

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

BOROUGH OF ENGLEWOOD CLIFFS  
PLANNING BOARD  
SPECIAL MEETING  
WEDNESDAY, APRIL 30, 2014  
COMMENCING AT 7:30 P.M.

.....  
IN THE MATER OF: : TRANSCRIPT  
PUBLIC HEARING : OF  
PROPOSED MASTER PLAN AMENDMENT : PROCEEDINGS B-2  
OVERLAY ZONE :  
.....

B E F O R E:

BOROUGH OF ENGLEWOOD CLIFFS  
PLANNING BOARD  
THERE BEING PRESENT:

- DANIEL DOOLY, ACTING CHAIRMAN
- JEFFERSON CHINMAN, MEMBER
- MATTHEW TROVATO, MEMBER
- ANDREW NIKOW, MEMBER
- EDWARD AVERSA, COUNCILMAN
- JOSEPH C. PARISI, JR., MAYOR
- KIKY KIM, FIRST ALTERNATE MEMBER
- STEPHEN DUFFY, SECOND ALTERNATE MEMBER
- VINCENT SURACE, THIRD ALTERNATE MEMBER
- SEAN SUENG KIM, FOURTH ALTERNATE MEMBER

**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**CERTIFIED COURT REPORTERS**  
**P.O. BOX 505**  
**SADDLE BROOK, NJ 07663**  
**201-641-1812**  
**201-843-0515 FAX**  
**laccsr2@aol.com**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

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

CATERINA SCANCARELLA, PLANNING BOARD SECRETARY

BERNARD N. MIRANDI, P.E., CME, BOSWELL ENGINEERING

PHILLIPS PREISS GRYGIEL LLC

PAUL A. PHILLIPS, AICP, PP

-and-

ELIZABETH LEHENY, AICP, PP

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

KATES, NUSSMAN, RAPONE, ELLIS, FARHI, LLP

BY: MICHAEL B. KATES, ESQUIRE

190 Moore Street, Suite 306

Hackensack, New Jersey 07601

Counsel to the Board

PRICE, MEESE, SHULMAN & D'ARMINIO, P.C.

BY: LOUIS L. D'ARMINIO, ESQUIRE

Mack-Cali corporate Center

50 Tice Boulevard, Suite 380

Woodcliff Lake, New Jersey 07677

Counsel to the Interested Parties

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

**CERTIFIED COURT REPORTERS**

**P.O. BOX 505**

**SADDLE BROOK, NJ 07663**

**201-641-1812**

**201-843-0515 FAX**

**laccsr2@aol.com**

I N D E X

	<u>SPEAKER</u>	<u>PAGE</u>
1		
2		
3	PAUL A. PHILLIPS, AICP, PP	9
4	Board Questions	35
5		
6	HAROLD CHAPLER	41
7		
8	COUNCIL PRESIDENT JOSEPH FAVARO	49
9		
10	CARIN GEIGER	53
11		
12	MARY O'SHEA	55
13		
14	MARGO MOSS	60
15		
16	ROBERT KIM	63
17		
18	RICK SABATO	65
19		
20	CYNTHIA SOROKA-DUNN	68
21		
22	JOSEPH McNAMARA	70
23		
24	TOM RAMSAY	72
25		
	KENNETH PASTON	76
	WARREN STELLA	77
	ELIZABETH LORENZ-RITTER	78
	(STATE SEN. ADRIANO ESPAILLAT)	
	MARTIN WYMBS	82
	JEFF TITTEL	85
	MARK ADAM	97
	KATHY FRIEDMAN	92
	PEGGY WONG	94
	MARK FROMM	97

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

I N D E X (continued)

<u>SPEAKER</u>	<u>PAGE</u>
DEBORAH MAGADINI	100
RITA GORMAN	103
HOWARD YOUROW	104
SALLY GELLERT	106
MARK GARRAHAN	110
KELLY HUSHIN	111
PAM SITOMER	114
CAROL A. HOERNLEIN, P.E., CME	118
ERIC NELSON	121
MICHAEL MORLEY	124

1                   ACTING CHAIRMAN DOOLY: Good evening.  
2                   The Englewood Cliffs Planning Board  
3 Special Meeting is called to order. The meeting of  
4 the Englewood Cliffs Planning Board will come to  
5 order this April 30th at 7:30 p.m.

6                   Roll call.

7                   (At this point in the proceeding roll  
8 call is taken with Acting Chairman Dooly,  
9 Mr. Chinman, Mr. Trovato, Mr. Nikow,  
10 Councilman Aversa, Mayor Parisi, Mr. Kiky Kim,  
11 Mr. Duffy, Mr. Surace, and Mr. Sean Kim  
12 present, with Mr. Kilmartin, Vice-Chairman  
13 Rosenberg, and Chairman Fehre absent.)

14                  MS. SCANCARELLA: We have a quorum.

15                  ACTING CHAIRMAN DOOLY: The flag salute  
16 will be led by Mr. Duffy.

17                  (At this point in the proceeding all  
18 rise for a recitation of the Pledge of  
19 Allegiance, led by Mr. Duffy.)

20                  ACTING CHAIRMAN DOOLY: Has the Open  
21 Public Meetings Act statement been read?

22                  MS. SCANCARELLA: No.

23                  Public notice of this meeting has been  
24 in compliance with the Open Public Meetings Law by  
25 advertisement in The Record, Star Ledger, and posting

1 of this notice of the meeting on the municipal  
2 bulletin board, 482 Hudson Terrace in Englewood  
3 Cliffs.

4 ACTING CHAIRMAN DOOLY: All right. The  
5 New Business: Public hearing on Amendment of Master  
6 Plan B-2 Overlay Zone.

7 First of all, I'd like to apologize for  
8 the conditions that people had to stand outside since  
9 around 4:30. Sorry about that. We're going to try  
10 to have everyone speak that has written in on the  
11 listing, but we also would like to end, if we could,  
12 this meeting by 10:30.

13 We'd like to maintain law, order, and  
14 civility. The Englewood Cliffs Police are in  
15 attendance. If anyone gets out of line, we'll ask  
16 them to leave.

17 At this time, I'd like to introduce  
18 Mr. Paul Phillips, the Professional Planner.

19 MR. D'ARMINIO: Mr. Chairman, Lou  
20 D'Arminio, I represent the Scenic Hudson, the New  
21 Jersey Trail Conference, New Jersey Federation of  
22 Women's Clubs.

23 MR. KATES: Let us open and get to the  
24 public.

25 MR. D'ARMINIO: I have objections. I'd

1 like to put the objections on the record.

2 MR. KATES: You'll have an opportunity  
3 to put your objections on the record.

4 MR. D'ARMINIO: It has to do with the  
5 starting of this meeting. There's got to be at least  
6 100, 200 people outside.

7 MR. KATES: What does that have to do  
8 with starting?

9 MR. D'ARMINIO: Because these people  
10 have been waiting, they've been on time, it is  
11 difficult to get in. In all fairness, you can't  
12 start a meeting when you have all these people  
13 outside.

14 AUDIENCE VOICE: Should have got here  
15 earlier.

16 MR. KATES: I see a full house here, I  
17 don't know how 200 people are going to meet the  
18 capacity code of this room.

19 MR. D'ARMINIO: Then you'd have to move  
20 it to another place. I mean, if people want to come  
21 into a public meeting, they have the right to come  
22 into a public meeting. Do you have speakers set  
23 outside for people?

24 MR. KATES: We moved the meeting here  
25 in anticipation of a large crowd. I think we've done

1 all we can to accommodate that situation. If there  
2 are people outside who want to speak, they'll have an  
3 opportunity to speak, but right at the moment we have  
4 to begin a presentation for the people who are in  
5 this room and I believe -- what's the capacity of  
6 this room?

7 MS. SCANCARELLA: 350.

8 MR. KATES: 350 and it looks like we're  
9 at capacity. So I don't know, if there are another  
10 200 out there, we're not going to be able to  
11 accommodate 550 people.

12 MR. D'ARMINIO: Then I would put on the  
13 record that on behalf of my clients, I object. And  
14 we have probably people who support our position out  
15 there, there may be people who don't, but still  
16 everybody has the right to be in it. If you don't  
17 have enough room, you get another room, to tell you  
18 the truth, get another spot or do it at another time.  
19 You can't just let people who want to be in a public  
20 meeting not be in a public meeting.

21 MR. KATES: We can't disadvantage the  
22 people who have come tonight, and I'm going to ask  
23 the Chairman to let the meeting proceed.

24 MR. D'ARMINIO: Well, I have objections  
25 to proceeding tonight.

1 MR. KATES: Lou, we have to defer to  
2 the people who are here, so let's begin. You noted  
3 your objection on the record.

4 MR. D'ARMINIO: I have other objections  
5 to the hearing, can I make them now?

6 MR. KATES: Your objection is on the  
7 record.

8 MR. D'ARMINIO: I have other objections  
9 as to notice, as to other issues.

10 MR. KATES: You'll have an opportunity  
11 to do that, but we're going to proceed with the  
12 presentation.

13 MR. D'ARMINIO: Thank you, Mr. Kates.

14 ACTING CHAIRMAN DOOLY: Mr. Phillips,  
15 if you could begin.

16 MR. PHILLIPS: Thank you, Mr. Chairman.

17 Let me first apologize to the public,  
18 because the way --

19 AUDIENCE VOICE: We can't hear you.

20 AUDIENCE VOICE: Louder.

21 MR. PHILLIPS: Let me first apologize  
22 to the public, because the way the setup is with the  
23 podium and the PowerPoint, I'm going to face the  
24 board this evening. So I apologize for that.  
25 There's not much I can do about that. I will try and

1 speak as loudly as possible. If I'm not loud enough,  
2 I'm sure I'll hear from you that I need to speak up  
3 louder.

4 ACTING CHAIRMAN DOOLY: Mr. Phillips,  
5 could you give your credentials and introduce  
6 yourself to the public.

7 MR. PHILLIPS: Yes.

8 My name is Paul Phillips. I am a  
9 principal in the firm of Phillips Preiss Grygiel,  
10 which is a planning firm with offices in Hoboken, New  
11 Jersey.

12 I am a licensed Professional Planner in  
13 the State of New Jersey. I am also a member of the  
14 American Institute of Certified Planners. I have  
15 been practicing in the State of New Jersey as a  
16 planner for 35 years. I've appeared and been  
17 accepted as an expert before, I would venture to  
18 guess, over 200 municipalities in the State of New  
19 Jersey. My firm currently represents roughly in some  
20 capacity or another 25 to 30 municipalities in the  
21 State of New Jersey advising on land use, Master Plan  
22 and zoning matters.

23 I do hold a master's degree in urban  
24 planning from Hunter College. And I've appeared and  
25 been accepted as an expert in my field before the

1 Superior Court of New Jersey on at least 25  
2 occasions.

3 ACTING CHAIRMAN DOOLY: Thank you very  
4 much.

5 MR. PHILLIPS: Thank you.

6 Mr. Chairman, what I thought that I  
7 would do this evening was start by briefly discussing  
8 this evening's presentation.

9 First, I will explain why we're here  
10 and how we got here.

11 I'm next going to explain the  
12 involvement of my firm representing this Planning  
13 Board.

14 Then I'm going to give a brief overview  
15 of the Master Plan process, and then discuss with you  
16 and the public the proposed Master Plan Amendment  
17 that you are considering this evening.

18 Then, Mr. Chairman, I believe that you  
19 are going to take public comment on the draft Master  
20 Plan Amendment.

21 And when that is done, I'm sure you as  
22 a board are going to deliberate and potentially adopt  
23 the amendment or you could request that the document  
24 be modified in some form or another, you have that  
25 option this evening.

1           As the Planning Board's consultant, and  
2 is the principal author of the document, following  
3 the presentation, I will be available to you as a  
4 board to entertain any questions that you may have.  
5 Prior, Mr. Chairman, to you opening up to the public.

6           Let me also explain for the board and  
7 probably more for the public's benefit, because I  
8 know the board is aware of the process, what this  
9 board is not going to consider this evening.

10           This is not a hearing on a specific  
11 development application by LG or any other property  
12 owner. LG's application has been heard by the  
13 Englewood Cliffs Zoning Board of Adjustment. The  
14 board granted an approval. The Superior Court upheld  
15 that approval, and there is an appeal that's now  
16 pending in the Appellate Division.

17           This is not a public hearing on any new  
18 zoning classification or zoning amendment. As you're  
19 well aware as per the Municipal Land Use Law in New  
20 Jersey, zoning is under the jurisdiction of the  
21 governing body and not the Planning Board.

22           And while the Planning Board has  
23 ultimate jurisdiction over the Master Plan and  
24 particularly the Land Use Element which we're going  
25 to discuss this evening, it can only make

1 recommendations with regard to specific zoning and  
2 development standards or controls.

3           Again, there's no discrete zoning  
4 amendment that's being considered this evening.

5           In addition, Mr. Chairman, if there are  
6 issues that are raised by the public during the  
7 comment period which I can respond to in some way and  
8 on your behalf, I'm prepared to do so at the end of  
9 the public comment period.

10           So with that preamble, let me begin  
11 with a brief summary of how we got here.

12           Subsequent to the legal challenges to  
13 LG's Zoning Board approval, the borough retained the  
14 services of a Professional Planner, that was not us,  
15 and that was back in 2012, to study the potential to  
16 rezone a section of the existing B-2 Zone, and I'll  
17 get to that a little bit later when I show the  
18 slides, along the east side of Sylvan Avenue,  
19 generally in the area from Van Nostrand Avenue north  
20 to the limits of the B-4 District.

21           The consultant recommended to the  
22 governing body that they adopt the new B-2 Overlay  
23 zoning for this stretch of Sylvan Avenue, which  
24 essentially permitted more liberal building heights  
25 tied to tract size.

1           That ordinance was ultimately adopted  
2 by the governing body, it was challenged in the court  
3 on a number of grounds, including possible notice  
4 deficiencies, as well as alleged conflict of interest  
5 on the part of the borough's planning consultant.

6           All of which led to the borough  
7 retaining my firm, not only to evaluate the overlay  
8 zoning concept but to also offer any appropriate  
9 recommendations from a planning and zoning  
10 standpoint. The thought being that the governing  
11 body in the end would either adopt the ordinance once  
12 again or would adopt that ordinance with certain  
13 modifications potentially with any recommendations  
14 that we would permit. And, again, with the  
15 understanding that the borough continues to support  
16 the overlay zoning concept.

17           Upon my review of all the background  
18 data, the land use data, the zoning data, the adopted  
19 zoning, as well as my own knowledge of relevant case  
20 law in the State of New Jersey and my own experience  
21 practicing in the state for the 35 years that I so  
22 described, it was my belief that the Overlay Zone  
23 scheme was valid and defensible.

24           I further recommended at the time that  
25 the Planning Board, as an intervening step, pursue an

1 amendment to the Land Use Element of the Master Plan  
2 which would effectively provide the foundation for  
3 any subsequent zoning amendment advanced by the  
4 governing body.

5 So what you have before you this  
6 evening, just so the public understands, is a  
7 proposed draft amendment to the Land Use Element of  
8 the Borough of Englewood Cliffs Master Plan for  
9 certain block and lots that are specified: Block  
10 207, Lots 5, 6 and 7; all of Block 412; and Block 15  
11 [sic], Lot 3.

12 MR. KATES: 515.

13 MR. PHILLIPS: 515, thank you, Michael,  
14 Lot 3.

15 All of which, and we'll get to this, is  
16 an area just under 40 acres in size in total.

17 So having said that, let me now  
18 describe the area in question and the Sylvan Avenue  
19 corridor generally in terms of existing conditions,  
20 as well as how these areas have been treated  
21 historically from both a zoning and a Master Plan  
22 perspective.

23 So if you can just switch up to this,  
24 this is just essentially -- by the way, these figures  
25 are wrong.

1           ACTING CHAIRMAN DOOLY: Excuse me.

2           Paul, hold your mic up a little bit.

3           MR. PHILLIPS: Yes.

4           Essentially you're going to see on the  
5 screen photocopies of some of the exhibits and  
6 figures that are in the actual draft document.

7           And this is Figure 1, which basically  
8 just is meant to show the area in question from a  
9 locational context. It's highlighted in orange. It  
10 is basically just to the east of Sylvan Avenue, just  
11 to the west of the Palisades Interstate Parkway, and  
12 you can see where the George Washington Bridge just  
13 to the south crosses the Hudson River.

14           Figure 2, which is the next figure,  
15 focuses more narrowly on the area per se, and this is  
16 an aerial photograph, and the most prominent property  
17 in the area is known as 111 Sylvan Avenue, it's Block  
18 207, Lot 6 on the borough's tax maps. It is 27 acres  
19 in size. The tract has about 2,000 feet of frontage  
20 along Sylvan Avenue and about 2,200 feet of frontage  
21 on Hudson Terrace along the easterly side and, again,  
22 Hudson Terrace is located between the subject  
23 property and the Palisades Interstate Parkway. It  
24 also has about 700 feet of frontage on Van Nostrand  
25 Avenue. It also, as you can see, has a varied lot

1 depth, the narrowest point to the north and then the  
2 larger depth in a southerly direction.

3 The area also has some small wetlands  
4 areas in the easterly portion of the tract and  
5 there's a wooded area, as you can see, and maybe I  
6 can point to that, in the northerly portion of the  
7 property, which is presently a tree (indicating).

8 The other properties within the area  
9 that would be subject to the proposed land use change  
10 would include a bank located at the corner of Van  
11 Nostrand, it's a PNC Bank, and Sylvan Avenue. There  
12 is another more recent bank just to the north. And  
13 then there are a number of properties on relatively  
14 smaller lots that basically accommodate mostly office  
15 or office-related uses, and I think there's some  
16 public or utility properties as well.

17 Again, the largest property is the  
18 27-acre 111 Sylvan Avenue. As this board is probably  
19 aware that historically that property was occupied by  
20 Prentice Hall, I think starting back in the 1950s,  
21 which I think was perhaps the first major corporate  
22 tenant in Englewood Cliffs. And later there was a  
23 check processing subsidiary of Citi Group, which  
24 occupied the property until it was closed in I  
25 believe 2011.

1 I think the next figure is a table, and  
2 again this is right out of the Master Plan Amendment,  
3 and this essentially summarizes the address, the  
4 block and lot, and the use and the size of all of the  
5 subject properties that would be the subject of this  
6 amendment.

7 I'd like to briefly discuss the zoning  
8 and Master Plan designation of the Sylvan Avenue  
9 corridor generally, as well as the subject properties  
10 in particular.

11 As you're well aware, Sylvan Avenue is  
12 the primary commercial corridor within the borough.  
13 I think perhaps Figure 3 may show that, and  
14 historically it has been divided into B zone  
15 classifications and there are three B zones within  
16 the corridor: A B-2 Zone, which accounts for roughly  
17 about 80 percent of the land with frontage on Sylvan  
18 Avenue. It's the dominant zone within the district,  
19 and as you can see from the exhibit, there are two  
20 essentially major B-2 segments. There is the  
21 northerly segment, which I'm pointing to, and then  
22 there is a southerly segment which exists on both  
23 sides of Sylvan Avenue, and then there is a small B-3  
24 zone which is closest to the Fort Lee boundary, and  
25 then there is a B-4 District, which is centered near

1 the intersection of Sylvan and Palisade Avenue.

2 The B-2 Zone is intended principally  
3 for office and research and lab use.

4 The B-3 and B-4 districts permit  
5 smaller lots and in some cases retail establishments  
6 and banks as principal permitted uses, and that is  
7 the major difference as well as the bulk regulations  
8 with B zones as compared to the B-2 district.

9 There is a table, I think, which is the  
10 next exhibit. Yes. This summarizes the bulk and  
11 height requirements for the B-2 Zone. There's a  
12 minimum lot area of 80,000 square feet. The other  
13 key standards are: Lot coverage of 33.3 percent, and  
14 building height, which is limited to 35 feet and two  
15 stories at this point.

16 And I would add that with regard to the  
17 southerly segment of the B-2 district, and this  
18 includes not only the subject properties, but the  
19 properties on the west side of Sylvan Avenue, most of  
20 those lots do not conform to the 80,000-square foot  
21 tract size requirement.

22 Meanwhile, the Block 207, Lot 6, again  
23 with an area of roughly 27 acres, greatly exceeds the  
24 minimum lot size prescribed for the B-2 district.

25 Now, as I mentioned, in 2012, the

1 governing body adopted a B-2 Overlay Zone. And this  
2 encompassed the same subject properties that you're  
3 considering as part of this Master Plan Amendment.

4 That zone basically prescribed a  
5 maximum height of six stories for properties that  
6 were five acres, met a five-acre threshold, and  
7 allowed eight stories for properties that met a  
8 25-acre threshold.

9 There were also similar standards for  
10 height and feet and stories for these tracts in terms  
11 of the permitted parking garages.

12 I think maybe Table III has the  
13 standards. And again the two standards: It was an  
14 Overlay Zone, the basic B-2 Zone remained in place,  
15 this was an overlay option or alternative, and again  
16 there you see the minimum five acres for overlay  
17 standard one, and the minimum 25 acres for overlay  
18 standard two with the varying building heights as I  
19 described.

20 In terms of Master Plan designations,  
21 historically the Borough of Englewood Cliffs' last  
22 comprehensive Master Plan dates back to 2001. That  
23 document placed the subject properties within the  
24 limited business category in the land use plan. I  
25 think Figure 4 may show that. And, again, it's hard

1 to read this map because the shading, but the subject  
2 properties are outlined in orange. And the  
3 boundaries of this designation are consistent with  
4 the existing boundaries of the B-2 Zone, except I  
5 think there are several publicly owned properties  
6 that are designated slightly different under the  
7 Master Plan.

8 The Planning Board did a reexamination  
9 of the Master Plan in 2003. It did recommend some  
10 changes to the buffer requirements within the B zones  
11 on Sylvan Avenue. No other changes at that time were  
12 significant. Land use policies related to the  
13 subject properties were proposed.

14 The Planning Board then did a  
15 reexamination in 2009, another reexamination of the  
16 Master Plan, and it proposed a new B-5 zone district  
17 for certain properties within the B-2 zone.

18 And it included essentially most of the  
19 properties in the northerly segment of the B-2 zone.  
20 Again, recognizing that the properties in this area  
21 were different from the southerly section for the  
22 most part, they're in much larger lots, they have  
23 substantial depth from Sylvan Avenue, and they house  
24 a number of major corporate tenants, including  
25 Unilever and CNBC.

1                   That reexamination report also  
2 recognized the distinction essentially of 111 Sylvan  
3 Avenue. It was sort of an exception to the smaller  
4 lots that existed along the southerly segment of the  
5 B-2 zone, recognizing that it was a 27-acre property,  
6 and basically made a recommendation that that be part  
7 of any new B-5 zone as well.

8                   So it would be the 111 Sylvan Avenue  
9 property and the northerly properties along the west  
10 side of Sylvan Avenue were shown as a B-5 in that  
11 reexamination report under the proposed zoning map.

12                   Now Chapter 4 of the Draft Master Plan  
13 document sets forth essentially the planning  
14 rationale that supports the Master Plan Land Use  
15 Element amendment, and I'm just going to summarize  
16 basically what's in the document.

17                   Again, as I mentioned, there are really  
18 different components to the B-2 district. The  
19 northerly section with the larger tracts, larger  
20 depth, are very different, low-rise campus type  
21 environment, very different from the southerly  
22 section, where again with the exception of the 111  
23 Sylvan Avenue, most of the properties are on smaller  
24 lots, which have fairly limited depth, and they don't  
25 have basically the large sprawling areas with front

1 lawns and so forth.

2 I think again the low-rise form of  
3 those campuses are appropriate in that northerly  
4 section, considering the residential neighborhood  
5 located directly behind it to the west, as well as  
6 the depth and frontage of each of these properties.

7 I do believe that a more intensive  
8 development scheme in the form of taller buildings  
9 would be challenging to implement in this northerly  
10 section, without creating detrimental impacts on the  
11 residential areas. Consequently, this northerly  
12 scheme of the B-2 in our minds remains appropriate.

13 Again, the southerly segment, the major  
14 property is the property which was approved for the  
15 LG headquarters by the Zoning Board. In addition to  
16 the small lots to the north, some of which may have  
17 some assemblage potential, these properties, as  
18 mentioned, small lots, limited depth, and they to the  
19 west also abut, not the east but to the west on  
20 Sylvan Avenue, abut residential uses. Meanwhile, the  
21 lands which are the subject lands along the easterly  
22 frontage of Sylvan Avenue are located away from  
23 residential properties. And probably the only  
24 portions of the B-2 district in the town or any of  
25 the B districts, other than perhaps B-4 that are

1 located away from residential uses, which suggests  
2 that they're able to accept taller buildings.

3           Among the other reasons to explore the  
4 potential for taller buildings, No. 1, with respect  
5 to the largest 27-acre site, again, it is highly  
6 irregular in shape, has very limited depth in the  
7 northerly half of the lot, and it's difficult to  
8 basically place a building within the limits of the  
9 current height requirements and a building that's  
10 going to attract a major corporate user, which is in  
11 part the intent of the district.

12           Another reason to explore the potential  
13 for taller buildings within this segment is growing  
14 evidence, if you basically look at trends throughout  
15 the state, that low-rise single user corporate  
16 campuses with expansive parking fields are now  
17 largely out of favor within this state. And you'll  
18 see that taller buildings with open floor plans with  
19 more cutting-edge modern architecture and views are  
20 highly valued by high tech companies and large  
21 corporations alike. They're also preferred by the  
22 next generation of workers, who are more likely to  
23 live in or near urban areas.

24           There's also a growing interest in the  
25 sustainability benefits of taller development due to

1 the ability to maximize natural light, reduce  
2 impervious coverage, and provide greater amounts of  
3 open space. And, again, this is all relative to your  
4 existing B-2 zone.

5 And the other thing to consider is, for  
6 suburban locations such as Englewood Cliffs to  
7 capture modern corporate office users, you are well  
8 aware that you compete with other locations within  
9 the state and other locations, quite frankly, along  
10 the Hudson River waterfront or the East River  
11 waterfront. You're competing with Manhattan, you're  
12 competing with Brooklyn, you're competing with Jersey  
13 City, you're competing with Hoboken. And a common  
14 thread between these locations and the ability to  
15 accommodate taller buildings, again, many of which  
16 offer views, city views, harbor views, and river  
17 views.

18 And other Bergen County communities and  
19 some Hudson County communities have already  
20 capitalized on this view potential to attract  
21 development. Fort Lee, Hoboken, Jersey City, there  
22 are numerous examples of buildings that are  
23 20 stories, in some cases 40 stories tall, that have  
24 attracted new development and have done so with  
25 zoning with appropriate controls in place, even

1     though those taller buildings are relatively close to  
2     areas where the buildings do not have the same level  
3     in terms of the absolute height and number of stories  
4     of the building.

5             We see no reason why the borough, as a  
6     community, cannot pursue taller office development in  
7     order to attract a major global headquarters such as  
8     LG. Provided that it furthers the welfare of the  
9     community, is accommodated without causing  
10    substantial detrimental impacts on the community.

11            So we believe a new overlay designation  
12    in your Master Plan and ultimately your zoning would  
13    be a valid approach to facilitating taller buildings  
14    on the subject properties and will also effectuate  
15    some of your other Master Plan goals and objectives  
16    regarding improved buffer and aesthetic requirements  
17    for this portion of Sylvan Avenue, one of which being  
18    a lot more open space can be provided.

19            Again, the primary purpose of the new  
20    Overlay Zone would be to provide an optional  
21    regulatory scheme which allows for office buildings  
22    up to eight stories in height for properties that are  
23    25 acres and for smaller six stories and lower height  
24    buildings for other assemblages of five-acre or more  
25    in the northerly segment.

1 I think Figure 5 -- do we have Figure  
2 5?

3 MS. LEHENY: Yes.

4 MR. PHILLIPS: Yes.

5 Again, this just shows the proposed  
6 Corporate Office Overlay Zone, which is crosshatched  
7 in red around the orange boundaries.

8 And also I think on Table IV would be  
9 the overlay standards that we would be recommending  
10 at this point in time, many of which are part and  
11 parcel with the already adopted B-2 Overlay District;  
12 however, we are recommending a number of proposed  
13 enhancements to that zoning.

14 We're suggesting that the required  
15 buffer to the residential area to the south be  
16 increased from 100 to 125 feet.

17 We are proposing that the minimum  
18 frontage for the Overlay Standard No. 2 be increased  
19 to 2,000 feet to reflect the existing condition of  
20 Block 207, Lot 6.

21 And we are making several other  
22 modifications that would encourage green building  
23 techniques and the provision of outdoor common space  
24 for employees.

25 And, again, there may be other

1 enhancements, if this gets to the stage of a new  
2 zoning, there may be other enhancements that could be  
3 part of this new zoning as well.

4 So as an Overlay Zone, again,  
5 individual properties would have the option of  
6 pursuing the underlying B-2 zoning or the C, the  
7 Corporate Office Overlay Zoning, again, if such a  
8 scheme is adopted by the governing body.

9 And, again, the intent of the overlay  
10 is to encourage well planned office developments,  
11 corporate office developments on large tracts in  
12 place of what I characterize as a piecemeal approach,  
13 which is allowed under the B-2 zone, which is very  
14 small lots with minimum frontage along Sylvan Avenue.

15 Can you go back to Figure 5?

16 So the Draft Master Plan document also  
17 discusses the benefits of the corporate office  
18 overlay district. When compared to B-2, which is the  
19 as of right development, the overlay allows for  
20 increased setbacks, open space and buffers.

21 Also, since the floor area can be  
22 provided in taller buildings or taller building  
23 envelope, there is a positive tradeoff in terms of  
24 the impacts to the balance of the site. For example,  
25 the percentage of the site covered by impervious

1 surfaces can be cut significantly than what currently  
2 exists on the property and what you can do under the  
3 B-2 zoning.

4 The building coverage can be reduced  
5 from the current requirement of I think, as I  
6 mentioned, 33 1/3 percent to roughly about 15 to  
7 20 percent of the site.

8 From an impact standpoint, I think the  
9 properties can sustain taller buildings, as they are  
10 significantly removed from residential areas located  
11 across Sylvan Avenue to the west. We also now are  
12 recommending the 125-foot buffer to the residences  
13 and the residential zone to the south.

14 The draft document outlines a number of  
15 the borough's Master Plan goals, which will be  
16 addressed as part of this amendment.

17 Objective one: Maintaining and  
18 enhancing the attractive and established character of  
19 Englewood Cliffs in both its residential and  
20 nonresidential areas.

21 Objective two: To promote and protect  
22 environmentally sensitive areas, including wetlands,  
23 flood-prone areas, deep slopes, areas of stream and  
24 other vegetative cover.

25 Objective seven: To encourage action

1 to guide the appropriate use of development of lands  
2 in Englewood Cliffs in a manner which will promote  
3 the public health, safety, morals and general  
4 welfare.

5 Objective 18: To continue to maintain  
6 adequate buffer areas separating residential areas  
7 from nearby nonresidential uses.

8 And lastly Objective 19, which is: To  
9 upgrade and improve the business areas of the  
10 community, where appropriate, by providing off-street  
11 parking, upgrading landscaping, signage, and street  
12 fixtures in a comprehensive and coordinated manner.

13 And, lastly, there are a number of  
14 purposes of the municipal land use statute, at least  
15 five that we have outlined that we believe this  
16 Master Plan Amendment would advance.

17 Purpose A, which mirrors one of the  
18 purposes and objectives that I just read from your  
19 Master Plan.

20 Purpose C, to provide adequate, light,  
21 air and open space, as I mentioned.

22 Purpose G, to provide sufficient space  
23 and appropriate locations for a variety of uses,  
24 including commercial and open space in order to meet  
25 the needs of the state's citizens.

1                   And purposes I and J, to promote a  
2 desirable visual environment through creative  
3 development techniques and good civic design and  
4 arrangement.

5                   And also purpose J, again, to promote  
6 open space and also to prevent urban sprawl and  
7 degradation of the environment through the improper  
8 use of land.

9                   So I think that essentially covers the  
10 draft document per se. So what you have before you  
11 is a proposed amendment to the Land Use Element of  
12 the Master Plan advocating this change, this overlay  
13 designation for roughly 40 acres, that would permit 6  
14 to 8 story buildings, with other comparable  
15 standards. Again, provided that a discrete set of  
16 controls with regard to lot size, frontage, coverage  
17 setbacks and buffers are met.

18                  Before I turn the presentation back to  
19 the Chair, there's one final issue that I'd like to  
20 just address. And let me start by saying I do read  
21 the papers and I go on the Internet. And I recognize  
22 that LG's development project has been controversial  
23 and that various individuals and groups have called  
24 upon LG to scale back on its building heights.

25                  By the same token, I recognize that

1 this evening's proceedings do not directly deal with  
2 LG's particular development approval, but I do  
3 recognize that if the Planning Board does adopt this  
4 Master Plan Amendment, it will be advocating a land  
5 use policy position that would allow a building or  
6 buildings along a relatively short stretch of Sylvan  
7 Avenue that could rise above the existing treeline of  
8 the Palisades Interstate Park Commission lands  
9 located west of the Palisades cliffs.

10 I understand that the Palisades  
11 parklands and the historic cliffs constitute an  
12 important open space and scenic resource. And I  
13 suspect this evening that you may well hear from the  
14 public regarding potential impacts to the historic  
15 parklands and especially as viewed from across the  
16 river.

17 I also recognize that the borough's  
18 desire to attract viable corporate office development  
19 along its primary business corridor and to foster the  
20 redevelopment of what is a large and presently  
21 unproductive tract are absolutely legitimate planning  
22 objectives, as are the significant economic and  
23 fiscal benefits that will accrue to residents and  
24 businesses of Englewood Cliffs.

25 I am also aware that there's a

1 difference of opinion in terms of the how many levels  
2 of an eight story building will be visible above the  
3 treeline. Suffice it to say, however, that an eight  
4 story building will at least be partially visible  
5 from certain vantage points across the Hudson River.

6 I would also like to remind the board  
7 and the public that what's being proposed here is  
8 eight story buildings, it's not a 20 story building,  
9 it's not a 40 story building, it's an eight story  
10 building, it's not buildings of 20 to 40 stories that  
11 are going to tower above the existing treeline.

12 So while you as a board in my  
13 professional opinion are under no obligation to  
14 maintain the building envelope below the treeline, I  
15 don't think you have an obligation to do that, you  
16 can hear from the public this evening and you can  
17 decide the extent to which any breaching of the  
18 treeline impacts this historic resource and you can  
19 weigh that, you can weigh that against all of the  
20 benefits that would accrue to the Englewood Cliffs  
21 community, if this proposed Master Plan amendment is  
22 adopted.

23 Just a few concluding points.

24 Just so that we're clear, the Draft  
25 Master Plan Amendment affects largely private

1 properties that are located 1,000 feet or more west  
2 of the cliffs, though they are in relatively close  
3 proximity to the Palisades Interstate Parkway and the  
4 associated park property on the other side.

5           Second: And this is just as a point of  
6 information as I went through your Master Plan  
7 documentation, the Palisades Interstate parklands  
8 account for over 25 percent of the total land area in  
9 the Borough of Englewood Cliffs, which is a  
10 significant amount of property within a single  
11 municipality devoted to a single park use.

12           Third: While the existing view shed of  
13 the Palisades remains largely pristine north of the  
14 bridge, let's say, there are examples of development  
15 that is visible from the New York City side,  
16 including a number of buildings in Fort Lee to the  
17 south as well as some structures to the north.

18           Fourth: While the Draft Master Plan  
19 Amendment advocates up to eight story buildings,  
20 under certain conditions, these heights are intended  
21 to be permissive and not mandatory. In other words,  
22 a property owner could still build less than eight  
23 stories under the proposed overlay scheme.

24           And lastly, so far as precedent goes, I  
25 don't believe that there are any other realistic

1 opportunities in Englewood Cliffs to advance either  
2 Master Plan or zoning schemes at comparable building  
3 heights as what are being proposed for the subject  
4 properties. And that's based on my review of  
5 existing conditions, ownership patterns, and existing  
6 development patterns as I previously discussed, or at  
7 least I would say there are no other planning  
8 opportunities that I could support as a Professional  
9 Planner at this time to basically advocate the same  
10 type of heights elsewhere within the Borough of  
11 Englewood Cliffs. And since this is the community I  
12 represent, I can't speak to other communities to the  
13 north, which I haven't studied and which I don't  
14 represent.

15 So at this point, thank you, everyone  
16 in the public, for your indulgence. I'd like to  
17 basically at this point open it up. I'll entertain  
18 any questions that any of the board members may have,  
19 before, Mr. Chairman, you open it up to the public.

20 Thank you.

21 (Applause.)

22 ACTING CHAIRMAN DOOLY: Thank you,  
23 Paul.

24 Any questions from the board?

25 Nick.

1 MR. NIKOW: Mr. Phillips, thank you for  
2 your presentation.

3 You mentioned earlier that this was the  
4 most desirable form of development --

5 AUDIENCE VOICES: Louder.

6 MR. NIKOW: You mentioned that this is  
7 the most desirable form of development for this zone.

8 Did you study any other alternatives or  
9 options, and why did you conclude that this would be  
10 the optimal solution?

11 MR. PHILLIPS: Well, if you look at the  
12 existing development pattern in the terms of the  
13 building that was most recently and still is in part  
14 located on the property, you'll see basically an  
15 older, what I think is an outdated-type building  
16 which is a low-rise building and uses up a large  
17 portion of the site.

18 In order to get floor area, which is  
19 allowed under your zoning, you have to have squatter  
20 buildings. It also has some distribution space in it  
21 and, quite frankly, it's probably at the end of its  
22 useful life functional.

23 With regard to other office  
24 alternatives -- and also, as I mentioned, has limited  
25 depth for about the northerly half of the lot.

1                   So it really lends itself, given the  
2 shape of the property, the subject property is long  
3 and narrow, particularly 111 Sylvan Avenue property  
4 lends itself to the type of development that is  
5 oriented along where the major portion of the  
6 building would basically run north/south to basically  
7 fit the lot per se.

8                   And, again, as I mentioned, what I'm  
9 finding throughout both my private and public sector  
10 work throughout the state is that major corporations  
11 are looking for office buildings that have functional  
12 floor plates with basically open floor plans, light,  
13 and they like to go up in the air because they like  
14 the benefit of views, and there are some things you  
15 can do with more open space on the property, green  
16 architecture and the like, and for the other reasons  
17 that I mentioned.

18                   So I think a taller fit for this area  
19 and particularly the larger 27-acre property, a  
20 taller fit for office development makes sense than a  
21 more squatter-type layout.

22                   ACTING CHAIRMAN DOOLY: Any other  
23 questions?

24                   Paul, I would like to ask one. I've  
25 always heard of the wetlands at 111 Sylvan. How much

1 ago acreage or percentage of that property is?

2 MR. PHILLIPS: It's not a lot and there  
3 are a couple of scattered locations. I had the  
4 opportunity to review the filed plans for LG's  
5 application before the Zoning Board and they do show  
6 on the existing conditions map the wetlands. It's  
7 scattered in a number of areas. It's a very small  
8 percentage of the site per se.

9 As you're well aware, Mr. Chairman,  
10 wetlands are regulated by the state DEP, and any  
11 developer would have to basically honor those rules  
12 and regulations, but I don't see it as a major  
13 impediment to development of the area.

14 ACTING CHAIRMAN DOOLY: Okay. Any  
15 other questions?

16 MR. DUFFY: Yes.

17 Mr. Phillips, thank you for your  
18 presentation. Can you just comment on LEED  
19 certification in the work that you do and what impact  
20 that has, in your assessment, of developing any  
21 property with regards to regulation that LEED puts in  
22 front of you as far as looking at future development  
23 for land?

24 MR. PHILLIPS: Well, the LEED stands  
25 for Leadership in Energy and Environmental Design,

1 and the U.S. Green Building Council is the agency  
2 that you would go to for LEED certification.

3           There's also ways in which to meet some  
4 of the LEED criteria and some of the sustainability  
5 benefits of building design without actually going  
6 for the LEED certification, there's a number of  
7 different levels of LEED, there's gold, there's  
8 silver, there's platinum, and ultimately, there are  
9 no requirements in your current zoning ordinance at  
10 this time, but certainly, again, it's been my  
11 experience both on the public and private sector side  
12 that a lot of the major corporations that are  
13 building new headquarters facilities throughout the  
14 State of New Jersey are seeking some form of LEED  
15 certification or at the very least, even if they're  
16 not, they are seeking to establish as part of their  
17 project certain of the criteria that would score  
18 points as part of the LEED certification.

19           AUDIENCE VOICE: Excuse me, can you use  
20 the microphone?

21           MR. PHILLIPS: It's a point system  
22 where you accumulate a certain number of points by  
23 doing things, everything from solar to green roof  
24 and, you know, recycling materials and there's all  
25 kinds of other good things.

1 MR. DUFFY: Thank you.

2 MR. PHILLIPS: You're welcome.

3 ACTING CHAIRMAN DOOLY: All right.

4 Before we open this to the public, we did a quick  
5 calculation on how many people want to speak, and  
6 we're going to have to limit to three minutes or  
7 we'll be here all night basically. We're going to be  
8 doing the residents first.

9 Excuse me if I do not get your name  
10 correctly.

11 MR. NIKOW: Mr. Chairman?

12 ACTING CHAIRMAN DOOLY: A motion to  
13 open to the public?

14 MR. NIKOW: A point of order. Just to  
15 make sure that you emphasize that this is comments on  
16 the planners comment's or statements only. This has  
17 nothing to do with the specificity of the LG  
18 application, I would just like to make sure that is  
19 emphasized.

20 ACTING CHAIRMAN DOOLY: Thank you.

21 MR. CHINMAN: Motion to open to the  
22 public.

23 MR. TROVATO: Second.

24 MR. D'ARMINIO: Mr. Chairman, may I put  
25 my objections on the record at this point?

1                   ACTING CHAIRMAN DOOLY: Not at this  
2 point.

3                   MR. KATES: You'll have an opportunity,  
4 we want to get to the public.

5                   ACTING CHAIRMAN DOOLY: Could you give  
6 your name and address, please.

7                   MR. CHAPLER: My name is Harold  
8 Chapler. I live at Six Ellington Place. I've lived  
9 there 54 years. I'm a Korean War vet.

10                   (Applause.)

11                   MR. CHAPLER: In fact, I joined within  
12 a month of the invasion of South Korea, spent three  
13 years in the Army.

14                   In the 54 years, there probably isn't  
15 30 days that I didn't go down and enjoy the pathways  
16 and the roadways along the Palisades. I also go to  
17 the Cloisters at least four times a year, twice in  
18 the spring and twice in the fall.

19                   And when you go to the Cloisters, you  
20 can go to the west balcony and you get a marvelous  
21 view of the treasure of Englewood Cliffs. There's  
22 also, if you go to the Cloisters, you note that there  
23 are two miles opposite Englewood Cliffs that there  
24 are no New Yorkers living, no one is living there,  
25 it's Inwood Park and Fort Tryon, there's no housing

1 there, the housing begins at Fort Lee.

2 You'll pardon me, I'm an old man, and I  
3 can't go extempo, let me read what I've written.

4 As stated on Page 1, the purpose of the  
5 new Master Plan for Englewood Cliffs is to encourage  
6 modern corporate office development. The first  
7 question that must be asked is: Do the citizens of  
8 our borough want the maximum development possible,  
9 which would increase traffic congestion, initiate  
10 demands for multi-family housing, and burden us with  
11 overwhelming corporate structures, or, do those  
12 citizens want us to continue to host good corporate  
13 citizens who build headquarters that blend into their  
14 tastefully landscaped environments and cause a  
15 minimum disturbance of existing traffic problems?

16 The decision should not be appropriated  
17 by a small group of board members, without the  
18 specific consent of the citizens they represent.

19 We citizens have lived happily with the  
20 small town, relaxed, everybody-knows-everybody-else  
21 atmosphere of our town, and to change this atmosphere  
22 to one of bustling congested modern corporate office  
23 culture may not be to the taste of the majority.

24 I suggest that before a vote be taken  
25 on the proposed Master Plan, a referendum should be

1 taken among all the residents of our borough--

2 (Applause.)

3 MR. CHAPLER: -- preceded by a letter  
4 by a proponent of the zoning changes and one by an  
5 opponent of the changes, to determine what our  
6 citizens' preferences are.

7 Before that poll has been taken, all  
8 permits and promises that allow construction beyond  
9 that allowed before the LG variance request was made  
10 should be rescinded. It is not a reasonable use of  
11 the borough's authority to give anyone a \$250 million  
12 gift without getting anything in return for the  
13 benefit of that borough's citizens.

14 This is parentheses, if the land that  
15 LG bought from Prentice Hall is worth \$50 million, by  
16 multiplying the building's permissible height  
17 restriction by four, the value of the land is  
18 increased to \$200 million. Plus an additional  
19 \$50 million for the trophy value of a sensational  
20 view of the Cloisters and Manhattan. Making the gift  
21 to LG, with no strings attached, worth \$250 million.

22 The referendum letter to all citizens  
23 of Englewood Cliffs should also include the  
24 information that our Palisades, the cliffs that have  
25 given our borough its name, this protected national

1 monument, these pristine woodlands stopped by sheer  
2 cliffs stretching northward as far as the eye can  
3 see, admired by Henry Hudson and Teddy Roosevelt,  
4 endowed by Rockefeller and Harriman, compare  
5 favorably to the White Cliffs of Dover and the Cliffs  
6 of Moher on Ireland's western sea.

7 (Applause.)

8 MR. CHAPLER: And that they would be  
9 seriously degraded by modern corporate office  
10 development.

11 And it should be mentioned that the  
12 best place from which to view our cliffs is the  
13 western balcony of the Cloisters, a short 15-minute  
14 drive from borough hall.

15 Once viewed from this balcony, the  
16 majestic Palisades, our Englewood Cliffs, are never  
17 to be forgotten. And this view from the Cloisters is  
18 more easily available to us than to 99.9 percent of  
19 all New Yorkers. It is not outside interests that  
20 gain by the view of our treasure from the Cloisters.  
21 In fact, there are no houses on the New York side of  
22 the river opposite Englewood Cliffs. There will two  
23 miles of parkland, Fort Tryon Park and Inwood Park,  
24 not a single resident, rich or poor.

25 MR. KATES: Mr. Chairman, we're well

1 beyond three minutes. How much more do you have?

2 MR. CHAPLER: I have one more page  
3 equal to what I just said.

4 MR. KATES: I would ask you, if you can  
5 defer, if you've got something in writing, you can  
6 present it to the board, and --

7 MR. CHAPLER: Why don't we take a vote  
8 among the citizens here?

9 MR. KATES: Because the citizens can't  
10 run this meeting, the board does.

11 MR. CHAPLER: You're going to cut me  
12 off?

13 MR. KATES: I'm afraid I have to, but  
14 please submit your comments.

15 MR. CHAPLER: No, I want to say it in  
16 public or forget about it.

17 MR. KATES: All right. Then you'll  
18 have to forget about it.

19 MR. CHAPLER: Okay.

20 ACTING CHAIRMAN DOOLY: Thank you, sir.

21 Enid Chapler.

22 Enid Chapler, No. 2.

23 Joe Favaro.

24 MR. CHAPLER: Enid Chapler, you were  
25 called. Where are you?

1 MS. CHAPLER: I cede my time to Harold.

2 MR. CHAPLER: Get up there and say it.

3 MS. CHAPLER: I cede my time to Harold.

4 ACTING CHAIRMAN DOOLY: Thank you.

5 Joe Favaro, please.

6 MR. KATES: Mr. Chapler, you've got  
7 three more minutes.

8 MR. CHAPLER: Thank you very much.

9 I really appreciate the civility, I  
10 really do.

11 MR. KATES: Thank your wife.

12 MR. CHAPLER: I'm glad they wrote that  
13 down, I didn't know.

14 Also please note that except for a  
15 brief meaningless disclaimer on page 19 that the  
16 proposed new Master Plan does not affect the  
17 Palisades in any way, nowhere in the presentation is  
18 the denigration of our national monument noted.

19 Can you imagine a Master Plan calling  
20 for a corporate headquarters on top of the White  
21 Cliffs of Dover, in England, or on the Cliffs of  
22 Moher in Ireland, on the top of the Cinque Terre in  
23 Italy, not creating a national outrage? How can the  
24 producers of our plan be so unaware or lacking in  
25 national pride and patriotism that they take no

1 notice of the potential degradation of the national  
2 monument?

3                   The Englewood Cliffs Planning Board, I  
4 think, has acted hastily contracting for the  
5 presentation and probable adoption of this  
6 retroactive new Master Plan to accommodate the  
7 building schedule of a very large and power company.  
8 The board has not represented the citizens of  
9 Englewood Cliffs. The board has served LG and given  
10 citizens reasons that don't make sense.

11                   Reason one, that only outside interests  
12 across the Hudson gain by maintaining the integrity  
13 of our national monument.

14                   The truth is that the Cloisters is a  
15 15-minute ride from borough hall or an hour walk  
16 across the bridge up Fort Washington Avenue. It's  
17 more easily available to us than 99.9 percent of New  
18 Yorkers.

19                   Reason two, that if LG is not allowed  
20 to build to the height it wants it will abandon the  
21 property and the borough will be forced to build  
22 multi-family and affordable housing.

23                   The opposite is true. If 1,000 new  
24 workers are employed, LG will lobby for multiple  
25 housing for those new employees.

1 Reason three, that the location of LG's  
2 building should be measured from Sylvan Avenue, some  
3 200 yards west of the proposed building's view side.

4 The true front is on Hudson Terrace,  
5 immediately bordering the Palisades Interstate  
6 Parkway property.

7 Reason four, that proper drainage, tree  
8 plantation and building standards are unique to LG's  
9 proposal.

10 The truth is that they're required for  
11 all construction, but LG's proposed extra high  
12 ceilings are not fuel efficient or up to green  
13 standards. And these extra high ceilings  
14 unnecessarily increase the height of their building.

15 Reason five, that many jobs will be  
16 created.

17 The truth is that many jobs will be  
18 created building a 30-foot high structure but without  
19 harming a national treasure.

20 That's it.

21 (Applause.)

22 ACTING CHAIRMAN DOOLY: Thank you.

23 Joe Favaro, please.

24 COUNCIL PRESIDENT FAVARO: Can I go  
25 this time?

1           ACTING CHAIRMAN DOOLY:   Yes.

2           COUNCIL PRESIDENT FAVARO:   Joe Favaro.

3           When was the last time you had a  
4 meeting with this many people?

5           ACTING CHAIRMAN DOOLY:   Never.

6           COUNCIL PRESIDENT FAVARO:   Especially  
7 with very few of them who live in Englewood Cliffs.

8           A point of information, when  
9 Rockefeller donated the property to the Palisades  
10 Interstate Parkway Commission, he took 346 acres of  
11 Englewood Cliffs, 27 percent of our town. He stated  
12 from the Fort Lee border north on Hudson Terrace to  
13 Palisade Avenue east was all Palisades Interstate  
14 Parkway property. From Palisade Avenue north to the  
15 Tenafly border on U.S. Route 9W east was all  
16 Palisades Interstate property. Everything west of  
17 that area belonged to the Borough of Englewood  
18 Cliffs. The Borough of Englewood Cliffs, represented  
19 by you the Planning Board.

20           You decide what goes on in this town  
21 zoning-wise, not people from New York, from  
22 Cresskill, from Tenafly, from Fort Lee or anyplace  
23 else. You do what the people of Englewood Cliffs  
24 want.

25           I had intended to talk about LG, but

1 since it was brought up by the gentleman prior to me,  
2 I want to mention I'm also a Korean War vet and I'm a  
3 disabled Korean War vet, 50 years in this town.

4 (Applause.)

5 COUNCIL PRESIDENT FAVARO: I also serve  
6 on the borough council. I'm the council president.  
7 I've served the Borough of Englewood Cliffs for  
8 45 years, and never have we ever taken a penny from  
9 any corporation that ever built a building in this  
10 town, let me tell you that right now.

11 Mr. Rockefeller said, when he donated  
12 the property, that no man-made edifice could be  
13 placed upon the Palisades. Right after he said that,  
14 of course the Parkway went in, that's a four lane  
15 highway, but that was okay, it went up to Bear  
16 Mountain.

17 Then he put in two gas stations, 32 gas  
18 pumps, two mini-marts.

19 Of course nothing was ever built on the  
20 Palisades, except those things.

21 We're talking about LG, a corporation  
22 worldwide known for just being a good neighbor. They  
23 want to put up a building.

24 Our Board of Adjustment approved that  
25 building. It's a good building. It's good for

1 Englewood Cliffs.

2 (Applause.)

3 COUNCIL PRESIDENT FAVARO: As you know  
4 and I know, there is no other property along this new  
5 zoning area that's more than 25 acres, except the LG  
6 property. According to the newspapers, many of the  
7 objectors keep saying, "Oh, they're going to build  
8 all these new high-rises along there."

9 Impossible. There is no other piece of  
10 land that size within the borough. Especially on  
11 Hudson Terrace, most of them are 2 or 3 acres, if  
12 they are that much. Even if you put them altogether,  
13 it wouldn't add up to 15 acres. So it's impossible.  
14 So what they're saying is not true.

15 In the newspapers again, people were  
16 taking petition signatures from bicycle riders going  
17 up 9W, saying, "Hey, you're going to have a hard time  
18 with the traffic on U.S. Route 9W, if this building  
19 goes in."

20 Well, my remark to them is very simple,  
21 ride on the Parkway, drive your bike on the Parkway,  
22 but, wait a minute, they don't allow bikes on the  
23 Parkway, do they? They don't allow anything. They  
24 got a lot of potholes, but no bikes.

25 If there's a traffic problem, the

1 police department and in the Borough of Englewood  
2 Cliffs will take care of it. We have one of finest  
3 police departments in the State of New Jersey and our  
4 guys are terrific.

5 (Applause.)

6 COUNCIL PRESIDENT FAVARO: I have  
7 something to say to the two senators from the State  
8 of New Jersey who decided that we can't build within  
9 2,000 feet. Well, I want to tell them to mind their  
10 own business, but I won't say that. Yes, I will too,  
11 but what I want to say to them is this, if they've  
12 got time to talk about Englewood Cliffs, then maybe  
13 they can pay us the \$30 million the state owes us for  
14 lost revenues that when the Palisades Interstate  
15 Parkway went in. They're supposed to pay us for our  
16 lost revenue for the last 46 years. They haven't  
17 given us \$0.10. I figured it out, \$30 million they  
18 owe us. When they come up with that, I'll talk about  
19 LG.

20 Thank you very much.

21 (Applause.)

22 ACTING CHAIRMAN DOOLY: Thank you.

23 Yvonne Favaro. Ms. Favaro.

24 MS. FAVARO: I think Joe said it all.

25 Thank you.

1                   ACTING CHAIRMAN DOOLY: Thank you.

2                   (Applause ).

3                   ACTING CHAIRMAN DOOLY: Carin Geiger.

4                   Please do not be redundant on your  
5 speeches.

6                   MS. GEIGER: Carin Geiger. I live at  
7 270 Alfred Street, and I've been a resident of  
8 Englewood Cliffs for almost 35 years.

9                   I'm not a stranger to change and  
10 welcome change, but change must be there to achieve  
11 us a better community for ourselves and our  
12 generations to come.

13                   The disparate treatment of the north  
14 and the south part of our town that we just heard  
15 about in the Master Plan in this zoning change  
16 proposal is egregious. Instead of trying to maintain  
17 the low-rise development and green area that has made  
18 the north part of this town so desirable and so  
19 beautiful, this proposal seeks to maintain and even  
20 further exacerbate the disparity.

21                   For years I have seen elections in this  
22 town where the slogan is "Keep Englewood Cliffs  
23 residential." This action is not in keeping with  
24 that goal, it is the beginning of a slippery slope  
25 that threatens the residential integrity of our

1 community.

2 Most of us who have moved to Englewood  
3 Cliffs have done so because of its unique character.  
4 It is a small community, we all know each other. We  
5 could have opted to live in Manhattan, where many of  
6 us work, but we chose not to, we chose to come here,  
7 because of its suburban nature, because of the lack  
8 of congestion, because our children could play in the  
9 streets.

10 We are not Fort Lee, we are not  
11 Hoboken, we are not Edgewater. We love our town and  
12 we love it the way it is.

13 (Applause.)

14 MS. GEIGER: I had other things to say,  
15 but basically I welcome LG and other corporations.  
16 Corporations have maintained our tax rate, but there  
17 is not a need to change the zoning to accommodate  
18 higher rise dwellings to attract and keep  
19 corporations in our town.

20 I urge the Planning Board to please  
21 reject this zoning change.

22 The last time that I remember an uproar  
23 in this town was many years ago on the same property  
24 with Scholastic and Cali, and it was because of the  
25 outrage of the community that that plan was rejected.

1 That area did not go vacant, it got developed, we got  
2 our rateables, and the community was maintained as we  
3 all love it.

4 I urge you to please preserve the  
5 character of our town and not to begin to turn it  
6 into something that we all don't want.

7 Thank you.

8 (Applause.)

9 ACTING CHAIRMAN DOOLY: Thank you.  
10 Martin Geiger.

11 MS. GEIGER: Pass.

12 Carrol McMorrow.

13 COUNCILWOMAN McMORROW: Pass.

14 ACTING CHAIRMAN DOOLY: Mary O'Shea.

15 MS. O'SHEA: I'm Mary O'Shea, 12 Irving  
16 Avenue, Englewood Cliffs.

17 I'm speaking tonight because I for one  
18 as a resident have attended and had attended in the  
19 past the Board of Adjustment meetings when the  
20 approval for 111 Sylvan Avenue took place. And I did  
21 speak at that meeting, and I did raise my objection  
22 to the height of the building.

23 Other considerations were made, and I  
24 know the Board of Adjustment tried to do what they  
25 felt was best, and I'm not criticizing anybody for

1 their actions, but I do believe the building is too  
2 high. I still believe that.

3 I am a union person. My husband was a  
4 fireman, a union member. My father was a stationery  
5 engineer and other family members are union members.  
6 They're also veterans. My father was in the navy for  
7 20 years. My uncle was in the navy for 20 years. My  
8 other uncle was killed in World War II and got a  
9 Purple Heart, and I have four other uncles in the  
10 service. My husband was a marine. So we're talking  
11 at citizenship, we're all good citizens. And I  
12 appreciate everybody's efforts on the Planning Board  
13 and on the council for trying to do what everything  
14 thinks is best, but I do find objection to the  
15 planner's comments regarding what new buildings need  
16 to be for high tech and biotech and new employees,  
17 and it makes me fear that this is the first lynchpin  
18 of many buildings that might be coming down the road  
19 in time to follow that will meet this same standard.

20 I would prefer to see a low building on  
21 the property. The jobs would be the same, the  
22 development would be the same, and the rateables  
23 would be the same.

24 (Applause.)

25 MS. O'SHEA: The only thing that would

1 be different would be the CEO of LG would not be able  
2 to look out the penthouse and see the George  
3 Washington Bridge.

4 (Applause.)

5 ACTING CHAIRMAN DOOLY: Thank you.

6 (Applause.)

7 ACTING CHAIRMAN DOOLY: Janice Foranti  
8 (phonetic).

9 MR. NIKOW: Mr. Chairman, just a quick  
10 question for you, and maybe avoid a lot of repetition  
11 with the comments. I know that the planner talked  
12 about the height of buildings in the proposed Overlay  
13 Zone as to why they'd be desirable and more  
14 competitive, maybe if he could just go over that one  
15 more time for the public sector?

16 AUDIENCE VOICE: No, we don't need  
17 that.

18 AUDIENCE VOICES: No.

19 ACTING CHAIRMAN DOOLY: No, we're going  
20 to have to move along. Thank you.

21 AUDIENCE VOICES: No, no.

22 ACTING CHAIRMAN DOOLY: Janice.

23 MS. FORANTI: Mr. Favaro summed up  
24 everything I was going to say and he said it.

25 ACTING CHAIRMAN DOOLY: Thank you.

1 Margo Moss.

2 Are you out there?

3 MS. MOSS: Yes.

4 I'm going to turn my time over to

5 Mr. D'Arminio. I'll turn my time over to

6 Mr. D'Arminio, who will speak on my behalf.

7 ACTING CHAIRMAN DOOLY: You're not a

8 resident, sir.

9 MR. D'ARMINIO: Ms. Moss is my client.

10 MR. KATES: When did that happen?

11 MR. D'ARMINIO: With the complaint.

12 MR. KATES: I understood that you did

13 not represent Ms. Moss.

14 MR. D'ARMINIO: It's in the caption. I  
15 want to put my objections on the record.

16 MR. KATES: Wait a second, but you  
17 can't.

18 MR. D'ARMINIO: We were told that as  
19 attorneys we didn't have to sign in, so I haven't  
20 even signed in.

21 MR. KATES: You'll have the opportunity  
22 to speak, but using Ms. Moss as your client, when I  
23 know that's not the case --

24 MR. D'ARMINIO: She is a client.

25 MR. KATES: If she is your client, then

1 you have her three minutes.

2 Do you represent anybody else tonight?

3 MR. D'ARMINIO: Yes, I told you, I  
4 represent Scenic Hudson, New York New Jersey Trail  
5 Conference, the New Jersey Federation -- how's this?

6 MR. KATES: Tell us the names of the  
7 residents you represent.

8 MR. D'ARMINIO: Margo Moss and Jacob  
9 Franke, and those are our members in our complaint.

10 MR. KATES: Okay, I recognize the name  
11 now.

12 MR. D'ARMINIO: Well, also --

13 MR. KATES: I don't want to break up  
14 your time, because you represent both residents and  
15 nonresidents, and you're entitled to three minutes  
16 for that representation.

17 MR. D'ARMINIO: Well, at least I'd like  
18 to use Ms. Moss' time, because I have her as a  
19 witness on a case that I want to present. I mean,  
20 what is happening here today? Do I get to put on --

21 MR. KATES: We're trying to manage a  
22 large group that is here to voice their positions.

23 MR. D'ARMINIO: Do I get a chance to  
24 put on the expert witnesses, the witnesses that I  
25 have? Do I get that opportunity?

1 MR. KATES: You will have that  
2 opportunity.

3 MR. D'ARMINIO: Well, then I'll let Ms.  
4 Moss -- I don't know if I'm going to actually get it,  
5 so I'll let Ms. Moss speak.

6 MR. KATES: That's all right.

7 MR. D'ARMINIO: Let me just get the  
8 objections on the record.

9 MR. KATES: Let's follow the procedure  
10 that the board has established. You'll have an  
11 opportunity.

12 Ms. Moss, do you want to begin, please.

13 MS. MOSS: I live at 467 Summer Street,  
14 Englewood Cliffs. I've been a resident in Englewood  
15 Cliffs for four decades, and I lived on Summit Street  
16 in Englewood Cliffs.

17 Personally I am a hiker and I belong to  
18 the Appalachian Mountain Club. I lead hikes on the  
19 Palisades. I've led them for about ten years. I'm  
20 very familiar with the trails. And I also organize  
21 the three-year now meet-up cleanup on the trails of  
22 the Palisades, which meets once --

23 (Applause.)

24 MS. MOSS: The best people do that.

25 I just want to speak mainly about --

1 most people, my fellow residents have said what I  
2 wanted to say. I would like to speak about the  
3 quality of life in the town.

4 The quality of life in the town has  
5 been wonderful. I've had a wonderful four decades  
6 here. The town is relatively peaceful. The issues  
7 have not been too contentious and people have handled  
8 it wonderfully.

9 I'm concerned about tonight's meeting  
10 and what's on the agenda, because of the impact of  
11 the quality of life in our town with respect to the  
12 traffic mostly.

13 As it is now, there are many times  
14 during the day, morning, sometimes morning, not even  
15 rush hour, evening, midday, where the traffic is  
16 very, very congested, and that would be on 9W.  
17 Hudson Terrace has many, many, many bikers, and they  
18 have a bike lane there now I believe. And if there  
19 are more population, more action here, I believe that  
20 traffic will be impacted to the point where it will  
21 be almost impossible for people to maintain a quality  
22 of getting neighbors, residents, people from  
23 out-of-town getting to various places within the  
24 town, and also it will impact the bridge traffic, the  
25 George Washington Bridge traffic. That's my main

1 concern.

2 And the other concern is just about the  
3 rateables. The taxes just seem to go up all the  
4 time, it's just my imagination.

5 And I just want to say one more thing  
6 with regard to the corporations.

7 LG has been here, as the mayor has  
8 stated, for 25 years, and they've been wonderful  
9 neighbors and they've contributed to the town. And I  
10 don't personally have any objection to LG at all,  
11 just the height, as we know. And I think, though,  
12 for a corporation of their status and their history  
13 of being so innovative, I feel that they should take  
14 some responsibility and be even better, better  
15 neighbors with their new building and contribute a  
16 little bit more to the town and I would expect that  
17 of them. And I think that, from what I know about  
18 Korea, which is not a lot, it is a wonderful country,  
19 with fabulous, many, many world heritage sites are in  
20 Korea and the Koreans are fierce environmentalists,  
21 and I think they would do the same as we are doing  
22 now, I believe they would honor the building there  
23 and they would honor what we would honor with regard  
24 to the Palisades.

25 ACTING CHAIRMAN DOOLY: Thank you, Ms.

1 Moss .

2 MS. MOSS: That's it.

3 (Applause.)

4 ACTING CHAIRMAN DOOLY: Robert Kim.

5 MR. R. KIM: Ladies and gentlemen --

6 MR. KATES: Mr. Kim, face us, face the  
7 board.

8 MR. R. KIM: It is my honor to have a  
9 chance to make a short speech.

10 I have been U.S. citizen about  
11 40 years, and I have been a resident in Englewood  
12 Cliffs about five years. I'm living now at 85 Arthur  
13 Avenue in Englewood Cliffs.

14 I heard many good people talking about  
15 beauty, aesthetic value of this project.

16 I have three engineering degrees,  
17 including doctoral degree in nuclear engineering. I  
18 have devoted a lot in nuclear reactor industry,  
19 Westinghouse, as well as combustion engineering. So  
20 I have the job to say something, because I'm not just  
21 a basically Asian but I'm Asian American and I love  
22 this country, I love this town.

23 When I heard about many people say,  
24 they keep saying that, the people in front of board  
25 members, does not take care of the beauty of the

1 city. That means they're talking aesthetic value,  
2 tree height and the building going above the trees.

3 Where they are talking about, the  
4 people, they're not considered beauty, that's not  
5 true. The people sitting over here, as far as I am  
6 concerned, they have considered all the value,  
7 economic value, the value of development and the  
8 aesthetic value and they decided as the best way, let  
9 the leaders of the corporation make a building.

10 The way I understand, this is not wrong  
11 or right, there's not judgment value, this is opinion  
12 of the people. The beauty of the city, the beauty of  
13 the city, the beauty is no judgment value, is  
14 something that's only the beauty is in the eyes of  
15 the beholder, depending on who look at it, which one  
16 is the beauty or which is not beauty.

17 To me eventually when there is no  
18 reason why New Jersey have to be built like New York  
19 City. To me high-rise building looks beautiful. So  
20 this is only opinion, not absolute right or wrong.

21 And I think the people over here is not  
22 just the people, they are representing Englewood  
23 Cliffs, the people of Englewood Cliffs. Therefore,  
24 their opinion is the opinion of Englewood Cliffs.  
25 And I can see many people here, they didn't pay tax

1 and living over here. And this matter should be left  
2 to the City of Englewood Cliffs, who pay taxes as  
3 well as their representative, that's just the thing.  
4 I appreciate their concern, but decision should be  
5 made by their own, Englewood Cliffs people and the  
6 not any other people. We appreciate their opinion,  
7 but this is opinion, nothing else.

8 Thank you very much.

9 ACTING CHAIRMAN DOOLY: Thank you for  
10 your comments.

11 (Applause.)

12 ACTING CHAIRMAN DOOLY: Rick Sabato.

13 Nonresidents, if you give your address  
14 and your affiliation, please.

15 MR. SABATO: Thank you.

16 Okay. I'm Rick Sabato. I'm the  
17 president of the Bergen County Building Construction  
18 Trades.

19 I reside in Westwood, a lifelong  
20 resident of Bergen County.

21 AUDIENCE VOICE: He's not a resident.

22 MR. KATES: We're on the nonresidents.

23 MR. SABATO: I said I'm a lifelong  
24 resident of Bergen County.

25 I represent hundreds of tradespeople

1 that live in Englewood Cliffs. I waited my turn.

2 When I came in here today, I thought,  
3 you know, the press is going to be on the sides, and,  
4 you know, all of a sudden things change, but...

5 ACTING CHAIRMAN DOOLY: Rick, could you  
6 hold the mic closer to you.

7 MR. SABATO: Okay.

8 I represent hundreds of tradespeople  
9 that live in Englewood Cliffs. They want me to  
10 represent them tonight here to speak on the amendment  
11 on the height.

12 Listen, we have 70 municipalities in  
13 Bergen County. We all believe in home rule. That's  
14 all we believe in, in Bergen County. 70  
15 municipalities, everybody loves their town.

16 Englewood Cliffs is a beautiful town.  
17 I wish I could afford to live in Englewood Cliffs.

18 I would just like to say thank you for  
19 the board to let me speak here tonight on behalf of  
20 my members that have struggled to provide for their  
21 families in the last five years.

22 I think the new business outreach,  
23 look out for the increase in the heights, like the  
24 planner said, a lot of these new modern buildings,  
25 you have to put a lot of HVAC systems in, a lot of

1 upgrade systems, so you need the height on the  
2 floors. This is a LEED Platinum building that are  
3 out coming in the future. So trying to reduce the  
4 footprint of the land use is critical to get those  
5 LEED Platinum buildings.

6 And I'd like to reach out, I mean, I've  
7 been through the park. I wish these people who love  
8 their treasures so much, that they would put the  
9 money into the park like they're putting into  
10 fighting the board over here.

11 (Applause.)

12 MR. SABATO: Because I'm going to put  
13 it out. We do Rebuilding Together, we've been doing  
14 it for 23 years, for people in need in Jersey City,  
15 in Bergen County, we do it all the time. I'm going  
16 to volunteer my guys' time to come and help the  
17 Palisades redo stuff in the Palisades Park what they  
18 need to do. That's my pledge to the people here.

19 Thank you.

20 (Applause.)

21 ACTING CHAIRMAN DOOLY: Excuse me, I  
22 made a slight mistake, there's a couple of residents  
23 that have to be heard from and then we'll go back to  
24 the nonresidents.

25 Claudio Cherstig (phonetic).

1 MR. CHERSTIG: I pass, somebody else  
2 can go.

3 ACTING CHAIRMAN DOOLY: Adele Cherstig.

4 MS. CHERSTIG: No thank you.

5 ACTING CHAIRMAN DOOLY: Cynthia  
6 Soroka-Dunn.

7 MS. SOROKA-DUNN: Hi. My name is  
8 Cynthia S-O-R-O-K-A - D-U-N-N.

9 ACTING CHAIRMAN DOOLY: You have to  
10 have the mic right next to your mouth.

11 MS. SOROKA-DUNN: Okay.

12 I just want to thank the board for  
13 letting everybody speak. And also thank the town of  
14 Englewood Cliffs for the beauty of this town that  
15 they have.

16 I am also the president of the Demarest  
17 Nature Center in Demarest, New Jersey, and I live in  
18 Haworth, New Jersey.

19 I just wanted to let you know that  
20 there was a referendum from the Demarest Nature  
21 Center the passed unanimously, except for actually it  
22 wasn't unanimously, there was a couple of abstains,  
23 but everybody else voted to ask the board to reduce  
24 the height of the building code to keep it the way it  
25 is now, because most of the people who use the

1 Demarest Nature Center, also use the Palisades. And  
2 it isn't about the idea that they want to take or  
3 anybody wants to take away anything from the town and  
4 ask the town to change what they want to do as far as  
5 giving areas for them to build and get rateables in  
6 their town. It is about what we do as not only this  
7 nation protecting areas like the Palisades. We don't  
8 want to build in front of national treasures.

9                   And the idea that we have all the  
10 buildings now in Englewood Cliffs that are below the  
11 treeline, it allows people to operate and do business  
12 and also allows to protect the Palisades the way that  
13 it is today, and the way Rockefeller saw it and the  
14 way all of our presidents have seen it.

15                   Besides that, we also want to talk  
16 about the idea of what it impacts for generations to  
17 come from today on, not just you on the board but  
18 everybody in this building and everybody in this  
19 nation, what they are going to look at in 20, 30, 40,  
20 100 years from now?

21                   And also one last thing is to mention  
22 that people say, "Who cares about the birds? Who  
23 cares about the animals?" But the main point is, we  
24 all care about water, which is the Hudson River and  
25 we all care about our drinking water, which

1 eventually is impacted by some of the things that we  
2 do and also our air. If we can't drink water and we  
3 can't breathe the air, we are not going to be living  
4 and seeing any of this. So please understand and  
5 just do something that's right for all involved.

6 Thank you very much.

7 (Applause.)

8 ACTING CHAIRMAN DOOLY: Thank you, Ms.  
9 Soroka-Dunn.

10 Joseph McNamara.

11 MR. McNAMARA: Hi, Joseph McNamara.

12 I'm the director of the Labors and Employers  
13 Cooperation Trust. I live in Middletown, New Jersey,  
14 I'm not a resident here, but I do represent, as Rick  
15 Sabato does, a broad number of people that are here  
16 that are looking for jobs and have really suffered  
17 over the last few years.

18 I do want to give a different  
19 perspective to this project.

20 I think obviously it is in your purview  
21 and I think you've given serious consideration to the  
22 amendment to the land use plan. Your planner has  
23 very eloquently outlined the importance and the  
24 reasons for doing this.

25 In different lives, I've been involved

1 in economic development in New Jersey for probably  
2 20 years or more. I think this is an excellent  
3 example of the adaptive reuse policy or reduce  
4 project. It improves the quality of life, there's  
5 density, that's why we have the height of the  
6 building.

7 To have a building that in this  
8 community that is platinum certified, LEED Platinum  
9 certified is a model for New Jersey. This will not  
10 only be an economic incentive and treasure for Bergen  
11 County and Englewood Cliffs, but it will add to the  
12 improved environment.

13 From a regional perspective, quickly,  
14 this is a signature project for the whole region.  
15 This project will help us grow our economy. Having  
16 LG Electronics here gives us the ability to compete  
17 with other parts of the state, compete with New York  
18 and nationally and internationally. It stimulates  
19 not only jobs for the people that work there, small  
20 businesses, it's going to attract businesses again  
21 who support the technology industry, so it's critical  
22 not only for Bergen County, not only for Englewood  
23 Cliffs, but for the entire region.

24 So I ask you to support this land use  
25 amendment, it will generate a terrific amount of

1 benefits and economic quality.

2 Thank you.

3 (Applause.)

4 ACTING CHAIRMAN DOOLY: Thank you.

5 Tom Ramsay.

6 MR. RAMSAY: My name is Tom Ramsay.

7 I'm a business agent for Laborers Local 3. I'm a  
8 resident of Wayne, New Jersey.

9 There's been a lot of talk about views,  
10 and we're kind of leaning towards one view and that's  
11 coming from New York City, where a building peaks  
12 over the treeline just a little bit. And I'd like to  
13 tell you about some of the views that the people I  
14 represent see because there aren't jobs that they  
15 need desperately.

16 They look out their window and they see  
17 their child coming home from college, because they  
18 can't afford to pay for another semester.

19 They look out their window and watch  
20 the moving van pull up, because their house just got  
21 foreclosed on.

22 These are the views my members see.

23 They watch the mailman come up to the  
24 door with more bills that they're not able to pay.

25 Sometimes they look out the window and

1 watch mom or dad walk away, because the financial  
2 stress on the family just tore it apart.

3           These are all true stories, and I would  
4 like people to look at them for what they are. This  
5 isn't "I don't like that little sticking over the  
6 treeline from across the Hudson."

7           This community is able to make their  
8 own decisions. We don't look to New York and say,  
9 "Listen, I used to see the sunrise," you know, "When  
10 the Indians were here, we used to see the sun come  
11 up, could you move them buildings?"

12           (Applause.)

13           MR. RAMSAY: You know, and there's one  
14 more and this is very serious. Okay. Because they  
15 also look out their window for that black limo coming  
16 up, and it's to go to a funeral of a family member  
17 that committed suicide due to no work, due to the  
18 pressures of having no work and being able to provide  
19 for your family.

20           These are the views that the people I  
21 represent look out their window and see.

22           Now, this building, it's a LEED  
23 Platinum building. This is going to be the standard  
24 for other buildings built in New Jersey. LG has  
25 taken every consideration for the community that

1 could possibly be taken. And the blow back that's  
2 coming here because of it's coming over the treeline  
3 a little bit, to me is built up a little bit, you  
4 know. And as far as these picturesque views, there  
5 was an empty building sitting here that people drove  
6 by every day. How picturesque was that?

7 That's all I got. I thank you for your  
8 time.

9 ACTING CHAIRMAN DOOLY: John Metler  
10 (phonetic)?

11 Matt Allen.

12 Marty Wymbbs.

13 MR. D'ARMINIO: Wait a second.

14 Mr. Allen had signed in, Mr. Kates, Mr. Chairman,  
15 he's one of our witnesses.

16 AUDIENCE VOICE: We can't hear you.

17 MR. D'ARMINIO: He had signed in, he's  
18 one of our witnesses, I prefer to put the case on all  
19 at one time, than put him on in --

20 MR. KATES: Let's defer for a moment to  
21 you. How many witnesses and what kind of time do you  
22 need?

23 MR. D'ARMINIO: I have seven witnesses,  
24 my last one, the planner just got in to the room and  
25 so he missed the entire planning testimony, by the

1 way, so there's going to be an adjournment anyway.  
2 I'm going to have to get the transcript to have him  
3 listen to that, in order to effectively testify,  
4 so --

5 MR. KATES: Well, it's up to the board  
6 to decide whether we're going to continue this at  
7 another time. We can try to manage our time to get  
8 to that point. I know you have objections that you  
9 want to state on the record. I know you've written a  
10 letter stating those objections.

11 MR. D'ARMINIO: And there are now  
12 additional ones. I mean, I am at the board's  
13 pleasure, how would you like to proceed? I have  
14 everybody together, there's seven witnesses, probably  
15 not all that long, but it's probably half an hour.

16 MR. KATES: I will defer to you now to  
17 deal with your witnesses together.

18 MR. D'ARMINIO: Except my planner  
19 hasn't heard the testimony.

20 MR. KATES: We're going to have to take  
21 a brief adjournment to give our reporter time, she's  
22 been doing this now for two plus hours. So let us as  
23 a board determine how we're going to deal with your  
24 time another time. We intend to continue with the  
25 balance of the witnesses tonight.

1 MR. D'ARMINIO: Why don't you then let  
2 me know.

3 MR. KATES: Yes. You want to take a  
4 break now?

5 ACTING CHAIRMAN DOOLY: I have a motion  
6 to take a break.

7 MR. CHINMAN: Second.

8 ACTING CHAIRMAN DOOLY: All in favor?

9 (Whereupon, all Board Members respond  
10 in the affirmative.)

11 ACTING CHAIRMAN DOOLY: A 10-minute  
12 break.

13 (A short recess is held.)

14 MS. SCANCARELLA: Excuse me, can I have  
15 your attention. Board members, please come back on  
16 stage and can everyone please have a seat, we're  
17 going to start the meeting soon.

18 ACTING CHAIRMAN DOOLY: Let's come to  
19 order.

20 There's a resident I missed, my fault.  
21 Kenneth Paston, Summit Street.

22 Kenneth, are you out there?

23 MR. PASTON: Yes, sir, right here.

24 My name is Kenneth Paston. I live at  
25 443 Summit Street in Englewood Cliffs.

1 I address the question of the LEED  
2 designation that LG is seeking. If you want to be  
3 nice to LG, you'll limit the height of any building  
4 that they're building to the height of the trees.  
5 Why? Because they won't get a LEED designation,  
6 because LEED designation does look at the visible,  
7 visual impact. So you want to be nice, limit them  
8 and they won't face humiliation when they're not  
9 accepted for any LEED designation.

10 Thank you.

11 AUDIENCE MEMBER: That's right.

12 (Applause.)

13 ACTING CHAIRMAN DOOLY: Thank you.

14 All right, the nonresidents, Warren  
15 Stella.

16 Warren.

17 MR. STELLA: My name is Warren Stella.

18 I live at 15 Arminda Avenue in Midland Park, New  
19 Jersey. I'm a business agent for the Pipefitters  
20 Local 274 in Ridgefield and a lifelong resident of  
21 Bergen County. I grew up in Ridgefield Park, before  
22 moving to Midland Park.

23 I am also a firm believer in home rule.  
24 In other words, let the residents of the towns decide  
25 what is best for their towns.

1 (Applause.)

2 MR. STELLA: The Englewood Cliffs  
3 Master Plan, like the Master Plan of all towns, is  
4 just that, a plan written for Englewood Cliffs'  
5 residents that serves the best interests of Englewood  
6 Cliffs' residents.

7 The townspeople of Englewood Cliffs do  
8 not need politicians from other towns, counties and  
9 even other states deciding what is right for their  
10 borough.

11 (Applause.)

12 MR. STELLA: They don't need people  
13 from Tenafly, Trenton, Yonkers, New York City,  
14 Albany, and, yes, even Midland Park, deciding their  
15 zoning decisions for them. That is why I stand in  
16 support of these changes which are best for Englewood  
17 Cliffs' citizens.

18 Thank you.

19 (Applause.)

20 ACTING CHAIRMAN DOOLY: Thank you.

21 Elizabeth Lorenz-Ritter (phonetic).

22 MS. LORENZ-RITTER: My name is  
23 Elizabeth Lorenz-Ritter. I am a community liaison  
24 for New York State Senator Adriano Espaillat. These  
25 are his remarks.

1                   "Good evening. Thank you for giving me  
2                   the opportunity to testify before you.

3                   "New York State's 31st Senate District  
4                   covers Inwood, Washington Heights, Marble Hill  
5                   and parts of West Harlem, the Upper West Side  
6                   and Chelsea. It includes all of the Hudson  
7                   River waterfront between the Lincoln Tunnel  
8                   and the Harlem River. The portion of the  
9                   district between the George Washington Bridge  
10                  and the Harlem River is directly across from  
11                  the Palisades and the point upon which a  
12                  proposed LG tower would pierce the existing  
13                  uninterrupted vista. Many of my constituents  
14                  regularly use and enjoy the Palisades  
15                  Interstate Park, and most benefit from the  
16                  pristine view shed the park offers north of  
17                  the George Washington Bridge.

18                  "I also serve on the Senate's  
19                  Environmental Conservation and Economic  
20                  Development Committees, inter alia. It is in  
21                  these capacities that I am among the amici  
22                  curiae in lawsuits against Englewood Cliffs'  
23                  Board of Adjustment and LG Electronics USA,  
24                  Inc.

25                  New York is New Jersey's partner in

1 protecting the Palisades, and has been for more than  
2 a century. A 1937 memorandum from the Joint  
3 Legislative Commission on Interstate Cooperation,  
4 which formed the compact still in effect today  
5 states:

6 " ...New York State has a vital interest  
7 in the future of the whole Palisades Park  
8 region." This continued collaboration is  
9 reflected in the governance of the Palisades  
10 Interstate Park Commission, whose ten  
11 members -- five residents from each state --  
12 are appointed by his or her respective  
13 governor.

14 "The federal government also maintains  
15 an interest in the Palisades, as is evidenced  
16 by Congressional approval of the 1937  
17 interstate compact, the National Park Service  
18 designation (in 1965) as a National Historic  
19 Landmark, the addition of the park to the  
20 National Register of Historic Places in 1984,  
21 and a recent declaration by the Director of  
22 the National Parks Service that 'it is in the  
23 best interest of all Americans to protect and  
24 preserve' --

25 (Applause.)

1 MS. LORENZ-RITTER: -- 'the Palisades  
2 as the outstanding and visually unique  
3 example of our nation's national and cultural  
4 heritage.'

5 "Neither New York nor New Jersey, nor  
6 any single municipality within either state,  
7 can determine the Palisades' fate  
8 unilaterally. Englewood Cliffs can no more  
9 dictate the fate of the Palisades than Fort  
10 Lee can control the flow of traffic on the  
11 George Washington Bridge.

12 (Applause.)

13 MR. LORENZ-RITTER: "And when there is  
14 an attempt to do so, New Yorkers and decent  
15 people everywhere rightfully are outraged.

16 "And yet, this is just the result of  
17 the board's failure fully to consider, or even  
18 to consider at all, the potential for adverse  
19 impact that the proposed development would  
20 have on the Palisades view shed when granting  
21 the requested height variance. The proposed  
22 revision of the Englewood Cliffs Master Plan  
23 under consideration this evening perpetuates  
24 this abrogation of this responsibility".

25 ACTING CHAIRMAN DOOLY: Thank you.

1 (Applause.)

2 ACTING CHAIRMAN DOOLY: Jeff Tittel.  
3 Marty Wymbs.

4 MR. WYMBS: You called me before you  
5 went to break. I've been here since 5:30.

6 ACTING CHAIRMAN DOOLY: It's my fault,  
7 I'm sorry.

8 MR. WYMBS: That's quite all right.

9 My name is Martin Wymbs. I represent  
10 the sheet metal workers of Local 25, which services  
11 eight counties of northern New Jersey.

12 I've been a resident of New Jersey all  
13 my life, a Bergen County resident for 58 years, a  
14 Harrington Park resident for 38 years. And, yes, I  
15 am a veteran. What else do I need to fill the bill  
16 to stand in front of everybody? Here I am.

17 As mentioned in many opportunities that  
18 I've had before about the LG project, quarrying was  
19 suspended and then eliminated in New Jersey and  
20 Hudson County due to the fact the structural iron and  
21 steel industry came to play in the construction  
22 industry. It has nothing to do with the  
23 preservation, and if it was the preservation of the  
24 partially destroyed Palisades, then why didn't they  
25 start down in Hudson County, why did Rockefeller

1 start up here? And that's fine. A project that has  
2 that type of conception should be addressed.

3 It may have inspired the concept to  
4 preserve and the assault on the Hudson on both  
5 shorelines that's centuries old. The use of the east  
6 shore by the railroad was the path of least  
7 resistance by the robber barons then, and that was  
8 okay. The building of the nuclear facility of the  
9 pure genius was then by the power brokers at that  
10 time. Not only did the wildlife die with the rise of  
11 water temperatures, but it was placed on a known  
12 fault, ancient but still active, and that's okay.

13 AUDIENCE VOICES: No.

14 MR. WYMBS: The construction of the  
15 largest sewerage treatment plant in the metropolitan  
16 area is right on the shoreline with its noxious fume  
17 stacks rising above over the top part of the park,  
18 which is the top December deck which is now a park  
19 facility. The light pollution of that project is  
20 equal to the MetLife stadium with the pollution  
21 factor if the lights were shining straight up in the  
22 air.

23 The Blue Hill Plaza, a 21 story  
24 monolith conceived by the Port Authority as a  
25 continuation of the corporate sprawl. That amounts

1 to nothing more than a concrete block 21 stories tall  
2 to support microwave towers. The whole building  
3 remained partially rented for decades and blighting  
4 the previously pristine rolling hills of the northern  
5 Hackensack valley. But that's all right.

6 AUDIENCE VOICES: No.

7 MR. WYMBS: The erection of a 425-foot  
8 communications tower atop the Palisades in the town  
9 of Alpine, that looks like a double crossed T,  
10 actually half of King Kong's clothesline when he did  
11 the laundry up there, but he did the laundry, but it  
12 really set up a transmission static free FM site for  
13 signal for New York City, but that's okay.

14 AUDIENCE VOICES: No, it's not.

15 MR. WYMBS: St. Peter's was allowed to  
16 build right on the cliff, the archdiocese needed it  
17 there, so that's okay.

18 Upstream, New York State industry was  
19 allowed to irreversibly pollute the Hudson with  
20 toxins, PCBs, destroying the heavily relied on  
21 fishing industry of New Jersey side in the County of  
22 Bergen for the sake of corporate greed and  
23 uninterrupted tax flow, but that's okay.

24 AUDIENCE VOICES: No.

25 MR. WYMBS: Not to mention punching a

1 hole directly into the Palisades to build the GW  
2 Bridge. That was okay too.

3 Referring to the previous arguments  
4 about this project, the stewardship is the principle  
5 what's being addressed here, the stewardship of the  
6 property. LG has solutions for ongoing existing  
7 problems and the lot, i.e., runoff, planned use of  
8 stormwater for non-potable building needs, further  
9 reducing runoff by utilizing permeable materials for  
10 parking areas, going underground another level for  
11 parking, and the generations of clam of the LEED  
12 product that's going to be coming out of that  
13 structure, it is platinum LEED, no other degree less.

14 ACTING CHAIRMAN DOOLY: Thank you.

15 (Applause.)

16 MR. WYMBS: Thank you for your time.

17 ACTING CHAIRMAN DOOLY: Jeff Tittel.

18 MR. TITTEL: Jeff Tittel, Director of  
19 New Jersey Sierra Club, the nation's oldest and  
20 largest conservation group founded in 1892, around  
21 the time the Palisades Park was conceived of.

22 We're here today representing not only  
23 our 47 members here in this community, but our 2,500  
24 members in Bergen County and another 5,000 supporters  
25 here and 1.5 million supporters and another half a

1 million members nationally, because what happens here  
2 affects national monuments and national parks  
3 throughout the country.

4 We're here today because you do not  
5 zone first, give variances first, and then try to  
6 justify it all by changing your Master Plan later.  
7 That's wrong.

8 (Applause.)

9 MR. TITTEL: I just wanted to mention  
10 one thing.

11 Because we've made many mistakes in the  
12 past, like dumping toxic waste in the Hudson River,  
13 doesn't justify a tower that has no place on top of  
14 the Palisades.

15 MR. SABATO: Mid-rise.

16 MR. TITTEL: In fact, you cannot have a  
17 LEED certified building with a glass-sided building  
18 that will actually be in a flyway killing birds, so I  
19 didn't see that in your environmental protections.

20 MR. SABATO: They changed the glass.

21 MR. TITTEL: In your design for green  
22 building, lower is actually better, because you don't  
23 waste as much energy, especially for cooling. Lower  
24 works better as far as work space design.

25 If you go to Silicon Valley, nothing is

1 above two stories. And the reason is because they  
2 like linear work space, not vertical where you're  
3 separated.

4 But getting back to this issue in front  
5 of us, there was a very gifted attorney named Michael  
6 Kates who worked for a group called "Skylands Clean"  
7 in Ringwood many years ago. And when there was a  
8 proposal to build up on Skyline Drive, he in his  
9 statement said:

10 "There are 4,000 units of housing in  
11 this town no one sees, and now there are going  
12 to be 40 that everyone will see."

13 Well, there's 800,000 people in Bergen  
14 County, we don't see their houses, but there's going  
15 to be one tower in the middle of the Palisades that  
16 everybody is going to see, whether in New York or in  
17 New Jersey or in the park.

18 When we did all the work to protect the  
19 Ramapo ridges, so you protect that beautiful view  
20 across Bergen County to New York skyline, now picking  
21 up in the middle of that ridge will be this tower.

22 Besides the bird kills and besides the  
23 other problems with this building --

24 MR. SABATO: False.

25 MR. TITTEL: It's the wrong place and

1 the wrong height.

2           You know, you call it, it's going to be  
3 on Sylvan Way. Well, Sylvan means "trees." This is  
4 going above the trees. You should actually call it  
5 "destroy Sylvan."

6           And finally I'll just say --

7           MR. KATES: Time is up.

8           MR. TITTEL: Your guy went over, I can  
9 finish my statement.

10           Somebody tried to block the bridge, now  
11 you're going to block the view.

12           ACTING CHAIRMAN DOOLY: Thank you.

13           (Applause ).

14           ACTING CHAIRMAN DOOLY: Mark Adam.

15           MR. ADAM: I have a loud voice.

16           Chestnut Avenue, Trenton, New Jersey.

17           I agree with the gentleman that just  
18 spoke. I just want to add my support once again. I  
19 came up today to lend that support. I just want to  
20 remember, I'm a resident of New Jersey, first and  
21 foremost. I'm a resident of the United States. I'm  
22 not sure why everyone from Englewood Cliffs is saying  
23 or a lot of people are saying that it does not matter  
24 to us. The Palisades are an international treasure.  
25 New Jersey needs to be respected.

1                   We're not respected. We're considered  
2 the armpit of the United States probably, right?

3                   MR. SABATO: Maybe Trenton is.

4                   MR. ADAM: LG electronics can build a  
5 flat screen TV, I don't see why they can't build a  
6 building that's ecologically friendly.

7                   I just saw on TV, it wasn't a flat  
8 screen TV, but if they can build that or if they  
9 could manufacturer flat screen TVs and then promote  
10 those TVs by showing visually stunning high  
11 definition pictures of natural scenery, when right in  
12 their own back door, backyard by the Palisades, it's  
13 ludicrous.

14                   I just beg that you reconsider.

15                   There's another gentleman that spoke  
16 earlier and said that the stress of people not having  
17 jobs, well, maybe get out and enjoy nature, see the  
18 beauty, pristine, and that will help, it will help.  
19 And if you want a job, come to Trenton and pick up  
20 some of the garbage that's on the street.

21                   AUDIENCE VOICE: How much does it pay?

22                   MR. SABATO: Okay.

23                   MR. ADAM: I'm speaking from my heart,  
24 I was not really prepared, but I just want to once  
25 again -- and this gentleman here, I think I saw you

1 at the other meeting on March 13th, were you there?

2 A VOICE: Yes.

3 MR ADAM: Yes, in the back of the room,  
4 I heard you grumbling next to me that time, so  
5 hopefully you're taking some of this to heart and  
6 listening to us.

7 MR. NIKOW: Thank you for your comment.

8 MR. ADAM: Okay, thank you very much.

9 ACTING CHAIRMAN DOOLY: Thank you.

10 MR. ADAM: Thank you for listening.

11 Okay, thank you.

12 Oh beautiful for spacious skies for  
13 amber waves of grain, for purple mountains majesty  
14 above the fruited plains. America, America, God shed  
15 his grace on they, and crowned thy good with  
16 brotherhood from sea to shining sea.

17 (Applause.)

18 MR. ADAM: I just have a loud voice.

19 ACTING CHAIRMAN DOOLY: Angelo  
20 Morrissey. Angelo?

21 MR. D'ARMINIO: Sir, can I just put my  
22 objections on the record? How did you decide to  
23 handle this? What I would do --

24 AUDIENCE VOICE: Louder.

25 MR. D'ARMINIO: How's that?

1                   MR. KATES: The board is considering  
2 carrying this session, if we can't get all the  
3 speakers in, including your own, and we'll know  
4 better in another half hour, when we intend to  
5 conclude, but I think we're not going to finish  
6 today.

7                   MR. D'ARMINIO: And I would defer to  
8 the public and put my case on, if we don't, next  
9 week, but at some point, next meeting.

10                  MR. KATES: It's not a case, your  
11 presentation.

12                  MR. D'ARMINIO: My presentation, Mr.  
13 Kates, thank you for correcting me, but at some point  
14 I do want to put my objections on the record.

15                  MR. KATES: Understood.

16                  And, by the way, if the letter that you  
17 sent to me is your objection, I can certainly  
18 circulate that to the board.

19                  MR. D'ARMINIO: But I have some  
20 additional ones based on what happened today.

21                  MR. KATES: Why don't you modify it  
22 then and we can circulate that in any event.

23                  Take the next one.

24                  ACTING CHAIRMAN DOOLY: I'm killing  
25 this name, Angelo Morrissey.

1 MR. D'ARMINIO: This is co-counsel,  
2 Morrissey.

3 ACTING CHAIRMAN DOOLY: Carol Adler.  
4 Kathy Friedman.  
5 Kathy Friedman.

6 MS. FRIEDMAN: I love the New York City  
7 skyline in New York City. New Jersey does not need  
8 to become New York City's mirror image over the short  
9 or the long run. The Palisades cliffs should remain  
10 unspoiled, as one of the few reminders of nature  
11 power and beauty, especially in today's crowded, more  
12 urban, everyday, eastern U.S. metropolis.

13 Learning from the past. And everything  
14 that that gentleman stood up here and said about this  
15 happened and that happened and this happened and the  
16 Hudson County and the building, etc., let's learn  
17 from the past. No matter whose past it is, please  
18 learn from the past. Combined with evolving  
19 technologies, planning, awareness, and cooperation  
20 among public, business, private sectors, it might  
21 sound like a utopia; however, the Palisades,  
22 Englewood Cliffs and LG are real and you are all now.

23 LG can still stand tall as an example  
24 of what is truly possible when business, government,  
25 and local citizens think really, really big.

1                   So that was the planned speech, if I  
2                   ever got a chance to talk.

3                   The unplanned part of the speech is, as  
4                   I stood in line outside tonight in the pouring rain,  
5                   and my pants finally dried about five minutes ago, I  
6                   had the opportunity, as I was surrounded by people in  
7                   union shirts, to speak to them, and kind of give an  
8                   impromptu poll just for my own personal edification,  
9                   information.

10                  So as I was speaking to a couple of the  
11                  union people, I said, "What would happen if the  
12                  building were actually lower and longer?"

13                  And one of the things I noticed is that  
14                  all of the union people have these shirts and they  
15                  say whatever group they're in and then it's followed  
16                  by local number, blah, blah, blah. So I have a  
17                  slogan to share with you that might work for  
18                  everybody, because I was told that if the building  
19                  were actually lower, it would still provide or could  
20                  provide the same if not more jobs.

21                  So why don't you think about lower,  
22                  longer and local. Just the timing is off.

23                  (Applause.)

24                  MS. FRIEDMAN: The next the last thing  
25                  that I have to say is there's a lady in the audience

1 today by the name of Peggy Wong who has educated me a  
2 lot about the history of the Palisades. And the  
3 gentleman is right, they used the rocks of Palisades  
4 back in the 1800s and 1900s to make the roads in  
5 Manhattan because of how hard they were. But then  
6 that was stopped, luckily, and that was stopped by a  
7 group of women, believe it or not, the New Jersey  
8 Federation of Women's Clubs.

9 (Applause.)

10 MS. FRIEDMAN: There's a monument in  
11 the Palisades that's dated 1900, over a hundred years  
12 ago, that's the history that we're talking about. So  
13 we need to take a look and look back, and I know your  
14 country, Korea, would want us to do the same thing.

15 Thank you.

16 ACTING CHAIRMAN DOOLY: Thank you.

17 Peggy Wong.

18 MS. WONG: And I did not pay her to  
19 make that advertisement for me.

20 I'm a resident of North Bergen, New  
21 Jersey virtually my whole life. I lived in New  
22 Jersey virtually my whole life. I am the president  
23 of the Coalition to Preserve the Palisades Cliffs, so  
24 obviously I came here with a preconceived notion of  
25 what should be done.

1                   But I will say this, I fully understand  
2 the use of home rule in municipalities in our state,  
3 for better and for bad reasons. I also fully  
4 understand that the members of this Planning Board  
5 and your mayor are resentful of outsiders, meaning  
6 nonresidents, coming in and making comments at this  
7 meeting.

8                   But this is a meeting that is the  
9 result of your acts on behalf of the LG application.

10                   We are all calling you into account as  
11 public servants.

12                   In approving the variances for LG that  
13 ignored a longstanding ordinance and tradition of a  
14 35-foot height limit for buildings along Sylvan  
15 Avenue, you also ignored the basic rule of the  
16 Municipal Land Use Law that requires consultation  
17 with surrounding towns of Alpine, Tenafly and others  
18 impacted by your actions.

19                   Also, many in your community and  
20 surrounding towns assumed they could trust you to  
21 keep this tradition of low building heights for all  
22 applicants who may have come before you in the past  
23 and in the future on the proposed B-2A Overlay Zone.

24                   The 35-foot height limit observed by  
25 many other corporations in town not only creates a

1 cohesive town plan but also was intended to protect  
2 the views of the Palisades cliffs.

3           You all unknowingly serve as stewards  
4 of this national landmark. With other towns along  
5 this historic trail, it is also called a "public  
6 trust."

7           That trust requires that you honor,  
8 protect and preserve a national landmark.

9           In some countries, it is an impeachable  
10 offense when a public trust is betrayed, but luckily  
11 for you in New Jersey it's only public condemnation  
12 and a lifetime notation in your personal resume.

13           For LG, by refusing to lower the height  
14 of their building, it means damage, possibly fatal,  
15 to their reputation with the American consumer and  
16 investors, especially when it becomes widely known  
17 that in South Korea landmarks are respected and  
18 building height restrictions and other design  
19 restrictions are commonly employed out of respect for  
20 landmarks.

21           In good faith as a New Jersey resident,  
22 I ask that this Planning Board reconsider the  
23 recommendations of its planner and instead restore  
24 the building height restrictions, including the LG  
25 Electronics development so that the Palisades cliffs

1 are not damaged. It is, after all, a recognized U.S.  
2 Department of Interior national landmark and natural  
3 landmark. We have few distinctions at this level in  
4 the State of New Jersey.

5 The last thing I would like to say is,  
6 build lower, build wider and have the union jobs.

7 Thank you.

8 ACTING CHAIRMAN DOOLY: Mark Fromm.

9 MR. FROMM: Mark Fromm, 726 Delavan  
10 Street, Teaneck, New Jersey.

11 Good evening, my name is Mark Fromm --  
12 can you hear me?

13 MR. KATES: Yes.

14 MR. FROMM: My name is Mark Fromm,  
15 born, raised and living in Teaneck, New Jersey.

16 Ladies and gentlemen, I speak to you as  
17 appropriate under the New Jersey Municipal Land Use  
18 Law.

19 Here in Bergen County, New Jersey, we  
20 live just outside the epicenter of the greatest city  
21 in the world. It is exciting, competitive, expensive  
22 and crowded.

23 Fortunately, John D. Rockefeller, Jr.,  
24 the son of one of the greatest businessmen in the  
25 history of the United States, and one of our great

1 presidents, then governor Theodore Roosevelt,  
2 understood that life and civilization requires a  
3 balance between hard work and relaxation. It was  
4 then and still is essential for a society to have a  
5 lung to breathe.

6 Mr. Rockefeller, together with others  
7 such as J.P. Morgan during this life worked to create  
8 parklands, and here in this area we are privileged to  
9 enjoy many of them.

10 These parks were carefully created and,  
11 with certain specific conditions, turned over to the  
12 public. The Palisades Interstate Park, adjacent to  
13 your townships, is one of them.

14 Many would agree a view is part of a  
15 park. That is true of our parks here and especially  
16 the Palisades Interstate Park, which is a national  
17 natural landmark.

18 Here in the heart of a world class  
19 city, we have a mix of the stunning New York City  
20 skyline, the somewhat overdeveloped cliffs in New  
21 Jersey south of the George Washington Bridge, and  
22 then almost magically the Palisades Interstate Park  
23 cliffs rising majestically from the Hudson River. It  
24 is such a famous view that entire school of painting  
25 was created and artists came from around the world to

1 paint it.

2 (Applause.)

3 MR. FROMM: Our local New Jersey  
4 citizens also enjoy park views from the back of the  
5 Palisades and north of the George Washington Bridge.  
6 They enjoy it from many locations, including the new  
7 section of the popular Overpeck Park.

8 These views create the environment of a  
9 park, despite high density development.

10 Thank you to the many towns who have  
11 maintained appropriate height limits for many  
12 decades. All of us enjoy the outdoors in one way or  
13 another, some from inside a car or building, others  
14 from being outdoors for recreational purposes and  
15 activities. For me personally, it is a privilege to  
16 enjoy the parks by hiking, running, bicycling,  
17 swimming, boating and picnicking. I have done most  
18 of these at the Palisades Interstate Park for all of  
19 my life.

20 In return for our privilege, we have a  
21 stewardship responsibility. It is imperative that  
22 our parklands created and maintained by our society  
23 be passed on to future generations. It is not only  
24 essential to our wellbeing, but is required for the  
25 ongoing success of our economy.

1                   In our business age, a key part of the  
2 workforce first decides where they want to live and  
3 the companies who need their talents follow.

4                   MR. KATES: Mr. Fromm, time.

5                   MR. FROMM: Thank you.

6                   Witness the large and wealthy  
7 technology in our own region, for examples. These  
8 workers carefully consider quality of life.

9                   Outdoor activities and parks are a  
10 large part of their decision criteria --

11                  MR. KATES: Mr. Fromm, do you have much  
12 more?

13                  MR. FROMM: One more sentence.

14                  I will close. Under our stewardship  
15 responsibility, I respectfully request that the  
16 Master Plan revision be abandoned, the height limits  
17 be kept at 35 feet, and the variances given to the LG  
18 Company of Korea be rescinded.

19                  Thank you for your time.

20                  (Applause.)

21                  MS. MADADINI: My name is Deborah  
22 Magadini. I live in Hoboken, New Jersey. I've been  
23 a resident and I am a biology teacher actively  
24 involved in the education of children.

25                  I'd like to address this meeting today,

1 because I'm here to represent two things, one is to  
2 represent, I am a member of the Bergen County Audubon  
3 Society. I am also involved with research with the  
4 New York City Audubon Society.

5 This building does pose serious threats  
6 to migratory birds that are part of the Atlantic  
7 flyway. It is one of the major migratory patterns of  
8 birds in this country. And currently these buildings  
9 that are rising high above the treeline lit with lots  
10 of glass pose a serious hazard to migratory birds  
11 that fly into them, not knowing what they are, it's  
12 not a sky, it is a mirrored image of the sky.

13 So this is one of the issues  
14 environmentally that has not been addressed.

15 So the LEED certification does not  
16 simply address those issues that involve wildlife  
17 that is important to this country.

18 Secondly, I am a consumer of LG  
19 products. I think they are some of the best in the  
20 world. And I am a landlady and I have always used LG  
21 in my purchases because they last forever.

22 Now, here's my conundrum. I think that  
23 this is a problem with your architecture on this  
24 building, and I would not be able to purchase your  
25 products anymore with good conscience, because I

1 think this tower represents something that is  
2 ego-based, which is why I made this poster using your  
3 logo (indicating).

4 MR. SABATO: That's not even them. LG  
5 don't sit up there.

6 MS. MAGADINI: You know, sir, I respect  
7 the union and I really applaud your work.

8 MR. SABATO: Why would you assume he's  
9 from LG?

10 MR. KATES: Deborah, address the board.

11 MS. MAGADINI: Thank you. This is an  
12 important issue for me.

13 MR. SABATO: That's hypocritical.

14 AUDIENCE VOICE: Yes, it is.

15 MR. KATES: No comments, please, we got  
16 to get through this.

17 MS. MAGADINI: So I would like to just  
18 finish by stating that I think, as the woman spoke  
19 earlier, there is reason for balance here, there is  
20 an opportunity for jobs for the unions. It's  
21 strictly a height issue. It is not a question of  
22 whether we want LG to be part of this community.

23 Thank you.

24 (Applause.)

25 ACTING CHAIRMAN DOOLY: Thank you.

1 Rita Gorman.

2 MS. GORMAN: Can you hear me?

3 MR. KATES: Yes.

4 MS. GORMAN: I came out tonight to  
5 speak on behalf of the Palisades zoning change and  
6 how it impacts -- I'm sorry, the Englewood Cliffs  
7 zoning change and how it impacts the Palisades, a  
8 national natural and historic landmark formed  
9 approximately 200 million years ago, which provides  
10 one of the last untouched natural vistas in the New  
11 York metropolitan area.

12 In today's polarized political  
13 environment, this zoning issue has been presented as  
14 a clash between jobs and the environment.

15 The reality is that we're fortunate  
16 enough, we can have both in this instance.

17 Specifically, in the high profile case  
18 of LG USA, which I know you don't want to examine  
19 tonight, I'm just using it as a generic example.

20 LG, which provides jobs and it is a  
21 respected company, I looked it up in Consumer  
22 Reports, great products, I'm not here to dump on the  
23 company, but the company has a 27-acre site where  
24 they can achieve what they want at a lower building  
25 height that would not pose such a threat and a

1 precedent-setting damage to the scenic beauty of the  
2 Palisades, and they can still provide the needed jobs  
3 and meet their needs.

4 Surely, you know, we can work together  
5 to promote the growth of much needed jobs in New  
6 Jersey.

7 I have great respect for the unions,  
8 and it's their job to go out and fight for their  
9 people. They should do that. All I'm saying is that  
10 it can be done without destroying one of the last  
11 unspoiled vistas in the United States.

12 Thank you.

13 ACTING CHAIRMAN DOOLY: Thank you.

14 (Applause.)

15 ACTING CHAIRMAN DOOLY: Pamela Lane.

16 Ms. Lane?

17 Excuse me, no Ms. Lane?

18 Howard -- this guy must be a doctor, I  
19 can't make out, Youro --

20 MR. YOUROW: 278, Mr. Chairman.

21 Howard Yourow. Sorry about the  
22 handwriting.

23 Thank you for this opportunity, Mr.  
24 Chairman.

25 Very briefly: Although there are many

1 lines of attack and you've heard most of them, if not  
2 all of them tonight or you're hearing them of  
3 opponents to the LG project, I'd say this, quite  
4 frankly, that the board's reputation and its  
5 credibility are on the line, and its initial  
6 decisions and possibly wrong decision after these  
7 hearings will only cause the drums in the court of  
8 the public to beat more loudly against the board's  
9 judgments and in favor of lowering the height of the  
10 building. I think that's quite clear.

11 For anyone on any side of this issue  
12 who has watched carefully over the last let's say six  
13 months or so, I think it's becoming very, very clear  
14 that in the court of public opinion, that is,  
15 political officeholders on both sides of the river,  
16 the business community, the media, and so on and so  
17 forth, the drum is beating more loudly and more  
18 consistently against the board's mistakes and in  
19 favor of lowering the height of the building.

20 I'm quite confident now, much more  
21 confident than I was in earlier stages of our  
22 protest, that as time goes on, this challenge to the  
23 board's reputation and credibility will only grow.

24 And it is my hope, of course, that the  
25 board will listen carefully to the court of public

1 opinion and do the right thing.

2 On the other hand, I think that as we  
3 all know, the issues are in the courts of law, and it  
4 is one's hope as well either or both the court of  
5 public opinion and the courts of law will do the  
6 right thing.

7 In any case, I'm more confident than  
8 ever now again that the judgments of the board, if  
9 they're not reversed, will result in a serious damage  
10 to the board's reputation and its credibility.

11 So I will urge the board to consider  
12 and reconsider the issues at hand from the point of  
13 view of its own future as the planning voice of the  
14 town.

15 Thank you.

16 ACTING CHAIRMAN DOOLY: Thank you.

17 (Applause.)

18 ACTING CHAIRMAN DOOLY: Sally Gellert.

19 MS. GELLERT: Hi.

20 Okay. I'm Sally Gellert. I'm a  
21 lifelong Bergen County resident. I grew up in  
22 Paramus, I now live in Woodcliff Lake.

23 Although I do not live in Englewood  
24 Cliffs or Englewood, my roots and my heritage is  
25 here.

1           My father grew up in Englewood and  
2 Englewood Cliffs. His mother was a woman and garden  
3 club member in the '20s and '30s, involved in  
4 conservation all her life. In fact, she met my  
5 grandfather while canoeing on the Hudson.

6           I'm not sure whether she was involved  
7 in those groups efforts to save the Palisades from  
8 quarrying, if not, it was only because it might have  
9 been slightly before her time. I know she was a big  
10 supporter of parks, local and national. I stand here  
11 to follow in her footsteps and to help protect the  
12 cliffs for future generations.

13           Yes, Englewood Cliffs is in a sense  
14 competing with other municipalities for corporate  
15 headquarters, but it is also a unique municipality  
16 with its own characteristics. It must not try to be  
17 the next Brooklyn, next Hoboken, next Manhattan.  
18 Maintaining the low height standard does not put  
19 Englewood Cliffs at a disadvantage, it provides the  
20 alternative and offers something different and unique  
21 way of doing it.

22           In fact, at the Palisades Interstate  
23 Park meeting, a woman from Hudson County stood up and  
24 reminded us to look south to see what not to do.

25           Regardless of whether the building is

1 built tall or wide, it will still provide the same  
2 number of jobs, union jobs during construction,  
3 continuing jobs for LG employees.

4           There's no requirement that I'm aware  
5 of that future buildings in this zone achieve or even  
6 strive for LEED Platinum status. If there were, I  
7 might think differently about the possible amendment.

8           I don't know if LG is guaranteed that.  
9 From what I hear tonight, I think it might not be.

10           I find it ironic, actually, that I'm  
11 standing in here arguing about a LEED Platinum  
12 design. I'm an environmentalist from way back, but  
13 it can be sustainable and low and protect a park  
14 which is unique.

15           You know, LG, as other corporations, is  
16 innovative and has money to hire the best architects  
17 and they can come up with a design that works on both  
18 fronts, I'm sure, we just have to hold them to that  
19 standard, and that's your job.

20           The plan that's suggested is not  
21 mandatory to build to the highest amount of a zone,  
22 but let's face it, most corporations will build as  
23 much as they can, so, yes, that means a series of  
24 eight story buildings. Is that really what Englewood  
25 Cliffs wants? I don't think so.

1                   Today, high-rise buildings in urban  
2 residents are popular. Who knows what will be  
3 popular tomorrow. How often will we rezone based on  
4 what the popular thing is right now?

5                   ACTING CHAIRMAN DOOLY: Time.

6                   MS. GELLERT: All right. To be  
7 continued. I'll send it in writing.

8                   (Applause.)

9                   ACTING CHAIRMAN DOOLY: Thank you.  
10                   Howard LoMonica.

11                   Howard?

12                   Going, going.

13                   Giovanni LeMarca (phonetic).

14                   Number 290, I'm not even going to make  
15 an attempt at this thing.

16                   A VOICE: That's me, I'm one of  
17 Mr. D'Arminio's clients, so...

18                   MR. D'ARMINIO: We'll go together.

19                   ACTING CHAIRMAN DOOLY: Linda Bobba  
20 (phonetic).

21                   MS. BOBBA: I'm also one of his  
22 clients.

23                   ACTING CHAIRMAN DOOLY: Okay. Dawn  
24 Haniphon (phonetic), 268, I think? Dawn?

25                   Frank Arib (phonetic), number 303.

1 Mark Garrahan.

2 MR. GARRAHAN: Mark Garrahan.

3 I was raised in Demarest, New Jersey,  
4 in Rockland County, and I now live in  
5 Hastings-on-Hudson, so I do look at these fine  
6 cliffs. And I would like to think I care as much if  
7 I lived in Nebraska, because I think this issue is  
8 something that every American should be concerned  
9 with.

10 AUDIENCE VOICE: Can't hear. Use the  
11 mic, please.

12 MR. GARRAHAN: As I said, I was raised  
13 in Demarest, New Jersey, and Rockland County. I now  
14 live in Hastings-on-Hudson, New York, and I look at  
15 these fine cliffs, although I'd like to think I'd  
16 care as much even if I lived somewhere else, because  
17 everyone in this country should care about this.

18 As I thought about coming here today, I  
19 thought about putting on a suit and a tie, but I  
20 figured you guys would have enough of that here.

21 I have an MBA. I went through Moody's,  
22 Enron, PWC, learned a lot of lessons there, I learned  
23 there are things you don't do for any amount of  
24 money, and at the end of the day decided to come here  
25 as an eagle scout and an environmentalist and tell

1 you what you already know, that there are some things  
2 you just don't do for any amount of money.

3 (Applause.)

4 MR. GARRAHAN: And selling out a  
5 national treasure is one of them. You don't do it.

6 Thank you.

7 (Applause.)

8 ACTING CHAIRMAN DOOLY: Thank you.

9 (Applause.)

10 ACTING CHAIRMAN DOOLY: Kelly Hushin.

11 MS. HUSHIN: Hi. My name is Kelly  
12 Hushin. Can you all hear me?

13 A VOICE: Yes.

14 MS. HUSHIN: Good. Then I've done my  
15 job.

16 So I just wanted to come up here and  
17 say --

18 MR. SABATO: Where do you live?

19 MS. HUSHIN: I live at 180 Cabrini  
20 Boulevard, New York. I just moved there about eight  
21 months ago.

22 I wanted to introduce myself as someone  
23 who can understand and very much sympathize with a  
24 lot of union members here. I see a lot of supporters  
25 here, a lot of union shirts. My dad is in the union.

1 He works in a factory, and has from the day I was  
2 born. My mother had a traumatic brain injury, so she  
3 cannot work.

4 If there was anything I would want more  
5 than jobs for people like my dad, I really don't know  
6 what it is, other than to preserve something so  
7 precious and so beautiful to this planet.

8 The reason why I wanted to speak about  
9 that is because I think that I would like to pose the  
10 question, obviously a rhetorical question, since I  
11 can't address the public, I would like to pose the  
12 question to all of the union members here, that were  
13 the plan to change for LG and were this building to  
14 be lowered and all of the jobs to be created in the  
15 same way and were the tax revenues to be the same,  
16 would they still oppose it and were this to be able  
17 to happen soon, would they still oppose it?

18 I asked this question to Mayor Parisi  
19 on the phone, we spoke at length a few weeks ago,  
20 about an hour and a half or so. He was generous  
21 enough to give me his time, thank you very much, and  
22 I think that we both came to the conclusion, the  
23 conclusion we both came to is this is a battle over  
24 time, money and the law. And he agreed with me that  
25 were this to be able to happen tomorrow, were the

1 plan to be able to change and be lowered and provide  
2 all of those same jobs and all of those same  
3 revenues, then he would agree with it too, but that  
4 the main opposition he had was that he was afraid  
5 that LG, as a corporation, would leave.

6 MR. SABATO: Yup.

7 MS. HUSHIN: That they would leave, if  
8 they were asked to reconsider.

9 How is that short-term goal more  
10 important than the long-term goal of preserving a  
11 national and historical landmark?

12 And one other thing I would like to  
13 say --

14 (Applause.)

15 MS. HUSHIN: One other thing I would  
16 like to say is in response to some of the statements  
17 that were made earlier on in the night about the plan  
18 attracting the kinds of jobs and the kinds of  
19 demographics who like to work in these kinds of jobs,  
20 young people who want these kinds of open plans and  
21 light and views and things like that.

22 Well, I represent one of those young  
23 people. I'm someone who put myself through college,  
24 because my dad couldn't pay for it. And I am someone  
25 who represents the same kind of sentiment that all of

1 these young people share, and that is that none of  
2 them, none of us are going to be proud to work for a  
3 company that has made this statement on such a global  
4 scale.

5 (Applause.)

6 ACTING CHAIRMAN DOOLY: Thank you.

7 Charles Alevo, No. 321. Charles Alevo.

8 MR. D'ARMINIO: Mr. Alevo is one of my  
9 clients too.

10 ACTING CHAIRMAN DOOLY: Constance Flen  
11 (phonetic), No. 322.

12 Pam Sitomer.

13 MS. SITOMER: Hello. My name is Pam  
14 Sitomer, and I live in Rockland County, New York.

15 I'd like to say to the Englewood Cliffs  
16 board that you do not live in a vacuum, and it is  
17 called the Palisades Interstate Park and part of that  
18 interstate is New York, specifically Rockland County.

19 You're talking a lot about how this is  
20 going to be an economic boom for Englewood Cliffs and  
21 it's going to bring jobs, and I love the unions and I  
22 want the unions to have their jobs and they can  
23 certainly have it when it was lower, but as you don't  
24 live in a vacuum, it also affects Rockland County.  
25 We have a beautiful bucolic river town area, and

1 thousands of bikers, they come from New York and  
2 hikers, and they go through the Palisades Interstate  
3 Park and they go through 9W, and they all come to  
4 Rockland County, and they go to our restaurants and  
5 they go to our stores, and they support our Rockland  
6 economic development and our tourism.

7           And if you take something away that's  
8 been a national landmark and a national treasure,  
9 it's not just affecting your economic development,  
10 it's affecting our economic development. And as  
11 such, before I came here, Legislator Harriet Cornell  
12 wanted me to remind that you the Rockland County  
13 legislature unanimously passed legislation to oppose  
14 this building to try and protect the Palisades for  
15 future generations, and I would like to read that to  
16 you right now.

17           "Whereas, the Palisades Interstate Park  
18 has the rare dual distinction of being  
19 designated both a natural landmark and a  
20 National Historic Landmark; and

21           "Whereas, the Palisades Interstate Park  
22 is a pristine area of land along the west bank  
23 of the Hudson River and running through  
24 northeastern New Jersey and southern New York,  
25 and includes parkland, natural steep rock

1 cliffs, and the Palisades Interstate Parkway.

2 "In contrast to the heavy high-rise  
3 developments south of the George Washington  
4 Bridge, the cliffs and ridge tops of the  
5 Palisades to the north are unbroken for 13  
6 miles upstream; and

7 "Whereas, in the latest stage of a  
8 six-year-old Englewood Cliffs New Jersey area  
9 building project, LG Electronics has received  
10 a variance to build an eight story building  
11 less than 50 yards from the Palisades  
12 Interstate Park; and

13 "Whereas, this variance will allow the  
14 building to soar to 143 feet, four times  
15 taller than the 35-foot zoning height  
16 respected by all other companies next to the  
17 park and tower over the park, scarring the  
18 landscape and setting precedent for future  
19 similar development, and

20 "Whereas, as the Director of the U.S.  
21 National Parks Service stated, 'The current  
22 development proposal threatens the nationally  
23 significant historic scenic integrity of the  
24 Palisades in a major way. If built, this  
25 tower will introduce a massive incompatible

1 future that will be visible for miles along  
2 the river,' and

3 "Whereas, the LG development project as  
4 currently planning is opposed by the U.S.  
5 National Park Service, environmental advocacy  
6 groups such as National Resources Council, the  
7 New Jersey Conservation Foundation and Scenic  
8 Hudson, a number of past and present elected  
9 officials from New York and New Jersey; and

10 "Whereas, residents of Englewood  
11 Cliffs, as well as the New Jersey State  
12 Federation of Women's Clubs and Scenic Hudson  
13 have filed a lawsuit challenging the zoning  
14 variance that permits the 143-foot tower.  
15 National Resources Defense Council and the New  
16 Jersey Conservation Foundation are seeking to  
17 intervene in that lawsuit.

18 "Whereas, critics of LG's plan have --

19 MR. NIKOW: Times up.

20 ACTING CHAIRMAN DOOLY: Thank you.

21 MS. SITOMER: -- "proposed an  
22 alternative plan pointing out that the site is  
23 large enough for a low-rise design."

24 Just final sentence.

25 "Whereas, the alternative low-rise

1 design has been endorsed by four former New  
2 Jersey governors" --

3 MR. NIKOW: Your time is up.

4 MS. SITOMER: "Many civic and  
5 environmental organizations, and a growing  
6 number of individuals, we ask that the  
7 building be built at a lower proposed height."

8 Thank you.

9 ACTING CHAIRMAN DOOLY: Thank you.

10 (Applause.)

11 ACTING CHAIRMAN DOOLY: Carol  
12 Hoernlein, Emerson.

13 MS. HOERNLEIN: My name is Carol  
14 Hoernlein. I'm a former councilwoman from Tenafly,  
15 former member of the Tenafly Planning Board, and  
16 former liaison to the Tenafly Zoning Board and  
17 Building Department. I'm also a former New Jersey  
18 engineer for the Palisades Interstate Park  
19 Commission.

20 I co-narrated the documentary about the  
21 saving of the Palisades and the creation of the  
22 Palisades Interstate Park.

23 I'm a licensed New Jersey Professional  
24 Engineer in private practice in Bergen County and a  
25 certified municipal engineer.

1 I'm familiar with borough codes and  
2 zoning ordinances in Bergen County and have designed  
3 site plans to comply with those laws for 14 years.

4 I've appeared before planning and  
5 zoning boards in Bergen County representing  
6 commercial and residential applicants and  
7 municipalities.

8 Since I first earned my license while  
9 working for a firm in an Englewood Cliffs, in all the  
10 planning and zoning meetings I've attended all over  
11 New Jersey, I've never seen such a 143 foot height  
12 variance in a 35-foot zone even asked for, let alone  
13 granted.

14 I've also never seen such poor advanced  
15 notice to residents of such a drastic change in  
16 zoning.

17 (Applause.)

18 MS. HOERNLEIN: The notice tonight was  
19 not even posted on the website calendar today, let  
20 alone the required ten days. I have screen shots  
21 (indicating).

22 The entire process that granted the  
23 original variance to LG that prompted this  
24 retroactive amendment to the Master Plan was unusual  
25 and not transparent. The absence of meaningful

1 discussion of how a 143 foot height variance would  
2 affect the Palisades and also the Palisades  
3 Interstate Park, which is a National Historic  
4 Landmark, is stunning, considering the rezoned area  
5 is less than 200 feet from the park and within  
6 700 feet of the cliff face.

7 In New Jersey, I must put a list of  
8 property owners within 200 feet on site plans and  
9 notify them. The reason should be obvious. Any  
10 construction within 200 feet of another lot will  
11 affect that neighbor.

12 Also unusual in the rezoned area is the  
13 inclusion of wooded lands that specifically belongs  
14 to the Palisades Interstate Park Commission, Lot 11.

15 For some reason, the lot was rezoned  
16 for business high-rise, even though it belongs to an  
17 interstate agency that is not under the jurisdiction  
18 of the borough.

19 It is also not typical or ethical for a  
20 person with a financial stake in a site being  
21 discussed to vote on or even discuss the issue;  
22 however, the mayor sits on the board of ConnectOne  
23 Bank at 301 Sylvan Avenue, in the rezoned area.

24 In any other town, the mayor would have  
25 recused himself from votes and discussion on

1 rezoning.

2 This conflict is in addition to the  
3 conflict posed by the former planner, who was hired  
4 by LG before approving the variance granted to LG as  
5 borough planner.

6 Allowing buildings to exceed 35 feet  
7 will be detrimental to residents in the borough.

8 The typical height of a building floor  
9 is ten feet. 150-foot tall buildings is not  
10 equivalent to eight story buildings but 15 story  
11 ones. Quite a difference when you consider what we  
12 call FAR or floor area ratios that determine the  
13 density impact a building will have on a community.

14 Allowing buildings --

15 ACTING CHAIRMAN DOOLY: Time.

16 MR. KATES: Carol, did you say you have  
17 prepared statements that you submitted?

18 MS. HOERNLEIN: Yes, I submitted it and  
19 I also have the screen shots showing the lack of --

20 MR. KATES: We'll take those.

21 MS. HOERNLEIN: Okay.

22 (Applause.)

23 ACTING CHAIRMAN DOOLY: Rick Nelson.

24 MR. NELSON: Eric Nelson, and I live in  
25 Emerson, New Jersey.

1                   Thank you for this opportunity to  
2                   express my concerns about the proposed changes to the  
3                   Englewood Cliffs Master Plan.

4                   I am employed as an historical  
5                   interpreter for the Palisades Interstate Park in New  
6                   Jersey, but I speak tonight simply as a lifelong  
7                   resident of Bergen County.

8                   Throughout the months of controversy  
9                   over the proposed development by LG, I have been  
10                  struck by the statements of surprise and outrage by  
11                  supporters of this development that there are some  
12                  who do not approve of their plans. Yet it is they  
13                  who have attempted, in a single stroke, to upend a  
14                  century's consensus on scenic preservation. Yet, it  
15                  is they who cry foul that anyone would oppose what  
16                  is, in reality, a breathtaking departure from the  
17                  norms that have governed sound development of this  
18                  area for generations, that have allowed a vibrant  
19                  economic growth to occur literally on top of a  
20                  national landmark.

21                  Just the fact that this hearing is  
22                  being held shows how far out of the ordinary the  
23                  situation is. Englewood Cliffs defied its own Master  
24                  Plan when it granted an absurdly high variance to LG,  
25                  and now we must watch as an attempt is made to change

1 the Master Plan retroactively, to try to fix  
2 something that was never broken.

3 (Applause.)

4 MR. NELSON: I do not believe that this  
5 is how good municipal governance is supposed to work.

6 The painful irony is that had LG simply  
7 conformed its designs to Englewood Cliffs' existing  
8 Master Plan, if Englewood Cliffs had simply enforced  
9 the building codes in effect under its own Master  
10 Plan, the construction would be well underway by now.

11 (Applause.)

12 MR. NELSON: Construction workers would  
13 be building at the site now. No one would be talking  
14 about boycotts of LG, no one would be questioning the  
15 motives of this town's leadership. All that needed  
16 to be done was to follow the rules as they existed.

17 You have a rare opportunity to make  
18 things right. I hope you will take it.

19 Thank you.

20 (Applause.)

21 ACTING CHAIRMAN DOOLY: Thank you.

22 Paul Heddottel (phonetic).

23 MR. D'ARMINIO: He is one of my  
24 witnesses too.

25 ACTING CHAIRMAN DOOLY: Michael Morley,

1 Cresskill.

2 Just please indicate if you're here  
3 when I call.

4 MR. MORLEY: Right. I am here.

5 By the way I speak, you will hear that  
6 I've been a resident in Bergen County for 30 years.

7 (Laughter.)

8 MR. MORLEY: I want to start by saying  
9 that there is zero chance that if LG had an  
10 application before the Seoul council to build in one  
11 of their restricted areas that they would get  
12 permission at all. Zero chance.

13 (Applause.)

14 MR. MORLEY: Everyone has been very  
15 nice and is looking for an agreement, and so am I,  
16 but it cannot be hidden.

17 The dreadful situation that has brought  
18 about this debacle, and it is a debacle that we're  
19 here today and the building hasn't started and the  
20 union workers being employed on a constructed basis  
21 rather than being challenged.

22 So there was clearly a bargain struck  
23 right at the beginning that this building height  
24 variance would go through, otherwise it wouldn't have  
25 been possible.

1                   It is also certain in my mind that no  
2 professional architectural firm would have produced  
3 one plan that was so out of step with what had been  
4 restrictions up to that moment, a well known highly  
5 respected global firm, without a second alternative  
6 plan that would actually meet the zoning codes  
7 applying at the time.

8                   It's time they brought out that second  
9 plan.

10                   (Applause.)

11                   MR. MORLEY: It's very hard to know  
12 who's more to blame for the debacle that we face  
13 today, Englewood Cliffs or LG itself, but both must  
14 share the blame and start putting it right.

15                   We've heard the chapter of errors that  
16 has led to us being here today. It included not only  
17 the change to the Master Plan, it included the hiring  
18 of someone with a known connection with LG as the  
19 first planner. That had to be changed.

20                   It included the closing of the Zoning  
21 Board, and it also included the closing of a meeting  
22 without the legally required public hearing time at  
23 the end. Just one thing after the other. And it  
24 should be stopped now and the change be made.

25                   As far as LG is concerned, it very much

1 looks like they are the master of misinformation and  
2 they keep saying it. For example, they produce facts  
3 that they would never produce in other parts of their  
4 business. If they used the data that they are trying  
5 to foist on us for this, in the making of their  
6 excellent cellphones and refrigerators and so forth,  
7 they'd be out of business, because they say that the  
8 building is not on the Palisades. It is on the  
9 Palisades. Anyone who knows about the geological  
10 formation knows that the Palisades rock formation  
11 stretches well back beyond Sylvan Avenue and the  
12 building.

13 ACTING CHAIRMAN DOOLY: Time.

14 MR. MORLEY: Secondly, they talk about  
15 it as being a quarter mile from the cliff edge.

16 It is not a quarter mile, their math is  
17 very fuzzy, it's 1/8th of a mile.

18 ACTING CHAIRMAN DOOLY: Thank you very  
19 much.

20 MR. MORLEY: They talk about it peaking  
21 just peaking above the treeline.

22 In fact, the second floor of their  
23 building, if you go to their own website and look at  
24 it, affords them a peak of the whole panorama of the  
25 whole Manhattan skyline, let alone the people on the

1 8th floor.

2 Thank you for listening, and I hope  
3 that you will urge LG to go to their plan B and  
4 produce a lower design and get the people to work.

5 (Applause.)

6 ACTING CHAIRMAN DOOLY: Okay. We have  
7 a lot of people who still want to speak, and I think  
8 we're going to adhere to the 10:30 end of the  
9 meeting.

10 MR. KATES: Take a motion to close the  
11 public portion.

12 ACTING CHAIRMAN DOOLY: Is there a  
13 motion to close the public portion?

14 MR. CHINMAN: So moved.

15 COUNCILMAN AVERSA: Second.

16 ACTING CHAIRMAN DOOLY: Mr. Chinman  
17 made the motion, seconded was Councilman Aversa.

18 AUDIENCE VOICE: Let them speak.

19 ACTING CHAIRMAN DOOLY: All in favor?

20 (Whereupon, all Board Members respond  
21 in the affirmative.)

22 MR. KATES: What we have to do is to  
23 coordinate dates. We don't know when this room will  
24 be available again. I believe we're going to keep  
25 this room. We have to coordinate it with Mr.

1     Phillips' schedule and with counsel, and so what  
2     we're going to do is circulate a date and advertising  
3     for the public, since we can't give you a firm date  
4     today, so there will be a re-advertisement.

5                   AUDIENCE VOICE:    I can't hear you.

6                   AUDIENCE VOICE:    And do a town wide  
7     robo call, please.

8                   MR. KATES:     That's not my call, but the  
9     fact of the matter is, I want the public who is here  
10    to know that this meeting will continue on a date  
11    certain, we just have to find that date, in this  
12    chambers.

13                  AUDIENCE VOICE:    What about the people  
14    who were signed up?

15                  MR. KATES:     That list will be  
16    continued.  We have those names.

17                  AUDIENCE VOICE:    Thank you.

18                  MR. D'ARMINIO:    Will you give me the  
19    opportunity to make my presentation at that time --  
20    thank you Mr. Chairman -- and my objections?

21                  ACTING CHAIRMAN DOOLY:  Motion to  
22    close.

23                  Any unfinished business?

24                  MR. SURACE:     So moved.

25                  MR. K. KIM:     Second.

1                   ACTING CHAIRMAN DOOLY: Mr. Surace was  
2 first, and Mr. Kiky Kim was second.

3                   All in favor?

4                   (Whereupon, all Board Members respond  
5 in the affirmative.)

6                   (Whereupon, the matter is adjourned at  
7 10:31 p.m., to be continued on a future date.)

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

C E R T I F I C A T I O N

1  
2  
3  
4 I, KIM O. FURBACHER, License No.  
5 XIO1042, a Certified Court Reporter, Registered Merit  
6 Reporter, Certified Realtime Court Reporter, and  
7 Notary Public of the State of New Jersey, hereby  
8 certify that the foregoing is a verbatim record of  
9 the testimony provided under oath before any court,  
10 referee, board, commission or other body created by  
11 statute of the State of New Jersey.

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

17 This transcript complies with  
18 Regulation 13:43-5.9 of the New Jersey Administrative  
19 Code.

20  
21  
22 \_\_\_\_\_  
23 KIM O. FURBACHER, CRCA, CCR, RMR  
24 License #XIO1042, and Notary Public  
25 of New Jersey

My Commission Expires:  
7/11/19