#### 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 (<a href="http://www.alpinenj07620.org">http://www.alpinenj07620.org</a>). 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 2<sup>nd</sup> 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.

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., with final minutes to be approved by the Zoning Board in the January 19, 2023 Zoning Board meeting. Audio file can be provided upon request.

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>renoticed 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, PEPP 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. Herries **Abstain:** Mr. Policano **Absent:** Ms. Lerner **MOTION 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

|          | ***************************************                |   | 3              |
|----------|--|---|----------------|
|          |  | 1 INDEX 2 WITNESS SWORN   | TESTIMONY      |
|          |  | 3 MICHAEL J. HUBSCHMAN, PE  | 14             |
|          | 1 BOROUGH OF ALPINE                                    | Direct Examination by Mr. Capizzi 4 Public Questions              | 14             |
|          | ZONING BOARD OF ADJUSTMENT THURSDAY, NOVEMBER 17, 2022 | Steve Cohen   | 28             |
|          | 7:30 P.M.  | 5 24 Ridge Street Suzanne Beffa                                   | 3 1            |
|          | IN THE MATTER OF: ) TRANSCRIPT OF                      | 6 9 Old Dock Road<br>Leon Garabet                                 | 22 40          |
|          | APPLICATION OF ) PROCEEDING                            | 7 987 Closter Dock Road   | 33, 40         |
|          | 5 CHURCH OF THE LORD, ) 995 CLOSTER DOCK ROAD, )       | Robert Policano<br>8 79 Closter Dock Road                         | 3 5            |
|          | 6 BLOCK 47, LOT 2, )<br>10 OLD DOCK ROAD, )            | David Reeves  | 42, 49         |
|          | 7 BLOCK 48, LOT 1.01. )                                | 9 19 Ridge Street<br>John Kelly                                   | 43, 122        |
|          | BEFORE:  | 10 9 Old Dock Road  |                |
|          | 9<br>RICHARD GLAZER, CHAIRMAN                          | Lane Goldstein<br>11 23 Ridge Street                              | 47             |
|          | TONY CLORES, VICE CHAIRMAN                             | David Kupferschmid  | 64             |
|          | 11   | 12 6 Cassandra Drive Board/Professional Questions                 |                |
|          | ELIZABETH HERRIES, HEMBER                              | 13 Ms, Herries  | 50             |
|          | GEORGE ABAD, JUNIOR, MEMBER                            | Mr. Abad<br>14 Chairman Giazer                                    | 50<br>60       |
|          | RICHARD BONHOMME, MEMBER                               | Vice Chairman Clores  | 175            |
|          | ANTHONY BARBIERI, MEMBER                               | 15<br>LOUIS LUGLIO, PE 66   |                |
|          | AMY LERNER, ALTERNATE I MEMBER (ABSENT)                | 16 Direct examination by Mr. Capizzi Board/Professional Questions | 67             |
|          | ROBERT F. POLICANO, ALTERNATE II MEMBER                | 17 Chairman Glazer  | 68, 92         |
|          | 17   | 18 Ms. Herries  | ), 166         |
|          | 18   | Mr. Barbieri  | 88<br>89       |
|          | 19   | 19 Mr. Bonhomme<br>Mr. Abad                                       | 93<br>97       |
|          | 20   | 20 Vice Chairman Clores   | 98             |
|          | LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.               | Public Questions 21 Robert Policano                               | 76             |
|          | 22 CERTIFIED COURT REPORTERS                           | 79 Closter Dock Road  |                |
|          | P.O. BOX 505<br>23 SADDLE BROOK, NJ 07663              | 22 Steve Cohen<br>24 Ridge Street                                 | 77             |
|          | 201-641-1812<br>24 LauraACaruccillc@gmail.com          | 23 John Kelly   | 78, 86,        |
|          | 25   | 9 Old Dock Road<br>24 Leon Garabet                                | 95, 168<br>85  |
|          |  | 987 Closter Dock Road   | 0.3            |
|          | LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.               | 25  |                |
|          | 201-641-1812   | LAURA A. CARUCCI, C.S.R.,<br>201-641-1812                         | R.P.R., L.L.C. |
|          | · · · · · · · · · · · · · · · · · · ·                  | 2   | 4              |
| 1        | APPEARANCES:   | 1 INDEX<br>2 WITNESS SWORN  | TESTIMONY      |
|          |  | 3 PAUL KEYES, AIA, LA 101   |                |
| 2        | CARA LANDOLFI, ESQUIRE                                 | Direct Examination by Mr. Capizzi 4 Public Questions              | 101            |
|          | Attorney for the Zoning Board of Adjustment            | Robert Policano<br>5 979 Closter Dock Road                        | 118            |
| 3        |  | John Keliy  | 120, 122       |
| 4        | CAPIZZI LAW OFFICES                                    | 6 9 Old Dock Road Steve Cohen                                     | 120            |
|          | BY: MATTHEW G. CAPIZZI, ESQUIRE                        | 7 24 Ridge Street   |                |
| 5        | 11 Hillside Avenue                                     | Sara Reeves 8 19 Ridge Street                                     | 126            |
|          | Second Floor   | David Reeves  | 127            |
| 6        | Tenafly, New Jersey 07670                              | 9 19 Ridge Street Board/Professional Questions                    |                |
|          | Attorney for Applicant                                 | 10 Vice Chairman Clores   | 123            |
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| 8        |  | BRIGETTE BOGART, PP 132   | * 2 *          |
| 9        | ALSO PRESENT:  | 12 Direct Examination by Mr. Capizzi Board/Professional Questions | 134            |
|          |  | 13 Public Questions   | 1.4.9          |
| 10       | JO ANNA MYUNG, Board Secretary                         | Sara Reeves<br>14 19 Ridge Street                                 | 148            |
| 11       | PERRY F. FRENZEL, P.E., Board Engineer                 | David Kupferschmid<br>15 6 Cassandra Drive                        | 149            |
| 12       |  | Steve Cohen   | 153            |
| 13       |  | 16 24 Ridge Street John Kelly                                     | 155            |
| 14       |  | 17 9 Old Dock Road  |                |
| 15       |  | Shai Barbi<br>18 7 Graham Street                                  | 158            |
| 16       | •  | David Reeves  | 160            |
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| 18       |  | 20 PUBLIC COMMENTS  |                |
| 19       |  | Len Goldstein<br>21 23 Ridge Street                               | 170            |
| 20       |  | David Kupferschmid  | 182            |
| 21       |  | 22 6 Cassandra Drive David Reeves                                 | 182            |
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| 23<br>24 |  | Shal Barbi<br>24 7 Graham Street                                  | 183            |
| 24<br>25 |  |   | معد عبيد       |
| 20       | LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C                | 25 DELIBERATION AND VOTE  | 173, 183       |
|          | 201-641-1812   | LAURA A. CARUCCI, C.S.R.,   | R.P.R., L.L.C. |
|          | AV 1 - V T 1 - 1 U 1 A                                 | 201-641-1812  |                |

|  | 5  |   | *··y  |
|--|--|---|---|
| 1  | <u>I N D E X</u> (CONTINUED)   | 07:36PM 1   | 7 CHAIRMAN GLAZER: Thank you.   |
|  |  | 07:36PM 2   | MR. CAPIZZI: So this is an application  |
| 2  | <u>EXHIBITS</u>  | 07:36PM <b>3</b>  | that was before the Board, originally heard in April  |
| •  | NO. DESCRIPTION IDENT/EVID   |   | of 2022.  |
| 3<br>4   | NO. DESCRIPTION IDENT/EVID  A-15 Landscape Plan,   |   | I will give a brief summary about what  |
| **   | Dated 6/26/22 102  |   |   |
| 5  | 54604 0, 10, 11  | 07:36РМ 6   | the application involves in a moment.   |
|  | A-16 Colorized Site Plan,  | 07:36РМ 7   | But given the revised plan set that was   |
| 6  | Last Revised 5/16/22 103   | 07:37РМ 8   | filed with the Borough in June, I believe, we are   |
| _  |  | 07:37РМ 9   | essentially starting the application anew.  |
| 7  | A-17 Colorized Landscape Plan Dated 6/26/22 103  | 07:37РМ 10  | I believe, Mr. Chairman, you may not  |
| 8  | Dated 6/26/22 103  | 07:37PM 11  | have been in attendance during the first meeting.   |
| 9  |  | 07:37РМ 12  | CHAIRMAN GLAZER: I did, however, read   |
| 10   |  | 07:37РМ 13  | the transcript.   |
| 11   |  | 07:37PM 14  | MR. CAPIZZI: I appreciate that.   |
| 12   |  | 07:37РМ 15  | But given the gap in time, and the fact   |
| 13   |  | 07:37PM 16  | that we have provided an entirely new plan set, how   |
| 14<br>15   |  | 07:37PM 17  | ever the Board pleases to proceed with the  |
| 16   |  | 07:37PM 18  | application, I'm fine with starting the application   |
| 17   |  | 07:37РМ 19  | anew, meaning not relying upon the testimony provided   |
| 18   |  | 07.37PM 20  | during the April hearing.   |
| 19   |  | 07:37РМ 21  | As we had discussed previously, but as  |
| 20   |  | 07:37PM 21  | the Board Members are aware, this is the former   |
| 21   |  | 07:37РМ 22  | location of the Alpine Community Church with these  |
| 22<br>23   |  | 07:37PM 23  | two properties on Old Closter Dock Road.  |
| 24   |  |   | •   |
| 25   |  | 07:37PM 25  | And I think, Mr. Policano, you live   |
|  | LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.   |   | LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.<br>201-641-1812  |
|  | 201-641-1812   |   |   |
|  | 6  |   | 8   |
|  |  |   |   |
| 07:35РМ 1  | CHAIRMAN GLAZER: Roll call, please.  | 07:37PM 1   | within 200 feet.  |
| о7:35PM <b>1</b><br>07:35PM <b>2</b>   | CHAIRMAN GLAZER: Roll call, please.  MS. MYUNG: Ms. Herries?   | 07:37PM 2   | MR. POLICANO: Yes, I am.  |
|  | MS. MYUNG: Ms. Herries? MS. HERRIES: Here.   | •   | MR. POLICANO: Yes, I am.<br>MR. CAPIZZI: So you would have to   |
| 07:35PM 2  | MS. MYUNG: Ms. Herries?  | 07:37РМ 2   | MR. POLICANO: Yes, I am. MR. CAPIZZI: So you would have to MR. POLICANO: Recuse myself.   |
| 07:35PM <b>2</b> 07:35PM <b>3</b>  | MS. MYUNG: Ms. Herries? MS. HERRIES: Here.   | 07:37PM <b>2</b><br>07:37PM <b>3</b>  | MR. POLICANO: Yes, I am.<br>MR. CAPIZZI: So you would have to   |
| 07:35PM 2<br>07:35PM 3<br>07:35PM 4  | MS. MYUNG: Ms. Herries? MS. HERRIES: Here. MS. MYUNG: Mr. Policano?  | 07:37PM 2<br>07:37PM 3<br>07:37PM 4   | MR. POLICANO: Yes, I am.  MR. CAPIZZI: So you would have to  MR. POLICANO: Recuse myself.  MR. CAPIZZI: So you have to step down  from the dais.  |
| 07:35PM 2<br>07:35PM 3<br>07:35PM 4<br>07:35PM 5   | MS. MYUNG: Ms. Herries? MS. HERRIES: Here. MS. MYUNG: Mr. Policano? MR. POLICANO: Here.  | 07:37PM 2<br>07:37PM 3<br>07:37PM 4<br>07:37PM 5  | MR. POLICANO: Yes, I am.  MR. CAPIZZI: So you would have to  MR. POLICANO: Recuse myself.  MR. CAPIZZI: So you have to step down  from the dais.  (Whereupon, Mr. Policano recuses  |
| 07:35PM 2<br>07:35PM 3<br>07:35PM 4<br>07:35PM 5<br>07:35PM 6  | MS. MYUNG: Ms. Herries? MS. HERRIES: Here. MS. MYUNG: Mr. Policano? MR. POLICANO: Here. MS. MYUNG: Mr. Clores?   | 07:37PM 2<br>07:37PM 3<br>07:37PM 4<br>07:37PM 5<br>07:37PM 6   | MR. POLICANO: Yes, I am.  MR. CAPIZZI: So you would have to  MR. POLICANO: Recuse myself.  MR. CAPIZZI: So you have to step down  from the dais.  (Whereupon, Mr. Policano recuses  himself and steps off the dais.)  |
| 07:35PM 2<br>07:35PM 3<br>07:35PM 4<br>07:35PM 5<br>07:35PM 6<br>07:35PM 7   | MS. MYUNG: Ms. Herries? MS. HERRIES: Here. MS. MYUNG: Mr. Policano? MR. POLICANO: Here. MS. MYUNG: Mr. Clores? VICE CHAIRMAN CLORES: Here.   | 07:37PM 2<br>07:37PM 3<br>07:37PM 4<br>07:37PM 5<br>07:37PM 6<br>07:37PM 7  | MR. POLICANO: Yes, I am.  MR. CAPIZZI: So you would have to  MR. POLICANO: Recuse myself.  MR. CAPIZZI: So you have to step down  from the dais.  (Whereupon, Mr. Policano recuses  himself and steps off the dais.)  MR. CAPIZZI: I will play both roles   |
| 07:35PM 2 07:35PM 3 07:35PM 4 07:35PM 5 07:35PM 6 07:35PM 7 07:35PM 8  | MS. MYUNG: Ms. Herries? MS. HERRIES: Here. MS. MYUNG: Mr. Policano? MR. POLICANO: Here. MS. MYUNG: Mr. Clores? VICE CHAIRMAN CLORES: Here. MS. MYUNG: Mr. Barbieri?  | 07:37PM 2 07:37PM 3 07:37PM 4 07:37PM 5 07:37PM 6 07:37PM 7 07:37PM 8   | MR. POLICANO: Yes, I am.  MR. CAPIZZI: So you would have to  MR. POLICANO: Recuse myself.  MR. CAPIZZI: So you have to step down  from the dais.  (Whereupon, Mr. Policano recuses  himself and steps off the dais.)  MR. CAPIZZI: I will play both roles  tonight until your Board Attorney shows up.  |
| 07.35PM 2 07.35PM 3 07.35PM 5 07.35PM 5 07.35PM 7 07.35PM 7 07.35PM 8 07.35PM 9  | MS. MYUNG: Ms. Herries? MS. HERRIES: Here. MS. MYUNG: Mr. Policano? MR. POLICANO: Here. MS. MYUNG: Mr. Clores? VICE CHAIRMAN CLORES: Here. MS. MYUNG: Mr. Barbieri? MR. BARBIERI: Here.  | 07:37PM 2 07:37PM 3 07:37PM 4 07:37PM 5 07:37PM 6 07:37PM 7 07:37PM 8 07:38PM 9   | MR. POLICANO: Yes, I am.  MR. CAPIZZI: So you would have to  MR. POLICANO: Recuse myself.  MR. CAPIZZI: So you have to step down  from the dais.  (Whereupon, Mr. Policano recuses  himself and steps off the dais.)  MR. CAPIZZI: I will play both roles   |
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| 07:38РМ 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  |
| 07:38PM 4   | When you do the parking tabulation,   | 07:41PM <b>4</b>  | mentioned previously.   |
| 07:38PM 5   | based upon the seating at both buildings, the   | 07:41PM <b>5</b>  | So just so the Board is aware of the  |
| 07:38PM <b>6</b>  | required parking is approximately 72 to 73 spaces,  | 07:41PM 6   | variance relief proposed for this application we  |
| 07:39PM <b>7</b>  | Mr. Hubschman will give you a precise number.   | 07:41PM <b>7</b>  | submit is very minor in nature.   |
| 07:39PM 8   | What we're seeking to do by way of this   | 07:41PM 8   | They all relate to existing   |
| 07:39PM <b>9</b>  | application is provide some additional on-site  | 07:41PM 9   | nonconforming conditions which can either not be  |
| 07:39PM 10  | parking. We have 20 spaces at present.  | 07:41PM 10  | addressed because the lot doesn't have frontage onto  |
| 07:39PM 11  | We are seeking to add, essentially,   | 07:41PM 11  | 9W or which are being actually improved by way of   |
| 07:39PM 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;   |
| 07:39РМ 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   |
| 07:39РМ 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 <b>24</b>   | 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.  |
|   | 201-641-1812  |   | 201-641-1812  |
|   |   |   |   |
|   | 10  |   | 12  |
| 07:40РМ 1   | 10<br>And when that regulation was adopted in   | 07:42PM 1   | 12 contact with Jackie Kates?   |
| 07:40PM 1   |   | 07:42PM 1   | i de la companya de   |
|   | And when that regulation was adopted in   | 1   | contact with Jackie Kates?  |
| 07:40PM <b>2</b>  | And when that regulation was adopted in 1994, it had a series of conditions, one of which was   | 07:42PM <b>2</b>  | contact with Jackie Kates?  MS. LANDOLFI: No.  No, I have not.  MR. CAPIZZI: Good question.   |
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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  | 07:45PM 2         | Exhibit A-16 for identification.)                             |
| 07:43РМ 3                            | to mitigate against that potential negative impact.    | 07:45PM <b>3</b>  | THE WITNESS: I believe this is the                            |
| 07:43PM 4                            | And only when that impact becomes                      | 07:45PM <b>4</b>  | only sheet that's colorized, dated I believe it               |
| 07:43PM 5                            | substantial would the negative criteria fail, would    | 07:45PM <b>5</b>  | is, June 24th, 2021.  |
| 07:43PM 6                            | the granting of the variance be so detrimental to the  | 07:45PM <b>6</b>  | And this is Revision 2, which is                              |
| 07:44PM 7                            | public that the variance could not be granted.         | 07:45PM <b>7</b>  | May 16th of 2022. And that shows some of the                  |
| 07:44PM 8                            | Here we've already been forward                        | 07:45PM <b>8</b>  | revisions.  |
| 07:44PM 9                            | thinking with regard to that. Again, that's why we     | 07:45PM <b>9</b>  | 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     | 07:45РМ 12        | Q. Thank you.   |
| 07:44PM 13                           | lot is minimalistic in nature.                         | 07:45PM 13        | Just for refresher purposes, could you                        |
| 07:44РМ 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?   |
| 07:44РМ 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.   | 07:46РМ 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 <b>24</b>                    | Mike Hubschman. I would like to call him to go         | 07:46РМ 24        | So that's one of the improvements that                        |
| 07:44PM 25                           | through the modified plan.                             | 07:46РМ 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 truth? | 07:46PM <b>3</b>  | rear of the property.  Then on the east side is the community |
|                                      | MR. HUBSCHMAN: Yes, I do, of course.                   | 07:46PM <b>4</b>  | building. The parsonage, it's a small house and               |
| 07:44PM 5                            | MICHAEL HUBSCHMAN, PE, PP                              | 07:46PM 6         | there's a small garage that's located in the parking          |
| 07:44PM <b>6</b><br>07:44PM <b>7</b> | 263 South Washington Avenue, Bergenfield, New          | 07:45PM <b>7</b>  | area that they're going to relocate to the front.             |
| 07:44PM 8                            | Jersey, having been duly sworn, testifies as           | 07:46РМ 8         | There are two separate zones. This is,                        |
| 07:44PM 9                            | follows:   | 07:46PM 9         | Lot 2 is in the R-2B zone (indicating).                       |
| 07:44PM 10                           | MS. LANDOLFI: I believe Mr. Hubschman                  | 07:46PM 10        | And this is the lot to the east                               |
| 07:44PM 11                           | has  | 07:46РМ 11        | (indicating), Lot 1.01 is in the R-2 zone.                    |
| 07:44PM 12                           | CHAIRMAN GLAZER: He's been here many,                  | 07:46PM 12        | And as Matt has said in his opening, a                        |
| 07:45PM 13                           | many times.  | 67:46PM 13        | church is a permitted conditional use in the in               |
| 07:45PM 14                           | MR. HUBSCHMAN: A long time.                            | 07:46РМ 14        | the zone, providing that you meet the conditions that         |
| 07:45PM 15                           | CHAIRMAN GLAZER: He will start paying                  | 07:46РЫ 15        | are listed in the zoning ordinance.                           |
| 07:45PM 16                           | rent.  | 07:47РМ 16        | Q. Can you just highlight some of the                         |
| 07:45PM 17                           | DIRECT EXAMINATION                                     | 07:47PM 17        | conditions that we presently do not meet?                     |
| 07:45PM 18                           | BY MR. CAPIZZI:  | 07:47PM 18        | A. Well, yeah. Sure.  |
| 07:45PM 19                           | Q. So, Mike, I know this is a plan that we             | 07:47PM 19        | The conditions are for a church                               |
| 07:45PM 20                           | had previously provided to the Board, but it is        | 07:47PM 20        | would be five acres are required for the property.            |
| 07:45PM 21                           | colorized.   | 07:47PM 21        | The total is 2.86. It's .86 and 2 acres on the east.          |
| 07:45РМ 22                           | So if we can have identify that and                    | 07:47Pt. 22       | Building coverage, we comply:                                 |
| 07:45PM 23                           | have that marked as A-16?                              | 07:47PIA 23       | 10 percent is required, maximum and we're at                  |
| 07:45PM 24                           | A. This is the site plan.                              | 07:47PM <b>24</b> | 7.9 percent and 5.05 percent.                                 |
| 07:45PM 25                           | (Whereupon, Colorized Site Plan, Last                  | 07:47PM 25        | Impervious coverage is 25 percent                             |
| 07:45PM ZJ                           |  |                   |   |
| 07:45PM ZJ                           | 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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|  | 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.  |
| 67:47PM 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  | 07:50РМ 3   | Q. As far as I know you have some areas   |
| 07:47PM <b>4</b>   | the allowable.   | 07.50PM 4   | noted on the community center property that may be  |
| 07:47PM 5  | Q. And, Mike, is that 28 percent, is that  | 07:50PM <b>5</b>  | some environmentally regulatory areas?  |
| 07:47PM <b>6</b>   | existing or proposed?  | 07:50PM 6   | A. Right.   |
| 07:47PM <b>7</b>   | A. That's proposed.  | 07:50PM 7   | Towards the east there's a wetland area   |
| _  | Existing is written on the lower left-hand side, is about 30 percent, 30.02 percent.   | 07:50PM 8   | and then there's a that dash line is a 50-foot  |
| 07:48PM 9  | So we're by by providing the   | 07:50PM 9   | transition area required for that.  |
| 07:48PM 11   | pervious paving, the 10-foot buffer and we're  | 07:50PM 10  | Q. And the grade falls off on that  |
| 07:48PM 12   | removing some paving that goes right about out to the  | 07:50PM 11  | property?  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 12  | A. It falls off quite a bit. That's shown 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.   |
| 07:48РМ 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  |
| 07:48PM 18   | A. Right.  | 97.50PM 18  | spaces on the church side of the parking lot, on the  |
| 07:48PM 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  |
| 07.40.111  | LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.   | OF STEM 20  | LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  |
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|  |  | 1   | 20  |
| 07:48DN 1  | 18   | 07.55DH 1   | 20  |
| 07:48PM 1  | nonconforming condition to have a 200-foot front   | 07:51PM 1   | the west to about 20 feet.  |
| 07:48PM 2  | nonconforming condition to have a 200-foot front yard.   | 07:51PM <b>2</b>  | the west to about 20 feet.<br>And then Paul Keyes, the landscape  |
| 07:48PM 2  | nonconforming condition to have a 200-foot front yard.  Side yard is 100 foot required. The  | 07:51PM 2<br>07:51PM 3  | the west to about 20 feet.  And then Paul Keyes, the landscape architect, will talk about the extensive landscaping   |
| 07:48PM 2<br>07:48PM 3<br>07:48PM 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<br>07:51PM 3<br>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.  |
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| 07:48PM 2 07:48PM 3 07:48PM 5 07:48PM 6 07:48PM 6 07:48PM 9 07:49PM 10 07:49PM 11 07:49PM 12 07:49PM 13 07:49PM 15 07:49PM 15 07:49PM 16 07:49PM 17 07:49PM 18 07:49PM 19 07:49PM 20 07:49PM 21 07:49PM 22 07:49PM 23 07:49PM 23 | 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.  And the traffic access from Route 9W is | 07.51PM 2 07.51PM 4 07.51PM 5 07.51PM 6 07.51PM 7 07.51PM 10 07.51PM 11 07.51PM 12 07.51PM 13 07.51PM 15 07.51PM 16 07.51PM 17 07.51PM 17 07.51PM 18 07.51PM 19 07.52PM 19 07.52PM 20 07.52PM 21 07.52PM 22 07.52PM 23 07.52PM 23 | 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 and there's a basement, actually designed to grading 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.  So that new lot is 23 spaces. So the total combined is 63 spaces proposed. |

|   | 21  |  | 23  |
|---|---|--|---|
| 07:52PM 1   | And our parking calculations where 74   | 07:54PM 1  | A. Right, just to light up the walks.   |
|   | are required for the site. That's an existing   | 07:55PM 2  | Q. As far as drainage since we are  |
|   | condition also.   | 07:55PM <b>3</b>   | creating these new parking areas, can you discuss   |
| 1   |   | ,  | that, please.   |
| 07:52PM <b>4</b>  | Presently there's about 20 or 22  |  | · · ·   |
| 07.52PM <b>5</b>  | depending if you count the ones that aren't even on   |  | A. Sure.  |
| 07;52РМ 6   | the property.   | 07:55PM 6  | The drainage that's why we the  |
| 07:52PM 7   | So 74 spaces are required and we're at  | 07.55PM <b>7</b>   | pervious paving system, which is good to use on the   |
| 07:52PM 8   | 63 provided.  | 07:55PM 8  | east side. The brand is shown on Sheet 2.   |
| 07:52PM 9   | We had other iterations before the  | 07:55PM <b>9</b>   | MS, MYUNG: The lighting plan, is that   |
| 07:52РМ 10  | Board years ago with parking on the north and coming  | 07:55PM 10   | Drawling No. 3882-6?  |
| 07:52PM 11  | back out to Closter Dock, those were seen as being a  | 07:55РМ 11   | THE WITNESS: Yes.   |
| 07:52PM 12  | little too extensive and leaving this seemed to be  | 07:55РМ 12   | MS. MYUNG: Thank you.   |
| 07:53PM 13  | a very good place for new parking between the two   | 07.55РМ 13   | THE WITNESS: Drawing 3882-6, 3882-5 is  |
| 07:53PM 14  | buildings. It's very out of the way, its buffered   | 07.55PM 14   | the grading plan, easterly parking lot, everything  |
| 07:53PM 15  | plenty on all sides.  | 07:55РМ 15   | pitches down towards the it's all over land flow  |
| 07.53PM 16  | This is just an expansion of that   | 07:55PM 16   | towards the wetland area.   |
| 07:53PM 17  | existing lot.   | 07:55PM 17   | And the pervious paver has a it's a   |
| 07:53PM 18  | Q. As far as the lighting, how are we   | 07:55PM 18   | subbase, has about 18 inches of stone under it. It's  |
| 07:53PM 19  | going to illuminate these parking areas?  | 07:55РМ 19   | an asphalt mix that's pervious basically.   |
| 07:53PM 20  | A. That's shown on the other sheet here.  | 07:55PM 20   | Q. So we have the detention area right  |
| 07:53PM 21  | This is Sheet 3 of the lighting plan.   | 07:55PM 21   | below the parking area?   |
| 07:53PM 22  | This also shows the grading.  | от:56РМ 22   | A. Rìght.   |
| 07:53PM 23  | The easterly parking lot, we're just  | 07:56PM 23   | It's really not required because we're  |
| 07:53PM <b>24</b>   | proposing the two lights, two 10-foot lights.   | 07:56PM 24   | going to this it's overlay flow and then it   |
| 07:53PM 25  | They're LED lights. They are 10-foot high. They're  | 07:56PM 25   | goes that really goes to the Hudson River, so it's  |
| 07.33FM <b>20</b>   | 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  |
|   |   |  |   |
|   | 22  |  | 24  |
| 1   | 107 watte a very low intensity  | 07 54014 1   | not not required.   |
| 07:53РМ 1   | 107 watts, a very low intensity.  | 07.56PM 1  | not not required.   |
| 97:53PM <b>2</b>  | 107 watts, a very low intensity. They're pretty far away from the   | 07:56РМ 2  | not not required.<br>Here, this is all pervious. We're  |
| 97:53РМ <b>2</b><br>97:53РМ <b>3</b>  | 107 watts, a very low intensity.  They're pretty far away from the property lines. The point is shaded by the building,   | 07:56PM 2<br>07:56PM 3   | not not required.  Here, this is all pervious. We're reducing the impervious coverage on the church lot   |
| 97:53PM 2<br>97:53PM 3<br>97:54PM 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 2<br>07:56PM 3<br>07:56PM 4  | 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 a   |
| 07:53PM 2<br>07:53PM 3<br>07:54PM 4<br>07:54PM 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 2<br>07:56PM 3<br>07:56PM 4<br>07:56PM 5   | 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 a swale.  |
| 97:53PM 2<br>07:53PM 3<br>07:54PM 4<br>07:54PM 5<br>07:54PM 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 2<br>07:56PM 3<br>07:56PM 4<br>07:56PM 5<br>07:56PM 6  | 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 a swale.  There's no drainage facilities on   |
| 07:53PM 2<br>07:53PM 3<br>07:54PM 4<br>07:54PM 5<br>07:54PM 6<br>07:54PM 7  | 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.  | 07:56PM 2<br>07:56PM 3<br>07:56PM 4<br>07:56PM 5<br>07:56PM 6<br>07:56PM 7   | 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 a swale.  There's no drainage facilities on Closter Dock within, I guess, it's 2, 3, 400 feet   |
| 07:53PM 2<br>07:53PM 3<br>07:54PM 4<br>07:54PM 5<br>07:54PM 6<br>07:54PM 7<br>07:54PM 8   | 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   | 07.56PM 2<br>07.56PM 3<br>07.56PM 4<br>07.56PM 5<br>07.56PM 6<br>07.56PM 7<br>07.56PM 8  | 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 a swale.  There's no drainage facilities on Closter Dock within, I guess, it's 2, 3, 400 feet away is the nearest one.  |
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| ## Styling lot.  ## We're creating two 6-foot walls. We have a 6 percent parking lot which, for, like, a parking lot.  ## We're creating two 6-foot walls. We have a 6 percent parking lot which, for, like, a parking lot.  ## We're creating two 6-foot walls. We have a 6 percent parking lot which, for, like, a parking lot which, for, like, a parking lot which, for, like, a form of the wall have a 6 percent parking lot which, for, like, a parking lot which they're in a parking lot, that's about the maximum.  ## We're creating two 6-foot walls. We have a 6 percent parking lot which, for, like, a parking lot which, for, like, a parking lot which they're in a parking lot, that's about the maximum.  ## We're creating two 6-foot walls. We have a 6 percent parking lot which, for, like, a parking lot which they're in a parking lot, that's about the maximum.  ## We're creating two 6-foot walls. We have a fearned to be used to be used to be side to be possible to the said to the church side.  ## We're creating two 6-foot walls. We wall in the area of the parking lot on the church, got a second 15 forth, when they're in a parking lot, that's about the maximum.  ## We're creating two 6-foot walls. We wall in the area.  ## We're creating two 6-foot walls. We wall in the area.  ## We're creating two 6-foot walls. We wall in the area.  ## We're creating two 6-foot walls. We wall in the area.  ## We're creating two 6-foot walls. We wall in the area.  ## We're creating two 6-foot walls.  ## We're creating two 6-foot walls. We're a wall in the area.  ## We're creating two 6-foot walls. We're wall in the area.  ## We're creating two 6-foot walls.  ## We're creating two  |  | • •  | 07:59PM 6  |  |
| Series   9   Parking lot.   We're creating two 6-foot walls.   We   We're creating two 6-foot walls.   We   We're creating two 6-foot walls.   We   We're      | 07:57РМ 7  | _  | 07:59PM <b>7</b>                                     |  |
| were all the parking lot which, for, like, a server 13 forth, when they're in a parking lot, that's about the maximum.  And that maximum 6 percent still requires the two boulder walls at the end. That's about 15 requires the two boulder walls at the end. That's are with 16 capped of those, please.  And that maximum 6 percent still requires the two boulder walls at the end. That's warm 18 capped of the septembers that are warm 19 where all the fill is on that easterly side.  And that maximum 6 percent still requires the two boulder walls at the end. That's warm 18 capped of those, please.  The lighting we moved. That was an warm 17 where all the fill is on that easterly side.  And that maximum 6 percent still requires the two boulder walls at the end. That's warm 18 capped of those, please.  The planting from the south to the same 15 capped of the sighting from the south to the same 15 capped of those, please.  The lighting we moved. That was an warm 18 capped of the lighting from the south to the same 15 capped of the sighting from the south to the same 15 capped of the sighting from the south to the same 15 capped of the sighting from the south to the same 15 capped of the sighting from the south to the same 15 capped of the sighting from the south to the same 15 capped of the sighting from the south to the same 15 capped of the sighting from the south to the same 15 capped of the sighting from the south to the same 15 capped of the sighting from the same 15 capped of the sighting from the south to the same 15 capped of the sighting from the south to the same 15 capped of the sighting from the same 15 capped of the si | 07:57РМ 8  | the west side. It's just for the filling of the  | 07:59РМ 8  | of the revisions on Page 3. I think I pretty much  |
| Septemble   Sept   | 97:57PM 9  | parking lot.   | 07:59PM 9  | went through most of those, you know, major  |
| Second 13   Second 14   Second 15   Second 15   Second 16   Seco   | 07:57РМ 10   | We're creating two 6-foot walls. We  | 07:59РМ 10   | revisions, redid the parking lot on the church, got  |
| Second 15   The lighting we moved. That was an aware 14   Second 15   Second 16   Second 16   Second 17   Second 16   Second 17   Second 17   Second 17   Second 18   Second 17   Second 18   Second 17   Second 18   Second   | 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  |
| starry 14 the maximum.  And that maximum 6 percent still easier 15 and that maximum 6 percent still easier 15 caps 16 requires the two boulder walls at the end. That's assess 15 where all the fill is on that easterly side.  Soon 17 where all the fill is on that easterly side.  Soon 18 Q. As far as the — just to revisit the end. That's assess 19 bulk table, just those bulk parameters that are recaped of those, please.  Soon 20 impacted by virtue of the proposal, just give us a recape of those, please.  Soon 21 and that was being done to help assess 15 militaget the impact of the lighting?  Soon 17 declaration of those, please.  Soon 22 declaration of the side. The impervious coverage is still a variance condition, but it's going down by 2 percent.  Soon 24 still a variance condition, but it's going down by 2 percent.  Soon 25 that's the impact.  LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  201-641-1812 2  | 07:57PM 12   | pedestrian or people to be able to open doors and so   | 07:59PM 12   | center because of the backing out.   |
| ### And that maximum 6 percent still ### requires the two boulder walls at the end. That's ### where all the fill is on that casterly side. ### own 18 ### Q. As far as the "just to revisit the ### push the push of the proposal, just give us a ### push to church side. The impact. ### push to church side. The impact. ### 20 impacted by virtue of the proposal, just give us a ### 20 impacted by virtue of the proposal, just give us a ### 20 impacted by virtue of the proposal, just give us a ### 21 impacted by virtue of the proposal, just give us a ### 22 impacted by virtue of the proposal, just give us a ### 23 impacted by virtue of the proposal, just give us a ### 24 variance condition, but it's going down by 2 percents.  ### 21 Impact Acquired, C.S.R., R.P.R., L.L.C. ### 21 Impact Acquired, C.S.R., R.P.R., L.L.C. ### 22 In think that was it. ### 23 So that's the impact.  ### 24 Impact Acquired, C.S.R., R.P.R., L.L.C. ### 26 Impact Acquired, C.S.R., R.P.R., L.L.C. ### 27 Impact Acquired, C.S.R., R.P.R., L.L.C. ### 28   | 07:57PM 13   | forth, when they're in a parking lot, that's about   | 08.00PM 13   | The lighting we moved. That was an   |
| ## Cases   16   Cases   16   Cases   16   Cases   16   Cases   17   Cases   18   Ca | 07:57PM 14   | the maximum.   | 08.00PM 14   | issue, to move the lighting from the south to the  |
| where all the fill is on that easterly side.  Q. As far as the just to revisit the most of the lighting?  Q. As far as the just to revisit the most of the lighting?  Q. As far as the just to revisit the most of the lighting?  Q. So that's the proposal, just give us a most of the church side. The impact would be the on the church side. The i   | 07:57РМ 15   | And that maximum 6 percent still   | ов.оорм 15   | north side.  |
| ## Part of the proposal part o | 07:57РМ 16   | requires the two boulder walls at the end. That's  | ов.оорм 16   | Q. And that was being done to help   |
| ### Because the building, itself, those are proposal, just give us a second 20 Impacted by virtue of the proposal, just give us a second 21 Inpacted by virtue of the proposal, just give us a second 22 Inpacted by virtue of the proposal, just give us a second 22 Inpacted by virtue of the proposal, just give us a second 24 Inpacted by virtue of the proposal, just give us a second 22 Inpacted by virtue of the proposal, just give us a second 22 Intended the community and a variance condition, but it's going down by 2 percent. So that's the impact.  ***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**  ***The buffer area, we're widening to apply a percent of the second 21 Inpact.**  ***Second 20 Inpacted by apply and a planting in that area. I don't believe there's any other real impact.**  ***Second 30 Inpacted by apply and a planting in that area. I don't believe there's any other real impact.**  ***Second 40 Inpact.**  ***Second 50 Inpacted by virtue of the proposal, just give us a second 22 Intended to a variance condition, but it's going down by 2 percent.**  ***LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  ***201-641-1812**  ***201-641-1812**  ***202-24*  ***Second 50 Inpacted by virtue of the proposal, just give us a lights.**  ***LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  ***201-641-1812**  ***202-25*  ***Second 50 Inpacted by virtue of the proposal, just give us a lights.**  ***LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  ***201-641-1812**  ***202-26*  ***Second 50 Inpacted by virtue of the those will review all the condition, but it's going down by 2 percent.**  ***Second 50 Inpacted by virtue of the those are developed to a virtue of the proposal pack.**  ***Second 50 Inpacted by virtue of the proposal pack.**  ***Second 50 Inpacted by virtue of the those are developed to address questions to be directed to this witness.**  ***Second 50 Inpacted by virtue of the proposal pack.**  ***Second 50 Inpacted by virtue of the proposal pack.**  ***Second 50  | 07:57PM 17   | where all the fill is on that easterly side.   | 08.00РМ 17   | mitigate the impact of the lighting?   |
| ### Because the building, itself, those are proposal, just give us a second 20 Impacted by virtue of the proposal, just give us a second 21 Inpacted by virtue of the proposal, just give us a second 22 Inpacted by virtue of the proposal, just give us a second 22 Inpacted by virtue of the proposal, just give us a second 24 Inpacted by virtue of the proposal, just give us a second 22 Inpacted by virtue of the proposal, just give us a second 22 Intended the community and a variance condition, but it's going down by 2 percent. So that's the impact.  ***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**  ***The buffer area, we're widening to apply a percent of the second 21 Inpact.**  ***Second 20 Inpacted by apply and a planting in that area. I don't believe there's any other real impact.**  ***Second 30 Inpacted by apply and a planting in that area. I don't believe there's any other real impact.**  ***Second 40 Inpact.**  ***Second 50 Inpacted by virtue of the proposal, just give us a second 22 Intended to a variance condition, but it's going down by 2 percent.**  ***LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  ***201-641-1812**  ***201-641-1812**  ***202-24*  ***Second 50 Inpacted by virtue of the proposal, just give us a lights.**  ***LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  ***201-641-1812**  ***202-25*  ***Second 50 Inpacted by virtue of the proposal, just give us a lights.**  ***LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  ***201-641-1812**  ***202-26*  ***Second 50 Inpacted by virtue of the those will review all the condition, but it's going down by 2 percent.**  ***Second 50 Inpacted by virtue of the those are developed to a virtue of the proposal pack.**  ***Second 50 Inpacted by virtue of the proposal pack.**  ***Second 50 Inpacted by virtue of the those are developed to address questions to be directed to this witness.**  ***Second 50 Inpacted by virtue of the proposal pack.**  ***Second 50 Inpacted by virtue of the proposal pack.**  ***Second 50  | 07:57PM 18   | Q. As far as the just to revisit the   | 08.00PM 18   |  |
| with the second of those, please.  A. The only real impact.  LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  201-641-1812  21 Tofet. 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.  Rouse 10 A So the lot not ne easter! plece, on owner 10 parking lot so that access is a new request, correct, owner 11 parking lot so that access is a new request, correct, owner 11 parking lot so that access is a new request, correct, owner 11 parking lot so that access is a new request, correct, owner 12 parking lot so that access is a new request, correct, owner 12 parking lot so that access is a new request, correct, owner 12 parking lot so that access is a new request, correct, owner 12 parking lot so that access is a new request, correct, owner 13 parking lot so that access is a new request, correct, owner 14 parking lot so that access is a new request, correct, owner 15 parking lot so that access is a new request, correct, owner 16 parking lot so that access is a new request, correct, owner 16 parking lot so that access is a new request, correct, owner 16 parking lot so that access is a new request, correct, owner 16 parking lot so that access is a new request, correct, owner 16 parking lot so that access is a new request, correct, owner 17 parking lot so that access is a new request correct, owner 18 parking lot so that access is a new request correct, owner 19 parking lot so that access is a new request correct, owner 19 parking lot so that access is a new request correct owner 19 parking lot so that access is a new request correct owner 19 parking lot so that access is a new request correct owner 19 parking lot so that access is a new request correct owner 19 parking lot so that access is a new request correct owner 19 parking lot so that access is a new request correct owner 19 parking lot so that access is a new request correct owner 19 parking lot so that access is a new request correct owner 19 parking lot so that access is a new req |  | bulk table, just those bulk parameters that are  | 08.00PM 19   | Because the building, itself, those are  |
| ## A CAPUCCI, C.S.R., R.P.R., L.L.C.    Continue   |  |  | 08 00PM 20   | <u>-</u> ,   |
| ### 22   A. The only real impact would be the on warrance condition, but it's going down by 2 percent. So that's the impact.  ### 24   |  |  |  |  |
| ### the church side. The impervious coverage is still a variance condition, but it's going down by 2 percent. So that's the impact.  ### LAURA A. CARUCCI, C.S.R., R.P.R., L.I.C.  ### 201-644-1812    25  | !  |  |  | -  |
| 4 variance condition, but it's going down by 2 percent.  5 So that's the impact.  LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  201-641-1812  26  7 The buffer area, we're widening to 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.  8 Route 9W access is just impossible. We don't front on Route 9W.  9 So the lot on the easterly plece, on the community center piece, that — that is a new parking lot so that access is a new request, correct, bearing 10 parking lot so that access is a new request, correct, bearing 12 A. No access.  9 So that's — again, I think that's again, you know, a really well-thought-out place to put the access.  10 Feering 16 Road, Closter Dock Road. There's that hump in the road there so you really can't put that — and we're much lower on the east.  10 Feering 12 Yes, Steve Cohen.  11 Villens.  12 Yes, Steve Cohen.  13 So that's — again, I think that's again, you know, a really well-thought-out place to put the access.  24 A. No access.  25 Levyone Is familiar with that Old Dock Road. There's that hump in the road there so you really can't put that — and we're much lower on the east.  26 MR. COHEN: Steve Cohen.  27 So that's — again, I think that's again, you know, a really well-thought-out place to put the access.  28 MR. COHEN: Steve Cohen.  29 So that's — again, I think that's again, you know, a really can't put that — and we're much lower on the east.  29 Common 15 Steve Cohen.  29 Street.  20 Jit's impossible to have a driveway coming here (indicating). The sight distance would be very dangerous entering and exiting.  20 Q. Mr. Frenzel issued a review letter in constant of this with the search of this with the access.  29 So that's — again, think that's ago of the audicance well and there so you really can't put that — and we're much lower on the east.  29 So that's — again, think that's ago of the audicance well and there so you really can't put that — and we're much lower on the east.  29 Q. |  | ·  |  |  |
| ### 25 So that's the impact.  ### 1  |  |  |  | · · · · · · · · · · · · · · · · · · ·  |
| LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  201-641-1812  28  28  29  201-641-1812  201- | i  |  |  | · · ·  |
| 201-641-1812 26  The buffer area, we're widening to command that the solution of the second of the audience are welcome to address questions to this witness.  Again, both these will review all the planting in that area. I don't believe there's any of the real impact.  Route 9W access is just impossible. We don't front on Route 9W.  Again, both the access is just impossible. We don't front on Route 9W.  Again, both these will review all the planting in that area. I don't believe there's any of the audience are welcome to address questions to this witness.  Again, both these will review all the command the planting in that area. I don't believe there's any of the audience are welcome to address questions to the this witness.  Again Mr. Chairman.  Chairman.  Access of the audience are welcome to address questions to this witness.  Access of the audience are welcome to address questions to the directed to concern to the eather of the audience are welcome to address questions to the this witness.  Access of the audience are welcome to address questions to the directed to concern to the items.  Access of the audience are welcome to address questions to the directed to concern to the items.  Access of the audience are welcome to address questions to the diviness.  Access of the audience are welcome to address questions to the diviness.  Access of the audience are welcome to address questions to the time witness.  Access of the audience are welcome to address questions to of the audience are welcome to address questions to of the audience are welcome to address questions to of the sudience are welcome to address questions to of the sudience are welcome to address questions to of the sudience are welcome to address questions to of the sudience are welcome to address questions to of the sudience are welcome to address questions to of the sudience are welcome to address questions to of the sudience are welcome to address questions to of the sudience are welcome to address questions to of the sudience are welcome to addres | 07:58PM 2.0  |  | 08.00PM 23   | · -  |
| The buffer area, we're widening to  OTHERM 1 The buffer area, we're widening to  OTHERM 2 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.  Route 9W access is just impossible. We  OTHERM 5 OR. So the lot on the easterly piece, on  OTHERM 9 The buffer area, we're widening to  OTHERM 6 Route 9W access is just impossible. We  OTHERM 7 CHAIRMAN GLAZER: At this point members  of the audience are welcome to address questions to  this witness.  But the questions to be directed to  this witness are about the testimony given by this  witness and not other items.  So if anyone has a question for this  witness.  OR 10 Jersen 10  So if anyone has a question for this  witness.  OR So that's again, I think that's  OTHERM 14 A. No access.  So that's again, I think that's  OTHERM 15 Everyone is familiar with that Old Dock  OTHERM 16 Everyone is familiar with that Old Dock  OTHERM 17 For ad there so you really can't put that and we're  OTHERM 17 For add there so you really can't put that and we're  OTHERM 18 NR. COHEN: Steve Cohen,  OTHERM 18 NR. COHEN: How many trees are taken  down from the parking lot on the east side between  the community house and the parsonage?  OTHERM 19 For Access I I'm I'm sure to have  the community hands and print have any further questions of  this, MIT. CAPIZZI: Thank you, Mike.  CHAIRMAN GLAZER: At this point members  of the audience are welcome to address questions to  this witness.  6 this witness.  6 this witness.  6 this witness.  6 this witness.  8 Q. So the lot on the easterly piece, on  6 this witness.  8 Q. So the lot on the easterly piece, on  8 Q. So the lot on the easterly piece, on  9 witness and not other items.  9 witness and not other items.  9 witness  10 So if anyone has a question for this  witness.  11 witness.  12 Yes, Steve Cohen.  13 State your name for the record.  14 MR. COHEN: How many trees are taken  15 MR. COHEN: How many trees are taken  17 MR. COHEN:                 |  |  |  |  |
| The buffer area, we're widening to 10 feet. So I think that's a good thing.  Again, both these will review all the other real impact.  Again, both these will review all the other adviced to of the audience are welcome to address questions to of the audience are welcome to address questions to of the audience are welcome to address questions to of the audience are welcome to address questions to of the audience are welcome to address questions to of the audience are welcome to address questions to of the audience are welcome to address questions to of this wilness.  Again, W. Chairman.  CHAIRMAN GLAZER: At this point members of this wilness.  Again, W. Chairman.  CHAIRMAN GLAZER: At this point members of this wilness.  Again, W. Chairman.  CHAIRMAN GLAZER: At this point members of this wilness.  Again, W. Chairman.  CHAIRMAN GLAZER: At this point real welcome to address ques |  |  |  |  |
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| Again, both these will review all the planting in that area. I don't believe there's any other real impact.  Route 9W access is just impossible. We real impact.  Route 9W.  Some of the audience are welcome to address questions to this witness.  Route 9W.  Some of the audience are welcome to address questions to this witness.  So the lot on the easterly piece, on the community center piece, that that is a new parking lot so that access is a new request, correct, because we don't have access to a parking area.  So that's again, I think that's softman 14 again, you know, a really well-thought-out place to put the access.  So that's again, I think that Old Dock put the access.  So that's again, I think that Old Dock put the access.  So that's again, I think that Old Dock put the access.  So that's and there so you really can't put that and we're much lower on the east.  This impossible to have a driveway coming here (indicating). The sight distance would be very dangerous entering and exiting.  Q. Mr. Frenzel issued a review letter in consum 25 MR. COHEN: And the only increase would LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  Date of the audience are welcome to address questions to the address of this witness.  Of this witness.  Of the audience are welcome to address questions to the distance welcome to address questions to the distance welcome to address questions to the description of the switness.  Observed 10 So that access a but the testimony given by this this witness.  So that's that is a new soccom 10 So if anyone has a question for this witness.  So if anyone has a question for this witness.  So lat's again, I think that's source 11 witness.  So that's again, I think that's source 12 Yes, Steve Cohen.  Source 13 State your name for the record.  MR. COHEN: Steve Cohen, 24 Ridge that you, Mr. Chairman.  MR. COHEN: How many trees are taken one of the community house and the parsonage?  The WITNESS: I'm I'm sure to have the community house and the parsonage?  I count 21 The WITNE                                  |  | •  |  | • •  |
| orsery 4 planting in that area. I don't believe there's any other real impact.  Route 9W access is just impossible. We are serill from the community center piece, that that is a new parking lot so that access is a new request, correct, because we don't have access to a parking area.  A. No access.  So that's again, I think that's again, you know, a really well-thought-out place to put the access.  Everyone is familiar with that Old Dock Road, Closter Dock Road. There's that hump in the rowshill 18 r       | _  |  | l .  |  |
| ## Source    |  |  | l ,  | -  |
| ## Route 9W access is just impossible. We don't front on Route 9W.  ## Route 9W access is just impossible. We don't front on Route 9W.  ## Route 9W access is just impossible. We don't front on Route 9W.  ## Route 9W access is just impossible. We don't front on Route 9W.  ## Route 9W access is just impossible. We don't front on Route 9W.  ## Route 9W access is just impossible. We don't front on Route 9W.  ## Route 9W access is just impossible. We don't front on Route 9W.  ## Route 9W access is just impossible. We don't front on Route 9W.  ## Route 9W access is just impossible. We don't front on Route 9W.  ## Route 9W access is just impossible. We don't front on Route 9W.  ## Route 9W access is just impossible. We don't front on Route 9W.  ## Route 9W access is just impossible. We don't front on Route 9W.  ## Route 9W access is just impossible. We don't find the easterly piece, on the community center piece, that that is a new don't hat easterly piece, on the community center piece, that that is a new don't hat access is a new request, correct, doesn't 10  | _  |  | _  | ·  |
| 7 don't front on Route 9W. 8 Q. So the lot on the easterly piece, on the community center piece, that that is a new parking lot so that access is a new request, correct, because we don't have access to a parking area.  7 Sept. 10 parking lot so that access is a new request, correct, because we don't have access to a parking area.  8 A. No access.  8 So that's again, I think that's again, you know, a really well-thought-out place to put the access.  8 Everyone is familiar with that Old Dock Road, Closter Dock Road. There's that hump in the road there so you really can't put that and we're much lower on the east.  9 Softman 19 Comming here (indicating). The sight distance would be very dangerous entering and exiting.  10 Softman 20 Comming here (indicating). The sight distance would be very dangerous entering and exiting.  10 Softman 21 Country 22 Conserved 22 Conserved 23 Q. Mr. Frenzel issued a review letter in November of this year.  10 Softman 7 But the questions to be directed to this witness are about the testimony given by this witness.  9 So if anyone has a question for this witness.  9 So if anyone has a question for this witness.  9 So if anyone has a question for this witness.  9 So if anyone has a question for this witness.  9 So if anyone has a question for this witness.  9 So if anyone has a question for this witness.  9 So if anyone has a question for this witness.  9 So if anyone has a question for this witness.  9 So if anyone has a puestion for           |  | -  | ۔ ا  | •  |
| ## Source of the community center piece, that that is a new parking lot so that access is a new request, correct, because we don't have access to a parking area.  ## A No access.  ## So that's again, I think that's again, you know, a really well-thought-out place to put the access.  ## Everyone is familiar with that Old Dock Road, Closter Dock Road. There's that hump in the road there so you really can't put that and we're much lower on the east.  ## To impossible to have a driveway commanded be very dangerous entering and exiting.  ## Q. So the lot on the easterly plece, on the community center piece, that that is a new parking lot so that access is a new request, correct, some with the community center piece, that that is a new parking lot so that access is a new request, correct, some with the community center piece, that that is a new parking area.  ## Witness.  ## Wi                   | l _  |  | _  | l l  |
| 9 the community center piece, that that is a new parking lot so that access is a new request, correct, because we don't have access to a parking area.  9.56PM 12 A. No access.  9.56PM 13 So that's again, I think that's again, you know, a really well-thought-out place to put the access.  15 Everyone is familiar with that Old Dock Processed 17 road there so you really can't put that and we're much lower on the east.  16 It's impossible to have a driveway correspent 20 Coming here (indicating). The sight distance would be very dangerous entering and exiting.  17 Royal 25 Q. Mr. Frenzel issued a review letter in November of this year.  18 Posseph 15 LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  19 Witness and not other items.  9 witness.  9 witness.  9 witness.  9 witness and not other items.  9 witness.  9 witness and not other items.  9 witness.  9 witness and not other items.  9 witness and not other items.  9 of anyone has a question for this  witness.  9 witness.  14 Witness.  10 Soliph 12 MR. COHEN: Steve Cohen.  9 Witness.  10 Soliph 12 MR. COHEN: Steve Cohen.  9 Witness.  10 Soliph 12 MR. COHEN: How many trees are taken of the community house and the parsonage?  10 Soliph 17 THE WITNESS: I'm I'm sure to have the community house and the parsonage?  11 Soliph 17 THE WITNESS: I'm I'm sure to have the community house and the parsonage?  12 Soliph 18 MR. COHEN: How many trees are taken the community house and the parsonage?  13 Soliph 17 THE WITNESS: I'm I'm sure to have the community house and the parsonage?  14 Soliph 17 THE                    |  |  | _  | -  |
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| OF SEPIN 12  A. No access. OF SEPIN 13  A. No access. OF SEPIN 14  Again, you know, a really well-thought-out place to put the access. OF SEPIN 15  OF SEPIN 16  Everyone is familiar with that Old Dock OF SEPIN 17  Road, Closter Dock Road. There's that hump in the road there so you really can't put that and we're much lower on the east.  OF SEPIN 19  OF SEPIN 20  OF SEPIN 20  OF SEPIN 21  OF SEPIN 30  O    |  | · · · · · ·  | l  |  |
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| D7.59PM 15 put the access.  D7.59PM 16 Everyone is familiar with that Old Dock D7.59PM 17 Road, Closter Dock Road. There's that hump in the road there so you really can't put that and we're much lower on the east.  D7.59PM 20 It's impossible to have a driveway coming here (indicating). The sight distance would be very dangerous entering and exiting.  D7.59PM 21 Q. Mr. Frenzel issued a review letter in November of this year.  D7.59PM 24 November of this year.  D7.59PM 25 Let's see if I can get it?  LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  D8.01PM 15 Street.  D8.01PM 16 Thank you, Mr. Chairman.  D8.01PM 17 THE WITNESS: Hi.  D8.01PM 18 MR. COHEN: How many trees are taken down from the parking lot on the east side between the community house and the parsonage?  D8.01PM 20 the community house and the parsonage?  THE WITNESS: I'm I'm sure to have that answer. It's shown on Sheet 4 of 5.  D8.01PM 22 that answer. It's shown on Sheet 4 of 5.  D8.01PM 25 MR. COHEN: And the only increase would LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  | ļ  |  |  |  |
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| much lower on the east.  or.659PM 20  It's impossible to have a driveway coming here (indicating). The sight distance would be very dangerous entering and exiting.  or.659PM 23  Q. Mr. Frenzel issued a review letter in November of this year.  or.659PM 25  Let's see if I can get it?  LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  osoipM 19  down from the parking lot on the east side between the community house and the parsonage? the community house and the parsonage? the community house and the parsonage?  that answer. It's shown on Sheet 4 of 5.  osoipM 23  I count 20 just counting them really fast, 20, 21 trees.  osoipM 25  MR. COHEN: And the only increase would LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  |  |  |  |  |
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| COMING here (indicating). The sight distance would CORRECTED 12 Coming here (indicating). The sight distance would CORRECTED 22 Coming here (indicating). The sight distance would CORRECTED 23 COMING PROPERTY OF SEPRING 24 COMING PROPERTY OF SEPRING 25 COMING PROPERTY OF SEPRING PROPERT |  | much lower on the east.  | 08.01PM 19   | · -  |
| D7.59PM 22 be very dangerous entering and exiting. D7.59PM 23 Q. Mr. Frenzel issued a review letter in D7.59PM 24 November of this year. D7.59PM 25 Let's see if I can get it? D7.59PM 26 LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. D8.01PM 27 that answer. It's shown on Sheet 4 of 5. D8.01PM 28 I count 20 just counting them really D8.01PM 29 fast, 20, 21 trees. D8.01PM 25 MR. COHEN: And the only increase would DR. CARUCCI, C.S.R., R.P.R., L.L.C.  | 107:50m. 20  |  |  | the community house and the parconage?   |
| O7.59PM 23 Q. Mr. Frenzel issued a review letter in O7.59PM 24 November of this year. O7.59PM 25 Let's see if I can get it? LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. O8.01PM 25 MR. COHEN: And the only increase would LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  |  |  |  | the community house and the parsonage:   |
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| O7.59PM 25  Let's see if I can get it?  LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  D8.01PM 25  MR. COHEN: And the only increase would LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  | 07:59PM 21<br>07:59PM 22                             | It's impossible to have a driveway coming here (indicating). The sight distance would  | 08.01PM 21   | THE WITNESS: I'm I'm sure to have  |
| LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.   | 07:59PM 21<br>07:59PM 22                             | It's impossible to have a driveway coming here (indicating). The sight distance would be very dangerous entering and exiting.  | 08.01PM 21<br>08.01PM 22                             | THE WITNESS: I'm I'm sure to have that answer. It's shown on Sheet 4 of 5.   |
|  | 07:59PM 21<br>07:59PM 22<br>07:59PM 23               | It's impossible to have a driveway coming here (indicating). The sight distance would be very dangerous entering and exiting.  Q. Mr. Frenzel issued a review letter in  | 08.01PM 21<br>08.01PM 22<br>08.01PM 23               | THE WITNESS: I'm I'm sure to have that answer. It's shown on Sheet 4 of 5.  I count 20 just counting them really   |
| 201-641-1812   | 07:59PM 21<br>07:59PM 22<br>07:59PM 23<br>07:59PM 24 | It's impossible to have a driveway coming here (indicating). The sight distance would be very dangerous entering and exiting.  Q. Mr. Frenzel issued a review letter in November of this year.                             | 08.01PM 21<br>08.01PM 22<br>08.01PM 23<br>08.01PM 24 | THE WITNESS: I'm I'm sure to have that answer. It's shown on Sheet 4 of 5.  I count 20 just counting them really fast, 20, 21 trees.   |
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|   | 29   |  | 31  |
|---|--|--|---|
| 08.01PM 1   | be off of Old Dock Road.   | 08.03РМ 1  | trips in and out.   |
| 08.01PM 2   | THE WITNESS: Yes. Yes.   | 08.03РМ 2  | The county would never approve it.  |
| 08.01PM 3   | MR. COHEN: Is there a way of arranging   | 08.03PM <b>3</b>   | THE WITNESS: Yeah.  |
| 08.01PM 4   | an egress with direct control off of Closter Dock  | 08.03PM <b>4</b>   | This is Elevation 450 (indicating),   |
| 08 02PM <b>5</b>  | 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  | 08.03РМ 6  | the county requires 2 percent and 5 percent so you  |
| 08:02PM <b>7</b>  | in that area.  | 08:03PM 7  | wouldn't even meet it would be, you know, 5 feet  |
| 68.02PM 8   | And, again, the sight distance off of  | 08.03PM 8  | too low.  |
| 08.02PM 9   | Closter Dock is terrible with the hump in the road   | 08.03РМ 9  | MR, COHEN: Thank you.   |
| 08.02PM 10  | there. It wouldn't be  | ов озры 10   | CHAIRMAN GLAZER: Thanks.  |
| 08.02PM 11  | MR. COHEN: How about, could that be  | 08.03PM 11   | Are there any other members?  |
| 08.02РМ 12  | just dealt with by only creating a directional egress  | ов.озры 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.  | ов.очруд 15  | We want to record state your name again.  |
| 08.02PM 16  | THE WITNESS: Right,  | 08.04РМ 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.   | ов.очрм 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 04РМ 22   | the north here (indicating).  |
| 08 02PM 23  | I think it's very dangerous there.   | 08.04PM 23   | MS. BEFFA: Yes.   |
| 08.02FM 24  | A traffic expert, I guess, could   | 08.04PM 24   | THE WITNESS: Twelve trees are proposed  |
| 08.02РМ 25  | testify to that, too.  | 08.04PM 25   | to be cut down and, again   |
| 55 027 // 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  |
|   | 30   |  | 32  |
| 08.02PM 1   | But you're going up 10 feet already.   | 08.04PM 1  | MS. BEFFA: Which leaves six?  |
| 08.02PM 2   |  |  |   |
| 08.02PM Z   | MR. COHEN: Not by making a right-turn  | 08.04PM 2  | THE WITNESS: Leaves about, yeah, six,   |
| 08.02PM 2<br>08.02PM 3  | MR. COHEN: Not by making a right-turn in, a right-turn in and a right-turn out, therefore  | 08.04PM 2<br>08.04PM 3   | THE WITNESS: Leaves about, yeah, six, six or seven.   |
|   |  |  |   |
| 08.02PM <b>3</b>  | in, a right-turn in and a right-turn out, therefore  | 08.04PM 3  | six or seven.   |
| 08.02PM 3   | in, a right-turn in and a right-turn out, therefore never crossing Closter Dock Road?  | 08.04PM <b>3</b>   | six or seven.  MS. BEFFA: That's a lot of trees that  |
| 08.02PM 3<br>08.02PM 4<br>98.02PM 5   | in, a right-turn in and a right-turn out, therefore<br>never crossing Closter Dock Road?<br>THE WITNESS: People would tend to make   | 08.04PM 3<br>08.04PM 4<br>08.04PM 5  | six or seven.  MS. BEFFA: That's a lot of trees that you cut down, 12 trees plus the 20, 30 trees which is  |
| 08.02PM 3 08.02PM 4 08.02PM 5 08.02PM 6   | in, a right-turn in and a right-turn out, therefore never crossing Closter Dock Road?  THE WITNESS: People would tend to make a left in, I think.  | 08.04PM 4<br>08.04PM 5<br>08.04PM 6  | MS. BEFFA: That's a lot of trees that you cut down, 12 trees plus the 20, 30 trees which is quite a few trees.  |
| 08.02PM 3 08.02PM 4 08.02PM 5 08.02PM 6 08.02PM 7   | in, a right-turn in and a right-turn out, therefore never crossing Closter Dock Road?  THE WITNESS: People would tend to make a left in, I think.  Again, the traffic expert could talk  | 08.04PM 3<br>08.04PM 4<br>08.04PM 5<br>08.04PM 6<br>08.04PM 7  | six or seven.  MS. BEFFA: That's a lot of trees that you cut down, 12 trees plus the 20, 30 trees which is quite a few trees.  THE WITNESS: Well, the landscape   |
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|--|---|--|--|
| 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?   |
| 68.05PM 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 <b>5</b>   | 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.  |
| 08.0SPM 7  | you going to go into my bedroom.  | 08.07PM <b>7</b>   | And there's extensive landscaping  |
| ов.озрм 8  | How much how much smoke is going to   | 06.07PM 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.   |
| 08.05РМ 10   | THE WITNESS: Smoke you are I  | 08.07PM 10   | I mean, it's not really much different   |
| 08.05РМ 11   | actually got your survey from the Borough and that's  | 08.07PM 11   | from closed house.   |
| 08,05РМ 12   | accurate.   | 08.07PM 12   | MR. COHEN: Talking about his house?  |
| 08.05PM 13   | You're 40 feet off the line and the   | 09.07PM 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,   |
| 08.05РМ 15   | landscaping proposed, I mean there wouldn't be any  | 08.07PM 15   | CHAIRMAN GLAZER: Wait, Wait,   |
| 08.06РМ 16   | exhaust problem on your lot.  | 08.07PM 16   | Let's have one person at a time speak.   |
| 08.06РМ 17   | MR. GARABET: The stones they put till   | 08.07PM 17   | MR. GARABET: From my bedroom to the  |
| 08.06РМ 18   | now, it's 10 feet from my fence, which was a fence.   | ов.отрм 18   | fence and from there they have stones.   |
| 08,06PM 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  | 08.08PM 20   | testifying.  |
| 08.06PM 21   | fix the fence.  | 08.08PM 21   | MR. GARABET: I'm sorry.  |
| 08.06РМ 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   | 08.08PM 23   | just ask questions of the witness.   |
| ов.оерм 24   | fence two days ago.   | 08.08PM 24   | Any other parties wishing to yes,  |
| 08.06PM 25   | THE WITNESS: I didn't see that.   | 08.08PM 25   | Mr, Policano?  |
|  | 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   |
|  | 20. 0.1. 70.2   | l  | 201-041-1012   |
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| 08.06PM 1  | 34  | 08.08PM 1  | 36   |
|  | I'm sorry.  |  | 36<br>MR. POLICANO: Robert Policano,   |
| 08.06Pt 2  | 34<br>I'm sorry.<br>MR. GARABET: It's at my house. You  | 08.08РМ 2  | 36<br>MR. POLICANO: Robert Policano,<br>79 Closter Dock Road.  |
| 08.06PM 2  | I'm sorry.  MR. GARABET: It's at my house. You see it. I don't have my phone with me, but I think maybe  MALE AUDIENCE MEMBER: I have it.   | 08.08РМ 2  | 36 MR. POLICANO: Robert Policano, 79 Closter Dock Road. I have three questions. There is a relatively new walkway with a three-step porch on the south side of the church  |
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|  | 37  |  | 39   |
|--|---|--|--|
| 68.09PM 1  | And we have a water issue there now.  | 08:11PM <b>1</b>   | I guess you're Lot 10 by East Main here (indicating).  |
| 08.09PM 2  | We have a water issue in my yard.   | 08:11РМ 2  | MR. CAPIZZI: You're a corner property?   |
| 08.09PM 3  | I'm sure Mr. Garabet must have water.   | 08:11PM 3  | MR. POLICANO: Corner, yeah.  |
| 08.09РМ 4  | And we have a serious problem coming off of West  | 08:11РМ 4  | THE WITNESS: The corner.   |
| 08:09PM <b>5</b>   | Main, down West Main and down Main Street to Closter  | 08:11PM 5  | So you're pretty far. I mean you   |
| 08.09РМ 6  | Dock Road.  | 08:11PM <b>6</b>   | wouldn't be affected the groundwater is not going  |
| 08.09PM 7  | I have a hard time understanding how a  | 08:11PM 7  | to be raised by this at all.   |
| 08.09PM <b>8</b>   | gravel impervious could have better drainage than   | 08.11PM 8  | MR. POLICANO: All right.   |
| 08.09PM 9  | soil and vegetation and plantings.  | 68:11PM 9  | Next question, there hasn't been any   |
| 08.09PM 10   | And I know you supposedly did a study,  | 08:11PM 10   | you haven't reviewed anything about noise levels; 66   |
| 08.09PM 11   | but it's very, very you said there will be a  | 08:11PM 11   | parking spots with people coming in and out, slamming  |
| 08.09PM 12   | swale.  | 08:11PM 12   | doors, what kind of noise, children?   |
| ов.оэрм 13   | I have a hard time understanding 22   | 08:11PM 13   | THE WITNESS: There was just a  |
| 08.09PM 14   | parking spots with stone gravel is going to be better   | 08:11PM 14   | MR, CAPIZZI: That really wouldn't be   |
| 08.10PM 15   | absorption.   | 08:11PM 15   | an appropriate consideration.  |
| 08:10PM 16   | THE WITNESS: It's a pervious paving   | 08.12PM 16   | It's a permitted use in the zone.  |
| 08:10PM 17   | system that has the pavement is pervious because  | 08:12PM 17   | So the zone anticipates there would be   |
|  | of the mix and there's about 18 inches of stone under   | 08.12PM 18   | vehicular traffic associated with an institutional   |
| 08:10PM 18   | that, that the water soaks into.  | 08:12PM 10   | use and none of the variances.   |
|  | MR, POLICANO: I understand that   | 08.12PM 19   | MR. POLICANO: But there's still  |
| 08.10PM 20   |   | 08:12PM 20<br>08:12PM 21   | noise is still going to be produced, noise in the  |
| 08.10PM 21   | that the water is going to go through it.   | 1  |  |
| 08.10PM 22   | If you have soil and plantings the  | 08:12PM 22   | neighborhood residential area?   |
| 08:10PM 23   | water is not going to go through it.  | 08:12PM 23   | MR. CAPIZZI: Correct.  |
| 08:10PM 24   | THE WITNESS: It goes through into the   | 08.12РМ 24   | And we acknowledge that.   |
| 08:10PM 25   | ground, though. That's the whole purpose of that  | 08.12PM <b>25</b>  | MR. POLICANO: Okay.  |
|  | LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  |  | LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.   |
|  | 201-641-1812  |  | 201-641-1812   |
| 1  | 38  |  | 40   |
|  |   |  | but the death and the termination of   |
| 08.10PM 1  | system.   | 08:12PM 1  | And my last question is the plantings  |
| 08.10PM 1 08:10PM 2  | MR. CAPIZZI: Do you have a detail on  | 08:12PM <b>2</b>   | that you stated on your plan along the west side of  |
| _  | MR. CAPIZZI: Do you have a detail on the plan you can show him?   | 08:12PM 2  | 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  | T   | 43  |
|--|---|---|---|
| 08:13PM <b>1</b>   | MR. GARABET: It is not 40 feet from   | 08.15PM 1   | THE WITNESS: No.  |
| 08:13PM 2  | the fence.  | _   | That's not part of our scope, economic  |
| 08.13PM <b>2</b>   | THE WITNESS: Okay.  | 1   | · ·   |
| 1 .  | MR. CAPIZZI: Mike, just so he   | 1 .   | impact, no.  MR, REEVES: Does it seem to you that   |
| -  | • •   | -   | •   |
| 08:13PM <b>5</b>   | understands, you obtained a copy of his survey,   | 08:15PM <b>5</b>  | there might be some impact, given that there will be  |
| 08:13PM 6  | correct?  | 08.15PM <b>6</b>  | changes here that are there will be more parking  |
|  | THE WITNESS: Right, from from the   | 08:15PM <b>7</b>  | there and the environment would change, the water   |
| 08:13PM 8  | Borough, yes.   | 08.15PM <b>8</b>  | flow will change, the look of the house will change?  |
|  | 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  | 08.16РМ 15  | and the house to the west.  |
| 68:13PM 16   | the property line.  | 08:16РМ 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  |
| 08:14РМ 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   | 08.16РМ 22  | for Mr. Hubschman at this time from the audience?   |
| 08:14PM 23   | put it, to make the parking lot.  | ов:16РМ 23  | MR. KELLY: Yes, Jack Kelly.   |
| 08:14PM 24   | MS. LANDOLFI: Mr. Garabet, you can ask  | 08.16PM <b>24</b>   | 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.  | İ   | LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  |
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| 08:14PM 2  | MR. GARABET: How many feet is going to be from the fence starting the parking lot, the cars,  | ов:16РМ 2   | Road.<br>Okay. I lost count on the  |
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|  | 45   |   | 47  |
|--|--|---|---|
| 88.17PM 1 You said existin   | g 3-foot buffer, then osis   | 19PM 1  | MR. CAPIZZI: Without conflict?  |
| ов.17РМ <b>2</b> you said there's a 2-foot buff  | er and the statement 08:15   | 19РМ 2  | THE WITNESS: Yeah, 23 feet is okay.   |
| OB:17PM 3 just after that, and then in th  | ne third statement you 08:15   | 19РМ 3  | Yes.  |
| 08:17PM 4 said there's a 1-, 2-, 3-foot b  | ouffer. 08.19  | 19PM <b>4</b>   | MR. CAPIZZI: Is that your question,   |
| OS:17PM 5 Which is it?   | 08.15  | 19РМ 5  | sir?  |
| 08:17PM 6 THE WITNESS:   | It varies. 08:19   | 19PM 6  | MR. KELLY: Yeah.  |
| 08:17PM 7 That's on the sl   |  | 19РМ 7  | That was my question.   |
| ов.17РМ <b>8</b> conditions plan, it shows the   | edge of the paving and 08:15   | 19PM <b>8</b>   | It looks like really tight now. And   |
| 08:17PM 9 it appears from 1 foot to 2 to   | 08:15  | 19РМ 9  | you're adding that many more cars, that's a lot of  |
| ов: 18РМ 10 MR. KELLY: Ве  | cause of the way it's 08:19  | 19РМ 10   | motion.   |
| ов. 18РА 11 paved?   | 08;16  | 19PM 11   | Is that a safer condition that you're   |
| 08:18PM 12 THE WITNESS:  | It's the way it's paved. 08.20   | 20РМ 12   | proposing?  |
| OS. TSPM 13 Right.   | 08.20  | 20РМ 13   | MR, CAPIZZI: We'll have our traffic   |
| 08.18PM 14 It's very close t   | to the property line.  | 20РМ 14   | engineer assess that.   |
| 08.18PM 15 We show a dimension of 3, a   | bout in the center, but 08.20  | 20РМ 15   | MR. KELLY: Oh, you have one?  |
| 08.18PM 16 the front is closer and the rea   | ar goes a little 08.20   | 20PM 16   | MR. CAPIZZI: Yes.   |
| 08:18PM 17 closer.   | 09.20  | 20PM 17   | MR, KELLY: Great.   |
| OB:18PM 18 MR. KELLY: Or   | the lower property line 08.20  | 26PM 18   | CHAIRMAN GLAZER: Any other questions?   |
| 08:18PM 19 you're talking about doing pla  | ants right along Old 08.20   | 20РМ 19   | Yes, please state your name and where   |
| 08.18PM 20 Dock Road.  | 08.20  | 20PM <b>20</b>  | you live.   |
| 08.18PM 21 Where does that   | at start? 08 2   | 20PM <b>21</b>  | MR. GOLDSTEIN: Lane Goldstein,  |
| 08:18PM 22 Because right r   | now I have a row of white  | 22  | 23 Ridge Street.  |
| 08:18PM 23 pines that run just to the side   | e of the property line.  | 23  | Do you have calculations as to the  |
| oa:18PM 24 So if you plan o  | 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  |
| <sub>08:18PM</sub> 1 trees that are preexisting?   |  | 1   | THE WITNESS: I do.  |
| OS:18PM 2 THE WITNESS:   | T think the landeanne  |   |   |
|  | I think the landscape  | 2   | They're they're separated.  |
| 08.18PM 3 architect could answer that.   | I think the landscape  | 3   | For which one? The church?  |
| OB.18PM 3 architect could answer that. OB.18PM 4 He's the expert   | ·  |   | For which one? The church? MR. GOLDSTEIN: Yeah.   |
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|   | 49   |   | 51   |
|---|--|---|--|
| 08 21PM 1   | from members of the audience for this witness?   | 08 23PM 1   | left.  |
| 08 21PM 2   | (No Response.)   | 08 23PM <b>2</b>  | MR. ABAD: The what's the elevation   |
| 08 21PM 3   | CHAIRMAN GLAZER: If not do we have   | 08 23PM 3   | to the left of that building line no, just to the  |
| 08:21PM 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 <b>5</b>  | before it really starts to go up?  |
| 08:21PM 6   | MR. REEVES: David Reeves again, a  | 08.23PM 6   | THE WITNESS: That's Elevation 440.   |
| 08.21PM <b>7</b>  | question for the Board and that is   | 08.23PM <b>7</b>  | 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?  | 08.23PM 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?  |
| 08:21PM 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 17  | 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 <b>24</b>   | 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.   |
|   | 201-641-1812   |   | 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.   |
| 08.22PM 2   | Any questions for Mr. Hubschman?   | 08.24PM <b>2</b>  | And if you made right-turns only in and  |
| 08.22PM 3   | MS. HERRIES: So the parking lot for  | 08.24PM <b>3</b>  | out of the parking area and you move the driveway  |
|   | • •  |   |  |
| 08.22PM 4   | the church, so it's now you're able to reduce the  | 08 24РМ 4   | east towards, what is this, School House Lane, as far  |
| 08:22PM <b>4</b><br>08:22PM <b>5</b>  | the church, so it's now you're able to reduce the<br>impervious coverage by changing the parking system to   | 08 24PM 4<br>08.24PM 5  | east towards, what is this, School House Lane, as far as you could (indicating), how flat would that be  |
| _   | · · · · · · · · · · · · · · · · · · ·  | l <u>-</u>  | east towards, what is this, School House Lane, as far as you could (indicating), how flat would that be going front to back just following that setback?   |
| 08·22PM 5   | impervious coverage by changing the parking system to  | 08.24РМ 5   | as you could (indicating), how flat would that be  |
| 08:22PM <b>5</b> 08:22PM <b>6</b>   | impervious coverage by changing the parking system to pervious.  | 08.24PM 5   | as you could (indicating), how flat would that be<br>going front to back just following that setback?  |
| 08 22PM 5<br>08 22PM 6<br>08 22PM 7   | impervious coverage by changing the parking system to pervious.  THE WITNESS: Right, to pervious   | 08.24PM 5<br>08.24PM 6<br>08.24PM 7   | as you could (indicating), how flat would that be<br>going front to back just following that setback?<br>THE WITNESS: School House, that's 442   |
| 08-22PM 5 08-22PM 6 08-22PM 7 08-22PM 8   | impervious coverage by changing the parking system to pervious.  THE WITNESS: Right, to pervious pavement.   | 08.24PM 5<br>08.24PM 6<br>08.24PM 7<br>08.24PM 8  | as you could (indicating), how flat would that be<br>going front to back just following that setback?<br>THE WITNESS: School House, that's 442<br>and then you're at 440.  |
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|  | 53  |  | 55  |
|--|---|--|---|
| 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?   |
| 08.25PM 4  | to put it.  | 08 27PM 4  | MR. CAPIZZI: The lot has to be on 9W.   |
| 08 25PM <b>5</b>   | MR. CAPIZZI: But that parking lot   | 08 27PM 5  | MR. ABAD: 9W is all the way up here   |
| 08.25PM 6  | that  | 08 27PM 6  | (indicating).   |
| 08 25PM 7  | MR. ABAD: You could also take the top   | 68.27PM 7  | MR, CAPIZZI: No, I understand that.   |
| 04 25PM 8  | entrance and move all of the traffic off of Old Dock  | 08 27PM <b>8</b>   | CHAIRMAN GLAZER: How is the lot on 9W?  |
| 08 25PM 9  | Road and close off the entrance to the parking to the   | 08.27РМ 9  | MR. CAPIZZI: It's not.  |
| 08 25PM 10   | the parking to the right on Old Dock Road. You  | 08 27РМ 10   | MR. ABAD: So how are you going to get   |
| 08 25PM 11   | would close that entrance.  | 08:27РМ 11   | the lot on 9W?  |
| 08:25РМ 12   | So now all your entrances coming in and   | 08 27РМ 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  | 08.27FM 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   | 08.27РМ 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   | 08.27РМ 21   | MR. ABAD: I don't care about the  |
| 08.26РМ 22   | proposed parking.   | 08 27РМ 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   |
| 06 26PM <b>24</b>  | Put the parking lot down in, down in  | 08 27РМ 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.  |
|  | 201-641-1812  |  | 201-641-1812  |
|  | 54  |  | 56  |
| ов 26РМ 1  | MR. ABAD: Maybe you, you don't like   | 08 27РМ 1  | attorney can guide you on that.   |
| 08 26PM 2  | it, but I'm sure there's people in the crowd that   | 08.27PM 2  | I'm of the opinion the Board is   |
| ов.26РМ 3  | would.  | 08.27PM 3  | required to approve the application as presented.   |
|  |   |  |   |
| 08 26PM 4  | THE WITNESS: I think it's, kind of,   | 08 27PM 4  | MR. ABAD: I'm sure you are.   |
| 08 26PM 5  | inconvenient.   | 08 27PM 5  | MR. CAPIZZI: And we have done a very  |
| _  |   | 08 27PM 5  | MR. CAPIZZI: And we have done a very delicate presentation here and for the Board to  |
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|  | 57  |   | 59  |
|--|---|---|---|
| 08 28PM 1  | MR. CAPIZZI: I think you should vote  | 08.29РМ 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?  | 08:30PM <b>5</b>  | regarding the law is attorney/client privilege.   |
| 08:28PM 6  | Are we getting into a legal argument  | 08:30PM 6   | And I would like to we would move to  |
| 08 28PM <b>7</b>   | here?   | ов:зорм 7   | have a resolution and that discussion would be done   |
| 08.28PM <b>8</b>   | So the law says Mike can't figure out a   | 08.30PM 8   | during closed session.  |
| 08 28PM 9  | way   | 08.30РМ 9   | MR. CAPIZZI: I don't consent to that.   |
| 08.28PM 10   | MS. LANDOLFI: I don't think you should  | 08.30РМ 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   | 08:30РМ 12  | by its counsel.   |
| 08.28PM 13   | discuss this now.   | 08:30PM 13  | I don't think it's appropriate for the  |
| 08:28PM 14   | What we may actually do is, to discuss  | 68:30PM 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  | 08:30РМ 15  | public hearing to discuss how the law should be   |
| 08 28PM 16   | our attorney.   | 08:30PM 16  | applied to this application.  |
| 08.28PM 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.  | оа:зорм 19  | single agenda item.   |
| 08:28PM 20   | You can't go into closed session on a pending   | 08 30PM <b>20</b>   | 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   | 08:30РМ 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  |
| 08:29PM 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.  |
|  | 201-641-1812  |   | 201-641-1812  |
|  |   |   |   |
|  | 58  |   | 60  |
| 08:29PM <b>1</b>   | 58 is potentially an appealable issue.  | 08;30PM 1   | 60<br>MR. CAPIZZI: Understood.  |
| 08:29PM 1<br>08:29PM 2   |   | 08:30PM 1<br>08:30PM 2  |   |
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|  | C.A.  |   | 63  |
|--|---|---|---|
| 08.31PM <b>1</b>   | 61<br>THE WITNESS: Right.   | 08:34PM <b>1</b>  | It's it's a delicate balance here   |
| 08.31PM 1<br>08.31PM 2   | A lot of boards ask me what's the   | 08:34PM 1<br>08:34PM 2  | because you want to provide some coverage   |
| ١ .  | wattage.  | 08:34PM 3   | (indicating), some safety for people using the  |
| ١ .  | CHAIRMAN GLAZER: That means   | 08:34PM 4   | parking lot, but you don't want to create a hot spot  |
|  | THE WITNESS: No, a 75-watt bulb.  | 08.34PM <b>5</b>  | for the neighbors.  |
| _  | CHAIRMAN GLAZER: I mean you could have  | 08.34PM 6   | CHAIRMAN GLAZER: Yeah.  |
| 08:31PM <b>5</b>   | a 12,000-watt light producing 11,000 lumens.  | 08.34FM 7   | My concern about the 10-foot-high   |
| 08.31PM 8  | THE WITNESS: Well, that's why we do   | 08.34PM <b>8</b>  | 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.  |
| 08.31PM 3  | 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   | 08:34РМ 12  | THE WITNESS: Right.   |
| 08:32PM 13   | the bollards?   | 08.34РМ 13  | The luminaire, the lighting company   |
| 08:32PM 14   | THE WITNESS: The small bollard is 270.  | ов:зары 14  | gives you a lumen that directs everything down.   |
| 06:32PM 15   | CHAIRMAN GLAZER: So 270 lumens per  | 09:34PM 15  | Yeah.   |
| 08:32PM 16   | bollard.  | ов:зарм 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?  |
| 68:32PM 18   | CHAIRMAN GLAZER: Perry, does that meet  | 08:34РМ 18  | THE WITNESS: There's absolutely no  |
| 08:32PM 19   | with your agreement, approximately those are  | 08:35РМ 19  | spillover.  |
| 08.32PM 20   | producing that low level of light.  | 08.35PM 20  | This actually shows, yeah, the building   |
| 08:32PM 21   | MR. FRENZEL: I think the watts and  | GB.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.   | 68.35PM 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.  |
| 05,32718 20  | LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  | 33.33   | LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  |
|  | 201-641-1812  |   | 201-641-1812  |
| 1  |   |   |   |
|  | 62  | <u> </u>  | 64  |
| 08:32PM 1  | 62 lumens is a lot of light.  | 08:35PM 1   | 64<br>And one of the other suggestions was  |
| 08:32PM 1 08:32PM 2  | 62<br>lumens is a lot of light.<br>MR. FRENZEL: Yeah, but people walk on  | 08:35PM 1<br>08:35PM 2  |   |
|  | lumens is a lot of light.   | _   | And one of the other suggestions was  |
| 08:32PM 2  | lumens is a lot of light.  MR. FRENZEL: Yeah, but people walk on the ground and get out of their car on the ground and  | 08.35PM 2   | And one of the other suggestions was that you flip it around so if there was any light  |
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| ١,  | 65  |   | 67   |
| 08.36PM 1   | would be  | 08.38PM 1   | County, Essex County and various municipalities,   |
| 08:36PM 2   | MR. KUPFERSCHMID: You have to bring it  | 08:38PM 2   | representing municipalities and also for   |
| 08:36РМ 3   | up later because I'm curious, we're looking at two  | 08.38РМ 3   | applications.  |
| 08:36PM <b>4</b>  | different parcels here, and you're talking one  | 08:38PM 4   | CHAIRMAN GLAZER: Very good.  |
| 08:36PM <b>5</b>  | application.  | 08.38PM <b>5</b>  | For the record, do you have your P.E.  |
| ов:зерм 6   | But to me, again I don't know, but the  | 08.38PM 6   | license number?  |
| 08.36PM /   | church is a house of worship, the other structures,   | 08.38PM 7   | MR. LUGLIO: That's a good one, I   |
| 08:36РМ 8   | are they house of worship?  | 08:38PM 8   | don't.   |
| 08.36PM 9   | MR, CAPIZZI: They are.  | 08.38PM 9   | CHAIRMAN GLAZER: We'll accept you.   |
| 08:36PM 10  | THE WITNESS: The parsonage and the  | 08:38PM 10  | MR. LUGLIO: I never get that one.  |
| 08:36PM 11  | community center.   | 08.38PM 11  | I think only Bob Costa knows that off  |
| 08:36PM 12  | I know personally that the community  | 08:38PM 12  | the top of his head.   |
| 08:36PM 13  | center, what you call the community center is, in   | 08:38РМ 13  | MR. CAPIZZI: Your license is still in  |
| 08:36PM 14  | fact, used for worship services.  | 08:38PM 14  | good standing, though?   |
| 08:36PM 15  | MR. KUPFERSCHMID: I want to know how  | 08:38PM 15  | MR. LUGLIO: Yes, it is.  |
| 08:36PM 16  | they qualify for house of worship.  | 08:38PM 16  | MS. LANDOLFI: Your witness.  |
| 08:36PM 17  | CHAIRMAN GLAZER: Okay.  | 08:38PM 17  | MR. CAPIZZI: Thank you.  |
| 08.36PM 18  | Any further questions?  | 08:38PM 18  | CHAIRMAN GLAZER: Thank you,  |
| 08.36PM 19  | (No Response.)  | 08:36PM 19  | DIRECT EXAMINATION.  |
| ов:збРМ 20  | CHAIRMAN GLAZER: No?  | 08:38PM 20  | BY MR, CAPIZZI:  |
| ов:збри 21  | Mr. Capizzi, your next witness.   | G8:36PM 21  | Q. Mr. Luglio, can you tell the Board your   |
| ов:збРМ 22  | MR. CAPIZZI: Lou Luglio, our traffic  | 08:38PM 22  | involvement with the application please?   |
| 08:36PM 23  | witness.  | 08:38PM 23  | A. Sure.   |
| 08:37PM 24  | MS. LANDOLFI: Do you swear or affirm  | 08.38PM 24  | I was retained to look at traffic  |
| 08:37PM 25  | the testimony you're about to give is the truth so  | 08:39PM 25  | circulation to and from the site, both in the  |
|   | LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  |   | LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.   |
|   | 201-641-1812  |   | 201-641-1812   |
|   |   | 1   |  |
|   | 66  |   | 68   |
| 08:37PM <b>1</b>  | help you God?   | 08:39РМ 1   | existing conditions and in the proposed conditions.  |
| 08:37PM <b>2</b>  | help you God?<br>MR. LUGLIO: Yes, I do.   | 08:39PM <b>2</b>  | existing conditions and in the proposed conditions. And if the mask is a problem hearing   |
| 08:37PM 2<br>08:37PM 3  | help you God?  MR. LUGLIO: Yes, I do. LOUIS LUGLIO, PE,   | 08:39PM 2<br>08:39PM 3  | existing conditions and in the proposed conditions.  And if the mask is a problem hearing me, I'll take it off, but I do have a regular cold   |
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| 69  08.40PM 1 a.m. service?  08.43PM 1 Again, we did see vehicles that 08.43PM 2 THE WITNESS: Yes, both of those are  08.43PM 2 coming up and down Closter Dock Road to get  | 71<br>t were   |
|--|----------------|
| 2 THE WITNESS: Yes, both of those are 0843PM 2 coming up and down Closter Dock Road to get   | L VVCIC        |
|  | t into the     |
| 08.43PM 3 a.m. 08.43PM 3 existing parking field and the person that was  |                |
| A standing autoids deficitely assisted in beloing  |                |
| E attention conscielly in the leaving or the   |                |
| os.40PM 6 then also how many vehicles were parked on the os.40PM 6 departing of the parking area, itself.  |                |
| 7 street, on the local street network that did not fit 0843PM 7 And so that's the first part was   | our            |
| log-43PM 8 into the parking area as it was.  |                |
| 08.43PM 9 Both of those conditions, the number of 08.43PM 9 Q. As far as your opinion of the do  |                |
| 08-49PM 10 parking spaces in the lot always maxxed out at the 08-49PM 10 the proposed parking fields?  |                |
| 10 parking spaces in the local mays maxical state of the proposed parking to t | ields, a       |
| OB-43PM 12 We had 21 parking spaces, but actually OB-43PM 12 lot has been talked about that I heard sit  |                |
| OS.40PM 13 there were 23 or 24 parking, parked vehicles on the OS.40PM 13 of the drive aisle, drive aisle from an  | <b>-</b>       |
| OS-40PM 14 site, just to get as many vehicles on the site as OS-43PM 14 industry-standard standpoint, the industry   | rv standard    |
| OB44PM 15 as they could.  OB44PM 15 is 24-feet to 12-foot aisles or lanes, basic   |                |
| OB.44PM 16 They actually have a person that's on OB.44PM 16 And that could be reduced to two 10-foot   |                |
| 17 the roadway right in front of the parking lot 0844PM 17 So anywhere from 20 feet to   |                |
| obs.44PM 18 directing people to go into the lot, also coming out obs.44PM 18 an acceptable design for a parking field.   |                |
| obs.44PM 19 of the lot, which generally helps in getting volume of the lot, which generally helps in general the lot, which generally helps in general the lot generally helps | l parking      |
|  | • -            |
|  | =              |
|  |                |
| os.44PM 22 anywhere from 12 to 20 street parking spaces that os.44PM 22 of worship we could certainly go town to os.44PM 23 were being utilized up and down the street in os.44PM 23 11-foot travel lanes.   | 22, 0          |
|  | an             |
| os.44PM 24 different areas and that really was consistent for os.44PM 24 So from a safety and a design os.44PM 25 both services that we witnessed and for both Sundays os.44PM 25 standpoint having a 23-foot parking aisle  |                |
|  |                |
| 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.  201-641-1812   |                |
| 70   | 72             |
| 08.41PM 1 that we did the counts on.   |                |
| OS44PM 2 Again, these counts were done in May OS44PM 2 Q. Now we're dealing with an exist  | sting          |
| 08.41PM 3 and so some some of the COVID, I guess, reduction 08.44PM 3 house of worship, we're not expanding either   |                |
| OB 41PM 4 I would like to call it, COVID-factor of not all the OB 44PM 4 building. We are not adding any seating.  |                |
| 08.41PM 5 people that could come in, that full demand wasn't 08.44PM 5 So roadway capacity is not an   | issue.         |
| 08.44PM 6 really realized during those services that we 08.44PM 6 But just for purposes of providing some color  | on             |
| 08.42PM 7 witnessed. 08.44PM 7 that, can you talk to us about the ability for the  | he             |
| 8 And so we're looking at anywhere from 08.45PM 8 roadway to accommodate the vehicles coming   |                |
| 08.42PM 9 44 parking spaces to 48 parking spaces that would be 08.45PM 9 to attend the service?  |                |
| 08/42PM 10 required or vehicles that were either in the parking 08/45PM 10 A. Certainly on Old Dock Road   | it can         |
| 11 lot or on the street that were associated with one of OS.45PM 11 definitely handle the number of vehicles.  |                |
| 08.43PM 12 the services. 08.45PM 12 It's not a high number of ve   | ehicles that   |
| OB 445PM 13 And so we looked at that, as we said, OB 445PM 13 are coming in and out and it's not they  | don't turn     |
| 08.42PM 14 44 parking spaces. We also looked at, again, the 08.45PM 14 over, you know, except for the end of one   | e service and  |
| 09.43PM 15 COVID-type factor that also, when we design a parking 09.45PM 15 the beginning of the other.  |                |
| 08.42PM 16 facility, we don't design it to having it 100 percent 08.45PM 16 As far as Closter Dock is con  | ncerned,       |
| 08-42PM 17 capacity. Usually we would design it to 85 or 08-45PM 17 again it's a Bergen County roadway. The  | county         |
| 09.43PM 18 90 percent capacity. 08.45PM 18 and I'm go out on a limb and say the cou  | nty would not  |
| OS.43PM 19 So when we take those factors into OS.45PM 19 let us have any access that would be that   | t close to     |
| 20 account, we're really looking at 60 to 63 parking os.45PM 20 Old Dock Road nor on Closter Dock Road   | because of the |
| 08.43PM 21 spaces that would be needed for the exiting 08.45PM 21 limited width of the roadway.  |                |
| 08.43PM 22 condition. O8.45PM 22 Providing for a right-turn in   | n and a        |
| OB.43PM 23 Again, with that factor, there's some OB.45PM 23 right-turn out sounds good, but from just  | t a geometric  |
|  | for that,      |
| 08.43PM 24 level of modest growth that that could take into  |                |
| 08.43PM 24 level of modest growth that that could take into 08.43PM 25 account as well.  08.43PM 25 you would have to have a median in the integral of the count as well.  | roadway which, |
|  | -              |

| ·                        |  | т                        |  |
|--------------------------|--|--------------------------|--|
| ١ .                      | 73   | ,                        | 75   |
| 08:45PM 1                | again, would not be something that the county would  | 08:48PM 1                | happens at the same time?  |
| 08:46РМ 2                | actually approve.  | 08:48PM 2<br>08:48PM 3   | A. That's right.   |
| 08:46PM 3                | So having alternate access, having Old   |                          | Q. Do you know the location of where those   |
| 08:46PM <b>4</b>         | Dock Road is the primary access point for either side  | 08:48PM <b>5</b>         | services occur?  |
| 08:46PM <b>5</b>         | of the roadway for whatever would be built on on these lots and not off of Closter Dock Road.        |                          | A. That I really don't know the difference between the two, but we we just understood that it  |
| 08:46PM <b>6</b>         |  |                          | was an 8:30 service and two different services at  |
|                          | Q. You had said one of your qualifications, you acted as an expert for the County                    |                          | 11:00.   |
|                          | of Bergen?   | 08:48PM 9                | Q. Well, regardless of which, one  |
| 08:46PM 9                | 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?  |
| 08:46РМ 12               | the basis for your level of confidence that an access  | 08:48PM 12               | A. That's right.   |
| 68:46PM 13               | point over Closter Dock would not be approved.   | 08:48PM 13               | Q. At 11:00 are we also having religious   |
| 08:46РМ 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.   | 08:48PM 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               | 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  | 08:48PM 23               | him, Mr. Chairman.   |
| 08:47PM 24               | No-Left-Turn signs, we have to account for that from   | 08:48PM 24               | CHAIRMAN GLAZER: Okay.   |
| 08:47РМ 25               | a safety standpoint.   | ов:48РМ 25               | Once again, I will open the questioning  |
|                          | LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.   |                          | LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.   |
|                          | 201-641-1812   |                          | 201-641-1812   |
|                          | 74   |                          | 76   |
| 08:47РМ 1                | So from a sight distance safety element  | 08:46РМ 1                | to members of the audience for this witness only,  |
| 08:47PM 2                | it just would not be feasible to do.   | 08:49PM 2                | questions relating to his testimony or his expertise.  |
| 08:47PM <b>3</b>         | Q. Thank you.  | 08:49РМ 3                | Yes, please restate your name and,   |
| 08:47PM 4                | As far as your thoughts on having two  | 08:49PM 4                | restate your name and your address,  |
| 08:47PM <b>5</b>         | separate parking fields, do you have an opinion one  | 08:49PM 5                | MR. POLICANO: Robert Policano,   |
| 08:47PAI <b>6</b>        | way or the other whether that's good planning from a   | 08:49PM 6                | 79 Closter Dock Road.  |
| 08:47PM <b>7</b>         | traffic perspective?   | 08:49PM 7                | I believe, if I heard you correctly,   |
| 08:47РИ 8                | A. Yes.  | 08:49PM 8                | that there was 22 or 23 cars parked in the existing  |
| 08:47PM 9                | In looking at the observations that we   | 08:49PM 9<br>08:49PM 10  | parking lot and 10 to 12 on the street, at various points of on the street.  |
| 08:47PM 10               | did, we had a number of people that parked in the existing parking field and then walked across with | 08:49PM 11               | ,  |
| 08:47PM 11<br>08:47PM 12 | children, without children.  | 08:49PM 11<br>08:49PM 12 | THE WITNESS: Yes, and even more than 12,   |
| 08:47PM 12<br>08:47PM 13 | And so having having parking on both   | 08:49PM 12<br>08:49PM 13 | I think we had up to 18 vehicles on the  |
| 08:47PM 13               | sides to service both operations or both buildings   | 08:49PM 13               | street during one of the services. Yes.  |
| 08:47PM 14<br>08:47PM 15 | really would put a limit on the number of people that  | 08:49PM 1-5              | CHAIRMAN GLAZER: Say it again?   |
| 08:47PM 15               | would have to walk across the roadway.   | 08:49РМ 16               | THE WITNESS: We had 18 vehicles on the   |
| 08:47PM 17               | Again, from a safety standpoint, that's  | 08:49PM 17               | street.  |
| 08:47PM 18               | important.   | ов:49РМ 18               | CHAIRMAN GLAZER: On the street.  |
| 08:47PM 19               | Also getting vehicles off of the   | 08:49PM 19               | MR. POLICANO: That's roughly 38 to 40  |
| 08:47PM 20               | residential roadway, and so people would not be  | 08:49PM 20               | cars, perhaps, at the height?  |
| 08:47PM 21               | walking in the street after they park, also is a   | 08:49РМ 21               | THE WITNESS: Yeah.   |
| 08:48PM 22               | safety enhancement as well.  | 08:49PM 22               | I think we got up to 44 total parking  |
| 08:48PM 23               | Q. Now, you had mentioned something about  | 08:49PM 23               | spaces.  |
| 08:46PM 24               | an 8:30 service, there are two 11:00 services,   | 08:49РМ 24               | MR. POLICANO: You keep on increasing   |
| l                        | correct, an English service and a Korean service that  | 08.50PM 25               | it,  |
| 08:46PM <b>25</b>        | correct) are englished the area a resident service   |                          | The state of the s |
| 08:46PM 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.   |
| 08:48PM 25               | •  |                          |  |

|   |   | Ι'  | 70  |
|---|---|---|---|
|   | 77  |   | 79  |
| 68.50РМ 1   | THE WITNESS: That's what it was. It   | 08.52PM 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   | 08.52РМ 2   | which I would not recommend, nor do I think it would  |
| ов.50РМ 3   | and 24, 44.   | 08.52PM 3   | be approved, having it off of the local roadway,  |
| 08:50PM <b>4</b>  | MR. POLICANO: Okay.   | 08.52PM 4   | there is some distance between Closter Dock Road and  |
| 08.50PM <b>5</b>  | Thank you.  | 08.52PM <b>5</b>  | the two main proposed parking fields.   |
| 08,50PM <b>6</b>  | CHAIRMAN GLAZER: Yes.   | 08.52PM <b>6</b>  | MR. KELLY: How many cartways, three?  |
| 08.50PM <b>7</b>  | Mr. Cohen?  | 08.52РМ 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.   | 08.52РМ 9   | and so it serves as access to the residential   |
| 08:50PM 10  | In your observations, what is your  | 08.52PM 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  | 08.52РМ 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  |
| 08:50₽M 15  | any of these impede the residence vehicles?   | 08 53PM 15  | scale?  |
| ов:50РМ 16  | THE WITNESS: Again, we in the   | 08.53PM 16  | MR, HUBSCHMAN: Yeah.  |
| 08.50PM 17  | existing condition, we have vehicles that are parked  | 08.53РМ 17  | MR. KELLY: So that's why I'm making   |
| 08,50PM 18  | on the local street.  | 08.53PM 18  | these to scale.   |
| 88.50PM 19  | The width of the street is is not   | 08 53РМ 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  |
| ов.50PM <b>21</b>   | 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   | 08.53РМ 23  | rather than having you testify.   |
| 08.50PM <b>24</b>   | street, that that should not be a problem.  | 08.53РМ 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.   |
| 00.011.11   | 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   | /X  |   | 80  |
|   | 78  | na 53D14 1  | 80 THE WITNESS: So it's about 135 feet to   |
| 08:51PM 1   | shouldn't be any vehicles parked on the street.   | 08.53PM 1   | THE WITNESS: So it's about 135 feet to  |
| 08:51PM 2   | shouldn't be any vehicles parked on the street.  So that would be an improvement.   | ов.53РМ 2   | THE WITNESS: So it's about 135 feet to the intersection, itself, to the center line of the  |
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|  |   | 1  |   |
|--|---|--|---|
|  | 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 <b>2</b>   | to even conduct the Traffic Impact Study, not for   |
| 08:54РМ 3  | there could be queuing because there's not a lot of   | 08.56PM <b>3</b>   | this use.   |
| 08:54PM 4  | parking.  | 08.56PM 4  | BY MR. CAPIZZI:   |
| 68.54PM <b>5</b>   | If the parking lot is full, then the  | 08:56PM <b>5</b>   | Q. It's an existing use with existing   |
| 08:54PM 6  | vehicle is slowing down, they're told there is no   | 08:56РМ 6  | seats?  |
| 08.54PM 7  | parking and then they may park on the street or   | ов.56РМ 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?  |
| 08:54PM 11<br>08:54PM 12   | would be directed into each parking facility. It's a  | 08.56PM 11   | A. Even if this were brand new and this   |
| 08:54PM 12<br>08:54PM 13   | quicker operation.  MR, KELLY: That's that's hard to  | 08:56PM 13   | wasn't existing and we had 300 seats, it still would  |
| 08:54PM 13   | believe.  | 08.56PM 13   | not meet the requirement to do a traffic study at this location or assembly.  |
| 08:54PM 14<br>08:54PM 15   | THE WITNESS: Okay.  | 08.56PM 15   | MR. KELLY: So Closter Dock with 300   |
| 08:54PM 15   | MR. KELLY: And since you're with the  | 08.56PM 16   | cars  |
| 08:54PM 17   | county and everything, what about the impact on   | 08:56PM 17   | (Simultaneous Speaking.)  |
| 08:54PM 18   | Closter Dock Road, itself?  | 08:56PM 18   | THE WITNESS: I didn't say 300 cars, I   |
| 08:54PM 19   | 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.  | ов.56Рм 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  | 82<br>MR. KELLY: I see it, but  | 08.57PM 1  | 84<br>car   |
| 08:55PM 1<br>08:55PM 2   |   | 08.57РМ <b>1</b>   |   |
|  | MR. KELLY: I see it, but  | _  | car   |
| 08:55PM 2  | MR. KELLY: I see it, but THE WITNESS: There's not in the  | 08.57РМ 2  | car  MR. CAPIZZI: You got to let him  answer, sir.  MR. KELLY: Oh, sorry.   |
| 08:55PM 2<br>68:55PM 3   | MR. KELLY: I see it, but THE WITNESS: There's not in the existing condition that may be true. In the proposed condition with additional parking there is very little chance that  | 08.57PM 2<br>08.57PM 3   | car  MR. CAPIZZI: You got to let him  answer, sir.  |
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|-------------------|--|-------------------|--|
|                   | 85   | l ,               | 87   |
| 08:58PM 1         | CHAIRMAN GLAZER: Stand up, please.   | 08.59PM 1         | calculations are based on 125 in the church?   |
| 08:58PM 2         | MR. GARABET: Leon Garabet, 87 Closter  | 08.59PM 2         | MR, HUBSCHMAN: One-hundred-twenty-five   |
| 08.58PM 3         | Dock Road.   | 08.59PM 3         | seats in the house of worship and the community  |
| 08.58PM 4         | In the church, we manage that church   | 09.00PM <b>4</b>  | center was based on square footage, 1,500 square feet  |
| 08.58PM <b>5</b>  | for five years before and there was only 70 seats. I                         | о9.00РМ 5         | divided by 5, which would be 30 spaces.  |
| 08:58PM 6         | think there is on the wall someplace in the church                           | 09.00РМ 6         | MR. CAPIZZI: And that's how you  |
| 08.58РМ 7         | only 76 seats supposed to be in the church.                                  | 09.00РМ 7         | arrived at the total?  |
| 08.58PM <b>8</b>  | I don't understand how you arrive at   | 09.00РМ 8         | CHAIRMAN GLAZER: I'm sorry, Mike.  |
| ов.58РМ 9         | 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 11        | that kind of amount of chairs. There was benches                             | 09.00РМ 11        | Let me stand up.   |
| 08:58PM 12        | before, if I remember correctly.   | 09.00РМ 12        | Right. The parking was based on 125  |
| 08.58PM 13        | So they took the benches out so now  | 09.00PM 13        | seats in the sanctuary which was 42 spaces required.   |
| 08.58PM 14        | they put the seats   | 09.00РМ 14        | The community center, the ordinance or   |
| 08.58PM 15        | MS. LANDOLFI: I'm sorry.   | 09.00PM 15        | the parking ordinance states it's one per five seats   |
| 08:58PM 16        | You're testifying about  | 09.00РМ 16        | in the largest assembly area.  |
| 08.58PM 17        | MR. GARABET: I'm talking about more  | 09.00РМ 17        | So we used 150 seats divided by 5 would  |
| 08.58PM 18        | people coming.   | 09.00РМ 18        | be 30 spaces required.   |
| 08 58РМ 19        | CHAIRMAN GLAZER: But you're testifying                                       | 69.00PM 19        | We had the parsonage was a   |
| 08.58PM 20        | and, you know, we are not asking you to testify now.                         | 09.00PM 20        | three-bedroom house so there was two spaces so if you  |
| 08.58PM 21        | If you have a question for this  | 09.00PM <b>21</b> | add up those numbers, the 42, 30 and the two you add   |
| 08.58PM 22        | MR. GARABET: That was the question,  | 09.01PM <b>22</b> | up to 74 spaces required.  |
| 08:58PM 23        | more people coming in.   | 09.01PM 23        | MR, LUGLIO: And that's basically what  |
| 08.58PM 24        | CHAIRMAN GLAZER: Well, ask the   | 09 01PM <b>24</b> | I have. I had 120 seats, 150 seats and three staff.  |
| 08.58PM 25        | question.  | 09.01PM <b>25</b> | 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   | İ                 | 201-641-1812   |
|                   | 86   |                   | 88   |
| 08 58PM 1         | MR. GARABET: Do the people, a lot more                                       | 09.01РМ 1         | it's, basically, the same number.  |
| 08.58PM <b>2</b>  | people increasing the cars and all this stuff?                               | 09.01PM <b>2</b>  | CHAIRMAN GLAZER: What is the just,   |
| 08.59РМ 3         | THE WITNESS: I don't know what the   | 09.01PM 3         | Mike, please say it again, the number of square feet   |
| 08.59PM <b>4</b>  | occupancy or the fire occupancy is for each one of                           | 09.01PM 4         | in what is now called the community center and the   |
| 08.59РМ 5         | those buildings. That's not something that's in my                           | 69.01PM 5         | number of seats?   |
| 08.59PM <b>6</b>  | scope.   | 09.01PM <b>6</b>  | MR. HUBSCHMAN: I wasn't we had 150   |
| 08.59PM 7         | MR. GARABET: Thank you.  | 09.01PM 7         | seats, the largest assembly area in the community  |
| 08 59PM 8         | MR. KELLY: Just to follow up, has it   | 09.01PM 8         | center, it wasn't 1,500.   |
| 08 59РМ 9         | changed?   | 09.01PM 9         | CHAIRMAN GLAZER: Okay. That makes  |
| 08.59PM 10        | MR. CAPIZZI: No.   | 09.01PM 10        | more sense.  |
| 08.59РМ 11        | The counts were done before the pews   | 09.01PM 11        | MR. HUBSCHMAN: I had a yeah.   |
| 08.59РМ 12        | were taken out and the seating converted from pews to                        | 09 01PM 12        | CHAIRMAN GLAZER: All right.  |
| 08.59РМ 13        | chairs is the same.  | 09 01РМ 13        | Any other questions from audience  |
| 08 59PM 14        | Mike Hubschman can verify that. And  | 09.01PM 14        | members for the traffic expert?  |
| 08.59PM 15        | the seats in the community center have not changed.                          | 09:01РМ 15        | (No Response.)   |
| 08.59РМ 16        | We bought the community center with the                                      | 09.02РЫ 16        | CHAIRMAN GLAZER: Any members of the  |
| 08:59PM 17        | existing condition with the folding chairs in the                            | 09.02PM 17        | Board?   |
| 08:59PM 18        | basement level, with that seating on the first floor.                        | 09.02РМ 18        | Liz?   |
| 08,59Рм 19        | We made no improvements.   | 09.02PM 19        | MS. HERRIES: So I believe you said at  |
| 08.59PM <b>20</b> | MS. LANDOLFI: Mr. Hubschman previously                                       | 09.02PM 20        | the beginning of your testimony that the actual need   |
| 08.59PM 21        | testified after the renovation there were 120 seats                          | 09.02PM 21        | at the point you observed the number of cars in these  |
| 08 59PM 22        | in the house of worship.   | 09.02PM 22        | two time periods in May was 44 to 48 spaces.   |
| 08.59РМ 23        | MR. HUBSCHMAN:   | 09:02РМ 23        | I'm curious whether there was a  |
| 08:59PM <b>24</b> | One-hundred-twenty-five.   | 09.02РМ 24        | difference in parking density between the 8:30   |
| 00.00 mm = 18     | •  |                   |  |
| 08.59PM 25        | MR. CAPIZZI: So part of the parking  | 09.02PM <b>25</b> | service which is, it sounds like it's a standalone   |
|                   | MR. CAPIZZI: So part of the parking LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. | 69,02PM <b>25</b> | service which is, it sounds like it's a standalone  LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. |

| Service and at 11:00 there are three different   Service   Servi   |                  | 89   | T .               | 91  |
|--|------------------|--|-------------------|---|
| ### 2 activities going on? ### THE WITNESS: It certainly was a little branch of the service of the fire truck would not pull into either one of the service of the fire truck would not pull into either one of the service of the serv | 4                |  | ۱ ,               |   |
| ## 1 Stranger   Strang |                  |  | _                 |   |
| depend 5   |                  |  | 09.04PM 2         |   |
| The 48 was during the 11:00 on the 15th of May and the 11:00 was 46 on the 25th.  MS. HERRIES: And what was it at 8:30? MS. HERRIES: It was 44 and 46. It was reason 10 means 11 questions?  THE WITNESS: It was 44 and 46. It was reason 10 means 11 questions?  CHAIRMAN GLAZER: Okay. Any other occord 11 questions?  Wes. MR. BARBIERI: I have a question.  CHAIRMAN GLAZER: Ves. MR. BARBIERI: I may a question.  CHAIRMAN GLAZER: Ves. MR. BARBIERI: I may a question.  CHAIRMAN GLAZER: Ves. MR. BARBIERI: I may a question.  MR. BARBIERI: I'm at a service and service and service of the service of t | 09.02РМ 3        | THE WITNESS: It certainly was a little               | 09.04РМ 3         | those parking lots. It's just not their regular       |
| Secret   6   6   May and the 11:00 was 46 on the 25th   Secret   7   Ms. HERRIES: And what was it at 8:30? THE WITNESS: It was 44 and 46. It was 55   Was 44 and 46. It was 55   Was 44 and 46. It was 55   Was 44 and 46. It was 55   Was 44 and 46. It was 45   Was 44 and 46. It was 55   Was 44 and 46. It was 45   Was 44 and 46. It was 55   Was 44 and 46. It was 56   Was 44 and 46. It was 46   Was 44 and 46. It was 56   Was 44 and 46. It was 56   Was 44 and 46. It was 56   Was 44 and 46. It was 46   Was 44 and 46. It was 46 and 46. It was 56   Was 44 and 46. It was 46 and 46. It was 56   Was 44 and 46. It was 46 and 46. It was 56   Was 44 and 46. It was 46 and 46. It was 56   Was 44 and 46. It was 46 and 46. It was 46 and 46. It was 46 and 46. It was 46 and 46. It was 46 and 46. It was 46 and 46. It was 46 and 46. It was 46 and 46. It was 46 and 46. It was 46 and 46. It was    | 09.02PM 4        | bit higher.  | 09.04PM 4         | operation.  |
| ## And If there was an ambulance type of Service, they would be able to get into either one of Service, into your all the drive aiste.  So what what I think you're saying Service, they would be able to get into either one of Service, into your all the drive aiste.  So what what I think you're saying Service, they would be able to get into either one of Service, into your all the sort into your earling tool.  It is, if there's an emergancy at the exact same time service and the world definite.  So what what I think you're saying Service, they salk.  So what what I think you're saying service, it is sort all the world aid.  It is, if there was an mbulance of fire truck of the exact same time service and the exact same time were yory at the exact same time were yory at the exact same time were yord the service and the service beaving                 | 09.02РМ 5        | The 48 was during the 11:00 on the 15th              | 09.04PM 5         | If there was a fire, they would stage                 |
| ## THE WITNESS: It was 44 and 46. It was sorrows 10 pretty consistent, a little bit higher.  CHAIRMAN GLAZER: Okay. Any other years 11 questions?  CHAIRMAN GLAZER: Okay. Any other years 12 yes.  MR. BARBIERI: I have a question.  CHAIRMAN GLAZER: Yes.  MR. BARBIERI: If 'm at a service and servire and 1 want to go home and I have to go to Closter Dock capys 18 THE WITNESS: Yes.  MR. BARBIERI: There is no ogress from the church other than Closter Dock Road?  THE WITNESS: There's no other egress except Old Dock Road and Closter Dock Road.  The WITNESS: There's no other egress from the church other than Closter Dock Road.  The WITNESS: There's no other egress from the church other than Closter Dock Road.  The WITNESS: There's no other egress from the church other than Closter Dock Road.  The WITNESS: There's no other egress from the church other than Closter Dock Road.  The WITNESS: Well, you can. Yes.  LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  201-641-1812  90  THE WITNESS: Well, you can. Yes.  MR. BARBIERI: Why wasn't that thought the wash of the roadway still has width for an ambulance to get to the service.  THE WITNESS: It's certainly easier to wash of the roadway still has width for an ambulance to get to the service.  THE WITNESS: Not if there's 30, 40  MR. BARBIERI: Of a service.  THE WITNESS: So lift hey're all coming out;  THE WITNESS: You certainly witnessed on the service it's more after the service begins.  And then after the service period and that's because certain other counts of other churches in different denominations there is  THE WITNESS: You certainly witnessed of the counts of other churches in different denominations there is  THE WITNESS: So lift hey're all coming other counts of other churches in different denominations there is   | 09.02PM 6        | of May and the 11:00 was 46 on the 25th.             | 09,04PM 6         | the fire truck on Old Dock Road.                      |
| Second 10   CHAIRMAN GLAZER: Okay, Any other questions?   Second 12   Yes.   Second 13   MR. BARBIERI: I have a question,   Second 14   CHAIRMAN GLAZER: Yes.   Second 15   MR. BARBIERI: If I'm at a service and more way 15   MR. BARBIERI: If I'm at a service and more way 16   I want to go home and I have to go to Closter Dock more way 19   MR. BARBIERI: There is no egress from the church other than Closter Dock Road?   THE WITNESS: Yes.   Western 19   MR. BARBIERI: There is no egress from the church other than Closter Dock Road?   THE WITNESS: There's no other egress   Western 22   Except Old Dock Road and Closter Dock Road.   THE WITNESS: There's no other egress   Western 23   Western 24   Western 25   Western 25   Western 26   Western 26   Western 27   Western 27   Western 27   Western 28   Western 28   Western 29   Western 28   Western 29   Western 28   Western 29   Wester   | 09.02PM <b>7</b> | MS. HERRIES: And what was it at 8:30?                | 09.04PM 7         | And if there was an ambulance type of                 |
| Second   1   Second   2   Second   3   Second   4   Second   4   Second   4   Second   4   Second   4   Second   5   Sec   | 09.02PM 8        | THE WITNESS: It was 44 and 46. It was                | 09.04PM 8         | service, they would be able to get into either one of |
| CHAIRMAN GLAZER: Okay. Any other was will questions?  Yes.  MR. BARBIERI: I have a question. CHAIRMAN GLAZER: Yes.  MR. BARBIERI: If I'm at a service and was will get offer truck of Just like any ambulance or fire truck of Just like any ambul | 09.02PM 9        | pretty consistent, a little bit higher.              | 09.04PM 9         | •   |
| Second 11   Questions?   Yes.   Second 12   Yes.   Second 13   MR. BARBIERI: I have a question.   CHAIRMAN GLAZER: Yes.   MR. BARBIERI: If I'm at a service and   MR. BARBIERI: Right.   CHAIRMAN GLAZER: Yes.   MR. BARBIERI: There is no egress from   Second 13   Want to go home and I have to go to Closter Dock   Gasew 14   Gasew 15   MR. BARBIERI: There is no egress from   Second 15   MR. BARBIERI: There is no egress from   Second 16   MR. BARBIERI: There is no egress from   Second 17   MR. BARBIERI: There is no egress from   Second 17   MR. BARBIERI: There is no egress from   Second 18   MR. BARBIERI: There is no egress from   Second 19   MR. BARBIERI: There is no egress from   Second 19   MR. BARBIERI: There is no egress from   Second 19   MR. BARBIERI: There is no egress from   Second 19   MR. BARBIERI: There is no egress from   Second 19   MR. BARBIERI: There is no egress from   Second 19   MR. BARBIERI: There is no egress from   Second 19   MR. BARBIERI: There is no egress from   Second 19   MR. BARBIERI: There is no egress from   Second 19   MR. BARBIERI: There is no egress from   Second 19   MR. BARBIERI: There is no egress from   Second 19   MR. BARBIERI: There is no egress from   Second 19   MR. BARBIERI: There is no egress from   Second 19   MR. BARBIERI: There is no egress from   Second 19   MR. BARBIERI: There is no egress from   Second 19   MR. BARBIERI: May wasn't that thought   Second 19   Second   |                  |  | 1                 |   |
| ### 12   | l                |  |                   | · -   |
| MR. BARBIERI: I have a question. CHAIRMAN GLAZER: Yes. MR. BARBIERI: If I'm at a service and soper 16 I want to go home and I have to go to Closter Dock Road, correct? MR. BARBIERI: There is no egress from the church other than Closter Dock Road? THE WITNESS: Yes. MR. BARBIERI: There is no egress from the church other than Closter Dock Road? The WITNESS: There's no other egress govern 22 mass 24 mass 24 mass 25 go to Closter Dock Road. MR. BARBIERI: I can't make a left and go through the streets?  LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812  90  MR. BARBIERI: Why wasn't that thought of the will be applied to the common of the co | ı                | •  | 1                 |   |
| ### CHAIRMAN GLAZER: Yes. ### MR. BARBIERI: If I'm at a service and common of I want to go home and I have to go to Closter Dock Roady or cert?  ### ARABIERI: There is no egress from the church other than Closter Dock Road?  ### MR. BARBIERI: There is no egress from the church other than Closter Dock Road?  ### MR. BARBIERI: There is no other egress from the church other than Closter Dock Road.  ### MR. BARBIERI: I can't make a left and go through the streets?  ### LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  ### 20   |                  |  | l                 |   |
| MR. BARBIERI: If I'm at a service and I want to go home and I have to go to Closter Dock coarse 16 I want to go home and I have to go to Closter Dock care 17 Road, correct?  THE WITNESS: Yes.  MR. BARBIERI: There is no egress from coarse 18 I mark of the church other than Closter Dock Road?  THE WITNESS: There's no other egress care 19 I mark of the church other than Closter Dock Road.  THE WITNESS: There's no other egress care 19 I mark of the church other than Closter Dock Road.  THE WITNESS: There's no other egress care 19 I mark of the church other than Closter Dock Road.  THE WITNESS: There's no other egress care 19 I mark of the church other than Closter Dock Road.  THE WITNESS: There's no other egress care 19 I mark of the church other than Closter Dock Road.  THE WITNESS: There's no other egress care 19 I mark of the church other than Closter Dock Road.  THE WITNESS: There's no other egress care 19 I mark of the church other than Closter Dock Road.  THE WITNESS: Well, you can. Yes.  MR. BARBIERI: Why wasn't that thought care 19 I mark of the coardway still has width for an ambulance to get the roadway still has width for an ambulance to get the roadway still has width for an ambulance to get the roadway still has width for an ambulance to get the roadway still has width for an ambulance to get the roadway still has width for an ambulance to get the roadway still has width for an ambulance to get the roadway still has width for an ambulance to get the roadway still has width for an ambulance to get the roadway still has width for an ambulance to get the roadway still has width for an ambulance to get the roadway still has width for an ambulance to get the roadway still has width for an ambulance to get the roadway still has width for an ambulance to get the roadway still has width for an ambulance to get the roadway still has width for an ambulance to get the roadway still has width for an ambulance to get the roadway still has width for an ambulance to get the roadway still has width for an ambulance to |                  | ·  |                   | _   |
| 1 want to go home and I have to go to Closter Dock Road, correct?   18   |                  |  | l .               |   |
| THE WITNESS: Yes.  MR. BARBIERI: There is no egress from the church other than Closter Dock Road?  THE WITNESS: There's no other egress from the church other than Closter Dock Road?  THE WITNESS: There's no other egress from the church other than Closter Dock Road?  THE WITNESS: There's no other egress from the wind the church of the wind the  |                  | ,  |                   | ,               |
| THE WITNESS: Yes.  MR. BARBIERI: There is no egress from the church other than Closter Dock Road?  THE WITNESS: There's no other egress accept Old Dock Road and Closter Dock Road.  THE WITNESS: There's no other egress accept Old Dock Road and Closter Dock Road.  That's right.  MR. BARBIERI: I can't make a left and accepted by the streets?  LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  201-641-1812  THE WITNESS: Well, you can. Yes.  MR. BARBIERI: Why wasn't that thought accepted by the streets accepted by the street accepted by t | 1                |  |                   |   |
| MR. BARBIERI: There is no egress from the church other than Closter Dock Road?  THE WITNESS: There's no other egress except Old Dock Road and Closter Dock Road.  That's right.  MR. BARBIERI: I can't make a left and go through the streets?  LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  201-641-1812  THE WITNESS: Well, you can. Yes.  MR. BARBIERI: Why wasn't that thought of the work of the roadway so the roadway still has width for an ambulance to get owners.  THE WITNESS: It's certainly easier to go to Closter Dock Road.  MR. BARBIERI: Not if there's 30, 40  MR. BARBIERI: Of a service.  THE WITNESS: So if they're all coming out, they all don't come out at the same time.  MR. BARBIERI: Of a service.  THE WITNESS: You certainly witnessed other counts of other churches in different denominations there is one was a pread and closter pock Road.  MR. BARBIERI: I'm aware how a fire truck is, I drive a fire truck so I know how I could got to get to to.  Truck is, I drive a fire truck so I know how I could got to get to the.  Truck is, I drive a fire truck so I know how I could got to get to it.  South 12 get to it.  South 14 there were cars on the very, overy narrow street, where are they going to go to get out of my way?  THE WITNESS: Well, you can. Yes.  AND Wash?  THE WITNESS: Well, you can. Yes.  AND Wash?  THE WITNESS: Well, you can. Yes.  AND Wash?  THE WITNESS: It's certainly easier to onesse a strong on the side of the roadway so the roadway still has width for an ambulance to get onesse a strong on the parishioners and the length of time and the departure of those parishioners after the service begins.  THE WITNESS: So before the service begins.  MR. BARBIERI: Of a service.  THE WITNESS: So before the service begins.  MR. BARBIERI: Of a service.  THE WITNESS: So before the service begins.  MR. BARBIERI: Of a service.  THE WITNESS: You certainly witnessed other counts of other churches in different denominations there is other churches in different denominations there is only the parishioners and the length of time  |                  | Road, correct?                                       |                   | if the roadway is completely clogged, they still get  |
| truck is, I drive a fire truck so I know how I could get to it.    COLORNY 22   EXCEPT Old Dock Road and Closter Dock Road. That's right.   COLORNY 23   That's right.   COLORNY 24   MR. BARBIERI: I can't make a left and got through the streets?   LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812   COLORNY 25   COLORNY 26   COLORNY 27   COLORNY 27   COLORNY 27   COLORNY 28   COLORNY 29   C | 09.03РМ 18       | THE WITNESS: Yes.                                    | 09.04PM 18        | through,  |
| THE WITNESS: There's no other egress except Old Dock Road and Closter Dock Road.  That's right.  MR. BARBIERI: I can't make a left and go through the streets?  LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812  90  THE WITNESS: Well, you can. Yes.  MR. BARBIERI: Why wasn't that thought of the roadway sold the roadway still has width for an ambulance to get throught of the roadway still has width for an ambulance to get throught of the roadway still has width for an ambulance to get throught of the roadway still has width for an ambulance to get throught of the roadway still has width for an ambulance to get throught of the roadway still has width for an ambulance to get throught of the roadway still has width for an ambulance to get through.  THE WITNESS: It's certainly easier to go to Closter Dock Road.  MR. BARBIERI: Not if there's 30, 40  GOODING 1  THE WITNESS: Are they getting in or getting out.  THE WITNESS: Are they getting out.  THE WITNESS: So if they're all coming out, they all don't come out at the same time.  MR. BARBIERI: Of a service.  MR. BARBIERI: Of a service.  THE WITNESS: You certainly witnessed of the roadway still has width for an ambulance to get through.  MR. BARBIERI: Not if there's 30, 40  GOODING 1  MR. BARBIERI: Not if there's 30, 40  GOODING 3  MR. BARBIERI: Of a service.  THE WITNESS: So if they're all coming out, they all don't come out at the same time.  MR. BARBIERI: Of a service.  THE WITNESS: You certainly witnessed of the roadway still has width for an ambulance to get through.  MR. BARBIERI: Of a service.  THE WITNESS: So before the service?  THE WITNESS: So before the service objects.  THE WITNESS: So before the service begins.  And I can tell you from other counts of other churches in different denominations there is   | 09.03РМ 19       | MR. BARBIERI: There is no egress from                | 09.05РМ 19        | MR. BARBIERI: I'm aware how a fire                    |
| except Old Dock Road and Closter Dock Road.  That's right.  MR. BARBIERI: I can't make a left and go through the streets?  LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  201-641-1812  90  THE WITNESS: Well, you can. Yes.  MR. BARBIERI: Why wasn't that thought  THE WITNESS: It's certainly easier to go to Closter Dock Road.  MR. BARBIERI: Not if there's 30, 40  MR. BARBIERI: Not if there's 30, 40  MR. BARBIERI: Ogetting out.  THE WITNESS: Are they getting in or getting out?  MR. BARBIERI: Getting out.  THE WITNESS: So if they're all coming out, they all don't come out at the same time.  MR. BARBIERI: Of a service.  MR. BARBI | 09.03РМ 20       | the church other than Closter Dock Road?             | 09.05РМ 20        | truck is, I drive a fire truck so I know how I could  |
| That's right.  MR. BARBIERI: I can't make a left and go through the streets?  LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  201-641-1812  90  THE WITNESS: Well, you can. Yes. MR. BARBIERI: Why wasn't that thought of the work of go to Closter Dock Road.  MR. BARBIERI: Not if there's 30, 40  MR. BARBIERI: Not if there's 30, 40  MR. BARBIERI: Not if there's 30, 40  MR. BARBIERI: Getting out.  THE WITNESS: Are they getting in or gotting out?  MR. BARBIERI: Getting out.  MR. BARBIERI: Getting out.  THE WITNESS: So if they're all coming out, they all don't come out at the same time.  MR. BARBIERI: Of a service.  MR. BARBIERI: o | 09.03РМ 21       | THE WITNESS: There's no other egress                 | 09.05PM 21        | get to it.  |
| ORDERN 24 MR. BARBIERI: I can't make a left and go through the streets?  LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812  90  ORDERN 1 THE WITNESS: Well, you can. Yes. MR. BARBIERI: Why wasn't that thought of the roadway still has width for an ambulance to get through.  90  ORDERN 5 GO to Closter Dock Road. MR. BARBIERI: Not if there's 30, 40  ORDERN 7 Cars trying to get into that street. CONDEN 8 THE WITNESS: Are they getting in or getting out?  ORDERN 1 MR. BARBIERI: Getting out. THE WITNESS: So if they're all coming out, they all don't come out at the same time.  ORDERN 1 MR. BARBIERI: Of a service.  ORDERN 1 MR. BARBIERI:  | 69.03PM 22       | except Old Dock Road and Closter Dock Road,          | 09.05PM 22        | But if there were cars on the very,                   |
| ORDERN 25 BARBIERI: I can't make a left and go through the streets?  LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812  90  ORDERN 1 THE WITNESS: Well, you can. Yes. ORDERN 2 MR. BARBIERI: Why wasn't that thought 3 Of? ORDERN 4 THE WITNESS: It's certainly easier to ORDERN 5 Go to Closter Dock Road. MR. BARBIERI: Not if there's 30, 40 ORDERN 7 Cars trying to get into that street. ORDERN 8 THE WITNESS: Are they getting in or ORDERN 1 MR. BARBIERI: Getting out. THE WITNESS: So if they're all coming OUT, they all don't come out at the same time. ORDERN 1 MR. BARBIERI: Of a service. f the service  | 09.03РМ 23       | That's right.  | 09.05PM <b>23</b> | very narrow street, where are they going to go to get |
| go through the streets?  LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812  90 92  THE WITNESS: Well, you can. Yes. MR. BARBIERI: Why wasn't that thought 5 go to Closter Dock Road. MR. BARBIERI: Not if there's 30, 40  MR. BARBIERI: Not if there's 30, 40  MR. BARBIERI: Getting out. THE WITNESS: Are they getting in or  GORDINA 1  MR. BARBIERI: Getting out. THE WITNESS: So if they're all coming  out, they all don't come out at the same time.  OUT, THE WITNESS: You certainly witnessed that.  MR. BARBIERI: Of a service.  OUT, THE WITNESS: You certainly witnessed that.  OUT OF A MR. BARBIERI: Of a service.  OUT, THE WITNESS: You certainly witnessed other churches in different denominations there is  OUT OF A MR. BARBIERI COLOR  OUT OF A MR. BARBIERI COLOR  OUT OF A MR. BARBIERI COLOR  OUT OF A MR. BARBIERI: Of a service.  OUT OF A MR. BARBIERI COLOR  OUT OUT OF A MR. BARBIERI COLOR  OUT OUT OUT OF A MR. BARBIERI COLOR  OUT OUT OUT OUT OUT OUT OUT OUT OUT OUT  | 09.03PM 24       | MR. BARBIERI: I can't make a left and                | 09.05PM 24        | out of my way?  |
| LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812  90  90  90  90  90  90  90  90  90  9   | 09.03PM 25       | go through the streets?                              | 09.05PM 25        | • •   |
| 201-641-1812  90  THE WITNESS: Well, you can. Yes.  MR. BARBIERI: Why wasn't that thought  MR. BARBIERI: Why wasn't that thought  GORDINA 4 THE WITNESS: It's certainly easier to  GORDINA 5 go to Closter Dock Road.  MR. BARBIERI: Not if there's 30, 40  GORDINA 7 cars trying to get into that street.  GORDINA 8 THE WITNESS: Are they getting in or  GORDINA 9 getting out?  GORDINA 10 MR. BARBIERI: Getting out.  GORDINA 11 THE WITNESS: So if they're all coming  GORDINA 11 THE WITNESS: So if they're all coming  GORDINA 12 Out, they all don't come out at the same time.  GORDINA 13 MR. BARBIERI: Of a service.  GORDINA 14 THE WITNESS: You certainly witnessed  GORDINA 15 THE WITNESS: You certainly witnessed  GORDINA 16 And I can tell you from other counts of  GORDINA 17 Other churches in different denominations there is  GORDINA 17 Oreven 25-minute period and that's because certain  |                  |  |                   | •   |
| THE WITNESS: Well, you can. Yes.  MR. BARBIERI: Why wasn't that thought  MR. BARBIERI: Okay.  MR. BARBIERI: Not if there's 30, 40  MR. BARBIERI: Okay.  MR. BARBIE |                  |  |                   |   |
| THE WITNESS: Well, you can. Yes.  MR. BARBIERI: Why wasn't that thought  ORDIFIN 3 OF?  CHAIRMAN GLAZER: Okay.  ORDIFIN 4 THE WITNESS: It's certainly easier to ORDIFIN 5 Go to Closter Dock Road.  ORDIFIN 6 MR. BARBIERI: Not if there's 30, 40 ORDIFIN 7 Cars trying to get into that street.  ORDIFIN 8 THE WITNESS: Are they getting in or ORDIFIN 9 getting out?  ORDIFIN 10 MR. BARBIERI: Getting out.  ORDIFIN 11 THE WITNESS: So if they're all coming ORDIFIN 12 Out, they all don't come out at the same time.  ORDIFIN 13 MR. BARBIERI: Of a service.  ORDIFIN 14 THE WITNESS: You certainly witnessed ORDIFIN 15 THAT.  ORDIFIN 16 And I can tell you from other counts of ORDIFIN 17 Other churches in different denominations there is  |                  | 90   |                   |   |
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| THE WITNESS: It's certainly easier to  90.03PM 5 go to Closter Dock Road.  90.03PM 6 MR. BARBIERI: Not if there's 30, 40  90.03PM 7 cars trying to get into that street.  90.03PM 8 THE WITNESS: Are they getting in or  90.03PM 10 MR. BARBIERI: Getting out.  90.03PM 11 THE WITNESS: So if they're all coming  90.03PM 12 out, they all don't come out at the same time.  90.03PM 13 MR. BARBIERI: Of a service.  90.03PM 14 THE WITNESS: You certainly witnessed  90.03PM 15 that.  90.03PM 16 And I can tell you from other counts of  90.03PM 17 other churches in different denominations there is  90.03PM 17 or even 25-minute period and that's because certain  |                  |  | !                 |   |
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| MR. BARBIERI: Not if there's 30, 40  OBJORNA 7 cars trying to get into that street.  OBJORNA 8 THE WITNESS: Are they getting in or OBJORNA 9 getting out?  OBJORNA 10 MR. BARBIERI: Getting out.  OBJORNA 11 THE WITNESS: So if they're all coming OBJORNA 12 Out, they all don't come out at the same time.  OBJORNA 13 MR. BARBIERI: Of a service.  OBJORNA 14 THE WITNESS: You certainly witnessed  OBJORNA 15 THE WITNESS: You certainly witnessed  OBJORNA 16 And I can tell you from other counts of OBJORNA 17 Other churches in different denominations there is  OBJORNA 17 OT EVEN JUST ON THE WITNESS: NO HAVE IN THE WITNESS: WITH A STANDARD AND AND AND AND AND AND AND AND AND AN   | _                | •  | _ ا               | ·   |
| 7 cars trying to get into that street.  90.03PM 8 THE WITNESS: Are they getting in or getting out?  90.03PM 9 getting out?  90.03PM 10 MR. BARBIERI: Getting out.  90.03PM 11 THE WITNESS: So if they're all coming out, they all don't come out at the same time.  90.03PM 12 out, they all don't come out at the same time.  90.03PM 13 MR. BARBIERI: Of a service.  90.03PM 14 THE WITNESS: You certainly witnessed  90.03PM 15 that.  90.03PM 16 And I can tell you from other counts of other churches in different denominations there is  90.03PM 17 or even 25-minute period and that's because certain  | <b>1</b> .       |  | 1                 | •   |
| THE WITNESS: Are they getting in or getting out?  9 getting out?  9 mR. BARBIERI: Getting out.  9 mR. BARBIERI: Getting out.  9 man departure of those parishioners after the service?  9 man departure of those parishioners after the service?  9 man departure of those parishioners after the service?  9 man departure of those parishioners after the service?  9 man departure of those parishioners after the service?  9 man departure of those parishioners after the service?  9 man departure of those parishioners and the length of time and the departure of those parishioners after the service?  9 man departure of those parishioners and the length of time and the departure of those parishioners after the service?  9 man departure of those parishioners and the length of time and the departure of those parishioners after the service?  9 man departure of those parishioners and the length of time and the departure of those parishioners after the service?  9 man departure of those parishioners and the length of time and the departure of those parishioners and the length of time and the departure of those parishioners and the length of time and the departure of those parishioners after the service?  9 man departure of those parishioners and the length of time and the departure of those parishioners and the length of the parishioners and the length of time and the departure of those parishioners and the length of the parishioners and the length of time and the departure of those parishioners and the length of the parishioners and the length of the parishioners and the length of the service?  9 man departure of those parishioners and the length of the service?  9 man departure of those parishioners and the length of the service?  9 man departure of those parishioners and the length of the service?  9 man departure of those parishioners and the length of the service?  9 man departure of tho | 09.03РМ 6        |  |                   | - ·   |
| 9 getting out? 9 getting out? 9 getting out? 9 getting out? 9 sospin 10 MR. BARBIERI: Getting out. 11 THE WITNESS: So if they're all coming out, they all don't come out at the same time. 12 out, they all don't come out at the same time. 13 MR. BARBIERI: Of a service. 14 THE WITNESS: You certainly witnessed oppose in the service begins. 15 that. 16 And I can tell you from other counts of oppose in different denominations there is oppose in the service oppose in the service oppose in the service oppose it is usually anywhere from 10 to 15 minutes before, but it's usually within that zero to 10-minute period before the service begins. 16 And then after the service, it's more oppose in the service oppose it is usually over a 15- to 20- 17 other churches in different denominations there is oppose in the service?  18 time and the departure of those parishioners after the service?  19 oppose it is usually anywhere from 10 to 15 minutes before, but it's usually within that zero to 10-minute period before the service begins.  18 And then after the service, it's more oppose it is usually over a 15- to 20- 19 oppose it is usually over a 15- to 20- 19 oppose it is usually over a 15- to 20- 19 oppose it is usually over a 15- to 20- 19 oppose it is usually anywhere from 10 to 15 minutes before, but it's usually within that zero to 10-minute period oppose it is usually oppose it is usual |                  |  | 09.05PM 7         | ,, , , <u>-</u>                                       |
| MR. BARBIERI: Getting out.  THE WITNESS: So if they're all coming out, they all don't come out at the same time.  MR. BARBIERI: Of a service.  MR. BARBIERI: Of a | 09.03PM 8        | THE WITNESS: Are they getting in or                  | 09.05PM 8         |   |
| OBOSEM 11 THE WITNESS: So if they're all coming OBOSEM 12 OUT, they all don't come out at the same time. OBOSEM 13 MR. BARBIERI: Of a service. OBOSEM 14 THE WITNESS: You certainly witnessed OBOSEM 15 THAT WITNESS: You certainly witnessed OBOSEM 16 And I can tell you from other counts of OBOSEM 17 Other churches in different denominations there is  OBOSEM 11 THE WITNESS: So before the service OBOSEM 12 it's usually anywhere from 10 to 15 minutes before, OBOSEM 13 but it's usually within that zero to 10-minute period OBOSEM 14 before the service begins. OBOSEM 15 And then after the service, it's more OBOSEM 16 Spread out. It's it's usually over a 15- to 20- OBOSEM 17 or even 25-minute period and that's because certain  | 09.03РМ 9        | getting out?   | 09.05PM <b>9</b>  | time and the departure of those parishioners after    |
| out, they all don't come out at the same time.  MR. BARBIERI: Of a service.  MR. BARBIERI: Of a service.  THE WITNESS: You certainly witnessed  That.  And I can tell you from other counts of  out, they all don't come out at the same time.  out, all the susually anywhere from 10 to 15 minutes before,  out, all the susually anywhere from 10 to 15 minutes before,  out, all the susually anywhere from 10 to 15 minutes before,  out, all the susually anywhere from 10 to 15 minutes before,  out, all the susually anywhere from 10 to 15 minutes before,  out, all the susually anywhere from 10 to 15 minutes before,  out, all the susually anywhere from 10 to 15 minutes before,  out, all the susually anywhere from 10 to 15 minutes before,  out, all the susually anywhere from 10 to 15 minutes before,  out, all the susually anywhere from 10 to 15 minutes before,  out, all the susually anywhere from 10 to 15 minutes before,  out, all the susually anywhere from 10 to 15 minutes before,  out, all the susually anywhere from 10 to 15 minutes b | 09,03РМ 10       | MR. BARBIERI: Getting out.                           | 09,05PM 10        | the service?  |
| MR. BARBIERI: Of a service.  THE WITNESS: You certainly witnessed  MR. BARBIERI: Of a service.  MR. BAR | 09.03РМ 11       | THE WITNESS: So if they're all coming                | 09.05PM 11        | THE WITNESS: So before the service                    |
| OSCORPAN 14 THE WITNESS: You certainly witnessed OSCORPAN 15 that. OSCORPAN 16 And I can tell you from other counts of OSCORPAN 17 other churches in different denominations there is OSCORPAN 17 or even 25-minute period and that's because certain  | 09.03Рм 12       | out, they all don't come out at the same time.       | 09.05PM 12        | it's usually anywhere from 10 to 15 minutes before,   |
| OSCORPAN 14 THE WITNESS: You certainly witnessed OSCORPAN 15 that. OSCORPAN 16 And I can tell you from other counts of OSCORPAN 17 other churches in different denominations there is OSCORPAN 17 or even 25-minute period and that's because certain  | 09.03PM 13       | MR. BARBIERI: Of a service.                          | 09.05PM 13        | but it's usually within that zero to 10-minute period |
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| OBJORN 16 And I can tell you from other counts of OBJORN 17 other churches in different denominations there is OBJORN 17 or even 25-minute period and that's because certain   | 09.03PM 15       |  | 09.06PM 15        | And then after the service, it's more                 |
| 99-03PM 17 other churches in different denominations there is 09-06PM 17 or even 25-minute period and that's because certain   | 1                |  | 1                 | ·   |
|  | 1                | · · · · · · · · · · · · · · · · · · ·                |                   | ·   |
|  | 09.03PM 18       | certainly a surge of people, but they don't all come | 09.06РМ 18        | people, you know, are leaving right away, other       |
| on community and a state of partial pa | 1                |  |                   |   |
| 99.03PM 20 They physically can't do that anyway. 99.03PM 20 There's a different, you know, exiting   |                  |  |                   |   |
| MR. BARBIERI: Second question, in case OBMORN 21 than there is the coming in.  | I .              |  |                   |   |
|  |                  |  |                   | <del>-</del>  |
| os output 22 of emergency, someone has a coronary, falls and hurts os output 22 CHAIRMAN GLAZER: That's what you   |                  |  |                   |   |
| og caph 23 himself, how are we going to get an ambulance or fire og caph 23 observed on your visit?  | ŀ                |  |                   | •   |
| OS. ORDER 24 truck in that street?  OS. ORDER 24 THE WITNESS: Yes.   |                  | · · · · · · · · · · · · · · · · · · ·                |                   |   |
| THE WITNESS: Well, on Old Dock Road, OSCOPIA 25 MR. CAPIZZI: Each service is followed  | 09.04Рм 25       | · · · · · · · · · · · · · · · · · · ·                | 09.06РМ 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.   | 1                | LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.             |                   | LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.              |
| 201-641-1812 201-641-1812 201-641-1812   |                  | · · · · · · · · · · · · · · · · · · ·                |                   |   |

|  | 93  |   | 95  |
|--|---|---|---|
| 09.06PM <b>1</b>   | by about a 45 minute to an hour post-service light  | 09.08PM 1   | condition.  |
| 09.06РМ 2  | refreshment.  | 09.08РМ 2   | And also it would greatly reduce the  |
| 09.06РМ 3  | CHAIRMAN GLAZER: I see.   | 09.08PM 3   | amount of pedestrian traffic going back and forth   |
| 09.06РМ 4  | MR. CAPIZZI: So that helps to   | 09.08PM 4   | between the two buildings over both well, three   |
| 09.06PM 5  | alleviate the surge at the exit because people are  | 09.08PM 5   | services, but both time periods, yes.   |
| 09.06PM 6  | spending time together after the services and people  | 09.08PM <b>6</b>  | CHAIRMAN GLAZER: Are the facilities   |
| 09,06РМ 7  | leave the refreshment period at various times.  | оэ.өврм 7   | used on other days?   |
| 09.06PM <b>8</b>   | CHAIRMAN GLAZER: Very good.   | 09,08PM <b>8</b>  | THE WITNESS: That, I'm not as sure.   |
| 09.06РМ 9  | Any other questions for Board Members?  | 09.08РМ 9   | I'm not sure of.  |
| 09.06РМ 10   | MR. BONHOMME: I have one.   | 09.09РМ 10  | I think they are, but, certainly, not   |
| 09.06РМ 11   | Based on your studies when you showed a   | 69.09РМ 11  | to the same extent that the services are on a Sunday.   |
| 09.06РМ 12   | number of vehicles entering and exiting and there's a   | 09.09РМ 12  | CHAIRMAN GLAZER: Okay. All right.   |
| 09,06РМ 13   | timeframe in there that we just talked about, do you  | 09.09РМ 13  | Any if there are no further   |
| 09.07РМ 14   | use an average of the amount of passengers per  | 09.09РМ 14  | questions from Board Members?   |
| 09.07РМ 15   | vehicle? Like, say, like, three or something?   | 09.09РМ 15  | MR. KELLY: Jack Kelly.  |
| 09.07PM 16   | Because if you have one full car and they're  | 09.09РМ 16  | You said before when I brought up the   |
| 09.07РМ 17   | unloading, and the people you're talking about  | 09.09РМ 17  | thing about traffic and Closter Dock Road, if there   |
| 09.07РМ 18   | safety issue back and forth between two buildings,  | 09.09РМ 18  | were more spots there wouldn't be an issue, but if  |
| 09.07РМ 19   | you have a number of people getting out of one car,   | 09.09РМ 19  | you look at one parking lot, one parking lot is   |
| 09.07PM 20   | are you basing it on the number of cars coming in and   | 09.09РМ 20  | before the other parking lot. It's a one-way street.  |
| 09.07РМ 21   | each have one driver.   | 09.09РМ 21  | So in the old way, you can get in that  |
| 09.07PM <b>22</b>  | How do you know that?   | 09.09РМ 22  | parking lot, when you get to the other parking lot.   |
| 09.07РМ 23   | THE WITNESS: Well, it does. It does   | 09.09РМ 23  | How does that change it, if there are   |
| 09.07РМ 24   | range.  | 09.09РМ 24  | more spots?   |
| оэ.о7РМ 25   | It ranges anywhere from two to four   | 09.09РМ 25  | THE WITNESS: Can I just go back to its  |
|  | 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  |   | 201-641-1812  |
| <u> </u>   |   |   | ^^  |
|  | 94  | 1   | 96  |
| 09.07РМ 1  | people that are in a car.   | 09.09PM 1   | a one-way street?   |
| 09.07PM 2  | people that are in a car.  MR. BONHOMME: So you use an average  | 09.09РМ 2   | a one-way street?  MR. KELLY: No, it's one way in.  |
| 09.07PM 2  | people that are in a car.  MR. BONHOMME: So you use an average when you study this.   | 09.09РМ 2   | a one-way street?  MR. KELLY: No, it's one way in.  Are they coming from the other  |
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|  | 97   |   | 99   |
|--|--|---|--|
| 09.10PM 1  | more time.   | 09.12PM 1   | MR. CAPIZZI: As I said before, I'm   |
| 09.10PM <b>2</b>   | CHAIRMAN GLAZER: All right.  | 09.12PM 2   | sorry, it's going to add to the exchange.  |
| 09.10PM 3  | Mr. Capizzi, your next witness.  | 09.12PM 3   | THE WITNESS: Come on.  |
| 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  |
| 09.10PM 6  | MR. ABAD: I think it's more, Mike.   | 09.12PM 6   | plan issue.  |
| 09.10PM <b>7</b>   | I'm not sure.  | 09.12PM <b>7</b>  | Earlier on in your testimony you talked  |
| 09:10PM <b>8</b>   | 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.  |
| 09:11PM 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 12  | 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 17   | THE WITNESS: Oh, this?   | 09:12PM 17<br>09:13PM 18  | really the only difference is that since this  |
| 09:11PM 19   | MR. ABAD: How many spots do we have  | 09.13PM 10  | parking lot to the west is a little bit further away   |
| 09:11PM 20   | there?   | 09.13PM 10  | from Closter Dock Road I would prefer that having a  |
| 09.11PM 20   | Not not exactly, but the amount of   | 09:13PM 21  | little bit more of parking when you look at it as a  |
| 09.11PM 21   | 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 <b>23</b>   | 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 <b>25</b>   | proximate to the building which that person is   |
| 33.1.1.4.  | LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.   | 00:70:111   | LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.   |
|  | 201-641-1812   |   | 201-641-1812   |
|  |  |   |  |
|  | 98   |   | 100  |
| 09,11PM <b>1</b>   | 98<br>MR. ABAD: And that would fit, I would  | 09.13PM 1   | 100 traveling to is that a benefit, is that immaterial?  |
| 09.11PM 1  |  | 09:13PM 1   |  |
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| 1                 | 101   | 09 16PM 1         | 103   |
| 09.14PM <b>1</b>  | CHAIRMAN GLAZER: Next witness?  MR. CAPIZZI: Thank you, Mr. Chairman. | 09.16PM <b>1</b>  | BY MR. CAPIZZI:   |
| •                 | Mr. Keyes.  | 09.16PM 2         | Q. Do you want to identify the colorized  |
|                   | MS. MYUNG: Mr. Keyes, do you have a                                   | 09.16PM 4         | plan, please?   |
| 09.14PM <b>4</b>  | 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 <b>7</b>  | leave with me, sir?   | 09.16PM <b>7</b>  | MR. CAPIZZI: So that would be A-17.   |
| 09.14PM 8         | MR. KEYES: Yes.   | 09.16PM <b>8</b>  | 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.   | 09,16РМ 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                    | 09.16РМ 18        | (Whereupon, Colorized Landscape Plan,   |
| 09.15PM 19        | his qualifications.   | 09.16РМ 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 <b>24</b> | DIRECT EXAMINATION.   | 09.16PM <b>24</b> | A. Excuse me.   |
| 09.15PM 25        | BY MR, CAPIZZI:   | 09.16PM <b>25</b> | 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 <b>1</b>  | with the application?   |
| 09.15PM <b>2</b>  | we filed.   | 09.16РМ 2         | A. Sure.  |
| 09.15РМ 3         | We have a colorized version of that                                   | 09.16РМ 3         | My involvement is to prepare a  |
| 09.15PM 4         | here.   | 09.17PM <b>4</b>  | landscape plan for the completion of the installation                                   |
| 09.15PM 5         | But before we get to that, can you just                               | 09.17PM <b>5</b>  | of the parking lots.  |
| оэ.15РМ 6         | identify the black-and-white one that we filed?                       | 09.17PM <b>6</b>  | Q. Can you take us through what you   |
| 09.15PM 7         | A. The plan on file was dated 6/26/22.                                | 09.17PM <b>7</b>  | prepared, please?   |
| 09.15PM <b>8</b>  | Q. And that has been  | 09.17PM 8         | A. Sure.  |
| 09.15PM <b>9</b>  | A. Landscape plan.  | 69.17PM 9         | So first you look at this colorized   |
| 09,15PM 10        | Q. And that has been premarked by the                                 | 09.17PM 10        | version which a combination of our landscape plan and                                   |
| 09.15PM 11        | Board as A-15.  | 09.17PM 11        | an aerial photograph off of Google.   |
| 09.15PM 12        | (Whereupon, Landscape Plan, 6/26/2022                                 | 09.17РМ 12        | And what I'll do is, sort of, run   |
| 09.15PM 13        | is received and marked as Exhibit A-15 for                            | 09.17РМ 13        | through the existing plantings that are on the site                                     |
| 09.15PM 14        | identification.)  | 09.17РМ 14        | right now.  |
| 09.15PM 15        | MR. CAPIZZI: Mr. Chairman, I notice,                                  | 09.17PM 15        | As you can see there's a substantial  |
| 09.15PM 16        | just as a procedure matter, we never endorsed the                     | 09:17PM 16        | canopy cover, okay, on the east side of the community                                   |
| 09.15PM 17        | exhibit list in total.  | 09.17PM 17        | center here. There's a substantial canopy cover on                                      |
| 09.16РМ 18        | I'm happy to do that.   | 09.17PM 10        | the north side. And there is substantial plantings                                      |
| 09.16PM 19        | CHAIRMAN GLAZER: Let's endorse the                                    | 09.17PM 19        | to the neighbor on the left-hand side as well.  |
| 09.16РМ 20        | do you want us to read it?  | 09.17PM 20        | The church, itself, you know, has an  |
| 09.16РМ 21        | MR. CAPIZZI: No. No.  | 09.17PM 21        | evergreen on the corner.  |
| 1 00 16DU //      | That's just   |                   | _   |
|                   | CHAIRMAN CLAZED. Do we need a   | 10 tann 23        | It has a connip shane trope in tront or   |
| 09.16PM 23        | CHAIRMAN GLAZER: Do we need a   | 09.17PM <b>23</b> | It has a couple shade trees in front of it.  It has some hig taxus vews in front of it. |
| 09.16PM 23        | resolution to endorse that?   | 09.17РМ 24        | it. It has some big taxus yews in front of it.  |
| 09.16РМ 23        | resolution to endorse that?  MS, LANDOLFI: No.                        |                   | it. It has some big taxus yews in front of it.  It doesn't really block your view into  |
| 09.16PM 23        | resolution to endorse that?   | 09.17РМ 24        | it. It has some big taxus yews in front of it.  |

| 09.18PM 1   | 105   |  | 107   |
|---|---|--|---|
|   | seeing this beautiful historic church, but it also  | 69 20PM 1  | Along the roadway I described what was  |
| 09.18РМ 2   | has a couple of dogwoods and one or two shade trees   | 09 20PM 2  | on the church side on the community center side.  |
| 09.18PM 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 <b>5</b>   | substantial tree. It's a maple. It's old.   |
| 09.18PM 6   | substantial shade trees.  | 09.20РМ 6  | And my opinion it's a hazard. It  |
| 09.18PM 7   | And then there is a substantial hedge   | 09.20PM <b>7</b>   | 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.   | 09.21PM 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.  | 09.21PM 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  | 0921PM 23  | right now, some existing plantings and shrubs in  |
| 09:19PM 24  | northern side, That kind of piddles out on the end.   | 0921PM <b>24</b>   | front of the building which will remain.  |
| 09:19PM 25  | There's a few hemlocks on the end that are crapped  | 0921PM <b>25</b>   | But on this side, as we know, there   |
| 15.15.15.15   | 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  |
|   | 106   |  | 108   |
| 09.19PM <b>1</b>  | out.  | 09.21PM 1  | is we do not have a lot of space and as a result  |
| ۱ .   |   |  |   |
| 09.19PM 2   | How that's meaning that they are in   | 09.21PM <b>2</b>   | of utility pruning those trees that are existing  |
| 09.19PM 2   | How that's meaning that they are in decline, they are in decline, but those pines are   | 09.21PM <b>2</b>   | of utility pruning those trees that are existing there have become a little bit misshapen.  |
| ٠ ا   | - · · · · · · · · · · · · · · · · · · ·   | _  |   |
| 09.19РМ 3   | decline, they are in decline, but those pines are   | 09.21PM 3  | there have become a little bit misshapen,   |
| 09.19РМ <b>3</b><br>09.19РМ <b>4</b>  | decline, they are in decline, but those pines are significant.  | 09.21PM <b>3</b>   | there have become a little bit misshapen.<br>So, the net benefit to the community by  |
| 09.19PM 3<br>09.19PM 4<br>09.19PM 5   | decline, they are in decline, but those pines are significant.  I last visited the site this afternoon  | 09.21PM 3<br>09.21PM 4<br>09.21PM 5  | there have become a little bit misshapen,  So, the net benefit to the community by putting new trees along the street is, obvious.  |
| 09.19PM 3 09.19PM 4 09.19PM 5 09.19PM 6   | decline, they are in decline, but those pines are significant.  I last visited the site this afternoon and visited it many times walking, I know this   | 09.21PM 4 09.21PM 5 09.21PM 6  | there have become a little bit misshapen.  So, the net benefit to the community by putting new trees along the street is, obvious.  We love tree-lined streets, but we have   |
| 09.19PM 4<br>09.19PM 5<br>09.19PM 6<br>09.19PM 7  | decline, they are in decline, but those pines are significant.  I last visited the site this afternoon and visited it many times walking, I know this property pretty well.   | 09.21PM 3 09.21PM 4 09.21PM 5 09.21PM 6 09.21PM 7  | there have become a little bit misshapen.  So, the net benefit to the community by putting new trees along the street is, obvious.  We love tree-lined streets, but we have to make sure we do it in a way that they are not  |
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|   |   | r   |   |
|---|---|---|---|
|   | 109   |   | 111   |
| 09.22PM 1   | landscape plans these days wherever you see these   | 09.25PM 1   | And as I stated earlier, the limbs of   |
| 69.22PM 2   | hatch marks indicate ground cover.  | 09.25РМ 2   | the pine on the parking lot side of the church have   |
| 69.22PM 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 <b>4</b>  | evergreen cover, but there is evergreen cover on the  |
| 09 22PM 5   | Deer don't eat it. And it's excellent for   | 09 25PM <b>5</b>  | other side.   |
| 09.23PM <b>6</b>  | stabilizing soil.   | 09.25PM <b>6</b>  | 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 23PM 8   | across there will be stabilized with pachysandra and  | 09 25PM 8   | See, we have 12 Skip Laurels in the   |
| 09 23РМ 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   |
| 09.23РМ 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  | 09.25РМ 12  | three Acer Freemanii Armstrong. This is Acer  |
| 09.23РМ 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<br>09.26PM 16  | habit. It does not grow wide. Okay.  So, again, we're trying to keep it a   |
| 69.23PM 16  | result of the installation of the septic field you  | 09.26PM 10  | little bit narrow, it won't encroach on the roadway.  |
| 09.23PM 17  | also have a 3-foot retaining wall, of a boulder, a  | 09.26PM 17  | I do have one shade tree here   |
| 69.23РМ 18  | boulder wall. So you're up off the property line,  3 feet already. We're adding 7- to 8-foot arborvitae   | 09.26PM 10  | (indicating). There is a shade tree and few dogwoods  |
| 09 23PM 19<br>09.23PM 20  | on top of that.   | 09.26PM 13  | here (indicating). So this is pretty, pretty much   |
| 09.23PM 20<br>09.23PM 21  | You're gaining a little bit more height   | 09.26PM <b>21</b>   | enclosed by shade trees now.  |
| 09.23PM 2.1<br>09.23PM 22   | above. So those trees, as stated earlier, those,  | 09 26PM 22  | And then down below, at the entrances,  |
| 09.23PM 22  | 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 <b>24</b>   | (indicating).   |
| 09.23PM <b>25</b>   | planted on top of the boulders.   | 09.26PM <b>25</b>   | What I'm trying to do is provide a  |
| 03.23714 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  |
|   | 110   |   | 112   |
| 09 24РМ 1   | As we get into the corner here  | 09.26PM 1   | relief of the parking lot without impugning the sight   |
| _   |   |   |   |
| 09.24PM 2   | (indicating), we change up the plan to a Skip Laurel  | 09 26PM <b>2</b>  | lines as you come out of the parking lot and that   |
| 09.24PM <b>2</b>  | (indicating), we change up the plan to a Skip Laurel because what we're trying to do is preserve these  | 09 26PM 2   | lines as you come out of the parking lot and that could easily be maintained. Ilex Glabra are compact,  |
| _   |   | _ ا   | • "   |
| 09.24PM 3   | because what we're trying to do is preserve these   | 09 26PM 3   | could easily be maintained. Ilex Glabra are compact,  |
| 09.24PM <b>3</b>  | because what we're trying to do is preserve these remaining shade trees in the corner here.   | 09 26PM 3   | could easily be maintained. Ilex Glabra are compact, will actually grow to only about 4 feet. So that   |
| 09.24PM <b>3</b> 09.24PM <b>4</b> 09.24PM <b>5</b>                  | because what we're trying to do is preserve these remaining shade trees in the corner here.  So while Green Giant Arborvitae are  | 99 26PM 3<br>09.26PM 4<br>09 26PM 5   | could easily be maintained. Ilex Glabra are compact, will actually grow to only about 4 feet. So that gives a nice evergreen border around.   |
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| I                                      |  | Τ                 |  |
|--|--|-------------------|--|
| 4                                      | 113  | ,                 | 115  |
| 09.27PM 1                              | trees and we're going to be adding new trees where   | 09 29PM 1         | As a matter of fact, some pruning on   |
| 09.27PM <b>2</b>                       | we'll be removing some of the trees that are already   | 09 29PM 2         | our side will improve the conditions on his side as                                      |
|  | at this point.  On the Community Center side, again I'm  | ١.                | well.  Q. As far as some of the ecological   |
| 09 27PM <b>4</b><br>09 27PM <b>5</b>   | pointing both entrance of the parking lot, we're   | 09.29PM <b>4</b>  | Q. As far as some of the ecological benefits on the church property from the planting as |
| 09.27PM 6                              | repeating the Ilex Glabra (indicating). Okay.  | 09.30PM 6         | far as water absorption and stabilization?   |
| 09.27PM <b>7</b>                       | The only thing about Ilex Glabra the   | 09.30PM <b>7</b>  | A. We're definitely improving the  |
| 09.27PM 8                              | 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 evergreen  | 09.30РМ 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?   | 09.30Pt/ 14       | there.   |
| 09.28PM 15                             | It also allows us to retain leaf matter  | 09.30Рм 15        | Again, that's a year-round buffer at   |
| 09.28PM 16                             | in the plantings. That's what we want to do with   | 09.30PM 16        | those points?  |
| 09.28PM 17                             | pachysandra which, you know, increases our ability to  | 09.30PM 17        | A. Really between the buildings and the  |
| 09.28PM 18                             | build soils.   | 09.30PM 18        | buffer and this substantial tree canopy here   |
| 09.28PM 19                             | That's what we're trying to do in the  | 09.30PM 19        | (indicating) really kind of, you know, puts that   |
| 69.28PM 20                             | landscape these days is build soils instead of   | 09.30РМ 20        | parking lot right in a nice, you know, out of the  |
| 09.28PM 21                             | blowing everything out and stripping it of the   | 09.30PM <b>21</b> | view because you're in between structures and  |
| 09.28PM 22                             | precious resource.   | 09.30РМ 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 <b>25</b>                      | Road and from the residences over here (indicating)  | 09:30PM 25        | exists today along the north, can you speak to 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   |
|  | 114  |                   | 116  |
| 09:28PM 1                              | to this are Green Giants again, 7 to 8 feet, and,  | 09.30Ри 1         | A. The quality of this buffer here   |
| 09 28РМ 2                              | again, substantial canopy cover around the rear.   | 09.30РМ 2         | (indicating)?  |
| 09 28PM 3                              | And, again, flipping back to the   | 09:30РМ 3         | Q. That is existing.   |
| 09.28PM 4                              | colored rendering version, you can see this canopy   | 09.30РМ 4         | A. Yeah.   |
| 09.28PM <b>5</b>                       | cover around here, extending that parking lot canopy   | 09.30РМ 5         | These are substantial evergreens.  |
| 09,29РМ 6                              | cover on this side. There is very few trees removed  | 09.30РМ 6         | Q. On the church property?   |
| 09.29РМ 7                              | on this side and extension on this side.   | 09.30PM 7         | A. On the church property there is really  |
| 09.29PM <b>8</b>                       | And, again, we have a lot of lawn, a   | 09.30РМ 8         | nothing there right now.   |
| 09 29РМ 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   | 09.30РМ 10        | existing buffer on the church property versus what's                                     |
| 09.29PM 11                             | come off, but it is a pervious parking lot with a  | 09.30РМ 11        | proposed, can you tell me  |
| 09.29PM 12                             | substantial storm chamber underneath.  | 09.31РМ 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  |
| 09.29РМ 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                                      |
| 09.29РМ 18                             | concerned about a conflict between, I think you said   | 09.31PM 18        | to 15 foot.  |
| 09 29РМ 19                             | there were Skip Laurels and hemlocks.  | 09.31PM 19        | Typically Skip Laurels in our area will  |
| 09.29РМ 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                                      |
| 69.29PM 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 <b>24</b><br>09.29PM <b>25</b> | and let them grow because they're limbed up on the church side, so there's no impact on that side. | 1                 | to soak up water as well.  |
| US.ZSPM 🚄 🔾                            |  |                   |  |
|  | · · · · · · · · · · · · · · · · · · ·  | 09.31PM <b>25</b> | So it's a good companion plant for the   |
|  | LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812  | 09.31PM <b>Z3</b> | LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812                                    |

| phile trees on the plant next door.  2   |  | ····   |  |  |
|--|--|--|--|--|
| sum 2 2 Q. Again, the same discussion relative to 12 the buffer along the west, the existing puffer to 12 the buffer along the west, the existing puffer to 12 the trainednere versus what's proposed?   A. A substantial increase in buffer and 12 to 12 to 12 to 12 to 13 to 14 to 14 the residence versus what's proposed?   A. A substantial increase in buffer and 12 to 14 the residence versus what's proposed?   A. A substantial increase in buffer and 12 to 14 the residence versus what's proposed?   A. A substantial increase in buffer and 14 the residence versus what's proposed?   A. A substantial increase in buffer and 14 the residence versus what's proposed in buffer to 14 the purposed in the substance of the substa |  | 117  |  |  |
| the buffer sidency the west, the existing purposed?  A A substantial increase in buffer and views, especially because that grade is already and views, especially because that grade is already and views, especially because that grade is already and views, especially because that grade is already and views, especially because that grade is already and views, especially because that grade is already and views, especially because that grade is already and views, especially because that the installation of that septic system of the series of grade so a higher grade plain to plant on immediately.  Q As far as the ability of the buffer to usure 15  Q As far as the ability of the buffer to vehicles and things of that nature, can you speak to vehicles and things of that nature, can you speak to vehicles and things of that nature, can you speak to vehicles and things of that nature, can you speak to vehicles and things of that nature, can you speak to vehicles and things of that nature, can you speak to vehicles and things of that nature, can you speak to vehicles and things of that nature, can you speak to vehicles and things of that nature, or you speak to vehicles and things of that nature, can you speak to vehicles and things of that nature, and you will also you have 16  A I don't see any problem with headlights against 16  A I don't see any problem with headlights against 16  A I don't see any problem with headlights to with those trees up and Green Giants, after the first year they don't do too much, but then sure 21  they grow 1 to 3 feet a year. That's why we love sure 22  them.  C Q Thank you, Paul.  A Source 20  Q Thank you, Paul.  A Source 21  Q Thank you, Paul.  A Source 22  Q Thank you, Paul.  A Source 23  Q Thank you, Paul.  A Source 24  A Source 25  Q Thank you, Paul.  A Source 26  A R. POLICANO: Thank you, but they see alone they don't do too much, but then was you have any see and you have any see any see and you have any see any see and you have any see a | 09.31PM 1  | pine trees on the plant next door.   | 09,33РМ 1  | single row, again, with these plants the closer you  |
| ## that residence versus what's proposed?  ## A. A substantial increase in buffer and to take  | 09.31PM 2  | _ ·  | 09.33РМ 2  | •  |
| 5 A A substantial increase in buffer and viows, especially because that grade is already warm of raised, the existing condition is up, raised up by warm of the buffer wall and the installation of that septic warm of the buffer wall and the installation of that septic warm of the buffer to common of the buffer to comm | 09.31PM <b>3</b>   | the buffer along the west, the existing buffer to  | 09,33РМ 3  |  |
| ### 6 views, especially because that grade is already water 7 raised, the existing condition is up, raised up by 1 array 8 that bouldor wall and the installation of that septic water 9 systems of it gives us a higher grade plain to plant on sum 11 can address the services from headilights from the 12 vehicles and things of that nature, can you speak to wash 14 can discent property plus there is a wash 15 going on to the adjacent property plus there is a wash 16 going on to the adjacent property plus there is a wash 18 have a couple layers in thore.  ### With these trees up and Green Glants, wash 19 wash 20 after the first year they don't do too much, but then they grow 1 to 3 feet a year. That's why we love wash 20 after the first year they don't do too much, but then wash 20 after the first year they don't do too much, but then they grow 1 to 3 feet a year. That's why we love wash 20 after the first year they don't do too much, but then wash 20 after the first year they don't do too much, but then wash 20 after the first year they don't do too much, but then wash 20 after the first year they don't do too much, but then wash 20 after the first year they don't do too much, but then wash 20 after the first year they don't do too much, but then wash 20 after the first year they don't do too much, but then wash 20 after the first year they don't do too much, but then wash 20 after the first year they don't do too much, but then wash 20 after the first year they don't do too much, but then wash 20 after the first year they don't do too much, but then wash 20 after the first year they don't do too much, but then wash 20 after the first year they don't do too much, but then wash 20 after the first year they don't do too much, but then wash 20 after the first year they don't do too much, but then wash 20 after the first year they don't do too much, but then wash 20 after the first year they don't do too much, but then wash 20 after the first year they don't do too much, but then wash 20 after the first year they don't  | 09.31PM 4  | that residence versus what's proposed?   | 09.33РМ 4  | MR. POLICANO: I ask the Board to take  |
| tase 7 raised, the existing condition is up, valued up by that boulder walf and the installation of that septic says 9 systems or it gives us a higher grade plain to plant on immediately.  3 case 10 case 12 core adjacent properties from headlights from the existing of the nature, can you speak to saw 14 that, please.  3 which are along that property plus there is a saw 15 case 16 case 17 wooden fance along that property plus there is a saw 17 case 18 have a couple layer in there.  3 which are along that property plus there is a saw 18 case 19 c | 09.31PM <b>5</b>   | <ul> <li>A substantial increase in buffer and</li> </ul>   | 09.33PM <b>5</b>   | a look at that.  |
| same 10 on immediately.  2. As far as the ability of the buffer to cause 11 continued and properties from headilights from the cause 13 vehicles and things of that nature, can you speek to assem 14 that please.  3. As far as the ability of the buffer to cause 11 continued and please.  4. I don't see any problem with headilights from the cause 15 continued and please.  4. I don't see any problem with headilights from the cause 16 continued and please.  4. I don't see any problem with headilights from the cause 16 continued and please.  5. With those trees up and Green Glants, and wooden fence along that property line as well so you have a couple layers in there.  5. With those trees up and Green Glants, and the first year they don't do too much, but then same 21 them.  5. With those trees up and Green Glants, and the first year they don't do too much, but then same 21 them.  5. With those trees up and Green Glants, and a couple layers in there.  6. With those trees up and Green Glants, and the first year they don't do too much, but then same 21 them.  6. With those trees up and Green Glants, and a couple layers in there.  7. With those trees up and Green Glants, and a couple layers in there.  8. With those trees up and Green Glants, and a couple layers in there.  8. With those trees up and Green Glants, and the cause 21 them.  8. With those trees up and Green Glants, and a couple layers in there.  9. With those trees up and Green Glants, and a couple layers in there.  9. With those trees up and Green Glants, and the cause 22 them.  9. With those trees up and Green Glants, and a couple layers in there.  9. With those trees up and Green Glants, and a couple layers in there.  9. With those trees up and Green Glants, and a couple layers in there.  9. With those trees up and Green Glants, and a couple layers in there.  9. With those trees up and Green Glants, and a couple layers in there.  9. With those trees up and Green Glants, and a couple layers in there.  9. With those and think the states and the arrow and the  | 09.31PM <b>6</b>   | views, especially because that grade is already  | 09.33РМ 6  | And my last question, you stated that  |
| system so it gives us a higher grade plain to plant come 10  On Immediately.  On As a site oblitty of the buffer to come 10  On As a site oblitty of the buffer to come 10  On As a site oblitty of the buffer to come 10  On As a site oblitty of the buffer to come 10  On As a site oblitty of the buffer to come 10  On As a site oblitty of the buffer to come 10  On As a site oblitty of the buffer to come 10  On As a site oblitty of the buffer to come 10  On As a site oblitty of the buffer to come 11  Come 11  On As a site oblitty of the buffer to come 11  On As a site oblitty of the buffer to come 12  Come 11  On As a site oblitty of the buffer to come 12  Come 11  On As a site oblitty of the buffer to come 12  Come 11  On As a site oblitty of the buffer to come 12  Come 11  On As a site oblitty of the buffer to come 12  Come 11  On As a site oblitty of the buffer to come 12  Come 11  On As a site oblitty of the buffer to come 12  Come 11  On As a site oblitty of the buffer to come 12  On As a site oblitty of the buffer to come 13  On As a site oblitty of the buffer to come 14  Come 15  On As a site oblitty of the buffer to come 15  On As a site oblitty of the buffer to come 15  On As a site oblitty of the buffer to come 15  On As a site oblitty of the buffer to come 15  On As a site oblitty of the buffer to come 15  On As a site oblitty of the buffer to come 15  On As a site oblitty of the buffer to come 15  On As a site oblitty of the buffer to come 15  On As a site oblitty of the buffer to come 15  On Hit WITNESS: I believe there's a fence come 16  On As a site oblitting of the site of the industries of the sale of the industries of the sale of the | 09.31РМ 7  | raised, the existing condition is up, raised up by   | 09.33PM 7  | there was a wooden fence along the west side.  |
| sup 10 on immediately.  Sup 11 Q. As far as the ability of the buffer to graph 11 Q. As far as the ability of the buffer to graph 12 vehicles and things of that nature, can you speak to sup 15 A. I don't see any problem with headlights good in the adjacent properties from headlights from the sup 15 A. I don't see any problem with headlights good in the adjacent property plus there is a sup 17 worked frence along that property line as well so you have a couple layers in there.  With those trees up and Green Glants, which is going on to the adjacent property plus there is a sup 17 which see the sup and Green Glants, which is going on the other side?  Sup 19 MR. POLICANO: On the other si | 09.31PM 8  | that boulder wall and the installation of that septic  | 09.33PM <b>8</b>   | There's no wooden fence around the west  |
| supple 11  Q. As far as the ability of the buffer to supple 12 screen adjacent properties from headlights from the supple 12 screen adjacent properties from headlights from the supple 13 screen adjacent properties from headlights from the supple 14 that, please.  A. I don't see any problem with headlights going on to the adjacent property plus there is a warm 15 going on to the adjacent property plus there is a warm 16 worden fence along that property line as well so you have a couple layers in there.  With those trees up and Green Glants, after the first year they don't do too much, but then supple 22 them.  With those trees up and Green Glants, after the first year they don't do too much, but then supple 22 them.  MR. CAFIZZI: J don't have any further questions of hin, Mr. Chair.  LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  201-641-1812  118  CHAIRMAN GLAZER: Are there any members of the audience that has questions for Mr. Keyes?  of the audience that has questions for Mr. Keyes?  MR. POLICANO: No, there's no wasw 21 in this aerial photograph.  MR. POLICANO: No, there's no wasw 22 in this aerial photograph.  MR. POLICANO: No, there's no wasw 22 in this aerial photograph.  Assembly 12 in this aerial photograph.  MR. POLICANO: No, there's no wasw 22 in this aerial photograph.  MR. POLICANO: No, there's no wasw 22 in this aerial photograph.  MR. POLICANO: No, there's no wasw 22 in this aerial photograph.  MR. POLICANO: No, there's no wasw 22 in this aerial photograph.  MR. POLICANO: No, there's no wasw 22 in this aerial photograph.  MR. POLICANO: No, there's no wasw 22 in this aerial photograph.  MR. POLICANO: No, there's no wasw 23 in this aerial photograph.  MR. POLICANO: No, there's no wasw 24 in this aerial photograph.  MR. POLICANO: No, there's no wasw 24 in this aerial photograph.  MR. POLICANO: No, there's no wasw 24 in this aerial photograph.  MR. POLICANO: No, there's no wasw 24 in this aerial photograph.  MR. POLICANO: No, there's no wasw 24 in this aerial photograph.  MR. POLICANO: No, there's no wasw 2 | 09.32РМ 9  | system so it gives us a higher grade plain to plant  | 09.33РМ 9  | side.  |
| ### 12 screen adjacent properties from headlights from the waswed 13 vehicles and things of that nature, can you speak to waswed 15 when the please.  ### 15   | 09.32PM 10   | on immediately.  | 09.33РМ 10   | THE WITNESS: I believe there's a fence   |
| warm 14 thet, please.  A. I don't see any problem with headlights warm 15 other side.  A. I don't see any problem with headlights warm 16 other side.  A. I don't see any problem with the store and swell so you plantings.  A. I don't see any problem with the store well so you plantings.  A. I don't see any problem with swell so you plantings.  A. I don't see any problem with swell swell so you plantings.  A. I don't see any problem with swell swell swell warm 16 warm 12 warm 12 warm 12 warm 14 warm 18 warm 19 warm | 09.32PM 11   | Q. As far as the ability of the buffer to  | 09.33PM 11   | along that side.   |
| Summary   1  | 09,32РМ 12   | screen adjacent properties from headlights from the  | 09.34PM 12   | MR. POLICANO: It's a wrought-iron  |
| A size of the second problem with heading that size of the second problem with heading that size of the second problem with heading that size of the second problem with heading that size of the second problem with heading that size of the second problem with heading that size of the second problem with heading that size of the second problem with heading that size of the second problem with heading that size of the second problem with heading that size of the second problem with those trees up and Green Giants, which is second problem with those trees up and Green Giants, which is second problem with those trees up and Green Giants, which is second problem with those trees up and Green Giants, which is second problem with those trees up and Green Giants, which is second problem with those trees up and Green Giants, which is second problem with those trees up and Green Giants, which is second problem with those trees up and Green Giants, which is second problem with those trees up and Green Giants, which is second to the side. Which is second to the side of the side. Which is second to the side of the side. Which is second to the side of the side. Which is second to the side. Which is    | 1  | vehicles and things of that nature, can you speak to   | 09.34PM 13   | fence.   |
| 4. I don't see any problem with headlights going not to the adjacent property plus there is a wooden fence along that property line as well so you wooden fence along that property line as well so you wooden fence along that property line as well so you work as you wooden fence along that property line as well so you wooden fence.  I was you will be a feet a year. That's why we love wooden fence along the property line as well so you was well as you would line.  I was you will be a feet a year. That's why we love wooden fence.  I was you will be along that property line as well so you will be along the property line along the property line, on the wooden fence.  I was you were all was you will be along the property line, on the wooden fence.  I goes back to my first question about the extension along the care along the wooden fence.  I goes back to my first question about the extension along the water issue will be along the property line, on the wooden fence.  I goes back to my first question along the care along the wooden |  | that, please.  | 09.34РМ 14   | THE WITNESS: And plantings on the  |
| ## 16 going on to the adjacent property plus there is a ## 17 wooden fence along that property line as well so you ## 18 was a couple layers in there. ## 18 was a couple layers in there. ## 18 with those trees up and Green Glants, ## 18 was a couple layers in there. ## 20 date the first year they don't do too much, but then they grow 1 to 3 feet a year. That's why we love ## 20 days 22 them. ## 21   | 09.32РМ 15   | • •  | 09.34PM 15   | other side.  |
| worden fence along that property line as well so you observed to seem 17 the WITNESS: On this neighbor's side of the surface of the parking location about the water issue the property line as well so you observe that?  with those trees up and Green Giants, with those trees up and Green Giants, with those trees up and Green Giants, with those trees up and Green Giants, with those trees up and Green Giants, with the prove 1 to 3 feet a year. That's why we love them, which are a good a feet the first year they don't do too much, but then they grow 1 to 3 feet a year. That's why we love them, which are a good a feet the first year they don't do too much, but then they grow 1 to 3 feet a year. That's why we love them, which are a good a feet the first year they don't do too much, but then they grow 1 to 3 feet a year. That's why we love them, which are a good a feet the first year they don't do too much, but then they grow 1 to 3 feet a year. That's why we love them, which are a good a feet the first year they don't do too much, but then help is stored to much, but then help is stored to much the being stored in our ordinance.  which years 19 MR. POLICANO: No, there's no plantings.  ### 15 MR. POLICANO: Thank you.  ### 21 Layra A. CARUCCI, C.S.R., R.P.R., L.L.C.  ### 22 Layra A. CARUCCI, C.S.R., R.P.R., L.L.C.  ### 22 Layra A. CARUCCI, C.S.R., R.P.R., L.L.C.  ### 23 MR. POLICANO: Stand is we can hear.  ### 24 MR. KELLY: There is no wooden fence.  ### 24 MR. FOLICANO: A stand is we can hear.  ### 25 MR. POLICANO: Stand is we can hear.  ### 25 MR. POLICANO: Stand is we can hear.  ### 25 MR. POLICANO: Stand is we can hear.  ### 25 MR. POLICANO: Stand is we can hear.  ### 25 MR. POLICANO: Stand is we can hear.  ### 25 MR. POLICANO: Stand is we can hear.  ### 25 MR. POLICANO: Stand is we can hear.  ### 26 MR. FOLICANO: Stand is we can hear.  ### 26 MR. FOLICANO: Thank you.  ### 27 MR. FOLICANO: Stand is we can hear.  ### 28 MR. FOLICANO: Thank you.  ### 28 MR. FOLICANO: Thank you.  ### 28 MR. FOLICANO: Thank you.  ### 28 |  |  | 09.34РМ 16   | MR. POLICANO: On the other side?   |
| ## And the couple layers in there. ### With those trees up and Green Giants, after the first year they don't do too much, but then they grow 1 to 3 feet a year. That's why we love them. ### And they grow 1 to 3 feet a year. That's why we love them. ### And they grow 1 to 3 feet a year. That's why we love them. ### And they grow 1 to 3 feet a year. That's why we love them. ### And they grow 1 to 3 feet a year. That's why we love them. ### And they grow 1 to 3 feet a year. That's why we love they grow 1 to 3 feet a year. That's why we love they grow 1 to 3 feet a year. That's why we love they grow 1 to 3 feet a year. That's why we love they grow 1 to 3 feet a year. That's why we love they grow 1 to 3 feet a year. That's why we love they grow 1 to 3 feet a year. That's why we love they grow 1 to 3 feet a year. That's why we love they grow 1 to 3 feet a year. That's why we love they grow 1 to 3 feet a year. That's why we love they grow 1 to 3 feet a year. That's why we love they grow 1 to 3 feet a year. That's why we love they grow 1 to 3 feet a year. That's why we love they grow 1 to 3 feet a year. That's why we love they grow 1 to 3 feet a year. That's why we love they grow 1 to 3 feet a year. That's why we love them show up plantings.  ### And they grow 1 to 3 feet a year. That's why we love them show up plantings.  ### And that this areial photograph.  ### And that the set of the same.  ### And that they we some point it's not a hedge row, but this areial photograph.  ### And that the water and the water and water.  ### And that they we some plantings.  ### And that the water and water.  ### And that they water as some plantings.  ### And that they water.  ### And that they |  |  | 09.34PM 17   | THE WITNESS: On this neighbor's side   |
| With those trees up and Green Giants, after the first year thay don't do too much, but then they grow it to 3 feet a year. That's why we love them.  ### 22  |  |  | 09,34PM 18   | here.  |
| ## after the first year they don't do too much, but then they grow 1 to 3 feet a year. That's why we love them.  ## after the grow 1 to 3 feet a year. That's why we love them.  ## after the grow 1 to 3 feet a year. That's why we love them.  ## after the grow 1 to 3 feet a year. That's why we love them.  ## after the grow 1 to 3 feet a year. That's why we love them.  ## after the grow 1 to 3 feet a year. That's why we love them.  ## after the grow 1 to 3 feet a year. That's why we love them.  ## after the grow 1 to 3 feet a year. That's why we love them.  ## after the grow 1 to 3 feet a year. That's why we love them.  ## after the grow 1 to 3 feet a year. That's why we love them.  ## after the grow 1 to 3 feet a year. That's why we love them.  ## after the grow 1 to 3 feet a year. That's why we love them.  ## after the grow 1 to 3 feet a year. That's why we love them.  ## after the grow 1 to 3 feet a year. That's why we love them.  ## after the grow 1 to 3 feet a year. That's why we love them.  ## after the grow 1 to 3 feet a year. That's why we love them.  ## after the grow 1 to 3 feet a year. That's why we love them.  ## after the grow 1 to 3 feet a year. That's why we love them?  ## after the grow 1 to 3 feet a year. That's why we love them?  ## after the grow 1 to 3 feet a year. That's why we love the are and plantings.  ## after the grow 1 to 3 feet a year. That's why we love the are and plantings.  ## after the grow 1 to 3 feet a year. The with law and plantings.  ## after the first year the show 20 to the and plantings.  ## after the dron's have 20 to this acrial photograph.  ## after the first year the show 20 to the same 20 to the and plantings.  ## after the first year the show 20 to the same 20 to the and plantings.  ## after the first year the show 20 to the same 20 to the same 20 to the and plantings.  ## after the first year the show 20 to the same 20 to the same 20 to the same 20 to the same 20 to the same 20 to the same 20 to the same 20 to the same 20 to the same 20 to the same 20 to the same 20 | 1  | · · · · · · · · · · · · · · · · · · ·  | i  | MR. POLICANO: No, there's no   |
| they grow 1 to 3 feet a year. That's why we love them.  2  | 1  | ·  |  | -  |
| ### STATE OF THE WITNESS: Right No. 29 LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  ### STATE OF THE WITNESS: Right No. 29 LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  ### STATE OF THE WITNESS: Single row.  ### STATE OF THE WITNESS: Single row.  ### STATE OF THE WITNESS: Personally, I like to go  LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  ### STATE OF LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  ### STATE OF STATE OF THE WITNESS: Triely in the seeing the water like of a same of Laura A. CARUCCI, C.S.R., R.P.R., L.L.C.  ### STATE OF STATE OF THE WITNESS: Single row.  ### STATE OF Laura Bank and stone.  ### STATE OF STA |  | • •  |  | · -  |
| A some point it's not a hedge row, but   |  | • -  |  | •  |
| ### Page 12   MR. CAPIZZI: I don't have any further conserved.  ### Page 24   MR. CAPIZZI: I don't have any further conserved.  ### Page 25   Guestions of him, Mr. Chair.    LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.   201-841-1812   120  |  |  |  |  |
| ### A CARUCCI, C.S.R., R.P.R., L.L.C.    201-641-1812   118   120  |  | · ·  |  | · · · · · · · · · · · · · · · · · · ·  |
| LAURA A. CARUCCI, C.S.R., R.P.R., L.I.C.  201-641-1812  118  632FU 1 CHAIRMAN GLAZER: Are there any members of the audience that has questions for Mr. Keyes?  632FU 2 of the audience that has questions for Mr. Keyes?  632FU 3 Mr. Policano?  632FU 4 MR. POLICANO: Robert Policano,  632FU 5 79 Closter Dock Road.  632FU 6 So three things if I hear you  632FU 7 CORTECTLY, ground cover, lawn and plantings, water  632FU 8 MR. POLICANO: Stand is we can hear.  632FU 7 MR. KELLY: There is no wooden fence.  632FU 7 MR. KELLY: There is no wooden fence.  632FU 7 MR. KELLY: You mentioned that they were limbed along the property line, on the  632FU 1 If goes back to my first question about the extension of the parking lot and the stone and the water issue  632FU 1 THE WITNESS: Right.  632FU 1 MR. POLICANO: - south of the church  633FU 1 MR. POLICANO: - south of the church  63    |  |  |  |  |
| 201-641-1812  118  120  32770  | 09.32PM Z J  | •  | 09.34PM <b>ZO</b>  | ·  |
| CHAIRMAN GLAZER: Are there any members of the audience that has questions for Mr. Keyes?  3 Mr. Policano?  4 MR. PolicANO: Robert Policano,  5 79 Closter Dock Road.  5 OSJEPN 1 CONCEPT 1 CONCEPT 2 |  |  |  | <u> </u>   |
| CHAIRMAN GLAZER: Are there any members of the audience that has questions for Mr. Keyes?  3 Mr. Policano?  4 MR. POLICANO: Robert Policano,  6 So three things if I hear you  6 So three things if I hear you  7 correctly, ground cover, lawn and plantings, water  8 and stone.  6 So three WITNESS: Excuse me.  6 So THE WITNESS: Excuse me.  6 So Wing Policano:  7 THE WITNESS: Excuse me.  6 So Wing Policano:  8 Were limbed along the property line, on the  6 So Wing Policano:  9 THE WITNESS: Single row.  6 So Wing Policano:  9 THE WITNESS: The Witness:  10 The WITNESS: Right.  9 THE WITNESS: Right.  9 THE WITNESS: Right.  9 THE WITNESS: Right.  9 THE WITNESS: Right.  9 THE WITNESS: Right.  9 THE WITNESS: Right.  9 So Wing 16 MR. POLICANO: You heard me correct.  9 So Wing 17 The WITNESS: Right.  9 So Wing 18 MR. POLICANO: The word in the third of the trunk of the tree which are a good 4 feet, 5 feet winto my property.  10 The witness:  11 The WITNESS: Right.  12 The WITNESS: Right.  13 THE WITNESS: I didn't limb them.  14 MR. KELLY: Did you observe that?  15 THE WITNESS: Right.  16 So Wing 18 MR. POLICANO: The church.  17 MR. KELLY: I just point that out.  18 CHAIRMAN GLAZER: Stand up, please,  18 MR. POLICANO: Stand is we can hear.  18 MR. KELLY: There is no wooden fence.  18 June 18 Witness:  18 Worden fence.  18 June 18 Witness:  18 Witness:  18 June 18 Witness:  18 June 18 Witness:  18 June 18 MR. KELLY: You mentioned that they were limbed right to the trunk of the true which are a good 4 feet, 5 feet witnesses into my property.  19 June 19 J    | <b> </b>   |  |  |  |
| on 33PPM 3 Mr. Policano?  on 33PPM 4 Mr. Policano?  on 33PPM 5 Mr. Policano?  on 33PPM 5 Mr. Policano?  on 33PPM 6 So three things if I hear you  on 33PPM 7 Correctly, ground cover, lawn and plantings, water  on 33PPM 8 Mr. Policano.  on 33PPM 9 THE WITNESS: Excuse me.  on 33PPM 10 I'm not sure.  on 33PPM 11 Mr. Policano.  on 33PPM 11 Mr. Policano.  on 33PPM 12 It goes back to my first question about the extension  on 33PPM 15 THE WITNESS: Right.  on 33PPM 15 THE WITNESS: Right.  on 33PPM 16 Mr. Policano.  on 33PPM 17 Mr. Welly.  on 34PPM 18 No. 2, the Green Giant Arborvitaes, are  on 33PPM 19 they going to be single row or are they going to be  staggered.  on 33PPM 12 THE WITNESS: Single row.  on 33PPM 12 THE WITNESS: Single row.  on 33PPM 19 Mr. Kelly:  on 34PPM 10 Mr. Kelly: There is no wooden fence.  on 34PPM 10 Mr. Kelly: There is no wooden fence.  on 34PPM 10 Mr. Kelly: There is no wooden fence.  on 34PPM 10 Mr. Kelly: There is no wooden fence.  on 34PPM 10 Mr. Kelly: There is no wooden fence.  on 34PPM 10 Mr. Kelly: There is no wooden fence.  on 34PPM 10 Mr. Kelly: There is no wooden fence.  on 34PPM 10 Mr. Kelly: There is no wooden fence.  on 34PPM 10 Mr. Kelly: There is no wooden fence.  on 34PPM 10 Mr. Kelly: There is no wooden fence.  on 34PPM 10 Mr. Kelly: There is no wooden fence.  on 34PPM 10 Mr. Kelly: The winthess: I stipulate there's no wooden fence.  on 34PPM 10 Mr. Kelly: There is no wooden fence.  on 34PPM 10 Mr. Kelly: There is no wooden fence.  on 34PPM 10 Mr. Kelly: There is no wooden fence.  on 34PPM 10 Mr. Kelly: There is no wooden fence.  on 34PPM 10 Mr. Kelly: There is no wooden fence.  On 34PPM 10 Mr. Kelly: There is no wooden fence.  On 34PPM 10 Mr. Kelly: There is no wooden fence.  On 34PPM 10 Mr. Kelly: There is no wooden fence.  On 34PPM 10 Mr. Kelly: There is no wooden fence.  On 34PPM 11 Mr. Kelly: There is no wooden fence.  On 34PPM 10 Mr. Kelly: There is no wooden fence.  On 34PPM 11 Mr. Kelly: There is no wooden fence.  On 34PPM 11 Mr. Kelly: There is no wooden fence.  On 34 | 4  |  |  |  |
| MR. POLICANO: Stand Is we can hear.  MR. POLICANO: Robert Policano, MR. POLICANO: Robert Policano, MR. POLICANO: Robert Policano, MR. POLICANO: Stand Is we can hear.  MR. KELLY: There is no wooden fence. THE WITNESS: I stipulate there's no wooden fence.  THE WITNESS: I stipulate there's no wooden fence.  MR. KELLY: You mentioned that they wooden fence.  MR. KELLY: You mentioned that they moasew a were limbed along the property line, on the  MR. KELLY: They were limbed right to make the trunk of the trunk of the there which are a good 4 feet, 5 feet  MR. POLICANO: You heard me correct.  MR. POLICANO: You heard me correct.  MR. POLICANO: You heard me correct.  MR. MR. FOLICANO: The water issue  THE WITNESS: Right.  MR. POLICANO: The water imbed along the property line, on the  MR. KELLY: They were limbed right to the trunk of the tree which are a good 4 feet, 5 feet  MR. KELLY: They were limbed right to the trunk of the tree which are a good 4 feet, 5 feet  MR. KELLY: Did you observe that?  MR. KELLY: Did you observe that?  THE WITNESS: Right.  MR. KELLY: Did you observe that?  MR. KELLY: Did you observe that?  MR. KELLY: Did you observe that?  THE WITNESS: Yeah.  MR. KELLY: Did you observe that?  MR. KELLY: Did you observe that?  THE WITNESS: Yeah.  MR. KELLY: They were limbed right to the trunk of the tree which are a good 4 feet, 5 feet  MR. KELLY: They were limbed right to the trunk of the tree which are a good 4 feet, 5 feet  MR. KELLY: They were limbed along the property.  THE WITNESS: Right.  MR. KELLY: They were limbed along the property.  THE WITNESS: I didn't limb them.  MR. KELLY: They were limbed along the property.  THE WITNESS: I didn't limb them.  MR. KELLY: They were limbed along the property.  THE WITNESS: I didn't limb them.  MR. KELLY: They were limbed along the property.  THE WITNESS: I didn't limb them.  MR. KELLY: They were limbed along the property.  THE WITNESS: I didn't limb them.  MR. KELLY: Joid you observe that?  MR. KELLY: Joid you observe that?  MR. KELLY: Joid you observe that       |  | •  |  | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1  |
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| 5 79 Closter Dock Road.  6 So three things if I hear you  7 correctly, ground cover, lawn and plantings, water  8 and stone.  6 33PM 8  7 THE WITNESS: I stipulate there's no  8 wooden fence.  8 3PM 7  8 MR. KELLY: You mentioned that they  9 Were limbed along the property line, on the  9 3PM 9  10 I'm not sure.  9 3PM 10 MR. POLICANO: You heard me correct.  9 3PM 11 MR. POLICANO: You heard me correct.  9 3PM 12 It goes back to my first question about the extension  9 3PM 13 of the parking lot and the stone and the water issue  9 3PM 14 that we already have  9 3PM 15 THE WITNESS: Right.  9 3PM 16 MR. POLICANO: south of the church  9 3PM 17 I'm sorry, west of the church.  9 3PM 18 No. 2, the Green Glant Arborvitaes, are  9 3PM 19 they going to be single row or are they going to be staggered.  9 3PM 20 Street.  9 3PM 20 Street.  9 3PM 20 THE WITNESS: I stipulate there's no  9 wooden fence.  9 3PM 10 MR. KELLY: You mentioned that they  9 were limbed along the property line, on the  9 3PM 10 MR. KELLY: They were limbed right to  9 3PM 11 O MR. KELLY: They were limbed right to  9 3PM 11 O MR. KELLY: Did you observe that?  9 3PM 14 MR. KELLY: Did you observe that?  9 3PM 15 THE WITNESS: Yeah.  9 3PM 16 THE WITNESS: Yeah.  9 3PM 16 THE WITNESS: Yeah.  9 3PM 16 THE WITNESS: Were limbed along the property line, on the  9 3PM 11 O MR. KELLY: They were limbed right to  9 3PM 11 O MR. KELLY: Did you observe that?  9 3PM 11 THE WITNESS: I didn't limb them.  9 3PM 12 THE WITNESS: Veah.  9 3PM 13 THE WITNESS: I didn't limb them.  9 3PM 14 MR. KELLY: Did you observe that?  9 3PM 15 THE WITNESS: Were limbed along the property were limbed along the property were limbed along the property were limbed right to  9 3PM 11 O MR. KELLY: They were limbed right to  9 3PM 11 THE WITNESS: I didn't limb them.  9 3PM 17 THE WITNESS: They lime there's no  10 MR. KELLY: Did you observe that?  11 THE WITNESS: Not not not not not not not not not not n  |  |  |  |  |
| GO 33PPM 6 So three things if I hear you GO 33PPM 7 CORRECTLY, ground cover, lawn and plantings, water GO 33PPM 8 and stone. GO 33PPM 9 THE WITNESS: Excuse me. GO 33PPM 10 I'm not sure. GO 33PPM 11 MR. POLICANO: You heard me correct. GO 33PPM 12 It goes back to my first question about the extension GO 33PPM 13 Of the parking lot and the stone and the water issue GO 33PPM 14 that we already have GO 33PPM 15 THE WITNESS: Right. GO 33PPM 16 MR. POLICANO: south of the church GO 33PPM 17 I'm sorry, west of the church. GO 33PPM 18 No. 2, the Green Giant Arborvitaes, are GO 33PPM 19 they going to be single row or are they going to be Staggered.  GO 33PPM 20 Staggered.  GO 33PPM 21 THE WITNESS: Single row. GO 33PPM 22 MR. POLICANO: I thought there was some GO 33PPM 23 regulation about them being staggered in our GO 33PPM 24 Ordinance.  GO 33PPM 25 THE WITNESS: Personally, I like to go LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  GO 34PPM 25 Kip Laurels and the Arborvitae.  LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  GO 34PPM 25 Kip Laurels and the Arborvitae.  LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.   | _  | ,  |  |  |
| 7 correctly, ground cover, lawn and plantings, water 8 and stone. 8 were limbed along the property line, on the 9 and 9 THE WITNESS: On the church side. 9 and MR. KELLY: They were limbed right to the trunk of the tree which are a good 4 feet, 5 feet into my property. 10 and MR. KELLY: They were limbed right to the trunk of the tree which are a good 4 feet, 5 feet into my property. 10 and MR. KELLY: Did you observe that? 11 that we already have 12 and MR. KELLY: Did you observe that? 13 THE WITNESS: I didn't limb them. 14 MR. KELLY: Did you observe that? 15 THE WITNESS: Yeah. 16 AR. POLICANO: south of the church. 16 and MR. Felly: Did you observe that? 17 MR. KELLY: I just point that out. 18 CHAIRMAN GLAZER: Mr. Cohen? 19 AR. COHEN: Steven Cohen, 24 Ridge 19 AR. COHEN: Steven Cohen, 24 Ridge 20 Street. 21 Paul, the property west of the church, 22 When you're all done planting, what will they be seeing when they look towards the parking lot? 23 AND MR. COHEN: The WITNESS: They'll be seeing the 24 Skip Laurels and the Arborvitae. 25 Charles and the Arborvitae. 26 AND MR. CARUCCI, C.S.R., R.P.R., L.L.C. 26 AND MR. COHEN: Steven Cohen, 24 Ridge 27 Street. 28 AND MR. COHEN: Steven Cohen, 24 Ridge 28 Skip Laurels and the Arborvitae. 28 AND MR. COHEN: Steven Cohen C. 29 AND MR. COHEN: Steven Cohen, 24 Ridge 29 AND MR. COHEN: Steven Cohen, 24 Ridge 29 AND MR. COHEN: Steven Cohen, 24 Ridge 29 AND MR. COHEN: Steven Cohen, 24 Ridge 29 AND MR. COHEN: Steven Cohen, 24 Ridge 29 AND MR. COHEN: Steven Cohen, 24 Ridge 29 AND MR. COHEN: Steven Cohen, 24 Ridge 29 AND MR. COHEN: Steven Cohen, 24 Ridge 29 AND MR. COHEN: Steven Cohen, 24 Ridge 29 AND MR.           |  |  |  | •  |
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| THE WITNESS: Excuse me.  The witness: Excuse me.  The witness: Excuse me.  The witness: On the church side.  The witness: On the church.  The witness: On the church side.  The witness: On the church.  The witness: On the church.  The witness: On the church side.  The witness: On the church.  The witness: I didn't limb them.  The witness: On the church.  The witness: On the  |  |  |  | ·  |
| 10 I'm not sure.  06.33PM 11 MR. POLICANO: You heard me correct.  06.33PM 12 It goes back to my first question about the extension  06.33PM 13 of the parking lot and the stone and the water issue  06.33PM 14 that we already have  06.33PM 15 THE WITNESS: Right.  06.33PM 16 MR. POLICANO: south of the church  06.33PM 16 MR. POLICANO: south of the church  06.33PM 17 I'm sorry, west of the church.  06.33PM 18 No. 2, the Green Giant Arborvitaes, are  06.33PM 19 they going to be single row or are they going to be  06.33PM 21 THE WITNESS: Single row.  06.33PM 21 THE WITNESS: Single row.  06.33PM 21 THE WITNESS: Single row.  06.33PM 22 MR. POLICANO: I thought there was some  06.33PM 23 PM 16 MR. KELLY: I just point that out.  06.33PM 21 THE WITNESS: Single row.  06.33PM 22 MR. POLICANO: I thought there was some  06.33PM 24 ordinance.  06.33PM 25 THE WITNESS: Personally, I like to go  LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.   |  |  | 1  | - · · · · · · · · · · · · · · · · · · ·  |
| 11 MR. POLICANO: You heard me correct.  09.33PM 12 It goes back to my first question about the extension  09.33PM 13 of the parking lot and the stone and the water issue  09.33PM 14 that we already have  09.33PM 15 THE WITNESS: Right.  09.33PM 16 MR. POLICANO: south of the church  09.33PM 16 MR. POLICANO: south of the church  09.33PM 18 No. 2, the Green Giant Arborvitaes, are  09.33PM 19 they going to be single row or are they going to be  09.33PM 20 staggered.  09.33PM 21 THE WITNESS: Single row.  09.33PM 21 THE WITNESS: Single row.  09.33PM 22 regulation about them being staggered in our  09.33PM 23 regulation about them being staggered in our  09.33PM 24 ordinance.  09.33PM 25 THE WITNESS: Personally, I like to go  LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.   |  |  | į.   |  |
| 12 It goes back to my first question about the extension 13 of the parking lot and the stone and the water issue 15 of the parking lot and the stone and the water issue 16 of the parking lot and the stone and the water issue 17 of the parking lot and the stone and the water issue 18 of the parking lot and the stone and the water issue 19 of the parking lot and the stone and the water issue 19 of the parking lot and the stone and the water issue 19 of the parking lot and the stone and the water issue 19 of the parking lot and the stone and the water issue 19 of the parking lot and the stone and the water issue 19 of the parking lot and the stone and the water issue 19 of the parking lot and the stone and the water issue 19 of the parking lot and the stone and the water issue 10 of the parking lot and the stone and the water issue 10 of the parking lot and the stone and the water issue 10 of the parking lot and the stone and the water issue 10 of the parking lot and the stone and the water issue 10 of the parking lot and the stone and the water issue 10 of the parking lot and the stone and the water issue 10 of the parking lot and the stone and the water issue 10 of the parking lot and the stone and the water issue 10 of the parking lot and the stone and the water issue 10 of the parking lot and the stone and the water issue 10 of the parking lot and the stone and the water issue 10 of the parking lot and the stone and the water issue 10 of the parking lot and the stone and the water issue 10 of the parking lot and the stone and the Arborvitae. 10 of the parking lot and the stone and the Arborvitae. 10 of the parking lot and the stone and the Arborvitae. 10 of the parking lot and the Arborvitae. 10 of the parking lot and the Arborvitae. 10 of the parking lot and the Arborvitae. 10 of the parking lot and the Arborvitae. 10 of the parking lot and the Arborvitae. 10 of the parking lot and the Arborvitae. 10 of the parking lot and the Arborvitae. 10 of the parking lot and the Arborvitae. 10 of the parking lot and the |  |  | 1  |  |
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| THE WITNESS: Right.  OB. 33PM 15   | 09.33РМ 12   | It goes back to my first question about the extension  | 09.34PM 12   | into my property.  |
| OBJAPM 16 MR. POLICANO: south of the church OBJAPM 17 I'm sorry, west of the church. OBJAPM 18 No. 2, the Green Giant Arborvitaes, are OBJAPM 19 they going to be single row or are they going to be OBJAPM 20 staggered. OBJAPM 21 THE WITNESS: Single row. OBJAPM 22 MR. POLICANO: I thought there was some OBJAPM 23 regulation about them being staggered in our OBJAPM 24 ordinance. OBJAPM 25 THE WITNESS: Personally, I like to go LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  OBJAPM 26 THE WITNESS: Personally, I like to go LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.   | 09.33РМ 12<br>09.33РМ 13   | It goes back to my first question about the extension of the parking lot and the stone and the water issue   | 09.34PM 12<br>09.34PM 13   | into my property.  THE WITNESS: I didn't limb them.  |
| OBJORN 17 I'm sorry, west of the church. OBJORN 18 No. 2, the Green Giant Arborvitaes, are OBJORN 19 they going to be single row or are they going to be Staggered. OBJORN 21 THE WITNESS: Single row. OBJORN 22 MR. POLICANO: I thought there was some OBJORN 23 regulation about them being staggered in our OBJORN 24 Ordinance. OBJORN 25 THE WITNESS: Personally, I like to go LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  OBJORN 17 MR. KELLY: I just point that out. OBJORN 18 CHAIRMAN GLAZER: Mr. Cohen? OBJORN 19 MR. COHEN: Steven Cohen, 24 Ridge OBJORN 20 Street. OBJORN 21 Paul, the property west of the church, OBJORN 22 When you're all done planting, what will they be OBJORN 24 THE WITNESS: They'll be seeing the OBJORN 25 Skip Laurels and the Arborvitae.  LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  | 09.33РМ 12<br>09.33РМ 13<br>09.33РМ 14   | It goes back to my first question about the extension of the parking lot and the stone and the water issue that we already have  | 09.34PM 12<br>09.34PM 13<br>09.34PM 14   | into my property.  THE WITNESS: I didn't limb them.  MR. KELLY: Did you observe that?  |
| No. 2, the Green Giant Arborvitaes, are they going to be single row or are they going to be staggered.  THE WITNESS: Single row.  MR. POLICANO: I thought there was some regulation about them being staggered in our ordinance.  MR. POLICANO: I thought there was some THE WITNESS: Personally, I like to go LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  Description:  No. 2, the Green Giant Arborvitaes, are not open and they going to be single row or are they going to be single row or are they going to be not open as they going to be single row or are they going to be not open as they going to be single row or are they going to be not open as they going to be single row or are they going to be not open as they going to be single row or are they going to be not open as they going to be single row or are they going to be not open as they going to be single row or are they going to be not open as they going to be single row or are they going to be not open as they going to be single row or are they going to be not open as they going to be single row or are they going to be not open as they going to be single row or are they going to be not open as they going to be single row or are they going to be not open as they going to be single row or are they going to be not open as they going to be single row.  NR. COHEN: Steven Cohen, 24 Ridge not open as the property west of the church, not open as the property west of the church, not open as the property west of the church, not open as the property west of the church, not open as the property west of the church, not open as the property west of the church, not open as the property west of the church, not open as the property west of the church, not open as the property west of the church, not open as the property west of the church, not open as the property west of the church, not open as the property west of the church, not open as the property west of the church, not open as the property west of the church, not open as the property west of the church, not open as the property wes | 09.33PM 12<br>09.33PM 13<br>09.33PM 14<br>09.33PM 15   | It goes back to my first question about the extension of the parking lot and the stone and the water issue that we already have THE WITNESS: Right.  | 09.34PM 12<br>09.34PM 13<br>09.34PM 14<br>09.34PM 15   | into my property.  THE WITNESS: I didn't limb them.  MR. KELLY: Did you observe that?  THE WITNESS: Yeah.  |
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| og 33PM 20 staggered.  og 33PM 21 THE WITNESS: Single row.  og 33PM 22 MR. POLICANO: I thought there was some og 33PM 23 regulation about them being staggered in our og 33PM 24 ordinance.  og 33PM 25 THE WITNESS: Personally, I like to go LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  og 35PM 20 Street.  og 35PM 21 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  Skip Laurels and the Arborvitae.  LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  | 09.33PM 12<br>09.33PM 13<br>09.33PM 14<br>09.33PM 15<br>09.33PM 16<br>09.33PM 17   | It goes back to my first question about the extension of the parking lot and the stone and the water issue that we already have  THE WITNESS: Right.  MR. POLICANO: south of the church I'm sorry, west of the church.   | 09.34PM 12<br>09.34PM 13<br>09.34PM 14<br>09.34PM 15<br>09.34PM 16<br>09.34PM 17   | into my property.  THE WITNESS: I didn't limb them.  MR. KELLY: Did you observe that?  THE WITNESS: Yeah.  They are limited, yeah.  MR. KELLY: I just point that out.  |
| 21 THE WITNESS: Single row.  OB 33PM 22 MR. POLICANO: I thought there was some  OB 33PM 23 regulation about them being staggered in our  OB 33PM 24 Ordinance.  OB 33PM 25 THE WITNESS: Personally, I like to go  LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  OB 33PM 26 Skip Laurels and the Arborvitae.  LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  | 09.33PM 12<br>09.33PM 13<br>09.33PM 14<br>09.33PM 15<br>09.33PM 16<br>09.33PM 17<br>09.33PM 17   | It goes back to my first question about the extension of the parking lot and the stone and the water issue that we already have  THE WITNESS: Right.  MR. POLICANO: south of the church I'm sorry, west of the church.  No. 2, the Green Giant Arborvitaes, are  | 09.34PM 12<br>09.34PM 14<br>09.34PM 15<br>09.34PM 16<br>09.34PM 17<br>09.34PM 18   | into my property.  THE WITNESS: I didn't limb them.  MR. KELLY: Did you observe that?  THE WITNESS: Yeah.  They are limited, yeah.  MR. KELLY: I just point that out.  CHAIRMAN GLAZER: Mr. Cohen?   |
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| 24 ordinance.  OBJ 33PM 25 THE WITNESS: Personally, I like to go  LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  OBJ 33PM 24 THE WITNESS: They'll be seeing the  OBJ 35PM 25 Skip Laurels and the Arborvitae.  LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.   | 09.33PM 12<br>09.33PM 14<br>09.33PM 15<br>09.33PM 16<br>09.33PM 17<br>09.33PM 18<br>09.33PM 19<br>09.33PM 20                                   | It goes back to my first question about the extension of the parking lot and the stone and the water issue that we already have  THE WITNESS: Right.  MR. POLICANO: south of the church I'm sorry, west of the church.  No. 2, the Green Giant Arborvitaes, are they going to be staggered.  | 09.34PM 12<br>09.34PM 13<br>09.34PM 15<br>09.34PM 16<br>09.34PM 17<br>09.34PM 18<br>09.35PM 19<br>09.35PM 20<br>09.35PM 20   | into my property.  THE WITNESS: I didn't limb them.  MR. KELLY: Did you observe that?  THE WITNESS: Yeah.  They are limited, yeah.  MR. KELLY: I just point that out.  CHAIRMAN GLAZER: Mr. Cohen?  MR. COHEN: Steven Cohen, 24 Ridge  Street.   |
| THE WITNESS: Personally, I like to go LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  OS. 35PM 25 Skip Laurels and the Arborvitae.  LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.   | 09.33PM 12 09.33PM 13 09.33PM 14 09.33PM 15 09.33PM 16 09.33PM 17 09.33PM 18 09.33PM 20 09.33PM 20   | It goes back to my first question about the extension of the parking lot and the stone and the water issue that we already have  THE WITNESS: Right.  MR. POLICANO: south of the church I'm sorry, west of the church.  No. 2, the Green Giant Arborvitaes, are they going to be single row or are they going to be staggered.  THE WITNESS: Single row.   | 09.34PM 12<br>09.34PM 13<br>09.34PM 15<br>09.34PM 16<br>09.34PM 17<br>09.34PM 18<br>09.34PM 19<br>09.35PM 20<br>09.35PM 21<br>09.35PM 21                             | into my property.  THE WITNESS: I didn't limb them.  MR. KELLY: Did you observe that?  THE WITNESS: Yeah.  They are limited, yeah.  MR. KELLY: I just point that out.  CHAIRMAN GLAZER: Mr. Cohen?  MR. COHEN: Steven Cohen, 24 Ridge  Street.  Paul, the property west of the church,   |
| LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.   | 09.33PM 12 09.33PM 14 09.33PM 15 09.33PM 16 09.33PM 17 09.33PM 18 09.33PM 19 09.33PM 20 09.33PM 21 09.33PM 21                                  | It goes back to my first question about the extension of the parking lot and the stone and the water issue that we already have  THE WITNESS: Right.  MR. POLICANO: south of the church I'm sorry, west of the church.  No. 2, the Green Giant Arborvitaes, are they going to be single row or are they going to be staggered.  THE WITNESS: Single row.  MR. POLICANO: I thought there was some   | 09.34PM 12<br>09.34PM 13<br>09.34PM 15<br>09.34PM 16<br>09.34PM 17<br>09.34PM 18<br>09.34PM 19<br>09.35PM 20<br>09.35PM 21<br>09.35PM 21                             | into my property.  THE WITNESS: I didn't limb them. MR. KELLY: Did you observe that? THE WITNESS: Yeah. They are limited, yeah. MR. KELLY: I just point that out. CHAIRMAN GLAZER: Mr. Cohen? MR. COHEN: Steven Cohen, 24 Ridge Street. Paul, the property west of the church, when you're all done planting, what will they be  |
|  | 09.33PM 12 09.33PM 14 09.33PM 15 09.33PM 16 09.33PM 17 09.33PM 18 09.33PM 19 09.33PM 20 09.33PM 21 09.33PM 21 09.33PM 22 09.33PM 22            | It goes back to my first question about the extension of the parking lot and the stone and the water issue that we already have  THE WITNESS: Right.  MR. POLICANO: south of the church  I'm sorry, west of the church.  No. 2, the Green Giant Arborvitaes, are they going to be single row or are they going to be staggered.  THE WITNESS: Single row.  MR. POLICANO: I thought there was some regulation about them being staggered in our   | 09.34PM 12<br>09.34PM 14<br>09.34PM 15<br>09.34PM 16<br>09.34PM 17<br>09.34PM 18<br>09.35PM 19<br>09.35PM 20<br>09.35PM 21<br>09.35PM 21<br>09.35PM 23<br>09.35PM 23 | into my property.  THE WITNESS: I didn't limb them.  MR. KELLY: Did you observe that?  THE WITNESS: Yeah.  They are limited, yeah.  MR. KELLY: I just point that out.  CHAIRMAN GLAZER: Mr. Cohen?  MR. COHEN: Steven Cohen, 24 Ridge  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?   |
| 201-641-1812   | 09.33PM 12 09.33PM 14 09.33PM 15 09.33PM 16 09.33PM 17 09.33PM 18 09.33PM 19 09.33PM 20 09.33PM 21 09.33PM 21 09.33PM 22 09.33PM 23 09.33PM 23 | It goes back to my first question about the extension of the parking lot and the stone and the water issue that we already have  THE WITNESS: Right.  MR. POLICANO: south of the church  I'm sorry, west of the church.  No. 2, the Green Giant Arborvitaes, are they going to be single row or are they going to be staggered.  THE WITNESS: Single row.  MR. POLICANO: I thought there was some regulation about them being staggered in our ordinance.  | 09.34PM 12<br>09.34PM 14<br>09.34PM 15<br>09.34PM 16<br>09.34PM 17<br>09.34PM 18<br>09.35PM 19<br>09.35PM 20<br>09.35PM 21<br>09.35PM 21<br>09.35PM 23<br>09.35PM 23 | into my property.  THE WITNESS: I didn't limb them.  MR. KELLY: Did you observe that?  THE WITNESS: Yeah.  They are limited, yeah.  MR. KELLY: I just point that out.  CHAIRMAN GLAZER: Mr. Cohen?  MR. COHEN: Steven Cohen, 24 Ridge  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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|   |  | 1   |  |
|---|--|---|--|
|   | 121  |   | 123  |
| 09.35PM 1   | MR. COHEN: Will they be seeing the   | 09.37PM <b>1</b>  | MR. CAPIZZI: And that will be a solid  |
| 09.35PM 2   | cars at all.   | 09.37РМ 2   | fence?   |
| 09.95РМ 3   | THE WITNESS: Not with the amount of  | 09.37РМ 3   | MR. HUBSCHMAN: A solid 6-foot-high PVC   |
| 09.35РМ 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 <b>5</b>  | evergreen planting.  | 09.37PM 5   | the house on the north.  |
| 09.35РМ 6   | They're coming in at 6 foot and Skip   | 09.37PM 6   | MR. CAPIZZI: Thank you, Mike.  |
| 09.35РМ 7   | Laurels are dense and they're going to grow really   | 69.37PM 7   | MR. HUBSCHMAN: Basically 4 to 6 feet.  |
| 09:35PM <b>8</b>  | well because they face south. They're not going to   | 09.37РМ 8   | MR. COHEN: And that would be on which  |
| 09.35РМ 9   | be shaded.   | 09.37РМ 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.   |
| 09.35Рм 12  | seeing after you do the under plantings, under the   | 09.37РМ 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   |
| 09,35РМ 18  | basically impenetrable to the eye?   | 09.37РМ 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   |
| 09.35РМ 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   |
| 09.36РМ 25  | THE WITNESS: I like to plant them a  | 09.38PM 25  | Laurel.  |
|   | 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   |
|   |  |   |  |
|   | 122  |   | 124  |
| 09:36РМ 1   | 122<br>little bit closer off the bat to get them to grow a   | 09.38РМ 1   | 124<br>MR. KELLY: Between the Skip Laurels   |
| 09.36РМ <b>1</b><br>09.36РМ <b>2</b>  |  | 09.38РМ <b>1</b>  |  |
|   | little bit closer off the bat to get them to grow a  | _   | MR. KELLY: Between the Skip Laurels  |
| 09.36РМ 2   | little bit closer off the bat to get them to grow a little faster.   | 09.38PM 2   | MR. KELLY: Between the Skip Laurels and my property?   |
| 09.36PM 2<br>09.36PM 3  | little bit closer off the bat to get them to grow a little faster.  CHAIRMAN GLAZER: Mr. Kelly?  | 09.38РМ <b>2</b><br>09.38РМ <b>3</b>  | MR. KELLY: Between the Skip Laurels<br>and my property?<br>MR. HUBSCHMAN: There's going to be  |
| 09.36PM 2<br>09.36PM 3<br>09.36PM 4   | little bit closer off the bat to get them to grow a<br>little faster.<br>CHAIRMAN GLAZER: Mr. Kelly?<br>MR. KELLY: I had a question on the   | 09.38PM 2<br>09.38PM 3<br>09.38PM 4   | MR. KELLY: Between the Skip Laurels<br>and my property?<br>MR. HUBSCHMAN: There's going to be<br>10 feet there so your the fence goes right along  |
| 09.36PM 2<br>09.36PM 3<br>09.36PM 4<br>09.36PM 5  | little bit closer off the bat to get them to grow a little faster.  CHAIRMAN GLAZER: Mr. Kelly?  MR. KELLY: I had a question on the planting.  | 09.38PM 2<br>09.38PM 3<br>09.38PM 4<br>09.38PM 5  | MR. KELLY: Between the Skip Laurels and my property?  MR. HUBSCHMAN: There's going to be 10 feet there so your the fence goes right along the property line.   |
| 09.36PM 2 09.36PM 3 09.36PM 4 09.36PM 5 09.36PM 6   | little bit closer off the bat to get them to grow a little faster.  CHAIRMAN GLAZER: Mr. Kelly?  MR. KELLY: I had a question on the planting.  I was looking at doing the planting   | 09.38PM 2<br>09.38PM 3<br>09.38PM 4<br>09.38PM 5<br>09.38PM 6   | MR. KELLY: Between the Skip Laurels and my property?  MR. HUBSCHMAN: There's going to be 10 feet there so your the fence goes right along the property line.  MR. KELLY: Below my fence and then the   |
| 09.36РМ 2<br>09.36РМ 3<br>09.36РМ 4<br>09.36РМ 5<br>09.36РМ 6<br>09.36РМ 7  | little bit closer off the bat to get them to grow a little faster.  CHAIRMAN GLAZER: Mr. Kelly?  MR. KELLY: I had a question on the planting.  I was looking at doing the planting this may not be a plant question for you.   | 09.38PM 2<br>09.38PM 3<br>09.38PM 4<br>09.38PM 5<br>09.38PM 6<br>09.38PM 7  | MR. KELLY: Between the Skip Laurels and my property?  MR. HUBSCHMAN: There's going to be 10 feet there so your the fence goes right along the property line.  MR. KELLY: Below my fence and then the Skip Laurels go on the  |
| 09.36PM 2 09.36PM 3 09.36PM 4 09.36PM 5 09.36PM 6 09.36PM 7 09.36PM 8   | little bit closer off the bat to get them to grow a little faster.  CHAIRMAN GLAZER: Mr. Kelly?  MR. KELLY: I had a question on the planting.  I was looking at doing the planting — this may not be a plant question for you.  There's a white fence, plastic fence   | 09.38PM 2<br>09.38PM 3<br>09.38PM 4<br>09.38PM 5<br>09.38PM 6<br>09.36PM 7<br>09.38PM 8   | MR. KELLY: Between the Skip Laurels and my property?  MR. HUBSCHMAN: There's going to be 10 feet there so your the fence goes right along the property line.  MR. KELLY: Below my fence and then the Skip Laurels go on the  MR. HUBSCHMAN: The church side.   |
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| <del></del>  |   |  |  |
|--|---|--|--|
|  | 125   |  | 127  |
| 09.38РМ 1  | MR. KELLY: It just seemed like a big  | 09.40РМ 1  | MR. CAPIZZI: Not as far as that. The   |
| 09.38PM 2  | white fence along my property line.   | 09.40РМ 2  | Environmental Commission doesn't weigh in on that.   |
| 09.38РМ 3  | MR. CAPIZZI: Mr. Garabet, do you want   | 09.40PM 3  | It weighs in on the mitigation.  |
| 09.38РМ 4  | a fence.  | 09.40PM <b>4</b>   | MS. REEVES: Okay.  |
| 09.38РМ 5  | MR. HUBSCHMAN: He wants his fence   | 09.40PM <b>5</b>   | MR, CAPIZZI: To make sure the  |
| 99.38PM 6  | fixed.  | 09.40PM <b>6</b>   | mitigation was appropriate.  |
| 09.38РМ 7  | THE WITNESS: We don't really need   | 09.40PM <b>7</b>   | CHAIRMAN GLAZER: Mr. Reeves?   |
| 09.39PM <b>8</b>   | that.   | 09.40PM 8  | MR. REEVES: Dave Reeves, 19 Ridge.   |
| 09.39РМ 9  | MS. LANDOLFI: Mr. Hubschman, you  | 09.40PM <b>9</b>   | Regarding thehow can I put this, the   |
| 09.39PM 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   | this intermittent testimony?  | 09.41PM 11   | property south toward the church, okay, would this   |
| 09.39РМ 11   | MR. HUBSCHMAN: I'm always under oath  | 09.41PM 12   | block the view that they have now?   |
|  |   | 09.41PM 13   | THE WITNESS: From this from this   |
| 09,39РМ 13   | over my whole career.   | l  | property owner, this side here (indicating)?   |
| 09.39РМ 14   | Mr. Garabet was asking me on the side   | 09:41PM 14   |  |
| 09.39PM 15   | about a tree that fell on his fence.  | 09:41PM 15   | MR. REEVES: The northern property  |
| оэ.зэрм 16   | I'll take a look at it.   | 09:41PM 16   | looking south.   |
| 69.39РМ 17   | CHAIRMAN GLAZER: Let's not get into   | 09.41PM 17   | THE WITNESS: Technically this is north   |
| 09.39РМ 18   | that now.   | 09:41PM 18   | (indicating). Right.   |
| оэ.зэрм 19   | VICE CHAIRMAN CLORES: It would be   | 09.41РМ 19   | MR. REEVES: The northern property  |
| 09.39PM <b>20</b>  | look better without a fence.  | 09.41PM 20   | looking toward the church.   |
| оэ.зэрм 21   | THE WITNESS: I'm sorry? I'm hard of   | 09.41PM <b>21</b>  | THE WITNESS: Yes, those trees are 5 to   |
| 09.39PM 22   | hearing.  | 09.41PM <b>22</b>  | 6 foot at planting and 6 to 7 foot respectively.   |
| 09.39РМ 23   | VICE CHAIRMAN CLORES: I think it would  | 09,41PM <b>23</b>  | So those the property to the direct  |
| 09.39РМ 24   | be look better without a fence.   | 09.41PM <b>24</b>  | west and this corner is (indicating), drops down a   |
| 09.39РМ 25   | That's what I'm proposing.  | 09.41PM <b>25</b>  | little bit so, yeah, a 5-foot-5 person but, 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.   |
|  | 201-641-1812  |  | 201-641-1812   |
|  | 201-0-1012  |  | 207-041-7072   |
|  | 126   | <u> </u>   | 128  |
| 09.39РМ 1  |   | 09.41PM 1  |  |
| 09.39РМ 1  | 126   | 09.41PM 1  | 128  |
|  | 126<br>But we are putting the option before   |  | 128<br>those trees are going to grow as well.  |
| 09.39РМ 2  | But we are putting the option before the Board so that we're trying to, well, hey, I would  | 09.41PM 2  | 128<br>those trees are going to grow as well.<br>So we're going to again, upon   |
| оэ, зэрм <b>2</b><br>оэ, зэрм <b>3</b>   | But we are putting the option before the Board so that we're trying to, well, hey, I would rather have a fence there as well.   | 09.41PM 2<br>09.41PM 3   | those trees are going to grow as well.  So we're going to again, upon planting, we will be able to block that view, but in   |
| 09.39PM 2<br>09.39PM 3<br>09.39PM 4<br>09.39PM 5   | But we are putting the option before the Board so that we're trying to, well, hey, I would rather have a fence there as well.  CHAIRMAN GLAZER: I think Mr. Kelly has made his position on that known, right?   | 09.41PM 2<br>09.41PM 3<br>09.41PM 4  | those trees are going to grow as well.  So we're going to again, upon planting, we will be able to block that view, but in the future it will certainly.   |
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|                          |  | 1                        | 404   |
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|                          | 129  |                          | 131   |
| 09.42PM 1                | THE WITNESS: An Armstrong will get to  | 69.44PM 1                | Do you have any more witnesses?   |
| 09:42PM 2                | 35, 40 feet. That's typical.   | 09.44PM 2                | MR. CAPIZZI: We do have one witness,                                    |
| 09.42PM 3                | An Armstrong is a red maple so the red   | 09.45PM 3                | but since the Board had a request to go into closed                     |
| 09,42PM <b>4</b>         | maples, the Eastern Rubrum is the botanical name.  | 09.45PM 4                | session.  |
| 09:42PM <b>5</b>         | So its Acer Freemanii Armstrong is what  | 09.45PM <b>5</b>         | CHAIRMAN GLAZER: We didn't make that                                    |
| 09:42PM <b>6</b>         | we're talking about.   | 09.45PM <b>6</b>         | request yet.  |
| 09:42PM <b>7</b>         | So a typical red maple gets 35-,   | 09.45PM <b>7</b>         | MR. CAPIZZI: 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 want me to take my next                   |
| 09:43РМ 9                | that 30-, 35-foot tall in the long run but it stays                                      | 09:45PM <b>9</b>         | witness and what the Board's thought was on                             |
| 09:43PM 10               | narrow.  | 09.45PM 10               | concluding this evening,  |
| 09:43РМ 11               | It's not a wide tree. It's an upright  | 09.45PM 11               | If we're not going to, then I would                                     |
| 09.43PM 12               | habit because we have those utility lines there.   | 09.45PM 12               | like to carry my next witness to the next meeting,                      |
| 09.43РМ 13               | MR. BONHOMME: Yeah, that was my next   | 09.45PM 13               | but depending on the Board's pleasure.                                  |
| 09:43PM 14               | question, the utilities lines on that side.  | 09.45PM <b>14</b>        | CHAIRMAN GLAZER: What is the pleasure                                   |
| 09:43РМ 15               | THE WITNESS: They're really 12- to   | 09.45PM 15               | of the Board?   |
| 09:43PM 16               | 15-foot spread but, you know, the habit is this way                                      | 09.45PM 16               | Shall we continue to the next meeting                                   |
| 09:43РМ 17               | rather than this way, growing into the road and the                                      | 09:45PM 17               | or do you want to continue tonight?                                     |
| 09:43РМ 18               | utility lines and then in 10, 15 years when the  | 69:45PM 18               | MR. CAPIZZI: 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 whatever it wants to do, but                   |
| 09:43РМ 20               | going to whack them.   | 09.45РМ 20               | if you're not going into closed session Ms. Bogart's                    |
| 09.43РМ 21               | CHAIRMAN GLAZER: I have a question on  | 09.45PM 21               | testimony is probably 15 minutes, 15, 20 minutes.                       |
| 09:43PM <b>22</b>        | those same trees.  | 09.45PM 22               | CHAIRMAN GLAZER: Let's hear it. Yes.                                    |
| 09:43РМ 23               | What is the typical life of those trees  | 09:45PM 23               | Okay.   |
| 09:43РМ 24               | and are they subject to rapid decline from local   | 09.45PM <b>24</b>        | VICE CHAIRMAN CLORES: Fine with me.                                     |
| 09:43РМ 25               | conditions?  | 09.45РМ 25               | CHAIRMAN GLAZER: 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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|                          | 130  |                          | 132   |
| 09.43РМ 1                | THE WITNESS: So, again, they have very   | 09.45РМ 1                | MR. FRENZEL: I'm good.  |
| 09:43РМ 2                | really no pest problems that are significant that  | 09.45PM <b>2</b>         | CHAIRMAN GLAZER: Okay. Let's hear it.                                   |
| 09.43РМ 3                | that maple. Right.   | 09.45PM <b>3</b>         | MR. CAPIZZI: Thank you.   |
| 09:43PM <b>4</b>         | We're talking about hybridized trees   | 09:46PM <b>4</b>         | MS. MYUNG: I would just like to ask if                                  |
| 09:43PM <b>5</b>         | now so we're taking the silver maple, red maple and                                      | 09.46PM <b>5</b>         | you leave the colorized new exhibits behind for the                     |
| 09.44PM <b>6</b>         | putting them together for the best of both worlds,                                       | 09.46PM <b>6</b>         | Board.  |
| 09:44PM 7                | beautiful silver bark and this is how, you know, the                                     | 09.46PM 7                | THE WITNESS: Absolutely.  |
| 09:44PM <b>8</b>         | trees that are coming out of the nurseries today,  | 09.46PM 8                | MS. MYUNG: Thank you. CHAIRMAN GLAZER: Let's hear the                   |
| 09:44РМ 9                | everything, like everything else in our life, are  | 09.46PM 9                |   |
| 09:44PM 10               | blended and categorized like dogs, to get a better                                       | 09.46PM 10               | I think if we do go into closed session                                 |
| 09:44РМ 11               | dog, dogs have different qualities.  | 09.46PM 11               | I think if we do go into closed session                                 |
| 09:44PM 13               | So the trees that were coming out of   | 09.46PM 12               | the closed session will only be five to 10 minutes.  MR. CAPIZZI: Five. |
| 1                        | the nurseries right now, the longevity of it, you  | 09.46PM 13               | CHAIRMAN GLAZER: I think we'll be                                       |
| 09:44PM 14<br>09:44PM 15 | know, a tree life 75 years, you know, it's 60, 75.  I think that we try and preserve too | 09.46PM 14<br>09.46PM 15 | fine.   |
| 09:44PM 15               | many trees. Trees have a life term. We should be   | 09.46PM 15               | MR. CAPIZZI: Thank you, Mr. Chairman.                                   |
| 09:44PM 10               | reducing the canopy and replanting as a consistent                                       | 09.46PM 17               | Ms. Bogart?   |
| 09:44PM 17               | behavior in our life to preserve the canopy for  | 09.46PM 17               | CHAIRMAN GLAZER: Do you want to swear                                   |
| 09:44PM 19               | future generations. The idea of preserving old trees                                     | 09.46РМ 19               | her?  |
| 09:44PM 10               | creates hazards and we have utility issues and they                                      | 09.46PM 20               | MS, LANDOLFI: Yes.  |
| 09:44PM 21               | don't really care what they do to our trees.   | 09.46РМ 21               | Do you swear or affirm the testimony                                    |
| 09:44PM 2.1              | CHAIRMAN GLAZER: Any other questions   | 09.46PM 22               | you are about to give is the truth, the whole truth                     |
| 09.44PM 23               | from members of the Board?   | 09.46PM <b>23</b>        | so help you God?  |
| 09.44PM <b>24</b>        | (No Response.)   | 09.46PM <b>24</b>        | MS. BOGART: I do.   |
| 09.44PM 25               | CHAIRMAN GLAZER: Okay.   | 09.46PM <b>25</b>        |   |
|                          | 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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| 09.46РМ 1  | BRIDGETTE BOGART, PP,   | 09.48PM 1   | I have also reviewed all the Board  |
| 09:46PM <b>2</b>   | 205 Franklin Avenue, Wyckoff, New Jersey, having  | 09.48PM 2   | professional letters and I also reviewed the  |
| 09.46РМ 3  | been duly sworn, testifies as follows:  | 09.48PM 3   | engineering review.   |
| 09.46PM <b>4</b>   | CHAIRMAN GLAZER: Thank you.   | 09.48PM <b>4</b>  | Q. Thank you.   |
| 69.46PM <b>5</b>   | Please state your name and your, what   | 09.48PM <b>5</b>  | As far as the proposal, if you can just   |
| 69.46PM <b>6</b>   | you're going to testify about and your qualifications   | 09.48PM <b>6</b>  | highlight those portions of what is proposed and that   |
| 09:46PM 7  | for doing that.   | 09.48PM <b>7</b>  | are relevant to your testimony this evening?  |
| 09.46PM 8  | MS. BOGART: Sure.   | 09.48PM 8   | A. Sure.  |
| 09,47PM <b>9</b>   | 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   | 09.46PM 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  |
| 09.47РМ 12   | And I'll be testifying on planning  | 09.48РМ 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  |
| 09.47РМ 14   | I have a Bachelors in Environmental   | 09,48РМ 14  | dimensional requirements, particularly the  |
| 09,47РМ 15   | Design and Architecture from North Carolina State   | 09.48PM 15  | conditional requirements for the house of worship.  |
| 09.47РМ 16   | University, a Masters in City and Regional Planning   | 09,48РМ 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   | 09.49РМ 21  | As you heard from our engineer, there   |
| 09.47PM 22   | started my own firm.  | 09.49РМ 22  | are a number of nonconforming conditions most of  |
| 69.47PM 23   | CHAIRMAN GLAZER: All right, Good  | 09.49PM <b>23</b>   | which we cannot get rid of because we can't change  |
| 09.47PM 24   | luck.   | 09,49РМ 24  | lot size, we can't change the setbacks or the lot   |
| 09:47PM 25   | Continue.   | 09.49PM <b>25</b>   | 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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|  |   |   | ·····   |
|  | 134   | _   | 136   |
| 09.47PM 1  | MS. BOGART: Thank you.  | 09.49PM <b>1</b>  | But, we what we are doing is  |
| 09.47PM <b>2</b>   | MS. BOGART: Thank you.<br>CHAIRMAN GLAZER: Please.  | 09.49PM <b>2</b>  | But, we what we are doing is improving some of the existing nonconforming   |
|  | MS. BOGART: Thank you.<br>CHAIRMAN GLAZER: Please.<br>MR. CAPIZZI: Thank you, Mr. Chairman.   | 09.49PM 2   | But, we what we are doing is improving some of the existing nonconforming conditions. One, our engineer, we're improving that   |
| 09.47PM 2<br>09.47PM 3<br>09.47PM 4  | MS. BOGART: Thank you. CHAIRMAN GLAZER: Please. MR. CAPIZZI: Thank you, Mr. Chairman. MS. BOGART: May I sit?  | 09.45PM 2<br>09.45PM 3<br>09.45PM 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 09.47PM 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<br>09.49PM 3  | 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<br>09.49PM 3<br>09.49PM 4<br>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 parking spaces to the site to get all those cars that  |
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|-------------------|---|-------------------|---|
| 09.50РМ 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 <b>3</b>  | through in order to prove to you that we qualify for  | 09.52PM <b>3</b>  | And, therefore, minimizing any impact                 |
| 09:50PM 4         | the variances.  | 09.52PM <b>4</b>  | that our proposal would have on not only on           |
| 09.50PM <b>5</b>  | With the house of worship we are                      | 09.52PM <b>5</b>  | certain areas, but also the neighborhood.             |
| 09.50PM 6         | protected under all these different entities.         | 09.52PM 6         | BY MR. CAPIZZI:                                       |
| 09.50PM <b>7</b>  | Q. However, you would like to                         | 09.52PM <b>7</b>  | Q. I didn't I touched upon it a little                |
| 09.50PM 8         | A. So we we are considered an                         | 09.52PM <b>8</b>  | 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 12        | 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                     |
| 69.51PM 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 17        | recognized that it is a permitted use. And it's       |
| 09.51PM 19        | beneficial, to the schools, hospitals, child daycare  | 09.53PM 10        | appropriate for residential areas.                    |
| 09.51PM 20        | facilities, wind, solar facilities.                   | 09.53PM 10        | With that being said, as set forth in                 |
| 09.51PM 21        | But when you're ranking when the                      | 09.53PM <b>21</b> | 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.               | 09.53PM 24        | Since we do not comply with some of                   |
| 09.51PM 2.5       | And all that being said, with that                    | 09.53PM 25        | those conditions, as I mentioned to you, because of   |
| 09.81PM <b>20</b> | LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.              | 09.55PM 2.0       | LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.              |
|                   | 201-641-1812  |                   | 201-641-1812  |
|                   | 138   |                   | 140   |
|                   | ranking as inherently beneficial use, we have         | 09.53PM 1         | the size of the site and existing layout, we don't    |
| 09.51PM <b>7</b>  | presumptively already met the criteria of the statute | 09,53PM <b>2</b>  | meet those conditions.                                |
| 09.51PM <b>3</b>  | for the D-3 variance.                                 | 69.53PM <b>3</b>  | 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 <b>5</b>  | focusing go on, on this application, is the site plan | 09.53РМ 5         | the conditions. So we need a D-3 variance.            |
| 09.51PM 6         | issues.   | 09.53РМ 6         | Now if you did meet all the conditions                |
| 09.51PM 7         | Now this was set forth in a case called               | 09.53РМ 7         | we would be a permitted use as-of-right and we        |
| 09.51PM <b>8</b>  | House of Fire. The court held that religious          | 09.53PM <b>8</b>  | wouldn't be before you.                               |
| 09.52PM 9         | activities  | 09.53PM 9         | But because of the unique circumstances               |
| 09.52PM 10        | CHAIRMAN GLAZER: Would you speak up a                 | 09.53РМ 10        | of our site, itself, we now have to come before you   |
| 09,52PM 11        | little bit.   | 09.53РМ 11        | for the D-3 variance.                                 |
| 09.52PM 12        | THE WITNESS: I'm sorry.                               | 09.53РМ 12        | Q. And so when we have a D-3 variance                 |
| 69.52PM 13        | Would this be better?                                 | 09.53РМ 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?  |
| 09.52РМ 19        | criteria.   | 09.54РМ 19        | A. Yes.   |
| 09.52РМ 20        | So we need to focus on the site plan                  | 09.54PM 20        | So inherent in the <u>Coventry versus</u>             |
| 09.52РМ 21        | issues.   | 09.54РМ 21        | Westwood case is the fact that the governing body has |
| 09.52PM 22        | Through this process, from an original                | 09.54PM <b>22</b> | 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 <b>24</b> | application should be looking at the site impacts and |
| 09.52PM <b>25</b> | any site plan concerns, buffer concerns, drainage     | 09.54PM <b>25</b> | 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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as it currently operates.

Plan and Zoning Ordinance.

neighborhood and adjacent property owners as a whole. 09.56PM 09.54PM 2 All that being said, looking at the 09.56PM 09.54PM 09.54PM 3 impacts of the site plan under Coventry, you're 09.56PM 4 supposed to see any conditions on the property to 09.56PM 09.54PM make sure there would be minimal impacts on the 5 09.56PM 09 54PM 6 adjacent area and that's why I mentioned to you that 09.56PM 09 54PM 7 this Board's review should be on the site planning 09.54PM 09.54PM 8 issue, the traffic impacts. 09.57PM 9 Could you take us through the negative 09.54PM 10 09.57PM 10 criteria, the site plan issues and some of the 09.64PM 11 disparity between the condition of what is actually 09.57PM 11

being proposed by way of the site improvements as compares to the condition that's required?

A.

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So as indicated, we're improving what existing nonconforming conditions we can with regard to parking, and we're under parked, we're still slightly under parked, but, as you heard from the traffic engineer, we meet the needs of the current existing site, itself.

09.55PM 21 So -- 72 or 73 spaces are required and 09.55PM 22 we are now proposing 63, so a large improvement from 09.55PM 23 the 20 that currently exists on the site; and that by 09.55PM 24 providing those spaces on-site and getting those 09.55PM 25 vehicles off the street is really an improvement to LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

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1 parking on-site, we take care of the cars on the 2 street and thereby creating a free flow of traffic as

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3 testified to by the traffic engineer. 09 57934 09.57PM 4 Now, the impervious coverage, the 5 buffer, the access point not off of 9W, these are all 09.58PM 6 existing nonconforming conditions, correct? 09.58PM

7 A. 09 58PM

Α.

Borough's intention.

8 Q. By virtue of the fact they're existing 09 58PM 09.58PM 9 and we're proposing to improve those or reduce the 09.58PM 10 extent of the nonconformity, does that help answer 09.58PM 11 the question about whether this application could be 09.58РМ 12 granted without causing a substantial negative impact 09.58РМ 13 on the surrounding properties?

I believe it will not have a 09.58РМ 15 substantial negative impact because the site is being 09.58PM 16 developed as a church, house of worship, for over a 09.58PM 17 hundred years, 150 years, I believe it was well --09.58PM 18 there well before the ordinance was put in place and 09.58PM 19 set forth as a conditional use.

09.58PM 20 We are constrained. We are trying to 09.58PM 21 improve the site as it operates in the exiting 69.58PM 22 conditions from today. 09.58FM 23

I would imagine that since the parking 09.58PM 24 requirement is 74 spaces and we're at 22 at present 09.58PM 25 and we're going to 63, bringing the property closer

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1 the area and reduces the impact of our use on the 2 adjacent areas.

3 The next one is that we're improving 4 that buffer along the northern property line. Right now between 3 and -- between 1 and 3 feet in width 5 and we are making it 10 feet. And it's going to be 6 7 substantially landscaped.

And the other nonconforming condition that we are addressing -- I think that's it.

> There was also the impervious coverage? Q.

09.56РМ 11 A. Oh, that's the big one. We are 09.56PM 12 reducing the impervious coverage significantly. 09.56РМ 13

We're still not complying with the 09.56PM 14 impervious coverage requirements. It is 09.56PM 15 substantially reduced from what it currently exists 09.56PM 16 today. I think we're going down to 30 percent.

And so --

09.56PM 18 Q. We're at 30 percent now. I think we're 09.56PM 19 going down to 28.

Twenty-eight percent. Okay. A. So when addressing negative criteria, we have to look at is if there's an impact to the

09.56PM 22 09.56РМ 23 public good. 09.56PM 24 I think for all the reasons we

09.56РМ 25 testified to tonight, the buffer improvements, the LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

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| 09.59PM 1  | into conformance with the Borough's parking  | 10.01PM 1   | Q. As far as the substantial burden is   |
| 09.59PM 2  | requirement 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 4  | Q. Could you elaborate on that further for   | 10.01PM 4   | on-site parking, we wouldn't have the ability to park  |
| 09.59РМ 5  | us?  | 10.01РМ 5   | depending upon what's available on the street and  |
| 09.59РМ 6  | A. Any time you have a chance to improve   | 10.01PM 6   | people may not be able to attend services.   |
| 09.59PM <b>7</b>   | the site, make it more in conformance with zoning  | 10,01PM 7   | Is that a fair assessment of what  |
| 09.59PM <b>8</b>   | regulations, it's considered good planning because it  | 10.01PM 8   | qualifies as a substantial burden?   |
| 09.59РМ 9  | is the planning goals of the municipality to make  | 10.01PM 9   | A. Yes.  |
| 09.59РМ 10   | sure sites do comply with your zoning regulations.   | 10.01PM 10  | I believe the denial of this   |
| 09.59PM 11   | Q. Again, because we're dealing with a   | 10.01PM 11  | application would pose an undo burden on this  |
| 09:59PM 12   | conditional use that is inherently beneficial, if the  | 10.01PM 12  | religious institution and cause the church to rely on  |
| 09.59РМ 13   | Board were to find that there was some negative  | 10.01PM 13  | on-street parking which is a traffic, a negative   |
| 09.59PM 14   | impacts, is there another process the Board needs to   | 10.01PM 14  | traffic impact. There's not sufficient spaces on the   |
| 09,59PM 15   | go through before they are able to make a final  | 10.01PM 15  | street to accommodate the needs of the religious   |
| 09:59PM 16   | determination on the negative criteria?  | 10.01PM 16  | institution; and, some of them are so far way from   |
| 09.59Рм 17   | A. Sure.   | 10.01PM 17  | the church it makes it impractical for those elderly   |
| 09.59PM 18   | They would the Board has a right to  | 10 01PM 18  | or who have special needs to attend services so this   |
| 09.59PM 19   | review the site plan application and consider any  | 10.01PM 19  | way we're allowing for ADA spaces next to the church,  |
| 09.59PM 20   | conditions that could be placed on the application   | 10.01PM 20  | we're allowing for access to the church and in close   |
| 09.59PM 21   | itself to ameliorate any negative impacts to the   | 10,02PM 21  | proximity to the church, itself.   |
| 09,59PM 22   | community, and I think we've done a pretty good job  | 10.02PM 22  | Q. Considering this application reduces  |
| 09.59PM 23   | with the design as it is today ameliorating impacts  | 10.02PM 23  | the three nonconforming conditions that we've been   |
| 09.59PM <b>24</b>  | as-of-right as our application is submitted.   | 10.02PM <b>24</b>   | discussing, could you fathom of a compelling   |
| 10.00PM 25   | Q. You had mentioned earlier in your   | 10.02PM 25  | governmental interest the Board my have in denying   |
| 10.00PM 2.5  | LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.   | 10.025% 2.0   | LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.   |
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| 10.00PM 1  | opening as far as the RLUIPA statute is concerned,   | 10.02PM 1   | this application?  |
| 10.00PM 2  | opening as far as the RLUIPA statute is concerned, could you just discuss that for a minute or two for   | 10.02PM <b>2</b>  | this application?  A. I don't believe so.  |
| 10.00PM 2<br>10.00PM 3   | opening as far as the RLUIPA statute is concerned,<br>could you just discuss that for a minute or two for<br>us just so the Board is aware of that federal   | 10.02PM 2   | this application?  A. I don't believe so.  Q. And, again, as far as the last   |
| 10.00PM 2<br>10.00PM 3<br>10.00PM 4  | opening as far as the RLUIPA statute is concerned, could you just discuss that for a minute or two for us just so the Board is aware of that federal statute, how it applies to this application and how   | 10.02PM 2<br>16.02PM 3<br>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   |
| 10.00PM 2<br>10.00PM 3<br>10.00PM 4<br>10.00PM 5   | opening as far as the RLUIPA statute is concerned, could you just discuss that for a minute or two for us just so the Board is aware of that federal statute, how it applies to this application and how that may impact the Board's review of this  | 10.02PM 2<br>16.02PM 3<br>10.02PM 4<br>10.02PM 5  | this application?  A. I don't believe so.  Q. And, again, as far as the last assessment, certainly the Board would have to apply the bulk regulations in the least restrictive means   |
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|-------------|--|--------------------|---|
| 10.03РМ 1   | speak very fast.   | 10.05PM 1          | inherently beneficial.  |
| 10.03РМ 2   | THE WITNESS: Sorry.                                      | 10.05PM <b>2</b>   | This is just a matter of practicality   |
| 10.03РМ 3   | MS. REEVES: So a question I have, I'm                    | 10.05PM 3          | when you look at some of these types of applications.                                     |
| 10.03PM 4   | not sure if it belongs here, I'm not really sure.        | 10.05PM 4          | And that's a real concern.  |
| 10.03РМ 5   | Has there been any consideration of                      | 10.05PM <b>5</b>   | So would it be okay for the applicant   |
| 10.03РМ 6   | using some of the other areas in town for their          | 10.05РМ 6          | if we get granted this parking, we're going to put  |
| 10.03РМ 7   | parking such as the commuter parking lot which is        | 10 05PM 7          | something on record that says we're not going to ask                                      |
| 10.03PM 8   | right down the hill there or the school for Sunday,      | 10.05PM <b>8</b>   | for any more expansions. I don't even know if that's                                      |
| 10.03РМ 9   | those kinds of things.                                   | 10.05PM 9          | something plausible to do.  |
| 10.03РМ 10  | I don't know if this belongs with you                    | 10.06PM 10         | I hope I'm making my point clear.   |
| 10.03РМ 11  | or someone else. The swimming pool parking lot,          | 10.05PM 11         | MR. CAPIZZI: We're not agreeable to   |
| 10.03РМ 12  | something like that.                                     | 10.06РМ 12         | such a condition.   |
| 10.03РМ 13  | MS. LANDOLFI: I don't believe that's                     | 10.06РМ 13         | We're reviewing this application at   |
| 10 03PM 14  | an appropriate question for this witness.                | 10.06РМ 14         | this point in time. If you want to go to the extreme                                      |
| 10.03РМ 15  | MS. REEVES: I'm sorry.                                   | 10.06PM 15         | edge  |
| 10.03РМ 16  | CHAIRMAN GLAZER: This is not a                           | 10.06PM 16         | MR. KUPFERSCHMID: No, just a general.   |
| 10.03PM 17  | question for this person.                                | 10.06PM 17         | MR. CAPIZZI: I'm not saying you.  |
| 10.03PM 18  | I think we have had testimony about the                  | 10.06PM 18         | I'm proposing if we were to propose a   |
| 10.04PM 19  | need for having parking close by the house of worship    | 10.06РМ 19         | lot line building that would certainly potentially be                                     |
| 10.04PM 20  | to accommodate elderly and people with special needs     | 10.06PM 20         | something that would be a substantial negatively  |
| 10.04PM 21  | who have a difficult time walking from the school        | 10.06PM 21         | impact on the neighborhood. If we were to propose a                                       |
| 10.64PM 22  | parking lot or the commuter parking lot or               | 10.06РМ 22         | 10-story building that would probably be a  |
| 10.04PM 23  | businesses,  | 10.06РМ 23         | substantial negative impact.  |
| 10.04РМ 24  | Okay. Well, yes, Mr. Kupferschmid.                       | 10.05PM <b>24</b>  | So, yes, there would be circumstances where a proposal would not meet the necessary legal |
| 10.04PM 25  | MR. KUPFERSCHMID: David Kupferschmid,                    | 10.06PM <b>Z</b> 3 | LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  |
|             | LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.<br>201-641-1812 |                    | 201-641-1812  |
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| 10.64PM 1   | just a question about how the laws work with these       | 10.06РМ 1          | criteria.   |
| 10.04PM 2   | inherently beneficial establishments.                    | 10.06PM 2          | MR. KUPFERSCHMID: And if they bought  |
| 10.04PM 3   | At what point does it end?                               | 10.06PM 3          | the lot next door, could they   |
| 10.04PM 4   | So let's say and, by the way, I                          | 10.06РМ 4          | MR. CAPIZZI: Again, I'm not prepared  |
| 10.04PM 5   | congratulate the church for having such a need. I        | 10.06PM <b>5</b>   | to talk about   |
| 10.04PM 6   | think that's tremendous in this day and age where not    | 10.06РМ 6          | MR. KUPFERSCHMID: I thought she might   |
| 10.04PM 7   | too many people go to church.                            | 10.06РМ 7          | know the answer.  |
| 10.04PM 8   | CHAIRMAN GLAZER: Speak up, David.                        | 10.06PM <b>8</b>   | MR. CAPIZZI: Sure.  |
| 10.04PM 9   | MR. KUPFERSCHMID: I do applaud the                       | 10.06РМ 9          | MR. KUPFERSCHMID: If they acquire land  |
| 10.04РМ 10  | church for having such a need to expand the parking      | 10.06PM 10         | next door that's residential, can they use its  |
| 10.04PM 11  | in this day and age. It's tough to get parishioners      | 10.06РМ 11         | inherently-beneficial-use argument or position to go                                      |
| 10.05PAI 12 | to come, so I do applaud that.                           | 10.06РМ 12         | now we should expand our church to here and here and                                      |
| 10 05PM 13  | And I understand the need.                               | 10.06РМ 13         | here and, essentially, you have a whole block of  |
| 10.05PM 14  | My question with the way the law works                   | 10.06PM 14         | church. I know that's an extreme example, where does                                      |
| 10.05РМ 15  | and the graces given to these inherently beneficial      | 10.07PM 15         | it end?   |
| 10.05PM 16  | uses, when does it stop?                                 | 10.07РМ 16         | So to accommodate something now is one  |
| 10.05PM 17  | So can say you put the parking lot up                    | 10.07PM 17         | thing, but that turns into, we accommodated the   |
| 10.05PM 18  | and year-and-a-half from now we want a bigger church     | 10.07РМ 18         | parking, but now we have even more people and we want                                     |
| 10.05Рм 19  | because we have more people, are we going to come        | 10.07PM 19         | more church. That's that's the only church.   |
| 10.05PM 20  | back and hear the same thing and go, but they're a       | 10.07PM 20         | THE WITNESS: I totally understand your  |
| 10.05РМ 21  | church, so you have to give it to them.                  | 10.07РМ 21         | concern, but that's the whole reason we have to go  |
| 10.05РМ 22  | And my point being is at some point                      | 10.07PM 22         | through that test and review the site plan  |
| 10.05PM 23  | there has to be an end to that because you can't just    | 10,07PM 23         | application itself.   |
| 10.05PM 24  | say we'll step on the regulations, the ordinances to     | 10.07PM 24         | So every application stands on its own.   |
| 10.05PM 25  | simply make more space, whether it's a church or any     | 10.07РМ 25         | If we were to come back for something else we still                                       |
|             | 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<br>2 08:08:11 PM Page 149 to                | <u> </u>           | 201-641-1812<br>38 of 77 sheets   |

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| 10.07PM 1  | have to go through the impact test and identify if   | 10.09РМ 1   | MR. CAPIZZI: If the if the public  |
| 10.07PM 2  | there's any negative impact and the conditions we put  | 10.09Рм 2   | wants to petition the Council to prohibit on-street  |
| 10.07PM 3  | on that to reduce those impacts.   | 10.09РМ 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 <b>5</b>   | 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   |
| 10.07Pt# 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,  | 10.09Рм 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.  |
| 10.07PM 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   |
| 10.08PM 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.   |
| 10,08PAE 19  | whether it's a church or any other use that's  | 10.10PM 19  | CHAIRMAN GLAZER: Louder.   |
| 18.08PM 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?  |
| 10.08РМ 24   | Street.  | 10.10PM <b>24</b>   | 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   |
|  |  | 1   |  |
|  | 154  |   | 156  |
| 10.08РМ 1  | 154 is granted and you will get the cars off the street,   | 10.10РМ 1   |  |
| 10:08РМ 1  |  | 10.10PM 1   | 156  |
|  | is granted and you will get the cars off the street,   | _   | 156<br>MALE AUDIENCE MEMBER:   |
| 10.08РМ 2  | is granted and you will get the cars off the street,<br>what guarantee is that that they won't try to do that  | 10.10PM 2   | 156  MALE AUDIENCE MEMBER: One-hundred-eighty years.   |
| 10.08PM 2  | 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   | 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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| l .  | 157  | ١.,  | 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  |
| 18.11PM <b>5</b>   | 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.  | 10.14PM 6  | worship.   |
| 16.11PM 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  | 10.1491. 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.   |
| 10.12РМ 14   | application.   | 10.14PM 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   |
| ١,   | 158  | 4  | 160  |
| 10.12PM 1  | because  | 10.14PM 1  | implication that they're not.  |
| 10.12PM <b>2</b>   |  | 1 2  | MP BADRI: Vou know you adding like   |
|  | MR. KELLY: That's true.  | 10.14PM 2  | MR. BARBI: You know, you adding, like,   |
| 10.12PM 3  | That's what you're saying.   | 10.14PM 3  | 50 more spots of parking for traffic and I think it's  |
| 10.12PM 3<br>10.12PM 4   | That's what you're saying.  MR. CAPIZZI: There has been typically  | 10.14PM 3  | 50 more spots of parking for traffic and I think it's legitimate question.   |
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|   | 161  | T   | 163   |
|---|--|---|---|
| 10:16PM <b>1</b>  | front of you; and, second, because your back was to  | 10:19PM 1   | wrongly so, your petitioner could say actually we   |
| 10.16PM 2   | me.  | 10.19PM 2   | like that two acres north of us and that would allow  |
| 10.16PM 3   | But in the competing interest, the   | 10.19PM 3   | us to expand the church which is a beneficial use,  |
| ٠ .   | sense I'm getting is that the the petitioner has   | 10.19PM 4   | okay, and the party to the north of you   |
| ء ا   | no limit.  |   | CHAIRMAN GLAZER: Mr. Reeves, we're  |
|   | THE WITNESS: That's not correct.   |   |   |
| _   | MR. REEVES: What is the limit?   | l _   | really getting into hypotheticals which have no   |
|   | THE WITNESS: It's a case-by-case   |   | meaning in this situation. You could propose  |
| 10.16PM 8   | ·  | 10.19PM 8   | well, let's build a three-story parking lot that  |
| 10.16PM 9   | basis, whatever we're proposing we have to look at   | 10.19PM 9   | would clearly be a detriment to the town in my  |
| 10.16PM 10  | the benefits of the application, identify if there's   | 10.19PM 10  | opinion but they're not doing that.   |
| 10:16PM 11  | any detrimental impacts to the community, try to   | 10:19PM 11  | MR, REEVES: Again, it was first it was  |
| 10:16PM 12  | ameliorate these impacts with conditions and site  | 10:19PM 12  | hard to hear and, second, there seems to be no  |
| 10.16PM 13  | plan approval and weigh the benefits of the proposal   | 10.19PM 13  | limits.   |
| 10:17PM 14  | versus any impacts or reduced impacts.   | 10.19PM 14  | CHAIRMAN GLAZER: I think there are  |
| 10.17РМ 15  | So every case stands by itself.  | 10.19PM 15  | clearly limits and we're here to define those limits  |
| 10:17PM 16  | MR. REEVES: Every case stands by   | 10.19PM 16  | and weigh them against what the petitioner is asking.   |
| 10.17PM 17  | itself.  | 10.19PM 17  | MR. REEVES: Thank you for your time,  |
| 10:17PM 18  | If there were 25 more parking lots   | 10:19PM 18  | Board.  |
| 10.17PM 19  | requested by the petitioner, in your opinion would   | 10.19PM 19  | CHAIRMAN GLAZER: Okay.  |
| 10.17PM 20  | that be and they would would that be a more of   | 10:19PM 20  | Any other comments or questions?  |
| 10:17PM 21  | a burden on the community than is a benefit to   | 10.19PM 21  | MS. HERRIES: We talked about providing  |
| 10,17PM 22  | your to your position?   | 10 20PM 22  | the congregants with the opportunity to park in these   |
| 10:17PM 23  | THE WITNESS: It's very difficult to  | 10 20PM 23  | new parking lots and not on the street, but there's   |
| 10:17PM 24  | answer since that site plan has not been drawn up.   | 10 20PM 24  | no guaranty that will happen, right?  |
| 10.17PM 25  | It would be the same process that we went through  | 10 20PM 25  | If somebody pulls up in their beautiful   |
|   | 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   | i   | 201-641-1812  |
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| 10.17PM 1   | with this application. We heard comments about   | 10.20PM 1   | car and they don't want to get dinged, they may   |
| 10.17PM 2   | with this application. We heard comments about drainage problems, comments about buffering, about  | 10.20РМ 2   | car and they don't want to get dinged, they may choose to park on the street anyway.  |
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|   | 165   |   | 167   |
|---|---|---|---|
| 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.  |
| 10.21PM 3   | certainly a condition we're agreeable to maintaining.   | 10 23PM 3   | MR. LUGLIO: From 44 to 48.  |
| 10 21PM 4   | I just don't want to make a condition that on   | 10.23РМ 4   | CHAIRMAN GLAZER: So 90 percent, if  |
| 10.21PM 5   | occasion may not be adhered to.   | 10 23PM <b>5</b>  | that represented 90 percent then 10 percent more  |
| 10.21PM 6   | Somebody may park on the street for   | 10 23PM <b>6</b>  | would be 50 parking spots.  |
| 10.21PM 7   | some reason, but certainly it's the objective of the  | 10 24PM <b>7</b>  | MR. LUGLIO: By just going on the  |
| 10 21PM 8   | applicant to get people to park in the lots to  | 10:24PM <b>8</b>  | 90 percent that doesn't include the fact that we had  |
| 16 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 21PM 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?  | 10.24PM 16  | parking spaces is 74.   |
| 10.22PM 17  | MR. CAPIZZI: I don't know that.   | 10.24PM 17  | CHAIRMAN GLAZER: I understand.  |
| 10 22РМ 18  | MALE AUDIENCE MEMBER: Certainly there   | 10.24PM 18  | But this is not necessarily that kind   |
| 16 22PM 19  | is.   | 10.24PM 19  | of congregation.  |
| 10 22PM 20  | CHAIRMAN GLAZER: We'll allow comments   | 10.24PM 20  | MR. LUGLIO: Regardless of what the  |
| 10 22PM <b>21</b>   | from the audience, in general, after the questions.   | 10,24PM <b>21</b>   | 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 <b>24</b>   | 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.  |   | LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  |
|   | 201-641-1812  |   | 201-641-1812  |
|   |   |   |   |
|   | 166   |   | 168   |
| 10.22PM <b>1</b>  | 166<br>MR. LUGLIO: Yes.   | 10 25PM 1   | 168<br>be a substantial detriment to your condition of the  |
| 10.22PM 1   |   | 10 25PM 1<br>10 25PM 2  |   |
|   | MR. LUGLIO: Yes.  | _   | be a substantial detriment to your condition of the   |
| 10 22PM 2   | MR. LUGLIO: Yes. CHAIRMAN GLAZER: You testified earlier   | 10.25PM 2   | be a substantial detriment to your condition of the situation?  |
| 10 22PM 2<br>10 22PM 3  | MR. LUGLIO: Yes.  CHAIRMAN GLAZER: You testified earlier that you found typically 66 people on the, on average  | 10.25PM 2<br>10.25PM 3  | be a substantial detriment to your condition of the situation?  MR. CAPIZZI: If that was I mean at  |
| 10 22PtA 2 10 22PtA 3 10 22PtA 4  | MR. LUGLIO: Yes.  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<br>10.25PM 3<br>10.25PM 4   | be a substantial detriment to your condition of the situation?  MR. CAPIZZI: If that was I mean at the end, we've been open for a about a year,   |
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|   | 169   |  | 171  |
|---|---|--|--|
| 10.26РМ 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  |
| 10.26РМ 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 <b>5</b>  | 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.   |
| 10.26РМ 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 <b>21</b>   | 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 <b>24</b>  | 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.   |
|   | 201-641-1812  |  | 201-641-1812   |
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|   | 170   |  | 172  |
| 10.27РМ 1   | 170 MS. REEVES: I want reality here, too.   | 10.30РМ 1  | 172<br>know, I would like to see it stay that way as much as   |
| 10.27PM 1   |   | 10.30PM 1  |  |
| _   | MS. REEVES: I want reality here, too.   | _  | know, I would like to see it stay that way as much as  |
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| 10.27PM 2   | MS. REEVES: I want reality here, too.  CHAIRMAN GLAZER: We're talking about questions now.  | 10.30РМ 2<br>10.30РМ 3   | know, I would like to see it stay that way as much as possible.  And I would hope that with all of the   |
| 10:27PM 2<br>10:27PM 3<br>10:27PM 4   | MS. REEVES: I want reality here, too. CHAIRMAN GLAZER: We're talking about questions now. If you can phrase it in the form of a   | 10.30PM 2<br>10.30PM 3<br>10.30PM 4  | know, I would like to see it stay that way as much as possible.  And I would hope that with all of the engineering marvels and things that were brought  |
| 10.27PM 2<br>10.27PM 3<br>10.27PM 4<br>10.27PM 5  | MS. REEVES: I want reality here, too.  CHAIRMAN GLAZER: We're talking about questions now.  If you can phrase it in the form of a question?   | 10.30PM 2<br>10.30PM 3<br>10.30PM 4<br>10.30PM 5   | know, I would like to see it stay that way as much as possible.  And I would hope that with all of the engineering marvels and things that were brought today could maybe be reconsidered and maybe expand   |
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| ١ ,  | 173  | ,  | 175  |
| 10.31PM 1  | comment from the audience?   | 10.33PM 1  | VICE CHAIRMAN CLORES: I was just   |
| 10.31PM 2  | (No Response.)   | 10.33РМ 2  | wondering.   |
| 10.31PM 3  | CHAIRMAN GLAZER: I see none.   | 10.33РМ 3  | MR. HUBSCHMAN: Three or four, but it's   |
| 10.31PM 4  | Then let me open it up to members of   | 10.33PM 4<br>10.33PM 5   | not again, you'd have to you wouldn't have any ADA access.   |
| 10 31РМ 5  | the Board for comments.  |  | VICE CHAIRMAN CLORES: What about where   |
| 10.31PM 6  | George?  MR. ABAD: I think they could do a   | _  | the garage is?   |
| 10.31PM 7  | better job finding a better spot for the parking area  |  | MR, HUBSCHMAN: There is no sidewalk  |
| 10.31PM 8  | , , , , ,  | 10.33PM <b>8</b>   | along the road.  |
| 10.31PM 9  | and it would reduce the impact to the community.  MR. BONHOMME: I would like to second,  | 10.33PM 9  | VICE CHAIRMAN CLORES: What about if  |
| 10.31PM 10   | Mr. Chairman.  | 10,33PM 10   | the garage was removed?  |
| 10.31PM 11   | CHAIRMAN GLAZER: Anybody else?   | 10.33PM 12   | MR. HUBSCHMAN: The same thing, you   |
| 10.31PM 12   | Comments?  | 10,33PM 13   | have a driveway there.   |
| 10.31PM 13   | MS, HERRIES: I just wonder if this   | 10,33PM 14   | Maybe you can get a few cars, like   |
| 10.31PM 14   | number I understand what the zoning regulation   | 10,33PM 15   | three or four along the driveway.  |
| 10.31PM 15   |  | 10,33PM 16   | VICE CHAIRMAN CLORES: I'm only asking  |
| 10.31PM 10   | says.  I just wonder if this number of spots   | 10.33PM 17   | the question.  |
| 10.31PM 17   | is really necessary.   | 10.34PM 18   | MR. HUBSCHMAN: Can we talk outside for   |
| 10.32PM 10   | You know, certainly the current usage  | 10.34PM 10   | a minute?  |
| 10.32PM 10   | does not justify having this number of spots in the  | 10.34PM 20   | MR, CAPIZZI: Sure.   |
| 10.32PM 20   | concrete jungle phrase that the neighbor, that the   | 10.34PM <b>21</b>  | I mean a possible alternative  |
| 10.32PM <b>21</b>  | neighbor used.   | 10.34PM 22   | MR, HUBSCHMAN: Maybe delete a few.   |
| 10.32PM 22   | So I just wonder if this much is really  | 10.34PM 23   | MR. CAPIZZI: No, we're not deleting  |
| 10.32PM <b>24</b>  | necessary while still accommodating the very laudable  | 10.34PM <b>24</b>  | any.   |
| 10.32PM <b>25</b>  | and good goals of the church which the community   | 10.34PM 25   | We could bank them so I don't have to  |
| 10.027 111 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   |
|  |  |  |  |
|  | 174  |  | 176  |
| 10 32РМ 1  | 174 supports entirely.   | 10.34PM <b>1</b>   | 176 come back meaning I get approved for them.   |
| 10.32PM 1  | supports entirely.   | 10.34PM 1  | 176 come back meaning I get approved for them. And if it turns out that I only need 55   |
| 10.32PM 1 10.32PM 2 10.32PM 3  |  | _  | come back meaning I get approved for them.   |
| 10.32PM 2  | supports entirely.  We're just trying to find the balance  | 10.34PM 2  | come back meaning I get approved for them.<br>And if it turns out that I only need 55  |
| 10.32PM 2<br>10.32PM 3   | supports entirely.  We're just trying to find the balance and haven't found it yet.  | 10.34PM 2<br>10.34PM 3   | come back meaning I get approved for them.  And if it turns out that I only need 55  and that's well and good and if I start overflowing   |
| 10.32PM 2<br>10.32PM 3<br>10.32PM 4  | supports entirely.  We're just trying to find the balance and haven't found it yet.  CHAIRMAN GLAZER: All right.   | 10.34PM 2<br>10.34PM 3<br>10.34PM 4  | come back meaning I get approved for them.  And if it turns out that I only need 55 and that's well and good and if I start overflowing back on to the street, I can improve these spaces.   |
| 10.32PM 2<br>10.32PM 3<br>10.32PM 4<br>10.32PM 5   | supports entirely.  We're just trying to find the balance and haven't found it yet.  CHAIRMAN GLAZER: All right.  VICE CHAIRMAN CLORES: Question?  | 10.34PM 2<br>10.34PM 3<br>10.34PM 4<br>10.34PM 5   | come back meaning I get approved for them.  And if it turns out that I only need 55 and that's well and good and if I start overflowing back on to the street, I can improve these spaces.  Because there seems to be, the biggest   |
| 10.32PM 2 10.32PM 3 10.32PM 4 10.32PM 5 10.32PM 6  | supports entirely.  We're just trying to find the balance and haven't found it yet.  CHAIRMAN GLAZER: All right,  VICE CHAIRMAN CLORES: Question?  CHAIRMAN GLAZER: Tony.  | 10.34PM 2<br>10.34PM 3<br>10.34PM 4<br>10.34PM 5   | come back meaning I get approved for them.  And if it turns out that I only need 55 and that's well and good and if I start overflowing back on to the street, I can improve these spaces.  Because there seems to be, the biggest question, well one of the questions seems to be,  |
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|   | 177   |   | 179   |
|---|---|---|---|
| 10:35PM <b>1</b>  | detention basin at the same time, but   | 10.37PM 1   | MS. MYUNG: Mr. Barbieri?  |
| _   |   |   | I I   |
|   | MR. COHEN: Would you be giving up the   | I   | MR. BARBIERI: Yes.  |
| 10.35PM 3   | other side?   | 10.38PM 3   | MS. MYUNG: Mr. Bonhomme?  |
| 10,35PM 4   | VICE CHAIRMAN CLORES: That was the  | 10.38PM 4   | MR. BONHOMME: Yes.  |
| 10.35РМ 5   | question.   | 10:38PM 5   | MS, MYUNG: Mr. Abad?  |
| 10.35РМ 6   | MR. HUBSCHMAN: I thought he was   | 10.38PM 6   | MR. ABAD: Yes.  |
| 10.35PM 7   | talking about down here.  | 10.38PM <b>7</b>  | MS, MYUNG: Chairman Glazer?   |
| 10.35PM 8   | VICE CHAIRMAN CLORES: No.   | 10.38PM 8   | CHAIRMAN GLAZER: Yes.   |
| 10.35PM 9   | Figure, get more down here than you can   | 10.38PM 9   | Okay. So while you're there discussing  |
| 10.35РМ 10  | up here (indicating).   | 10.38PM 10  | let's go into the other room and confer with counsel.   |
| 10.36РМ 11  | MR. CAPIZZI: You know, Mr. Chairman,  | 10.38PM 11  | (Whereupon, Executive Session held.)  |
| 10.36РМ 12  | could we take two minutes?  | 10.51PM 12  | CHAIRMAN GLAZER: We're going to go  |
| 10.36РМ 13  | CHAIRMAN GLAZER: Yeah. Sure.  | 10.51PM 13  | back on session, on the clock and on the record.  |
| 10 36РМ 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   |
| 10,36РМ 16  | me get this resolution on.  | 10.51PM 16  | tell what we learned.   |
| 10.36РМ 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,  |
| 10,36РМ 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.  |
| 10.36PAt 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 <b>24</b>   | 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   |
| 10.36PM 23  | LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  | 10.51PM 20  | _   |
|   | 201-641-1812  |   | LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  |
|   |   |   | 201-641-1812  |
|   | 178   |   | 180   |
|   |   |   |   |
| 10.37РМ 1   | falling within the attorney client privilege to the   | 10.51PM 1   | opportunity to revisit the plan set. Mr. Hubschman  |
| 10.37РМ 2   | extent that confidentiality is required in order for  | 10.51PM 2   | will take us through the modifications but, in sum,   |
| 10.37PM 2   | extent that confidentiality is required in order for<br>the attorney to exercise their ethical duties as a  | 10.51PM 2   | will take us through the modifications but, in sum, we're going to remove eight spaces from the church  |
| 10.37PM 2<br>10.97PM 3<br>10.37PM 4   | extent that confidentiality is required in order for<br>the attorney to exercise their ethical duties as a<br>lawyer, now therefore be it resolved by the Zoning  | 10.51PM 2<br>10.51PM 3<br>10.52PM 4   | 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  |
| 10.37PM 2<br>10.37PM 3  | extent that confidentiality is required in order for<br>the attorney to exercise their ethical duties as a<br>lawyer, now therefore be it resolved by the Zoning<br>Board of Adjustment of the Borough of Alpine as   | 10.51PM 2<br>10.51PM 3<br>10.52PM 4<br>10.52PM 5  | 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  |
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| 10.37PM 2 10.37PM 3 10.37PM 4 10.37PM 5 10.37PM 6 10.37PM 7   | 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   | 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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| MR. CAPIZZI: Because of the additional filesaph 9 fill?  MR. HUBSCHMAN: Right. And Paul could adjust his trees in that area.  MR. CAPIZZI: All right. So on the community center lot, Paul, if you could put your losaph 13 community center lot, Paul, if you could put your losaph 14 landscaping plan back up, please. So the way we had, Paul, as the parking lot extends to the east, we'll continue that arborvitae row on either side, correct? MR. KEYES: Yes.  | 10.55PM 8 10.55PM 9 10.55PM 10 10.55PM 11 10.55PM 12 10.55PM 13 10.55PM 14 10.56PM 15 10.56PM 16   | of a variance on that western parcel was certainly an improvement and giving you more space there on the buffer side is okay.  Any comments?  (No Response.)  CHAIRMAN GLAZER: Any comments from   |
| fill?  10.53PM 10 MR. HUBSCHMAN: Right. And Paul could  10.53PM 11 adjust his trees in that area.  10.53PM 12 MR. CAPIZZI: All right. So on the  10.53PM 13 community center lot, Paul, if you could put your  10.53PM 14 landscaping plan back up, please.  10.53PM 15 So the way we had, Paul, as the parking  10.53PM 16 lot extends to the east, we'll continue that  10.53PM 17 arborvitae row on either side, correct?  10.53PM 18 MR. KEYES: Yes.  | 10.55PM 9 10.55PM 10 10.55PM 11 10.55PM 12 10.55PM 13 10.55PM 14 10.56PM 15 10.56PM 16   | improvement and giving you more space there on the buffer side is okay.  Any comments?  (No Response.)  CHAIRMAN GLAZER: Any comments from   |
| MR. HUBSCHMAN: Right. And Paul could adjust his trees in that area.  MR. CAPIZZI: All right. So on the community center lot, Paul, if you could put your losspm 14 landscaping plan back up, please. So the way we had, Paul, as the parking lot extends to the east, we'll continue that arborvitae row on either side, correct? MR. KEYES: Yes.   | 10.55PM 10<br>10.55PM 11<br>10.55PM 12<br>10.55PM 13<br>10.55PM 14<br>10.56PM 15<br>10.56PM 16   | buffer side is okay.  Any comments?  (No Response.)  CHAIRMAN GLAZER: Any comments from  |
| adjust his trees in that area.  MR. CAPIZZI: All right. So on the  Community center lot, Paul, if you could put your  LOSSPM 14 landscaping plan back up, please.  So the way we had, Paul, as the parking  LOSSPM 15 So the east, we'll continue that  LOSSPM 17 arborvitae row on either side, correct?  MR. KEYES: Yes.  | 10.55PM 11<br>10.55PM 12<br>10.55PM 13<br>10.55PM 14<br>10.56PM 15<br>10.56PM 16   | Any comments? (No Response.) CHAIRMAN GLAZER: Any comments from  |
| MR. CAPIZZI: All right. So on the community center lot, Paul, if you could put your landscaping plan back up, please. So the way we had, Paul, as the parking lot extends to the east, we'll continue that arborvitae row on either side, correct? MR. KEYES: Yes.  | 10.55PM 12<br>10.55PM 13<br>10.55PM 14<br>10.56PM 15<br>10.56PM 16   | (No Response.) CHAIRMAN GLAZER: Any comments from  |
| 10 53PM 13 community center lot, Paul, if you could put your 10.53PM 14 landscaping plan back up, please. 10.53PM 15 So the way we had, Paul, as the parking 10.53PM 16 lot extends to the east, we'll continue that 10.53PM 17 arborvitae row on either side, correct? 10.53PM 18 MR. KEYES: Yes.  | 10.55PM 13<br>10.55PM 14<br>10.56PM 15<br>10.56PM 16   | CHAIRMAN GLAZER: Any comments from   |
| 10.53PM 14 landscaping plan back up, please. 10.53PM 15 So the way we had, Paul, as the parking 10.53PM 16 lot extends to the east, we'll continue that 10.53PM 17 arborvitae row on either side, correct? 10.53PM 18 MR. KEYES: Yes.   | 10.55PM 14<br>10.56PM 15<br>10.56PM 16   | •  |
| 10.53PM 15 So the way we had, Paul, as the parking 10.53PM 16 lot extends to the east, we'll continue that 10.53PM 17 arborvitae row on either side, correct? 10.53PM 18 MR. KEYES: Yes.  | 10.56PM 15<br>10.56PM 16   | members of the audience?   |
| 10.53PM 16 lot extends to the east, we'll continue that 10.53PM 17 arborvitae row on either side, correct? 10.53PM 18 MR. KEYES: Yes.   | 10.56РМ 16   |  |
| 10.53PM 17 arborvitae row on either side, correct? 10.53PM 18 MR. KEYES: Yes.   |  | Mr. Kupferschmid?  |
| 10.53PM 18 MR. KEYES: Yes.  |  | MR. KUPFERSCHMID: Yes.   |
|   | 10.56РМ 17   | I just want to say that certainly seems  |
| 10 53PM 19 CHAIRMAN GLAZER: And how many feet do  | 10.56PM 18   | like a more appropriate design given the concerns of   |
|   | 10,56РМ 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 <b>20</b>  | easterly side definitely makes more sense.   |
| 10.54PM 21 would be   | 10.56PM <b>21</b>  | CHAIRMAN GLAZER: Yes, Mr. Reeves.  |
| MR, HUBSCHMAN: Thirty-six feet.   | 10 56РМ 22   | MR. REEVES: Dave Reeves.   |
| 10 54PM 23 CHAIRMAN GLAZER: Thirty-six feet.  | 10.56PM 23   | I concur with the previous speaker,  |
| MR. HUBSCHMAN: Plus the 20 so it would  | 10.56PM <b>24</b>  | There really are two parties here that are being   |
| 10.54PM <b>25</b> be about 56 feet for the buffer. That's a pretty  | 10.56PM 25   | oppressed by this improvement to the north and 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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| 182   |  | . 184  |
| 1 good size buffer.   | 10.56PM 1  | west.  |
| 10.54PM 2 CHAIRMAN GLAZER: Yeah.  | 10.56РМ 2  | And this this is an improvement from   |
| MR, CAPIZZI: So the variances then  MR distill themselves down to the church lot meeting the  | 10.56PM <b>3</b>   | that which is good.  I think there's a half an acre at least   |
|   | 10.56PM 4  | east of the parsonage and the community house and I  |
| 1   | 10.56PM <b>6</b>   | would be so bold to say all the parking could go   |
| 7 6 44 11 11 11 11 11 11 11 11 11 11 11 11  | 10.56PM <b>7</b>   | there and there would be no impact on the people to  |
|   | 10.57PM 8  | the north and people to the west.  |
| to supply 8 constant 10, the access which we certainly can't achieve to 9W. Those are the only two  | 10.57PM 9  | CHAIRMAN GLAZER: Okay.   |
| 10.54PM 10 CHAIRMAN GLAZER: We understand that.   | 10,57PM 10   | Well, it would certainly be an impact  |
| 10.54PM 11 MR. CAPIZZI: And on the community  | 10.57PM 11   | on the cost of doing that, I guess. Okay.  |
| 10.54PM 12 center lot it's just the access issue still remains  | 10.57PM 12   | Any other information that anybody in  |
| 10.54PM 13 the same.  | 10.57PM 13   | the audience wants to pass on?   |
| 10 54PM 14 CHAIRMAN GLAZER: Okay.   | 10.57РМ 14   | I'm open to yes, Mr. Barbi.  |
| MR. ABAD: How far is the last parking   | 10 57PM 15   | MR. BARBI: Yes, Mr. Barbi.   |
| 10.54PM 16 space to the west from the neighbor to the west?   | 10.57PM 16   | George comment before to shift it to   |
| Tillionem to space to the west from the heighbor to the west!   | 10.57PM <b>17</b>  | the wetland area, but not going to effect them and   |
| 10.54PM 17 Space to the west from the heighbor to the west?  10.54PM 17 MR. HUBSCHMAN: That would be 56 feet  | 10.57PM 18   | him. I mean, what is their comment, you know   |
| , –   | I  | CHAIRMAN GLAZER: We just heard that.   |
| MR. HUBSCHMAN: That would be 56 feet  | 10.57PM 19   |  |
| MR. HUBSCHMAN: That would be 56 feet to the property line and he has about 40 feet so   | 10.57PM 19<br>10.57PM 20   | Mr. Reeves just gave us.   |
| MR. HUBSCHMAN: That would be 56 feet  10.55PM 18 to the property line and he has about 40 feet so  10.55PM 19 90 feet or so to the house.   | ļ  | Mr. Reeves just gave us.  MR. BARBI: Because he saw better the   |
| MR. HUBSCHMAN: That would be 56 feet  10.55PM 18 to the property line and he has about 40 feet so  10.55PM 19 90 feet or so to the house.  10.55PM 20 CHAIRMAN GLAZER: That's a substantial   | 10.57PM <b>20</b>  |  |
| MR. HUBSCHMAN: That would be 56 feet  10.55PM 18 to the property line and he has about 40 feet so 10.55PM 19 90 feet or so to the house.  10.55PM 20 CHAIRMAN GLAZER: That's a substantial 10.55PM 21 improvement. Okay.  | 10.57PM 20<br>10.57PM 21   | MR. BARBI: Because he saw better the   |
| MR. HUBSCHMAN: That would be 56 feet  10.55PM 18 to the property line and he has about 40 feet so 10.55PM 19 90 feet or so to the house.  10.55PM 20 CHAIRMAN GLAZER: That's a substantial 10.55PM 21 improvement. Okay.  10.55PM 22 MR. CAPIZZI: So i did have a chance in   | 10.57PM 20<br>10.57PM 21<br>10.57PM 22   | MR. BARBI: Because he saw better the landscaping how, how it is exactly.   |
| MR. HUBSCHMAN: That would be 56 feet  10.55PM 18 to the property line and he has about 40 feet so 10.55PM 19 90 feet or so to the house.  10.55PM 20 CHAIRMAN GLAZER: That's a substantial 10.55PM 21 improvement. Okay.  10.55PM 22 MR. CAPIZZI: So i did have a chance in 10.55PM 23 the break, I spoke to Mr. Lee who is one of the  | 10.57PM 20<br>10.57PM 21<br>10.57PM 22<br>10.57PM 23   | MR. BARBI: Because he saw better the landscaping how, how it is exactly.  CHAIRMAN GLAZER: Mr. Garabet gets much more space between the church lot and his property.  MR. BARBI: Okay.   |
| MR. HUBSCHMAN: That would be 56 feet  10.55PM 18 to the property line and he has about 40 feet so 10.55PM 19 90 feet or so to the house.  10.55PM 20 CHAIRMAN GLAZER: That's a substantial 10.55PM 21 improvement. Okay.  10.55PM 22 MR. CAPIZZI: So i did have a chance in 10.55PM 23 the break, I spoke to Mr. Lee who is one of the 10.55PM 24 church elders and just for the Board's information,   | 10.57PM 20<br>10.57PM 21<br>10.57PM 22<br>10.57PM 23<br>10.57PM 24   | MR. BARBI: Because he saw better the landscaping how, how it is exactly.  CHAIRMAN GLAZER: Mr. Garabet gets much more space between the church lot and his property.   |

| 10.58PM 1 10.58PM 3 10.58PM 4 10.58PM 5 10.58PM 6 10.58PM 7 10.58PM 10 10.58PM 11 10.58PM 12 10.58PM 13 10.58PM 15 10.58PM 15 10.58PM 15 10.58PM 16 10.58PM 17 10.58PM 18 10.58PM 19 10.58PM 20 10.58PM 20 10.58PM 21 10.58PM 22 10.58PM 23 10.58PM 24 10.58PM 24 | CHAIRMAN GLAZER: Before it was at 56. So I'm open to your George. MR. ABAD: I would like to make a motion.  CHAIRMAN GLAZER: Please, MR. ABAD: I would like to make a motion to approve with the changes to the plans, MS. HERRIES: Second. CHAIRMAN GLAZER: All right. Let's have a roll call on this. MS. MYUNG: Ms. Herries? MS. HERRIES: Yes. MS. MYUNG: Mr. Clores? VICE CHAIRMAN CLORES: Yes, MS. MYUNG: Mr. Barbieri? MR. BARBIERI: Yes, MS. MYUNG: Mr. Bonhomme? MR. BONHOMME: Yes, MS. MYUNG: Mr. Abad? MR. ABAD: Yes, MS. MYUNG: Chairman Glazer? CHAIRMAN GLAZER: Yes, MS. HERRIES: And also with the condition that they continue the parking attendant. CHAIRMAN GLAZER: Yes, LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. | 1 CERTIFICATE 1 CERTIFY that the foregoing is a 3 true and accurate transcript of the testimony and 4 proceedings as reported stenographically by me at 5 the time, place and on the date herein before set 6 forth. 7 I DO FURTHER CERTIFY that I am 7 neither a relative nor employee nor attorney or 7 counsel of any of the parties to this action, and 8 that I am neither a relative nor employee of such 9 attorney or counsel, and that I am not financially 10 interested in this action. 11 attorney or counsel, and that I am not financially 12 interested in this action. 13 14 15 16 16 17 18 18 19 10 10 10 10 10 10 10 10 10 10 10 10 10 |
|---|---|--|
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| 10.58PM 1 10.58PM 2 10.58PM 4 10.58PM 5 10.58PM 6 10.58PM 7 10.58PM 8 10.58PM 9 10.58PM 10 11 12 13   | MR. CAPIZZI: That's fine. Thank you all. Thanks for your patience this evening in staying late. I appreciate it. CHAIRMAN GLAZER: Thank you. Happy Thanksgiving to you all. (Whereupon, this matter is concluded. Time noted: 11:00 p.m.)   |  |

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

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