
10 22PM 2 10 22PM 3 10 22PM 4 10 22PM 5 10 22PM 6 10 22PM 7 10 22PM 8 10 22PM 9 10 22PM 10	CHAIRMAN GLAZER: You testified earlier that you found typically 66 people on the, on average in the days you monitored the situation. MS. HERRIES: I think it was 44 to 48. MR. CAPIZZI: I don't think you ever said persons. Did you ever say persons? CHAIRMAN GLAZER: Cars. I'm sorry. MR. LUGLIO: That's correct.	10 25PM 2 10 25PM 3 10 25PM 4 10 25PM 5 10 25PM 5 10 25PM 6 10 25PM 7 10 25PM 8 10 25PM 9 10 25PM 10	situation? MR. CAPIZZI: If that was I mean at the end, we've been open for a about a year, year-and-a-half. We're an existing congregation from Orangeburg, New York that's moved to Alpine, New Jersey, we're allowing for some element of growth within the existing building, mind you. We're not looking to add seats or expand the worship area. We're just looking for an
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	169		171
10.26PM 1	MR. LUGLIO: Certainly during May it	10.28PM 1	reducing slightly on the western side.
10.26PM 2	was something that was reducing the amount of people	10.28PM 2	The only thing, the only comment that
10.26PM 3	congregating and also traffic on the roadways. That	10.28PM 3	I'll make is and we've heard it a couple times here.
10 26PM 4	certainly is the case.	10.28PM 4	The church has been there for a long time. We have
10.26PM 5	MR. KELLY: I commute every day.	10.28PM 5	all grown accustomed to what it looks like. Change
10.26PM 6	That's not what I see.	10.29PM 6	is hard.
10.26PM 7	MR. LUGLIO: I can provide the Board	10:29PM 7	But looking at it, it just seems as if
10.26PM 8	MR. KELLY: 2021 I can understand,	10.29PM 8	the property on the western parcel is being over
10 26PM 9	2022, kind of, shady.	10.29PM 9	built. And if we look at the diagram right now, the
10.26PM 10	MR. LUGLIO: First of all, I don't like	10.29PM 10	amount of green compared to the amount of gray and
10-26PM 11	the word shady. I think that's disrespectful.	10.29PM 11	tan, again, I think, from the numbers that we heard
10.26PM 12	But I can also provide the Board with	10.29PM 12	before, 40 or 50 percent improved.
10.26PM 13	detailed information on traffic count data in the	10.29PM 13	And there were a lot of terms that were
10.26PM 14	area that can show what the traffic volume was and	10.29PM 14	shot around and I'm an IT guy. I don't really speak
10.27PM 15	what it is today and what it was in 2021.	10.29PM 15	this language. I speak in ones and zeros. That's as
10.27PM 16	CHAIRMAN GLAZER: Well, yes,	10.29PM 16	high as I can count.
10.27PM 17	Ms. Reeves.	10.29PM 17	But it just seems in a residential area
10 27PM 18	MS. REEVES: I do count the cars every	10 29PM 18	which it is if this area, I live there, you can build
10.27PM 19	Sunday morning and the most that I have seen along	10.29PM 19	10 percent of your house. You can improve 10 percent
10.27PM 20	MS. LANDOLFI: Is this a question	10.29PM 20	of your property.
10.27PM 21	because I really don't want everyone to start giving	10.29PM 21	And what's happening is the corner
10 27PM 22	testimony.	10.29PM 22	piece of property that opens into our neighborhood is
10 27PM 23	MS. REEVES: The most I have seen were	10:29PM 23	turning into a concrete jungle.
10.27PM 24	12 cars regularly, maybe once 15. That was it.	10.30PM 24	And I moved from an area that is very
10.27PM 25	CHAIRMAN GLAZER: All right.	10:30PM 25	concrete to a nice shady, lawn filled area and, you
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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	170		172
10.27PM 1	MS. REEVES: I want reality here, too.	10.30PM 1	know, I would like to see it stay that way as much as
10.27PM 2	MS. REEVES: I want reality here, too. CHAIRMAN GLAZER: We're talking about	10.30PM 2	know, I would like to see it stay that way as much as possible.
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10.31PM 1 comment from the audience? 10.33PM 1 VICE CHAIRMAN CLORES: I was a constrained of the second of	175 is just
10.31PM 2 (No Response.) 10.31PM 3 CHAIRMAN GLAZER: I see none. 10.31PM 4 Then let me open it up to members of 10.31PM 4 Then let me open it up to members of	is just
10.31PM3CHAIRMAN GLAZER: I see none.10.33PM3MR. HUBSCHMAN: Three or for10.31PM4Then let me open it up to members of10.33PM4not again, you'd have to you wouldn't have10.31PM5HDA SUMM5HDA SUMM5	
10.31PM 4 Then let me open it up to members of 10.33PM 4 not again, you'd have to you wouldn't ha	
	-
10.31PM 5 the Board for comments.	ve any
10.31PM 6 George? 10.33PM 6 VICE CHAIRMAN CLORES: What	it about where
10.31PM 7 MR. ABAD: I think they could do a 10.33PM 7 the garage is?	
10.31PM 8 better job finding a better spot for the parking area 10.33PM 8 MR. HUBSCHMAN: There is no	sidewalk
10.31PM 9 and it would reduce the impact to the community. 10.33PM 9 along the road.	
10.31PM 10 MR. BONHOMME: I would like to second, 10.33PM 10 VICE CHAIRMAN CLORES: What	it about if
10.31PM 11 Mr. Chairman, 10.33PM 11 the garage was removed?	
10.31PM 12 CHAIRMAN GLAZER: Anybody else? 10.33PM 12 MR. HUBSCHMAN: The same the	iing, you
10.33PM 13 Comments? 10.33PM 13 have a driveway there.	
10.31PM 14 MS. HERRIES: I just wonder if this 10.33PM 14 Maybe you can get a few cars,	ike
10.31PM 15 number I understand what the zoning regulation 10.33PM 15 three or four along the driveway.	
10.33PM 16 Says. 10.33PM 16 VICE CHAIRMAN CLORES: I'm	only asking
10.31PM 17 I just wonder if this number of spots 10.33PM 17 the question.	
10.32PM 18 is really necessary. 10.34PM 18 MR. HUBSCHMAN: Can we talk	outside for
10.32PM 19 You know, certainly the current usage 10.34PM 19 a minute?	
10.32PM 20 does not justify having this number of spots in the 10.34PM 20 MR. CAPIZZI: Sure.	
10.32PM 21 concrete jungle phrase that the neighbor, that the 10.34PM 21 I mean a possible alternative	
10.32PM 22 neighbor used. 10.34PM 22 MR. HUBSCHMAN: Maybe delet	
19.32PM 22 Heighbol used. 19.32PM 23 So I just wonder if this much is really 19.32PM 23 MR. CAPIZZI: No, we're not de	
	icung
	have to
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.	ι.
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10.32PM 1 supports entirely. 10.34PM 1 come back meaning I get approved for them.	
10.32PM 2 We're just trying to find the balance 10.34PM 2 And if it turns out that I only ne	
10.32PM 3 and haven't found it yet. 10.34PM 3 and that's well and good and if I start overflow	ving
10.32PM 4 CHAIRMAN GLAZER: All right. 10.34PM 4 back on to the street, I can improve these spa	ces.
10.32PM 5 VICE CHAIRMAN CLORES: Question? 10.34PM 5 Because there seems to be, the	biggest
10.32PM 6 CHAIRMAN GLAZER: Tony. 10.34PM 6 question, well one of the questions seems to be	æ,
10.32PM 7 VICE CHAIRMAN CLORES: Just in 10.34PM 7 excuse me, is the 63 necessary. We believe it	: is.
10.32PM 8 reference to what George had brought out, is there a 10.34PM 8 We've only been there a year-a	nd-a-half
10.32PM 9 possibility of how many more cars you could get on 10.34PM 9 and we know we need 50 on regular Sundays.	On high
10.32PM 10 that lower level? 10.34PM 10 holidays attendance rises. We know we need	more than
10.32PM 11 MR, CAPIZZI: I don't think it's 10.34PM 11 that. So on high holiday you probably need at	: least
10.32PM 12 achievable. 10.34PM 12 10. Okay. Fine.	
10.32PM 13 And, Mike, could you tell us why that 10.34PM 13 At some point in time, so on his	jh
10.32PM 14 kind of design isn't achievable? 10.34PM 14 holidays we're going to be spilling back on the	
10.32PM 15 MR. HUBSCHMAN: Well, Mr. Luglio 10.34PM 15 street.	
10.33PM 16 testified about the county would more than likely not 10.34PM 16 But my point is that if you want	us to
10.33PM 17 permit access at that point.	
10.33PM 18 It's about 30 foot lower than the 10.33PM 18 number is and put it as banked parking area,	-
10.33PM 19 church. The dashed line shown on the plan is the 10.33PM 19 approval for it, but I only build it out if it's	J
10.33PM 10 church. The dashed line shown on the plants the 10.33PM 10 approval to it, but I only band it out it it's 10.33PM 20 transition area which we really can't encroach on 10.33PM 20 necessary meaning that I	
10.33PM 20 Transition area which we really can't enclose of the formation area which we really can't enclose of the formation area which we really can't enclose of the formation area which we really can't enclose of the formation area which area down there, to say the formation area which area down there, to say the formation area which area down there, to say the formation area which area down there, to say the formation area which area down there, the formation area which area down there, to say the formation area which area down there, the formation area which area down there area down there area down there area down there are a the formation area which area down there area down the formation area down the f	1e
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	c
10.33PM 24 CHAIRMAN GLAZER: Is that what you were 10.35PM 24 difficult Mike, for a second. It's difficult to,	
10.33PM 25 referring to?	<u> </u>
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.	υ.
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	detention basin at the same time, but		179 MS MYUNG: Mr. Barbieri2
10.35PM 1	detention basin at the same time, but	10.37РМ 1 10.38РМ 2	MS. MYUNG: Mr. Barbieri? MR. BARBIERI: Yes.
10.35PM 2	MR. COHEN: Would you be giving up the		MR. DARDICKI. Tes. MS. MYUNG: Mr. Bonhomme?
10.35PM 3	other side? VICE CHAIRMAN CLORES: That was the		MR. BONHOMME: Yes.
10.35PAL 4		_	MS, MYUNG: Mr, Abad?
10.35PM 5	question.		MR. ABAD: Yes.
10.35PM 6	MR. HUBSCHMAN: I thought he was talking about down here.	-	MS. MYUNG: Chairman Glazer?
10:35РМ 7 10.35РМ 8	VICE CHAIRMAN CLORES: No.	10.38PM /	CHAIRMAN GLAZER: Yes.
	Figure, get more down here than you can	10.38PM 0	Okay. So while you're there discussing
10:35PM 9	up here (indicating).	10.38PM 10	let's go into the other room and confer with counsel.
10.35PM 10	MR, CAPIZZI: You know, Mr. Chairman,	10.38PM 10	(Whereupon, Executive Session held.)
10.36PM 12	could we take two minutes?	10.51PM 12	CHAIRMAN GLAZER: We're going to go
10.36PM 13	CHAIRMAN GLAZER: Yeah. Sure.	10.51PM 13	back on session, on the clock and on the record.
10.36PM 14	You know what, before you do that while	10.51PM 14	Okay. Let me just say that we had a
10.36PM 15	you're doing that, we'll take our resolution, but let	10.51PM 15	chance to confer with counsel and I'd like counsel to
10.36PM 16	me get this resolution on.	10:51PM 16	tell what we learned.
10.36PM 17	Whereas, N.J.S.A. 10:4-12 of the Open	10:51PM 17	MS. LANDOLFI: Pursuant to the
10.36PM 18	Public Meetings Act permits exclusion of the public	10.51PM 18	resolution passed, pursuant to N.J.S.A. 10:4-12,
10.36PM 19	from a meeting in certain circumstances and, whereas,	10.51PM 19	Subsection 7, the Board and I conferred to discuss
10.36PM 20	this public body is of the opinion that such	10.51PM 20	matters that were, that are of the attorney/client
10.36PM 21	circumstances exist.	10.51PM 21	privilege regarding the elements, requirements of the
10.36PM 22	More particularly, under	10.51PM 22	D-3 variance and it's interplay with RLUIPA.
10:36PM 23	N.J.S.A. 10:4-12 Subsection 7 relating to the need to	10.51PM 23	CHAIRMAN GLAZER: That's it.
10.36PM 24	confer with counsel as to matters falling within the	10.51PM 24	MR. CAPIZZI: Thank you, Mr. Chairman.
10.36PM 25	exception for and matters, litigation and/or matters	10.51PM 25	So during the break we had an
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
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10,37Pt3 1	falling within the attorney client privilege to the	10.51PM 1	opportunity to revisit the plan set. Mr. Hubschman
10.37Рм 1 10.37Рм 2	falling within the attorney client privilege to the extent that confidentiality is required in order for	10.51PM 1 10.51PM 2	opportunity to revisit the plan set. Mr. Hubschman will take us through the modifications but, in sum,
	falling within the attorney client privilege to the extent that confidentiality is required in order for the attorney to exercise their ethical duties as a	10.51PM 2 10.51PM 3	opportunity to revisit the plan set. Mr. Hubschman will take us through the modifications but, in sum, we're going to remove eight spaces from the church
10.37PM 2 10.37PM 3 10.37PM 4	falling within the attorney client privilege to the extent that confidentiality is required in order for the attorney to exercise their ethical duties as a lawyer, now therefore be it resolved by the Zoning	10.51PM 2 10.51PM 3 10.52PM 4	opportunity to revisit the plan set. Mr. Hubschman will take us through the modifications but, in sum, we're going to remove eight spaces from the church parking lot, four on each side, and bring them over
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10.37РМ 2 10.37РМ 3 10.37РМ 4 10.37РМ 5 10.37РМ 6 10.37РМ 7	falling within the attorney client privilege to the extent that confidentiality is required in order for the attorney to exercise their ethical duties as a lawyer, now therefore be it resolved by the Zoning Board of Adjustment of the Borough of Alpine as follows, the public be excluded from discussion of aforesaid matters as pertaining to the development	10.51PM 2 10.51PM 3 10.52PM 4 10.52PM 5 10.52PM 6 10.52PM 7	opportunity to revisit the plan set. Mr. Hubschman will take us through the modifications but, in sum, we're going to remove eight spaces from the church parking lot, four on each side, and bring them over to the community center lot. That will have the effect of eliminating the need for an impervious coverage variance at the church lot because it will
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	181		183
10.53PM 1	from the property alignment. So that's a good	10.55PM 1	Christmas, they have a combined service so at that
	buffer, 50-foot buffer.		point in time really the 63 would be
	MR. CAPIZZI: The soil movement		CHAIRMAN GLAZER: I see. You need
10.53PM 3			MR. CAPIZZI: would be the bare
10.53PM 4	activity does increase, though, Mike.		
10.53PM 5	MR. HUBSCHMAN: It was 1490. Not it	10.55PM 5	minimum during those times of year.
10.53PM 6	would probably go up to like 2,000, 2,500. We have	10.55PM 6	CHAIRMAN GLAZER: I understand.
10.53PM 7	to do the calculation.	10.55PM 7	Well, reducing, obviating the necessity
10.53PM 8	MR. CAPIZZI: Because of the additional	10.55PM 8	of a variance on that western parcel was certainly an
10.53PM 9	fill?	10.55PM 9	improvement and giving you more space there on the
10.53PM 10	MR. HUBSCHMAN: Right. And Paul could	10.55PM 10	buffer side is okay.
10.53PM 11	adjust his trees in that area.	10.55PM 11	Any comments?
10.53PM 12	MR. CAPIZZI: All right. So on the	10.55PM 12	(No Response.)
10.53PM 13	community center lot, Paul, if you could put your	10.55PM 13	CHAIRMAN GLAZER: Any comments from
10 53PM 14	landscaping plan back up, please.	10.55PM 14	members of the audience?
10.53PM 15	So the way we had, Paul, as the parking	10.56PM 15	Mr. Kupferschmid?
10.53PM 16	lot extends to the east, we'll continue that	10.56PM 16	MR. KUPFERSCHMID: Yes.
10.53PM 17	arborvitae row on either side, correct?	10.56PM 17	I just want to say that certainly seems
10 53PM 18	MR. KEYES: Yes.	10.56PM 18	like a more appropriate design given the concerns of
10.53PM 19	CHAIRMAN GLAZER: And how many feet do	10.56PM 19	the residents nearby, putting more spots to the
10.53PM 20	you think that will be, four off, four spots on, it	10.56PM 20	easterly side definitely makes more sense.
10.54PM 21	would be	10.56PM 21	CHAIRMAN GLAZER: Yes, Mr. Reeves.
10.54PM 22	MR. HUBSCHMAN: Thirty-six feet.	10.56PM 22	MR. REEVES: Dave Reeves,
10.54PM 23	CHAIRMAN GLAZER: Thirty-six feet.	10.56PM 23	I concur with the previous speaker.
10.54PM 24	MR. HUBSCHMAN: Plus the 20 so it would	10.56PM 24	There really are two parties here that are being
10.54PM 25	be about 56 feet for the buffer. That's a pretty	19.56PM 25	oppressed by this improvement to the north and to the
10.549% 20	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
			184
	182		
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10.54PM 1	good size buffer.	10.56РМ 1	west.
10 54PM 2	good size buffer. CHAIRMAN GLAZER: Yeah.	10.56PM 2	west. And this this is an improvement from
10 54РМ 2 10.54РМ 3	good size buffer. CHAIRMAN GLAZER: Yeah. MR, CAPIZZI: So the variances then	10.56РМ 2 10.56РМ 3	west, And this this is an improvement from that which is good.
10.54PM 2 10.54PM 3 10.54PM 4	good size buffer. CHAIRMAN GLAZER: Yeah. MR. CAPIZZI: So the variances then distill themselves down to the church lot meeting the	10.56РМ 2 10.56РМ 3 10.56РМ 4	west. And this this is an improvement from that which is good. I think there's a half an acre at least
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