

TOWNSHIP OF WYCKOFF
ZONING BOARD OF ADJUSTMENT
TUESDAY, JULY 24, 2018
COMMENCING AT 7:30 P.M.

IN THE MATTER OF : TRANSCRIPT
CHRISTIAN HEALTH CARE CENTER : OF
301 Sicomac Avenue : PROCEEDINGS
Block 433, Lots 49.03, 52.01 :
& 51 (RA-25) :

B E F O R E:

BOROUGH OF TENAFLY ZONING BOARD OF ADJUSTMENT
THERE BEING PRESENT:

CARL FRY, CHAIRMAN

ERIK RUEBENACKER, VICE CHAIRMAN

ED KALPAGIAN, MEMBER

SUSAN YUDIN, MEMBER

BRIAN HUBERT, MEMBER

RICHARD DELEO, 1st ALTERNATE MEMBER

ROBERT EBEL, 2ND ALTERNATE MEMBER

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201-641-1812

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<u>NO.</u>	<u>DESCRIPTION</u>	<u>ID.</u>	<u>EV.</u>
(No Exhibits Marked.)			

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

A L S O P R E S E N T:

PETER TEN KATE, P.P., Board Planner
SUE McQUAID, Board Secretary
MARK DiGENARRO, P.E., Board Engineer

A P P E A R A N C E S:

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Attorney for the Board

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CHAIRMAN FRY: The special meeting of
the Wyckoff Board of Adjustment dated Tuesday,
July 24, 2018, is now in session.

In accordance with Section 8 of the
Open Public Meetings Act, I wish to advise that
notice of this meeting has been posted on the main
level of Memorial Town Hall since Thursday, July 11,
2018. A copy of the notice has been filed with the
township clerk and copies were sent to the Ridgewood
News, Bergen Record and the North Jersey Herald and
News, all papers with general circulation throughout
the Township of Wyckoff.

This notice establishes a special
meeting for the Christian Health Care Center
application. Formal action may be taken at this
meetings.

Sue, roll call, please?

BOARD SECRETARY McQUAID: Mr. Ebel?

MR. EBEL: Here.

BOARD SECRETARY McQUAID: Mr. DeLeo?

MR. DELEO: Here.

BOARD SECRETARY McQUAID:

Mr. Kalpagian?

MR. KALPAGIAN: Here.

BOARD SECRETARY McQUAID: Mr. Hubert?

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

<p style="text-align: right;">9</p> <p>07:36PM 1 traffic that is coming down off Mountain Avenue.</p> <p>07:37PM 2 That really has been a sore spot, I think, with a lot</p> <p>07:37PM 3 of people. We certainly don't want to impact that</p> <p>07:37PM 4 any further, and we want to exhaust every way</p> <p>07:37PM 5 possible to see if it can be alleviated.</p> <p>07:37PM 6 And, again, that wouldn't be up to this</p> <p>07:37PM 7 board or the applicant to make that determination.</p> <p>07:37PM 8 That would have to be presented, perhaps, to the</p> <p>07:37PM 9 township as far as I'm aware, to the chief of police</p> <p>07:37PM 10 and then perhaps to the county because it is a county</p> <p>07:37PM 11 road.</p> <p>07:37PM 12 So I'd like to maybe discuss that a</p> <p>07:37PM 13 little bit while we have some of the experts here.</p> <p>07:37PM 14 So with that being said, why don't we</p> <p>07:37PM 15 move right in?</p> <p>07:37PM 16 MR. HUBERT: Mr. Chairman, if I could</p> <p>07:37PM 17 just make one note, just for the record.</p> <p>07:37PM 18 CHAIRMAN FRY: Sure.</p> <p>07:37PM 19 MR. HUBERT: I was not in attendance at</p> <p>07:37PM 20 the July 10th meeting. I have read the 79-page</p> <p>07:37PM 21 transcript, I just want to note that. I probably</p> <p>07:37PM 22 have to sign something for Sue to attest so that I</p> <p>07:37PM 23 could vote on it.</p> <p>07:37PM 24 CHAIRMAN FRY: Yes, great. Thank you.</p> <p>07:37PM 25 MR. HUBERT: Thank you.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">11</p> <p>07:39PM 1 what might be expected in Wyckoff.</p> <p>07:39PM 2 And that was brought to the attention</p> <p>07:39PM 3 of the county. And, again, we implored the county to</p> <p>07:39PM 4 attempt to address that concern.</p> <p>07:39PM 5 And as a result, Boswell has been</p> <p>07:39PM 6 supplied with and we have been supplied with a</p> <p>07:39PM 7 revised drawing from the county which reduces the</p> <p>07:39PM 8 width of the roadway at the front of the Christian</p> <p>07:39PM 9 Health Care Center by about 8 feet.</p> <p>07:39PM 10 And what does that mean? That means</p> <p>07:39PM 11 that the widening in front of the health care center</p> <p>07:39PM 12 where the curb currently exists, and if we'll all</p> <p>07:39PM 13 recall, we all know it, there is a curb and then</p> <p>07:39PM 14 there is a striped portion where trucks usually park.</p> <p>07:39PM 15 That curb will now, instead of moving back 12 feet,</p> <p>07:39PM 16 will only move back 4 feet, so as to create less of a</p> <p>07:40PM 17 breadth of the intersection that was a concern.</p> <p>07:40PM 18 The county, in an attempt to</p> <p>07:40PM 19 accommodate what we conveyed to be the interest of</p> <p>07:40PM 20 the township, has agreed that the intersection can</p> <p>07:40PM 21 function. It can get its light, albeit only on our</p> <p>07:40PM 22 side. It can get its light and get this done without</p> <p>07:40PM 23 creating the full 12 feet that it had before. That's</p> <p>07:40PM 24 the only change that has occurred. That plan has</p> <p>07:40PM 25 been submitted. The county drew a map and submitted</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">10</p> <p>07:37PM 1 MR. VOGEL: For the record, Jerome</p> <p>07:37PM 2 Vogel, Jeffer, Hopkinson and Vogel, the attorneys for</p> <p>07:37PM 3 the applicant.</p> <p>07:37PM 4 CHAIRMAN FRY: Do we accept his</p> <p>07:37PM 5 credentials?</p> <p>07:37PM 6 MR. COOK: Always.</p> <p>07:38PM 7 MR. VOGEL: The purpose of this</p> <p>07:38PM 8 evening's meeting is, as stated by the Chairman, is</p> <p>07:38PM 9 something we are prepared for, but there has been one</p> <p>07:38PM 10 significant change that's occurred between the last</p> <p>07:38PM 11 meeting and this with respect to the intersection.</p> <p>07:38PM 12 If you will recall, on the occasion of</p> <p>07:38PM 13 the discussion of the intersection, Mr. Ascolese, on</p> <p>07:38PM 14 behalf of Boswell, was here, and indicated he would</p> <p>07:38PM 15 interact with the county. And he did interact with</p> <p>07:38PM 16 the county.</p> <p>07:38PM 17 As a result of that, and our entreaties</p> <p>07:38PM 18 to the county, we did not meet with the county when</p> <p>07:38PM 19 Mr. Ascolese did, but our entreaties to the county</p> <p>07:38PM 20 that the township had this concern about the</p> <p>07:38PM 21 intersection and the scope of the intersection, not</p> <p>07:38PM 22 so much the design with respect to the various</p> <p>07:39PM 23 technical aspects that you may get into tonight, but</p> <p>07:39PM 24 there was always this comment about, well, it's too</p> <p>07:39PM 25 broad, the breadth of it. It's not consistent with</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">12</p> <p>07:40PM 1 it. That would now be part of our application, that</p> <p>07:40PM 2 revision to reduce the width by 8 feet.</p> <p>07:40PM 3 CHAIRMAN FRY: Do you have any drawings</p> <p>07:40PM 4 prepared tonight to illustrate that?</p> <p>07:40PM 5 MR. VOGEL: There is a drawing, it's a</p> <p>07:40PM 6 rather difficult drawing, it was not done by Stantec,</p> <p>07:40PM 7 but we will show it to you as part of the</p> <p>07:40PM 8 presentation.</p> <p>07:40PM 9 It's kind of difficult to see, but</p> <p>07:41PM 10 perhaps Mr. Ten Kate can report on it at some point</p> <p>07:41PM 11 when we get to that, but I just wanted to alert the</p> <p>07:41PM 12 board to that and I wanted to indicate to you that</p> <p>07:41PM 13 that is now part of our application, so as to attempt</p> <p>07:41PM 14 to accommodate the interests of everyone.</p> <p>07:41PM 15 CHAIRMAN FRY: Okay. And should the</p> <p>07:41PM 16 application be approved, that would be the final</p> <p>07:41PM 17 placement of the curbing?</p> <p>07:41PM 18 MR. VOGEL: That's correct.</p> <p>07:41PM 19 CHAIRMAN FRY: We wouldn't end up with</p> <p>07:41PM 20 any future expansions?</p> <p>07:41PM 21 MR. VOGEL: Well, they'll show on the</p> <p>07:41PM 22 plan, but across the frontage where we all know the</p> <p>07:41PM 23 striped portion is where the trucks usually park to</p> <p>07:41PM 24 go across from us.</p> <p>07:41PM 25 CHAIRMAN FRY: Right.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">5</p> <p>07:32PM 1 MR. HUBERT: Present.</p> <p>07:32PM 2 BOARD SECRETARY McQUAID: Ms. Yudin?</p> <p>07:32PM 3 MS. YUDIN: Here.</p> <p>07:32PM 4 BOARD SECRETARY McQUAID:</p> <p>07:32PM 5 Mr. Ruebenacker?</p> <p>07:32PM 6 VICE CHAIRMAN RUEBENACKER: Here.</p> <p>07:32PM 7 BOARD SECRETARY McQUAID: Chairman Fry?</p> <p>07:32PM 8 CHAIRMAN FRY: Here.</p> <p>07:32PM 9 All right. Let's start with the Pledge</p> <p>10 of Allegiance. Mr. Ruebenacker, if you would lead</p> <p>11 us, please.</p> <p>12 (Whereupon, everyone stands for a</p> <p>13 recitation of the Pledge of Allegiance led by</p> <p>14 Vice Chairman Ruebenacker.)</p> <p>07:33PM 15 CHAIRMAN FRY: Okay. Welcome everyone,</p> <p>07:33PM 16 good evening.</p> <p>07:33PM 17 Just as a reminder, if you would,</p> <p>07:33PM 18 either turn your phones off, put them on vibrate so</p> <p>07:33PM 19 we do not interrupt the meeting.</p> <p>07:33PM 20 Board members, I feel like I just saw</p> <p>07:33PM 21 you, like, a couple of days ago.</p> <p>07:33PM 22 VICE CHAIRMAN RUEBENACKER: Imagine</p> <p>07:33PM 23 that.</p> <p>07:33PM 24 CHAIRMAN FRY: Yeah.</p> <p>07:33PM 25 So just a couple things to circle back</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">7</p> <p>07:34PM 1 focused too much on it, but I believe there was some</p> <p>07:34PM 2 signage, there was some signage changes. And I don't</p> <p>07:34PM 3 know that we discussed that at the last meeting --</p> <p>07:34PM 4 proposed.</p> <p>07:34PM 5 MR. TEN KATE: Right.</p> <p>07:34PM 6 CHAIRMAN FRY: So that might be</p> <p>07:34PM 7 something that I think I want to touch on briefly</p> <p>07:34PM 8 tonight, just so we can close that portion of it.</p> <p>07:35PM 9 MR. TEN KATE: Yes, there was a sign</p> <p>07:35PM 10 out front, I think we should just get testimony on it</p> <p>07:35PM 11 to get it on the record.</p> <p>07:35PM 12 CHAIRMAN FRY: The size,</p> <p>07:35PM 13 illumination --</p> <p>07:35PM 14 MR. TEN KATE: Correct.</p> <p>07:35PM 15 CHAIRMAN FRY: -- some of the basics.</p> <p>07:35PM 16 I don't know how we -- we overlooked</p> <p>07:35PM 17 that. I am sure the applicant is certainly prepared,</p> <p>07:35PM 18 but maybe we can discuss that a little bit.</p> <p>07:35PM 19 Then moving forward, we asked the</p> <p>07:35PM 20 applicant to bring Stantec back, it looks like</p> <p>07:35PM 21 everyone is with us this evening, because we had some</p> <p>07:35PM 22 other questions as far as the impact, should the</p> <p>07:35PM 23 proposed light at the intersection be approved, what</p> <p>07:35PM 24 affect would that have on Mountain, just so we can</p> <p>07:35PM 25 sort of talk that out and see what the effect would</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">6</p> <p>07:33PM 1 from the last meeting when we met. So we heard the</p> <p>07:33PM 2 testimony on the health care facility, itself, in the</p> <p>07:33PM 3 proposed additions to the structures, and then some</p> <p>07:33PM 4 minor modifications that were made to the structures</p> <p>07:33PM 5 as well. I think we've heard all the testimony we</p> <p>07:33PM 6 needed to hear on that, and then we opened it to the</p> <p>07:33PM 7 public, so that portion was closed.</p> <p>07:34PM 8 I do have one item that I had in my</p> <p>07:34PM 9 notes and Mr. Ten Kate, I don't mean to put you on</p> <p>07:34PM 10 the spot so early. There was one note I had, review</p> <p>07:34PM 11 of the site plan, was to be done for the lighting.</p> <p>07:34PM 12 MR. TEN KATE: Yes, I didn't finish</p> <p>07:34PM 13 that.</p> <p>07:34PM 14 CHAIRMAN FRY: Okay.</p> <p>07:34PM 15 MR. TEN KATE: But we can always make</p> <p>07:34PM 16 it subject if you so choose, it -- I don't consider</p> <p>07:34PM 17 that a major hurdle.</p> <p>07:34PM 18 CHAIRMAN FRY: I don't --</p> <p>07:34PM 19 MR. TEN KATE: It's up to the board,</p> <p>07:34PM 20 but the site lighting has previously been approved --</p> <p>07:34PM 21 CHAIRMAN FRY: Right.</p> <p>07:34PM 22 MR. TEN KATE: -- in the original</p> <p>07:34PM 23 application. I just haven't checked the revised.</p> <p>07:34PM 24 CHAIRMAN FRY: Okay. And, you know,</p> <p>07:34PM 25 one other thing that I don't know that we've really</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">8</p> <p>07:35PM 1 be. Excuse me.</p> <p>07:35PM 2 Then also the impact, if we left the</p> <p>07:35PM 3 entrance alone and we said, okay, county, do whatever</p> <p>07:35PM 4 you're going to do with the light, we just wanted to</p> <p>07:35PM 5 see what the impact would be if the entrance stays</p> <p>07:35PM 6 where it is, but a light is then put in.</p> <p>07:35PM 7 And then also some -- we want to get</p> <p>07:36PM 8 some testimony, and, again, just clarification, on</p> <p>07:36PM 9 should a light be approved, what impact will that</p> <p>07:36PM 10 have on traffic heading eastbound on Sicomac Avenue</p> <p>07:36PM 11 heading towards the light backing up, if that's a red</p> <p>07:36PM 12 light, backing up in front of the storefronts, and</p> <p>07:36PM 13 would it back up and how far?</p> <p>07:36PM 14 And, again, that would kind of trigger</p> <p>07:36PM 15 what impact it might have on Mountain Avenue. So I</p> <p>07:36PM 16 think they're all fair questions.</p> <p>07:36PM 17 The other thing I do want to mention</p> <p>07:36PM 18 tonight and get maybe some expert opinion on it is to</p> <p>07:36PM 19 see if a proposed speed reduction would have an</p> <p>07:36PM 20 impact.</p> <p>07:36PM 21 It's a 40-mile an hour zone on Sicomac.</p> <p>07:36PM 22 It's my opinion, from the firehouse down, it could be</p> <p>07:36PM 23 reduced.</p> <p>07:36PM 24 And in thinking about it, maybe if it</p> <p>07:36PM 25 is reduced, will there be a positive impact to the</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">13</p> <p>07:41PM 1 MR. VOGEL: That curb will only go back</p> <p>07:41PM 2 about 4 feet. There is some other places down below</p> <p>07:41PM 3 where the curb still remains where it is, but as you</p> <p>07:41PM 4 see the intersection, it will only be about 4 feet</p> <p>07:41PM 5 back there.</p> <p>07:41PM 6 CHAIRMAN FRY: Does that impact any of</p> <p>07:41PM 7 the residences beyond where the old service station</p> <p>07:41PM 8 is to where it would benefit them, because I think</p> <p>07:41PM 9 they were concerned about the slope coming down to</p> <p>07:41PM 10 the road.</p> <p>07:41PM 11 MR. VOGEL: I don't -- I can't answer</p> <p>07:41PM 12 that. I have to wait for the engineer.</p> <p>07:42PM 13 CHAIRMAN FRY: Okay.</p> <p>07:42PM 14 MR. VOGEL: So with that, with your</p> <p>07:42PM 15 permission, I'll call Mr. Roughgarden from Stantec.</p> <p>07:42PM 16 CHAIRMAN FRY: Sure.</p> <p>07:42PM 17 ALBERT ROUGHGARDEN,</p> <p>07:42PM 18 Having been previously sworn, continues to</p> <p>07:42PM 19 testify as follows:</p> <p>07:42PM 20 DIRECT EXAMINATION</p> <p>07:42PM 21 BY MR. VOGEL:</p> <p>07:42PM 22 Q. I don't recall, Mr. Roughgarden, you</p> <p>07:42PM 23 were sworn two meeting ago, were you not?</p> <p>07:42PM 24 A. Yes, I was.</p> <p>07:42PM 25 Q. Do you understand you continue to be</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">15</p> <p>07:43PM 1 that were made in that prior testimony as we talk a</p> <p>07:43PM 2 little bit about the traffic signal, a little bit</p> <p>07:43PM 3 about the access adjustments.</p> <p>07:43PM 4 But what I wanted to spend a little bit</p> <p>07:43PM 5 of time on, and I know it's always been a concern of</p> <p>07:43PM 6 the board members sitting here, listening to your</p> <p>07:43PM 7 comments and your questions, is why a traffic signal?</p> <p>07:43PM 8 It wasn't my doing. This is the county's plan.</p> <p>07:43PM 9 But let's take a step back and let's</p> <p>07:43PM 10 try to maybe help you understand why the county has</p> <p>07:43PM 11 looked at this intersection and why the county is</p> <p>07:43PM 12 seeking to signalize this intersection.</p> <p>07:43PM 13 So studies were done. There was an</p> <p>07:43PM 14 original study done by Stantec, formerly, at the time</p> <p>07:43PM 15 we were Vollmer Associates, back in 2006, which</p> <p>07:44PM 16 looked at the existing conditions at the Cedar Hill</p> <p>07:44PM 17 Avenue/Sicomac Avenue intersection. And the study</p> <p>07:44PM 18 was done to evaluate the warranting conditions.</p> <p>07:44PM 19 Now, the manual on uniform traffic</p> <p>07:44PM 20 control devices is the guidebook that engineers use</p> <p>07:44PM 21 to do various types of traffic engineering design,</p> <p>07:44PM 22 from signing and striping to -- to various safety</p> <p>07:44PM 23 improvements, traffic control and staging and traffic</p> <p>07:44PM 24 signals.</p> <p>07:44PM 25 Engineering studies of roadways and</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">14</p> <p>07:42PM 1 under oath?</p> <p>07:42PM 2 A. Yes, I do.</p> <p>07:42PM 3 Q. And do you understand that the board</p> <p>07:42PM 4 asked that you return to cover, in general terms, the</p> <p>07:42PM 5 testimony and information previously submitted?</p> <p>07:42PM 6 A. I do.</p> <p>07:42PM 7 Q. Could you describe to the board the</p> <p>07:42PM 8 study that you undertook and the conclusions that you</p> <p>07:42PM 9 reached?</p> <p>07:42PM 10 A. Sure.</p> <p>07:42PM 11 As you recall through prior testimony,</p> <p>07:42PM 12 myself and Mr. Mara (phonetic) had provided</p> <p>07:42PM 13 information about proposed intersection improvements</p> <p>07:42PM 14 that the county is moving forward with.</p> <p>07:42PM 15 The adjustments to the site access that</p> <p>07:42PM 16 the Christian Health Care Center is seeking to --</p> <p>07:42PM 17 your approval for.</p> <p>07:43PM 18 And I know that there were some</p> <p>07:43PM 19 questions by board members regarding traffic signal</p> <p>07:43PM 20 operation and whether there were some -- any</p> <p>07:43PM 21 ancillary impacts that might be expected at various</p> <p>07:43PM 22 intersections.</p> <p>07:43PM 23 So all of that was part of our prior</p> <p>07:43PM 24 testimony. And I don't want to go into too much</p> <p>07:43PM 25 detail. What I wanted to do was highlight the points</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">16</p> <p>07:44PM 1 traffic and other factors including pedestrians,</p> <p>07:44PM 2 accidents, the configuration of the intersections,</p> <p>07:44PM 3 those are all done.</p> <p>07:44PM 4 Specifically in 2009, MUTCD Chapter</p> <p>07:44PM 5 4(C) provides a list of warranting conditions, nine</p> <p>07:44PM 6 of them in total that are included in the MUTCD.</p> <p>07:44PM 7 An intersection does not have to meet</p> <p>07:44PM 8 all nine to justify the installation of a traffic</p> <p>07:44PM 9 signal. One warranting condition can justify the</p> <p>07:44PM 10 installation of a traffic signal.</p> <p>07:44PM 11 So in this case for this particular</p> <p>07:45PM 12 intersection, there are three of the nine warrants</p> <p>07:45PM 13 that are met. And not really just met, the</p> <p>07:45PM 14 thresholds are actually exceeded. And we'll just go</p> <p>07:45PM 15 through that briefly so that you understand why the</p> <p>07:45PM 16 county is moving forward with a plan to signalize</p> <p>07:45PM 17 this intersection.</p> <p>07:45PM 18 The first warrant is Warrant No. 1,</p> <p>07:45PM 19 it's an eight-hour vehicular volume. So what does</p> <p>07:45PM 20 that mean? It's for eight continuous hours on an</p> <p>07:45PM 21 average day that traffic volumes in each of those</p> <p>07:45PM 22 hours exceeds 500 vehicles along the major street.</p> <p>07:45PM 23 In this case, the major street is</p> <p>07:45PM 24 Sicomac Avenue. It is the unrestricted through move</p> <p>07:45PM 25 at a T-intersection and carries the higher volume, so</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">17</p> <p>07:45PM 1 that would be classified as the major street.</p> <p>07:45PM 2 Two-hundred vehicles at the</p> <p>07:45PM 3 intersection approaching along the minor street, and</p> <p>07:45PM 4 again, major/minor, Cedar Hill Avenue becomes the</p> <p>07:45PM 5 minor street.</p> <p>07:45PM 6 So just to direct your attention to</p> <p>07:45PM 7 this column here (indicating), these are the volumes</p> <p>07:45PM 8 at each of the hours from 7:00 a.m. to 6:00 p.m.</p> <p>07:45PM 9 This data was collected back in May of 2017 as part</p> <p>07:46PM 10 of the traffic study that was previously submitted</p> <p>07:46PM 11 and previously testified to.</p> <p>07:46PM 12 And you can see here that the major</p> <p>07:46PM 13 roadways -- I'm sorry, the volumes on the major</p> <p>07:46PM 14 roadways are all greater than 500.</p> <p>07:46PM 15 The volumes on the minor roadway are</p> <p>07:46PM 16 all greater than 200.</p> <p>07:46PM 17 So that -- we understand that Warrant</p> <p>07:46PM 18 No. 1 is satisfied.</p> <p>07:46PM 19 The point I'd like to make here,</p> <p>07:46PM 20 though, is that while the warranting condition says</p> <p>07:46PM 21 for eight continuous hours, what we're actually</p> <p>07:46PM 22 seeing here with the data is there are 12 continuous</p> <p>07:46PM 23 hours. So this goes well beyond the peak hours, the</p> <p>07:46PM 24 a.m. peak hour, the p.m. peak hour.</p> <p>07:46PM 25 You might say, well, we only need it in</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">19</p> <p>07:47PM 1 standard. It comes right out of the MUTCD, correct.</p> <p>07:47PM 2 VICE CHAIRMAN RUEBENACKER: Okay.</p> <p>07:47PM 3 THE WITNESS: The third and final</p> <p>07:47PM 4 warrant that is satisfied at this particular</p> <p>07:47PM 5 location --</p> <p>07:47PM 6 CHAIRMAN FRY: Just one more thing, how</p> <p>07:47PM 7 was that data collected? How did you collect that</p> <p>07:47PM 8 data?</p> <p>07:47PM 9 THE WITNESS: This data was collected</p> <p>07:47PM 10 through automatic traffic recorders, ATRs, as well as</p> <p>07:47PM 11 manual turning movement counts during peak hours.</p> <p>07:47PM 12 CHAIRMAN FRY: Thank you.</p> <p>07:47PM 13 VICE CHAIRMAN RUEBENACKER: Define</p> <p>07:47PM 14 "manual --</p> <p>07:47PM 15 THE WITNESS: Excuse me.</p> <p>07:47PM 16 VICE CHAIRMAN RUEBENACKER: Define</p> <p>07:48PM 17 "manual turning counts."</p> <p>07:48PM 18 THE WITNESS: Manual turning counts,</p> <p>07:48PM 19 someone sits at the intersection and counts cars.</p> <p>07:48PM 20 VICE CHAIRMAN RUEBENACKER: Okay.</p> <p>07:48PM 21 THE WITNESS: Yes.</p> <p>07:48PM 22 And all of this data is extracted from</p> <p>07:48PM 23 the traffic impact study that was previously provided</p> <p>07:48PM 24 to the board and previously testified to.</p> <p>07:48PM 25 CHAIRMAN FRY: Thank you.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">18</p> <p>07:46PM 1 the morning and the afternoon, we don't need it the</p> <p>07:46PM 2 rest of the day. Well the eight -- the volume</p> <p>07:46PM 3 counts, the hourly volume counts say differently, as</p> <p>07:46PM 4 they all exceed the volume thresholds for Warrant No.</p> <p>07:46PM 5 1.</p> <p>07:46PM 6 Warrant No. 2 is a four-hour vehicular</p> <p>07:46PM 7 volume count. And, again, similar to the eight</p> <p>07:46PM 8 hours, for any continuous four hours on an average</p> <p>07:46PM 9 day, you take the major and minor street volumes,</p> <p>07:46PM 10 this is the same chart as previously shown, and you</p> <p>07:47PM 11 plot those on an X and Y axis.</p> <p>07:47PM 12 And if all of those data -- if four</p> <p>07:47PM 13 hours, four continuous hours of data points plot</p> <p>07:47PM 14 above this curve line (indicating), the warrant for</p> <p>07:47PM 15 No. 2 is satisfied.</p> <p>07:47PM 16 In this case we have all 12 data points</p> <p>07:47PM 17 for each of the 12 hours plotting above the curve, so</p> <p>07:47PM 18 not only is this threshold met, the threshold is</p> <p>07:47PM 19 actually exceeded for the continuous 12-hour period.</p> <p>07:47PM 20 VICE CHAIRMAN RUEBENACKER: Can you go</p> <p>07:47PM 21 back to that, please? How is that line drawn?</p> <p>07:47PM 22 THE WITNESS: This line --</p> <p>07:47PM 23 VICE CHAIRMAN RUEBENACKER: Is that</p> <p>07:47PM 24 just a fixed national standard?</p> <p>07:47PM 25 THE WITNESS: That's a fixed national</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">20</p> <p>07:48PM 1 THE WITNESS: Warrant No. 7, the crash</p> <p>07:48PM 2 experience, we heard some testimony from Mr. Mara at</p> <p>07:48PM 3 the previous hearing where there was a discussion</p> <p>07:48PM 4 about the accidents that have occurred. Mr. Fry, I</p> <p>07:48PM 5 believe at two meetings ago you had requested a --</p> <p>07:48PM 6 two or three meetings ago, you had requested some</p> <p>07:48PM 7 more current accident data.</p> <p>07:48PM 8 VICE CHAIRMAN RUEBENACKER: Right.</p> <p>07:48PM 9 THE WITNESS: And that was presented</p> <p>07:48PM 10 during prior testimony.</p> <p>07:48PM 11 So the crash experience, that warrant</p> <p>07:48PM 12 is applied or considered when the severity and</p> <p>07:48PM 13 frequency of crashes provide a reason to consider a</p> <p>07:48PM 14 traffic signal.</p> <p>07:48PM 15 Now, there are three conditions that</p> <p>07:48PM 16 should be met in order to determine that this warrant</p> <p>07:48PM 17 is -- the overall warrant is satisfied.</p> <p>07:48PM 18 Condition A is the trial of other</p> <p>07:48PM 19 safety improvements. And what was discussed at prior</p> <p>07:48PM 20 hearings was the fact that the Cedar Hill Avenue is</p> <p>07:49PM 21 stop controlled. The fact that several years ago, I</p> <p>07:49PM 22 don't recall how many, but it was recently, the</p> <p>07:49PM 23 county performed some restriping of the Cedar Hill</p> <p>07:49PM 24 Avenue approach. It's my opinion that the county has</p> <p>07:49PM 25 attempted to make some improvements at that</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">21</p> <p>07:49PM 1 intersection.</p> <p>07:49PM 2 However, what we see, which leads me to</p> <p>07:49PM 3 context B, is that in the last 12 months, from</p> <p>07:49PM 4 July 22nd, 2017, through May 17, 2018, there have</p> <p>07:49PM 5 been a total of eight accidents that have occurred at</p> <p>07:49PM 6 that intersection. Seven of those accidents, the</p> <p>07:49PM 7 ones bolded here (indicating), could have been</p> <p>07:49PM 8 corrected with the installation of a traffic signal.</p> <p>07:49PM 9 So what does that mean? That means if</p> <p>07:49PM 10 a traffic signal was in place, it would have reduced</p> <p>07:49PM 11 the risk, possibly even eliminated the risk, of those</p> <p>07:50PM 12 accidents occurring. What is that test? Five or</p> <p>07:50PM 13 more correctable crashes in a 12-month period. In</p> <p>07:50PM 14 the last 12 months we have seen seven. So we have</p> <p>07:50PM 15 exceeded that threshold. Yes?</p> <p>07:50PM 16 MR. KALPAGIAN: Quick question for you.</p> <p>07:50PM 17 How is a -- if there's a traffic light making</p> <p>07:50PM 18 rear-end hit corrected? Could you --</p> <p>07:50PM 19 THE WITNESS: For -- for this</p> <p>07:50PM 20 particular rear-end collision?</p> <p>07:50PM 21 MR. KALPAGIAN: Well, you got -- it's</p> <p>07:50PM 22 interesting because you've got three and they're both</p> <p>07:50PM 23 at the same time in the morning, all within, like, a</p> <p>07:50PM 24 four or five minute period. Obviously, now it's</p> <p>07:50PM 25 irrelevant. Maybe it's the same direction or the sun</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">23</p> <p>07:51PM 1 that was the case. If it was a vehicle waiting in a</p> <p>07:51PM 2 through lane to make a left turn and was hit from</p> <p>07:51PM 3 behind, by providing a left-turn lane, a dedicated</p> <p>07:51PM 4 turning lane, move them out of the way, you reduce</p> <p>07:51PM 5 that risk.</p> <p>07:51PM 6 MR. KALPAGIAN: What does the acronym</p> <p>07:51PM 7 "PDO" stand for?</p> <p>07:51PM 8 THE WITNESS: PDO is property damage.</p> <p>07:51PM 9 So -- so it's any -- so it's accident that results in</p> <p>07:51PM 10 injury or property damage.</p> <p>07:51PM 11 MR. KALPAGIAN: Okay.</p> <p>07:51PM 12 THE WITNESS: Okay. So just again to</p> <p>07:51PM 13 summarize, Warrant No. 1, eight-hour vehicle volume</p> <p>07:51PM 14 count. The threshold is not only met, it's exceeded.</p> <p>07:52PM 15 The warrant has been satisfied.</p> <p>07:52PM 16 Warrant No. 2 for the four-hour count.</p> <p>07:52PM 17 The threshold has not only been met, it's been</p> <p>07:52PM 18 exceeded. The warrant has been satisfied.</p> <p>07:52PM 19 Warrant 7, crash experience. We just</p> <p>07:52PM 20 talked about that. The threshold is not only met,</p> <p>07:52PM 21 it's exceeded. The warrant is satisfied.</p> <p>07:52PM 22 So these are the reasons why the county</p> <p>07:52PM 23 is moving forward with a plan to signalize this</p> <p>07:52PM 24 intersection. The county is aware of these</p> <p>07:52PM 25 warranting conditions. They have -- as the owner of</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">22</p> <p>07:50PM 1 glare was hitting.</p> <p>07:50PM 2 THE WITNESS: Right. It -- it could be</p> <p>07:50PM 3 -- I don't -- I don't have the details of what</p> <p>07:50PM 4 particularly occurred with that accident, so --</p> <p>07:50PM 5 MR. KALPAGIAN: Yes, I don't want</p> <p>07:50PM 6 details on it. How is it like, I know traffic lights</p> <p>07:50PM 7 can prevent left turn cases, things like that. How</p> <p>07:50PM 8 does a traffic light prevent a rear-end hit?</p> <p>07:50PM 9 THE WITNESS: Well, a traffic light</p> <p>07:50PM 10 some --</p> <p>07:50PM 11 MR. KALPAGIAN: Or make it correctible.</p> <p>07:50PM 12 THE WITNESS: Rear-end collisions can</p> <p>07:50PM 13 still occur at a traffic light, right? People are</p> <p>07:50PM 14 not paying attention. What --</p> <p>07:50PM 15 MR. KALPAGIAN: Right.</p> <p>07:50PM 16 THE WITNESS: -- what -- where you can</p> <p>07:51PM 17 get the benefit is when a traffic signal is installed</p> <p>07:51PM 18 you can provide turning lanes which can get traffic</p> <p>07:51PM 19 out of -- get turning vehicles out of the main flow</p> <p>07:51PM 20 of traffic, and by moving those vehicles out of that</p> <p>07:51PM 21 main flow of traffic for the through move, you can</p> <p>07:51PM 22 then reduce the risk of those rear-end collisions</p> <p>07:51PM 23 occurring.</p> <p>07:51PM 24 I would not say that it would prevent</p> <p>07:51PM 25 all rear-end collisions, but it could correct them if</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">24</p> <p>07:52PM 1 the roadway, as the ones responsible for that</p> <p>07:52PM 2 intersection, they have decided to act upon these</p> <p>07:52PM 3 warrants and they're proposing to signalize this</p> <p>07:52PM 4 intersection.</p> <p>07:52PM 5 MR. EBEL: Do you know their timeframe,</p> <p>07:52PM 6 what their plan is right now? Or are they waiting</p> <p>07:52PM 7 for this decision?</p> <p>07:52PM 8 THE WITNESS: I don't know the answer</p> <p>07:52PM 9 to that. Maybe Mr. Vogel or someone else could speak</p> <p>07:52PM 10 to that. I don't know what the county's timeframe</p> <p>07:52PM 11 is.</p> <p>07:52PM 12 Yeah, I just don't know the answer to</p> <p>07:52PM 13 that.</p> <p>07:52PM 14 MR. EBEL: Thank you.</p> <p>07:52PM 15 THE WITNESS: So moving forward, with</p> <p>07:52PM 16 the understanding that the county is going to</p> <p>07:53PM 17 signalize the intersection, I wanted to just touch on</p> <p>07:53PM 18 the adjustment of the access point for the Christian</p> <p>07:53PM 19 Health Care Center.</p> <p>07:53PM 20 So, again, going back to previous</p> <p>07:53PM 21 testimony that I provided about the plans, if you</p> <p>07:53PM 22 recall, I provided some color graphics that showed</p> <p>07:53PM 23 the proposed intersection improvements. There were</p> <p>07:53PM 24 three plans, but in this case I wanted to just focus</p> <p>07:53PM 25 on the intersection, itself, with one of the plans.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">25</p> <p>07:53PM 1 And, again, just to remind everyone</p> <p>07:53PM 2 what the proposal is, the proposal is for the</p> <p>07:53PM 3 Christian Health Care Center to construct a new</p> <p>07:53PM 4 driveway that would become their main campus entrance</p> <p>07:53PM 5 and exit point to intersect with the existing</p> <p>07:53PM 6 T-intersection of Cedar Hill Avenue and Sicomac</p> <p>07:53PM 7 Avenue creating a four-way intersection, taking</p> <p>07:53PM 8 advantage of the county's plan to signalize that</p> <p>07:53PM 9 intersection.</p> <p>07:53PM 10 The widening, although it's a little</p> <p>07:53PM 11 off the page, the widening goes from the existing</p> <p>07:53PM 12 Christian Health Care Center driveway to the west</p> <p>07:54PM 13 here heading towards the east to Wellesley Lane,</p> <p>07:54PM 14 provided dedicated turning lanes at the intersection.</p> <p>07:54PM 15 In this case, these are what's termed</p> <p>07:54PM 16 as the interim improvements. Remember that the</p> <p>07:54PM 17 Christian Health Care Center will be widening just</p> <p>07:54PM 18 the south side of Sicomac Avenue. It provides a</p> <p>07:54PM 19 shoulder along the southerly side of Sicomac. Also</p> <p>07:54PM 20 improvements, a temporary traffic signal that will be</p> <p>07:54PM 21 what's been deemed a temporary signal that will be</p> <p>07:54PM 22 installed by Bergen County.</p> <p>07:54PM 23 Mr. Fry, you brought up a question</p> <p>07:54PM 24 earlier about where the curb line will be, and I had</p> <p>07:54PM 25 previously testified, too, that the intent is to</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">27</p> <p>07:55PM 1 would be a left turn to turn left onto Cedar Hill.</p> <p>07:55PM 2 THE WITNESS: Correct.</p> <p>07:55PM 3 CHAIRMAN FRY: And the other is a</p> <p>07:55PM 4 straight through to continue down Sicomac Avenue</p> <p>07:55PM 5 headed east.</p> <p>07:55PM 6 THE WITNESS: Yes. The inside lane,</p> <p>07:55PM 7 the southern lane is a through right, so it's a</p> <p>07:55PM 8 shared through movement going down into Hawthorne, or</p> <p>07:55PM 9 a right turn into the Christian Health Care Center</p> <p>07:56PM 10 campus.</p> <p>07:56PM 11 CHAIRMAN FRY: And the hatched out area</p> <p>07:56PM 12 is essentially almost what exists today, so to speak?</p> <p>07:56PM 13 THE WITNESS: Correct. Correct.</p> <p>07:56PM 14 CHAIRMAN FRY: And the westbound lane,</p> <p>07:56PM 15 we really can't tell. That is kind of faded out in</p> <p>07:56PM 16 the white. West from Cedar Hill.</p> <p>07:56PM 17 THE WITNESS: Yes. Continuing west of</p> <p>07:56PM 18 the intersection, the westbound lane is faded out in</p> <p>07:56PM 19 white. There would be no improvements as part of</p> <p>07:56PM 20 this plan.</p> <p>07:56PM 21 CHAIRMAN FRY: So no improvements, no</p> <p>07:56PM 22 curb cuts. Essentially, business as usual on that</p> <p>07:56PM 23 opposite side.</p> <p>07:56PM 24 THE WITNESS: Correct, correct. And</p> <p>07:56PM 25 that was provided in prior testimony and that still</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">26</p> <p>07:54PM 1 construct the curb line along the southerly side of</p> <p>07:54PM 2 Sicomac Avenue so that if the county ever comes ahead</p> <p>07:54PM 3 later on down the road and does something on the</p> <p>07:54PM 4 north side, that the curb line and all the</p> <p>07:54PM 5 improvements provided on the south side would not</p> <p>07:54PM 6 need to be reconstructed. And that is still the</p> <p>07:54PM 7 case. That's the same intent that would be applied</p> <p>07:55PM 8 to the county's revised sketch, and we'll talk about</p> <p>07:55PM 9 that in about a minute.</p> <p>07:55PM 10 And then, again, just a reminder to the</p> <p>07:55PM 11 board that was discussed previously is that any</p> <p>07:55PM 12 improvement on the north side of Sicomac Avenue and</p> <p>07:55PM 13 the full build-out of the intersection, the county is</p> <p>07:55PM 14 going to take that upon themselves and that would all</p> <p>07:55PM 15 be subject to reviews and approvals and an agreement</p> <p>07:55PM 16 from the Township of Wyckoff. So...</p> <p>07:55PM 17 CHAIRMAN FRY: So what we're just</p> <p>07:55PM 18 looking at --</p> <p>07:55PM 19 THE WITNESS: Yes.</p> <p>07:55PM 20 CHAIRMAN FRY: Let's stick with Sicomac</p> <p>07:55PM 21 Avenue heading east.</p> <p>07:55PM 22 THE WITNESS: Yes.</p> <p>07:55PM 23 CHAIRMAN FRY: So it's two lanes, we're</p> <p>07:55PM 24 only seeing that grayed in area. That is only</p> <p>07:55PM 25 representation of the two lanes heading east. One</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">28</p> <p>07:56PM 1 is the testimony today.</p> <p>07:56PM 2 CHAIRMAN FRY: And do you know, since</p> <p>07:56PM 3 there has been a modified plan that you're</p> <p>07:56PM 4 presenting, is the county still taking into</p> <p>07:56PM 5 consideration, as you said, that no matter what</p> <p>07:56PM 6 happens in the future, there would have to be a</p> <p>07:56PM 7 conversation and a meeting held between the town and</p> <p>07:56PM 8 the county before any final approval is made?</p> <p>07:56PM 9 THE WITNESS: Yes. That is still my</p> <p>07:57PM 10 understanding. The county has not been -- there have</p> <p>07:57PM 11 been no communications that I've seen that has</p> <p>07:57PM 12 indicated otherwise. The county would still need an</p> <p>07:57PM 13 agreement with the township to do any further</p> <p>07:57PM 14 improvements on the north side of Sicomac Avenue.</p> <p>07:57PM 15 CHAIRMAN FRY: Okay. So then coming up</p> <p>07:57PM 16 Sicomac from Hawthorne heading west, so there is a</p> <p>07:57PM 17 hatched median in the middle there --</p> <p>07:57PM 18 THE WITNESS: This is -- yes.</p> <p>07:57PM 19 CHAIRMAN FRY: And this creates a left</p> <p>07:57PM 20 turn.</p> <p>07:57PM 21 THE WITNESS: This is a striped area</p> <p>07:57PM 22 that would be created to then carve out a dedicated</p> <p>07:57PM 23 left-turn lane into the Christian Health Care Center</p> <p>07:57PM 24 campus.</p> <p>07:57PM 25 CHAIRMAN FRY: And the right</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

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07:57PM 1 essentially is a straight through.

07:57PM 2 Is there then, it opens up to create a

07:57PM 3 right turn as well?

07:57PM 4 THE WITNESS: Correct. It opens up to

07:57PM 5 create a right turn to provide that right turn on red

07:57PM 6 movement, free right turn on red movement that would

07:57PM 7 not be obstructed by the through vehicles.

07:57PM 8 MR. KALPAGIAN: Could I ask you a quick

07:57PM 9 favor?

07:57PM 10 THE WITNESS: Yes.

07:57PM 11 MR. KALPAGIAN: The reduction, the

07:57PM 12 movement of the curb being pulled back 12 feet to 8

07:57PM 13 feet, because I'm a little confused now, could you

07:58PM 14 just move your pointer where that -- that 4-foot

07:58PM 15 difference in the curbing that's moving from 12 to 8?

07:58PM 16 THE WITNESS: Sure. I mean, I could

07:58PM 17 approximate.

07:58PM 18 MR. KALPAGIAN: Yes, that's all I want.

07:58PM 19 THE WITNESS: Okay. So this yellow

07:58PM 20 area here, that is the 12-foot widening that was

07:58PM 21 originally proposed.

07:58PM 22 MR. KALPAGIAN: Okay.

07:58PM 23 THE WITNESS: Okay. So if you can

07:58PM 24 imagine about, only about a third of the width of

07:58PM 25 that yellow. Okay.

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07:58PM 1 MR. KALPAGIAN: That movement has no

07:58PM 2 bearing on the turning lanes, the --

07:58PM 3 THE WITNESS: No, because what the

07:58PM 4 county's plan does is it reduces the width of the

07:58PM 5 lanes that are approaching the intersection or

07:58PM 6 departing from the intersection, so they're squeezing

07:58PM 7 the lane widths down in order to then reduce the

07:58PM 8 widening that's needed on the south side.

07:58PM 9 So instead of providing a 12-foot lane,

07:58PM 10 they're providing an 11-foot lane. Instead of

07:58PM 11 providing, I think it's a 20-foot lane in the

07:58PM 12 westbound direction, that is being reduced to a

07:58PM 13 15-foot lane in the westbound direction.

07:58PM 14 So they're buying room to reduce the

07:59PM 15 width of the widening by reducing the widths of some

07:59PM 16 of the proposed lanes.

07:59PM 17 MR. KALPAGIAN: So you're going to get

07:59PM 18 those three turning lanes in a width of 15 feet? Or

07:59PM 19 they're going to get that.

07:59PM 20 THE WITNESS: No, no, no. Not in a

07:59PM 21 width of 15 feet. So this turning lane is, I

07:59PM 22 believe, I can't read it off the plan, but I believe

07:59PM 23 it's 12 feet. So that would be reduced to say 11, I

07:59PM 24 believe, if that's what the county's plan is. And

07:59PM 25 then the through lane would be reduced as well, all

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07:59PM 1 within standards that would be applied or would be

07:59PM 2 acceptable to, say, the New Jersey Department of

07:59PM 3 Transportation for typical lane widths, 11-foot would

07:59PM 4 be the minimum desirable, 12-foot would be the

07:59PM 5 desirable lane width.

07:59PM 6 So what they're able to do is instead

07:59PM 7 of going with the Cadillac of lane widths, they're

07:59PM 8 able to reduce those down, still within the

07:59PM 9 guidelines, the standards for roadway design, but in

07:59PM 10 doing so, they're able to make the width of the

07:59PM 11 roadway, the overall width of the roadway narrower.

07:59PM 12 MS. YUDIN: What is the benefit of

07:59PM 13 reducing it from 12 feet to 8 feet?

08:00PM 14 THE WITNESS: Well, the benefits are

08:00PM 15 you're reducing the amount of pavement, so you're

08:00PM 16 reducing the amount of impervious coverage that needs

08:00PM 17 to be addressed with drainage. You reduce the amount

08:00PM 18 of widening, so you reduce the amount of disturbance

08:00PM 19 that would result, and overall, you don't have a

08:00PM 20 paved surface that is -- let's look at it this way.

08:00PM 21 The county is attempting to optimize their design.

08:00PM 22 You know, they recognize that there was some wiggle

08:00PM 23 room in their original sketch, and that they are able

08:00PM 24 to reduce things, and it reduces impacts and results

08:00PM 25 in a smaller footprint of the project.

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08:00PM 1 MS. YUDIN: So would there still be a

08:00PM 2 striped part where supposedly the landscape trucks

08:00PM 3 could park?

08:00PM 4 THE WITNESS: Well, you know what,

08:00PM 5 we'll get to that slide and we'll try -- what I have

08:00PM 6 is a slide of the sketch that the county provided.

08:00PM 7 It's a little faded out and may be a little difficult

08:00PM 8 to see, but it might be better to speak to that and

08:00PM 9 then we can try to -- I'll try my best to guide you

08:00PM 10 through that.

08:00PM 11 VICE CHAIRMAN RUEBENACKER: Mr.

08:00PM 12 Roughgarden, before we go on --

08:00PM 13 THE WITNESS: Yes.

08:00PM 14 VICE CHAIRMAN RUEBENACKER: I have one

08:01PM 15 more question. I've spent more than I've ever

08:01PM 16 dreamed of in this revised traffic plan, more time.

08:01PM 17 Can we go back to the warrant slide,

08:01PM 18 please, and go back to the Warrant 1, I believe.

08:01PM 19 Yes, please.

08:01PM 20 THE WITNESS: Yes.

08:01PM 21 VICE CHAIRMAN RUEBENACKER: This speaks

08:01PM 22 about 500 vehicles along the major street. I just

08:01PM 23 want to get on the record, is that in any one

08:01PM 24 direction or a combined direction?

08:01PM 25 THE WITNESS: No, it's a combined

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08:01PM 1 direction.

08:01PM 2 VICE CHAIRMAN RUEBENACKER: Okay. I

08:01PM 3 just wanted to make sure I understood that right.

08:01PM 4 THE WITNESS: Yes.

08:01PM 5 VICE CHAIRMAN RUEBENACKER: Because I

08:01PM 6 went to, I guess it was -- what is it, the appendix

08:01PM 7 C, ATR volume graphs, and the -- between Sicomac Ave

08:01PM 8 and Barnstable Drive, as well as between Christian

08:01PM 9 Health Care Center site driveway and Mulberry Court,

08:01PM 10 all of the one-way directions are -- majority are

08:02PM 11 below 500. They only tip above 500 in any one

08:02PM 12 direction for an hour period in the morning.

08:02PM 13 So I just want it on record that this

08:02PM 14 is combined in both directions?

08:02PM 15 THE WITNESS: That is correct.

08:02PM 16 VICE CHAIRMAN RUEBENACKER: Okay.

08:02PM 17 Thank you.

08:02PM 18 BY MR. VOGEL:

08:02PM 19 Q. Could you go back to when you talked

08:02PM 20 about Sicomac Street. So from Cedar Hill, on the

08:02PM 21 drawing that's been presented here, there is no

08:02PM 22 change to the left and right. It shows no entry or

08:02PM 23 straight arrow into or -- do they plan to change, in

08:02PM 24 any way, shape or form, what's there today?

08:02PM 25 A. **Physical changes, no.**
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08:02PM 1 **But I testified to, and it was**

08:02PM 2 **discussed in a previous hearing, that the current**

08:02PM 3 **left-turn lane will become a shared left through and**

08:02PM 4 **that striping will be updated. It was not shown in**

08:03PM 5 **the plan, but it will be updated. We had testified**

08:03PM 6 **to that previously.**

08:03PM 7 **But other than that change of**

08:03PM 8 **re-striping the lane arrow --**

08:03PM 9 Q. Right.

08:03PM 10 A. -- there is no physical change to Cedar

08:03PM 11 Hill Avenue as part of --

08:03PM 12 Q. So there are no planned changes.

08:03PM 13 So with this change to Sicomac and

08:03PM 14 scaling it back, do they have any plans to make any

08:03PM 15 changes to the Cedar Hill side? Again -

08:03PM 16 A. No.

08:03PM 17 Q. -- you had this discussion about the

08:03PM 18 back side coming out --

08:03PM 19 A. No. Right.

08:03PM 20 Q. -- of the service station there, will

08:03PM 21 all that inhibit coming out of that -- that --

08:03PM 22 A. **This sketch I'll show you, will show**

08:03PM 23 **you that the county is not making any changes to what**

08:03PM 24 **their future plans are. Okay?**

08:03PM 25 **So understanding that the county will**
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08:03PM 1 **signalize the Cedar Hill Avenue/Sicomac Avenue**

08:03PM 2 **intersection, recognizing that the Christian Health**

08:03PM 3 **Care Center would like to move its driveway to that**

08:03PM 4 **intersection creates some benefits. We talked about**

08:03PM 5 **these previously.**

08:03PM 6 **The first benefit, which is almost an**

08:03PM 7 **unintended consequence, but a good one, is the fact**

08:04PM 8 **that it will result in an improvement to the Mountain**

08:04PM 9 **Avenue/Sicomac Avenue intersection.**

08:04PM 10 **As previously testified to, the changes**

08:04PM 11 **that are being made by directing all campus traffic**

08:04PM 12 **through the intersection of Cedar Hill and Sicomac**

08:04PM 13 **Avenue will remove vehicles in the p.m. -- the a.m.,**

08:04PM 14 **the p.m. and the Saturday peak hours from the**

08:04PM 15 **Mountain Avenue/Sicomac Avenue intersection.**

08:04PM 16 **So, intuitively, if you take cars away,**

08:04PM 17 **you have less vehicles, it's going to make the**

08:04PM 18 **intersection operate better. So we're going to see**

08:04PM 19 **reduced queuing and reduced delays.**

08:04PM 20 **Furthermore, the signal, itself, on**

08:04PM 21 **Sicomac Avenue will create a platooning of vehicles**

08:04PM 22 **and will create more gaps in traffic that pass**

08:04PM 23 **through the intersection of Cedar Hill Avenue and**

08:04PM 24 **Sicomac Avenue. The increased number of gaps afford**

08:04PM 25 **more opportunities for motorists on Mountain Avenue**
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08:05PM 1 **to make that left turn onto Sicomac Avenue.**

08:05PM 2 **So we've got two positives here, right,**

08:05PM 3 **that while there will be no physical improvement to**

08:05PM 4 **the Mountain Avenue/Sicomac Avenue intersection, the**

08:05PM 5 **traffic signal with the Christian Health Care**

08:05PM 6 **Center's driveway will result in an improvement at**

08:05PM 7 **the Mountain Avenue/Sicomac Avenue intersection.**

08:05PM 8 **Another benefit of the new Christian**

08:05PM 9 **Health Care Center driveway, we talked about this at**

08:05PM 10 **previous hearing, is that all left turn movements at**

08:05PM 11 **the existing driveway will be restricted, okay. And**

08:05PM 12 **why is that a benefit?**

08:05PM 13 **Well, currently today if you're**

08:05PM 14 **traveling westbound on Sicomac Avenue, if you want to**

08:05PM 15 **turn left into the Christian Health Care Center, you**

08:05PM 16 **stop, you don't have a dedicated turn lane, you stop**

08:05PM 17 **in the through lane of traffic, and what happened**

08:05PM 18 **behind you is vehicles queue up.**

08:05PM 19 **In some cases, those vehicles are**

08:05PM 20 **queuing up back to the Cedar Hill Avenue/Sicomac**

08:06PM 21 **Avenue intersection affecting operations there.**

08:06PM 22 **It also presents some friction or**

08:06PM 23 **conflict for the businesses across the street. As we**

08:06PM 24 **all know, we've talked at length about how their**

08:06PM 25 **parking lots operate. And so that queuing of**
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<p style="text-align: right;">37</p> <p>08:05PM 1 vehicles complicates the movement of vehicles in and 08:06PM 2 out of those businesses. 08:06PM 3 We talked a little bit about rear-end 08:06PM 4 collisions at unsignalized locations, right. And if 08:06PM 5 you're stopped in that through move, well, you're 08:06PM 6 hoping that the person stops behind you. 08:06PM 7 In a lot of cases the rear-end 08:06PM 8 accidents don't happen to you, the one waiting to 08:06PM 9 turn left, they happen several cars behind because 08:06PM 10 they can't necessarily see the vehicles stopped and 08:06PM 11 they're not anticipating that. 08:06PM 12 So if you get rid of that queued 08:06PM 13 vehicle waiting to make that left turn, you eliminate 08:06PM 14 the risk of rear-end collisions as a result of 08:06PM 15 vehicles turning left into that driveway. 08:06PM 16 And again, left turns would be 08:06PM 17 restricted out of that driveway. So that, again, 08:06PM 18 makes that intersection or that driveway intersection 08:07PM 19 safer. 08:07PM 20 Overall, at the intersection of Sicomac 08:07PM 21 Avenue and Cedar Hill Avenue, we talked about this 08:07PM 22 previously, there is a remarkable improvement in 08:07PM 23 traffic operations. The existing intersection, 08:07PM 24 existing unsignalized intersection, operates at a 08:07PM 25 Level of Service F in the a.m. and p.m. weekday <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p> </p>	<p style="text-align: right;">39</p> <p>08:08PM 1 MR. HUBERT: But in the discussions 08:08PM 2 that have occurred to date, though, that has not been 08:08PM 3 agreed to? Or has it? 08:08PM 4 THE WITNESS: I do not know if that -- 08:08PM 5 MR. TEN KATE: That is correct. 08:08PM 6 MR. HUBERT: That has not been agreed 08:08PM 7 to. 08:08PM 8 MR. TEN KATE: Yes. 08:08PM 9 THE WITNESS: Yes, I do not know. And 08:08PM 10 Mr. Ten Kate has advised that that has not been -- 08:08PM 11 that, I guess, is continued discussion with the 08:08PM 12 county. 08:08PM 13 So, all right. This is difficult to 08:08PM 14 see. And I apologize because it's the best the 08:08PM 15 county gave me. 08:08PM 16 But this is the sketch that was 08:08PM 17 provided to Boswell Engineering via an e-mail on July 08:09PM 18 19th. I personally was copied on that e-mail. 08:09PM 19 That's how I received a copy of this sketch. And I 08:09PM 20 apologize, it's very faint to see, but this dark line 08:09PM 21 here (indicating) represents the curb line on the 08:09PM 22 original plan. All right. 08:09PM 23 So if we go back real quick to here 08:09PM 24 (indicating), that dark line represents this dark 08:09PM 25 line here (indicating) or that is -- not represents. <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p> </p>
<p style="text-align: right;">38</p> <p>08:07PM 1 hours. 08:07PM 2 With the signal, with the installation 08:07PM 3 of the Christian Health Care Center's driveway, with 08:07PM 4 the redirection of all of the Christian Health Care 08:07PM 5 Center's traffic to that intersection, traffic 08:07PM 6 operations will improve from a Level of Service F to 08:07PM 7 a Level of Service B in the a.m. and p.m. peak hours. 08:07PM 8 On a Saturday, Saturday existing is not 08:07PM 9 quite as bad as the p.m. and a.m. weekdays, it's a 08:07PM 10 Level of Service D as compared to an F during the 08:07PM 11 weekday. 08:07PM 12 But we do see that same increase to a 08:07PM 13 Level of Service B. So there's a significant impact, 08:07PM 14 significant improvement in traffic operations at that 08:07PM 15 intersection. 08:08PM 16 The other benefit we get is improved 08:08PM 17 pedestrian accommodations. The intersection would 08:08PM 18 have crosswalks. Mr. Ascolese provided some 08:08PM 19 information at previous hearings about what the 08:08PM 20 county could consider in terms of modifying the 08:08PM 21 signal design to provide steel poles with pedestrian 08:08PM 22 signal, push buttons as part of this temporary 08:08PM 23 condition. And that would afford the opportunity to 08:08PM 24 provide improved pedestrian crossings and pedestrian 08:08PM 25 operations at the intersection. <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p> </p>	<p style="text-align: right;">40</p> <p>08:09PM 1 That is that dark line there. There is a faint red 08:09PM 2 line inside here (indicating) which would be the new 08:09PM 3 curb line on the south side of Sicomac Avenue. Still 08:09PM 4 maintains the shared through right and the dedicated 08:09PM 5 left turn in the eastbound direction. Still provides 08:09PM 6 the left-turn lane, dedicated left-turn lane in the 08:09PM 7 westbound direction into the Christian Health Care 08:10PM 8 Center. The through lane continuing on Sicomac 08:10PM 9 Avenue to the west and then the dedicated right lane 08:10PM 10 to Cedar Hill Avenue. 08:10PM 11 As you can see, to, Mr. Hubert, your 08:10PM 12 questions, I believe, about the north side. The 08:10PM 13 county has made no markup changes. 08:10PM 14 But, again, as I testified to 08:10PM 15 previously, that's the county's future plans that are 08:10PM 16 not part of the improvements that would be included 08:10PM 17 in the Christian Health Care Center's access changes. 08:10PM 18 So, again, just to touch on things, 08:10PM 19 reduces the roadway widening by 8 feet, which, the 08:10PM 20 benefits are, reduces impervious coverage, it reduces 08:10PM 21 the amount of pavement, reduces soil disturbance 08:10PM 22 because you don't have as much widening, and reduces 08:10PM 23 the length of the improvements. 08:10PM 24 And there was a question, I believe, 08:10PM 25 Mr. Fry, you had asked it, about the impact to the <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p> </p>

08:10PM 1 two residences, the residential properties that are
 08:10PM 2 to the east. With reducing that widening, the width
 08:10PM 3 of the widening by 8 feet, the more easterly property
 08:11PM 4 is no longer affected at all. The widening and
 08:11PM 5 improvements on the southbound -- I'm sorry, on the
 08:11PM 6 south side of Sicomac Avenue formerly extended to the
 08:11PM 7 intersection of Wellesley.

08:11PM 8 Under the county's revised plan, they
 08:11PM 9 would terminate about 150 feet-ish west of that. So
 08:11PM 10 that easterly property would no longer be impacted.

08:11PM 11 The westerly property still would have
 08:11PM 12 some driveway modifications, but with that 8-foot
 08:11PM 13 reduction in width, it would significantly reduce the
 08:11PM 14 amount of driveway reconstruction and any grade
 08:11PM 15 impacts that would result at that location.

08:11PM 16 So where does this all lead to? So the
 08:11PM 17 MUTCD warrants, we talked about those. There are
 08:11PM 18 three that have not only been satisfied, but
 08:11PM 19 thresholds have been exceeded. That is the basis for
 08:11PM 20 the county's plan to signalize the intersection.

08:12PM 21 As I said earlier, the county is aware
 08:12PM 22 of these warrants. They have decided to act upon
 08:12PM 23 those and move forward with a plan to signalize the
 08:12PM 24 intersection.

08:12PM 25 Signalizing the intersection improves

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08:13PM 1 where it is and the county signalizes the
 08:13PM 2 intersection as a T-intersection.

08:13PM 3 The Christian Health Care Center
 08:13PM 4 driveway where it is today is not compatible with a
 08:13PM 5 signalized T-intersection. And that was shown in the
 08:13PM 6 video previously testified to by Mr. Mara.

08:13PM 7 Bergen County's revised plan reduces
 08:13PM 8 impacts, and I think that that was one of the
 08:13PM 9 concerns of the board about this intersection and I
 08:13PM 10 am happy to hear that the county is listening. And
 08:13PM 11 just, again, a reminder, any future county
 08:13PM 12 improvements on the north side or anything beyond the
 08:13PM 13 scope of what's being proposed to be included with
 08:13PM 14 the driveway relocation by the Christian Health Care
 08:14PM 15 Center would be subject to future reviews, approvals
 08:14PM 16 and agreements with the Township of Wyckoff.

08:14PM 17 MR. DELEO: I have a question.

08:14PM 18 THE WITNESS: Yes.

08:14PM 19 MR. DELEO: Narrowing the roadways,
 08:14PM 20 statistically speaking, and I don't -- you may not --
 08:14PM 21 does that necessarily correlate to sacrificing
 08:14PM 22 safety.

08:14PM 23 THE WITNESS: If you reduce the width
 08:14PM 24 of the lanes beyond the acceptable standards, then,
 08:14PM 25 yes, I would say that that would impact safety.

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08:12PM 1 safety and operations, and I touched on that. And it
 08:12PM 2 has even been supported by the board's own retained
 08:12PM 3 traffic consultant, Dolan & Dean, in their letter of
 08:12PM 4 June 13, 2012, when the original plan for the
 08:12PM 5 intersection was first presented to the board, and
 08:12PM 6 more recently by the Wyckoff Police Department and
 08:12PM 7 the Wyckoff Fire Department.

08:12PM 8 The Christian Health Care Center new
 08:12PM 9 driveway access point is better than the existing.
 08:12PM 10 Touch on some of the points I made earlier. By
 08:12PM 11 making these improvements it will help remove traffic
 08:12PM 12 from the Mountain Avenue/Sicomac Avenue intersection,
 08:12PM 13 creating an unintended improvement at that location.

08:12PM 14 It will restrict all left turns at the
 08:12PM 15 existing Christian Health Care Center driveway on
 08:12PM 16 Sicomac Avenue. We talked about that. That's a
 08:13PM 17 safety improvement.

08:13PM 18 It will help eliminate the left turn
 08:13PM 19 accidents that have occurred at that location.

08:13PM 20 And the last point to make, and this
 08:13PM 21 was testified to by Mr. Mara at the previous -- his
 08:13PM 22 previous hearing, and there was a video simulation
 08:13PM 23 shown that the existing Christian Health Care Center
 08:13PM 24 driveway -- this is the what-if scenario. What if
 08:13PM 25 Christian Health Care Center keeps their driveway

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08:14PM 1 The guidelines by NJ DOT which follows
 08:14PM 2 the guidelines of the AASHTO -- the National --
 08:14PM 3 AASHTO guidelines for roadway design suggest that,
 08:14PM 4 you know, a 12-foot lane is desirable, 11-foot lane
 08:14PM 5 would be the minimum desirable. Turning lanes can --
 08:15PM 6 exclusive turning lanes can be less than that. They
 08:15PM 7 can be 10-feet wide.

08:15PM 8 MR. DELEO: Okay.

08:15PM 9 THE WITNESS: There are instances where
 08:15PM 10 10-foot-wide lanes could be justified. Through
 08:15PM 11 lanes, not necessarily turning lanes.

08:15PM 12 So, yes, when you get to lanes narrower
 08:15PM 13 than 10 feet, you're certainly bringing safety into
 08:15PM 14 question. That's not the case here.

08:15PM 15 MR. DELEO: Okay. Thank you.

08:15PM 16 CHAIRMAN FRY: Can you just sort of --
 08:15PM 17 I know you may not be prepared for and I'm hoping
 08:15PM 18 somebody here is. Can you just elaborate on the --
 08:15PM 19 your bullet point 3, existing CHCC driveway is not
 08:15PM 20 compatible with signalized T-intersection.

08:15PM 21 Because I think that's a pretty
 08:15PM 22 important subject to at least thoroughly investigate,
 08:15PM 23 because a decision could be you know what, we could
 08:15PM 24 care less what the county wants to do. We think
 08:15PM 25 where it is is where it should go, period.

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08:15PM 1 We then said, well, wait a minute.
 08:15PM 2 What's the impact of it? So let's try to find that
 08:15PM 3 out. And I know there was a video, but I need
 08:15PM 4 somebody to kind of refresh my memory as to what
 08:16PM 5 exactly the impact would be. Is it too close to the
 08:16PM 6 light that it would cause conflict? I know we had
 08:16PM 7 some discussion maybe about could cars then being
 08:16PM 8 impacted going in and out of the shopping center
 08:16PM 9 because of it? So if you can --

08:16PM 10 THE WITNESS: The answer is -- and
 08:16PM 11 Mr. Fry, you just said it, essentially it would be
 08:16PM 12 too close to the intersection. If we just go back
 08:16PM 13 quickly to the plan. I went the wrong way.

08:16PM 14 CHAIRMAN FRY: Are those birds in
 08:16PM 15 queue?

08:16PM 16 THE WITNESS: Okay. If we go back to
 08:16PM 17 this plan, without this driveway, the Christian
 08:16PM 18 Health Care Center driveway is located right about
 08:16PM 19 here, existing driveway, just off the sheet.

08:16PM 20 What was testified to previously and
 08:16PM 21 demonstrated to the board in the traffic simulation
 08:16PM 22 model that was presented and prepared for a video is
 08:16PM 23 that the queuing of vehicles in this left-turn lane
 08:17PM 24 would extend beyond the existing Christian Health
 08:17PM 25 Care Center driveway. And that's because what still

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08:18PM 1 Health Care Center driveway being west of the strip
 08:18PM 2 mall and west of the gas station, my guess would be
 08:18PM 3 no. I think there's a greater impact to the safety
 08:18PM 4 of that intersection operation because of its
 08:18PM 5 proximity to the signalized intersection and the
 08:18PM 6 length of the left turn queue that would back up from
 08:18PM 7 that intersection.

08:18PM 8 So that's why I'm saying, that was my
 08:18PM 9 statement for it's incompatible. It really would
 08:18PM 10 degrade operations at that intersection and
 08:18PM 11 significantly reduce safety.

08:18PM 12 CHAIRMAN FRY: So in your professional
 08:18PM 13 opinion, if that were the determination by the board
 08:18PM 14 and the decision by the board, would the county then
 08:19PM 15 say absolutely not, we can't possibly build that?

08:19PM 16 THE WITNESS: I can't speak for the
 08:19PM 17 county, but I can say, as a professional engineer in
 08:19PM 18 New Jersey, knowing that there are three warranting
 08:19PM 19 conditions that would justify a traffic signal, one
 08:19PM 20 of which being safety, and there's an opportunity to
 08:19PM 21 not just improve operations, but improve safety to
 08:19PM 22 make that intersection safer for the traveling
 08:19PM 23 public, I personally would be -- it would be a
 08:19PM 24 difficult decision for me to walk away from that
 08:19PM 25 improvement.

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08:17PM 1 happens with the existing driveway is campus traffic
 08:17PM 2 still is going out to Mountain Avenue if they're at
 08:17PM 3 the upper campus, they're still going out to Mountain
 08:17PM 4 Avenue, taking Mountain Avenue, turning right onto
 08:17PM 5 Sicomac and then taking Sicomac to turn left onto
 08:17PM 6 Cedar Hill.

08:17PM 7 So what that does is that introduces
 08:17PM 8 more cars in that left turn bay, which then extends
 08:17PM 9 the queue further to the west. That extension of
 08:17PM 10 queue then blocks the Christian Health Care Center
 08:17PM 11 driveway.

08:17PM 12 Now, if that's the only driveway that
 08:17PM 13 the Christian Health Care Center has on Sicomac
 08:17PM 14 Avenue, as it operates today it would continue to
 08:17PM 15 operate providing all movements, all left turns and
 08:17PM 16 right turns. The queuing vehicles in that left-turn
 08:17PM 17 lane significantly impact sight distance at the
 08:17PM 18 existing Christian Health Care Center driveway, to
 08:18PM 19 the point where it would make it extremely unsafe to
 08:18PM 20 continue to allow left turns out or in that driveway.

08:18PM 21 So then that driveway would really not
 08:18PM 22 function because it would only afford right turns in
 08:18PM 23 and out to be the only safe move.

08:18PM 24 Would it affect the properties across
 08:18PM 25 the street? Because of the location of the Christian

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08:19PM 1 I can't speak for the county, but they
 08:19PM 2 own that intersection. They are responsible for that
 08:19PM 3 intersection. They are aware of these warrants.
 08:19PM 4 Everything that they've communicated to us is they
 08:19PM 5 are moving forward with a plan to signalize that
 08:19PM 6 intersection.

08:19PM 7 CHAIRMAN FRY: Well, what I'm saying is
 08:19PM 8 they go ahead and they signalize the intersection, so
 08:19PM 9 now they've made their intersection safer in their
 08:19PM 10 minds, but now you've created another conflict
 08:19PM 11 because now you have a driveway right there that's a
 08:20PM 12 main driveway.

08:20PM 13 THE WITNESS: Right, but that conflict
 08:20PM 14 can be resolved by relocating the Christian Health
 08:20PM 15 Care Center's driveway to the intersection.

08:20PM 16 CHAIRMAN FRY: I understand that.

08:20PM 17 THE WITNESS: I know. I mean, that's
 08:20PM 18 the best I can offer you. I mean, that would be the
 08:20PM 19 logical solution to address the problem.

08:20PM 20 CHAIRMAN FRY: Mr. Ten Kate.

08:20PM 21 MR. TEN KATE: When you say you're
 08:20PM 22 going to -- the new intersection would lessen the
 08:20PM 23 impact on Mountain Avenue, is that just a projection
 08:20PM 24 of how many employees may use the signalized
 08:20PM 25 intersection, or is it going to be a directive or

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08:20PM 1 something from the health care center to its
 08:20PM 2 employees to use the intersection?
 08:20PM 3 THE WITNESS: I would let the Christian
 08:20PM 4 Health Care Center offer an answer to that. But I
 08:20PM 5 would --
 08:20PM 6 MR. TEN KATE: You testified, is it
 08:20PM 7 your projection based on --
 08:20PM 8 THE WITNESS: Yes. The projections are
 08:20PM 9 based on the Christian Health Care Center's intent to
 08:20PM 10 direct their employees to use the main entrance --
 08:20PM 11 MR. TEN KATE: Okay.
 08:20PM 12 THE WITNESS: -- yes.
 08:20PM 13 MR. TEN KATE: It's not just a traffic
 08:20PM 14 study of a percentage go here --
 08:20PM 15 THE WITNESS: No.
 08:20PM 16 MR. TEN KATE: -- a percentage go there.
 08:21PM 17 THE WITNESS: No. There are still some
 08:21PM 18 folks that will use the Mountain Avenue driveway if
 08:21PM 19 they're -- if they're going to continue left to go
 08:21PM 20 into North Haledon.
 08:21PM 21 MR. TEN KATE: Right.
 08:21PM 22 THE WITNESS: Yes, but the majority of
 08:21PM 23 traffic will travel in and out of this main campus
 08:21PM 24 entrance.
 08:21PM 25 MR. TEN KATE: Thank you.

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08:21PM 1 The existing driveway, so under this
 08:21PM 2 proposed new county recommended plan with the
 08:21PM 3 narrowed lanes, the signal going in, the temporary
 08:21PM 4 signal, what happens to the existing driveway at
 08:21PM 5 Christian Health Care?
 08:21PM 6 THE WITNESS: The county has indicated
 08:21PM 7 that would be converted to a right-in, right-out
 08:21PM 8 only.
 08:21PM 9 MR. TEN KATE: Would there be any
 08:21PM 10 consideration to make it a right-in only? Because
 08:21PM 11 coming out of there, if you have traffic coming
 08:21PM 12 through to the light, right, and the cars are
 08:21PM 13 stacking, now you have to accommodate vehicles
 08:21PM 14 exiting campus to make the right, further delaying
 08:21PM 15 their access to the intersection.
 08:21PM 16 If we can get that as a right-in only
 08:21PM 17 and keep it as basically a one-way up the hill,
 08:22PM 18 allowing traffic heading south into the campus, and
 08:22PM 19 then all traffic exiting would either go to the light
 08:22PM 20 or if they were going towards North Haledon, they
 08:22PM 21 would jump out onto Mountain Avenue.
 08:22PM 22 THE WITNESS: I don't have the answer
 08:22PM 23 there because what I would say is I would defer that
 08:22PM 24 question to Mr. Karle, the site engineer, who could
 08:22PM 25 probably give you a little more information as to how

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08:22PM 1 that would -- if there would be any need to modify
 08:22PM 2 on-site circulation to accommodate the elimination of
 08:22PM 3 that right turn. I wouldn't be the one to answer
 08:22PM 4 that question.
 08:22PM 5 MR. TEN KATE: Okay.
 08:22PM 6 CHAIRMAN FRY: It's a very interesting
 08:22PM 7 point, now that you mention it, because what would
 08:22PM 8 potentially happen, I don't think a lot of people
 08:22PM 9 would do it, but the light going east/west is
 08:22PM 10 probably going to be longer than it is going
 08:22PM 11 north/south. So that might encourage people to shoot
 08:22PM 12 over to that to make that right getting out and jet
 08:22PM 13 right out into the traffic coming down, headed east
 08:22PM 14 on Sicomac Avenue. I think that's a very valid
 08:22PM 15 point. And that would probably eliminate that.
 08:23PM 16 MR. TEN KATE: I would also want to
 08:23PM 17 hear input from emergency services about that
 08:23PM 18 because fire -- especially the fire department on
 08:23PM 19 that, because that gives you another access/ingress
 08:23PM 20 point. I would want their input before that decision
 08:23PM 21 would be made.
 08:23PM 22 MS. YUDIN: Could you clarify
 08:23PM 23 something.
 08:23PM 24 CHAIRMAN FRY: We could get it, again,
 08:23PM 25 your concern at that point, cars that are in the

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08:23PM 1 campus, they're going to find a way to get out of the
 08:23PM 2 way. You're looking at ways to get into that campus.
 08:23PM 3 That's a good point, through.
 08:23PM 4 MS. YUDIN: You said something about
 08:23PM 5 people going to North Haledon coming out of the
 08:23PM 6 Mountain Avenue road and turning left.
 08:23PM 7 But I thought we were going to have no
 08:23PM 8 left turn there.
 08:23PM 9 THE WITNESS: No. There is nothing
 08:23PM 10 changed about that. The existing driveway where left
 08:23PM 11 turns would be restricted is the existing driveway on
 08:23PM 12 Sicomac Avenue. The driveway on Mountain Avenue is
 08:23PM 13 not changed at all.
 08:23PM 14 MS. YUDIN: So why are we keeping the
 08:23PM 15 existing driveway on Sicomac Avenue?
 08:24PM 16 THE WITNESS: The existing driveway is
 08:24PM 17 being kept to provide a secondary access for
 08:24PM 18 emergency services and to serve access points to
 08:24PM 19 that, I guess, lower section of the campus.
 08:24PM 20 But under the county's approval, that
 08:24PM 21 driveway will be converted to a right-in, right-out
 08:24PM 22 only. It will no longer allow left turns, in or out.
 08:24PM 23 CHAIRMAN FRY: Mr. Struyk.
 08:24PM 24 DOUGLAS STRUYK,
 08:24PM 25 Having been previously sworn, continues to

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1 testify as follows:

2 MR. STRUYK: I am aware I'm still under
3 oath, Mr. Chairman. I mean, my understanding from
4 discussions we've had with first responders in the
5 past is that they look for a redundancy with respect
6 to egress points.

08:24PM 7 And so that the more ways in which
08:24PM 8 there are good egress enhances safety. And when you
08:24PM 9 have emergency vehicles like ambulances that might be
08:24PM 10 leaving from Longview or Hillcrest, Evergreen Court
08:24PM 11 and lower campus, their ability to go straight out
08:24PM 12 and exit to go to Valley Hospital, wherever, is much
08:24PM 13 -- you know, is certainly impacted.

08:24PM 14 And the fire vehicles that may be
08:25PM 15 accessing as well. So they're always looking for
08:25PM 16 redundant points of egress and ingress.

08:25PM 17 CHAIRMAN FRY: If there was not a right
08:25PM 18 entrance coming down Sicomac headed east into the
08:25PM 19 existing driveway, then everyone would have to make
08:25PM 20 the right at the light.

08:25PM 21 MR. STRUYK: Correct.

08:25PM 22 CHAIRMAN FRY: And that's a straight
08:25PM 23 slash right. That's not a dedicated right.

08:25PM 24 MR. STRUYK: That's not a dedicated
08:25PM 25 right.

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08:26PM 1 the maximum queue length would be almost to the
08:26PM 2 Christian Health Care Center driveway.

08:26PM 3 And by almost, it's maybe a few --
08:26PM 4 within 50 feet of it to the east, but not beyond it.

08:26PM 5 So I know there were questions that
08:26PM 6 came up previously about whether or not there would
08:26PM 7 be any queueing from the signal that would back up
08:26PM 8 and affect the Mountain Avenue intersection.

08:26PM 9 If the queueing doesn't extend past the
08:26PM 10 Christian Health Care Center driveway, then there was
08:26PM 11 no queueing that would extend back to Mountain Avenue
08:26PM 12 and affect operations there.

08:26PM 13 MR. TEN KATE: And that goes to the
08:26PM 14 point. So you're queueing back up to that driveway,
08:26PM 15 approximately. Now you're going to allow right turns
08:26PM 16 out of that driveway, further delaying the traffic
08:26PM 17 that wants to get through the signal. So that's why
08:26PM 18 I am suggesting that if traffic is corralled and
08:27PM 19 directed towards the new intersection to exit the
08:27PM 20 site only, then you further enhance the travel time
08:27PM 21 going down towards Hawthorne in that direction, the
08:27PM 22 southerly direction. Because you're not being
08:27PM 23 interrupted by vehicles trying to make a right.

08:27PM 24 I try to make a right out of there
08:27PM 25 regularly now, but it's challenging.

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08:25PM 1 CHAIRMAN FRY: So now they're going to
08:25PM 2 be impacting anybody that wants to go straight
08:25PM 3 through the light if somebody wants to turn right
08:25PM 4 into the health care center.

08:25PM 5 MR. STRUYK: Correct. You --

08:25PM 6 CHAIRMAN FRY: Not that they wouldn't--

08:25PM 7 MR. STRUYK: Correct.

08:25PM 8 CHAIRMAN FRY: -- backed up 100 --

08:25PM 9 MR. STRUYK: No, they would -- right.

08:25PM 10 But they wouldn't be within the -- they would not be
08:25PM 11 within the queue of vehicles at the intersection.

08:25PM 12 This would be exiting Sicomac Avenue before they
08:25PM 13 approach that.

08:25PM 14 So if you -- for lack of a better word,
08:25PM 15 if you close that existing driveway and force every
08:25PM 16 vehicle to enter through the signalized intersection,
08:25PM 17 you would be adding more cars. I don't know what
08:25PM 18 that number is. Those numbers could be found in our
08:25PM 19 Traffic Impact Study.

08:26PM 20 But you would add those vehicles to the
08:26PM 21 signalized intersection.

08:26PM 22 MS. YUDIN: So are you saying that the
08:26PM 23 traffic will not be backed up to that driveway when
08:26PM 24 there's a red light?

08:26PM 25 MR. STRUYK: When there's a red light

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08:27PM 1 MR. STRUYK: It can be. I understand
08:27PM 2 that.

08:27PM 3 Yes. I mean, west of the intersection
08:27PM 4 you would be removing a certain number of vehicles
08:27PM 5 from -- obviously from the driveway and then also
08:27PM 6 from Sicomac Avenue. You would then introduce them a
08:27PM 7 little further downstream at the traffic signal.

08:27PM 8 Again, I would defer to the site
08:27PM 9 engineer to talk that on-site circulation.
08:27PM 10 Mr. Ten Kate brought up the fact that emergency
08:27PM 11 services should weigh in on that, just to provide
08:27PM 12 their opinions as to whether that presents any
08:27PM 13 challenges for them either entering or exiting. I
08:27PM 14 guess it's something that can be explored.

08:28PM 15 CHAIRMAN FRY: Is that all you have?

08:28PM 16 MR. STRUYK: That's all I have.

08:28PM 17 CHAIRMAN FRY: Board members, any
08:28PM 18 questions?

08:28PM 19 THE WITNESS: Thank you.

08:28PM 20 CHAIRMAN FRY: Thank you.

08:28PM 21 Are you going to have anyone else? And
08:28PM 22 I'm just going through my notes to see if you hit all
08:28PM 23 the comments I had.

08:28PM 24 So you touched on the queueing going
08:28PM 25 back to Mountain Avenue.

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08:28PM 1 THE WITNESS: Correct.

08:28PM 2 CHAIRMAN FRY: And the improvements

08:28PM 3 show that it would go to within maybe 50 feet of the

08:28PM 4 current entrance into the health care center, so you

08:28PM 5 touched on that.

08:28PM 6 You reduced traffic coming down,

08:28PM 7 leaving the facility entering Mountain Avenue heading

08:28PM 8 down back toward Sicomac Avenue, so we've reduced

08:28PM 9 that and you have a number of cars that you show.

08:28PM 10 You also touched on the light effect

08:29PM 11 backing up in front of those stores. It sounds like

08:29PM 12 it will back up in front of the stores for a period

08:29PM 13 of time. And that queue study is based on peak

08:29PM 14 demand?

08:29PM 15 THE WITNESS: Correct.

08:29PM 16 CHAIRMAN FRY: Okay. And you touched

08:29PM 17 on what would happen if you left the entrance and the

08:29PM 18 county went ahead with the signalization.

08:29PM 19 So, again, just to be clear, with the

08:29PM 20 proposed that the county came back with, the striping

08:29PM 21 on the side right in front of the health care center

08:29PM 22 that exists today, moving forward now that they are

08:29PM 23 agreeing to reducing the width, that striping will no

08:29PM 24 longer be there, it's going to be a straight up

08:29PM 25 against the curb and then a left turn?

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08:29PM 1 So I asked before. Maybe I didn't

08:30PM 2 understand.

08:30PM 3 THE WITNESS: Yeah, no. I understand

08:30PM 4 what you're saying.

08:30PM 5 CHAIRMAN FRY: The question I had

08:30PM 6 before was will it look essentially how it looks

08:30PM 7 today. I don't think that's the case.

08:30PM 8 THE WITNESS: Yes, no.

08:30PM 9 CHAIRMAN FRY: So listen, we all know

08:30PM 10 there are signs posted that technically you can't

08:30PM 11 park there, but I think a big question is will

08:30PM 12 vehicles still be able to park, there's not a chance

08:30PM 13 they'll be able to park there. They're going to

08:30PM 14 actually be in the lane.

08:30PM 15 MR. STRUYK: What we've proposed is a

08:30PM 16 4-feet shoulder.

08:30PM 17 CHAIRMAN FRY: Right.

08:30PM 18 THE WITNESS: There's going to be a

08:30PM 19 4-foot shoulder, but what -- all right. Let me think

08:30PM 20 this through before I answer.

08:30PM 21 The curb line in the original plan was

08:30PM 22 established based on what the county's future

08:30PM 23 improvements are on the north side which shifts the

08:31PM 24 alignment of Sicomac Avenue to the south. That

08:31PM 25 alignment shift will still happen, but it will be 8

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08:31PM 1 feet less, so I haven't laid it out, but doing some

08:31PM 2 math quickly in my head, I believe that in this

08:31PM 3 interim condition, there still would be a striped

08:31PM 4 area along the right side or along the southbound

08:31PM 5 side of -- I'm sorry, the eastbound side of Sicomac

08:31PM 6 Avenue that would be at least 8 feet wide, I believe,

08:31PM 7 because of the reduction in lane widths.

08:31PM 8 I know the overall roadway widths are

08:31PM 9 getting reduced by 8 feet, but everything is equal.

08:31PM 10 So you're taking a little bit away from each of the

08:31PM 11 lanes, so in this interim condition you're still

08:31PM 12 going to be left with a striped area similar to

08:31PM 13 today. I don't think it will be 12 feet wide, but --

08:31PM 14 and it would have to be laid out, this would be part

08:31PM 15 of the final plan, but it should be wide enough to

08:32PM 16 afford parking, even though parking is not permitted

08:32PM 17 there. If someone were to pull over to the side of

08:32PM 18 the road, it would be wide enough to accommodate that

08:32PM 19 vehicle pulled off to the side of the road.

08:32PM 20 CHAIRMAN FRY: So we're making the

08:32PM 21 lanes a little bit narrower and we may essentially

08:32PM 22 still have a striped area on the side.

08:32PM 23 THE WITNESS: Correct.

08:32PM 24 CHAIRMAN FRY: Again, it's not this

08:32PM 25 board's jurisdiction to say, hey, we need a place for

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08:32PM 1 people to park on the side of the road, obviously.

08:32PM 2 All we're saying is, you know what, we're trying to

08:32PM 3 make the impact, no matter what the outcome, we're

08:32PM 4 trying to make it as minimal as possible, and keep it

08:32PM 5 so that what is there now is as close to what would

08:32PM 6 be in the future. And we know what happens, it's

08:32PM 7 sort of an unwritten rule, I suppose, but people

08:32PM 8 enjoy going in and out of there and that's what they

08:32PM 9 do.

08:32PM 10 THE WITNESS: I think, Mr. Fry, the

08:32PM 11 best way to answer this is the county is not reducing

08:32PM 12 the width of the roadway by taking away from that

08:33PM 13 striped area that's shown on the plan by simply

08:33PM 14 moving the curb line 8 feet and leaving all of the

08:33PM 15 lanes as they are. It's reducing the widths of all

08:33PM 16 of the lanes by a certain amount to squeeze things

08:33PM 17 down.

08:33PM 18 So when you go back, when you -- the

08:33PM 19 intent of this plan is that if the county ever came

08:33PM 20 along in the future, this striped area would become

08:33PM 21 the through right lane, right? Because the alignment

08:33PM 22 of Sicomac Avenue would shift to the south, so

08:33PM 23 basically in the west -- I'm sorry, in the eastbound

08:33PM 24 direction, the left-turn lane and the shared through

08:33PM 25 lane would shift down to the curb line.

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08:33PM 1 That's still the case. Those lanes
 08:33PM 2 would still shift down to the curb line. So if we go
 08:33PM 3 in reverse, if we can imagine that.
 08:33PM 4 CHAIRMAN FRY: So you know what, for
 08:33PM 5 that -- that might be the piece of the puzzle I was
 08:33PM 6 missing. So they have removed that right turn, so to
 08:34PM 7 speak, lane. So you've essentially lost a lane.
 08:34PM 8 THE WITNESS: No. They haven't lost a
 08:34PM 9 lane.
 08:34PM 10 CHAIRMAN FRY: You have to. I mean, if
 08:34PM 11 you're reducing a lane by a foot and maybe you take
 08:34PM 12 three lanes, you're picking up 3 feet, so I don't
 08:34PM 13 know how you're going from 12 to --
 08:34PM 14 THE WITNESS: Well, because the
 08:34PM 15 westbound lane is being reduced from 20 feet to 15
 08:34PM 16 feet. So you're gaining 5 feet there, and then
 08:34PM 17 you're taking away 1 foot from the left-turn lane, 1
 08:34PM 18 foot from the shared through right, and then 1 foot
 08:34PM 19 from what would be the striped area.
 08:34PM 20 So if you work that map backwards, that
 08:34PM 21 striped area under the previously presented plan is
 08:34PM 22 shown as being 12 feet wide. In that interim
 08:34PM 23 condition that striped area would be 11 feet wide.
 08:34PM 24 So it would still be there.
 08:34PM 25 And if the county ever came along in
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08:34PM 1 the future and did the full build-out of the
 08:34PM 2 intersection, at that time that striped area would go
 08:34PM 3 away and would become an 11-foot wide travel lane.
 08:35PM 4 CHAIRMAN FRY: Got you.
 08:35PM 5 THE WITNESS: But again, that's subject
 08:35PM 6 to the agreement with Wyckoff for any future
 08:35PM 7 improvement.
 08:35PM 8 The only other thing I didn't touch on,
 08:35PM 9 which I would, Mr. Vogel reminded me, that I know
 08:35PM 10 that there is some concern, there has been some
 08:35PM 11 concern about what is currently a free flow move on
 08:35PM 12 Sicomac Avenue and then once you introduce a traffic
 08:35PM 13 signal everyone has to stop.
 08:35PM 14 Unfortunately, that's the nature of a
 08:35PM 15 traffic signal. It is a traffic control device. It
 08:35PM 16 will stop traffic occasionally in all four
 08:35PM 17 directions. As you're traveling on Sicomac Avenue if
 08:35PM 18 you get caught at the light, you may have to wait
 08:35PM 19 30 seconds or so before that light turns green, but
 08:35PM 20 all of our traffic analysis has shown, and as we
 08:35PM 21 testified to previously, that essentially that queue
 08:35PM 22 clears out every cycle, so you'd be waiting no more
 08:36PM 23 than one cycle to make that left turn.
 08:36PM 24 The idea behind the traffic signal is
 08:36PM 25 you need to make an overall improvement to the
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08:36PM 1 intersection. And as I indicated previously, the
 08:36PM 2 current intersection operates at a Level of Service
 08:36PM 3 F. With the signal, it improves to a Level of
 08:36PM 4 Service B. And if my daughter came home from high
 08:36PM 5 school with a report card where she had an F in the
 08:36PM 6 previous marking period and a B in this marking
 08:36PM 7 period, I'd do cartwheels across my front lawn.
 08:36PM 8 Traffic will get better than what it is today.
 08:36PM 9 CHAIRMAN FRY: Can you guarantee my
 08:36PM 10 daughter will get Bs instead of anything lower?
 08:36PM 11 THE WITNESS: No, I can't make that
 08:36PM 12 guarantee.
 08:36PM 13 MR. VOGEL: If she goes through the
 08:36PM 14 intersection.
 08:36PM 15 CHAIRMAN FRY: Which she does, okay.
 08:36PM 16 MR. HUBERT: Could I just ask one more
 08:36PM 17 question.
 08:36PM 18 CHAIRMAN FRY: Sure.
 08:36PM 19 MR. HUBERT: I know Mr. Ascolese was
 08:36PM 20 here back in May. We talked about the temporary
 08:36PM 21 light. We talked about two phases or a three-phase
 08:36PM 22 temporary light as a two-phase, but he felt it would
 08:36PM 23 be a three-phase.
 08:37PM 24 Is there any discussion around that
 08:37PM 25 because again, as we say, you know, it's temporary,
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08:37PM 1 the discussions happened to date and the
 08:37PM 2 understanding is that it's going to be more than two
 08:37PM 3 poles with a wire across the top.
 08:37PM 4 THE WITNESS: Mr. Ascolese offered his
 08:37PM 5 opinion as to what the county could do or what he
 08:37PM 6 thought they should do. I was not privy to any
 08:37PM 7 conversations between Mr. Ascolese and the county. I
 08:37PM 8 believe, as Mr. Ten Kate had indicated earlier, that
 08:37PM 9 that discussion either has not progressed or no
 08:37PM 10 decisions have been made. But the county is
 08:37PM 11 responsible for the traffic signal design at this
 08:37PM 12 intersection.
 08:37PM 13 CHAIRMAN FRY: Okay. Any other
 08:37PM 14 questions? Board members? If not, then --
 08:37PM 15 Mr. Ten Kate, you okay.
 08:37PM 16 MR. TEN KATE: I will say at this point
 08:37PM 17 the county is -- my belief is that the county is
 08:37PM 18 going to stick with their wire across intersection
 08:37PM 19 with the two-phase.
 08:37PM 20 At this present time they'd be willing
 08:37PM 21 to move ahead with the final phase once they reach
 08:38PM 22 agreement with the township.
 08:38PM 23 MR. EBEL: Doesn't the final phase take
 24 10 to 20 years.
 25 MR. TEN KATE: No.
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<p style="text-align: right;">65</p> <p>1 MR. EBEL: No? It's sooner than that.</p> <p>2 MR. TEN KATE: It could be done sooner</p> <p>3 --</p> <p>08:38PM 4 MR. EBEL: But it could be that long.</p> <p>08:38PM 5 MR. TEN KATE: It could be that long,</p> <p>08:38PM 6 yes. It requires an agreement between the town and</p> <p>08:38PM 7 the county. However long that takes.</p> <p>08:38PM 8 VICE CHAIRMAN RUEBENACKER: Why would</p> <p>08:38PM 9 you say that?</p> <p>08:38PM 10 Again, this may not be your -- but why</p> <p>08:38PM 11 would you say that, Mr. Ten Kate? Why does the</p> <p>08:38PM 12 county have to engage the Township of Wyckoff?</p> <p>08:38PM 13 MR. TEN KATE: The township has to</p> <p>08:38PM 14 agree to pay the electric bill and they have to agree</p> <p>08:38PM 15 -- there are certain interlocal county agreements</p> <p>08:38PM 16 that are made with intersections.</p> <p>08:38PM 17 VICE CHAIRMAN RUEBENACKER: Okay.</p> <p>08:38PM 18 MR. TEN KATE: Stipulations.</p> <p>08:38PM 19 CHAIRMAN FRY: Any other questions?</p> <p>08:38PM 20 (No response.)</p> <p>08:38PM 21 CHAIRMAN FRY: If not, then we'll open</p> <p>08:39PM 22 it up to the public.</p> <p>08:39PM 23 If the public has any questions for</p> <p>08:39PM 24 Mr. Roughgarden, please step up?</p> <p>08:39PM 25 MR. BUCHMAN: Timothy Buchman, 430 Meer</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>	<p style="text-align: right;">67</p> <p>08:40PM 1 light.</p> <p>08:40PM 2 THE WITNESS: I would say no. I would</p> <p>08:40PM 3 say that the traffic signal helps to control the</p> <p>08:40PM 4 queues and it's designed -- and the traffic signal is</p> <p>08:40PM 5 designed to operate efficiently to minimize queue</p> <p>08:40PM 6 lengths.</p> <p>08:40PM 7 MR. BUCHMAN: Thank you.</p> <p>08:40PM 8 During his testimony, Mr. Mara happened</p> <p>08:40PM 9 to refer to the engineering term "traffic calming."</p> <p>08:40PM 10 In view of the new reduced curb</p> <p>08:41PM 11 movement mentioned tonight, can you tell us if the</p> <p>08:41PM 12 newly reduced total width of Sicomac Avenue might</p> <p>08:41PM 13 have any formal expectation for traffic calming in</p> <p>08:41PM 14 east/west traffic?</p> <p>08:41PM 15 THE WITNESS: I would say no to that.</p> <p>08:41PM 16 A traffic signal is not a traffic calming device, and</p> <p>08:41PM 17 the width -- the reduction in width of the roadway</p> <p>08:41PM 18 would not do anything to calm traffic.</p> <p>08:41PM 19 MR. BUCHMAN: I did not review the 76</p> <p>08:41PM 20 pages of testimony. I confess that I understood from</p> <p>08:41PM 21 the previous hearings that both of the existing</p> <p>08:41PM 22 driveways to the CHCC were going to have exiting no</p> <p>08:41PM 23 left-turn signs, but you just testified that the</p> <p>08:41PM 24 Mountain Avenue driveway, exiting traffic on the old</p> <p>08:42PM 25 driveway will not have left turn, no left-turn signs.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>
<p style="text-align: right;">66</p> <p>1 Avenue.</p> <p>2 I testified at a previous meeting and I</p> <p>3 understand that I'm under oath.</p> <p>4 THE COURT REPORTER: Sir, can you spell</p> <p>5 your last name.</p> <p>6 MR. BUCHMAN: B-U-C-H-M-A-N.</p> <p>08:39PM 7 CHAIRMAN FRY: What was your address</p> <p>08:39PM 8 again, 430?</p> <p>08:39PM 9 MR. BUCHMAN: Meer, M-E-E-R, Avenue.</p> <p>08:39PM 10 CHAIRMAN FRY: Thank you. Go ahead.</p> <p>08:39PM 11 MR. BUCHMAN: Mr. Roughgarden, I</p> <p>08:39PM 12 understand that you, in effect, already answered this</p> <p>08:39PM 13 question, but for the benefit of the citizens who</p> <p>08:39PM 14 aren't here tonight I want to ask it in a simpler way</p> <p>08:39PM 15 that I think won't take a lot of time to answer.</p> <p>08:39PM 16 Is it correct to say that a traffic</p> <p>08:39PM 17 light causes queues leading up to the traffic light?</p> <p>08:39PM 18 THE WITNESS: When a traffic signal</p> <p>08:40PM 19 turns red vehicles have to stop, so yes, it does</p> <p>08:40PM 20 cause a queue of vehicles temporarily until the light</p> <p>08:40PM 21 turns green and then those vehicles can continue on</p> <p>08:40PM 22 their way.</p> <p>08:40PM 23 MR. BUCHMAN: I'm sorry, I meant does</p> <p>08:40PM 24 it create queues that are out of proportion to those</p> <p>08:40PM 25 that existed before the installation of the traffic</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>	<p style="text-align: right;">68</p> <p>08:42PM 1 Is that true?</p> <p>08:42PM 2 THE WITNESS: That's correct. There is</p> <p>08:42PM 3 no intention to change operations at the existing</p> <p>08:42PM 4 driveway on Mountain Avenue. The only driveway being</p> <p>08:42PM 5 mandated by Bergen County to restrict turning</p> <p>08:42PM 6 movements is the existing driveway on Sicomac Avenue,</p> <p>08:42PM 7 which will be signed for no left turns both entering</p> <p>08:42PM 8 and exiting the site.</p> <p>08:42PM 9 MR. BUCHMAN: Referring only --</p> <p>08:42PM 10 CHAIRMAN FRY: But just let me -- I</p> <p>08:42PM 11 believe the first part of his statement was that</p> <p>08:42PM 12 previously it was testified that signs would be</p> <p>08:42PM 13 posted at both locations.</p> <p>08:42PM 14 MR. BUCHMAN: But I did not review the</p> <p>08:42PM 15 transcript, so I cannot --</p> <p>08:42PM 16 CHAIRMAN FRY: Just for clarification,</p> <p>08:42PM 17 previously did you testify that there would be a no</p> <p>08:42PM 18 left turn leaving the Health Care Center onto</p> <p>08:42PM 19 Mountain?</p> <p>08:42PM 20 THE WITNESS: I personally did not, and</p> <p>08:42PM 21 I do not recall any testimony offered about the</p> <p>08:42PM 22 driveway on Mountain Avenue being restricted in any</p> <p>08:42PM 23 turning movements.</p> <p>08:42PM 24 CHAIRMAN FRY: Okay. Thank you.</p> <p>08:42PM 25 MR. BUCHMAN: Referring now only to the</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>

08:43PM 1 exit at the existing Sicomac Avenue driveway, is
 08:43PM 2 there any professional consensus regarding whether
 08:43PM 3 regulatory signs such as no left turn placed on
 08:43PM 4 private property have lower compliance than when
 08:43PM 5 placed on public roads.

08:43PM 6 THE WITNESS: I don't know that. I
 08:43PM 7 don't have that information. I would have to study
 08:43PM 8 that information. I don't know.

08:43PM 9 MR. BUCHMAN: Thank you.

08:43PM 10 CHAIRMAN FRY: Thank you, Mr. Buchman.
 08:43PM 11 Anyone else from the public?
 08:43PM 12 Please step up.

08:43PM 13 MR. LONSKI: My name is Walter Lonski,
 08:43PM 14 679 Birchwood Drive, L-O-N-S-K-I.

08:43PM 15 Has any consideration been given to the
 08:43PM 16 fact that an unintended consequence might be created
 08:44PM 17 in that queue approaching the traffic light by people
 08:44PM 18 trying to cut off oncoming traffic to get into the
 08:44PM 19 market basket parking lot, and is there any way to
 08:44PM 20 prevent that from happening?

08:44PM 21 THE WITNESS: The current plan has or
 08:44PM 22 does not provide any changes to the driveways on the
 08:44PM 23 north side of Sicomac Avenue, so there would still be
 08:44PM 24 -- there would continue the be unrestricted access to
 08:44PM 25 those properties.

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08:44PM 1 I would envision that motorists
 08:44PM 2 traveling eastbound on Sicomac Avenue would pull into
 08:44PM 3 the left-turn lane and use that as the refuge area,
 08:44PM 4 let's call it, to find a gap in the westbound traffic
 08:44PM 5 to make that left into those properties, and it would
 08:45PM 6 continue to function as they do now until such time
 08:45PM 7 that the county chooses to do whatever they want to
 08:45PM 8 do with those driveways, which we've all discussed
 08:45PM 9 that at length as to the formalization of access on
 08:45PM 10 the north side.

08:45PM 11 CHAIRMAN FRY: Can you just give us an
 08:45PM 12 idea roughly, because I think I understand the
 08:45PM 13 question and it's an obviously a concern, where would
 08:45PM 14 the left physically open up headed east in relation
 08:45PM 15 to the strip mall?

08:45PM 16 THE WITNESS: We'll go back to this.
 08:45PM 17 The left would open up -- well, if I can point here,
 08:45PM 18 I am pointing at the westerly property line of the
 08:45PM 19 strip mall and as you continue to the east, then you
 08:45PM 20 have a gas station.

08:45PM 21 At the point you come to the strip mall
 08:45PM 22 you're still at the full width left-turn lane, so
 08:45PM 23 that opens up, I don't know the scale of this
 08:45PM 24 drawing, but I know it's a 30 scale. Let's say it's
 08:45PM 25 about, let's see, 10, 30, 50, 50-plus-or-minus feet

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08:46PM 1 to the west of that.

08:46PM 2 CHAIRMAN FRY: So it actually opens up
 08:46PM 3 before you even hit the front plane of the entrance
 08:46PM 4 to the stores.

08:46PM 5 THE WITNESS: Yes. Correct. Correct.

08:46PM 6 CHAIRMAN FRY: So you would be clearly
 08:46PM 7 in that left-turn lane to turn left into that.

08:46PM 8 THE WITNESS: You would clearly use
 08:46PM 9 that left-turn lane to turn left into those
 08:46PM 10 properties, yes. Correct.

08:46PM 11 CHAIRMAN FRY: Does that create any
 08:46PM 12 conflict since the arrow in the left lane is really
 08:46PM 13 to make people understand that you're getting a left
 08:46PM 14 lane to turn left on Cedar Hill?

08:46PM 15 THE WITNESS: I don't know if it would
 08:46PM 16 create confusion. People will generally understand.
 08:46PM 17 I mean, people are very familiar with the area.
 08:46PM 18 People that are going to that strip mall are probably
 08:46PM 19 routine visitors. What it might be is an
 08:46PM 20 inconvenience at some point where they might get
 08:46PM 21 stuck in that queue and may have to wait for the
 08:46PM 22 light to turn green for an opportunity to move up.

08:47PM 23 But again, you know, we're talking
 08:47PM 24 about a maximum queue that does not -- it's not a
 08:47PM 25 continuous queue, it's a maximum queue that extends

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08:47PM 1 back to near the limit of that left turn bay at
 08:47PM 2 moments during that peak hour period. All other
 08:47PM 3 times during the day this left-turn lane would really
 08:47PM 4 not be backed up with any significance to block
 08:47PM 5 access to the properties on the north side.

08:47PM 6 CHAIRMAN FRY: Okay. Thank you.
 08:47PM 7 Ma'am.

08:47PM 8 MS. LONSKI: Maryanne Lonski, 679
 08:47PM 9 Birchwood Drive.

08:47PM 10 Just another question as what we were
 08:47PM 11 just talking about. So in the striped area, if there
 08:47PM 12 were to be someone parked there, they would have to
 08:48PM 13 now cross three lanes instead of two, correct?
 08:48PM 14 They'd have to cross the lane going straight, the
 08:48PM 15 left-hand turn lane and also the west traffic,
 08:48PM 16 whereas now they cross the street, one in each
 08:48PM 17 direction.

08:48PM 18 Is that correct?

08:48PM 19 THE WITNESS: Yes. That's correct.
 08:48PM 20 The plan introduces more travel lanes, exclusive
 08:48PM 21 turning lanes.

08:48PM 22 So, yes, they would be crossing more
 08:48PM 23 lanes. But introduction of the traffic signal will
 08:48PM 24 provide a safer, more efficient way for people to
 08:48PM 25 cross the street by being able to use that traffic

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08:48PM 1 control device to safely cross Sicomac or Cedar Hill
 08:48PM 2 Avenue.
 08:48PM 3 CHAIRMAN FRY: So I guess it's a clever
 08:48PM 4 answer. If somebody happened to be stopped there
 08:48PM 5 they could then walk down to the intersection and
 08:48PM 6 cross at the intersection.
 08:48PM 7 THE WITNESS: In the interest of
 08:48PM 8 safety, that would be the way to do it.
 08:48PM 9 CHAIRMAN FRY: Anyone else from the
 08:48PM 10 public?
 08:48PM 11 Sir?
 08:48PM 12 MR. MYERS: Bob Myers, 300 Merrywood
 08:48PM 13 Drive, Wyckoff.
 08:48PM 14 I have a question about the traffic
 08:48PM 15 light and then I have a question overall about the
 08:48PM 16 intersection.
 08:48PM 17 So addressing myself to the traffic
 08:48PM 18 light, I am not too aware of all of the discussions,
 08:48PM 19 but this is -- I hear references to a temporary
 08:48PM 20 traffic light being significantly different, as I
 08:48PM 21 understand it, from a permanent traffic light.
 08:48PM 22 So -- and I'm not sure how long a
 08:48PM 23 period we're going to endure the temporary traffic
 08:48PM 24 light.
 08:48PM 25 So does this temporary traffic light

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08:49PM 1 have a left-turn signal or a right-turn signal or a
 08:49PM 2 yellow light to -- caution light between red and
 08:50PM 3 green? Does it have all of the safety aspects of a
 08:50PM 4 full-time traffic light, because I'm a little
 08:50PM 5 confused about that.
 08:50PM 6 CHAIRMAN FRY: Mr. Roughgarden, why
 08:50PM 7 don't you --
 08:50PM 8 THE WITNESS: Sure. Okay.
 08:50PM 9 So the term temporary is being used,
 08:50PM 10 and I think what has been -- the other term that's
 08:50PM 11 been used in testimony by myself is this interim
 08:50PM 12 intersection configuration where the county has
 08:50PM 13 thrown out the term "temporary."
 08:50PM 14 And what they mean by temporary is
 08:50PM 15 their intent is to -- as we have been told so far, is
 08:50PM 16 to install two wood utility poles, essentially, on
 08:50PM 17 opposite corners, and I can go back to the plan to
 08:50PM 18 better describe that. So the county would install a
 08:50PM 19 wood pole on the southwest corner of the intersection
 08:50PM 20 and a second wood pole on the northeast corner, and
 08:50PM 21 then span that with a temporary wire that would
 08:51PM 22 support a traffic signal head. It would be your
 08:51PM 23 typical traffic signal head, red, yellow, green. It
 08:51PM 24 would operate, red, yellow, green, as typical traffic
 08:51PM 25 signals would.

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08:51PM 1 The county has indicated that it would
 08:51PM 2 be a two-phased signal, so that wouldn't really
 08:51PM 3 operate with lead left turns, it would just be
 08:51PM 4 everybody goes on green, everybody stops on red. It
 08:51PM 5 provides the safety of a typical traffic signal as
 08:51PM 6 far as traffic operations. The signal would be
 08:51PM 7 mounted at a proper height for vehicles approaching
 08:51PM 8 to see it, the proper signage would be installed
 08:51PM 9 advising you, giving you forewarning that a traffic
 08:51PM 10 signal is ahead.
 08:51PM 11 In this case, you have very good sight
 08:51PM 12 distance approaching from either direction so you
 08:51PM 13 could see the red, yellow or green signal from the
 08:51PM 14 proper distance in order to be able to safely
 08:51PM 15 maneuver your vehicle either by continuing through
 08:51PM 16 the intersection or coming to a stop at the red
 08:52PM 17 light.
 08:52PM 18 The difference is, between what we're
 08:52PM 19 throwing out the term "temporary" and "permanent,"
 08:52PM 20 the full build-out. A full build-out of a traffic
 08:52PM 21 signal, and they exist here in Wyckoff, you have them
 08:52PM 22 here at the intersection of Wyckoff Avenue and
 08:52PM 23 Franklin Avenue, Wyckoff Avenue and Cedar Hill
 08:52PM 24 Avenue, where you have the aluminum or sometimes
 08:52PM 25 steel poles that are mounted on all four corners,

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08:52PM 1 which affords the opportunity to provide more signal
 08:52PM 2 heads, which provides better visibility of the
 08:52PM 3 traffic signal. It also affords an opportunity to
 08:52PM 4 fully upgrade the intersection for pedestrian
 08:52PM 5 activities. You know, provide pedestrian countdown
 08:52PM 6 heads, walk, don't walk signs, push buttons, curb
 08:52PM 7 ramps.
 08:52PM 8 So the county has indicated their
 08:52PM 9 desire to immediately install the traffic control
 08:53PM 10 device that they're calling a temporary traffic
 08:53PM 11 signal. And then, as was indicated previously, they
 08:53PM 12 will move forward attempting to get the necessary
 08:53PM 13 agreements with the Township of Wyckoff to then come
 08:53PM 14 along and do a full build-out of the intersection
 08:53PM 15 with the aluminum poles and all of the remaining
 08:53PM 16 traffic signal heads.
 08:53PM 17 MR. MYERS: How long would that period
 08:53PM 18 be?
 08:53PM 19 THE WITNESS: I don't know. We talked
 08:53PM 20 about that earlier. I don't know the length of that
 08:53PM 21 period.
 08:53PM 22 Maybe Mr. Ten Kate in his experience
 08:53PM 23 may have some better understanding of what the length
 08:53PM 24 of that is, but I don't know. The county has not
 08:53PM 25 communicated that to us and I don't know the answer

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08:53PM 1 to that.

08:53PM 2 MR. MYERS: Just one question. Is

08:53PM 3 there a left turn and a right turn signal on this

08:53PM 4 temporary traffic light?

08:53PM 5 THE WITNESS: Based on the design that

08:53PM 6 the county has indicated to us at the moment, no.

08:53PM 7 That you'll approach the signal and you will have a

08:53PM 8 green ball. When it's green, if you're in the

08:53PM 9 left-turn lane, you're going to wait for a gap in the

08:53PM 10 opposing traffic and make your left turn. When it's

08:54PM 11 green, you just continue through. But there will be

08:54PM 12 no dedicated signals or directional arrows.

08:54PM 13 That can be changed. There was

08:54PM 14 discussion, there were some suggestions by

08:54PM 15 Mr. Ascolese who represented Boswell Engineering at

08:54PM 16 the previous hearing that the county could do other

08:54PM 17 things, even in a temporary condition, but those are

08:54PM 18 discussions that have not progressed.

08:54PM 19 Again, as I testified to earlier, the

08:54PM 20 traffic signal design is the responsibility of Bergen

08:54PM 21 County. Christian Health Care Center, with this

08:54PM 22 plan, will perform all of the widening along Sicomac

08:54PM 23 Avenue, construct the new driveway, but the county

08:54PM 24 will come along and install the signal.

08:54PM 25 MR. MYERS: Okay. I have, if I may,

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08:54PM 1 a question about the intersection overall. Not about

08:54PM 2 the traffic light, per se.

08:54PM 3 CHAIRMAN FRY: Is it something that the

08:54PM 4 traffic expert, Mr. Roughgarden, would be able to

08:54PM 5 address?

08:55PM 6 MR. MYERS: Probably be more for

08:55PM 7 Mr. Vogel than for this gentleman.

08:55PM 8 CHAIRMAN FRY: Okay.

08:55PM 9 MR. MYERS: Among the things that I've

08:55PM 10 read, it seems like Mr. Vogel is an imminent lawyer,

08:55PM 11 he's done a great job, we've watched him for the last

08:55PM 12 few years. But he is the gentleman, the only

08:55PM 13 gentleman that has contact with the county.

08:55PM 14 And so whenever we get a comment that

08:55PM 15 the county feels that we should have the light or not

08:55PM 16 have the light and the county feels this and the

08:55PM 17 county feels that, it's only from Mr. Vogel.

08:55PM 18 And I'm wondering why -- and if I'm

08:55PM 19 incorrect, I apologize, but I'm wondering why our

08:55PM 20 town council or the zoning board member doesn't

08:55PM 21 approach directly the county so we could say, well,

08:55PM 22 we have spoken directly to the county and we know

08:55PM 23 that they want the light and we know what they're

08:55PM 24 asking for and we know what their plans are and when

08:55PM 25 they might do something, instead of me reading in the

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08:55PM 1 paper that they told Mr. Vogel that this is what was

08:55PM 2 going to happen. That's my main question.

08:55PM 3 The second one is I just read about --

08:56PM 4 I've seen this referenced to, several accidents at

08:56PM 5 Cedar Hill and Wyckoff, Sicomac and Cedar Hill. I've

08:56PM 6 lived here for many years now, not seen too many

08:56PM 7 accidents. So I'm wondering how that number of

08:56PM 8 accidents compares to accidents in other

08:56PM 9 intersections throughout Wyckoff, and that, again,

08:56PM 10 deals with the same issue. Why are we just accepting

08:56PM 11 that the county feels we should do one thing or

08:56PM 12 another? That's all. That's my question.

08:56PM 13 MR. VOGEL: Can I respond?

08:56PM 14 CHAIRMAN FRY: Please.

08:56PM 15 MR. VOGEL: Sure. Just the statement

08:56PM 16 that you made was not accurate.

08:56PM 17 MR. MYERS: Okay.

08:56PM 18 MR. VOGEL: Okay? I'm not the only one

08:56PM 19 who spoke to the county. Boswell Engineering has

08:56PM 20 spoken to the county. There was a meeting here with

08:56PM 21 the county, the Mayor, Mr. Shannon the administrator.

08:56PM 22 There were meetings down at the county that were

08:56PM 23 attended by representatives of the township that I

08:57PM 24 did not attend, nor did anybody from the Christian

08:57PM 25 Health Care Center attend.

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08:57PM 1 There has been a report issued by the

08:57PM 2 county on at least three or four occasions, copies of

08:57PM 3 which have been supplied to the township, which

08:57PM 4 reiterated the position.

08:57PM 5 So the comment that the only one who

08:57PM 6 ever talked to the county and the only one who ever

08:57PM 7 said that the county requires this is simply myself

08:57PM 8 is not accurate.

08:57PM 9 MR. MYERS: Thank you.

08:57PM 10 CHAIRMAN FRY: Thank you.

08:57PM 11 Anyone else from the public?

08:57PM 12 Okay. We'll close public comments and

08:57PM 13 move on.

08:57PM 14 Is -- go ahead.

08:57PM 15 VICE CHAIRMAN RUEBENACKER: That was

08:57PM 16 just questions related to the traffic testimony,

08:58PM 17 correct?

08:58PM 18 CHAIRMAN FRY: Correct.

08:58PM 19 VICE CHAIRMAN RUEBENACKER: Okay. So

08:58PM 20 we're not closing public comments altogether?

08:58PM 21 CHAIRMAN FRY: No, no.

08:58PM 22 VICE CHAIRMAN RUEBENACKER: Thank you.

08:58PM 23 CHAIRMAN FRY: Well, we'll hear if

08:58PM 24 there are any final public comments not specific to

08:58PM 25 any one traffic expert or area expert. We'll open

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<p style="text-align: right;">81</p> <p>08:58PM 1 that up at the end so everyone can still ask a</p> <p>08:58PM 2 question or make a comment.</p> <p>08:58PM 3 So to move on, it sounds like we've</p> <p>08:58PM 4 exhausted all the questions for the traffic expert at</p> <p>08:58PM 5 this point.</p> <p>08:58PM 6 So what I would like to do is maybe</p> <p>08:58PM 7 touch on something we haven't previously and that's</p> <p>08:58PM 8 the signage at the proposed entrance so that we can</p> <p>08:58PM 9 all better understand that.</p> <p>08:58PM 10 And while, Mr. Ten Kate, you said you</p> <p>08:58PM 11 hadn't had a chance to review the lighting yet, so --</p> <p>08:58PM 12 but again, I think as previously submitted we didn't</p> <p>08:58PM 13 have any issues with it.</p> <p>08:58PM 14 MR. TEN KATE: Right.</p> <p>08:58PM 15 CHAIRMAN FRY: So do you have someone</p> <p>08:58PM 16 that can speak to the signage.</p> <p>08:58PM 17 MR. VOGEL: Yes. Mr. Karle. Kenneth</p> <p>08:58PM 18 Karle.</p> <p>08:58PM 19 KENNETH KARLE,</p> <p>08:58PM 20 Having been previously sworn, continues to</p> <p>08:58PM 21 testify as follows:</p> <p>08:58PM 22 MR. VOGEL: Mr. Karle, you've</p> <p>08:58PM 23 previously testified and you recognize you continue</p> <p>08:58PM 24 to be under oath?</p> <p>08:58PM 25 MR. KARLE: I do recognize that.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">83</p> <p>09:00PM 1 After you enter the new driveway, at</p> <p>09:00PM 2 the top will be a secondary smaller sign, same type</p> <p>09:00PM 3 of ground sign with stone. And although not</p> <p>09:00PM 4 specified, there will probably be some directional</p> <p>09:00PM 5 signage because at that point we'll have wonderful</p> <p>09:00PM 6 access to the lower campus and the middle campus, and</p> <p>09:00PM 7 people will just naturally use it. It will be just</p> <p>09:00PM 8 so natural that that's how you go in and that's how</p> <p>09:00PM 9 you get to all parts of the campus, they won't even</p> <p>09:00PM 10 want to use the old driveway.</p> <p>09:00PM 11 I'm sorry that's kind of quick.</p> <p>09:00PM 12 Certainly we can make it subject to final reviews and</p> <p>09:00PM 13 approval. It is schematically shown on the plans</p> <p>09:01PM 14 we've submitted, but I don't have that exhibit with</p> <p>09:01PM 15 me tonight.</p> <p>09:01PM 16 CHAIRMAN FRY: I believe we probably</p> <p>09:01PM 17 do.</p> <p>09:01PM 18 MR. KARLE: You do have it somewhere.</p> <p>09:01PM 19 MR. TEN KATE: I'm looking for it.</p> <p>09:01PM 20 CHAIRMAN FRY: Do you happen to know</p> <p>09:01PM 21 dimensions -- oh, one question, the illumination.</p> <p>09:01PM 22 It's going to be a back-lit or a front-lit shining</p> <p>09:01PM 23 on?</p> <p>09:01PM 24 MR. KARLE: It's not been designed to</p> <p>09:01PM 25 that level of detail. We would stipulate to whatever</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">82</p> <p>08:59PM 1 Thank you.</p> <p>08:59PM 2 CHAIRMAN FRY: Mr. Karle, I apologize.</p> <p>08:59PM 3 Somehow we overlooked that last time. Maybe a little</p> <p>08:59PM 4 overzealous.</p> <p>08:59PM 5 Can you talk to what the proposed, on</p> <p>08:59PM 6 the revised as-submitted plans, the signage, the</p> <p>08:59PM 7 size, the location, just to make sure they're out of</p> <p>08:59PM 8 the sight lines from traffic, and any illumination?</p> <p>08:59PM 9 MR. KARLE: Yes. Yes. And I'm not</p> <p>08:59PM 10 prepared to show you a graphic, unfortunately,</p> <p>08:59PM 11 because I didn't know that was going to come up</p> <p>08:59PM 12 tonight, but we are proposing two signs; one near the</p> <p>08:59PM 13 new entrance intersection. It will be a</p> <p>08:59PM 14 ground-mounted stone attractive landscaped-type sign,</p> <p>08:59PM 15 similar to the one that you've probably seen out</p> <p>08:59PM 16 there existing. It's only schematically designed to</p> <p>09:00PM 17 date, but it will be a very attractive sign in</p> <p>09:00PM 18 keeping with the flavor of the campus and the taste</p> <p>09:00PM 19 of the campus.</p> <p>09:00PM 20 It will be lit so it can be seen at</p> <p>09:00PM 21 night for wayfinding so people can know they're at</p> <p>09:00PM 22 the right location. It will not be in sight distance</p> <p>09:00PM 23 triangles, that would never be permitted by the</p> <p>09:00PM 24 county, nor would we do it. It will be a tasteful</p> <p>09:00PM 25 addition to the campus.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">84</p> <p>09:01PM 1 this board is. Our lighting designs are always night</p> <p>09:01PM 2 sky compliant and hidden lamp sources so they're not</p> <p>09:01PM 3 objectionable. Whether it's actually front-lit or</p> <p>09:01PM 4 back-lit will really come down to the final graphics</p> <p>09:01PM 5 of how the site is laid out. But we can commit to a</p> <p>09:01PM 6 non-glare type sign.</p> <p>09:01PM 7 CHAIRMAN FRY: I think it's probably</p> <p>09:01PM 8 determined by other township codes.</p> <p>09:01PM 9 MR. TEN KATE: It would be, like, a</p> <p>09:01PM 10 halo type of light.</p> <p>09:01PM 11 It says channel lit.</p> <p>09:01PM 12 CHAIRMAN FRY: Yeah.</p> <p>09:01PM 13 MR. TEN KATE: Channel provided for LED</p> <p>09:01PM 14 lighting. Center stone panel, recessed to</p> <p>09:01PM 15 accommodate lighting.</p> <p>09:01PM 16 CHAIRMAN FRY: Does it have the size</p> <p>09:01PM 17 proposed?</p> <p>09:01PM 18 MR. TEN KATE: Yes, 15 feet long by 2</p> <p>09:02PM 19 foot high, the sign, itself.</p> <p>09:02PM 20 VICE CHAIRMAN RUEBENACKER: Is that</p> <p>09:02PM 21 within the township code?</p> <p>09:02PM 22 MR. TEN KATE: I believe it is. I've</p> <p>09:02PM 23 got to find out where it is.</p> <p>09:02PM 24 There's two signs. Do you know what</p> <p>09:02PM 25 sign number one and two is?</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">85</p> <p>09:02PM 1 MR. KARLE: I believe one is the one</p> <p>09:02PM 2 nearer to the road and two is about 200 feet up.</p> <p>09:02PM 3 MR. TEN KATE: The one near the road is</p> <p>09:02PM 4 7 foot wide by 4'2 high.</p> <p>09:02PM 5 MR. KARLE: Yeah, that one's a little</p> <p>09:02PM 6 bigger.</p> <p>09:02PM 7 MR. TEN KATE: It's the same type of</p> <p>09:02PM 8 lighting, channel lit.</p> <p>09:02PM 9 MR. HUBERT: I guess my question is</p> <p>09:02PM 10 will they comply with the code of the township?</p> <p>09:02PM 11 MR. VOGEL: Right, they will. And if</p> <p>09:02PM 12 for some reason during final design we find they</p> <p>09:02PM 13 don't, we'll be back before you.</p> <p>09:02PM 14 CHAIRMAN FRY: Say that again?</p> <p>09:02PM 15 MR. VOGEL: They will comply.</p> <p>09:02PM 16 If for some reason they can't, we'll be</p> <p>09:02PM 17 back before you.</p> <p>09:02PM 18 CHAIRMAN FRY: I thought there was a</p> <p>09:02PM 19 certain square footage that they couldn't exceed.</p> <p>09:02PM 20 MR. MAHER: There is, but remember here</p> <p>09:02PM 21 this is a residential zone. No sign is permitted in</p> <p>09:02PM 22 a residential zone. So any sign -- required signs</p> <p>09:03PM 23 will require a variance.</p> <p>09:03PM 24 CHAIRMAN FRY: Right. Okay.</p> <p>09:03PM 25 MR. KARLE: Not to further complicate</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">87</p> <p>09:04PM 1 CHAIRMAN FRY: Board members, any</p> <p>09:04PM 2 questions for Mr. Karle?</p> <p>09:04PM 3 (No response.)</p> <p>09:04PM 4 CHAIRMAN FRY: As I said, we kind of</p> <p>09:04PM 5 exhausted everything structurally at the last</p> <p>09:04PM 6 meeting, but somehow that managed to escape us.</p> <p>09:04PM 7 Anybody from the public care to address</p> <p>09:04PM 8 any questions for Mr. Karle in reference to the sign?</p> <p>09:04PM 9 (No response.)</p> <p>09:04PM 10 CHAIRMAN FRY: Seeing nobody, close to</p> <p>09:04PM 11 the public.</p> <p>09:04PM 12 Okay. Well, I think we've --</p> <p>09:04PM 13 Mr. Vogel, is there any other testimony that you were</p> <p>09:04PM 14 planning on --</p> <p>09:04PM 15 MR. VOGEL: I had no other testimony.</p> <p>09:04PM 16 And, again, I know that you're probably</p> <p>09:04PM 17 sick of hearing from me, but I do have some</p> <p>09:05PM 18 concluding comments --</p> <p>09:05PM 19 CHAIRMAN FRY: No, we're not.</p> <p>09:05PM 20 MR. VOGEL: -- that I would like to</p> <p>09:05PM 21 make, at least with respect to what we went through</p> <p>09:05PM 22 this evening.</p> <p>09:05PM 23 Putting aside for a moment that this is</p> <p>09:05PM 24 -- the Christian Health Care Center is an institution</p> <p>09:05PM 25 that provides care for people within the community, I</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">86</p> <p>09:03PM 1 it, but that property is actually a B-2 zone, but we</p> <p>09:03PM 2 won't go into that.</p> <p>09:03PM 3 MR. MAHER: That's a good point. It's</p> <p>09:03PM 4 actually a good point.</p> <p>09:03PM 5 MR. KARLE: That one little piece is a</p> <p>09:03PM 6 B-2 zone.</p> <p>09:03PM 7 MR. TEN KATE: Definitely not in the</p> <p>09:03PM 8 sight triangle.</p> <p>09:03PM 9 MR. KARLE: Right.</p> <p>09:03PM 10 CHAIRMAN FRY: Did you find what it was</p> <p>09:03PM 11 for 15 feet long?</p> <p>09:03PM 12 MR. TEN KATE: The 15 foot long one is</p> <p>09:03PM 13 an interior roadway. It's not -- you will never see</p> <p>09:03PM 14 it from Cedar Hill Avenue or Sicomac Avenue. It's</p> <p>09:03PM 15 way up the hill.</p> <p>09:03PM 16 CHAIRMAN FRY: Okay. And as you're</p> <p>09:03PM 17 facing coming off of 208 coming up Cedar Hill Avenue</p> <p>09:03PM 18 at the intersection, where is it proposed to be?</p> <p>09:03PM 19 MR. KARLE: On the right side.</p> <p>09:03PM 20 CHAIRMAN FRY: On the right-hand side.</p> <p>09:03PM 21 MR. VOGEL: And that's shown on the</p> <p>09:04PM 22 site plan.</p> <p>09:04PM 23 CHAIRMAN FRY: Okay. I think that was</p> <p>09:04PM 24 the only other question I had for you.</p> <p>09:04PM 25 MR. KARLE: Thank you.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">88</p> <p>09:05PM 1 don't have to convince you or any members of the</p> <p>09:05PM 2 public about the good works of the Christian Health</p> <p>09:05PM 3 Care Center. And, quite frankly, I don't believe and</p> <p>09:05PM 4 I'm confident of the fact that no one who ever</p> <p>09:05PM 5 appeared from the public with respect to this</p> <p>09:05PM 6 application ever was opposed to this project.</p> <p>09:05PM 7 Everyone who appeared had an interest in a specific</p> <p>09:05PM 8 issue and voiced themselves with respect to the issue</p> <p>09:05PM 9 but not with respect to the project that is proposed,</p> <p>09:05PM 10 the independent living aspect of this continuing care</p> <p>09:06PM 11 retirement community.</p> <p>09:06PM 12 And we've come down to this singular</p> <p>09:06PM 13 issue with respect to the amendment to the site plan</p> <p>09:06PM 14 which incorporates a change that is to change the</p> <p>09:06PM 15 access from where it was approved in the original</p> <p>09:06PM 16 application that was approved on May 13, 2013, from</p> <p>09:06PM 17 the current location to this intersection at Sicomac</p> <p>09:06PM 18 and Cedar Hill.</p> <p>09:06PM 19 And the question really revolves itself</p> <p>09:06PM 20 around not the intersection, itself, and not the</p> <p>09:06PM 21 change in the access from the place where it was</p> <p>09:06PM 22 approved to where it is now proposed. Because I</p> <p>09:06PM 23 don't believe that anyone would object to the change</p> <p>09:06PM 24 in the access.</p> <p>09:06PM 25 Let's talk about the 400-pound gorilla</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

09:07PM 1 in the room, and that is the traffic light. Because
 09:07PM 2 I don't believe anybody would object to this change
 09:07PM 3 in access if the county did not require that a
 09:07PM 4 traffic light be included as part of the project
 09:07PM 5 which is proposed by the Christian Health Care
 09:07PM 6 Center.
 09:07PM 7 Just think about the change of the
 09:07PM 8 access from one point to the other. It is safer,
 09:07PM 9 more convenient, it takes trucks off the roadway,
 09:07PM 10 takes employees off the roadway, takes the
 09:07PM 11 construction off the roadway, provides for an easy
 09:07PM 12 access, alleviates congestion at Mountain Avenue and
 09:07PM 13 Sicomac Avenue, has been endorsed by the fire
 09:07PM 14 department and the police department.

09:07PM 15 In your own traffic consultant in its
 09:08PM 16 report, and I took it out and I thought it would be
 09:08PM 17 worth mentioning. This is a report of June 13, 2012,
 09:08PM 18 from Dolan & Dean. And I'd just like to read some
 09:08PM 19 excerpts.

09:08PM 20 "To be discussed in a separate section,
 09:08PM 21 intersection improvements including widening
 09:08PM 22 and formally designating separate left and
 09:08PM 23 right turn lanes at the approach, combined
 09:08PM 24 with the intersection of a traffic signal,
 09:08PM 25 will not only vastly improve operations and

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09:08PM 1 enhance levels of service, but will also
 09:08PM 2 provide a significant safety benefit by
 09:08PM 3 virtually eliminating the current challenges
 09:08PM 4 found under the stop sign condition."

09:08PM 5 That's your expert.

09:08PM 6 Went on: "To address these chronic
 09:08PM 7 operating constraints, Bergen County has
 09:09PM 8 directed the applicant to prepare intersection
 09:09PM 9 improvements that would provide a substantial
 09:09PM 10 benefit to safety and operating conditions as
 09:09PM 11 compared to the current configuration."

09:09PM 12 And then it says, "Although not
 09:09PM 13 specifically identified in the Stantec study,
 09:09PM 14 the construction of a new traffic signal at
 09:09PM 15 Cedar Hill Road will create regular breaks or
 09:09PM 16 gaps in passing traffic on Sicomac Avenue.
 09:09PM 17 One indirect benefit of traffic signal
 09:09PM 18 installation is that the operations often
 09:09PM 19 improve at nearby intersections due to the
 09:09PM 20 routine gaps provided by the adjacent traffic
 09:09PM 21 signal. Because these gaps are introduced on
 09:09PM 22 a cyclical basis by virtue of the traffic
 09:09PM 23 signal, motorists at adjacent intersections
 09:09PM 24 would have additional opportunities to turn
 09:09PM 25 that do not currently exist."

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09:10PM 1 Now, that's your traffic consultant.
 09:10PM 2 That's not coming from Stantec. It's not coming from
 09:10PM 3 me. It's something that was more than independent,
 09:10PM 4 it was advice given to you, you don't have to follow
 09:10PM 5 it, but it is consistent with your police department,
 09:10PM 6 your fire department and every bit of testimony that
 09:10PM 7 you've had.

09:10PM 8 So the question really is not should
 09:10PM 9 the intersection be created. The question is are you
 09:10PM 10 prepared, in the face of all of that, to simply say
 09:10PM 11 we don't want the benefits because we simply don't
 09:10PM 12 want a traffic light. And the question is what has
 09:10PM 13 occurred in the interim. If you'll recall when we
 09:10PM 14 first came here with this intersection, we indicated
 09:10PM 15 that the county -- this was back in 2012. The county
 09:10PM 16 mandated a light here.

09:11PM 17 And when we went through the process
 09:11PM 18 and you finally gave approval, albeit with the
 09:11PM 19 existing access, we indicated to you that we were
 09:11PM 20 going to back to the county with it and we were going
 09:11PM 21 to be an advocate for what you approved. And we did
 09:11PM 22 that. And what came out of it after a hiatus of five
 09:11PM 23 years, we came back with the county saying we will
 09:11PM 24 not give up on the light because of the various basis
 09:11PM 25 that we have indicated, the warrants and whatever,

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09:11PM 1 putting aside all that technical detail. County said
 09:11PM 2 we want a light here and there's going to be a light
 09:11PM 3 here.

09:11PM 4 So what did we, at the Christian Health
 09:11PM 5 Care Center, attempt to do? We attempted to create a
 09:11PM 6 circumstance whereby our project could move ahead,
 09:11PM 7 the county could get its light and it would
 09:11PM 8 accommodate the interests of the township with
 09:12PM 9 respect to it.

09:12PM 10 Now, as I recall, all of the objection
 09:12PM 11 to the light when we had the original hearings, it
 09:12PM 12 wasn't with respect to the light itself, it was with
 09:12PM 13 respect to the -- what the light did to the
 09:12PM 14 intersection. It created, and the comment was it
 09:12PM 15 created an intersection that wasn't consistent with
 09:12PM 16 the Sicomac section of Wyckoff. It was more attuned
 09:12PM 17 to someplace else.

09:12PM 18 So what did we at the Christian Health
 09:12PM 19 Care Center attempt to do? We attempted to alleviate
 09:12PM 20 that issue by doing what? Moving all of the widening
 09:12PM 21 onto our side of the roadway, taking it away from the
 09:12PM 22 opposite side so that the existing businesses would
 09:12PM 23 not be affected. What did we do as a result of that?
 09:12PM 24 We came back and we got the county to agree that the
 09:13PM 25 improvements on the other side of the roadway would

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09:13PM 1 not occur unless and until an agreement would be
 09:13PM 2 reached with the township. That's incorporated in
 09:13PM 3 the documents.
 09:13PM 4 We came back here again, and over the
 09:13PM 5 last two weeks not because of our entreaties to the
 09:13PM 6 county, but because Boswell, on behalf of the
 09:13PM 7 township, went to the county, and in recognition of
 09:13PM 8 the county's interest it said, well, if it's the
 09:13PM 9 magnitude of the intersection occasioned by the
 09:13PM 10 traffic light that is an impediment to get this done,
 09:13PM 11 that is, to get this intersection created, to get a
 09:13PM 12 signal which is warranted and to accommodate the
 09:13PM 13 interests of the Township of Wyckoff that it not have
 09:14PM 14 the breadth and scope that's in the design, we'll
 09:14PM 15 reduce it. And we will reduce it to a point where it
 09:14PM 16 will not have the scope, and hopefully that will
 09:14PM 17 create a circumstance that will make this
 09:14PM 18 intersection more acceptable to the township.
 09:14PM 19 Now, the question has been raised, and
 09:14PM 20 it's a likely question, well, what happens if we just
 09:14PM 21 leave it where it is and the testimony indicates that
 09:14PM 22 the current access is not compatible with the light.
 09:14PM 23 Won't the county then simply not put the light in?
 09:14PM 24 And the answer to that is an absolute no. The county
 09:14PM 25 will put the light in.

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09:14PM 1 And your comment may be, well, how can
 09:14PM 2 the county do it if it's incompatible with the
 09:14PM 3 current access? And it's quite simple. The county
 09:14PM 4 simply has the right, because it's a county road,
 09:15PM 5 Sicomac, to simply say right turn in and right turn
 09:15PM 6 out from your current driveway. They have the right
 09:15PM 7 to do that when they put the light in. And
 09:15PM 8 therefore, you cannot make a left-hand turn out of
 09:15PM 9 that.
 09:15PM 10 And what would be the consequence? The
 09:15PM 11 consequence would be that you will push traffic out
 09:15PM 12 onto the Mountain Avenue exit from the upper campus
 09:15PM 13 and you will just make things worse at the Mountain
 09:15PM 14 Avenue intersection. The county has a right to do
 09:15PM 15 that. The law is quite clear. You can ask your
 09:15PM 16 Counsel. As long as you have other access, they have
 09:15PM 17 a right to restrict the turn movements in or out of a
 09:15PM 18 driveway.
 09:15PM 19 And they have already told us that. If
 09:15PM 20 the driveway stays where it is, they will make it
 09:15PM 21 right in and right out so it's compatible with the
 09:15PM 22 light and you will now introduce more traffic onto
 09:15PM 23 Mountain Avenue. That is not a threat by the county,
 09:16PM 24 it is a reality. It's what they've done in other
 09:16PM 25 places. It's what they have a right to do.

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09:16PM 1 So this is not a circumstance whereby
 09:16PM 2 you can say to yourself, you know what, even though
 09:16PM 3 it's more convenient, even though it's safer, we just
 09:16PM 4 don't like the intersection and the county's never
 09:16PM 5 going to do it. That's not reality.
 09:16PM 6 I have attempted to deal with the
 09:16PM 7 reality. We have come back to you recognizing that
 09:16PM 8 this project is in peril because we're caught between
 09:16PM 9 two governmental agencies that don't seem to have a
 09:16PM 10 common interest and we tried to bring that common
 09:16PM 11 interest together.
 09:16PM 12 And it seems at this juncture that we
 09:16PM 13 have done everything to provide health, safety,
 09:16PM 14 welfare for the citizens of the Township of Wyckoff,
 09:16PM 15 and at the same time reduce the scope of this
 09:17PM 16 intersection. It's the most and the best that we can
 09:17PM 17 do. And it's up to you. If you deny it, if you deny
 09:17PM 18 it you place us in the position where we have nowhere
 09:17PM 19 else to go. The county has given as much as they
 09:17PM 20 will give and they will not back off on the light.
 09:17PM 21 And I understand that there was some
 09:17PM 22 comment that was made that maybe I somehow offended
 09:17PM 23 some members of the board because I said
 09:17PM 24 unfortunately you don't have any control over the
 09:17PM 25 light. Well, you have exerted some control over the

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09:17PM 1 light. We've got you some control over the light.
 09:17PM 2 They have reduced the scope and width of the roadway.
 09:17PM 3 They have agreed that a more permanent light and the
 09:17PM 4 effect on the property across the street will not
 09:17PM 5 occur without the township's agreement, so that you
 09:17PM 6 have an input, which you will not have and you would
 09:18PM 7 not have if you deny this application because then
 09:18PM 8 the county doesn't have to make any agreement. It
 09:18PM 9 can go ahead and do, through its design, whatever it
 09:18PM 10 wishes to do. It has constrained, itself, in an
 09:18PM 11 effort to accommodate the interest of the township.
 09:18PM 12 I trust that you find that we have
 09:18PM 13 brought it to a place which is fair with respect to
 09:18PM 14 all concerned. Thank you for listening to me. I
 09:18PM 15 have enjoyed my interaction with respect to this. I
 09:18PM 16 hope you have, I hope you found it instructive. And
 09:18PM 17 we have used our best efforts in order to bring this
 09:18PM 18 to a fair conclusion for all concerned.
 09:18PM 19 Thank you.
 09:18PM 20 CHAIRMAN FRY: Thank you, Mr. Vogel.
 09:18PM 21 This is not going to be your final
 09:18PM 22 dissertation or something in front of our board, is
 09:18PM 23 it?
 09:19PM 24 MR. VOGEL: I don't know. I've lost a
 09:19PM 25 lot of hair since the last one.

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<p style="text-align: right;">97</p> <p>09:19PM 1 CHAIRMAN FRY: You're not the only one.</p> <p>09:19PM 2 MR. KALPAGIAN: Mr. Chairman?</p> <p>09:19PM 3 CHAIRMAN FRY: Yes.</p> <p>09:19PM 4 MR. KALPAGIAN: One small, I guess,</p> <p>09:19PM 5 call it a point of order. If we are going to</p> <p>09:19PM 6 consider this, one strong thing I forgot to mention</p> <p>09:19PM 7 before, but it's been rolling around in my head. The</p> <p>09:19PM 8 temporary light not having a left-hand turn, I know</p> <p>09:19PM 9 we have very little control over the county.</p> <p>09:19PM 10 The county says if we were to go</p> <p>09:19PM 11 forward, as a board we decide to go forward, could we</p> <p>09:19PM 12 ask or make it a requirement that that temporary</p> <p>09:19PM 13 light, because it could be there for a while, have a</p> <p>09:19PM 14 left turn arrow.</p> <p>09:19PM 15 And, Mr. Roughgarden, if you could just</p> <p>09:19PM 16 entertain me one more minute, can you go back to the</p> <p>09:19PM 17 intersection photo for a second?</p> <p>09:19PM 18 THE WITNESS: Sure.</p> <p>09:19PM 19 MR. KALPAGIAN: Can I -- I just want to</p> <p>09:19PM 20 make this one point clear. Yes, that one right</p> <p>09:20PM 21 there.</p> <p>09:20PM 22 If you put in a temporary light and it</p> <p>09:20PM 23 doesn't have left turn, but we have the left-turn</p> <p>09:20PM 24 lane, when that queue stops, and correct me if I'm</p> <p>09:20PM 25 wrong on this, you're more of a traffic expert than I</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">99</p> <p>09:21PM 1 THE WITNESS: I do.</p> <p>09:21PM 2 MR. KALPAGIAN: -- than if no light</p> <p>09:21PM 3 were there.</p> <p>09:21PM 4 M A T H E W M A H E R,</p> <p>09:21PM 5 Having been previously sworn, continues to</p> <p>09:21PM 6 testify as follows:</p> <p>09:21PM 7 THE WITNESS: Mr. Maher, correct me if</p> <p>09:21PM 8 I'm wrong, but the analysis that we presented in the</p> <p>09:21PM 9 traffic study that was submitted and the analysis of</p> <p>09:21PM 10 the traffic signal was operating under a two-phase</p> <p>09:21PM 11 operation without a lead left; is that correct?</p> <p>09:21PM 12 MR. MAHER: That is correct.</p> <p>09:21PM 13 THE WITNESS: Okay. That's correct.</p> <p>09:21PM 14 So all the testimony and all the</p> <p>09:21PM 15 traffic data and all the models that have been -- and</p> <p>09:21PM 16 the videos that have been presented to the board all</p> <p>09:21PM 17 were prepared based on that two-phase operation</p> <p>09:21PM 18 without any leading left turns.</p> <p>09:21PM 19 So my testimony after the fact would be</p> <p>09:21PM 20 if you introduce those turning movements as</p> <p>09:21PM 21 Mr. Ascolese had suggested in previous hearings,</p> <p>09:21PM 22 you'd make operations even better than what we've</p> <p>09:21PM 23 testified to. So the queue lengths for the left</p> <p>09:22PM 24 turns would get a little shorter and things would get</p> <p>09:22PM 25 better.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">98</p> <p>09:20PM 1 am, when that light is red and the cars all pile up</p> <p>09:20PM 2 and then it turns green, there's going to be cars,</p> <p>09:20PM 3 during the high traffic volume, there's going to be a</p> <p>09:20PM 4 ton of cars going straight. Without a left turn</p> <p>09:20PM 5 arrow only, those left turn lanes are going to sit</p> <p>09:20PM 6 and pile up during the busy times for a while because</p> <p>09:20PM 7 they'll not have that -- how long is a left turn</p> <p>09:20PM 8 arrow? About 10, 12 seconds, something like that?</p> <p>09:20PM 9 THE WITNESS: No, it's probably less</p> <p>09:20PM 10 than that. I don't know offhand. It depends on the</p> <p>09:20PM 11 traffic operations. If it's a lead left it could be</p> <p>09:20PM 12 seven to ten seconds.</p> <p>09:20PM 13 MALE AUDIENCE MEMBER: Seven to 11.</p> <p>09:20PM 14 MR. KALPAGIAN: So the lead left only</p> <p>09:20PM 15 allows, on average, about three to five cars, if I'm</p> <p>09:20PM 16 not mistaken, to make a left turn before opposite</p> <p>09:20PM 17 traffic starts to go straight.</p> <p>09:20PM 18 THE WITNESS: There's no argument that</p> <p>09:20PM 19 if you could provide multiple phases and lead lefts</p> <p>09:21PM 20 and left turn arrows that you can approve the</p> <p>09:21PM 21 efficiency of the intersection.</p> <p>09:21PM 22 MR. KALPAGIAN: Because without it, you</p> <p>09:21PM 23 are -- you see what I'm saying. You're going to</p> <p>09:21PM 24 create more of a problem with the temporary light not</p> <p>09:21PM 25 having the left turn access --</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">100</p> <p>09:22PM 1 Again, as I said earlier, the design of</p> <p>09:22PM 2 the signal is -- that's the county's responsibility.</p> <p>09:22PM 3 With discussions as moving forward with Boswell</p> <p>09:22PM 4 Engineering, with the township officials involved,</p> <p>09:22PM 5 Mr. Ascolese seemed to think that the county could</p> <p>09:22PM 6 change their mind and there are some options that</p> <p>09:22PM 7 they could, you know, consider. I guess to be</p> <p>09:22PM 8 continued on that.</p> <p>09:22PM 9 CHAIRMAN FRY: So, Mr. Cook, correct me</p> <p>09:22PM 10 if I'm wrong, the board doesn't have authorization to</p> <p>09:22PM 11 dictate what the county would possibly do or not do?</p> <p>09:22PM 12 MR. COOK: No.</p> <p>09:22PM 13 CHAIRMAN FRY: But do we have any</p> <p>09:22PM 14 grounds, should the board vote in favor of it, to put</p> <p>09:22PM 15 in any verbiage, stipulation that a preference would</p> <p>09:22PM 16 be that they make every effort to include a</p> <p>09:23PM 17 multi-phase or an improved use?</p> <p>09:23PM 18 MR. COOK: You can't make it a</p> <p>09:23PM 19 requirement. What you could do is put language in</p> <p>09:23PM 20 the resolution that the parties would use best</p> <p>09:23PM 21 efforts, but you can't make it a condition.</p> <p>09:23PM 22 CHAIRMAN FRY: Okay.</p> <p>09:23PM 23 MR. COOK: You can't make it a</p> <p>09:23PM 24 condition. You could use best efforts language</p> <p>09:23PM 25 there.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

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09:23PM 1 MR. VOGEL: Quite frankly, the comment
 09:23PM 2 with respect to providing enhancements to the light,
 09:23PM 3 I personally would not object to a condition in the
 09:23PM 4 resolution if it was a favorable resolution saying
 09:23PM 5 the board approves the application, but conditioned
 09:23PM 6 on the county agreeing to have a dedicated left-turn
 09:23PM 7 signal or however you would want to word it. I
 09:23PM 8 wouldn't have an objection to that. Because I think
 09:23PM 9 if I went back with that, the county, by virtue of
 09:24PM 10 what it did in the last week as a result of really
 09:24PM 11 Mr. Ascolese going there and Mr. Ascolese knowing
 09:24PM 12 those people, I wouldn't have a problem going back
 09:24PM 13 and saying, listen, I've got this approval. You guys
 09:24PM 14 just have to spend another couple thousand dollars or
 09:24PM 15 whatever it is on the light in order to put that
 09:24PM 16 left-hand arrow in and it's done. So I don't see
 09:24PM 17 that as an impediment.
 18 MR. COOK: You want best efforts or --
 19 CHAIRMAN FRY: Sure.
 20 THE WITNESS: I mean, best efforts.
 21 And we will. And we have shown that all along.
 22 MR. COOK: Yes.
 09:24PM 23 THE WITNESS: We'll use our best
 09:24PM 24 efforts.
 09:24PM 25 MR. VOGEL: Rather not write
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09:24PM 1 conditions, best efforts.
 09:24PM 2 THE WITNESS: You know because if you
 09:24PM 3 -- it's required we will use best efforts.
 09:24PM 4 I mean, I shouldn't say this publicly,
 09:24PM 5 but it's really money. All it is to do that other,
 09:24PM 6 it costs more. And my position with the county is
 09:24PM 7 you're getting what you want. You spend the money.
 09:24PM 8 And if they wouldn't do it, it would be on our
 09:24PM 9 ticket.
 09:24PM 10 MR. KALPAGIAN: Well, I guess the plea
 09:24PM 11 would be if they want it, if the whole purpose is
 09:25PM 12 just for safety --
 09:25PM 13 MR. VOGEL: Yes.
 09:25PM 14 MR. KALPAGIAN: -- and that makes it
 09:25PM 15 safer, why are we not quibbling over --
 09:25PM 16 MR. VOGEL: My expectation, having
 09:25PM 17 dealt with those people down at the county, they may
 09:25PM 18 kick a little bit, but I think they'd come through
 09:25PM 19 and they'd do it.
 09:25PM 20 MR. TEN KATE: What if they deny it,
 09:25PM 21 then you'd have to come back and get that out of your
 09:25PM 22 request. Then you'd have to come back.
 09:25PM 23 MR. VOGEL: Yes.
 09:25PM 24 MR. TEN KATE: That's the other issue.
 09:25PM 25 CHAIRMAN FRY: Right.
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09:25PM 1 MR. COOK: That's why I'm suggesting
 09:25PM 2 best efforts.
 09:25PM 3 MR. TEN KATE: I would agree with that.
 09:25PM 4 CHAIRMAN FRY: Not that we don't love
 09:25PM 5 spending time with you. Okay.
 09:25PM 6 Board members, any final questions or
 09:25PM 7 comments?
 09:25PM 8 Thank you, by the way, for your closing
 09:25PM 9 statements.
 09:25PM 10 VICE CHAIRMAN RUEBENACKER: Mr. Chair,
 09:25PM 11 I'll wait until after the public talks.
 09:25PM 12 CHAIRMAN FRY: Okay. If nothing else,
 09:25PM 13 no other questions, then we'll open up to the public
 09:26PM 14 for any questions and/or comments on the application.
 09:26PM 15 MR. BUCHMAN: Timothy Buchman.
 09:26PM 16 MR. COOK: Mr. Buchman, we're going to
 09:26PM 17 swear you now because you're making a statement.
 09:26PM 18 When you're just asking a question you don't have to
 09:26PM 19 be sworn.
 09:26PM 20 So would you raise your right hand?
 09:26PM 21 You swear the testimony you're about to give will be
 09:26PM 22 the truth, the whole truth and nothing but the truth,
 09:26PM 23 so help you God?
 09:26PM 24 MR. BUCHMAN: I do.
 25
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1 TIMOTHY BUCHMAN,
 2 Timothy Buchman
 3 430 Meer Avenue, Wyckoff, New Jersey, having been
 4 duly sworn, testifies as follows:
 09:26PM 5 MR. COOK: I know you asked questions
 09:26PM 6 before, but for the record, just state your name and
 09:26PM 7 address.
 09:26PM 8 MR. BUCHMAN: Timothy Buchman, 430 Meer
 09:26PM 9 Avenue, three-and-a-half minutes.
 09:26PM 10 We have often walked to Cedar Hill
 09:26PM 11 Avenue and James Way where prohibited left turns are
 09:26PM 12 increasing this year. We see backups to the subject
 09:26PM 13 intersection sometimes all the way to James every
 09:27PM 14 school day. I am here to tell you that we need a
 09:27PM 15 traffic light.
 09:27PM 16 If you can get the free traffic light
 09:27PM 17 that was offered to you six years ago, so much the
 09:27PM 18 better.
 09:27PM 19 Note that it does not take rude driving
 09:27PM 20 to harm traffic flow. Most of the vehicles lined up
 09:27PM 21 to turn left at the current stop sign are 6 feet tall
 09:27PM 22 and have blacked out windows. None of the cars
 09:27PM 23 waiting in the new right turn lane to turn onto
 09:27PM 24 Sicomac can see any of the vehicles coming up the
 09:27PM 25 hill that might strike them making a right turn on a
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09:27PM 1 stop or a red light.
 09:27PM 2 We've been here 24 years, although I
 09:27PM 3 made my first life-threatening left turn at Russell
 09:27PM 4 Avenue 33 years ago. Wyckoff is a nice place to
 09:28PM 5 live, but change is inevitable. You can plan for it
 09:28PM 6 and manage it, or you can be like the Wyckoff dudes
 09:28PM 7 who went down to the station for the train that never
 09:28PM 8 came again.
 09:28PM 9 Our citizens have already rejected a
 09:28PM 10 free traffic light near Greenwood Avenue. I wonder
 09:28PM 11 if they're aware that Spring Meadow condos may soon
 09:28PM 12 ask for a crosswalk?
 09:28PM 13 Financing was excluded from the Vista
 09:28PM 14 hearings, but the Vista isn't about traffic lights.
 09:28PM 15 It's about financing the 2018 American Health Care
 09:28PM 16 system.
 09:28PM 17 Look, I eat at Abby's every Sunday
 09:28PM 18 morning, but that's because I don't have to use the
 09:28PM 19 rodeo approach from Sicomac. Let's remember that our
 09:28PM 20 police chief wrote in 2007 that, quote:
 09:28PM 21 "The parking and entrance/exit design
 09:29PM 22 of these properties are outdated and
 09:29PM 23 hazardous," unquote.
 09:29PM 24 We need to understand that our refusal
 09:29PM 25 to pay taxes for school buses or bridge repairs has

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09:29PM 1 consequences. A recent New York Times article about
 09:29PM 2 Silicone Valley transportation apps put it this way:
 09:29PM 3 "There was a time in America when the
 09:29PM 4 government paid for infrastructure and the
 09:29PM 5 public had a say in important local services.
 09:29PM 6 With Ubers ruling the roads... Elon Musk
 09:29PM 7 running our subways and Domino's paving our
 09:29PM 8 roads..." that age is gone.
 09:29PM 9 If you weren't affected by those seven
 09:29PM 10 accidents in 2017 they're just statistical noise, but
 09:29PM 11 if they did affect your family, maybe family-friendly
 09:29PM 12 Wyckoff doesn't look so warm and fuzzy.
 09:29PM 13 When a traffic professional tells you
 09:29PM 14 that the prevailing standard is to study the
 09:30PM 15 accidents in the preceding calendar year, you don't
 09:30PM 16 get to ask for alternative facts.
 09:30PM 17 Thank you.
 09:30PM 18 CHAIRMAN FRY: Thank you, Mr. Buchman.
 09:30PM 19 Anyone else from the public? Questions
 09:30PM 20 or comments?
 09:30PM 21 (No response.)
 09:30PM 22 CHAIRMAN FRY: Okay. Thank you. We'll
 09:30PM 23 close public comment.
 09:30PM 24 Any final comments from the board?
 09:30PM 25 VICE CHAIRMAN RUEBENACKER:

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09:30PM 1 Mr. Chairman. So thank you, Mr. Struyk and the
 09:30PM 2 Christian Health Care Center, for this testimony over
 09:30PM 3 the last couple of months.
 09:30PM 4 Just a couple closing comments, and I
 09:30PM 5 struggle with the overall testimony in that the
 09:30PM 6 overall volume of traffic as a result of the Vista
 09:31PM 7 will be minimal. I think less than 5 percent, we
 09:31PM 8 said, was -- yes, 2 percent, as Mr. Vogel has
 09:31PM 9 indicated.
 09:31PM 10 So I struggle with a less than 2
 09:31PM 11 percent increase in volume of traffic to justify a
 09:31PM 12 light where it doesn't exist today. The old adage of
 09:31PM 13 "if it ain't broke, don't fix it" comes to mind. And
 09:31PM 14 as a proximate 30-year resident of the Sicomac
 09:31PM 15 section of town, and you know, recently driving
 09:31PM 16 myself, I do not believe that, you know, it's broke.
 09:31PM 17 However, you know, we do have to abide by national
 09:31PM 18 traffic standards.
 09:31PM 19 So that challenges me and conflicts me
 09:32PM 20 as to every time I drive through that intersection,
 09:32PM 21 whether coming up Cedar Hill Avenue or coming down
 09:32PM 22 Sicomac Avenue, I approach the intersection, I stop
 09:32PM 23 or I don't, or I turn my blinker or I don't and I
 09:32PM 24 make the turn. So maybe I stop for five seconds.
 09:32PM 25 Maybe at most, maybe ten.

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09:32PM 1 I'm challenged to see the need for the
 09:32PM 2 traffic light, and which then is what has concerned
 09:32PM 3 me over these past couple of months, as well as with
 09:32PM 4 the original application, and I believe I voiced this
 09:32PM 5 on numerous occasions.
 09:32PM 6 However, as we have received testimony
 09:32PM 7 and as we have reviewed the traffic analysis as well
 09:32PM 8 as the revised traffic analysis from 2017, the data
 09:32PM 9 tells a different story based on national standards.
 09:32PM 10 So while I believe that I think it's
 09:33PM 11 fine the way it is and I think the Township of
 09:33PM 12 Wyckoff needs one less traffic light, the data
 09:33PM 13 suggests differently and we have to follow the data
 09:33PM 14 as well as the warrants that have been presented to
 09:33PM 15 the board as factual.
 09:33PM 16 The magnitude of the intersection was
 09:33PM 17 really not an overall concern of mine personally.
 09:33PM 18 The light was my overall concern, based on what I
 09:33PM 19 just previously said.
 09:33PM 20 So whether the 8 or the 4 feet back and
 09:33PM 21 forth from the county is really irrelevant from my
 09:33PM 22 perspective if the light is going to go in
 09:33PM 23 regardless. So the magnitude really has no bearing
 09:33PM 24 on my decision.
 09:33PM 25 So I think that, you know, however, I

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<p style="text-align: right;">109</p> <p>09:33PM 1 also believe that the county has had six years now, 09:34PM 2 as Mr. Vogel just said, expressed in his closing 09:34PM 3 statement, since 2012 we have been talking about 09:34PM 4 this, and the county has had six years to put this 09:34PM 5 traffic light in if they so desired and if they were 09:34PM 6 so concerned about it. Maybe they -- who knows why 09:34PM 7 they didn't and we're not going to speak for them. 09:34PM 8 Maybe they wanted to see the outcome of this 09:34PM 9 application. 09:34PM 10 But I am hard pressed to believe that 09:34PM 11 the county would have done anything if it hadn't been 09:34PM 12 for this application, and now we hear an application 09:34PM 13 with a 2-percent volume increase and all of the 09:34PM 14 sudden the county is, you know, all excited about 09:34PM 15 this intersection in Wyckoff, which I probably, none 09:34PM 16 of them have probably ever even driven through. So 09:34PM 17 that's another challenge I have. 09:34PM 18 So, therefore, I am conflicted, but in 09:34PM 19 the end I believe, unfortunately, you know, we'll 09:34PM 20 have to follow the data and follow the warrants and 09:34PM 21 as is stated by the traffic studies as well as 09:35PM 22 supported by Dolan & Dean. 09:35PM 23 Thank you, Mr. Chairman. 09:35PM 24 CHAIRMAN FRY: Thank you, 09:35PM 25 Mr. Ruebenacker, for the comments. <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p> </p>	<p style="text-align: right;">111</p> <p>09:36PM 1 be very cautious with. It's great to have the 09:36PM 2 opinion, we can all voice our opinion. However, at 09:36PM 3 the end of the day the decisions have to be based on 09:36PM 4 fact. 09:36PM 5 So as challenging as this whole 09:36PM 6 application has been, facts have been presented to us 09:36PM 7 by technical experts. We've had our own 09:36PM 8 representatives that have been part of the county for 09:36PM 9 over 20 years confirming that same data, and that is 09:37PM 10 what makes it concrete to us and that's what we 09:37PM 11 really have to go by rather than opinion. I agree 09:37PM 12 with you 100 percent, it's a challenging application. 09:37PM 13 What I am hearing tonight from 09:37PM 14 Mr. Roughgarden, I think he presented the testimony 09:37PM 15 citing the benefits and why it is warranted and 09:37PM 16 identified as a failed intersection, and he has 09:37PM 17 presented that it does meet those warrants. And we 09:37PM 18 asked for that data. So I think we have asked for 09:37PM 19 the data that we needed and I think that the board at 09:37PM 20 this point, unless somebody has anything else to say, 09:37PM 21 I think the board has received all of the testimony 09:37PM 22 and all the data to make an accurate determination. 09:37PM 23 So without further adeu, unless 09:37PM 24 Mr. Ten Kate, if you have any other closing comments, 09:37PM 25 I'll allow that. <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p> </p>
<p style="text-align: right;">110</p> <p>09:35PM 1 I think this has been a challenge for 09:35PM 2 everybody. Thirty-seven years I've been in town and 09:35PM 3 I grew up behind Sicomac School. So I've driven that 09:35PM 4 way many a times, and I've been going out of my way 09:35PM 5 to purposely see what the affects are. And I think 09:35PM 6 from the beginning of this application I think we all 09:35PM 7 looked at it like, I remember Mr. Christie saying, 09:35PM 8 it's oddly enough, somehow it just works. Correct? 09:35PM 9 I think we struggled with the net 09:35PM 10 increase of 2 percent. What impact is that going to 09:35PM 11 have? So I can appreciate your comments and I think 09:35PM 12 every board member is probably feeling the same way. 09:35PM 13 My comment will be -- I have a couple 09:35PM 14 of other comments. I think the health care center 09:35PM 15 has been put in a difficult position. I think the 09:35PM 16 county wanted this. We do have documentation. This 09:36PM 17 is something we didn't have previously. We really 09:36PM 18 never had direct contact, direct memos from the 09:36PM 19 county, interaction and facts stating that yes, they 09:36PM 20 do deem this intersection to be failing. That was 09:36PM 21 never really presented previously, it's been 09:36PM 22 presented now. 09:36PM 23 They have presented facts. And I think 09:36PM 24 at the end of the day everyone has their opinion, but 09:36PM 25 I will just remind the board that opinions we have to <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p> </p>	<p style="text-align: right;">112</p> <p>09:38PM 1 Or Mr. Cook, if you have any other 09:38PM 2 comments, I'll open it up to you. 09:38PM 3 If not, then I'll be looking to open it 09:38PM 4 up for a motion from the board. 09:38PM 5 MR. TEN KATE: I have nothing. 09:38PM 6 MR. COOK: I would just instruct the 09:38PM 7 board, as they know, to make findings, and our 09:38PM 8 findings have to be based on the testimony that's on 09:38PM 9 the record. We have had expert testimony that has 09:38PM 10 been uncontroverted by the board's expert and 09:38PM 11 Mr. Ascolese. So in that regard, any member that is 09:38PM 12 going to vote in the negative should really state 09:38PM 13 their reasons why and why that testimony that was 09:38PM 14 given by the applicant's expert, Mr. Ascolese, and 09:38PM 15 the prior testimony of Dolan & Dean should not be 09:38PM 16 given, you know, great weight and consideration. 09:38PM 17 So, again, I just stress to the board 09:39PM 18 that everyone, with their vote, make a finding based 09:39PM 19 upon the testimony that's on the record. It's great 09:39PM 20 to say I feel this, I feel that, but you're a 09:39PM 21 quasi-judicial body and your conclusions have to be 09:39PM 22 based upon the testimony and evidence that's in the 09:39PM 23 record. 09:39PM 24 So that's just by way of instructions 09:39PM 25 to you, and I know this board has always done a great <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p> </p>

<p style="text-align: right;">113</p> <p>09:39PM 1 job and will do so here.</p> <p>09:39PM 2 CHAIRMAN FRY: Thank you, Mr. Cook.</p> <p>09:39PM 3 All right. So to be clear, so what</p> <p>09:39PM 4 Mr. Cook is saying is I'll open -- I'll open up for a</p> <p>09:39PM 5 motion to be made either in favor of the application</p> <p>09:39PM 6 or to deny the application. And as you make your</p> <p>09:39PM 7 final determination, please just state the reasons</p> <p>09:39PM 8 why you're making that decision.</p> <p>09:39PM 9 So at this point, I'll open it up to</p> <p>09:39PM 10 the board, if someone would care to make a motion on</p> <p>09:39PM 11 the application, which is on all of the site plan</p> <p>09:40PM 12 changes that were presented to us, the entrance to</p> <p>09:40PM 13 the facility, the sign, everything we have heard</p> <p>09:40PM 14 testimony on, that's it.</p> <p>09:40PM 15 MS. YUDIN: The addition.</p> <p>09:40PM 16 CHAIRMAN FRY: The addition to the</p> <p>09:40PM 17 building.</p> <p>09:40PM 18 MS. YUDIN: I'd like to make a motion.</p> <p>09:40PM 19 VICE CHAIRMAN RUEBENACKER: So, just a</p> <p>09:40PM 20 point of clarification. So in our packets, as part</p> <p>09:40PM 21 of the application, we have the extensive drawings by</p> <p>09:40PM 22 Stantec related to what I'll call the intersection,</p> <p>09:40PM 23 so now is that part of the application? Do we need</p> <p>09:40PM 24 to address, you know, they call it interim roadways,</p> <p>09:40PM 25 plans versus phasing plans? Is that within the scope</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">115</p> <p>09:42PM 1 MR. COOK: Right.</p> <p>09:42PM 2 CHAIRMAN FRY: All right.</p> <p>09:42PM 3 MR. COOK: With the modifications of</p> <p>09:42PM 4 the building as testified to by Mr. Karle.</p> <p>09:42PM 5 MR. TEN KATE: That's correct.</p> <p>09:42PM 6 And I would also add, subject to any</p> <p>09:42PM 7 comments on the lighting, finalization of the</p> <p>09:42PM 8 drainage review, the normal site plan.</p> <p>09:42PM 9 MR. COOK: Best efforts for the</p> <p>09:42PM 10 left-hand turn.</p> <p>09:42PM 11 MR. TEN KATE: Best efforts for the</p> <p>09:42PM 12 left-hand turn.</p> <p>09:42PM 13 CHAIRMAN FRY: Go ahead.</p> <p>09:42PM 14 MR. KALPAGIAN: Do we even have the</p> <p>09:42PM 15 revised document from the county changing that curb</p> <p>09:42PM 16 line? Is that part of that?</p> <p>09:42PM 17 CHAIRMAN FRY: No. That hasn't been</p> <p>09:42PM 18 submitted to the board.</p> <p>09:42PM 19 MR. COOK: It was introduced as an</p> <p>09:42PM 20 exhibit.</p> <p>09:42PM 21 MR. TEN KATE: It is an exhibit. There</p> <p>09:42PM 22 are no final plans on that, it's just --</p> <p>09:42PM 23 MR. KALPAGIAN: Okay.</p> <p>09:42PM 24 VICE CHAIRMAN RUEBENACKER: I don't</p> <p>09:43PM 25 want to be a pain in the neck, but that's kind of a</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">114</p> <p>09:40PM 1 of this application, or is that totally outside the</p> <p>09:40PM 2 scope of this application because it's really not</p> <p>09:40PM 3 site plan related and does not impact the site plan?</p> <p>09:41PM 4 So I just, I'm trying to understand, do</p> <p>09:41PM 5 these Stantec plans that were dated -- I guess,</p> <p>09:41PM 6 1/11/2018, do they have any impact on the application</p> <p>09:41PM 7 or are they just really reference material, because</p> <p>09:41PM 8 it could take into effect, could we separate our</p> <p>09:41PM 9 motion from an interim versus phased plan?</p> <p>09:41PM 10 MS. YUDIN: I assume we're only voting</p> <p>09:41PM 11 on the interim plan.</p> <p>09:41PM 12 VICE CHAIRMAN RUEBENACKER: Well,</p> <p>09:41PM 13 that's part of my question.</p> <p>09:41PM 14 (Whereupon, off the record discussion</p> <p>09:41PM 15 is held.)</p> <p>09:41PM 16 MR. TEN KATE: Mr. Chairman, it's my</p> <p>09:41PM 17 belief you're voting on the interim site plan. The</p> <p>09:41PM 18 site plan, amended site plans from the county</p> <p>09:41PM 19 right-of-way or the property line at the right-of-way</p> <p>09:41PM 20 into the site.</p> <p>09:41PM 21 CHAIRMAN FRY: Which the amended site</p> <p>09:42PM 22 plan indicates that the entrance to the facility will</p> <p>09:42PM 23 be relocated to the intersection of Cedar Hill and</p> <p>09:42PM 24 Sicomac Avenue.</p> <p>09:42PM 25 MR. TEN KATE: Correct.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">116</p> <p>09:43PM 1 big deal. You know, here we are, six months of</p> <p>09:43PM 2 testimony, or four months, whatever we've been doing</p> <p>09:43PM 3 for this recent application, now all of the sudden</p> <p>09:43PM 4 we've got an 8-foot swing in the site plan, you know,</p> <p>09:43PM 5 not that I want to kick this down the road another</p> <p>09:43PM 6 month, but we've carried other applications for a</p> <p>09:43PM 7 hell of a lot less.</p> <p>09:43PM 8 CHAIRMAN FRY: I think the question is</p> <p>09:43PM 9 how much say do we really have in that whole process.</p> <p>09:43PM 10 MR. VOGEL: Well --</p> <p>09:43PM 11 CHAIRMAN FRY: Mr. Vogel?</p> <p>09:43PM 12 MR. VOGEL: -- can I just indicate, if</p> <p>09:43PM 13 you look at the site plan as I recall it, it shows</p> <p>09:43PM 14 the road widening that was in the Stantec plan. Our</p> <p>09:43PM 15 site plan provides for the dedication for the road</p> <p>09:43PM 16 widening and it shows the access point.</p> <p>09:43PM 17 So our site plan includes what is in</p> <p>09:43PM 18 the Stantec plan with respect to what we're going to</p> <p>09:43PM 19 be contributing.</p> <p>09:43PM 20 MS. YUDIN: But we're not voting on any</p> <p>09:44PM 21 future improvement.</p> <p>09:44PM 22 MR. VOGEL: No. If the site plan were</p> <p>09:44PM 23 approved in accordance with our plan, it would</p> <p>09:44PM 24 incorporate what has been dedicated for the county</p> <p>09:44PM 25 for the widening.</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

09:44PM 1 MS. YUDIN: Right.
 09:44PM 2 MR. VOGEL: It's part of our site plan.
 09:44PM 3 CHAIRMAN FRY: But is it based off of
 09:44PM 4 this or is it based off of what the county just came
 09:44PM 5 back with? I think that's the question.
 09:44PM 6 I think you kind of threw a curve ball
 09:44PM 7 now that the county came back with maybe the
 09:44PM 8 lessening of some requirement.
 09:44PM 9 MR. VOGEL: Okay. I'll take it
 09:44PM 10 backwards.
 09:44PM 11 Mr. Ruebenacker said he wasn't
 09:44PM 12 concerned with the scope, it was more the light,
 09:44PM 13 itself. He didn't care whether it was -- no, he
 09:44PM 14 didn't say he didn't care. He didn't say it didn't
 09:44PM 15 matter if it was one way or the other, it was the
 09:44PM 16 light that was the issue.
 09:44PM 17 If the board is of the opinion that it
 09:45PM 18 would prefer to have the more limited dedication of
 09:45PM 19 land, I would have no objection and I welcome a
 09:45PM 20 motion and a resolution that said you approve the
 09:45PM 21 site plan, but subject to reducing the dedication to
 09:45PM 22 the county to that plan that was shown here at the
 09:45PM 23 meeting.
 09:45PM 24 If, on the other hand, that is of no
 09:45PM 25 moment to you, then just approve it the way the site

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09:45PM 1 plan has been submitted.
 09:45PM 2 CHAIRMAN FRY: So technically as
 09:45PM 3 submitted is the worse case scenario. It's the wider
 09:45PM 4 of the alternatives.
 09:45PM 5 MR. VOGEL: That's correct.
 09:45PM 6 But as I said, if the board was
 09:45PM 7 concerned that you didn't want the wider, you wanted
 09:45PM 8 the narrower, you could have a resolution that said
 09:45PM 9 you approve the site plan, but subject to revising
 09:46PM 10 the drawings to comply with the more limited as shown
 09:46PM 11 by the county drawing which was introduced into
 09:46PM 12 evidence this evening.
 09:46PM 13 CHAIRMAN FRY: Right. So I'll make a
 09:46PM 14 comment. I don't know, as a board, if we should even
 09:46PM 15 entertain either because we don't know -- there would
 09:46PM 16 be no fact to say one way or another, it would be
 09:46PM 17 purely preference.
 09:46PM 18 And I think we're just kind of throwing
 09:46PM 19 darts against the wall to say, yeah, it'd be nice to
 09:46PM 20 have it a little bit narrower.
 09:46PM 21 So I think what we should be either
 09:46PM 22 approving or not approving as far as the site plan
 09:46PM 23 would be what you have, what this board was presented
 09:46PM 24 with, and again, that is a worse case scenario.
 09:46PM 25 Because I certainly wouldn't want to introduce a

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09:46PM 1 perhaps less safe alternative because we really don't
 09:46PM 2 have anything else to go by and somebody decides, you
 09:46PM 3 know what, let's make it as small as possible.
 09:46PM 4 MR. COOK: Suppose we said we approve
 09:47PM 5 this plan subject to a reduction by the county of 8
 09:47PM 6 feet.
 09:47PM 7 MR. VOGEL: Although what the Chairman
 09:47PM 8 is saying is he's not comfortable doing that.
 09:47PM 9 MR. COOK: All right.
 09:47PM 10 CHAIRMAN FRY: I think it should be
 09:47PM 11 with what has been presented to the board.
 09:47PM 12 MR. COOK: The only reason I'm saying
 09:47PM 13 that is if the county does make that change then I
 09:47PM 14 want to keep it from coming back here, to give you
 09:47PM 15 latitude by saying we will approve this --
 09:47PM 16 MR. VOGEL: No, they were -- they'll be
 09:47PM 17 happy with this one. They were only doing that in
 09:47PM 18 attempt to give something back to the township to
 09:47PM 19 accommodate it. And if the township doesn't need it,
 09:47PM 20 then they'll be more than happy to take this larger
 09:47PM 21 one.
 09:47PM 22 VICE CHAIRMAN RUEBENACKER: Don't get
 09:47PM 23 me wrong, I think we should take the 8 feet. I'm
 09:47PM 24 just saying are we going to accept the plans without
 09:47PM 25 this major revision.

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09:47PM 1 MR. COOK: Yes. I just wanted to put
 09:47PM 2 that language in there, if the county does take 8
 09:47PM 3 feet less, they're not coming back here again for an
 09:47PM 4 amended site plan, I wanted to give them the latitude
 09:47PM 5 in the resolution.
 09:47PM 6 MS. YUDIN: Can we poll the board to
 09:47PM 7 see how everyone feels about the 8 feet or not the 8
 09:48PM 8 feet?
 09:48PM 9 CHAIRMAN FRY: Could we leave it so
 09:48PM 10 that the condition would be they could not exceed
 09:48PM 11 that; however, if they wanted to move forward with
 09:48PM 12 the reduced, that is a viable alternative? It just
 09:48PM 13 couldn't exceed this.
 09:48PM 14 The bottom line is if we're okay with
 09:48PM 15 this, then if they did less, they did less.
 09:48PM 16 VICE CHAIRMAN RUEBENACKER: I think we
 09:48PM 17 should just take the 8 feet.
 09:48PM 18 MR. KALPAGIAN: On what basis are you
 09:48PM 19 taking the 8 feet? What's the basis for taking --
 09:48PM 20 justifying to squeeze it, other than it maybe makes
 09:48PM 21 somebody feel better that it's not as invasive?
 09:48PM 22 CHAIRMAN FRY: I think that's my
 09:48PM 23 concern. We don't have anything concrete to base
 09:48PM 24 that on. I think it would be --
 09:48PM 25 MR. TEN KATE: You have to realize, the

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<p style="text-align: right;">121</p> <p>09:49PM 1 county is not going to put forward something that</p> <p>09:49PM 2 doesn't meet any standards, the standards. So</p> <p>09:49PM 3 they're not going to design -- allow an intersection</p> <p>09:49PM 4 to be built that's not considered safe meeting the</p> <p>09:49PM 5 standard.</p> <p>09:49PM 6 So regardless of what the 8 feet is,</p> <p>09:49PM 7 the site is still going to meet the traffic standards</p> <p>09:49PM 8 of the Federal Highway Administration. So, you know,</p> <p>09:49PM 9 so regardless of which one it is, it's still going to</p> <p>09:49PM 10 meet all of the safety requirement standards.</p> <p>09:49PM 11 They're not going to put themselves at risk.</p> <p>09:49PM 12 CHAIRMAN FRY: Right.</p> <p>09:49PM 13 MR. TEN KATE: So it could be subject</p> <p>09:49PM 14 to whatever county approval they so choose to do,</p> <p>09:49PM 15 which doesn't require them to come back. Some of the</p> <p>09:49PM 16 comments and the resolutions could include the board</p> <p>09:49PM 17 look favorably on the 8-foot reduction, but that not</p> <p>09:49PM 18 be in the resolution as a requirement.</p> <p>09:50PM 19 But it could state that regardless of</p> <p>09:50PM 20 the resolution, the site plan is approved regardless</p> <p>09:50PM 21 of which version the county comes up with.</p> <p>09:50PM 22 CHAIRMAN FRY: Okay. But then maybe</p> <p>09:50PM 23 have language but we ask that they make every effort</p> <p>09:50PM 24 to go with the reduced footprint.</p> <p>09:50PM 25 MR. TEN KATE: That would be, I think,</p> <p style="text-align: right;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">123</p> <p>09:51PM 1 MR. TEN KATE: Right. That's what I'm</p> <p>09:51PM 2 saying. It hasn't been engineered to the exact</p> <p>09:51PM 3 dimensions.</p> <p>09:51PM 4 CHAIRMAN FRY: So what I don't want to</p> <p>09:51PM 5 do yes and then they do another study and say wait a</p> <p>09:51PM 6 minute, we can't reduce it that much, it has to be</p> <p>09:51PM 7 less. Then we're in a bind because now we said you</p> <p>09:51PM 8 have to be 8 feet.</p> <p>09:51PM 9 MR. TEN KATE: Right. So the reduce</p> <p>09:51PM 10 concept.</p> <p>09:51PM 11 MS. YUDIN: So we can approve this plan</p> <p>09:51PM 12 with a possible reduction of up to 8 feet.</p> <p>09:51PM 13 MR. TEN KATE: No. You don't want to</p> <p>09:51PM 14 mention specific numbers because it's not engineered.</p> <p>09:51PM 15 MS. YUDIN: Okay.</p> <p>09:51PM 16 MR. TEN KATE: You would say we look</p> <p>09:51PM 17 favorably on the reduced concept.</p> <p>09:51PM 18 CHAIRMAN FRY: Why don't we just leave</p> <p>09:51PM 19 it simple. We look favorably upon the reduced</p> <p>09:51PM 20 footprint as recently submitted.</p> <p>09:51PM 21 MR. TEN KATE: Correct.</p> <p>09:51PM 22 CHAIRMAN FRY: Or recently testified</p> <p>09:52PM 23 to.</p> <p>09:52PM 24 They didn't actually submit it.</p> <p>09:52PM 25 MR. TEN KATE: Right.</p> <p style="text-align: right;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>
<p style="text-align: right;">122</p> <p>09:50PM 1 a good move.</p> <p>09:50PM 2 CHAIRMAN FRY: So it would be similar</p> <p>09:50PM 3 to, again, another recommendation to make every</p> <p>09:50PM 4 effort for the left turn.</p> <p>09:50PM 5 MR. TEN KATE: Correct. That gives the</p> <p>09:50PM 6 county some incentive.</p> <p>09:50PM 7 CHAIRMAN FRY: Okay. Mr. Ruebenacker,</p> <p>09:50PM 8 you okay?</p> <p>09:50PM 9 VICE CHAIRMAN RUEBENACKER: I'm just</p> <p>09:50PM 10 processing. So we're going to say the west -- we're</p> <p>09:50PM 11 going to encourage -- I'm kind of trying to figure</p> <p>09:50PM 12 this out. We're going to recommend the striped area</p> <p>09:50PM 13 to the west of the intersection be reduced from 12</p> <p>09:50PM 14 feet to 4 feet.</p> <p>09:50PM 15 CHAIRMAN FRY: So we're going to be</p> <p>09:50PM 16 approving the plan as submitted; however, based on</p> <p>09:50PM 17 what was just presented, we recommend that the county</p> <p>09:51PM 18 make every effort to go with the reduced plan that</p> <p>09:51PM 19 they submitted.</p> <p>09:51PM 20 MR. TEN KATE: Right. I wouldn't</p> <p>09:51PM 21 specifically give dimensions because it's not</p> <p>09:51PM 22 engineered.</p> <p>09:51PM 23 CHAIRMAN FRY: I don't think this has</p> <p>09:51PM 24 all been approved by the county. This is something</p> <p>09:51PM 25 that they just --</p> <p style="text-align: right;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>	<p style="text-align: right;">124</p> <p>09:52PM 1 CHAIRMAN FRY: Okay?</p> <p>09:52PM 2 MS. YUDIN: Uh-huh.</p> <p>09:52PM 3 CHAIRMAN FRY: Ms. Yudin?</p> <p>09:52PM 4 MS. YUDIN: I make a motion that we</p> <p>09:52PM 5 approve the amended site plan for the Christian</p> <p>09:52PM 6 Health Care Center and the Vista, 301 Sicomac Avenue,</p> <p>09:52PM 7 Block 293, Lot 1, subject to the accommodations for</p> <p>09:52PM 8 lighting and signage, and we request that the county</p> <p>09:52PM 9 give best deference for a left-hand signal at the</p> <p>09:52PM 10 traffic light, and we look favorably upon the reduced</p> <p>09:52PM 11 footprint presented tonight for the right-of-way, the</p> <p>09:53PM 12 roadway.</p> <p>09:53PM 13 CHAIRMAN FRY: The road widening.</p> <p>09:53PM 14 MS. YUDIN: The road widening of</p> <p>09:53PM 15 Sicomac Avenue.</p> <p>09:53PM 16 CHAIRMAN FRY: We then, Mr. Ten Kate,</p> <p>09:53PM 17 do we add in there also subject to -- was there a</p> <p>09:53PM 18 stormwater study?</p> <p>09:53PM 19 MR. TEN KATE: To the satisfaction of</p> <p>09:53PM 20 the comments of the stormwater management. That's</p> <p>09:53PM 21 probably in the previous application.</p> <p>09:53PM 22 MS. YUDIN: That was already approved.</p> <p>09:53PM 23 CHAIRMAN FRY: All right. There's a</p> <p>09:53PM 24 motion.</p> <p>09:53PM 25 Do I hear a second?</p> <p style="text-align: right;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812</p>

<p style="text-align: right;">125</p> <p>09:53PM 1 MR. HUBERT: So moved.</p> <p>09:53PM 2 CHAIRMAN FRY: Thank you, Mr. Hubert.</p> <p>09:53PM 3 Sue, roll call, please.</p> <p>09:53PM 4 BOARD SECRETARY McQUAID: Okay.</p> <p>09:53PM 5 Mr. Kalpagian?</p> <p>09:53PM 6 MR. KALPAGIAN: Yes.</p> <p>09:53PM 7 BOARD SECRETARY McQUAID: Mr. Hubert?</p> <p>09:53PM 8 MR. HUBERT: Yes.</p> <p>09:53PM 9 BOARD SECRETARY McQUAID: Mr. DeLeo?</p> <p>09:53PM 10 MR. DELEO: Yes.</p> <p>09:53PM 11 BOARD SECRETARY McQUAID: Mr. Ebel?</p> <p>09:53PM 12 MR. EBEL: Yes.</p> <p>09:53PM 13 BOARD SECRETARY McQUAID: Ms. Yudin?</p> <p>09:54PM 14 MS. YUDIN: Yes.</p> <p>09:54PM 15 And I just want to make one comment, as</p> <p>09:54PM 16 long as -- from the time I was on the architectural</p> <p>09:54PM 17 design committee until now, the whole process has</p> <p>09:54PM 18 been -- I am just impressed with the demeanor of the</p> <p>09:54PM 19 residents, the people -- the residents of Wyckoff who</p> <p>09:54PM 20 came to listen and the professionalism of the</p> <p>09:54PM 21 Christian Health Care Center and their professional</p> <p>09:54PM 22 people. And I hear from some other towns that they</p> <p>09:54PM 23 don't have such a smooth process, so I really commend</p> <p>09:54PM 24 everybody on both sides.</p> <p>09:54PM 25 BOARD SECRETARY McQUAID:</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>	<p style="text-align: right;">127</p> <p>09:56PM 1 grateful for that. As an organization, we are not</p> <p>09:56PM 2 driven to seek profits, but we are here to serve</p> <p>09:56PM 3 people. And that holds us to a higher standard. And</p> <p>09:56PM 4 we should continue to be held to that standard.</p> <p>09:56PM 5 We have enjoyed the opportunity to get</p> <p>09:56PM 6 to know neighbors much better and we are blessed to</p> <p>09:56PM 7 be a part of this community.</p> <p>09:56PM 8 We, of course, now need to go to</p> <p>09:56PM 9 Hawthorne and seek their consent on this outcome as</p> <p>09:56PM 10 well, but certainly your decision will be</p> <p>09:56PM 11 significant.</p> <p>09:56PM 12 Thank you for the time that you give.</p> <p>09:56PM 13 This is my job. This is what you do as a volunteer.</p> <p>09:56PM 14 And thank you very much. We're all compassionate</p> <p>09:56PM 15 about what we do, but -- and lastly, most of all,</p> <p>09:56PM 16 there are literally over 100 individuals who are</p> <p>09:56PM 17 looking forward to the Vista being their home. They</p> <p>09:56PM 18 are -- and many of them come from this community, and</p> <p>09:56PM 19 they are so anxious for us to get busy and to provide</p> <p>09:56PM 20 that home for them, and you have been a big part of</p> <p>09:56PM 21 that tonight as you have done your job well, so on</p> <p>09:56PM 22 behalf of them I want to say thank you also very</p> <p>09:57PM 23 much, and we'll continue to work hard and do good</p> <p>09:57PM 24 work.</p> <p>09:57PM 25 CHAIRMAN FRY: Very good. Thank you</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>
<p style="text-align: right;">126</p> <p>09:54PM 1 Mr. Ruebenacker?</p> <p>09:54PM 2 VICE CHAIRMAN RUEBENACKER: Yes.</p> <p>09:54PM 3 BOARD SECRETARY McQUAID: Chairman Fry?</p> <p>09:54PM 4 CHAIRMAN FRY: Ms. Yudin, I tend to</p> <p>09:54PM 5 agree.</p> <p>09:55PM 6 I do appreciate the public as being</p> <p>09:55PM 7 active. I think everyone had ample opportunity to</p> <p>09:55PM 8 speak. I hope everybody feels the same way. We</p> <p>09:55PM 9 asked the questions, the health care center presented</p> <p>09:55PM 10 facts, and although we don't necessarily like what we</p> <p>09:55PM 11 hear, based on the facts I also have to vote yes.</p> <p>09:55PM 12 Okay.</p> <p>09:55PM 13 BOARD SECRETARY McQUAID: Application</p> <p>09:55PM 14 is approved.</p> <p>09:55PM 15 CHAIRMAN FRY: Application is approved.</p> <p>09:55PM 16 Mr. Struyk.</p> <p>09:55PM 17 MR. STRUYK: Mr. Chairman and Members,</p> <p>09:55PM 18 if I may, I'm humbled by your vote tonight, and I</p> <p>09:55PM 19 appreciate it greatly. This board has invested</p> <p>09:55PM 20 significant time over many years in this application.</p> <p>09:55PM 21 And the public that have come and had the opportunity</p> <p>09:55PM 22 with us to see how seriously you take your role and</p> <p>09:55PM 23 how much you commit yourselves to doing what's best</p> <p>09:55PM 24 for Wyckoff.</p> <p>09:55PM 25 And with all sincerity, we are very</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>	<p style="text-align: right;">128</p> <p>09:57PM 1 and good luck with the construction.</p> <p>2 (Whereupon, this hearing is concluded.</p> <p>3 Time noted: 9:57 p.m.)</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p> <p style="text-align: center;">LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</p> <p style="text-align: center;">201-641-1812</p>

CERTIFICATE

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I, LAURA A. CARUCCI, C.C.R., R.P.R., a Notary Public of the State of New Jersey, Notary ID. #15855, and a Registered Professional Reporter, hereby certify that the foregoing is a verbatim record of the testimony provided under oath before any court, referee, board, commission or other body created by statute of the State of New Jersey.

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

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

LAURA A. CARUCCI, C.C.R., R.P.R.
License #XI02050, and Notary Public
of New Jersey #15855, Notary
Expiration Date March 1, 2019

Dated: _____

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