

Special Public Meeting of the Englewood Cliffs Planning Board
Minutes
March 29, 2016

The Special Meeting of the Englewood Cliffs Planning Board was called to order by Chairman Fehre at 7:30 PM.

Present at Roll Call:

Mr. Fehre
Mr. Villari
Mr. Kilmartin
Mr. Trovato
Mr. Chinman
Mrs. O'Shea – Borough Rep
Mr. Kim – 1st Alternate
Mr. Lee – 4th Alternate

Absent:

Mrs. Rosenberg-recused
Mr. Duffy – 2nd Alternate
Mr. Porrino– 3rd Alternate-recused
Councilman Park – recused
Ms. Eastwood - recused
Mayor Kranjac

Also Present:

Richard Brown, P.E., of Carroll Engineering, the Borough's consulting engineer.
Michael Kates, Esq., of Kates Nussman Rapone Ellis & Farhi, the Board's attorneys.

Public notice of this special meeting has been given in compliance with the Open Public Meeting Law by advertisement in The Record, The Northern Valley Press, and posting of notice on the municipal building bulletin board at 482 Hudson Terrace.

Flag salute led by Mrs. O'Shea

Old Business:

None

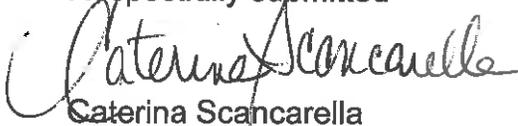
New Business:

Application #261K - Preliminary & Final Site Plan Review and ancillary variance(s), including d(6) height variance for building height in excess of 35 feet; and design standard exceptions
LG Electronics U.S.A., Inc.
111 Sylvan Avenue – Block 207 – Lot 6

See attached transcripts.

Chairman Fehre asked for a motion to adjourn the meeting at 10:24 pm. Motion was made by Mrs. O'Shea, seconded by Mr. Kilmartin and carried unanimously by voice vote.

Respectfully submitted



Caterina Scancarella
Planning Board Administrative Secretary

ENGLEWOOD CLIFFS PLANNING BOARD
SPECIAL MEETING – March 29, 2016 7:30 PM

10 Kahn Terrace, Englewood Cliffs, NJ

CALL TO ORDER

The meeting of the Englewood Cliffs Planning Board will come to order this (date). The time is (time).

"OPEN PUBLIC MEETINGS ACT" STATEMENT

Public notice of this meeting has been given in compliance with the Open Public Meeting Law by advertisement in The Record, and Northern Valley Press posting of notice on the Borough Hall bulletin board at 482 Hudson Terrace, Englewood Cliffs.

ROLL CALL

FLAG SALUTE LED BY:

APPROVAL OF MINUTES:

OLD BUSINESS:

NEW BUSINESS:

Application #261K - Preliminary & Final Site Plan Review and ancillary variance(s), including d(6) height variance for building height in excess of 35 feet; and design standard exceptions
L.G. Electronics U.S.A., Inc.
111 Sylvan Avenue – Block 207 – Lot 6

COMMUNICATIONS

COMMITTEE REPORTS

PUBLIC COMMENTS OTHER THAN HEARING ON THIS AGENDA

ADJOURNMENT

NOTICE OF SPECIAL MEETING
PLANNING BOARD
BOROUGH OF ENGLEWOOD CLIFFS

At the call of the Chairman, a Special Meeting of the Englewood Cliffs Planning Board will take place on **Tuesday, March 29, 2016, at 7:30 P.M., in the Council Chambers in the (Municipal Building, 10 Kahn Terrace, Englewood Cliffs, New Jersey.**

The Agenda of the Meeting, to the extent known at this time, is as follows:

Application #261K - L.G. Electronics U.S.A., Inc.

Preliminary and Final Site Plan Review and ancillary variance(s), including d(6) height variance for building height in excess of 35 feet; and design standard exceptions.

111 Sylvan Avenue
Block 207, Lot 6

The Agenda for this meeting will be posted at the Borough Hall, 482 Hudson Terrace, Englewood Cliffs, NJ.

Formal action may be taken.

Caterina Scancarella
Planning Board Secretary

The Record, Hackensack**Publication Name:****The Record, Hackensack****Publication URL:****Publication City and State:****Hackensack , NJ****Publication County:****Bergen**

Notice Popular Keyword Category:**Notice Keywords:****englewood cliffs****Notice Authentication Number:****201603210836206963548****3496559722****Notice URL:****Notice Publish Date:****Sunday, March 20, 2016****Notice Content**

NOTICE OF SPECIAL MEETING PLANNING BOARD BOROUGH OF ENGLEWOOD CLIFFS At the call of the Chairman, a Special Meeting of the Englewood Cliffs Planning Board will take place on Tuesday, March 29, 2016, at 7:30 P.M., in the Council Chambers in the (Municipal Building, 10 Kahn Terrace, Englewood Cliffs, New Jersey. The Agenda of the Meeting, to the extent known at this time, is as follows: Application #261K - L.G. Electronics U.S.A., Inc. Preliminary and Final Site Plan Review and ancillary variance(s), including d(6) height variance for building height in excess of 35 feet; and design standard exceptions. Ill Sylvan Avenue Block 207, Lot 6 The Agenda for this meeting will be posted at the Borough Hall, 482 Hudson Terrace, Englewood Cliffs, NJ. Formal action may be taken. Caterina Scancarella Planning Board Secretary March 20, 2016-Fee:\$23.63(25) 4006928

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**NOTICE OF SPECIAL MEETING
PLANNING BOARD - BOROUGH OF ENGLEWOOD CLIFFS**

At the call of the Chairman, a Special Meeting of the Englewood Cliffs Planning Board will take place on Tuesday, March 29, 2016 at 7:30 P.M.; in the Council Chambers in the Municipal Building, 10 Kohn Terrace, Englewood Cliffs, New Jersey.

The Agenda of the Meeting, to the extent known at this time, is as follows:

Application #261K - L.B. Electronics U.S.A., Inc.

Preliminary and Final Site Plan Review and ancillary variance(s), including a) height variance for building height in excess of 35 feet; and design standard exceptions
111 Sylvan Avenue, Block 207, Lot 6

The Agenda for this meeting will be posted at the Borough Hall, 482 Hudson Terrace, Englewood Cliffs, N.J.

Formal action may be taken.
Caterina Scancarella
Planning Board Secretary



Carroll Engineering

MEMORANDUM

TO: Borough of Englewood Cliffs Planning Board

FROM: Richard E. Brown, PE, PP, CME 

CC:

DATE: March 24, 2016

**SUBJECT: Preliminary and Final Site Plan
LG Electronics U.S.A., Inc.
111 Sylvan Avenue
Block 207, Lot 6
Application No. 261K
CEC Project No. 16-5443.000**

We have reviewed the following documents and related information in support of the above-referenced application for Preliminary and Final Site Plan approval:

- Planning Board – Borough of Englewood Cliffs Application Form
- Plans entitled “Preliminary and Final Site Plan, LG Electronics U.S.A., Inc., North American Headquarters, Block 207, Lot 6, Borough of Englewood Cliffs, Bergen County, New Jersey”, prepared by Paulus, Sokolowski and Sartor, LLC, dated February 9, 2016, no revisions, containing forty (40) sheets.
- Landscaping plans prepared by HOK Architects, Inc., dated February 9, 2016, no revisions, containing sixteen (16) sheets.
- Architectural plans prepared by HOK Architects, Inc., dated February 9, 2016, no revisions, containing six (6) sheets.
- Plan entitled “Partial Tree Survey”, prepared by Paulus, Sokolowski and Sartor, LLC, dated March 22, 2011, last revised February 8, 2016, containing one (1) sheet.
- Plan entitled “ALTA/ACSM Land Title Survey, 111 Sylvan Avenue, Lot 6, Block 207, Borough of Englewood Cliffs, Bergen County, State of New Jersey”, prepared by Control Point Associates, Inc., dated April 14, 2010, last revised February 12, 2016, containing one (1) sheet.

- Stormwater Management Plan prepared by Paulus, Sokolowski and Sartor, LLC, dated February 2016.
- Traffic Impact Study prepared by prepared by Paulus, Sokolowski and Sartor, LLC, dated February 12, 2016.
- On-Site Sanitary Sewer Flow Analysis prepared by Paulus, Sokolowski and Sartor, LLC, dated February 9, 2016.
- Related correspondence.

Project Description

The subject property is in the B-2A Limited Business Southeast Overlay Zone with a total lot area of 27.016 acres. The subject property is located between Sylvan Avenue and Hudson Terrace, northeast of Van Nostrand Avenue, with frontage on all three streets.

The Applicant is proposing to construct 350, 806 square feet (gross floor area) of office space with structured parking. The site was previously occupied with a two-story office building containing 412,000 square feet, which was razed. The site currently has pavement, lighting and other site improvements that remained after the building was razed.

The Applicant is seeking variances associated with this application, several of which were previously granted by the Zoning Board of Adjustment pursuant to Case No. 1346, which was memorialized on February 13, 2012. The Applicant, however, is going to present testimony for the variances previously granted as well as additional variances that are the subject of the application.

For the purposes of this report, any and all comparisons between existing and proposed conditions will be between the site in its former condition prior to the building demolition and the plan currently before the Planning Board.

Site Plan Review Comments

1. The Applicant has complied with Section 30-9.4 of the code entitled "Site Plan Data" with the exception of 30-9.4a, for which they are seeking a design waiver for the drawing scale.
2. The property survey submitted with the site plan application depicts the two-story building that was razed. Section 13:40-7.2 of the New Jersey Administrative Code that existing conditions depicted on a site plan must be done by a land surveyor. There is no existing topographic information within the footprint of the building that was razed.

3. The Applicant shall confirm the number of handicap parking spaces for both passenger vehicles and van accessible meets the ADA requirements.

Stormwater Management

1. There is an overall reduction in impervious coverage from 57.5 percent to 44.8 percent. The primary reason for the reduction is the removal of existing surface parking and the construction of structured parking under and adjacent to the proposed building.
2. The control of stormwater runoff will be provided in a retention pond, also known as a wet pond, where there will be permanent impoundment of water.
3. To further mitigate and reduce stormwater runoff, green roof technology is being utilized in the building design. The Applicant has calculated the total impervious coverage in two scenarios: considering the green roof as pervious and as impervious. The variance they are seeking for impervious coverage is the more conservative, where the green roof is counted as impervious.
4. The storm sewer and retention pond design are in accordance with both the requirements of the Borough of Englewood Cliffs and the New Jersey Department of Environmental Protection.

On-Site Sanitary Sewer & Analysis

1. Utility plans have clearly identified crossings of proposed storm and sanitary sewers.
2. Sanitary sewer profiles depict encasement where proposed storm sewer is below the proposed sanitary sewer.
3. Page 2 of the analysis indicates a velocity in an eight (8) inch pipe at 0.5 percent slope of 1.76 feet per second (fps). In order to re-suspend solids, the recommended minimum velocity is 2.0 fps.

Traffic & Site Circulation

1. There is a reduction in the number of site access driveways from twelve (12) to five (5). This is a substantial improvement in reducing the number of conflicts at the driveway/roadway interface for both Sylvan Avenue and Hudson Terrace.
2. There is an overall reduction in the number of trips generated when comparing the former use to the proposed use.

3. The traffic count conducted on Monday, November 23, 2015 was three (3) days before the Thanksgiving holiday. The Applicant should confirm that a shortened work week did not affect the counts.
4. The Levels of Service (LOS) for both signalized driveways on Sylvan Avenue are rated 'B' or better.
5. The Delivery Truck Circulation Plan (Sheet C-39) was evaluated using an articulated vehicle with a forty-eight (48) foot trailer. Trailers with a length of fifty-three (53) feet are common. The Applicant should confirm that only forty-eight (48) foot trailers will be used or analyze the on-site circulation using a fifty-three (53) foot trailer.

Lighting

1. The illumination has been designed in conformance with the Illuminating Engineering Society recommended illumination levels, as the Borough's code does not include specific illumination standards. In addition, Leadership in Energy and Environmental Design (LEED) standards are being utilized for the lighting design.
2. The Applicant should provide a detail for the pole mounted fixture with distribution type and isolux lines.
3. The lighting plans should include isolux lines for 1.0 and 0.5 footcandles.

Landscaping

1. The plant material selections are suitable for the climatic conditions for the region.
2. The removal of the on-site surface parking northeast of Van Nostrand Avenue permits the planting of a substantial landscape buffer for the residential dwellings on the southwest side of Van Nostrand Avenue.
3. We defer to the Borough's Shade Tree Commission and Environmental Tree Commission for their review and comments.

Additional Agency Approvals

This application is subject but not limited to the following outside agency approvals or a letter of no jurisdiction/no interest in lieu of an approval:

1. Borough of Englewood Cliffs Police Department
2. Borough of Englewood Cliffs Fire Department
3. Borough of Englewood Cliffs EMS

4. Bergen County Planning Board
5. Bergen County Soil Conservation District
6. Bergen County Municipal Utilities Authority
7. New Jersey Department of Transportation

We reserve the right to perform additional review and provide comments on this application pursuant to testimony presented at a public hearing and/or the submittal of revised plans. Should you have any questions, please Richard F. Brown at (908) 874-7500, ext. 218 or email rbrown@carrollengineering.com.

Englewood Cliffs Borough
Land Use Department
482 Hudson Avenue
Englewood Cliffs, NJ 07632
(201) 568-9262 Fax(201) 227-7775
prenaud@englewoodcliffsnj.org

Application Date: 2/18/2016
Application Number: ZA-16-015
Permit Number: _____
Project Number: _____
Fee: \$500

Denial of Application

Date: 2/18/2016

To: LG Electronics U.S.A., Inc.
1000 Sylvan Avenue
Englewood Cliffs, NJ 07632

CC: Cathy Scancarella-Board Secretary

RE: 111 SYLVAN AVE
Block: 207 Lot: 6 Qual: Zone: B-2

Dear LG Electronics U.S.A., Inc.,

Your request is hereby denied based upon the following requirements:

1. The Maximum Building Height of 69 feet is greater than the permitted 35 feet maximum.
2. Maximum Lot Coverage of 22.4% is greater than permitted 20%.
3. Maximum Impervious Coverage of 44.8% is greater than permitted 35%.

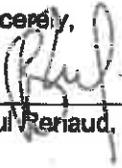
For Zoning purposes 3 Front Yards- 1 Side Yard
Front (South)
Front (East)
Front (West)
SideYard (North)

The following comments were made during the denial process:

Additional Variances:

Parking spaces. Required 2466 Proposed 1421-(30-10.1)
Parking in required Front (South) Yard-(30-10.1.i)
Off street parking and loading in Front (West) Yard-(30-10.2.f)
Maximum driveway width 30 If Proposed 43 If-(10-10.2.i)
Maximum curb cut length Required 60If Proposed 128If-(10.10.2.i)
Loading in a Front Yard-(10-3.b)
Fence height of 12' -(30-7.4)

Sincerely,



Paul Renaud, Zoning Officer

Borough of Englewood Cliffs

475 SYLVAN AVE., P.O. BOX 1021, ENGLEWOOD CLIFFS, NEW JERSEY 07632 • 201-569-1234



Office of The Fire Chief

March 25, 2016

Englewood Cliffs Planning Board
482 Hudson Terrace
Englewood Cliffs, New Jersey 07632
Attn: Cathy Scancarella, Board Secretary

Re: Site Plan Application
111 Sylvan Avenue
Application No. 261 K

RECEIVED

MAR 28 2016

PLANNING BOARD
Borough of Englewood Cliffs

Dear Mrs. Scancarella:

A review of the submitted site plans for the above-mention property has been conducted by both the undersigned officers of the fire department. Upon review, the following comments are being submitted to the planning board to receive additional information for review by this department.

A separate re-submittal of the site plans is being requested from the architect and/or fire protection engineer showing an overall exterior footprint of the buildings and grounds that include: roads, parking areas, ingress/egress (building & property), hydrants, water mains, post indicator valves (PIVs), fire department connections, gas, electric, hazardous and water supplies for further review and approval by the fire department.

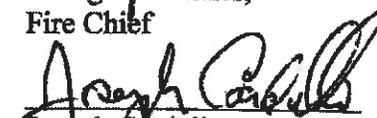
The following are some questions from the submitted site plan review:

- 1) It was noted the lack of access roadway for the fire department apparatus to the various buildings i.e., only on one side or none at all;
- 2) The lack of fire hydrants on the property would cause long hose lays to the buildings;
- 3) What would the GPM be from the fire hydrants?
- 4) Where would a fire command room be located? Important location upon the fire department arrival during building alarm activation.
- 5) Where would the fire pump room be located? Important location upon the fire department arrival during building alarm activation.
- 6) No markings of fire lanes or fire zones on plans.

Should you need any further information concerning this matter, please call (201) 587-3936.

Respectfully submitted,


George Primones,
Fire Chief


Joseph Cardullo,
Fire Official

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ENGLEWOOD CLIFFS PLANNING BOARD
SPECIAL MEETING

----- X

IN RE: APPLICATION #261K

Preliminary & Final Site Plan Review
and ancillary variance(s), including
d(6) height variance for building
height in excess of 35 feet; and
design standard exceptions
L.G. Electronics U.S.A., Inc.
111 Sylvan Avenue-Block 207-Lot 6

----- X

March 29, 2016
7:30 p.m.

SPECIAL MEETING, in the
above-captioned matter, held at the
Englewood Cliffs Planning Board, 10 Kahn
Terrace, Englewood Cliffs, New Jersey,
before Cynthia Zoller, R.P.R., a Notary
Public within and for the State of
New Jersey.

Job Number: NJ 2273230

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1
2 BOARD ATTORNEY: Michael B. Kates, Esq.
3 CHAIRMAN: Edwin Fehre
4 VICE CHAIRMAN: Aurel Villari
5
6 Mary O'Shea
7
8 Kiky Kim
9
10 Roy Kilmartin
11
12 Matthew Trovato
13
14 Jeff Chinman
15
16 J.P. Lee
17
18 Richard E. Brown, PE,
19 Carroll Engineering
20
21 GIBBONS P.C.
22 Attorneys for Applicant
23 One Gateway Center
24 Newark, New Jersey 07102-5310
25
BY: JASON R. TUVEL, ESQ.

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1 CHAIRMAN FEHRE: Welcome,
2 everyone, to this meeting of the
3 Englewood Cliffs Planning Board.
4 Madam Secretary, has the
5 meeting been properly advertised?
6 MS. SCANCARELLA: Yes.
7 Public notice of the Special
8 Meeting has been given in
9 compliance with the Open Public
10 Meeting Law by advertisement in the
11 Record and Northern Valley Press
12 and posting of the notice on the
13 Borough Hall bulletin board at 482
14 Hudson Terrace in Englewood Cliffs.
15 CHAIRMAN FEHRE: Roll
16 call, please.
17 MS. SCANCARELLA: Mr.
18 Villari?
19 MR. VILLARI: Here.
20 MS. SCANCARELLA: Mr.
21 Trovato?
22 MR. TROVATO: Here.
23 MS. SCANCARELLA: Mr.
24 Kilmartin?
25 MR. KILMARTIN: Here.

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1
2 I N D E X
3 PAGE
4 WITNESS: JOHN I. TAYLOR, LG
EXAMINATION BY MR. TUVEL: 26
5
6 WITNESS: KENNETH DRUCKER, HOK
EXAMINATION BY MR. TUVEL: 38
7 WITNESS: PATRICIA A. RUSKAN, PE
EXAMINATION BY MR. TUVEL: 104
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1 MS. SCANCARELLA: Ms.
2 Rosenberg, absent. Mr. Chinman?
3 MR. CHINMAN: Here.
4 MS. SCANCARELLA: Mr. Kiky
5 Kim?
6 MR. KIKY KIM: Here.
7 MS. SCANCARELLA: Mr.
8 Steven Duffy is absent. Mr.
9 Porrino is recused. Mr. Lee?
10 MR. LEE: Here.
11 MS. SCANCARELLA: Mrs.
12 O'Shea?
13 MRS. O'SHEA: Here.
14 MS. SCANCARELLA: Mayor
15 Kranjack is absent, Councilman Park
16 is recused and Ms. Eastwood is
17 recused. And Chairman Fehre?
18 CHAIRMAN FEHRE: Here.
19 MS. SCANCARELLA: We have
20 a quorum.
21 CHAIRMAN FEHRE: The flag
22 salute this evening will be led by
23 Mrs. O'Shea.
24 (Pledge of Allegiance)
25 CHAIRMAN FEHRE: This is a

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1 special meeting, it's not a regular
 2 meeting and we are only going to
 3 have one item on the agenda this
 4 evening and that is Application No.
 5 261-K, Preliminary and Final Site
 6 Plan Review and ancillary variances
 7 including the d(6) height variance
 8 for building height in excess of 35
 9 feet and design standard
 10 exceptions, LG Electronics U.S.A.,
 11 Incorporated, 111 Sylvan Avenue,
 12 Block 207, Lot 6.
 13 MR. KATES: Council, your
 14 appearance?
 15 MR. TUVEL: Good evening,
 16 Mr. Chairman, Members of the Board.
 17 Jason Tuvel, the law firm of
 18 Gibbons, P.C., attorney for the
 19 Applicant, LG Electronics USA, Inc.
 20 Again thank you, very much
 21 for having the special meeting. I
 22 know it's hard to coordinate that
 23 with everyone's busy schedule, but
 24 we really appreciate it. Thank
 25 you.

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1 MR. KATES: Mr. D'Arminio?
 2 MR. D'ARMINIO: Louis
 3 D'Arminio, Principal with the law
 4 firm of Price, Meese, Shulman &
 5 D'Armino and we represent Scenic
 6 Hudson, the New Jersey State
 7 Federation of Women's Clubs, the
 8 New York/New Jersey Chair
 9 Conference, Margo Moss and we would
 10 also like to note the participation
 11 of the Natural Resources Defense
 12 Council and the New Jersey
 13 Conservation Foundation, all of
 14 whom have signed a certain case
 15 settlement agreement with LG with
 16 which this application is
 17 completely consistent and we
 18 support this application and at the
 19 appropriate time, we would like to
 20 make a presentation with regard to
 21 that support. Thank you, very
 22 much.
 23 CHAIRMAN FEHRE: Okay,
 24 thank you.
 25 MR. TUVEL: If I may, Mr.

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1 Chairman, this is an application
 2 for Block 207, Lot 6, 111 Sylvan
 3 Avenue. If the board would just
 4 indulge me for a little bit, since
 5 there's a long history of this
 6 application, I'm going to give a
 7 little bit longer of an opening
 8 statement than I typically would.
 9 I think it's important just for
 10 everybody to have an understanding
 11 of where we've been and where we
 12 are going with respect to this
 13 application so just indulge me for
 14 a few minutes.
 15 It's an application for
 16 preliminary and final major site
 17 plan approval for the d(6) height
 18 variance, as was mentioned, as well
 19 as ancillary relief bulk variances
 20 and exceptions. The property is
 21 located in the B2-A Overlay
 22 District and currently at the site,
 23 I'm sure the board well aware, but
 24 just for the record, is the
 25 remnants of a prior office building

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1 that was demolished. The building
 2 that was previously there was
 3 approximately 412,000 square feet.
 4 What LG is looking to do
 5 is propose to keep its North
 6 American headquarters in Englewood
 7 Cliffs and construct a 358,806
 8 square foot office building with
 9 the accessory parking structure, as
 10 well as other related site
 11 improvements.
 12 LG has been part of the
 13 fabric of Englewood Cliffs for
 14 approximately three decades and the
 15 goal is to keep it that way. I'm
 16 going to go through a procedural
 17 history of this matter, just
 18 because it was previously in the
 19 court system, it was before the
 20 Zoning Board of Adjustment when
 21 there were two boards within the
 22 Borough so just bear with me here,
 23 because I think it's important.
 24 So an application was
 25 filed before the prior Zoning Board

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1 of Adjustment, since then the
 2 boards have been consolidated into
 3 one Planning Board, for an office
 4 building that was going to be 143
 5 feet in height and it was going to
 6 be approximately 500,000 square
 7 feet in total area. The project,
 8 as I mentioned before,
 9 substantially has decreased since
 10 then.

11 The Zoning Board at the
 12 time approved the application
 13 including the height variance,
 14 which was four times the permitted
 15 limit under the ordinance. In
 16 addition to the height variance,
 17 the board approved a parking
 18 variance, site plan, and other C
 19 variances associated with the
 20 application. The entire approval
 21 was upheld by the Law Division,
 22 Superior Court on the entire
 23 application including the height
 24 variance.
 25 The Appellate Division,

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1 though, remanded the issue
 2 specifically on height. It
 3 affirmed the parking variance and
 4 by the way, right now the parking
 5 variance we are seeking is much
 6 lower than the parking variance
 7 that was initially granted and
 8 we'll get into that in a lot more
 9 detail. And the C variances that
 10 were granted were also undisturbed
 11 as a result of the Appellate
 12 Division case; however, the
 13 Appellate Division remanded on the
 14 specific issue of height and how
 15 you determine whether there's a
 16 substantial impact on the
 17 surrounding area as a result of a
 18 d(6) height variance and I'll get
 19 into more of that in a minute.

20 The case progressed
 21 through the Appellate process and
 22 as a result of the Appellate
 23 process, including the Law Division
 24 appeal and the Appellate Division
 25 appeal, LG was able to come to an

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1 agreement with many of the
 2 conservation and neighborhood
 3 groups that were initially opposed
 4 to the application and I wasn't
 5 involved with the case at that time
 6 personally, but I really would like
 7 to commend the parties and their
 8 professionals that were involved in
 9 that, because what's resulted, I
 10 think, is a great plan for not only
 11 Englewood Cliffs, but also for all
 12 the parties that were involved that
 13 maintained two goals, which is,
 14 one, keeping the LG corporate
 15 headquarters in Englewood Cliffs
 16 and number two, preserving the
 17 Palisades and the natural resources
 18 associated with the Palisades so I
 19 really want to commend the parties
 20 on that and I think what you are
 21 going to see is that we've come up
 22 with the best possible plan to
 23 achieve both objectives.
 24 Now, from a procedural
 25 standpoint, there's an interesting

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1 question here. The court remanded
 2 on height, specifically on height,
 3 like I said, before, it didn't
 4 disturb any of the other variances
 5 nor the site plan; however, we're
 6 seeking a much lower height
 7 variance than was previously
 8 granted. The initial application
 9 called for a building height of
 10 143.8 feet, if my memory serves me
 11 correctly.

12 The variance we are
 13 seeking here is less than half of
 14 what was previously granted so we
 15 are asking that the board view this
 16 as a remand, but also to be
 17 conservative, we are going to
 18 present this as a completely new
 19 application and put on our proofs
 20 for all the variances that we are
 21 seeing, including height. In
 22 addition, we are going to put on
 23 all the proofs associated with the
 24 site plan so in the event there's
 25 ever an appeal on this in the

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1 future, should the board grant the
2 approval, we are being very
3 conservative about this and we are
4 going to present it as a new
5 application and I've discussed that
6 with your counsel as well.
7 So let's talk about the
8 current proposal. So as I said,
9 the current proposal is a result of
10 a lot of hard work between LG and
11 the conservation and neighborhood
12 groups that were initially at odds
13 with one another, but are now, as
14 you heard from counsel for some of
15 those parties, in concert with one
16 another and are agreeable to this
17 proposed plan.
18 So we are reducing the
19 building height of the main
20 structure by more than double so if
21 you calculate the height of the
22 building based on the ordinance,
23 it's 64.42 feet in height at its
24 highest point based on your
25 calculation under building height

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1 in the ordinance and the building
2 has been reduced substantially in
3 terms of square footage so like I
4 said before, the initial
5 application filed way back in 2011,
6 the building was approximately
7 492,000 square feet, the building
8 now is approximately 380,000 square
9 feet so a substantial reduction.
10 So what that does is it
11 allows for a lot of things. It
12 allows for the parking relief that
13 we're seeking, the variance to be,
14 the magnitude of that to be
15 substantially decreased so where in
16 2011 we were deficient by
17 approximately 1,000 spaces give or
18 take, now we are a lot less
19 deficient and our proofs by way of
20 our traffic testimony and our
21 planning testimony will demonstrate
22 that we still meet that standard
23 which the Appellate Court upheld.
24 In addition to that, by
25 making the building smaller and by

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1 working with the conservation
2 groups in connection with the
3 Settlement Agreement, we increased
4 the buffer in terms of the number
5 of plantings, the height of those
6 plantings and the way they affect
7 the surrounding properties,
8 including the residential
9 neighborhood located directly to
10 the south.
11 We've enhanced the
12 lighting scheme in order reduce
13 light pollution in order for the
14 lighting to be LED efficient and
15 have as minimal impact on the
16 surrounding neighborhood as
17 possible.
18 Some other interesting
19 things about the proposed
20 application, the application's
21 proposed to be a LEED Gold
22 certified building with the
23 aspiration of becoming a LEED
24 Platinum building. There aren't
25 many of those in the State of

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1 New Jersey at all so I think that's
2 a wonderful thing that LG is
3 looking to accomplish. There's
4 going to be a science center
5 located within the structure that
6 LG hopes to work with neighboring
7 schools, to teach them things
8 regarding science and technology
9 that LG works on themselves.
10 There's going to be a physical
11 fitness center for the LG employees
12 within the structure, as well as a
13 pedestrian path that circulates
14 throughout the site.
15 There's no signage
16 proposed in connection with this
17 application. I just wanted the
18 board to be aware of that so if you
19 are asking where are the signs as
20 you are looking at the application,
21 there are no signs proposed at this
22 time; either they'll be compliant
23 when they file for permits or if we
24 need to come back to the board to
25 amend the application, we will, but

Page 18

1 I just wanted the board to be aware
2 that there was no signage proposed.
3 Another important thing is
4 that right now, the imperious
5 coverage on the site is
6 approximately 57 percent; although,
7 we are constructing a new
8 development here, we are reducing
9 the impervious coverage by over 10
10 percent, closer to 12 percent.
11 Some operational
12 characteristics that I just want
13 the board and the public to keep in
14 mind as you are hearing the
15 testimony, there's going to be
16 1,100 employees proposed at this
17 building, which is more than double
18 that LG has at its current
19 facilities in Englewood Cliffs so
20 again more jobs that are going to
21 be as a result of this application
22 and typically, there are no more
23 than 70 percent of that total 1,100
24 at the site at one time. Typical
25 hours of operation in terms of peak

Page 19

1 times will be 8:00 a.m. to 5:00
2 p.m. Of course, people can get
3 there earlier, they can stay later,
4 but just the peak times for people
5 who are going to work there, this
6 is primarily an office building,
7 obviously, there will be people
8 that clean the office, there will
9 be other types of workers there,
10 but the office employees will
11 primarily be there between 8:00
12 a.m. and 5:00 p.m.
13 Just in terms of
14 deliveries, just, I think it's
15 important just to know all this
16 ahead of time, they only have small
17 vehicles, for the most part so then
18 that means FedEx trucks, UPS box
19 trucks, those are the types of
20 deliveries that this office
21 receives. Tractor trailers, very
22 infrequent; one every two to three
23 months. That's the extent of any
24 tractor trailer deliveries they get
25 at this property and all those

Page 20

1 deliveries will come between 6:00
2 a.m. and 7:00 p.m. so nothing
3 overnight that would disturb the
4 residential areas located nearby.
5 In terms of garbage
6 pickup, they'll use a private
7 hauler. The pickup will be coming
8 every day at again between 7 a.m.
9 and noon so it won't be too early
10 to disturb neighborhood, it won't
11 be too late to disturb the
12 neighborhood either.
13 Landscaping, they'll have,
14 obviously, a contractor to do that.
15 That will be to done on a weekly
16 basis and they will also have 24/7
17 security at the site by way of
18 cameras and by way of security
19 personnel. I thought that that was
20 important for the board to
21 understand as you are listening to
22 the testimony from the various
23 witnesses.
24 I plan on calling five
25 witnesses. We're, obviously, not

Page 21

1 going to get to all that tonight,
2 but just so you have a sense of who
3 they are, the first one that I'll
4 call is John Taylor. He's a
5 representative of LG Electronics.
6 He's their Vice President of Public
7 Affairs on Community Relations.
8 He's going to introduce the project
9 and give you a little bit of
10 background on LG and who they are
11 and where they are going and what
12 their intentions are within the
13 Borough.
14 Ken Drucker from HOK
15 Architects. He's going to be --
16 he's the project architect. He
17 will, obviously, walk through the
18 building and what the building is
19 comprised of.
20 Patty Ruskin from PS&S is
21 our site engineer. She'll go
22 through the site plan and
23 associated documents that she
24 provided to the board.
25 Joseph Staigar will be our

Page 22

1 traffic engineer. He'll talk about
2 not only traffic issues, but the
3 parking as well.
4 And then to sum it up,
5 John McDonough, our professional
6 planner. He'll obviously testify
7 to all the variances associated
8 with the application.
9 Before I go and I turn it
10 over to our first witness, I just
11 want the board to be well aware
12 that this is an interesting case
13 for everybody, for us land use
14 geeks like myself, it's a pretty
15 interesting case, because the
16 Jacoby standard, that case was
17 really one of first impression and
18 what you are going to hear and what
19 you are going to see, there's
20 things that probably typically
21 won't from the height variance
22 application and that's because we
23 are trying to follow the letter of
24 the law that was handed down by the
25 Jacoby opinion so what you are

Page 23

1 going to see are shots -- or not
2 shots, but photos from various
3 vantage points, because the Jacoby
4 opinion said that when you have a
5 substantial height variance or any
6 height variance, rather, you have
7 to look at reasonable visual
8 vantage points so what we did was
9 and what you are going to see are
10 photos from approximately 14
11 locations from across the river in
12 New York, from the George
13 Washington Bridge, from areas
14 within Englewood Cliffs that
15 demonstrate, in our opinion, that
16 this building in its current
17 proposal does not have a negative
18 impact on the surrounding area so
19 this is a case of, you know, first
20 impression where we're trying
21 follow what the court said so you
22 are going to see some interesting
23 exhibits and that's why you are
24 seeing them.
25 We reviewed your

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1 engineer's letter, Carroll
2 Engineering. I don't think we have
3 any issues complying with the items
4 set forth there. We agree with the
5 fire department letter. Between
6 this meeting and the next meeting
7 we would like to meet with the fire
8 official to discuss some of the
9 comments that were in that letter,
10 but we don't see any major concerns
11 regarding that letter as well.
12 So I think that's
13 concludes my opening remarks. I
14 know it was a little long, but I
15 thought that was important just to
16 go over the history.
17 So, Mr. Chairman, with
18 your permission, I would like to
19 call my first witness, if that's
20 okay.
21 CHAIRMAN FEHRE: Yes,
22 that's fine.
23 MR. TUVEL: Okay. So the
24 first witness I would like to call
25 is John Taylor from LG Electronics.

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1 He's going to introduce the project
2 and we are going to use this
3 PowerPoint here and I will provide
4 a hard copy of all of the items on
5 the PowerPoint presentation to
6 Cathy so they are part of the
7 record.
8 MR. KATES: Mr. Taylor,
9 with your permission, I'll swear
10 you in.
11 (Mr. Taylor raised his right hand.)
12 MR. KATES: Do you swear
13 the testimony you are about to give
14 this board shall be the truth, so
15 help you, God?
16 MR. TAYLOR: I do.
17 MR. KATES: Spell your
18 last name, please.
19 MR. TAYLOR: T-A-Y-L-O-R.
20 MR. KATES: And your
21 business address.
22 MR. TAYLOR: It's 1000
23 Sylvan Avenue.
24 MR. KATES: Thank you.
25 Your witness.

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1 MR. TUVEL: Thank you.
2 EXAMINATION BY
3 MR. TUVEL:
4 Q Mr. Taylor, can you just give the
5 board just a brief background on your
6 education, your position with LG and how
7 long you've been in that position.
8 A I'm the Vice President of Public
9 Affairs and Communications for LG
10 Electronics U.S.A. That's a position I've
11 held since the year 2000. I have a master's
12 degree from Northwestern University and a
13 bachelor's degree from DePaul University.
14 Q Okay. And as part of your duties
15 and is responsibilities in your position,
16 are you familiar with the development and
17 utilization of property by LG within the
18 United States?
19 A I am.
20 Q And are you fully familiar with
21 current facility -- facilities, I should
22 say, in Englewood Cliffs that LG operates?
23 A I am very familiar with them.
24 Q Okay. And what is your
25 involvement with respect to this project?

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1 How long have you been involved in the
2 current project?
3 A I have been involved since the
4 beginning and my role is in charge of
5 external relations, government affairs,
6 community affairs and public relations. I
7 have been involved at every step.
8 Q And that's since approximately
9 2010, correct?
10 A Even a little bit before that.
11 Q Great, okay. So why don't we
12 start with the presentation. You are going
13 to give a little bit of an overview of LG?
14 A I will.
15 Q We are going to use the
16 PowerPoint, correct?
17 A Yes.
18 MR. TUVEL: Can everyone
19 see it okay? So, Mr. Kates, I
20 think what we'll do is there will
21 be numerous slides within this
22 PowerPoint. Can I just mark the
23 whole thing as A-1 and say Slides 1
24 through whatever, however many
25 there are?

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1 MR. KATES: That's fine.
2 And you say you have a hard copy
3 you'll give to our clerk?
4 MR. TUVEL: Everything
5 that we present on the screen we'll
6 provide hard copies to Cathy so
7 it's part of the record and if the
8 public wants to review it, they'll
9 be more than able to.
10 MR. TAYLOR: Mr. Chairman,
11 Mr. Vice Chairman, Members of the
12 Planning Board, I'm honored to be
13 here tonight.
14 Many of you are, maybe
15 familiar with LG, you might have an
16 LG smart phone in your pocket, you
17 might have an LG door-and-door
18 refrigerator at home or one of
19 these amazing new OLED TV's at
20 home, but I would like to tell you
21 a little bit more about our
22 company.
23 LG is a global technology
24 leader, a 70 year-old company with
25 headquarters in Korea. LG Corp. is

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1 made up of 63 companies in three
2 main areas; electronics, chemicals
3 and telecommunications with annual
4 revenues of about \$137 billion.
5 LG Electronics is the
6 largest part of LG Corp., about a
7 \$50 billion company worldwide with
8 125 operations around the world and
9 a total workforce of 77,000 people.
10 LG Electronics has four main
11 business units; Home Entertainment,
12 Mobile Communications, Home
13 Appliances and Air Solutions and
14 Vehicle Components. The corporate
15 structure includes what you would
16 expect from a major corporation;
17 Marketing, R & D, Quality, Customer
18 Service, Finance and so on.
19 You may have heard our
20 brand slogan: "LG: Life's good."
21 Simply put, LG is focused on
22 enhancing consumers' lives. We
23 call it innovation for a better
24 life and it really encompasses
25 everything we do. Let me explain a

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1 little bit about what we do here in
2 the United States. LG Electronics
3 U.S.A. is really the sales and
4 marketing subsidiary for those four
5 business units I talked about
6 before.
7 Home Entertainment
8 encompasses consumer electronics.
9 I have to digress for a second with
10 a brief commercial about this TV,
11 which was the most awarded
12 television at the Consumer
13 Electronics show this year,
14 including the Best of Show for the
15 entire show. As you can see from
16 where you are, it's picture on
17 glass. It's technology we call
18 OLED and LG is leading the way in
19 the world with this new technology.
20 As you can see, it has amazing
21 blacks and amazing color.
22 Enough with the
23 commercial, but the other
24 divisions, Mobile Communications,
25 leader in both smart phones. The

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1 one that's pictured here is the new
2 G5, which was just announced a few
3 months ago; home appliances,
4 everything from washing machines to
5 refrigerators and air conditioning
6 systems and a relatively new group
7 called Vehicle Components, a very
8 interesting way to bring together a
9 lot of LG technologies from
10 displays to components and
11 including the co-development of a
12 new GM car called the Chevy Bolt
13 where we are even making the drive
14 train so it's a very exciting time
15 at LG in the United States, not to
16 mention our B2B businesses, hotel
17 TV's, commercial signage,
18 commercial air conditioning, LED
19 lighting, solar, you know, a broad
20 array of products that ladder up to
21 that innovation for a better life.
22 Globally and in the United
23 States environmental sustainability
24 is a core business principal. LG
25 Corp.'s green 2020 strategy has

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1 three main principals; creating
2 green business sites like the one
3 we are talking about right here in
4 Englewood Cliffs, expanding
5 products, our greener products and
6 building new green businesses and
7 that's sort of the umbrella over
8 the LG Electronics green management
9 strategy that addresses low carbon
10 management, green businesses and
11 the like.
12 On a global basis and in
13 the United States LG is committed
14 to being a responsible public
15 citizen in all the communities in
16 which we operate. That means
17 creating better life for everyone
18 through our unique products and
19 technologies. It means being a
20 trustworthy partner, engaging
21 stakeholders with empathy, mutual
22 respect, and open communication and
23 it means contributing to the
24 betterment of the community through
25 volunteerism.

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1 Here in the U.S., these
2 key principals all support our
3 mission: "Life's good with LG."
4 MR. TUVEL: Could we just
5 mark Exhibit A-1 and just call it
6 "Company Overview" or something
7 along those lines?
8 MR. KATES: Sure.
9 (Whereupon, Exhibit A-1 was marked
10 for Identification.)
11 MR. TAYLOR: With that
12 brief overview, I would just like
13 to spend a minute on LG's role here
14 in Bergen County. We've been proud
15 to call Englewood Cliffs our home
16 for three decades. Our
17 headquarters, the LG Electronics
18 U.S.A. headquarters have been at
19 1000 Sylvan, as you know, and we
20 also lease space at 910 and 920
21 Sylvan and as we've continued to
22 grow and we looked at the need for
23 a new corporate headquarters, we
24 embarked on this project. It
25 started actually back in 2008 and

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1 2009 and we looked at and
2 investigated some 200 different
3 locations, not just in the
4 Tri-State area, but other areas
5 where LG has large concentrations
6 of employees in Chicago and
7 Atlanta, San Diego, but in 2010 we
8 were fortunate to find a wonderful
9 location right here in our back
10 yard, a 27 acre wooded lot at 111
11 Sylvan. We wanted to stay -- we
12 want to stay in Englewood Cliffs
13 and we are proud to present our
14 application to you tonight.
15 The new building design
16 will be a showcase of sustainable
17 building and it will allow us to
18 double our employment in Englewood
19 Cliffs from about 500 today to
20 1,100 by 2019 and that's not only
21 the growth of LG Electronics and
22 the reason I showed you the LG
23 Corp., is that this is truly going
24 to be the North American
25 headquarters for LG; that will

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1 include LG Chem and LG Display, LG
2 Innotech, LG CNS and other
3 companies, truly, LG's North
4 American headquarters.
5 As you'll see, the new
6 businesses design both meets LG's
7 business needs going forward, but
8 most importantly, respects the
9 environment, including the natural
10 and historic landmark that we all
11 cherish, the Palisades and we
12 appreciate the strong support of
13 the conservation groups and our
14 very strong collaboration with them
15 on the new design.
16 Finally, giving back to
17 the community is very important to
18 us and as you heard earlier, one
19 example is the new LG science and
20 environmental learning center,
21 which will be the centerpiece of
22 the new building, a place for local
23 school groups to learn about
24 technology, the environment,
25 sustainable living and

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1 conservation.
2 Again we are so proud to
3 call Englewood Cliffs our home and
4 very proud of this building project
5 that will benefit the community,
6 benefit Englewood Cliffs, Bergen
7 County and the State of New Jersey.
8 Thank you so much.
9 Q Mr. Taylor, just one follow-up
10 question to your presentation, which is this
11 site is specifically meant for office use?
12 There will be no manufacturing, warehousing
13 distribution; is that correct?
14 A That's correct. This is the sales
15 and marketing and office space, basically.
16 MR. TUVEL: Great, thank
17 you. Any questions for Mr. Taylor?
18 CHAIRMAN FEHRE: Anybody
19 have any questions from the board?
20 (No questions.)
21 CHAIRMAN FEHRE: Okay.
22 Thank you, very much. Are you
23 going to leave now?
24 MR. TAYLOR: I'm sticking
25 around.

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1 CHAIRMAN FEHRE: You're
2 sticking around. I was to going to
3 propose that we go until around 10
4 o'clock put your witnesses on and
5 then at 10 o'clock we'll open it up
6 to the public. Would that be okay
7 with you?
8 MR. SMITH: That's
9 perfectly fine with me; the only
10 thing I would ask is that Mr.
11 Taylor may not be able to be here
12 at the next meeting. All my other
13 witnesses will be at every single
14 meeting that we have so depending
15 on how far we go, we just need to
16 open, I would like to open it up to
17 the public at the end for Mr.
18 Taylor just so we make sure we've
19 covered that.
20 CHAIRMAN FEHRE: Okay.
21 MR. TUVEL: Thank you.
22 CHAIRMAN FEHRE: We'll go
23 until 10 o'clock.
24 MR. TUVEL: Great, thank
25 you. Mr. Chairman, the next

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1 witness I would like to call is Ken
2 Drucker from HOK Architects. He
3 will present the building.
4 MR. KATES: Mr. Drucker, I
5 ask that you be sworn.
6 (Mr. Drucker raised his right hand.)
7 MR. KATES: Do you swear
8 the testimony you are about to give
9 this board shall be the truth, so
10 help you, God?
11 MR. DRUCKER: Yes, I do.
12 MR. KATES: Spell your
13 last name, please.
14 MR. DRUCKER: Drucker,
15 D-R-U-C-K-E-R.
16 MR. KATES: Your firm?
17 MR. DRUCKER: HOK.
18 MR. KATES: And your
19 business address, please.
20 MR. DRUCKER: 1065 Sixth
21 Avenue, New York, New York 10018.
22 MR. KATES: Thank you.
23 EXAMINATION BY
24 MR. TUVEL:
25 Q Mr. Drucker, if you could go

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1 over your educational background, licenses
2 held and experience testifying before
3 other such planning boards in the State of
4 New Jersey.
5 A I have a bachelor of architecture
6 degree from Cornell in 1980; a master's
7 degree from Harvard in 1986; I have been
8 practicing for 35 years; at HOK for 18 years
9 and I've presented to municipalities in
10 New Jersey including Woodcliff Lake,
11 Bridgewater, Camden, Union City and here in
12 Englewood Cliffs.
13 Q Your license is currently --
14 A My licenses are in New Jersey and
15 to ten other states in the Northeast region
16 and in the Eastern Seaboard. I'm also LEED
17 accredited. I'm a LEED accredited
18 professional.
19 MR. TUVEL: We ask that
20 the board accept --
21 CHAIRMAN FEHRE: We'll
22 accept him, yes.
23 MR. TUVEL: Thank you,
24 very much.
25 Q Why don't you start the

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1 presentation by describing the existing
2 conditions at the current property and those
3 that were important to the design of the
4 building before we get into the proposal.
5 MR. DRUCKER: Okay, thank
6 you. Before we get into the
7 proposal, this was the rendering
8 that appeared in the media at the
9 time of the agreement with the
10 environmental groups and since
11 then, the project has developed
12 even further and I'm going to start
13 with the existing conditions.
14 Essentially, what we have
15 is a 27 acre site that's, resides
16 along the east side of Sylvan
17 Avenue and it was a former office
18 building site and it included an
19 abundance of surface parking and
20 the site is currently fenced off
21 and has been cleared of all
22 structures and it includes five
23 existing wetland areas.
24 In the diagrams we are
25 going to be showing you Sylvan is

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1 on the top of the slide, which is
2 the west elevation; Hudson Terrace
3 is on the bottom of the slide.
4 MR. TUVEL: Michael, we'll
5 mark this as A 2 and this will be
6 the architectural exhibits and
7 their, I think -- how many --
8 MR. DRUCKER: Page 1
9 through 96.
10 MR. SMITH: So Exhibit A-2
11 consisting of 96 pages.
12 (Whereupon, Exhibit A-2 was
13 marked for Identification.)
14 MR. DRUCKER: On the south
15 we have Van Nostrand and on the
16 north we have Charlotte Place so
17 this slide represents the building
18 that existed prior to the
19 demolition.
20 The next slide shows the
21 demolition of the existing building
22 and this is post 2014. That first
23 photograph I showed you was taken
24 in 2011 when we came before you
25 with the taller building.

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1 Q And all these exhibits that you
2 are showing the board, they were either
3 prepared by you or under your supervision,
4 correct?
5 A That's correct.
6 MR. DRUCKER: So when we
7 received this commission in 2010,
8 LG asked for us to create a
9 state-of-the-art sustainable
10 project that was about the
11 workplace of the future for all of
12 their employees. They wanted it to
13 be LG's North American headquarters
14 in a manner that preserves the
15 property's wetlands and returns
16 portions of the site to its former
17 pre developed state so we took a
18 careful look at the environment at
19 the site, we spent a lot of time at
20 the site and we wanted to show you
21 the proposed building, but first
22 were also wanted to compare it to
23 the previous design and the
24 previous design, the building had,
25 essentially, a south wing, a cube

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1 in the middle, which acted as a
2 fulcrum and an eight-story northern
3 wing.
4 Q We are on Page 8 of the
5 presentation?
6 A I'll mention the page number
7 moving forward.
8 MR. DRUCKER: There was a
9 structured parking and there was
10 surface parking and there was
11 basically, the retention of the
12 five wetlands.
13 Obviously, the building
14 height became an issue and of
15 through a series of studies and
16 over time, we have now created a
17 building which has the same south
18 wing, the same cube in the middle
19 or fulcrum, which is the bridge and
20 the link between the two wings and
21 a four-story wing approximately 64
22 feet high on the northern side.
23 We are going to go through
24 a lot of the floor plans, but in
25 the spirit of time, I'm going to

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1 walk through, basically, how the
2 building works so on Page 10 what
3 we have is the main entrance, which
4 is on the eastern side of the cube,
5 which you can see right here, which
6 is letter A. We actually went
7 through a feng shui process for the
8 project and the entrance to the
9 building is actually on the down
10 slope side of the project within
11 the green wooded area and it's at
12 the lower point of the cube, if you
13 will.
14 We have the south wing
15 labeled "C," the north wing labeled
16 "B," our loading dock is to the
17 north of the north wing, we have a
18 structured parking and we have
19 three entrances along Sylvan and we
20 have two entrances along Hudson
21 Terrace.
22 You can see, essentially,
23 the property line all the way
24 around the perimeter and the next
25 slide represents Slide Number 11.

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1 The difference in the amount of
2 pervious and impervious coverage we
3 have with the existing building in
4 2010 and where we are today so if
5 you look at the green area ratio
6 compared to what we had before, the
7 key number here is that we have
8 42.5 percent green for the existing
9 building and the existing sea of
10 hard scape that we have, all the
11 asphalt parking and with the
12 combination of the new green areas,
13 our landscape buffers to the south
14 and to the east and our green roofs
15 and green courtyards, we are now at
16 61.5 percent green area for the
17 site.
18 On Slide 12, just a review
19 of the required setbacks. The
20 front yard setbacks are 60 feet,
21 the side yard setbacks are 100 feet
22 and the buffer at the residential
23 area to the south near Van Nostrand
24 was 100 feet. We maintained 168
25 feet off of Van Nostrand, 111 feet

<p style="text-align: right;">Page 46</p> <p>1 off of Sylvan, 89 feet at the very 2 tip of the corner on the 3 northeastern corner of the north 4 wing and our buffer zone has been 5 maintained all the way around the 6 perimeter of the project and then 7 at the parking structure we have a 8 69.67 foot setback along Sylvan 9 terrace. 10 The cube is the fulcrum of 11 the building. It's where the 12 science center will be and it's the 13 visual focal point of the project. 14 The entire building is clad in 15 glass, a nonreflective glass that 16 will reflect the heat, but also 17 invite light to come in for the 18 work space, which will minimize the 19 amount of energy that's required 20 for the building. The glass will 21 not be a mirrored finish and the 22 cube will have a conference center 23 and interactive programs to be 24 provided to the community. 25 On Page 14, the south</p>	<p style="text-align: right;">Page 48</p> <p>1 eastern side and has photovoltaic 2 arrays on the western half of the 3 roof. 4 On Page 15, the north 5 wing. The north wing measured at 6 the curb line of Sylvan is 64.42 7 feet. This is where before we 8 measured at 143.08 feet so we 9 significantly reduced the height of 10 the north wing. It's four stories. 11 We measured off of Sylvan. It's 12 the furthest from the homes, which 13 is why we put the taller structure 14 on the northern end of the property 15 and there's parking both below 16 grade, a loading dock below grade 17 and it's adjacent to the parking 18 structure, we have a higher 19 occupancy load in the north wing 20 and the roof also contains a 21 photovoltaic array. 22 On Page 16, the north 23 parking garage is a height of 33.68 24 feet measured against the mean curb 25 line across Sylvan abutting the</p>
<p style="text-align: right;">Page 47</p> <p>1 wing. The south wing has a total 2 height of 48.07 feet to the top of 3 the photovoltaic array. All of 4 these heights are measured off of 5 Sylvan Avenue where Sylvan Avenue 6 is adjacent to the wing so the 7 48.07 feet is adjacent to the south 8 wing and where you measure to the 9 curb of Sylvan Avenue. It's three 10 stories on top of one level of 11 parking. It's closer to the homes 12 along the south side of the 13 property, which is why that 14 building is lower and the buildings 15 are, the short end of the buildings 16 are actually facing the 17 neighborhood to the south. We did 18 this with the original design to 19 minimize the impact of any built 20 structures to the Van Nostrand 21 neighborhood to the south. The 22 parking is enclosed within the 23 length of the building and the 24 lower roof is landscaped and the 25 upper roof is landscaped on the</p>	<p style="text-align: right;">Page 49</p> <p>1 building. It connects to the main 2 building at a below grade level and 3 it connects to a fitness center at 4 both an above-grade level and at 5 grade. It includes PV array on the 6 upper portion and it's a naturally 7 ventilated building. All of our 8 parking has all natural 9 ventilation, no mechanical 10 ventilation, which means that it's 11 50 percent open so that air can 12 flow through. 13 Just a slight correction 14 to what Jason said before, the 15 total floor area is 350,806 -- 16 MR. TUVEL: It's 380? 17 MR. DRUCKER: You said 18 380. It's 350,806. The previous 19 floor area in our 2011 design was 20 493,167 and the building that was 21 demolished was 412,000 square feet. 22 So let me describe on Page 23 18 where the parking is. On the 24 south garage and underneath the 25 cube and underneath the north</p>

<p style="text-align: right;">Page 50</p> <p>1 courtyard we have 344 enclosed 2 spaces and in the north garage we 3 have 554 spaces surface parking, in 4 the loading area is 21 spaces, to 5 the east of the south building we 6 have 180 spaces and across the 7 entry drive we have 73 spaces. We 8 provided a total of 898 structure 9 parking spaces and 274 surface 10 parking for a total of 1,172 11 spaces, which translates to a 12 parking ratio of 3.34 spaces per 13 1,000 square feet. We are also 14 providing for bike storage for, as 15 part of our LEED credits, which is 16 outside of the north garage. There 17 are two existing bus stops along 18 Sylvan Terrace that we are 19 encouraging our employees to take 20 and will be providing electric 21 vehicle recharge stations within 22 the north garage. 23 On Page 19 you can see the 24 basic of layout of the ground 25 floor. As I mentioned before, the</p>	<p style="text-align: right;">Page 52</p> <p>1 Lighting Standards. Our building 2 is about 95 feet wide, which allows 3 for deep penetration of daylight 4 into the office space so that's the 5 reason why you see these longer and 6 skinnier shapes, we are following 7 the type of projects that are very 8 deep and green in England and in 9 Germany and trying to bring that 10 technology here to the United 11 States as well. 12 On the lower, on Page 20, 13 this is the lower level, the entry 14 level on the east side. You can 15 see our main building entrance and 16 a series of ramps that bring you up 17 to the lobby and the cube at the 18 higher level. This is our loading 19 dock on the far northern end of the 20 north wing. We have three berths, 21 two with dock levelers, one trash 22 compactor, we have a trash bin, 23 we've got recycling storage with 24 inside. This is our depressed 25 courtyard with our fitness center</p>
<p style="text-align: right;">Page 51</p> <p>1 center is essentially, the cube 2 which contains conference rooms and 3 a three-story showroom which is on 4 the main floor of the cube. To the 5 south we have office space and to 6 the north we have our cafeteria and 7 kitchen, outdoor dining for 8 employees of LG. We have a 9 recessed courtyard, which is at a 10 lower level with a fitness center 11 around it. It's all submerged 12 below grade so you won't see any 13 additionally structures out on the 14 plaza and the north parking garage 15 is to the right and the loading 16 berths are to the right as well. 17 The main entrance is on the east 18 side at a lower elevation. 19 One of the reasons why 20 these buildings are so long and 21 narrow is if you look at a typical 22 New Jersey developer office 23 building, they are about a 120 to 24 140 feet wide and 250 to 300 feet 25 long. We're following European Day</p>	<p style="text-align: right;">Page 53</p> <p>1 and some additional conference 2 rooms at that level. 3 On Page 21 you'll see the 4 second floor plan which illustrates 5 the 5,122 square foot science hall 6 and our typical office building 7 floor plan is essentially, an open 8 floor plan which is represented in 9 white; we have pantries which are 10 represented in yellow and the 11 toilets in yellow and we have 12 meetings rooms that are dispersed 13 within the floor plan, but the idea 14 is with this narrow floor plate is 15 to get delight to go all the way 16 through the building. 17 This is the photographs of 18 the science center in Seoul. The 19 idea is that we put science on 20 display and you can see in the 21 middle on the right, it's a mock-up 22 of an electrical car and electrical 23 charging station and the idea is to 24 have interactive exhibits for 25 schoolchildren and for the</p>

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1 community.
2 On Page 23 we move higher
3 up into the building. The typical
4 north and south floor wings are
5 similar to we showed on the second
6 floor where we have large open
7 floor plans, the capacity is for
8 1,100 employees.
9 And then we are going to
10 move into the elevations on Slide
11 24. So in each of these elevations
12 the white dotted line represents
13 the height of where the building
14 was before, the north wing and
15 where the building is today and I'm
16 going, I'm going to end with some
17 exhibits that we created with the
18 environmental groups, but let me
19 review some of the heights.
20 Essentially, the previous
21 building was about 500 feet above
22 sea level. We measure all of our
23 building heights above sea level.
24 The top of the photovoltaic array
25 is 430 feet, the top of the parapet

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1 which is the edge of the building
2 is what the building height is
3 measured against. That is
4 according to how buildings are
5 measured here in Englewood Cliffs.
6 You can see a podium at the base of
7 the building. We'll have
8 landscaping against the base. This
9 is the south wing and the south
10 wing floats on some express columns
11 so it appears to be two floors
12 floating on top of the recessed
13 first floor, this is the cube, the
14 front door, and then the north wing
15 the loading dock and the parking
16 garage beyond.
17 On Page 25 is a blowup you
18 of the entry so here you can see
19 the lower entry on the east side,
20 the lower lobby that goes up to the
21 next level, there's an ADA ramp
22 that allows you to get up to the
23 lobby to the higher level, there's
24 a railing around the entire podium,
25 a cable rail that goes all the way

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1 around. You can see here how
2 Floors 2 and 3 of the south wing
3 float above this logia on the
4 podium level. We have a
5 three-story volume for the cubes
6 and mechanical spaces up above and
7 then this is the main north wing.
8 Going around the building
9 on Slide 26 is the Sylvan Avenue
10 elevation, you can see the cube in
11 the center, the south wing, the
12 north wing, the same white dotted
13 line representing the height of the
14 north wing previously and the same
15 dimensions on the left-hand side of
16 the slide.
17 Zooming in on the west
18 elevation, the primary entrance is
19 on the east side, but there's an
20 entrance between the north wing and
21 the cube. School buses will park
22 here one school bus at a time to
23 bring students into the cube and
24 this is the south wing. There are,
25 you'll see, stair bulkheads and

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1 elevator overrides that are not in
2 the plan at the face of the
3 building, they are further back
4 within the building. Those are
5 necessary to maintain the roofs --
6 the building. The roofs are not
7 accessible to the public or to the
8 employees. The PV's and green
9 roofs will be maintained by LG, but
10 it's not for recreational use.
11 On Page 28, the north
12 elevation, you can see the loading
13 docks. This is the northern end of
14 the northerner building so you can
15 see that we provided for two docks
16 so trucks can go down halfway into
17 the building and then this is where
18 the compactor is and the dumpster.
19 We do have a cooling tower at the
20 end on top of the parking garage
21 that's integrated into the northern
22 end of the parking structure
23 itself. This is the cube in the
24 distance and the white line
25 represents the previous height of

<p style="text-align: right;">Page 58</p> <p>1 the north wing. 2 On the south elevation, 3 this is the elevation facing Van 4 Nostrand, this is the south wing -- 5 this is the south wing, this is the 6 edge of the building that's facing 7 the Van Nostrand community. There 8 is a significant landscape buffer 9 between Van Nostrand and the 10 southern elevation. This is the 11 cube in the middle and this was the 12 line of the previous building and 13 the north wing in the distance. 14 Along this severe grade is the 15 entrance to the southern parking 16 structure. 17 We have some 18 cross-sections. This is a 19 cross-section for the north wing 20 and you can see the parking down 21 below the four levels of the north 22 wing. This is our subterranean 23 courtyard with the fitness center 24 so this is our north courtyard and 25 we have parking connections between</p>	<p style="text-align: right;">Page 60</p> <p>1 mechanical bulkhead on top of the 2 cube for exhausting the air and 3 entering itself. 4 On Page 32 is the south 5 wing cross-section. You can see 6 our naturally ventilated parking 7 structure podium underneath the two 8 levels of office space. The north 9 wing is beyond and the dotted line 10 is where the building was 11 previously. 12 So I'm going to move on to 13 sustainability for a few minutes 14 and talk in greater detail about 15 sustainability on Page 34. For us 16 at HOK, sustainability is part of 17 our DNA. It's embedded into our 18 design process and every one of our 19 clients asks us to embed 20 sustainable design practices into 21 our buildings. 22 In the case of LG, we are 23 currently at a Gold rating and I'm 24 going to go through the rating 25 system, with aspirations, as Jason</p>
<p style="text-align: right;">Page 59</p> <p>1 the garage to the north and the 2 south parking structure to the 3 south so you can drive all the way 4 underneath the south wing of the 5 cube in order to get into the north 6 parking garage. 7 Through the cube section 8 this is the downhill slope, this is 9 the Sylvan Avenue slope, we have a 10 three-story volume with a 11 communicating stair, the science 12 center is located on the second 13 floor, we have a conference center 14 on the ground floor, there's 15 parking underneath with service and 16 mechanical and this is our ADA ramp 17 that gets you up to the podium 18 level and up to the cube for ADA 19 access. 20 This has a very large 21 ledge on the eastern side that 22 provides for shading of the cube 23 with low eastern sun and that 24 allows us to have very clear glass 25 on the cube itself and then we have</p>	<p style="text-align: right;">Page 61</p> <p>1 said, to go to Platinum and we are 2 measuring that on a weekly basis, 3 but for us, sustainability is the 4 driving force to develop 5 innovations that enrich people's 6 lives and help change the world. 7 It also happens to be the 8 foundation of LG Electronics and 9 that's one of the reasons why we 10 work well together with LG. We are 11 also doing a very large project for 12 them that basically, practices the 13 same principles in Seoul as well. 14 In this rendering, this is 15 the north courtyard, Sylvan Terrace 16 is on the right, Sylvan is on the 17 right. This is our fitness 18 courtyard with the green lawn. 19 This is the entrance to the north 20 wing for employees who are coming 21 from the parking garage behind you, 22 you can see sort of the clarity of 23 the glass and the amount of 24 daylight that can get into the 25 office space itself. This is the</p>

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1 cube. It's basically, a glass box
2 with a wood box contained within
3 it. The science center is located
4 at the second floor and then there
5 are conference rooms on the first
6 floor. The cafeteria is located
7 underneath these columns and there
8 is dining outside of the cafeteria.
9 So what is LEED? LEED
10 represents Leadership and Energy
11 and Environmental Design. It's an
12 internationally recognized green
13 building certification system. HOK
14 helped write the guidelines for
15 green and we are the founding
16 member of the Green Building
17 Council. LEED was developed by the
18 Green Building Council, a nonprofit
19 nongovernment agency comprised of
20 more than 17,000 member companies
21 from the design, construction, and
22 property assurance in more than
23 150,000 LEED credited
24 professionals; HOK has over 800
25 LEED accredited professionals.

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1 LEED promotes the awareness of
2 sustainable building and
3 development practices through a
4 suite of rating systems so the
5 rating system recognizes projects
6 that implement strategies for
7 better environmental and health
8 performance. LEED can be applied
9 to many building types and has been
10 adopted by the federal and many
11 state and local governments for
12 their own buildings and LEED makes
13 sense for both building owners and
14 tenants.
15 So if you go to Page 36,
16 you'll see there's this rating
17 system. On a 100 point scale,
18 Certified is 40 to 49 points,
19 Silver is 50 so 59, Gold is 60 to
20 79 and there's a whole bunch of
21 criteria that one has to meet to
22 get these and obtain these points
23 and Platinum is 80 plus. Right
24 now, LG is in the upper 70's with
25 aspirations of doing more points to

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1 get to the 80's.
2 A project must satisfy all
3 of the prerequisites and a minimum
4 number of points to be certified.
5 LG is currently Gold and we are
6 aspiring to be at LEED Platinum.
7 So what are the main
8 categories of LEED? One of the
9 most important ones is sustainable
10 sites. We want to protect and
11 restore the native habitat. We
12 want to increase the open and green
13 space. We want to minimize and
14 contain light pollution. We want
15 to minimize storm water runoff and
16 control that runoff on our site.
17 We want to reduce heat island
18 effect; instead of a lot of paved
19 areas, we want a lot of pervious
20 areas, which is what we've
21 accomplished. We want to focus on
22 water efficiency so we are looking
23 for ways to reduce water and we're
24 looking for ways to basically,
25 preserve water and use it for

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1 landscaping and irrigating the
2 landscape.
3 In terms of energy, which
4 is where you achieve your most
5 points, we want to optimize energy
6 performance of the building. We
7 are looking at very high
8 performance NET systems and a very
9 high-performance exterior wall
10 cladding system. We want to use
11 renewable energy, which is why they
12 have photovoltaic's on the roof on
13 top of the parking structure, which
14 will provide anywhere from 5 to 10
15 percent of the power to the
16 building. We want to do enhanced
17 commissioning. It's one thing to
18 design a high-performing billing,
19 but you have to make sure it's
20 maintained and that it's basically
21 tuned when it's handed over to a
22 client and then it's commissioned
23 and so we enhance that
24 commissioning by making sure
25 there's an independent

<p>1 commissioning agent and then we 2 want to buy renewable energy when 3 we can and where we can. 4 On Page 38 we want to look 5 at the materials that we're putting 6 into the building. We are 7 interested and making sure that we 8 are recycling all the construction 9 waste, the sheetrock, and all the 10 components that are used for 11 packaging materials. We want to 12 specify recycled content and 13 regional materials within a 500 14 mile radius of the site and where 15 we specify wood that's within our 16 cube, our goal is for 75 percent of 17 that wood to be harvested from 18 certified renewable forests. 19 In terms of the indoor 20 environment, for the health and 21 safety of everybody inside, we are 22 specifying low-emitting materials, 23 low VOC materials so the adhesive, 24 the paint, the coatings, all the 25 sealants, all the glues have a low</p>	<p>Page 66</p> <p>1 active area. We have native 2 species in the courtyard so all of 3 our landscaping is indigenous 4 landscaping to our region and I'm 5 going to go through the landscaping 6 in greater detail in a few minutes. 7 We are restoring as much of the 8 natural landscaping as possible. 9 We are not really touching the 10 North Woods at all. We want to 11 minimize the light pollution and we 12 want to provide for privacy both 13 for the residents to the south, but 14 for the people who are using the 15 park on the east and privacy for 16 the occupants on the site 17 themselves. 18 So Slide 40 talks about 19 energy on the site. Our exterior 20 facade is going to be a very 21 high-performance facade and each 22 one of the facets of the facades, 23 there's horizontal louvers that 24 basically create shading on the 25 glass to reduce heat gain that</p> <p>Page 68</p>
<p>1 VOC content. All of the indoor air 2 quality will be monitored. Carbon 3 dioxide monitoring of outside air 4 intakes will be included and there 5 will be an indoor air quality 6 management plan and in terms of 7 innovation, we are looking for 8 opportunities to take advantage of 9 this great site that we have, not 10 only in cleaning the building, but 11 making sure that employees have the 12 opportunity to take advantage of 13 the park across and around the 14 site. 15 So let me just go through 16 the site for a minute and go 17 through some of the opportunities 18 we discovered on the site. We have 19 landscape buffers on all sides of 20 the site. We have a jogging path 21 you can see in the light brown, for 22 LG employees that goes all the way 23 around the building. On the 24 Northern Woods site we have a 25 basketball court with outdoor</p> <p>Page 67</p>	<p>1 comes to the glass. We have a 2 green roof wherever possible, on 3 the top of both the south and north 4 wing and on top of the parking 5 podiums and the courtyard. We have 6 LG supplied air handling equipment, 7 that's going to be part of the 8 project when I'm displaying the 9 project, with LG provided solar 10 photovoltaic's, which are part of 11 the project. I talked earlier 12 about harvesting daylight and 13 views. It's very important with 14 these narrow floor plates to get 15 daylight deep into the floor plate 16 so occupants can just keep their 17 lights off and use (inaudible) 18 lighting wherever possible. We 19 have daylight dimming so that the 20 shades on the outside of the 21 building are on sensors and if the 22 glare is too bright or the sun is 23 too low, the shades will just 24 automatically come down. They'll 25 also come own at twilight so that</p> <p>Page 69</p>

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1 when they are cleaning the building
2 there will be no light pollution
3 coming from the building
4 whatsoever. We are monitoring the
5 carbon dioxide air intakes in the
6 building to make sure there's not
7 excessive CO2 within the building
8 itself.
9 Q I just have two quick follow-ups
10 on that slide. In terms of the mirrors that
11 you -- the glass that you are using, do you
12 see any negative impact on the surrounding
13 properties gazed on with glare or any issues
14 like that based on what you are using on the
15 reflection of the sun?
16 A None, whatsoever. We are use as
17 clear as possible with as low reflectivity
18 as possible, basically, to create the most
19 transparent building that we can and still
20 optimize energy performance of the building.
21 There are a lot of coatings on glasses today
22 so you'll see a lot of mirrored glass
23 buildings. The intent is for this not to be
24 a mirrored glass building.
25 MR. DRUCKER: We are also

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1 following the Audubon Society's
2 guidelines for bird protection for
3 glass buildings. So there will be
4 what's called a ceramic frit of a
5 small dot screen, high-performance
6 of the building. Birds tend to fly
7 through glass buildings in the
8 corners so we are maintaining a
9 frit pattern on the corners that
10 sort of feathers away towards the
11 middle of the building. We're also
12 aware this is on the migratory
13 flight path of the Palisades so
14 we've been following all the
15 Audubon Society guidelines for bird
16 safety in the building.
17 Q And in terms of lighting, so once
18 -- it gets dark out, the lights, the --
19 A Shades come down.
20 Q -- shades come down so therefore,
21 there is no light emanating from the
22 building itself to the public?
23 A Correct.
24 MR. DRUCKER: On Slide 41,
25 in terms of the use of water, we'll

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1 be using of water-saving fixtures,
2 drought-resistant plants, we have
3 an aerated retention pond which
4 Patty will get into later and I'll
5 show you where that's located in
6 the site plan and we have
7 basically, water-saving fixtures
8 and filters and our idea with all
9 the green roofs and green
10 landscaping is to minimize any of
11 the storm water runoff you have to
12 the project as a whole.
13 All of the roof
14 structures, everything exposed will
15 have a highly reflective roof so
16 that it bounces the heat right off
17 and it doesn't absorb any of the
18 heat.
19 So the next section on
20 Page 43 is about the landscape
21 itself. You'll see that we've
22 created buffers on all sides of the
23 building. To the south, this is
24 Van Nostrand. We originally in
25 2011 had very few trees here and

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1 during the course of those hearings
2 we added over 700 trees to the
3 site. We've added with the
4 conservation groups another several
5 hundred trees and an underlayer
6 along Hudson Terrace, the North
7 Woods remain intact and we added a
8 landscape buffer along Sylvan as
9 well.
10 On Page 43 is a detailed
11 plan of the north courtyard so the
12 parking structure is to the right.
13 You can see the photovoltaic's on a
14 diagonal. The reason why they are
15 on a diagonal is they are optimized
16 to true south so they are facing
17 true south so that they can reflect
18 as much energy as possible. We
19 have a seating area with low
20 planting on the south side of the
21 north courtyard. We have an in-bay
22 deck dining terrace. This is
23 certified Brazilian hardwood that
24 you see here. We have screen
25 planting between the bus drop-off

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1 area and the lawn that you see.
2 We've got the open lawn for LG
3 employees, a bosk of trees to
4 protect the view of the PV so to
5 block the view of the PV's from the
6 green lawn and then we have a stone
7 wall along the edge of the parking
8 structure there.
9 On Page 42 you can see the
10 intent of the green roofs. These
11 are not mowed with a lawnmower,
12 these are Sedum roofs. They are
13 tested with botanists appropriate
14 to the region and so this is
15 planted with the Sedum or with
16 low-height shrubbery and the idea
17 is that these roofs change through
18 the seasons. They are not
19 accessible to LG employees and you
20 can see we've got green roofs both
21 on the south wing and on the north
22 wing and then on the roofs of the
23 parking we also have landscaping.
24 This is the north courtyard beyond.
25 We've created a larger

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1 woodland buffer as a result of our
2 discussions with environmental
3 groups. This is the existing
4 amount of foliage of you see on the
5 east side and we densified the
6 entire eastern edge of the property
7 along this side, which are part of
8 our agreement documents with the
9 environmental groups.
10 On Page 47 you can see the
11 buffer to the south. This was the
12 existing condition facing Van
13 Nostrand. This is what we first
14 proposed in our first hearing in
15 2011 and this is where we are today
16 with the extent of berming
17 deciduous and evergreen trees that
18 we have throughout the site so in
19 dealing with the buffer, we added a
20 lot of berms on the south side.
21 We've also added berms to try to
22 get these trees up as high as
23 possible all the way around the
24 site.
25 On Page 49 you can see the

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1 Eco Region, the Northern Piedmont
2 Region where Englewood Cliffs
3 resides and the natural vegetation
4 is predominantly Appalachian oak
5 forest and some of the key species
6 that we're using are Red Maple,
7 White Oak, Red Oak and Witch Hazel
8 so just a few examples of some of
9 the buffer trees that we've
10 provided and I've got images of
11 these trees coming next.
12 We're including Red Maple,
13 Canadian Serviceberry, common Witch
14 Hazel. The idea is to creat lots
15 of different zones and different
16 types of plantings, American Holly,
17 Eastern Red Cedar, Sweet Bay,
18 Sorghum, White Pine, Swamp White
19 Oak and Red Oak and we are
20 following ANSI standards in terms
21 of the caliper of the trees. We
22 are providing 6 inch caliper trees
23 as well, which is unusual for
24 developments of this type and I'll
25 go through some of the tree sizes

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1 in greater detail in a few minutes.
2 So on Slide 51 you can see
3 how we weave and knit these
4 different tree types together. So
5 along the streets we have in blue,
6 the street trees. These are
7 similar to trees that we'll also
8 have along Sylvan and along the
9 parking areas. The evergreen
10 groupings are in what appears to be
11 gray. These oval gray areas are
12 evergreens. Then we've got edge
13 groupings in the light green and
14 then shade trees in the dark green.
15 Q That's over the Van Nostrand side?
16 A This is the Van Nostrand side,
17 yes.
18 MR. DRUCKER: I'm going to
19 go through a series of inventories
20 of the types of trees that we plan
21 on selecting and so you can see on
22 Page 52, the Red Oaks will be 6
23 inch caliper, 20 to 25 feet when
24 they are initially installed.
25 Slide 53, the American

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1 Holly is 12 to 15 feet tall when
 2 initially installed, the mature
 3 height is up to 40 feet.
 4 Slide 54 is the Eastern
 5 Red Cedar. Installation size is 15
 6 to 18 feet.
 7 The White Pine, Slide 55,
 8 starts at 15 to 18 feet and goes up
 9 to 80 feet. The Canadian
 10 Serviceberry starts at 8 to 10 feet
 11 height and that mature height is
 12 close to 25 feet. Common Witch
 13 Hazel starts at 14 feet tall and
 14 goes up to 25 feet.
 15 Slide 58 is the Mountain
 16 Laurel, which is more of an
 17 evergreen under-story shrub so
 18 we've got density underneath this
 19 tree canopy as well and those come
 20 in 36 to 42 inch containers.
 21 Slide 59 is the Sweet Bay
 22 Magnolia. I should mention that
 23 HOK has their own landscape group
 24 and so HOK has designed the
 25 landscape that you see here as

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1 well. The installation size for
 2 the Sweet Bay Magnolia is from 10
 3 to 15 and then the Red Maple can go
 4 up to 60 feet high. LG is
 5 investing in 6 inch caliper trees,
 6 which when planted will be 20 to 25
 7 feet tall and the White Oak starts
 8 at 25 feet with a 6 inch caliper
 9 and goes to 80 feet high. Sour gum
 10 is 6 inch caliper, 20 to 25 feet
 11 tall. And that's the end of the
 12 landscape portion of the
 13 presentation.
 14 So in the previous design,
 15 obviously, you can see the big
 16 impact; we've taken offer four
 17 floors and about 30,000 square feet
 18 per floor and when you look at the
 19 current design you can see the
 20 impact of that four-story
 21 reduction.
 22 Q Can you just flip back so the
 23 public can see the difference? That's the
 24 previous design, correct?
 25 A Slide 63 is the previous 2011

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1 design, Page 65 is the current design,
 2 64 is the current design and 65 is the slide
 3 you saw of the Sylvan Avenue facade.
 4 Similarly, if we go to 66, when you are
 5 looking at the building from the downhill
 6 slope, it was the previous design at eight
 7 stories and Slide 67 is the current design
 8 at four stories. I'll go back and forth.
 9 MR. DRUCKER: So let me go
 10 to some of the exhibits that Jason
 11 mentioned earlier. We had in 2011,
 12 gone around the site, taken
 13 photographs and using a 15
 14 millimeter camera, which is the one
 15 that most replicates the human eye;
 16 went around the site both on the
 17 New Jersey side, Fort Tryon Park,
 18 The Cloisters. We have done two
 19 sets of photography here. You'll
 20 see some in the summer and some in
 21 the winter. The majority are in
 22 the winter. We've also extended
 23 this to go beyond to almost a five
 24 mile radius on the other side of
 25 the Hudson River to deal with Wave

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1 Hill, to deal with -- we didn't go
 2 all way up to Poughkeepsie, but we
 3 did stop north of Wave Hill and
 4 then Yonkers, I believe.
 5 Q Why is it important to see the
 6 different seasons?
 7 A Why is it important to see it in
 8 the winter, because you actually can see
 9 through the trees when it's in a defoliated
 10 condition so there's a combination of use
 11 here where it's foliated and defoliated.
 12 MR. DRUCKER: So let me
 13 just go through where these points
 14 were taken can. The first view
 15 that you are going to see is from
 16 Van Nostrand from the south looking
 17 towards our 27 acre site. The
 18 second view is from the southwest
 19 corner across the street. The
 20 third view is looking towards the
 21 building from the west looking to
 22 the east. The fourth view is by
 23 the North Woods. The fifth view is
 24 from Saint Peter's. The sixth view
 25 is actually from the apron of the

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1 Northbound gas station. The eighth
2 view is from the George Washington
3 Bridge. The ninth view is from the
4 highest point in Fort Tryon Park.
5 The tenth view is from the terrace
6 of The Cloisters. The eleventh
7 view is driving southbound on the
8 Palisades Parkway. The twelfth
9 view is the Spuyten Duyvil area
10 right at the edge of Manhattan and
11 the Harlem River. The thirteenth
12 th view is from the terrace at Wave
13 Hill and then the fourteenth view
14 is from the Yonkers Train Station.
15 Basically, you don't see the
16 project in 12, 13 and 14 and that
17 was the point, to make sure you
18 couldn't see it.

19 So going to slide 70,
20 there will be a legend in the
21 right-hand corner that shows where
22 the view is taken from. So this is
23 actually in the summertime, right
24 on Van Nostrand they have existing
25 shrubs. We put our new trees in.

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1 This is the south, face of the
2 south wing. We took a winter view
3 as well from this location, a
4 little further away from the curb
5 and you actually see bits of the
6 building. This is actually the
7 cube entrance in the distance.
8 That's the north wing. It's all
9 underneath the fence line.

10 Q So even (inaudible) in your
11 professional opinion?
12 A Personally, in my professional
13 opinion, no, I do not.

14 MR. DRUCKER: Location 2
15 on the southwest corner, this is
16 the south wing and this the stair
17 that goes up to provide emergency
18 access for the roof, maintenance of
19 the roof which pops up above the
20 parapet. This is the south wing.
21 You can see a little bit of the
22 north wing beyond.

23 Location 3 on Page 73
24 shows the view of the previous
25 application looking eastward

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1 directly at the north wing, this
2 was the cube before so this was the
3 eight-story building and now the
4 cube is actually, because of
5 respective, perceptually it feels a
6 little taller than the north wing
7 so you barely see the building
8 abutting from the northern edge of
9 the property. In the wintertime,
10 the same thing, you really can
11 barely see the building through the
12 trees.

13 Q What location was that?
14 A This was Location 4, just north of
15 the North Woods.

16 MR. DRUCKER: From Saint
17 Peter's, from the forecourt of
18 Saint Peter's you don't see the
19 building at all. This was the view
20 previously taken of the eight-story
21 building in 2011 at the entrance to
22 the northbound service station and
23 this is where we are today so
24 before and after in the wintertime.
25 This is a view driving southbound

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1 on the Palisades Parkway. This is
2 the southbound service station.
3 This was the view from the George
4 Washington Bridge in 2011 and this
5 is the view today. After Hurricane
6 Sandy there were some areas that
7 came down. The intent is to
8 replant those areas. This is the
9 view from the highest point at Fort
10 Tryon Park directly across, in the
11 winter where you can see through
12 the tree canopies so this was taken
13 in 2011 and this is a view of the
14 building as currently proposed,
15 Location 9.

16 Q Again, all of the photos taken
17 with respect to the proposed conditions were
18 taken over the last month or so, correct?
19 A Correct.
20 Q They represent your
21 opinion (inaudible) --
22 A Correct. We have an HOK employee
23 and our virtual reality firm doing the
24 rendering so we actually, LG put up buckets
25 and they surveyed where those buckets were

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1 to approximate the heights of the corners
2 above the north wing and the south wing with
3 the surveyor and then our photographer went
4 around with our render and took these
5 photographs.

6 MR. DRUCKER: So this was
7 the Location 10. This is from the
8 terrace of The Cloisters, just at
9 the bottom of The Cloisters, before
10 and after, I'll go back and forth,
11 before and after, with our current
12 scheme. You can see driving along
13 the Parkway, it's really not easy
14 to see. This is a view from
15 Riverdale. You can see the Amtrak
16 bridge crossing the Harlem River,
17 but you cannot see the building
18 from Riverdale. This is from Wave
19 Hill. You can't see the building
20 from Wave Hill and this is from the
21 promenade in Yonkers, you can't see
22 it from the promenade in Yonkers.

23 So as Jason mentioned
24 earlier in his opening statement,
25 we felt obligated to go further

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1 from our site and see what the
2 impact would be from the opposite
3 side of the Hudson River.

4 There were a series of
5 three documents that were created
6 with the environmental groups that
7 were part of the agreement. These
8 documents have been adhered to and
9 in terms of the overall height of
10 the south wing, the cube, the north
11 wing, this represents the height of
12 the building before. We've lowered
13 the parking garage. I should say
14 also, that as part of the agreement
15 from the previous scheme from the
16 cube north, the entire project was
17 depressed into bedrock an
18 additional three and a half feet to
19 minimize the impact of the height
20 of the north wing. This is a
21 section through the edge of the
22 building. The official building
23 height is measured to the parapet
24 along the face of the building.
25 The landscaped roof is set back so

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1 you can see this is the height of
2 the edge of the building, this is
3 the height of our green roof, and
4 this is the height of our
5 photovoltaic's so they don't pop up
6 considerably above the height of
7 the parapet. This is our screen
8 wall height above the cube where
9 we've got mechanical equipment
10 behind that wall and we even, with
11 them said, our signage would be
12 monument signs around the perimeter
13 of the site, but we've since
14 removed those signs for this
15 application, not eliminating the
16 monument signs. In the settlement
17 agreement we also identified all of
18 the roof heights and we've either
19 adhered to or reduced the height
20 since this agreement was created
21 and then finally, in terms of the
22 landscaping, we were asked to
23 enhance the amounts of buffer
24 landscaping both at the tree level
25 of the under-story area and the

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1 under-story area level. Patty's
2 going to get into the wetlands, but
3 we added underbrush around one,
4 two, three, four, five wetlands of
5 the existing wetlands and this is
6 where the retention pond is.

7 And the design that we've
8 gone through, the schematic design
9 submission (phonetic) adheres to
10 the renderings that were prepared
11 when we celebrated the coming
12 together of environmental groups
13 and LG.

14 Q I have just a few follow-up
15 questions. So in terms of the vantage
16 points that you looked at, do you believe in
17 that your professional opinion, that you
18 looked at all reasonable visual vantage
19 points from all directions?

20 A We do.

21 Q Okay. And do you think that the
22 height based on your analysis, will have a
23 negative impact on surrounding areas,
24 whether they be from New Jersey or New York?

25 A We don't believe the height will

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1 have a negative impact.
2 Q And based on the height of the
3 building, do you think that there will be
4 any shadow impact on any surrounding
5 properties?
6 A No. All shadows will remain our
7 property.
8 MR. DRUCKER: We did
9 create a new model that represents
10 the new design so what you'll see
11 when I remove this is, essentially,
12 the old height of the eight-story
13 wing and that's where we were in
14 2011 and then this is where we are
15 today.
16 (Applause.)
17 MR. TUVEL: Michael, I
18 don't know how we mark that as an
19 exhibit.
20 MR. KATES: Well, we will
21 mark it. Do you have a sticker?
22 THE REPORTER: Yes.
23 MR. TUVEL: We should mark
24 it. I have a picture of it, we
25 have a picture of it as well so we

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1 can submit that to you. For the
2 record, that will be A-4?
3 MR. KATES: A-3.
4 MR. TUVEL: And A-2, it
5 was 95 pages.
6 (Whereupon, Exhibit A-3 was marked
7 for Identification.)
8 CHAIRMAN FEHRE: Did you
9 look at the possibility of doing
10 any off-site landscaping; for
11 example, like to Hudson Terrace,
12 the Palisades Interstate Parkway?
13 Hudson Terrace, there's an area
14 there that is very poorly
15 maintained and landscaped.
16 MR. DRUCKER: In 2011, we had
17 conversations with the executive
18 director of the Palisades Park
19 Commission and LG expressed their
20 willingness to fill in some of
21 those areas within the Parkway.
22 They volunteered to plant some of
23 those areas up, but nothing has
24 been discussed with them since
25 2011.

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1 CHAIRMAN FEHRE: Would you
2 be open to discussing it or
3 something, because this is an area
4 that if you drive down Hudson
5 Terrace right now, the side on the
6 Parkway side --
7 MR. DRUCKER: Right. It's
8 bald.
9 CHAIRMAN FEHRE: It's a
10 mess, it's bald. We had a recent
11 application from the bank that's
12 being put in and they expressed an
13 interest in landscaping that to
14 make their own building look a
15 little bit better so they actually
16 may do some, you know, simple,
17 nothing expensive or elaborate, but
18 just to clean it up a little bit.
19 MR. DRUCKER: Well, in the
20 past LG has volunteered and I just
21 received word that they would be
22 happy to work with the Commission
23 to develop some landscaping
24 alternatives for this area.
25 CHAIRMAN FEHRE: Could we

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1 possibly provide some visual
2 screening to help, because I don't
3 know, they don't have any budget to
4 do this and the road is a County
5 road and the County is never going
6 to do anything about it. I think
7 if you are building, it would be
8 probably a lot better to clean it
9 up a little bit.
10 MR. TUVEL: We'll take a
11 look at it between this meeting and
12 the next meeting. We have to make
13 sure it has a rational nexus
14 between the actual impacts of the
15 sites and the works, that the work
16 that's being improved that you are
17 referring to so we will look at it
18 between this meeting and the next
19 meeting.
20 CHAIRMAN FEHRE: Another
21 question I had, what are your
22 plans, you call it the North Woods,
23 which is basically, a natural
24 woods.
25 MR. DRUCKER: They remain

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1 a natural woods. There's a
2 basketball court that's inserted
3 into the southern edge of that by
4 the loading docks, but other than
5 that, our intent is to not touch
6 the North Woods, to maintain the
7 wetlands that exist there.
8 CHAIRMAN FEHRE: All of
9 that is wetlands?
10 MR. DRUCKER: Not all of
11 that is wetlands so I'll show you
12 where the wetlands are. So there
13 are wetlands here with a buffer
14 around it, a wetlands here with
15 another buffer around it so you can
16 see we've inserted a basketball
17 court for employees here, but we
18 are not planning on touching
19 anything there.
20 CHAIRMAN FEHRE: Did you
21 ever consider like going in there
22 and cleaning out like, say,
23 underbrush to allow some of the
24 other trees to grow a little bit
25 better?

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1 MR. DRUCKER: We could
2 consider it.
3 CHAIRMAN FEHRE: That will
4 be another area to look at it.
5 MR. DRUCKER: I think we
6 can look at that and also get back
7 to you.
8 MR. TUVEL: So to the
9 extent maintenance is required, we
10 can take a look at that, that's not
11 a problem.
12 CHAIRMAN FEHRE: If you
13 just have a natural woods, it's
14 going to grow up and be a lot of
15 underbrush and that underbrush
16 keeps some of the other trees from
17 growing.
18 MR. TUVEL: No, I think
19 that's a valid point and we can
20 have this landscape architect take
21 a look at that and we can report
22 back on that.
23 CHAIRMAN FEHRE: Personally, I
24 think it looks better to be cleaned
25 up a little bit. People like the

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1 natural look. I would appreciate
2 if you can take a look into that.
3 MR. TUVEL: That's not a
4 problem.
5 CHAIRMAN FEHRE: Otherwise,
6 it's a nice landscaping design.
7 Does anybody have any -- I
8 have another question before I go
9 to Mary. Is there any noise coming
10 off the top of this building? I
11 know, I see that you have an air
12 conditioning unit on the southern
13 edge.
14 MR. DRUCKER: No. All the
15 air handling units are in the
16 basement for the office buildings
17 themselves and there is a -- let me
18 just go back.
19 CHAIRMAN FEHRE: There's
20 something up there that looked to
21 me like maybe some air
22 conditioners.
23 MR. TUVEL: We are going
24 to have to comply with all the DEP
25 requirements that govern noise

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1 levels at the property lines and
2 any ordinances that may apply so
3 that would be a condition of
4 approval that we have to do anyway.
5 CHAIRMAN FEHRE: I want to
6 see what is that, though, that
7 thing right there, what is that?
8 MR. DRUCKER: This is the
9 stair, this is the elevator
10 override, stair, elevator override,
11 elevator override, stair, stair,
12 the cooling tower is sitting on the
13 second floor of the parking garage
14 with a well. It's pretty far from
15 the residential area.
16 CHAIRMAN FEHRE: Mrs.
17 O'Shea?
18 MS. O'SHEA: The wetlands
19 that you've indicated, I know in
20 the plans they talked about like
21 wet spaces for the rainwater and so
22 on, like retention basins and I
23 noticed that when you have an
24 aerator in it. Will the others
25 have any type of aerator facility

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1 to make sure it doesn't get
2 stagnant?
3 MR. DRUCKER: No. Those
4 are natural wetlands --
5 MS. O'SHEA: I know.
6 MR. DRUCKER: -- and they
7 go from wet to dry. This is
8 intended to be a permanent
9 retention pond that's aerated, the
10 others are in their natural
11 untouched state.
12 MR. TUVEL: We are going to
13 cover drainage with our site
14 engineer in a lot of detail.
15 MS. O'SHEA: I get
16 concerned for mosquitoes, you know,
17 if there's sitting water, I mean,
18 you know, for any length of time in
19 those types of wet gardens so I
20 just wanted to know.
21 MR. DRUCKER: Well, we're
22 not allowed to actually touch those
23 wetland areas.
24 MS. O'SHEA: And I was
25 very, very delighted to hear about

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1 the reduced light pollution in the
2 evening.
3 MR. DRUCKER: Right.
4 MS. O'SHEA: That was good.
5 MR. KILMARTIN: On that
6 subject you had said about the
7 shades, is that throughout the
8 entire building there are shades
9 or --
10 MR. DRUCKER: The shades
11 are in the office portions of the
12 building so the cube will just be
13 turned off after hours.
14 MR. KILMARTIN: What are
15 hours?
16 MR. DRUCKER: The hours
17 Jason mentioned were eight to five,
18 and you know, some people might
19 stay until seven or so, but the
20 intent is for all the lights to be
21 turned off and to be on occupancy
22 sensors so when the spaces aren't
23 occupied the lights go out.
24 MR. TUVEL: Obviously,
25 there's cleaning people that come

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1 in after hours, but what's the
2 duration on occupancy sensors,
3 seven or eight minutes?
4 MR. DRUCKER: Yes.
5 MR. KILMARTIN: That
6 includes the cubed area away.
7 MR. DRUCKER: Yes. The
8 cube area won't have shades, it
9 will have occupancy sensors.
10 MR. CHINMAN: For security
11 you mentioned four points of
12 access. Is there a fence around
13 the property?
14 MR. DRUCKER: No, there's
15 not a fence around the property.
16 There's a fence around the
17 retention pond, but that's their
18 only intent for fencing the
19 property.
20 MR. CHINMAN: And around
21 the basketball court, I assume
22 that's not going to have lights in
23 there, right?
24 MR. DRUCKER: No.
25 MR. CHINMAN: And finally,

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1 you mentioned an open garage.
2 MR. DRUCKER: Naturally
3 ventilated and so there's no
4 mechanical fans moving the air
5 through the garage.
6 MR. CHINMAN: Right. I
7 was more curious about light coming
8 at night when cars go in and out.
9 Will that --
10 MR. DRUCKER: The lighting
11 in the parking areas will be to
12 code minimum that's required for
13 life safety, but you won't have
14 fluorescent bulbs throughout the
15 garage. There will be a low level
16 of lighting for the safety of the
17 employees.
18 MR. CHINMAN: So basically
19 by, say, nine o'clock at night we
20 won't really see the building at
21 all?
22 MR. DRUCKER: That's our
23 goal.
24 MR. KIKY KIM: So the
25 parking bay is north side?

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1 MR. DRUCKER: Yes.
2 MR. KIKY KIM: So there is
3 no noise around.
4 MR. DRUCKER: No.
5 CHAIRMAN FEHRE: Any other
6 questions for this witness?
7 MR. TROVATO: Where's the
8 putting green?
9 MR. DRUCKER: On the roof,
10 but you are not allowed.
11 MR. CHINMAN: One last
12 question. Are there generators.
13 MR. DRUCKER: Yes.
14 There's an emergency generator
15 that's located near the loading
16 dock and it's tested one a month.
17 It will be tested during daylight
18 hours or working hours.
19 MR. CHINMAN: One
20 generator for that whole building?
21 MR. DRUCKER: There might
22 a couple, but it's only life
23 safety, it's not to keep power
24 running in the building throughout
25 the building.

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1 CHAIRMAN FEHRE: If there
2 are no further questions, we'll go
3 on to the next witness.
4 MR. TUVEL: Sure. Thanks.
5 CHAIRMAN FEHRE: Next
6 witness?
7 MR. TUVEL: Patty Ruskan,
8 our site engineer from PS&S.
9 CHAIRMAN FEHRE: Does the
10 stenographer need a break for a few
11 minutes?
12 (Thereupon, a brief recess was taken.)
13 MR. TUVEL: The next
14 witness we'll call is Ms. Ruskan.
15 MR. KATES: Do you swear
16 the testimony you give to this
17 board, shall be the truth, so help
18 you, God?
19 MS. RUSKAN: I do.
20 MR. KATES: Please identify
21 yourself. Spell your last name.
22 MS. RUSKAN: Patricia
23 Ruskan, R-U-S-K-A-N.
24 MR. KATES: And your
25 business address, Ms. Ruskan?

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1 MS. RUSKAN: It's Paulus,
2 Sokolowski and Sartor, commonly
3 known as PS&S, 67B Mountain
4 Boulevard Extension, Warren,
5 New Jersey 07059.
6 MR. KATES: Your witness.
7 EXAMINATION BY
8 MR. TUVEL:
9 Q Ms. Ruskan, can you just
10 briefly go over your qualifications, as Mr.
11 Drucker did, educational background,
12 licenses, experiences, etcetera (inaudible)
13 similar land use for (inaudible) --
14 A Sure. I have a Bachelor's of
15 Science in Civil Engineering from Rutgers
16 University. I am a professional, licensed
17 professional engineer in the state. I've
18 been working in this capacity for over 25
19 years. I've appeared before numerous boards
20 throughout the state, I probably couldn't
21 even name them all, but both zoning and
22 planning boards. I also appeared before
23 this board when it was the zoning board on
24 behalf of LG for the prior project in 2011.
25 MR. TUVEL: Does the board

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1 accept Ms. Ruskan as a professional
2 engineer?
3 CHAIRMAN FEHRE: The board
4 accepts.
5 Q Ms. Ruskan, in connection with
6 this application, you visited the site?
7 A I did numerous times.
8 Q You reviewed the property survey?
9 A Yes.
10 Q And you reviewed the zoning
11 ordinances as well and all the site plans?
12 A Correct.
13 Q I know Mr. Drucker covered a lot
14 of the existing conditions in connection
15 with the property. If you could just
16 briefly go over those that pertain to the
17 site engineering, specifically?
18 A Sure. I will refer to Exhibit A.
19 MR. TUVEL: Do we are going
20 to call this A-3 -- I'm sorry, A-4,
21 because we marked --
22 (Whereupon, Exhibit A-4 was marked
23 for Identification.)
24 MS. RUSKAN: A-4, which is
25 a series of PowerPoint slides that

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1 you'll see on the screen. It's
2 only six slides that I have tonight
3 to show you.
4 Slide No. 1 is a slide
5 that you see with a slight
6 modification. This shows the
7 existing conditions pre 2014 when
8 the existing or former building was
9 on the site. You see in the
10 outline in blue the property
11 boundary is 27.016 acres and you
12 also see the large areas of parking
13 that Mr. Drucker explained and
14 described to you throughout the
15 site, as well as the five areas of
16 wetlands. The wetlands are shown
17 in red and the wetland transition
18 area are in the green. These
19 wetlands were delineated by PS&S in
20 2011. We have a Letter of
21 Interpretation from the State of
22 New Jersey which delineates and
23 accepts the wetlands in these
24 locations. It's important to note
25 that we are in the process of

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1 applying for an extension of that
2 LOI, Letter of Interpretation,
3 because it does expire at the end
4 of June. We don't anticipate any
5 changes to the wetlands as they are
6 shown here today.
7 The site itself, as you've
8 heard, is 27.016 acres with Sylvan
9 Avenue on the west side and on this
10 slide again, Sylvan Avenue is
11 toward the top of the page, Hudson
12 Terrace to the bottom of the page,
13 Hudson Terrace is on the east side.
14 Commercial property immediately to
15 the north and Charlotte Place
16 immediately to the north of that
17 commercial property. Van Nostrand
18 neighborhood and Van Nostrand
19 Avenue immediately to the south.
20 The site itself contains
21 three front yards; Sylvan Avenue,
22 Hudson Terrace and Van Nostrand
23 Avenue. This was the key element
24 as part of our zoning analysis,
25 because most properties don't have

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1 three front yards. There's one
2 side yard on the northern property
3 line and two small side yards where
4 the property was cut out sometime
5 ago to accommodate this land that
6 now a bank is located on.
7 The former building you
8 heard was 412,000 square feet and
9 contained a total impervious
10 coverage of 57.5 percent of the
11 site was either building or parking
12 lot, walkways, driveways, and small
13 out buildings.
14 We now will go to Slide 2,
15 which shows the post 2014 condition
16 of the site. You see the former
17 outline of the building that was
18 demolished, same sheet. You also
19 see the same wetlands shown in red
20 and the buffers in green. There is
21 one detention basin on the site
22 today. This detention basin
23 actually serves the Van Nostrand
24 neighborhood. There's an easement
25 on the property so the runoff from

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1 the Van Nostrand Avenue
2 neighborhood comes into this
3 detention basin. It was a
4 pre-existing condition when LG
5 bought the property. As part of
6 coordination with the neighbors, LG
7 has in the past, committed to
8 maintain that detention basin on
9 behalf of the neighborhood
10 community and they will continue to
11 do that moving forward.
12 The wetlands that I talked
13 about as a total, there's 3.12
14 acres of wetland and wetland
15 transition area on the site.
16 You'll hear about the wetlands and
17 the placement of the proposed
18 improvements around the wetlands,
19 but we are not proposing to disturb
20 any of the wetlands or the
21 transition areas as part of the
22 site development.
23 The site itself drains
24 from west to east. The high side
25 of the site is Sylvan Avenue, low

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1 side is Hudson Terrace. In total,
2 there is about a 35 foot
3 differential, vertical differential
4 as one goes from Sylvan Avenue to
5 Hudson Terrace with the high point
6 of Sylvan Avenue approximately 275
7 feet south of Middlesex Avenue and
8 that elevation is 370 feet above
9 sea level. The low point of the
10 site is the existing southern
11 driveway on, on Hudson Terrace and
12 that's at elevation 335 feet above
13 sea level. The existing site
14 drains through storm sewers on the
15 site and drains out into the small
16 ditch where the wetland is located
17 in the middle of the site on Hudson
18 Terrace to the wetlands on the
19 south and also to the wetland to
20 the north and as well as onto
21 Sylvan Avenue through the DOT storm
22 drainage system. There are no
23 formal detention systems on the
24 site today, no formal storm water
25 management, with the exception, of

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1 course, of the Van Nostrand
2 detention basin, but that doesn't
3 serve the LG property, that serves
4 the Van Nostrand property.
5 There are significant rock
6 outcroppings throughout the site.
7 If you went to the site today,
8 you'll see them cropping up above
9 the ground and the underlying
10 bedrock is very close to the
11 surface of the ground. All of the
12 constraints, the shape of the
13 property, you can see that it's
14 much wider to the south than the
15 north. The three front yards or
16 the three frontages, the location
17 of the driveways and access onto
18 the state highway, Sylvan Avenue
19 and onto the County road, Hudson
20 Terrace. The topography, the
21 wetlands, the rock, together with
22 the setbacks, municipal setbacks,
23 the ordinance requirements, as well
24 as what you heard LG's desire to
25 have an energy efficient LEED Gold

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1 certified campus, minimizing impact
2 and maximizing landscape coverage,
3 as well as maintaining the North
4 Woods, all of these components went
5 into the design and created the
6 constraints that we needed to use
7 to design this site.
8 Q And there are how many driveways
9 currently at the site?
10 A There are currently a total of 12
11 driveways that affront into and into the
12 site to access the site. Six driveways
13 along Sylvan Avenue that go to either the
14 parking areas, former loading areas, parking
15 areas and six driveways also along Hudson
16 Terrace.
17 Q And just to sum up, because I
18 think it's important, the lot coverage the
19 parking lot coverage is 22.4 percent,
20 correct?
21 A The lot coverage which in your
22 ordinance, which actually is building
23 coverage for, if we go back to Slide No. 1,
24 the former building coverage, 22.4 percent
25 coverage, lot coverage.

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1 Q And impervious coverage?
2 A Impervious coverage, 57.5 percent.
3 Q Okay. Thanks.
4 MS. RUSKAN: Moving now on
5 to Slide 3. You've seen this slide
6 as a whole. It is actually the
7 proposed development. HOK
8 described this to you and it's
9 superimposed on the background of
10 the existing aerial photography.
11 This shows the proposed 350,806
12 square foot building. You've heard
13 that it's a Class A
14 state-of-the-art North American
15 headquarters for LG Electronics
16 U.S.A.
17 As you heard from Mr.
18 Drucker, the proposed building and
19 parking is all interconnected.
20 There's parking on the lower level
21 and it continues to the north
22 parking garage. The north parking
23 garage is placed furthest away from
24 the residential properties to the
25 south.

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1 You heard about the shape
2 and location of the buildings so
3 that the short side of the building
4 is located facing the residential
5 properties, instead of facing it
6 long ways against the property
7 line.
8 The north garage itself,
9 you heard, is three levels. The
10 height of that building is 33.68
11 feet and that's the top of the
12 photovoltaic array, which we'll
13 call the PV array. That building
14 height conforms to your ordinance,
15 which maximum height is 35 feet.
16 Moving to the south, the
17 north wing is four stories. It's
18 64.42 feet in height to the top of
19 the PV array and that building
20 needs a variance for the building
21 height because it exceeds 35 feet.
22 Moving to the cube
23 immediately adjacent to and
24 connected to the south wing, the
25 cube is 57 feet in height, again a

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1 variance requested for that height
2 and then moving to the south wing,
3 which is a three-story building
4 over the one-level parking is 38.7
5 to the top of the PV array, again a
6 variance requested for that height.
7 And just to recap, the maximum
8 height is for the north wing
9 immediately adjacent to the lowest
10 point of the curb line on Sylvan
11 Avenue.
12 Moving on to slide No. 4,
13 this is a blowup of the area so you
14 can see it a little bit more
15 clearly, taken off the labels so
16 that as I go around, I can easily
17 show you and you can see what's
18 underlying what was hidden by those
19 labels on the prior slides.
20 The building setbacks,
21 we'll talk first about the front
22 yard setback. You heard from Mr.
23 Drucker, the ordinance requirement
24 is 60 feet minimum front yard
25 setbacks. We have three front

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1 yards. You go around in a
2 clockwise manner. South wing, the
3 closest point of the south wing to
4 the property line along Sylvan is
5 111.06 feet, greater than the 60
6 foot minimum.
7 Moving to the north
8 garage, that setback, 69.76 feet
9 and that's right at the corner of
10 the northwest side of the north
11 garage. Again that's compliant.
12 Moving to the east to the
13 second front yard, Hudson Terrace,
14 the north garage, 89.01 feet,
15 because it is the front yard
16 setback. The north wing at the
17 closest point front yard setback,
18 97.45 feet and that is conforming
19 as well.
20 The south wing we took to
21 the closest point, which is
22 actually the garage portion of the
23 south wing to Hudson Terrace,
24 that's 339.06 feet, set back quite
25 a distance from the front yard,

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1 being Hudson Terrace and the south
2 wing at the closest point, which is
3 actually the garage on the
4 southwest corner is 200.85 feet.
5 Q So in terms of areas that are non
6 wetlands where a front yard does not exist,
7 where are those? What is not a front yard
8 on this site?
9 A What's not a front yard is the
10 north side of the site.
11 Q And that's the wetlands, correct?
12 A There are wetlands, yes, on the
13 northern side of the site within what we
14 call the North Woods and then there are two
15 side yards right along the southwestern
16 corner of the property and this side yard
17 right at the corner of the property where
18 the M&T Bank is, we need a variance for that
19 setback. 100 foot minimum is required for
20 your side yard setback and 62.61 feet is
21 proposed.
22 MS. RUSKAN: You heard
23 about the parking and that there's
24 structured parking. As a total,
25 parking within the north garage,

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1 the continuous garage and under the
2 south wing, 898 structured parking
3 spaces and 274 surface parking
4 spaces for a total of 1,172 spaces.
5 Your ordinance requires 1,754
6 spaces and therefore, we are
7 requesting a variance for a number
8 of spaces. The number of parking
9 spaces that's proposed, 1,172 meets
10 LG's requirements. You'll hear a
11 little bit more about parking and
12 traffic from our traffic
13 consultant.

14 In addition to the number
15 of parking spaces, we are
16 requesting a variance for location
17 of the parking in the front yard.
18 Again we have three front yards;
19 parking in the Van Nostrand front
20 yard, parking in the Hudson Terrace
21 front yard and again some parking
22 in the Hudson Terrace front yard.
23 The location and the actual
24 delineation of three front yards,
25 it's very difficult to try to put

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1 parking in a side yard, because
2 even if we did put parking in a
3 side yard if there were no
4 wetlands, we would still be parking
5 in the front yard, because we would
6 have a side yard and two front
7 yards.

8 Loading. You heard a
9 little bit about the loading. I'm
10 going to describe that in a little
11 bit more detail. You have loading,
12 what we call loading for the north
13 wing. That's on the north side of
14 the north wing, five loading
15 berths; two outside, because the
16 dumpster and the compactor are
17 located inside the building and
18 three partially recessed, meaning
19 the trucks can back into the
20 interior loading dock and unload or
21 load at that location. There are
22 two loading spaces or loading areas
23 in the south wing under and within
24 the parking area of the south
25 garage. Though, the access to

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1 those loading spaces will be from
2 what we call Road A or Southern
3 Access Road into the garage.
4 Clearance into the garage is 13
5 feet, which can handle small box
6 trucks and also rear-loaded garbage
7 trucks. The last loading space
8 that we are calling a loading area
9 is what we also called the lay-by
10 on the west side of the site
11 immediately adjacent to the cube.
12 That space is there to double as a
13 loading for anything that would
14 happen in the cube. The spaces
15 need to be -- the equipment that
16 might come to be put into the
17 showroom come to this location and
18 can be offloaded here rather than
19 taking it in and wheeling it
20 throughout the building. This
21 loading area or lay-by is also a
22 location where the buses can come
23 to drop off the children when they
24 come to the science center, which
25 is located in the cube. The

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1 variances that we -- the variance
2 that we need for loading pertains
3 to the clearance only. The
4 ordinance requires 15 foot
5 clearance for loading berths.

6 You've heard me tell you
7 that the access right at the
8 location into the garage is only 13
9 feet so we need a variance at that
10 location and the doors going into
11 the loading spaces for the recessed
12 docks is only 14 and a half feet so
13 we would need a variance for that
14 location as well.

15 Q Based on the types of vehicles
16 that would enter, do you see any negative
17 impacts that result in the shorter clearance
18 height?

19 A No.

20 MS. RUSKAN: With regard
21 to loading, your variance prohibits
22 loading in the front yard I sound
23 like a broken record, but we have
24 three front yards so the loading
25 area in the front yard of Hudson

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1 Terrace, again it's furthest away
2 from the residential neighborhood.
3 We need a variance for that
4 location for loading in the front
5 yard, as well as what we are
6 calling the loading space or lay-by
7 space on the western side near
8 Sylvan Avenue.
9 Slide No. 5 is an overall
10 site rendering. This is the
11 overall site plan that's in your
12 site plan package and what we did
13 is we peeled back the -- all the
14 landscaping and the trees so that
15 as I'm describing this, you can see
16 it a little bit more clearly.
17 The six curb cuts that are
18 in the existing condition are being
19 consolidated into three curb cuts
20 or driveways on Sylvan Avenue, what
21 we call the southern driveway and
22 that is in the location of the
23 existing southern driveway today.
24 It is being widened slightly to
25 accommodate one lane in and two

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1 lanes out. The centermost driveway
2 that's directly across from
3 Middlesex Avenue -- let me step
4 back. This driveway to the south
5 is signalized today. It will be
6 signalized for the proposed
7 development. The center driveway,
8 the middle driveway that is across
9 from Middlesex Avenue is also
10 signalized. That signal will be
11 modified slightly. You'll here
12 that from the traffic engineer, but
13 also we've modified that driveway
14 slightly. The configuration is
15 still directly across from
16 Middlesex Avenue to accommodate
17 turn and movements, as well as
18 access into and out of the site.
19 The northern driveway on
20 the west side onto Sylvan Avenue is
21 an egress driveway only. You can
22 only egress the site or leave the
23 site going in the northbound
24 direction on Sylvan Avenue. These
25 three driveways have already been

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1 permitted by the DOT as an access
2 driveway permit and that was done
3 with the prior application. The
4 configuration is the same as 2011,
5 although, you'll here a little bit
6 more about the traffic our access
7 permit from our traffic engineer.
8 Q So we have 12 driveways in the
9 existing condition, correct?
10 A Yes.
11 Q We are going down to five?
12 A We are going down to five. When
13 we go around the rest of the site on Hudson
14 Terrace, we had six driveways (inaudible).
15 We are consolidating that into two
16 driveways.
17 MS. RUSKAN: The northern
18 driveway on the north side of the
19 site on Hudson Terrace, that's a
20 full access driveway and the
21 southern driveway on Hudson
22 Terrace, it actually relocates the
23 existing driveway, you can see it's
24 very light here in this plan, it
25 relocates the existing driveway 160

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1 feet to the north, further away to
2 the adjacent residential
3 neighborhood. We do need a
4 variance for the maximum width of
5 the driveways, because as you come
6 and approach each of the
7 intersections and driveways along
8 Sylvan Avenue and Hudson Terrace,
9 the driveways themselves have been
10 widened to accommodate one lane in
11 and two lanes out and the two lanes
12 out being a right-turn lane and a
13 left-turn lane. With the exception
14 of the north westernmost driveway,
15 that driveway, because it's egress
16 only, is only 20 feet wide. The
17 other four driveways we do need a
18 variance. The south driveway onto
19 Sylvan Avenue is 44 feet wide, the
20 middle driveway onto Sylvan Avenue,
21 40 feet wide, as I said, north
22 driveway is 20 feet wide so that's
23 conforming, onto Hudson Terrace the
24 south driveway is 39 feet wide and
25 the north driveway, 38 feet wide.

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1 The ordinance allows 30 foot
2 maximum.
3 Q Despite the deviations, are there
4 any concerns for turning radii, site
5 distance or any form of on-site or access or
6 circulation?
7 A No. As a matter of fact, the
8 width itself and the turning radii go into
9 the next discussion that we need a variance
10 for, the maximum width, but the curb cut
11 that's associated with each of those
12 driveways, your ordinance allows a 60
13 maximum curb cut, but in order to
14 accommodate the two lanes out and the one
15 lane in and also provide a turning radius
16 that accommodates the vehicles, as well as
17 -- delivery vehicles, as well as emergency
18 services, those curb cuts need to be wider.
19 Q So in your professional opinion,
20 it's actually a better design than what the
21 ordinance will permit?
22 A Yes.
23 MS. RUSKAN: So just to
24 tell you what those are, we are
25 moving on Sylvan Avenue the curb

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1 cut on the southern driveway is
2 103.62 feet, the middle driveway
3 121 feet, the northern most
4 driveway is conforming at 60 feet
5 on Hudson Terrace to the south,
6 108.56 feet and the northern
7 driveway on Hudson Terrace is the
8 white widest curb cut at 128.8 feet
9 and that's also because of the
10 orientation and configuration of
11 the driveway itself in order to be
12 able to make a turn into and out of
13 the easternmost ring road.
14 Southern Road A, which
15 connects Sylvan Avenue with Hudson
16 Terrace and also provides access
17 into the south wing or the south
18 garage, as well as what we call
19 Eastern Road B, has been set more
20 than 125 feet away from the
21 adjacent Van Nostrand Avenue
22 property line. The existing parking
23 lot that you saw in the prior
24 slides is only 10.4 feet away from
25 that property line. That buffer

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1 itself ordinance requires 100 foot
2 buffer and we have over 125 feet
3 for that buffer.
4 Q So Patty, will the buffer properly
5 screen the neighboring properties from
6 headlights and other issues associated with
7 vehicles?
8 A Yes. The only headlights actually,
9 that would be coming towards the south is if
10 somebody's driving on the Eastern Road B or
11 if somebody's coming out of the south
12 garage. The other headlights would be
13 heading towards the east or towards the
14 west.
15 MS. RUSKAN: Access to the
16 site again is from all of these
17 driveways into the, into the site
18 itself, with the exception of the
19 egress driveway that I talked
20 about. Deliveries to the site can
21 be made to those three loading
22 areas either from Sylvan Avenue or
23 from Hudson Terrace. You heard
24 that there is only once every two
25 to three months, a large tractor

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1 trailer will come to the site. The
2 rest of the deliveries are in box
3 trucks, small trucks, FedEx, UPS,
4 as well as any mail trucks or
5 garbage trucks that will come to
6 the site so those larger vehicles
7 will come either to the north
8 loading area or to the lay-by and
9 so they would be coming into the
10 southern driveway from Hudson
11 Terrace or the southern driveway
12 from Sylvan Avenue so that they can
13 come and circulate, pull into the
14 loading area and back up so they
15 are coming into the lay-by, they
16 can come either northbound or
17 southbound on Sylvan Avenue.
18 Q And as part of your plans, you ran
19 an analysis to determine if a tractor
20 trailer as well as a fire truck can properly
21 navigate the site, correct?
22 A That's correct.
23 Q And they can do so in a safe and
24 efficient manner?
25 A Yes. The trucks that will be

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1 coming to serve the LG is not a WB-67,
2 that big tractor trailer, it's actually a
3 little bit smaller. It's still called a
4 tractor trailer, but it has a smaller
5 trailer and that is what we modelled and
6 showed on and within the site plans.
7 Q Okay.
8 MS. RUSKAN: As part of
9 access into the garage, I'm not
10 sure if you heard this, you heard
11 about some security within the
12 site. LG is proposing for the
13 parking garages themselves to be
14 gated so the employees will have
15 some sort of a key pass to access
16 those parking areas.
17 This plan shows within the
18 courtyard that you heard about, as
19 well as the north wing in the
20 green, everything in green, that's
21 the supporting courtyard, the green
22 roof on the north wing, the green
23 plaza, as well as the green roof on
24 the south wing, for a total of 1.7
25 acres of green roof area. When we

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1 calculated the lot coverage and the
2 impervious coverage for the site,
3 we assumed that these green areas
4 were impervious, worst case
5 scenario, but in actuality, these
6 areas of green roof, if we take
7 that into consideration, the
8 coverage is less. The impervious
9 coverage, if we assume, like I
10 said, that this green roof is
11 impervious, the impervious coverage
12 equates to 44.8 percent coverage,
13 which is less than the existing
14 site, which you heard me tell you
15 is 57.5 percent coverage. When we
16 take the green areas of the
17 courtyard, the green roof and the
18 plaza, that coverage, impervious
19 coverage drops down to 38.5 percent
20 coverage; however, we still need a
21 variance for the coverage for
22 impervious coverage, because your
23 ordinance in the B2-A zone is 35
24 percent.
25 MR. TUVEL: I think we are

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1 asking for a variance of 44.8
2 percent, but I think Ms. Ruskin can
3 testify as to the mitigating
4 factors would only be 38.5 percent.
5 MS. RUSKAN: That's
6 correct. And talking about lot
7 coverage, which is your building
8 coverage and your ordinance, the
9 building and the garage as a whole
10 is actually the same coverage as
11 the building prior to demolition,
12 it's 22.4 percent coverage. In the
13 B2-A zone the maximum lot coverage
14 is only 20 percent so technically,
15 we need to ask for a variance for
16 lot coverage; although, it is not
17 an increase over what was there
18 previously.
19 On this slide you see in
20 green and in a light green are the
21 wetlands and the wetland buffers.
22 As I said, there is no encroachment
23 into the wetlands. You see where
24 we placed the road away from the
25 wetlands. This in blue is the

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1 proposed retention pond. It is
2 between the New Road A and the
3 wetlands and on the north side we
4 have tucked the proposed basketball
5 court and the walking trail away
6 from the edge of the buffers of the
7 wetlands. The north wooded area
8 remains untouched.
9 MR. CHINMAN: Can the
10 basketball go in the water?
11 MS. RUSKAN: Potentially,
12 the basketball could go into the
13 wetlands if somebody makes a tough
14 throw.
15 MR. CHINMAN: Just asking.
16 MS. RUSKAN: There is a
17 proposed 12 foot high U-shaped
18 fence on either end of the proposed
19 basketball court. The ordinance
20 allows only a six foot high fence,
21 but we think it's prudent that we
22 put a 12 foot high fence so that
23 the basketball does not go into the
24 wetlands or it minimized you having
25 to go into the wetlands to retrieve

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1 your ball.
2 MR. CHINMAN: I think
3 that's the first time you used that
4 justification to request a
5 variance.
6 MS. RUSKAN: We do need a
7 variance for that, because we are
8 again exceeding your maximum fence
9 height of 6 feet.
10 In addition to the
11 basketball court that you heard
12 about, you heard about this walking
13 trail that surrounds and goes
14 around the entire property. That's
15 a 4 foot wide walking trail. It
16 most likely would be some type of a
17 stone, dust, or a bluestone
18 aggregate, it's 4,000 feet in
19 length, that's three quarters of a
20 mile so that provides a nice
21 walking trail around the campus for
22 the LG employees.
23 As part of the development
24 of the site the buildings were
25 designed to work with the existing

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1 site grades. You heard me tell you
2 about the 35 foot vertical
3 differential between Sylvan Avenue
4 and Hudson Terrace.
5 Q Which way does it slope?
6 A It slopes from west to east from
7 Sylvan Avenue to Hudson Terrace, generally;
8 although; to the north, it does drain
9 slightly to the north when we get to this
10 wetland area and that's why it is actually
11 wet, because it's a low point.
12 MS. RUSKAN: The site
13 design worked with the grade and
14 allowed us to tuck the building
15 into the grade. You heard about
16 the entry into the courtyard or the
17 upper lobby from the elevation of
18 the access road to the west to come
19 into the upper lobby or courtyard
20 into the second level and you go
21 down to the first level of the
22 lobby, which works with the grades
23 on the eastern side.
24 You heard Mr. Drucker tell
25 you about pushing the building down

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1 another three and a half feet over
2 the elevation that was proposed in
3 2011 and that was in order to
4 minimize the height for the north
5 wing. What that did also, it
6 allowed us to reduce the length and
7 the height of the proposed
8 retaining walls along the eastern
9 side of the site so now we have
10 relatively short in height and
11 short in length retaining walls, a
12 concrete retaining wall on the
13 eastern side of the eastern --
14 southeasternmost surface parking
15 lot and that is a 220 foot wall,
16 concrete retaining wall. Maximum
17 height right at the corner where it
18 bends to the north is 5.8 feet in
19 height. Retaining Wall No. 2 is
20 along the eastern driveway
21 immediately across from what we
22 call the drop-off area. That's 255
23 feet long, but the maximum height
24 is only two and a half feet so by
25 pushing the elevation of the

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1 proposed buildings into the ground,
2 we reduce the retaining walls, but
3 we are now potentially having to
4 excavate into the rock a little bit
5 further.
6 Storm water management for
7 the site is contained and addressed
8 through a number of areas. The
9 main proposal is the retention
10 pond on the southeastern portion of
11 the site just immediately north of
12 Road A. The formal storm water
13 management which is the collection
14 system, as well as this retention
15 system, allows us to address the
16 storm water runoff. The overall
17 impervious coverage from the
18 existing site that has been
19 reduced, the paved parking areas on
20 the south side that have been
21 removed, as well as the overall
22 development, which I'll talk about
23 in a minute, coming to this
24 retention pond allows us to meet
25 the storm water regulations, both

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1 the Borough of Englewood Cliffs
2 Storm Water Ordinance, as well as
3 New Jersey DEP Storm Water
4 Regulations.
5 The pond itself has been
6 designed to address water quantity
7 and that is peak flow attenuation,
8 by taking the runoff from the
9 developed site and conveying it
10 into the pond where it's detained
11 and then released through an outlet
12 control structure at a reduced peak
13 rate. When you looked at the
14 existing site, again the existing
15 site has no formal storm water
16 management; however, we took the
17 overall site and broke it up into
18 three drainage areas. Drainage
19 Area 1 goes to the wetland to the
20 north of the pond. That wetland
21 area is a swale, which connects to
22 an existing storm sewer system
23 within the County roadway, it's a
24 County owned drainage system which
25 ultimately drains into a swale

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1 within the Palisades Interstate
2 Parkway land.
3 Drainage Area 2 our point
4 of study is on the northwest side
5 of the site. It takes a portion of
6 the site that goes into Sylvan
7 Avenue into the DOT drainage
8 system, as well as the wetlands to
9 the north.
10 And the third point of
11 study is to the southeast of the
12 site where the existing large
13 parking lot drains towards this
14 wetland and toward the adjacent
15 neighborhood. By designing the
16 site, allowing our storm sewer
17 systems as well as the curved
18 roadways to drain into the proposed
19 storm system, what we have done is
20 we have reallocated the bulk of the
21 development and takes it directly
22 into the proposed retention pond.
23 That allows us to reduce the peak
24 flow from the 2, 10 and 100 year
25 storm events, meeting the 50, 75,

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1 and 80 percent of the
2 predevelopment peak flow runoff
3 rates. That is in compliance again
4 with your ordinance, as well as the
5 DEP storm water ordinances.
6 The retention pond itself
7 also allows the project to meet the
8 water quality standards. The water
9 quality standards are 80 percent
10 total suspended solids removal;
11 although, technically, this
12 standard is not required for this
13 particular site, because we have a
14 significant reduction in impervious
15 coverage, we've elected to
16 incorporate the pond for water
17 quality treatment so that LG can
18 utilize that and to meet the LEED
19 credit for sustainable sites for
20 water quality.
21 Ground water recharge
22 component of the storm water
23 regulations do not require to be
24 met because there is a reduction in
25 impervious coverage on the site, as

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1 well as the fact that the
2 underlying bedrock is not conducive
3 to infiltration; however, there
4 will be some infiltration into the
5 green areas, because we have also
6 increased that pervious coverage on
7 the site.
8 Low impact development has
9 been met through the maximum
10 practical on this site with the
11 inclusion of the green roofs, the
12 roof gardens and the overall
13 increase in the green area on the
14 site.
15 Soil erosion sediment
16 control will be implemented during
17 the construction period. We will
18 be applying to Bergen County Soil
19 Conservation District for
20 application for soil erosion
21 certification and that would be
22 done, assuming this development is
23 approved by the board, we would
24 then move forward with all the
25 agency applications and permits

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1 that are required.
2 One thing to point out is
3 that by incorporation of curbed
4 roadways, curbed parking lots, as
5 well as collection of runoff in
6 certain locations through the storm
7 drain system, we have reduced the
8 runoff to the adjacent neighborhood
9 and to the adjacent wetlands. That
10 is by directly connecting and
11 discharging into the proposed
12 retention pond. The pond itself is
13 located at the lowest point in the
14 site that we practically can put
15 it, because that allows us to
16 capture the bulk of the site and
17 discharge it into the pond. The
18 pond will include a PVC liner so
19 that it keeps the water in the
20 pond. If the center of the pond,
21 the depth of the water in the
22 normal -- on a normal day, not when
23 it's raining and collecting the
24 runoff is four and a half feet at
25 the center. An aerator within the

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1 pond will allow the water to move
2 around and not stagnate and
3 minimize any mosquitoes or any of
4 the bugs that come with stagnant
5 water. The outlet control
6 structure on the northern side of
7 the pond will be connected to a
8 head wall that actually connects to
9 the existing swale that we talked
10 about, that ultimately drains into
11 the County drainage system.
12 Q Patty, in connection with the
13 pond, there's going to be a fence around it,
14 correct?
15 A Correct, a four foot height fence
16 around the pond with a gate so they can
17 access the pond and do the maintenance
18 that's required. The storm water management
19 regulations incorporate a maintenance manual
20 that's required by the property owner and it
21 actually spells out the requirements for
22 maintenance on the site of all the storm
23 water components. There are check lists
24 that are filled out that will be maintained
25 and that is a requirement of the storm water

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1 regulations.
2 MS. RUSKAN: Moving on to
3 Slide 6 --
4 Q A follow-up question on the storm
5 water, so I won't recap all the improvements
6 that we are making, but you mentioned water
7 quality, reduced runoff rates, meeting DEP
8 requirements, the ordinance requirements, so
9 based on that, do you see any negative
10 impacts due to the impervious coverage
11 variance or building coverage variance that
12 we are seeking?
13 A No. In fact, I only see a
14 positive impact by incorporating a formal
15 storm water management system on the campus,
16 no negative impacts.
17 Q No negative impacts on the
18 surrounding property; in fact, I think you
19 testified that your storm water management
20 plan actually benefits these type of
21 projects.
22 A Yes.
23 Q Thank you.
24 MR. KATES: Are you
25 planning to mark the written

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1 report, the storm water management
2 report?
3 MR. TUVEL: I think it was
4 part, it was part of the
5 application packet. It was part of
6 the application packet.
7 MR. KATES: You want it
8 marked separately?
9 MR. TUVEL: I think we
10 included it in the application.
11 MS. RUSKAN: Slide No. 6
12 is the overall utility plan that's
13 in, that's part of the site plan
14 package and what we did is we
15 color-coded the different utilities
16 that are appropriated for the site.
17 In red is the extensive storm sewer
18 system that captures the runoff
19 from the buildings, from the
20 courtyard, from the roadways, from
21 the parking lot and conveys it into
22 the retention pond that we just
23 talked about.
24 In green are the two
25 sanitary sewer connections to take

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1 the sanitary sewage from the
2 proposed development into two
3 locations into the existing
4 sanitary sewer in Hudson Terrace.
5 It's hard to see, but
6 there's blue, shows the water, we
7 are working with the utility
8 companies. We have Will-Serve
9 letters from the utility companies
10 and now our on next step is to work
11 out the details for the service
12 connections, the sizes, the meters,
13 etcetera. That would be done as we
14 move forward.
15 Moving back to Slide No.
16 4, I'm going to talk about the site
17 lighting for the project. The site
18 lighting goals for the project are
19 to provide safe and efficient
20 lighting on the campus, as well as
21 uniform light levels throughout, as
22 well as provide no sky glow, no
23 light pollution so in order to do
24 that, we utilized the IES
25 standards, which is the

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1 Illuminating Engineering Society's
2 standards, which set standards for
3 intersections, for parking lots,
4 minimum of foot candle levels, as
5 well as pedestrian areas. We also
6 utilized the LEED requirements,
7 which include zero light trespass
8 at property lines. With that,
9 we've incorporated LED fixtures.
10 Those are more energy efficient.
11 They are typically used now in a
12 lot of site design. The parking
13 lot and roadway fixtures are
14 proposed to be either 20 foot high
15 in the parking areas, as well as
16 the top level of the parking deck
17 and 26 foot high light fixtures
18 along the roadways. They've been
19 placed to provide uniform light
20 levels required for safety along
21 those areas of travel. The
22 proposed parking lot and roadway
23 fixtures are 100 watt fixtures,
24 again, LED. Utilizes the sharp
25 cutoff fixtures with no light spill

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1 onto adjacent properties and no sky
2 glow.
3 Low-level lighting is
4 proposed in the courtyard area and
5 the plaza area with 14 foot 5
6 fixtures, sharp cutoff again, they
7 are 47 watt fixtures within the
8 courtyard. There's also some
9 accent lighting within the
10 courtyard along the railings, the
11 stairways, benches, there's bollard
12 lighting as well. Those, accent
13 lighting together with the
14 courtyard lighting, helps to
15 provide more of an urban feel for
16 the courtyards.
17 On the north parking
18 garage the PV array that you've
19 heard about or the photovoltaic
20 array, if it's chosen to be
21 implemented, because it is an
22 option, it's not a hundred percent,
23 we're not a hundred percent sure it
24 will be incorporated into the
25 design, but if it is, there will

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1 not be the standard light fixtures
2 on the top of this garage. The
3 fixtures themselves would be
4 affixed to the PV arrays shining
5 down to project lighting on the
6 surface of the parking structure.
7 And that is it. That's
8 all I have to tell you.
9 MR. KILMARTIN: Can you say
10 that last part again.
11 MS. RUSKAN: About the PV
12 array?
13 MR. KILMARTIN: Yes. And
14 the lights projected down when you
15 say onto the surface, you mean to
16 on --
17 MS. RUSKAN: Onto the,
18 onto the roof level of the parking
19 structure is open to the air. If
20 the PV arrays are placed on that
21 roof, which is what he talked about
22 for the building height
23 calculation, if the PV arrays are
24 there, we would not put the
25 standard light fixtures on the top

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1 of the deck, the lights themselves
2 would be incorporated into the PV
3 array so that there's light
4 available for the people who park
5 on the roof level, but it's not a
6 standard, a freestanding fixture.
7 MR. KILMARTIN: Thank you.
8 MR. TROVATO: You
9 mentioned several hundred feet of
10 concrete wall to level off. Is it
11 actually concrete wall or is there
12 going to be a block?
13 MS. RUSKAN: Right now, we
14 are proposing a concrete wall and
15 let me go to Slide No. 5. The
16 concrete wall is located on the low
17 side of this, the parking, the
18 southeast parking area, as well as
19 along the easternmost road for a
20 relatively short distance,
21 comparatively, and it is
22 immediately adjacent to the walking
23 trail. Currently, it's proposed as
24 just a concrete wall. The
25 landscaping within the area will

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1 help to screen that wall from the
2 visual impact and it is quite a
3 distance away from the -- it would
4 be, if we are looking at Slide 4,
5 it would be just to the east of the
6 parking lot, as well as --
7 MR. TROVATO: So it's not
8 really a visual thing from Hudson
9 Terrace, very difficult to see.
10 MS. RUSKAN: No, I don't
11 believe so. I believe that the
12 landscaping, the existing
13 vegetation, as well as the advanced
14 vegetation will help to reduce the
15 visibility of that wall.
16 MS. O'SHEA: Will there be
17 some type of a fence on top of that
18 wall where it's 5', 8".
19 MS. RUSKAN: Yes.
20 MS. O'SHEA: There will
21 be. How high will the fence be?
22 MS. RUSKAN: The fence
23 will be a minimum of 42 inches
24 required for code.
25 MS. O'SHEA: Okay. And I

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1 ask you to please to explain the
2 lighting that you explained to Mr.
3 Kilmartin on the top of the parking
4 deck. I didn't quite get what that
5 was.
6 MS. RUSKAN: Currently we
7 are proposing -- there are two
8 proposals on the top of the parking
9 deck; the photovoltaic array, which
10 is the energy collection system
11 that would be placed on the top of
12 the parking structure, as well as
13 you heard about on the western side
14 of the south wing and the western
15 side -- south and north wing,
16 excuse me.
17 MS. O'SHEA: Is that low
18 fixtures or 20 feet high?
19 MS. RUSKAN: The
20 photovoltaic array on the north
21 garage is actually 15 feet high.
22 MS. O'SHEA: 15 feet high?
23 MS. RUSKAN: Yes. The
24 arrays on the south -- the north
25 wing and the south wing are only 30

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1 inches high, it's two different
2 technologies, because the array on
3 the top of the garage, you want to
4 park under it so you want to be
5 able to park your car up under the
6 array, which is at an angle. If it
7 was any lower, we wouldn't be able
8 to allow the cars to park on the
9 top level so if the arrays are
10 incorporated into the design, the
11 lighting will be coordinated, such
12 that it's not a freestanding light
13 fixture.
14 MS. O'SHEA: So these
15 lights, they're like solar panels?
16 MS. RUSKAN: Yes.
17 MR. CHINMAN: You wouldn't
18 see those solar panels from the
19 driveway, the road, 9W or --
20 MS. RUSKAN: You would see
21 those.
22 MR. CHINMAN: You would
23 see that.
24 MS. RUSKAN: And that goes
25 into the total height of the

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1 garage.
2 MR. CHINMAN: I don't
3 recall on those, Mr. Drucker's
4 presentation seeing the
5 photovoltaic arrays on the top of
6 the roof.
7 MS. RUSKAN: I don't know.
8 I believe they were in the
9 cross-section that he showed with
10 the different levels where the roof
11 was cut down.
12 MR. CHINMAN: I guess we
13 could go back to that.
14 MR. KILMARTIN: Is that
15 factored into the height you are
16 giving us for that garage?
17 MS. RUSKAN: Yes. All of
18 the height I talked about and gave
19 you those dimensions of are the top
20 of the photovoltaic array or the
21 solar array.
22 CHAIRMAN FEHRE: What
23 portion of the emergency
24 requirements are being met by these
25 photovoltaic array cells? What

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1 percentages, do you have any idea
2 about that?
3 MS. RUSKAN: I couldn't
4 tell you what that is. I don't
5 know if it's been formally
6 calculated yet, if they have an
7 idea that they can achieve that
8 through the LEED credit.
9 CHAIRMAN FEHRE: You don't
10 know if you are going to do these
11 cells at this time.
12 MS. RUSKAN: Correct. It
13 hasn't been determined yet because
14 of all of the costs that go into
15 that.
16 CHAIRMAN FEHRE: But you
17 are asking as part of your site
18 plan that you are seeking an
19 approval for so that you won't have
20 to come back later for it?
21 MS. RUSKAN: Correct.
22 MS. O'SHEA: The dotted
23 line that you have in the wooded
24 area, what does that represent?
25 MS. RUSKAN: That

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1 represents, it's actually
2 incorrectly representing the
3 setback line. I do have to say
4 that this is the 60 foot setback on
5 the Sylvan Avenue side, the 100
6 foot setback on the north property
7 line and I don't know, quite
8 frankly, where this line came from,
9 but it's not correctly, it's
10 supposed to represent the setback
11 line, but that line is not correct.
12 MS. O'SHEA: That's not
13 accurate, that's what you are
14 saying?
15 MS. RUSKAN: On the south
16 side, that line is not accurate so
17 I can't say that it's the setback
18 line.
19 MR. KILMARTIN: You are
20 making the point that the green
21 roof really should be considered as
22 pervious. What happens up there?
23 Is all of the moistures, the
24 rainwater, is it all retained up
25 there or is there some type of

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1 overflow or drainage associated
2 with the green roof?
3 MS. RUSKAN: It's not
4 retained as one would think it
5 would be a rainwater collection
6 system. It's a green roof that has
7 a series of under-drains that
8 collects the water that it doesn't
9 use to throw the medium and then it
10 gets collected and discharged into
11 the storm sewer system as it
12 continually rains.
13 CHAIRMAN FEHRE: How much
14 soil is up there?
15 MS. RUSKAN: It varies, I
16 believe, depending on what medium
17 they are going to use, I believe
18 it's between 12 and 18 inches of
19 soil.
20 MR. CHINMAN: Can I ask
21 our engineer a question about this
22 application? As I recall, I think
23 on Bayview there was issues with
24 water buildup from going into the
25 Palisades, you know, drainage and

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1 some problems with that and I
2 appreciate that you are making it
3 better, but how does that -- is
4 this going to affect now that all
5 the water is going into that one
6 corner, it's going to go onto the
7 Palisades, is it going to have a
8 negative impact on --
9 MR. BROWN: Actually, as
10 Ms. Ruskan testified to the prior
11 site in it's former condition was
12 essentially uncontrolled runoff.
13 There was no detention facility on
14 the site so number one, we have an
15 improvement with that, but
16 additionally, and we met with the
17 applicant's engineer prior to
18 meetings to go over the plans,
19 during the previous application
20 there was a request or direction
21 from the board engineer who was
22 also the municipal engineer at the
23 time to evaluate off-site sanitary
24 and storm sewer conditions and we
25 have not had an opportunity to

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1 review those, but I would suggest
2 that anything that they recommended
3 in their prior approvals for any
4 off-site would be applicable to
5 this application. But to answer
6 your question --
7 MR. CHINMAN: You are the
8 engineer. I just thought that you
9 should know that there was an issue
10 beforehand and I hope it's not
11 going to --
12 MR. BROWN: But to answer
13 your question, yes, this is better.
14 CHAIRMAN FEHRE: This is
15 our -- for anybody who has not met
16 Mr. Brown, Richard E. Brown, right,
17 correct?
18 MR. BROWN: That is
19 correct.
20 CHAIRMAN FEHRE: From
21 Carroll Engineering, who is here.
22 He's not our normal engineer who
23 had to recuse himself so he is here
24 only for this application. You did
25 prepare a report?

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1 MR. BROWN: Yes, sir.
2 CHAIRMAN FEHRE: And did
3 you share that report with the
4 applicant?
5 MR. BROWN: I believe the
6 applicant has been -- I transferred
7 the report to the board secretary
8 so --
9 MR. TUVEL: Mr. Chairman,
10 I'm sorry if I wasn't clear, but in
11 my beginning remarks, we said we
12 have reviewed the report and we
13 agreed and complied with all the
14 items set forth in Mr. Brown's
15 letter.
16 CHAIRMAN FEHRE: So you are
17 satisfied?
18 MR. BROWN: I am
19 satisfied, yes, sir.
20 MS. O'SHEA: Did Mr. Brown
21 just say he hasn't looked at the
22 sanitary, because it was done
23 previously?
24 MR. BROWN: We reviewed
25 the application materials that were

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1 submitted, which is included an
2 evaluation of the on-site sanitary.
3 MS. O'SHEA: Right.
4 MR. BROWN: But we do have
5 some comments in our report, but as
6 I stated, the former application, I
7 believe at the time the Borough
8 engineer and the board engineer
9 were one in the same, Boswell
10 Engineering and they had made some
11 recommendations to evaluate
12 off-site storm and sanitary and my
13 suggestion is that whatever they
14 had recommended in their prior
15 reports would be applicable to
16 this.
17 MS. O'SHEA: Have you
18 reviewed it for accuracy and you
19 concur that everything that they
20 said is accurate?
21 MR. BROWN: We have
22 requested those documents. We have
23 not yet received them, but when we
24 do, we can certainly follow up on
25 that.

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1 MS. O'SHEA: I would like
2 you to certify that they are in
3 compliance and you agree with
4 everything that's in there relative
5 to this, because this is basically,
6 a new plan.
7 MR. BROWN: Correct. We
8 will do that.
9 MR. TUVEL: And in terms of
10 the off-site sanitary issue that
11 Mr. Brown mentioned before, we
12 would agree to take a look at that
13 to make sure that there are no
14 issues and provide the proper
15 documentation to the board engineer
16 for your review.
17 MS. O'SHEA: And I have one
18 other question on the retention
19 basin, what happens when it's full?
20 Where is -- is there an overflow
21 and the overflow goes where?
22 MS. RUSKAN: The pond
23 itself is designed for the 100-year
24 storm event to contain the 100-year
25 year storm event within the pond

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1 itself so the water will build up,
2 it will go out the outlet control
3 structure and if it went to over
4 the 100-year storm event, there's
5 actually what we call the emergency
6 spillway. It's a reinforced
7 controlled width of the top of the
8 berm that it would overflow and it
9 would go into that wetland area to
10 the north.
11 MS. O'SHEA: Is that where
12 the Japanese garden was?
13 MS. RUSKAN: Yes.
14 MS. O'SHEA: Where that
15 little brook was, that little --
16 MS. RUSKAN: Yes.
17 MS. O'SHEA: -- that
18 walled brook?
19 MS. RUSKAN: Correct.
20 MS. O'SHEA: That is part
21 of the wetlands?
22 MS. RUSKAN: That is part
23 of the wetlands today, yes.
24 MS. O'SHEA: Thank you.
25 MR. KILMARTIN: And does

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1 that tie into the County drainage
2 system?
3 MS. RUSKAN: Yes. There's
4 a head wall. Let me just go to --
5 there's a head wall at the end of
6 this wetland that connects to the
7 storm sewer that goes, that is
8 located in the County road.
9 MR. KILMARTIN: So you got
10 the pond that overflows into the
11 swale and ultimately, into the
12 County drainage system?
13 MS. RUSKAN: Correct.
14 CHAIRMAN FEHRE: In the
15 prior, there was no formal drainage
16 system, you said, right?
17 MS. RUSKAN: That's
18 correct.
19 CHAIRMAN FEHRE: So nothing
20 really went into the County system.
21 How did it get into the County
22 system then?
23 MS. RUSKAN: Well, it
24 actually did, because there were
25 storm sewer systems on the site

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1 that discharged to the head wall
2 that we are tying into and went
3 into this ditch and into the County
4 system, but what it did is it went
5 in what we call undetained. It
6 went direct so anything that came
7 through there storm sewer system
8 collecting the runoff from the
9 parking lots, from the building
10 immediately went out into the
11 County drainage system.
12 CHAIRMAN FEHRE: So the
13 County drainage system is not going
14 to see any more water than it did
15 before?
16 MS. RUSKAN: Correct.
17 Actually, they'll see less in peak
18 flow and I do have -- I do want to
19 mention that as part of the prior
20 application in 2011, we did make
21 application to the County. The
22 County reviewed the project. The
23 overall intent of the storm water
24 management design has not changed.
25 We will be making a new application

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1 to the County with this current
2 project. They previously approved
3 it, I can't imagine they wouldn't
4 approve this one as well.
5 MR. TUVEL: That's a good
6 point. I probably should have
7 mentioned it at the beginning, we
8 received DOT approval in connection
9 with the original application, the
10 County Soil Conservation District
11 and although, we are downsizing the
12 project, we are still going to
13 submit all the revised plans to
14 those agencies in the event that
15 they have any comments, but we
16 don't believe that there should be
17 any issues considering that the
18 larger scale plan was initially
19 approved, but we'll provide all the
20 documents that we need to this
21 board that those agencies reviewed,
22 had no issues with the plan.
23 MS. O'SHEA: Which way does
24 the water flow in that County
25 system? Does it flow towards Fort

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1 Lee or towards Charlotte Place, do
2 you know?
3 MS. RUSKAN: It depends
4 where you are on the County road,
5 but this particular outlet flows
6 across, down the road to the south
7 slightly and then into the
8 Palisades.
9 MS. O'SHEA: It goes down
10 the waterfall?
11 MS. RUSKAN: It goes down
12 into the -- there's a slope between
13 Hudson Terrace and Interstate
14 Parkway, it discharges along a
15 ditch at the toe of the slope.
16 MS. O'SHEA: So it doesn't
17 get is piked anywhere.
18 MS. RUSKAN: Well, it is
19 piked. It's piked as it leaves
20 LG's property it's in a pike, it
21 goes into the road system, the
22 storm sewers, but ultimately,
23 discharges through the head wall
24 into the Palisades on, on their
25 property.

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1 MR. CHINMAN: Will you be
2 using the water throughout the
3 site, you know, for sprinklers or
4 are you recycling that water?
5 MS. RUSKAN: Currently,
6 there's not a proposal to reuse the
7 storm water. It had been looked at
8 early on and determined that the
9 pond itself is relatively small so
10 the use of any water would be
11 contingent upon if it rains and how
12 much is contained in the pond so
13 it's a little bit challenging to
14 rely on that.
15 CHAIRMAN FEHRE: Any other
16 questions from the board? I think
17 this will be our last witness for
18 the evening so if I could have a
19 motion for opening up the meeting
20 to the public for questions and
21 comments.
22 MR. KILMARTIN: Yes.
23 CHAIRMAN FEHRE: Second?
24 MR. CHINMAN: Second.
25 CHAIRMAN FEHRE: All in

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1 favor?
2 (All said "Aye".)
3 CHAIRMAN FEHRE: The
4 meeting is now open for public
5 comments or questions. Would
6 anybody like to come forward? Yes?
7 MR. KATES: These are just
8 questions.
9 MR. TREMBLE: Kevin
10 Tremble, 81 Westervelt Avenue,
11 Tenafly, Chairman of the Citizens
12 Advisory Council for Palisades
13 Interstate Parkway.
14 The question is for Mr.
15 Taylor's presentation and I guess
16 one of the questions is how could
17 you have done better? That's kind
18 of rhetorical, you don't need to
19 answer that, but have you had any
20 discussions, particularly of
21 interest is the science educations
22 piece of this program and have you
23 had any discussions with the
24 Palisades Interstate Park
25 Commission Staff or the Commission

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1 or the Palisades Park Conservancy
2 about the program at the science
3 center and possibly incorporating
4 the Hudson River estuary into your
5 program.
6 MR. TAYLOR: We have not
7 yet. It's still a little early
8 yet. The center is going to open
9 in 2019 or 2020 and we are
10 certainly open to having to
11 dialogue. We have gotten some
12 initial inputs from the local
13 schools and in fact, had a variety
14 of schoolchildren submit ideas for
15 some of the exhibits, but I think
16 conservation is going to be
17 certainly, one of the important
18 elements that we want to make as
19 part of this education and we
20 welcome the opportunity to work
21 with you.
22 MR. TREMBLE: Just for
23 your information while you are
24 here, we are working with Ramapo
25 College to develop the program

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1 (inaudible). I have a couple of
2 further questions, particularly for
3 Mr. Drucker. Thank you, Mr.
4 Drucker. The reflectivity
5 question, you took extensive
6 efforts to meet the challenge of
7 reflectivity from your
8 presentation. You stated that your
9 efforts are to make it as low as
10 possible. Could you sort of define
11 "as low as possible" for me?
12 MR. DRUCKER: In terms of
13 the reflectivity of the glass?
14 MR. TREMBLE: Yes.
15 MR. DRUCKER: I don't have
16 the precise numbers for you, but I
17 can get you in terms of the shading
18 coefficient of the glass,
19 reflectivity in the glass.
20 MR. TREMBLE: And what is
21 -- do you have an example of a
22 nearby development that has such
23 equal low reflectivity as possible
24 that you described or is there a
25 sample that you can provide?

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1 MR. DRUCKER: There's a
2 sample that I can bring in the next
3 meeting.
4 MR. TREMBLE: Have you
5 done any study of sun glare with
6 regard to the reflection of the
7 structure?
8 MR. DRUCKER: No, we have
9 not.
10 MR. TREMBLE: Would you
11 consider that?
12 MR. DRUCKER: Yes.
13 MR. TREMBLE: Parking lot
14 lighting, you mentioned it and Ms.
15 Ruskin mentioned it also and
16 there's a term that I haven't heard
17 before, which is -- let me see, I'm
18 used to hearing full cutoff and you
19 stated it was --
20 MS. RUSKAN: Ruskan sharp
21 cutoff.
22 MR. TREMBLE: Sharp
23 cutoff. How are they different?
24 MS. RUSKAN: It's
25 basically, the same thing. There's

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1 a sharp, sharp cutoff --
2 MR. TREMBLE: They are
3 basically the same thing.
4 MS. RUSKAN: Sharp cutoff
5 is you're directing the light
6 downward and full cutoff, it could
7 be some, people could refer to that
8 as full cutoff.
9 MR. TREMBLE: With regard
10 to this lighting structure within
11 the parking lot, is there a -- is
12 there a consideration for the
13 reflectivity from the lighting at
14 night from the parking lot on the
15 building?
16 MR. DRUCKER: The lighting
17 poles in the surface parking areas
18 are 14 feet high -- 20 feet high
19 and the light goes straight down.
20 There isn't a big spread so there
21 won't be any reflectivity from the
22 light fixtures in the facades.
23 MR. TREMBLE: So it wasn't
24 considered in the lighting design
25 in the IES standard to consider any

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1 bounceback from the parking lot?
2 MR. DRUCKER: There should
3 not be any bounceback from the
4 parking lot back onto the building.
5 MR. TREMBLE: And I think
6 that's the only questions I have
7 for you, really. Perfect job,
8 thank you.
9 MR. DRUCKER: Thank you.
10 MR. TREMBLE: I have some
11 other questions Ms. Ruskan. How
12 does the change in impervious
13 coverage alter the ground water
14 conditions on the ground water
15 levels? What levels on the site?
16 MS. RUSKAN: Ground water
17 is different from surface water
18 management. If you are reducing
19 the impervious coverage, you have
20 the possibility of the runoff
21 infiltrating into the -- through
22 the soil medium and into the ground
23 water if the ground water is
24 present on the site.
25 This particular site is

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1 basically, a rock ledge and the
2 ground water was not observed, with
3 the exception of the areas of the
4 wetlands.
5 MR. TREMBLE: So you don't
6 anticipate any change in the ground
7 water levels?
8 MS. RUSKAN: No.
9 MR. TREMBLE: I have a
10 question on your discussion
11 (inaudible) about storm sewers. Is
12 there any combined sewer into the
13 storm sewer in Englewood Cliffs in
14 this area.
15 MS. RUSKAN: No.
16 Absolutely, not. Completely
17 separate.
18 MR. TREMBLE: The last
19 piece is something Ms. O'Shea
20 mentioned about a Japanese garden
21 and has this been taken into
22 account as part of the site
23 development, what is it? I've
24 noticed that there's many Asian
25 style garden features and numbered

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1 and tagged trees in that area, are
2 you aware of that?
3 MS. RUSKAN: Let me just
4 show you where the Japanese garden
5 is or was. The Japanese garden is
6 the area that is immediately to the
7 north of the proposed retention
8 pond. It's included or partially
9 included in the wetland buffer in
10 the wetland area. That Japanese
11 garden was created, I believe, via
12 at the time of Prentice Hall and it
13 was apparently, a beautiful garden,
14 the community came to the garden,
15 they kept it very nice, they
16 maintained it and allowed the
17 community to come onto the site.
18 We are not proposing that change
19 that Japanese garden, we are
20 proposing to enhance it as part of
21 the overall landscape, to the
22 extent that we can. We are not
23 removing the wetlands, we are not
24 touching the wetlands or the
25 transition area so it will be

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1 incorporated into the overall
2 design.
3 MR. TREMBLE: Have you
4 documented that site specifically
5 with relation to the cultural
6 features that are there?
7 MS. RUSKAN: Not -- PS&S
8 the has not done that.
9 MR. TREMBLE: Has anyone?
10 MS. RUSKAN: I don't know
11 the answer to that.
12 MR. TAYLOR: We like to
13 think of it as a Korean garden.
14 MR. TREMBLE: That would be
15 fine. Is there any consideration
16 given to recording what's there
17 from a horticultural point of view,
18 of making a significant history.
19 MS. RUSKAN: Yes. We did
20 do a tree survey of the site as a
21 whole. The individual species if
22 it was smaller than, say, a 4 inch
23 caliper tree, were not recorded.
24 We can investigate that to see if
25 that's something that LG will do.

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1 MR. TREMBLE: And the last
2 question about tree species, is
3 there any consideration given to
4 American Elm (inaudible) --
5 The question was is there
6 any consideration being given to
7 incorporating American Elm into the
8 landscape plan?
9 MR. DRUCKER: Our
10 landscape architects have not
11 considered it.
12 MR. TREMBLE: There are
13 disease-resistant varieties being
14 offered to the public. On
15 Pennsylvania Avenue there have been
16 plantings of American Elm recently
17 in Washington so it's a variety
18 that has been under assault and it
19 would be nice to have the effort.
20 Thank you.
21 CHAIRMAN FEHRE: Anybody
22 else have any questions?
23 (No questions.)
24 MR. CHINMAN: I make a
25 motion to close.

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1 MS. SCANCARELLA: It's
2 okay to ask a question as a public
3 being a resident myself and my
4 question is basically, I know you
5 are reducing the entrances and
6 stuff. Is there going to be any
7 kind of security? I know you said
8 there's security at the parking
9 garage, but like access of people
10 just going onto the campus?
11 MR. TUVEL: There will not
12 be gates at the driveway, no.
13 MS. SCANCARELLA: So
14 anybody, the people will be able to
15 like on weekends and stuff, I
16 guess, people will see the trail,
17 residents find out about the trail,
18 is it going to be open; only
19 because I know from the past, being
20 a resident many years ago, at
21 Prentice Hall, everybody used
22 Prentice Hall to go practice
23 driving.
24 MS. O'SHEA: Absolutely.
25 MS. SCANCARELLA: I'm one

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1 of them, I admit it, but I'm
2 thinking of it more of a security
3 issue for LG in this day and age
4 with, you know.
5 MR. TUVEL: I'll go over it
6 again and maybe we weren't clear.
7 The driveways will not be
8 obstructed by way of a gate or some
9 type of bar. The garages will. No
10 member of the public can just go
11 into any of the garages, you have
12 to have, like Ms. Ruskin said, some
13 sort of ID card or something along
14 those lines, but there will be
15 security that LG will provide
16 around the perimeter of the site,
17 be it cameras and they will have
18 on-site security in terms of
19 individual people patrolling the
20 site at all times so if there is
21 somebody on-site that's doing
22 something they are not supposed to
23 be doing, they will likely get
24 picked up by either the cameras or
25 the on-site security system that

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1 they have so I don't think -- I
2 think that answers your question.
3 MS. SCANCARELLA: I'm
4 thinking more of security on their
5 end, because I know what the site
6 was used for many years ago.
7 MR. TUVEL: I hope that
8 answers it. Thank you.
9 CHAIRMAN FEHRE: If there
10 are no further questions from the
11 public, can I have a motion to
12 close the public meeting?
13 MR. KILMARTIN: Yes.
14 CHAIRMAN FEHRE: Second?
15 MR. CHINMAN: Second.
16 CHAIRMAN FEHRE: All in
17 favor?
18 (All said, "Aye".)
19 CHAIRMAN FEHRE: Okay.
20 That concludes -- yes, that
21 concludes tonight's -- this will be
22 continued on April 11th at the
23 Upper School, right, that's a
24 Monday.
25 MS. SCANCARELLA: 143

1 Charlotte Place.
 2 CHAIRMAN FEHRE: One 43
 3 Charlotte Place. It's not far from
 4 here and that will be in our school
 5 gymnasium.
 6 MS. SCANCARELLA: Lower
 7 gym, right, as soon as you enter
 8 into the left side.
 9 CHAIRMAN FEHRE: 7:30.
 10 MR. TUVEL: No further
 11 notice, right?
 12 CHAIRMAN FEHRE: There will
 13 be no further notice.
 14 (Thereupon the matter was
 15 concluded. Time noted: 10:30 p.m.)
 16 * * *
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 25

1
 2
 3 CERTIFICATE
 4
 5 I, CYNTHIA ZOLLER, R.P.R., a
 6 Notary Public and Certified Shorthand
 7 Reporter of the State of New Jersey,
 8 License No. 30X100178500, do hereby
 9 certify that the foregoing is a true and
 10 accurate record of the proceedings.
 11 I DO FURTHER CERTIFY that I am not
 12 related through blood or through
 13 marriage, to any of the parties to this
 14 action, and that I have no financial
 15 interest in this action.
 16
 17
 18
 19 *Cynthia Zoller, R.P.R.*
 20 _____
 21 Cynthia Zoller, R.P.R.
 22 Notary Public of the State of New Jersey
 23
 24 My Commission Expires June 4, 2016
 25

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