

TOWNSHIP OF RIVER VALE
JOINT PLANNING BOARD
THURSDAY, NOVEMBER 11, 2021
7:30 P.M.

IN THE MATTER OF:) TRANSCRIPT OF
)
APPLICATION OF) PROCEEDING
EDGEWOOD GOLF COURSE REALTY, LLC)
BLOCK 1201, LOT 6.01)
449 RIVERVALE ROAD)

B E F O R E:
SCOTT LIPPERT, CHAIRMAN
GLEN JASIONOWSKI, MAYOR (ABSENT)
JOHN DONOVAN, COUNCILMAN
ROBERT ADAMO, MEMBER
DELIX ALEX, MEMBER
ROBERT FORTSCH, MEMBER
MATTHEW ROSS, MEMBER
SUSAN VACCARO, MEMBER
PETER WAYNE, MEMBER

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1 CHAIRMAN LIPPERT: Welcome, everybody,
2 to the special meeting of the River Vale Joint
3 Planning Board on Thursday, November 11th, 2021.
4 We will start our meeting as we always
5 do with a salute to the flag.
6 (Whereupon, everyone stands for a
7 recitation of the Pledge of Allegiance.)
8 CHAIRMAN LIPPERT: In accordance with
9 the provisions set forth in the Open Public Meetings
10 law, notification of this meeting has been sent to
11 all officially appointed Township newspapers and
12 notice is posted at the River Vale Municipal Office.
13 I want to give a particular shout out
14 to Maria, who really was under the gun with doing
15 notices for this and the following meeting, and she
16 really did a great job.
17 Just a few preliminary words about how
18 we're proceeding. There's been a lot of discussion
19 in the Township about this application, a lot of
20 interest has been generated. And I have heard a lot
21 of thoughts about how we should proceed.
22 There are some folks who think that we
23 should have a virtual meeting because of where we are
24 in the pandemic. And there are some folks who wanted
25 an in-person meeting. So we've decided to do a

1 hybrid.
2 And before I go any further, we do have
3 a rule about masks. Unless you're speaking, you
4 should be wearing a mask, please. So that applies to
5 everyone. If you're not -- so, please, thank you.
6 Again, there is still a big public
7 health concern going on. There are people in town
8 who will not attend an in-person public meeting
9 because of the public health concerns. And we
10 listened to some of them at our last meeting, and I
11 understand that. And we're trying to accommodate
12 that. So thank you, thank you very much for your
13 cooperation.
14 We decided to proceed with an in-person
15 meeting tonight because of the interest generated in
16 this application and the desire, on the part of some
17 of our people in the Township, to do this in person.
18 Our next meeting, our next special
19 meeting, which will be Tuesday, November 23rd, will
20 be a virtual meeting. It will be a Zoom meeting, so
21 that those people who can't attend in person will be
22 able to participate via Zoom.
23 And the applicant will bring its
24 witnesses, its team, to both meetings. And they will
25 be available for questioning by the public in both

1 instances.
2 Our intention tonight is to have the
3 applicant present its witnesses.
4 When each witness is done with his or
5 her direct testimony, the board will get a chance to
6 ask questions.
7 And then the public will get a chance
8 to ask questions. So anyone who wants to ask a
9 question, we'll ask everybody, and we'll give you
10 some time to ask questions.
11 And when I say ask questions, I mean
12 ask questions. That's not the time for statements.
13 When the applicant has finished its
14 presentation, the public will have a chance to also
15 give testimony, make statements and say whatever
16 you'd like about the application; you like it, you
17 don't like it. You'll have a chance to make a
18 statement.
19 But the initial round after each
20 witness finishes testimony is questions. And it's
21 okay, if you don't have questions that's okay. I
22 mean, you can just wait to make a statement.
23 But we want everybody to have a chance
24 to be heard. And we're going to give everybody a
25 chance to be heard. And that is in person and that

1 will be virtually as well.
 2 When this hearing is concluded we'll
 3 have a transcript prepared. That transcript will be
 4 put on the website so that those who couldn't be
 5 present here will be able to read the transcript and
 6 know what transpired here tonight so that they could
 7 be prepared to ask questions and/or make statements
 8 at the Zoom meeting.
 9 And we hope that that accommodates the
 10 various needs of different people in the Township and
 11 that everybody feels like they had a chance to get
 12 heard.
 13 So, let's see, with that, the next
 14 order of business is we're going to have a roll call,
 15 please.
 16 MS. HAAG: Mr. Adamo?
 17 MR. ADAMO: Here.
 18 MS. HAAG: Mr. Alex?
 19 MR. ALEX: Here.
 20 MS. HAAG: Councilman Donovan?
 21 COUNCILMAN DONOVAN: Here.
 22 MS. HAAG: Mr. Fortsch?
 23 MR. FORTSCH: Here.
 24 MS. HAAG: Mayor Jasionowski?
 25 (No response.)

1 MS. HAAG: Mr. Lippert?
 2 CHAIRMAN LIPPERT: Here.
 3 MS. HAAG: Mr. Ross?
 4 MR. ROSS: Here.
 5 MS. HAAG: Ms. Vaccaro?
 6 MS. VACCARO: Here.
 7 MS. HAAG: Mr. Wayne?
 8 MR. WAYNE: Here.
 9 MS. HAAG: Mr. Leibman?
 10 MR. LEIBMAN: Here.
 11 MS. HAAG: Mr. Statile?
 12 MR. STATILE: Here.
 13 MS. HAAG: And, Ms. Reiter?
 14 MS. REITER: Here.
 15 CHAIRMAN LIPPERT: Okay.
 16 So the first, really the only
 17 application on the agenda tonight is the Edgewood
 18 Golf Course Realty, LLC, Block 1201, Lot 6.01,
 19 449 Rivervale Road. That's an application for
 20 preliminary and final major site plan approval with
 21 variances.
 22 And do we have anyone representing the
 23 applicant here tonight?
 24 MS. COFFEY: Good evening.
 25 Can you hear me okay?

1 CHAIRMAN LIPPERT: Yes.
 2 MS. COFFEY: Yes, Kate Coffey from Day
 3 Pitney on behalf of the applicant.
 4 CHAIRMAN LIPPERT: Ms. Coffey, nice to
 5 see you.
 6 Please proceed.
 7 MS. COFFEY: Thank you.
 8 So, good evening. Tonight I'm here
 9 representing Edgewood Golf Course Realty, LLC, which
 10 is the owner of the Edgewood Country Club, which is
 11 located at Block 1201, Lot 6.01 in the Township of
 12 River Vale, and Block 2001, Lot 1 and Block 2201,
 13 Lots 26 and 31 in the Borough of Hillsdale.
 14 This application is for preliminary and
 15 final site plan approval on Block 1201, Lot 6.01 in
 16 River Vale only. The application is seeking to --
 17 seeking approval to improve the existing country club
 18 with a modernized midway building, reconstructed
 19 tennis courts, a seasonal tennis dome over existing
 20 tennis courts, a snack stand and other related course
 21 improvements such as modifying some golf course.
 22 As you will hear tonight, this proposal
 23 is part of the applicant's continued commitment to
 24 provide best in class amenities at Edgewood Country
 25 Club and to ensure that it's able to retain its

1 membership and provide the quality facilities that
 2 its members expect.
 3 We have received some comments from the
 4 board's engineer as well as the club's neighbor. And
 5 we have made some modifications where we're able.
 6 To that end, you'll hear further
 7 testimony from our professionals this evening, but I
 8 wanted to note that the applicant has agreed to
 9 replace a section of fence and install additional
 10 screening and trees in the landscape buffer along
 11 461 Rivervale Road.
 12 In terms of our witnesses this evening,
 13 we have with us Eric Witmond, who's here on behalf
 14 of the applicant; Daphne Galvin, who's the project
 15 engineer; Wayne Jacques from the Jefferson Group
 16 Architecture Firm, who's the project architect.
 17 We have John Ligas from Arizon Building
 18 Systems who will be talking about the tennis dome;
 19 Tom Carman, who is the landscape architect; and John
 20 Takina who is the planner for the project.
 21 And with that, I'd ask that
 22 Mr. Witmond join me.
 23 MR. WITMOND: Thank you.
 24 Hopefully can I be heard.
 25 MR. LEIBMAN: Please raise your right

1 hand to be sworn first.
 2 MR. WITMONDT: I'm sorry.
 3 MR. LEIBMAN: Do you swear or affirm
 4 the testimony you're about to give is the truth, the
 5 whole truth and nothing but the truth, so help you
 6 God?
 7 MR. WITMONDT: I do.
 8 E R I C W I T M O N D T,
 9 100 Passaic Avenue, Suite 240, Fairfield, New
 10 Jersey, having been duly sworn, testifies as
 11 follows:
 12 MR. LEIBMAN: All right, so you've been
 13 sworn.
 14 Please state your name, spell your last
 15 name for the record.
 16 MR. WITMONDT: Sure.
 17 It's Eric Witmond, W-I-T-M-O-N-D-T.
 18 MR. LEIBMAN: Thank you.
 19 CHAIRMAN LIPPET: Maybe we can move
 20 the mic, get a little closer to both of you.
 21 MR. WITMONDT: Sure.
 22 MR. LEIBMAN: Mr. Witmond, is your
 23 first name with a "C" or a "K"?
 24 MR. WITMONDT: With a "C".
 25 MR. LEIBMAN: Thanks.

1 MS. COFFEY: Are you able to pick us
 2 both up with the mic here?
 3 Can everyone still hear me?
 4 CHAIRMAN LIPPET: Yes.
 5 MS. COFFEY: Yes? Can you hear,
 6 Mr. Witmond?
 7 MR. WITMONDT: Yes.
 8 MS. COFFEY: Excellent.
 9 CHAIRMAN LIPPET: Just try to keep
 10 your voice up, if you can.
 11 MR. WITMONDT: Sure.
 12 DIRECT EXAMINATION
 13 BY MS. COFFEY:
 14 Q. Mr. Witmond, can you please introduce
 15 yourself and tell everybody about your position with
 16 the applicant.
 17 A. Sure.
 18 As stated, my name is Eric Witmond.
 19 I actually live nearby in Englewood,
 20 New Jersey.
 21 I am the CEO of Woodmont Properties.
 22 Woodmont Properties is a developer based in
 23 Fairfield, New Jersey.
 24 We typically are developing the
 25 highest-end product in the communities in which we

1 operate, that might be apartment communities, housing
 2 communities, industrial buildings, office buildings,
 3 and also hospitality facilities similar to Edgewood
 4 Country Club.
 5 The business was started by my father
 6 in 1963, so I am second generation. And it's kind of
 7 ironic, when we first were looking at Edgewood
 8 Country Club my father -- which you might remember me
 9 saying when we were making our last application for
 10 the housing, which is now known as Fairways, my
 11 father was actually a member of Edgewood Country Club
 12 in the late '50s when his parents belonged there.
 13 So the club has some real sentimental
 14 value. And when I told my father that I was
 15 interested in getting involved in the club, needless
 16 to say it brought back a lot of memories. And we
 17 still talk about that today. So it is close to home,
 18 not just physically being a resident of Englewood,
 19 but it's close to home in that we have some real ties
 20 to Edgewood Country Club.
 21 Bruce Schonbraun and I got involved in
 22 purchasing Edgewood Country Club, it was April of
 23 2015. And it was the first club that Bruce and I got
 24 involved in buying together and operating.
 25 Since then, we have purchased or have

1 an interest in four other clubs; two others in New
 2 Jersey, Green Brook Country Club and Orange Lawn
 3 Tennis Center.
 4 We also got involved in a club down in
 5 Florida known as Tesoro at St. Lucie.
 6 And I also am a majority owner of a
 7 club out in Colorado known as the Snowmass Club in
 8 Aspen, Colorado.
 9 The reason I bring that up is all of
 10 these club are clubs where we own and operate the
 11 clubs with our own management teams. So we do not
 12 outsource to third parties. So both Bruce and I take
 13 a very active role in the operations, obviously
 14 letting our general manager and our management team
 15 run the day-to-day operations, but we provide some
 16 vision and some strategic planning to make the club
 17 best in class. And that's always our interest in
 18 anything that we do.
 19 When we first learned about the
 20 Edgewood opportunity we were not selected as the
 21 buyer for the club, another operator of county clubs
 22 was selected. And, unfortunately, that deal did not
 23 go through, and the club was teetering on the verge
 24 of bankruptcy. When we were called in, they asked us
 25 to do a very short closing, a three- or four-week

1 closing. And the reason for that is they were facing
2 a foreclosure from Wells Fargo.

3 And, quite frankly, developers and
4 builders were circling because they weren't looking
5 at Edgewood Country Club as a 27-hole country club,
6 they were looking at it as a 186-acre piece of
7 property in the middle of Bergen County that was
8 prime for development.

9 So the reason we were chosen by the
10 members is because we made a commitment to the
11 membership that we were going to invest in the club
12 and create an environment that was a first-class
13 environment.

14 In working with the town, we saw from
15 the very beginning that there was a opportunity here
16 to really create something extremely special with
17 Edgewood Country Club. Because it had 27 holes and
18 most clubs operate as 18 holes, we saw an opportunity
19 to incorporate luxury housing as part of the country
20 club and golf club community.

21 That afforded us the opportunity to
22 make significant investments in what was a pretty
23 dilapidated facility.

24 When Edgewood, again, was nearing
25 bankruptcy, that means for a few years prior they

1 were depleting all of their reserves. And they
2 weren't investing in their facilities, whether it be
3 the golf course and the sprinkler system, whether it
4 be the clubhouse, the pool, you name it.

5 So when Bruce and I first got involved,
6 we made a commitment that we were going to make a big
7 investment into the club because we saw a vision that
8 this club could be something really special, not just
9 for River Vale, New Jersey and not just for New
10 Jersey, but for the region.

11 We could have an integrated club that
12 had housing, that could be a 12-month a year
13 facility, and where we could provide best-in-class
14 services and facilities.

15 So Bruce and I embarked upon a capital
16 improvement plan of more than \$15 million that we've
17 already put into the club in order to improve the
18 facilities.

19 As part of that, we were fortunate
20 enough to have River Vale share a vision that an
21 integrated luxury housing community with this golf
22 and country club would really produce something
23 that's pretty phenomenal.

24 But the Township rightly said to us if
25 we give you the housing approval, we need to make

1 sure that this club sustains itself. We don't want
2 you coming back in with another application
3 developing another nine holes. We want to make sure
4 that you have a real commitment to make this a
5 long-term success.

6 And that was, quite frankly, what
7 brought us here tonight, that we're honoring that
8 commitment because we had that vision and we share
9 the vision with River Vale and that we want to make
10 this a best-in-class facility.

11 And, therefore, this application is to
12 be able to make those improvements that we think can
13 make this a best-in-class facility.

14 Before coming here tonight we spent a
15 little bit more than a year working with the DEP on
16 the plans that you see in front of you today. Those
17 are not where the plans started, but it's where it
18 finished with DEP input.

19 So what we did, in order to respect the
20 time of the town, your professionals and the public
21 at large, is we actually went through the entire
22 process with the DEP and received all of our
23 approvals that are tied to the application that you
24 see before you today.

25 So we do not need to go back to the DEP

1 if you find that the improvements that we're
2 suggesting here and the improvements that we're
3 making to stormwater are acceptable, the DEP has
4 already blessed that with their approvals.

5 And we thought that that was something
6 important to do, to put our best foot forward and let
7 you know, the DEP has reviewed this application and
8 has approved this application.

9 Some of the improvements that are part
10 of this application that I think are important to
11 note are the replacing of a new midway from the old
12 existing midway. Although we spent a considerable
13 amount of money to upgrade the existing midway, it's
14 no --

15 Q. Excuse me. The midway building.

16 A. The midway building, I'm sorry. The
17 midway building.

18 The existing midway building is an old
19 barn that is really an obsolete building. And it's
20 past its useful life. No matter how much money we
21 keep putting into it, it's really never going to be a
22 best-in-class facility.

23 And that's why we're proposing a new
24 midway building. And the new midway building is
25 going to eliminate the employee housing that

1 currently exists in the existing midway building.
 2 So we are not planning on locating any
 3 employee housing at all on the entire property. So
 4 that's being eliminated.
 5 In addition, when we made the
 6 application for the Fairways townhomes, there was
 7 discussion about providing amenities for those
 8 residents. And what we decided to do, which we
 9 thought would both enhance the housing community, but
 10 enhance the club and sustain it for the future, was
 11 to not build a separate amenity package for the
 12 existing housing, but instead to build a new midway
 13 building, which is what's before you tonight, that
 14 can incorporate the features and the programming that
 15 the housing community will also want to see on the
 16 premises. So that this new midway building is going
 17 to be able to serve all of the country club members,
 18 as well as provide many of the amenities that housing
 19 community will want to have.
 20 We are not requiring the residents of
 21 the housing community to join the club, but in order
 22 to use the facilities on the club they do have to
 23 become members. So we're hoping that that enhances
 24 the membership to create a sustainable membership for
 25 the long term for those 225 homes who are going to

1 want to use our facilities and, therefore, become
 2 members of the club.
 3 In addition, that provides us the
 4 ability to be able to be a full-year club with our
 5 facilities open year-long, and that the majority or a
 6 good portion, I should say, of our members are going
 7 to be located in the housing adjacent to us known as
 8 The Fairways. And they'll be able to walk over to
 9 our club and use the facilities or drive through our
 10 own private roads to the club, and, therefore,
 11 keeping that traffic off of both Rivervale Road and
 12 Piermont Road. And that was something that was very
 13 important in our overall plan.
 14 We're also making some golf
 15 modifications, and we hired them wanting the best in
 16 class. Many of you that know golf would know well by
 17 the name of Rees Jones. Rees Jones is a
 18 world-renowned architect actually based in Montclair,
 19 but he recently did the redesign for Torrey Pines,
 20 which was one of the majors this past year on the PGA
 21 tour.
 22 And Rees Jones is really working with
 23 us in order to make the course more playable and to
 24 improve the holes because, as technology changes,
 25 gold-course designs change, and we want to keep up

1 with the times.
 2 So we're actually going to be investing
 3 a considerable amount of money to improve the
 4 existing golf course.
 5 And the majority of what we're doing
 6 that is in the application before you is what is
 7 known as old Blue 1, 2 and 3, which is now holes 10,
 8 11 and 12 on the plans that you see.
 9 And on those holes what we're trying to
 10 do is extend the green on Hole No. 10 so that it's
 11 not a dogleg left over a mountain, and it straightens
 12 out the hole a little bit. And we're putting the
 13 green in what's now a clearing area already on the
 14 property.
 15 That property is still -- the green,
 16 rather, is still going to be a little bit more than
 17 200 feet from our closest neighbor and 150 feet from
 18 the intersection of the road, so it's still going to
 19 be quite a distance away.
 20 On Hole No. 2 we're actually -- I'm
 21 sorry, Hole No. 12 -- no, Hole No. 11, which was the
 22 old Blue No. 2, so on Hole No. 11, we're actually
 23 making that a par five, which requires us to build a
 24 new tee box further back to lengthen the hole.
 25 And that tee box is going to be, at its

1 closet point, 45 feet from the property line. That's
 2 as close as we get. And we were very cognizant of
 3 where we located that tee box so that we would not
 4 encroach upon the neighbors.
 5 In addition, the hitting zone for that
 6 hole is staying the same, so we're not moving the
 7 fairway. We're not moving the bunkers. We're not
 8 moving any portion of the hole any closer to the
 9 neighbors. It's just the tee box that's going to be
 10 within 45 feet of the property line in order to make
 11 it a par five.
 12 Hole No. 12, which is now a par four,
 13 we're actually now making that a par three.
 14 Currently it's a hard dogleg right where a lot of
 15 players either intentionally or unintentionally slice
 16 the ball to the right, it actually goes over the
 17 property of our neighbor. And we're going to
 18 eliminate that condition by making that hole a par
 19 three so that there is no dogleg that would encroach
 20 upon that neighbor's property.
 21 It also is one of the low spots on the
 22 property, and by making it a par three we can raise
 23 the tee box, and, therefore, we're not going to have
 24 players in golf carts driving when it's wet into what
 25 is depressed area on the golf course. We're trying

1 really to think about stormwater and drainage on the
 2 property as well.
 3 We're also proposing a dome structure
 4 which is air supported which is going to be seasonal,
 5 which is going to be over the existing four tennis
 6 courts. So we're not going to be constructing any
 7 new tennis courts in that specific area.
 8 And we have done this before. At
 9 Orange Lawn Tennis Center we've actually created two
 10 domes that we built about two years ago.
 11 And at the time that we made that
 12 application, because like Edgewood Country Club,
 13 Orange Lawn was in the middle of a neighborhood, a
 14 residential neighborhood, and the neighbors were
 15 concerned about that dome.
 16 Ever since we put the dome up, and it's
 17 been operating for two years, we have no complaints
 18 and the town has no complaints about that dome.
 19 It's basically out of sight, out of
 20 mind. They don't hear noise from it and they don't
 21 see it visibly. And technology over the last few
 22 years has even gotten better and as Kate said, we
 23 have someone from Arizon here that is going to be a
 24 witness that's a dome manufacturer that can talk more
 25 about the dome and answer more specific questions.

1 But what I think is important to
 2 understand is that this dome is going to enable us to
 3 have year-round use of the tennis facility, which
 4 again, makes this a year-round club, which we think
 5 is very important to the sustainability of the club.
 6 And it's going to be up and operating roughly from
 7 November to March, so it's a short season during the
 8 wintertime. And then it will be removed and placed
 9 into storage for the remainder of the year.
 10 Q. Mr. Witmond, what are the hours that
 11 you expect the tennis dome to be used?
 12 A. The tennis dome is going to be used
 13 primarily from 7:00 a.m. to 11:00 p.m.
 14 And the dome also is -- in color, it's
 15 a gray neutral color that you will see in the
 16 renderings that really blends in with the sky,
 17 especially in the wintertime.
 18 And the membrane that's used on this
 19 dome does not allow any light or any glow to emit
 20 from the dome, so you will not be able to see this
 21 dome lit up with lights or glowing in any way while
 22 it's up and erected. The membrane prevents that from
 23 happening.
 24 In addition, as you will see from the
 25 renderings, there is a mature landscape buffer that

1 you will see in the photos. That landscape buffer is
 2 going to remain and we're actually going to add to
 3 that landscape buffer and create even more buffering
 4 for the dome, itself.
 5 So it will be very difficult to view
 6 from any residential home or even driving by along
 7 Rivervale Road. So we're very sensitive to how the
 8 neighbors or even people that are just driving by
 9 will view that dome.
 10 MR. LEIBMAN: Can you just tell me the
 11 dates that the dome is proposed to be up and running?
 12 THE WITNESS: Sure.
 13 Roughly November 1st -- go ahead.
 14 (Whereupon, off-the-record discussion
 15 is held.)
 16 THE WITNESS: Okay. I was just
 17 corrected.
 18 The dome is going to be probably end of
 19 September, early October. I had said November. So
 20 end of September, early October, through March.
 21 MR. LEIBMAN: Thank you.
 22 THE WITNESS: All right.
 23 Does that answer your question? I
 24 didn't see who asked the question.
 25 MR. LEIBMAN: Yes.

1 THE WITNESS: Okay, I just wanted to
 2 make sure I answered it.
 3 So the end of September, early October
 4 through March.
 5 MR. LEIBMAN: Okay, thank you.
 6 THE WITNESS: Additional improvements
 7 that are shown on the site plan is improvements that
 8 we're going to make to the pool area.
 9 Today club members may have the
 10 resort-style pool, and although we do have somewhat
 11 of a resort-style pool, it's 50-plus-years-old and
 12 needs to be reconstructed.
 13 So we're going to have cabanas, a
 14 slide, all the things that you would expect in a
 15 resort-style pool.
 16 With that comes an ability to eat at
 17 the pool, and our existing snack bar is very
 18 underserved. So we're proposing a new snack bar as
 19 well that will be available for people utilizing the
 20 pool area as well.
 21 That does not replace our kitchen in
 22 the clubhouse, it's simply supplemental for people at
 23 the pool that can use the pool and the snack bar at
 24 the pool.
 25

1 BY MS. COFFEY:

2 Q. And, Mr. Witmond, the hours for the
3 snack stand are 11:00 a.m. to 7:00 p.m., correct?

4 A. Correct. Correct.

5 We are also planning to add, which
6 you'll see on the plans, two additional tennis
7 courts. Tennis has really been re-energized and is
8 very popular.

9 And, fortunately, the success we've had
10 at the club with membership, we do not have enough
11 tennis facilities. And, therefore we're planning
12 along Rivervale Road to add two additional tennis
13 courts.

14 We've actually moved, in the different
15 versions of the site plan, tennis courts further away
16 from Rivervale Road to create a larger area where we
17 could do a very heavily planted buffer so that that
18 area between Rivervale Road and the new proposed two
19 tennis courts will have a new landscape buffer area
20 as well.

21 I think, hopefully, you can hear from
22 my enthusiasm about the club and this project that,
23 you know, we're trying to realize the vision that we
24 had in 2015, where we really could create a
25 best-in-class facility that has an integrated

1 luxury-housing component.

2 And we really believe that the
3 commitment that we made to River Vale when we had The
4 Fairways approved and the vision that we had many
5 years ago is on the verge of being realized.

6 We think we've done a very good job
7 with the club and really appreciate the support of
8 River Vale and the community, but I think bringing it
9 to the next level is going to really help us meet the
10 needs of the members today and in the future that
11 will help Edgewood be a sustaining, successful
12 country club for many years to come, and something
13 that I think is going to get recognition nationally
14 to have a club in the northeast that's been able to
15 capture a year-round membership environment with
16 housing on the premises.

17 MS. COFFEY: Thank you, Mr. Witmond.

18 I'm happy to respond to any questions
19 the board may have for Mr. Witmond.

20 CHAIRMAN LIPPERT: Board Members have
21 questions?

22 MR. FORTSCH: The dome will support
23 snow?

24 THE WITNESS: Yes.

25 The expert that is the manufacturer can

1 give you specific calculations, but the two domes
2 that we have at Orange Lawn do support snow. We've
3 had a couple of tough snow years and we have not had
4 any issues.

5 But I'll let the expert answer that
6 specifically.

7 CHAIRMAN LIPPERT: Anyone else?

8 COUNCILMAN DONOVAN: I would like to
9 just, if you guys could just clarify for me, I know
10 there was two different times that I heard, I think
11 your attorney tried to correct you, but is the time
12 11:00 a.m. to 7:00 p.m. or 7:00 a.m. to 11:00 p.m.?

13 THE WITNESS: 11:00 a.m. to 7:00 p.m.
14 is for the snack bar.

15 COUNCILMAN DONOVAN: Okay.

16 THE WITNESS: 7:00 a.m. to 11:00 p.m.
17 is for the domes.

18 COUNCILMAN DONOVAN: Gotcha. Okay.

19 Thank you.

20 THE WITNESS: Sorry if that wasn't
21 clear.

22 COUNCILMAN DONOVAN: Thank you.

23 MR. ADAMO: The midway building
24 restaurant, will that be open to non-members, like,
25 for dinner on a Friday or Saturday night?

1 THE WITNESS: No.

2 It's a private club so it's membership
3 only. And that includes the homeowners next door
4 that they're going to need to join the club as a
5 social member if they want to get the benefits of
6 those amenities.

7 MR. ADAMO: I know we didn't see a site
8 plan, but is there additional parking that's being
9 provided near the midway building.

10 THE WITNESS: Yes.

11 On the site plan you will see
12 additional parking, and as part of our site plan
13 application for The Fairways housing community we've
14 actually added additional parking as well, but the
15 midway building, itself, is then adding even
16 additional parking to what's been proposed.

17 MR. ADAMO: Is there going to be any
18 additional outdoor lighting for the proposed tennis
19 courts, the two tennis courts that are going to be on
20 Rivervale Road?

21 THE WITNESS: Meaning outdoor lighting
22 for play at night --

23 MR. ADAMO: Correct.

24 THE WITNESS: -- on those tennis
25 courts?

1 I am going to need to let the engineer
 2 answer that. I'm not sure of that answer.
 3 I don't believe so, but I'm not sure.
 4 I'll have to have the engineer answer that.
 5 MR. ADAMO: The pool area, what --
 6 during the summer, what time does that close? Does
 7 that close the same time as the snack bar?
 8 THE WITNESS: Yes, 7:00.
 9 MR. ADAMO: Thank you.
 10 I have no other questions.
 11 CHAIRMAN LIPPERT: Any other board
 12 members have questions?
 13 (No response.)
 14 CHAIRMAN LIPPERT: If not, I am going
 15 to ask if any members of the public have questions.
 16 If you have questions of this witness,
 17 and I emphasize questions, raise your hand.
 18 Come on up. Please state your name and
 19 address.
 20 MR. KOENIGES: My name is Peter
 21 Koeniges, K-O-E-N-I-G-E-S, at 486 Rivervale Road.
 22 MR. LEIBMAN: Sir, can you spell your
 23 last name again?
 24 MR. KOENIGES: K-O-E-N-I-G-E-S.
 25 MR. LEIBMAN: And your address again,

1 please.
 2 MR. KOENIGES: 486 Rivervale Road.
 3 MR. LEIBMAN: Thank you.
 4 MR. KOENIGES: My only question for now
 5 is these two tennis courts are going to be right
 6 across the street from my house, and you were talking
 7 about putting up some sort of landscaping.
 8 What is that going to entail? Because
 9 that -- as soon as I open my door, that's what I'm
 10 going to see.
 11 MS. COFFEY: If I may, our landscape
 12 architect is going to have plans to show you, so that
 13 would probably be the best witness.
 14 MR. KOENIGES: Okay, thank you.
 15 MS. COFFEY: Yep.
 16 CHAIRMAN LIPPERT: Yes, please, come.
 17 MR. BURNS: My name is Stephen Burns.
 18 I reside at Stephen Burns 513 Rivervale
 19 Road.
 20 My first question may have to be
 21 deferred to the engineer as well is I am directly
 22 adjacent to where, you know, the reconstructed tennis
 23 courts are going to go.
 24 I'd like to know will there be any
 25 additional landscaping buffers to our property, same

1 thing as the previous question. I'm going to walk
 2 out my front door, turn left and have a tennis court,
 3 you know, right next to my front yard.
 4 CHAIRMAN LIPPERT: So there's going to
 5 be a landscape architect who's going to testify, so
 6 if I may suggest, let's listen to what the landscape
 7 architect has to say and then question that person.
 8 MR. BURNS: That's fair enough.
 9 And my second question is, I would like
 10 to know how many Edgewood Country Club members are
 11 taxpaying homeowners in Rivervale?
 12 MR. LEIBMAN: It's irrelevant. It's
 13 irrelevant.
 14 MR. BURNS: To you, but I think to most
 15 of the people --
 16 MR. LEIBMAN: It's irrelevant to the
 17 decision that the board has to make.
 18 CHAIRMAN LIPPERT: All right. Any
 19 other questions.
 20 MR. ADAMO: Mr. Chairman, I apologize,
 21 may I.
 22 CHAIRMAN LIPPERT: Sure.
 23 MR. ADAMO: I apologize, one other
 24 question.
 25 I know that the housing is separate and

1 apart from the club and its members.
 2 In your mind, do you see all the
 3 improvements that you've done on Piermont with the
 4 brick piers or stone piers, with the wrought-iron
 5 fence or the aluminum fence, are you envisioning that
 6 to tie the rest of the club that's, you know, where
 7 the new tennis courts are going or the existing
 8 tennis courts, are you looking at that as, kind of,
 9 tying the whole club together from Piermont all the
 10 way across to Rivervale Road.
 11 THE WITNESS: We're not. We're not.
 12 MR. ADAMO: So you see it as two
 13 separate entities, even the aesthetic.
 14 THE WITNESS: Well, it's not just the
 15 entities.
 16 The type of fencing that's used along
 17 the housing community is really different than what
 18 you want along the country club; especially, there is
 19 a driving range, there's tennis there. You want to
 20 have some barrier between that and the road. So we
 21 were not planning to change what was there.
 22 We're planning to -- I shouldn't say
 23 change. We're planning to, wherever the fence is
 24 damaged and needs improvement, to obviously do all of
 25 that work as part of this application, but we're not

1 planning to change the type of fencing that's there.
 2 MR. ADAMO: Understood. Okay.
 3 CHAIRMAN LIPPERT: All right. I think
 4 you can call your next witness.
 5 MS. COFFEY: All right.
 6 THE WITNESS: Thank you, everyone.
 7 MS. COFFEY: Thank you.
 8 Our next witness is Daphne Galvin from
 9 Partner Engineering and Science.
 10 CHAIRMAN LIPPERT: Why don't you move
 11 the microphone?
 12 Oh, you're going to sit and testify?
 13 That's fine. So if you go up to the board, maybe you
 14 could move it over.
 15 MS. GALVIN: Thank you.
 16 MS. COFFEY: My understanding is this
 17 can be removed from the stand --
 18 CHAIRMAN LIPPERT: Yes.
 19 MS. COFFEY: -- so you can travel if
 20 you'd like.
 21 And I will just be loud, which my
 22 husband says I have no problem with, so... all right.
 23 So we'd ask that Ms. Galvin be sworn, please.
 24 MR. LEIBMAN: Please raise your right
 25 hand.

1 I have over 35 years of experience in
 2 all aspects of site development from site
 3 feasibility, due diligence, through design,
 4 permitting and construction on industrial,
 5 residential and commercial projects for both private
 6 and public clients.
 7 I have testified and been accepted as
 8 an expert in front of dozens of municipalities in New
 9 Jersey, including River Vale, for the application on
 10 The Fairways project.
 11 MS. COFFEY: We'd ask that Ms. Galvin
 12 be accepted as --
 13 CHAIRMAN LIPPERT: Yes, she's testified
 14 -- she testified in connection with The Fairways
 15 application and we found her credentials acceptable
 16 then and we do now.
 17 MS. COFFEY: Thank you.
 18 DIRECT EXAMINATION
 19 BY MS. COFFEY:
 20 Q. Ms. Galvin, can you orient us to the
 21 site and tell us about the existing conditions,
 22 please.
 23 A. I'm going to introduce this as an
 24 exhibit.
 25 THE WITNESS: Do we need to mark it?

1 Do you swear or affirm the testimony
 2 you're about to give is the truth, the whole truth
 3 and nothing but the truth, so help you God?
 4 MS. GALVIN: I do.
 5 D A P H N E G A L V I N, P.E., P.P., LEED, AP
 6 611 Industrial Way West, Suite A, Eatontown, New
 7 Jersey, having been duly sworn, testifies as
 8 follows:
 9 MR. LEIBMAN: All right, so sworn.
 10 Please state your name, spell your last
 11 name for the record.
 12 MS. GALVIN: Daphne Galvin,
 13 G-A-L-V-I-N.
 14 VOIR DIRE EXAMINATION
 15 BY MS. COFFEY:
 16 Q. Ms. Galvin, would you please introduce
 17 yourself to the board and the public and tell them
 18 about your experience and qualifications.
 19 A. Sure.
 20 I have a bachelor of science degree
 21 from Lafayette College in civil engineering.
 22 I also have a graduate certificate of
 23 project management from NJIT.
 24 I obtained my New Jersey professional
 25 engineering license in 1989.

1 MR. LEIBMAN: Is that the 23 pages of
 2 site plan that we have?
 3 THE WITNESS: No, this is actually one
 4 of the sheets out of the site plan that we have
 5 upgraded a little bit for purposes of an exhibit.
 6 MR. LEIBMAN: So let's mark that as A-1
 7 and can you tell me what it is?
 8 THE WITNESS: A-1 is identified as a
 9 preliminary and final --
 10 (Feedback.)
 11 MR. LEIBMAN: I'll ask the board
 12 members to turn their microphones off, I think that's
 13 what that is.
 14 THE WITNESS: It's preliminary and
 15 final site plan --
 16 (Feedback.)
 17 CHAIRMAN LIPPERT: Maybe you better put
 18 it back on the stand.
 19 MS. COFFEY: I'll move the stand
 20 closer.
 21 CHAIRMAN LIPPERT: Okay. Yeah, that
 22 should be fine.
 23 THE WITNESS: Okay.
 24 So this exhibit is called the
 25 preliminary and final site plan, overall site plan

1 exhibit, sheet 1 of 1. It was prepared by Partner
 2 Engineering and Science, and it's dated November 1st
 3 of 2021.
 4 (Whereupon, Preliminary and Final Site
 5 Plan, Overall Site Plan Exhibit, Sheet 1 of 1,
 6 prepared by Partner Engineering and Science,
 7 dated November 1st, 2021 is marked as Exhibit
 8 A-1 for identification.)
 9 THE WITNESS: Just to get everybody
 10 orientated to the application, the overall site is
 11 known as the Edgewood Country Club. It contains
 12 approximately 142 acres: 116 of those acres is
 13 located in River Vale and the remaining 26 acres is
 14 located in Hillsdale.
 15 The River Vale parcel is known at
 16 Lot 6.01, Block 1201. And for reference purposes,
 17 the Lot 6.02 is the affordable housing project down
 18 on the south end of the sheet over here (indicating),
 19 and then the townhouse project is known as Lot 6.03.
 20 This application is only for Lot 6.01 for the county
 21 club.
 22 For more orientation purposes, the
 23 River Vale Brook is located in the northeast corner
 24 of the site.
 25 By the way, north is generally up on

1 this exhibit. So the River Vale Brook is located in
 2 the northeast corner, flows south, and then across
 3 Rivervale Road.
 4 And we have the Holden Brook (phonetic)
 5 over here on the west side of the site which
 6 separates River Vale from Hillsdale.
 7 The site fronts on both Piermont and
 8 Rivervale. Piermont is located along the bottom of
 9 the sheet in this location down here (indicating).
 10 And then Rivervale Road runs up along
 11 the east side (indicating).
 12 Both of those roadways are under the
 13 jurisdiction of Bergen County, but we have already
 14 been in contact with the county, and the county will
 15 not be performing any additional review for the
 16 application for the golf course improvements.
 17 The existing site access to the country
 18 club is located off of Rivervale Road between
 19 Piermont and Old Tappan roads. This main access was
 20 improved as part of The Fairways project and no
 21 further changes are proposed.
 22 There is also a golf course maintenance
 23 access road off of the southwest corner of Piermont
 24 Road in the vicinity of the new maintenance
 25 facilities.

1 The Holdrum (phonetic) and River Vale
 2 Brook both have associated flood hazard area and
 3 wetlands, and some ponds also have wetlands
 4 associated with them.
 5 The NJDEP has issued permits for all of
 6 the improvements proposed as part of this
 7 application.
 8 A little bit more about the proposed
 9 improvements. We have demolition of the existing
 10 midway building which is located in this area here
 11 (indicating), kind of the southeast corner of the
 12 project.
 13 That structure will be demolished and
 14 the new midway building will be constructed just
 15 south of that location.
 16 The new building is 13,750 square feet,
 17 it's two-stories high, 33-feet high, and will be
 18 described in further detail by the project architect.
 19 Other improvements to the area of the
 20 new pool, the amenity space, include a new expanded
 21 snack stand, and also behind the snack stand about
 22 40 feet of fence will be replaced that wasn't part of
 23 the recent upgraded fencing. The landscape architect
 24 will describe those improvements in further detail
 25 also.

1 The seasonal dome located in the
 2 southeast corner adjacent to Rivervale Road near the
 3 intersection of Old Tappan, that seasonal structure
 4 will be over the existing tennis courts and will
 5 allow for year-round play. The dome is open on the
 6 interior and any exit can be used in case of
 7 emergency.
 8 The footprint for the dome is four
 9 tennis courts, which is about 26,000 square feet.
 10 The nearest corner of the dome is approximately
 11 17 feet from the property line, and the dome has a
 12 maximum height of 37 feet in the center of the dome.
 13 I want to show two other exhibits. A
 14 little bit more about the dome.
 15 CHAIRMAN LIPPERT: Let me just say,
 16 when we get a minute to take a break, members of the
 17 public can go look at that more carefully and see it
 18 better, okay?
 19 All the exhibits, for that matter.
 20 THE WITNESS: There's going to be two
 21 exhibits at this point. These exhibits were both
 22 prepared by RMS Design Studio in Illinois, and
 23 actually were just prepared today.
 24 Exhibit A, which is identified as
 25 View A, is a view of as -- for someone headed north

1 on Rivervale Road. Over in the right-hand corner
 2 here (indicating) would be the intersection of Old
 3 Tappan. So the golf course facility is over here on
 4 the left (indicating). And you can barely -- you can
 5 see in here, you can see the dome structure, which is
 6 a very light gray color (indicating).
 7 MR. LEIBMAN: Ms. Galvin, if I could
 8 just interrupt you for a minute.
 9 The item that's on the easel right now,
 10 can you please mark that as A-2.
 11 MS. COFFEY: Sure.
 12 (Whereupon, Photographic Rendering is
 13 marked as Exhibit A-2 for identification.)
 14 CHAIRMAN LIPPERT: And just so I'm
 15 clear, that is a photograph that has been enhanced
 16 graphically with the dome?
 17 THE WITNESS: So photographs of this
 18 area were provided to the design studio in the
 19 preparation of the rendering. So it's not exactly a
 20 photograph, it's a representation.
 21 I will also note that the photographs
 22 were taken just recently back in October that were
 23 provided to the studio.
 24 And, also, those photographs were
 25 provided in the submission package to the town.

1 Those are photographs 38, 39 and 40 in the package
 2 that was submitted to the town.
 3 MR. LEIBMAN: All right.
 4 Can we get electronic copies of that
 5 submitted to the board between now and the next
 6 meeting --
 7 MS. COFFEY: Yes.
 8 MR. LEIBMAN: -- so it can be included
 9 on the Township website?
 10 I do believe that every one of these
 11 exhibits is on the Township website, so anybody in
 12 the public who has wanted to see them has certainly
 13 had the opportunity. And they will continue to be
 14 there.
 15 Okay. You're going to put up what
 16 we're going to mark as A-3 now?
 17 THE WITNESS: Yes, I'll mark this A-3.
 18 (Whereupon, Perspective of a Driver
 19 Generally Westbound on Old Tappan to the
 20 Intersection of Rivervale Road, Document is
 21 marked as Exhibit A-3 for identification.)
 22 MR. LEIBMAN: Could you tell us what
 23 that is, please?
 24 THE WITNESS: Exhibit A-3 is another
 25 exhibit prepared by RNS, and this perspective is

1 taken from somebody driving generally westbound on
 2 Old Tappan to the intersection of Rivervale Road, so
 3 the dome is right in front here. Right in this area
 4 right here (indicating).
 5 And the manufacturer of the dome will
 6 provide additional detail about the dome during his
 7 testimony.
 8 So the proposed improvements, there is
 9 the proposed reconstructed tennis courts in this area
 10 over here along Rivervale Road (indicating).
 11 And the reason that they were
 12 identified as reconstructed is because until about
 13 2008/2009 there were tennis courts in that general
 14 area, so we called them as reconstructed since they
 15 had existed in the past.
 16 Those tennis courts were -- or proposed
 17 tennis courts were initially going to be 15 feet back
 18 from the right-of-way line, but we're going to push
 19 that back to 25 feet to allow for additional
 20 landscaping and screening between the tennis courts
 21 and the roadway.
 22 I'll talk in general terms about the
 23 enhancements to the holes which Mr. Witmond had
 24 described before. We've got improvements to
 25 Holes No. 10, 11 and 12, in these areas here

1 (indicating).
 2 With respect to the modification to
 3 Hole No. 10, the location of the modifications were
 4 evaluated for safety concerns, including the distance
 5 to the adjacent property lines, and the dimensions
 6 that were held are consistent with the standards that
 7 were used when we developed The Fairways project down
 8 to the south.
 9 In addition, the area to the east of
 10 the hole is -- Hole No. 10 is heavily vegetated, and
 11 we're also proposing some additional plantings in
 12 that area to supplement what's there now.
 13 As a general discussion about the tree
 14 replacement and removal, we've identified on this
 15 plan the trees that are being removed.
 16 The two blue shaded areas, one is
 17 associated with the new tee for Hole No. 11, the
 18 other is associated with the new green for
 19 Hole No. 10. Those areas are being cleared out to
 20 accommodate those improvements.
 21 There is also some isolated trees in
 22 the vicinity of the fairway for Hole No. 11, and then
 23 there's tree in the vicinity of the existing and
 24 proposed midway building that will be removed.
 25 The total number of trees to be removed

1 is 58. The Township has an ordinance requirement
2 that we replace those trees at a ratio of two-to-one,
3 which would require 116 trees. We're currently
4 proposing 140 trees to be replaced. This will be
5 further discussed by the landscape architect.

6 Plus there's going to be additional
7 plantings that we'll coordinate with Mr. Statile; for
8 example, the additional plantings along the tennis
9 court and in some other areas where it would be
10 helpful to supplement the trees that are there.

11 Another issue to talk about, some
12 improvements, there has been, at the end of Forest
13 Court, which is up in the northwest corner of the
14 site, there was a flooding incident recently
15 associated with Tropical Storm Ida. It had to do
16 with some debris getting jammed up against the
17 existing chain-link fence that protects the small
18 bridge in that area.

19 That debris has been removed, the
20 stream is flowing fine at this point, and we're going
21 to consider modifying that chain-link fence to an
22 open rail-type system to stop the debris from
23 clogging up the stream.

24 Let's talk about parking. So the
25 parking in the vicinity of the midway building is

1 being expanded to accommodate circulation in front of
2 the building, as well as to provide accessible
3 parking spaces proximate to the building.

4 There is an increase of three spaces in
5 that general area, including two accessible spaces,
6 bringing the total for the golf course, the total
7 parking count for the golf course to 309 spaces.

8 In addition to those 309 spaces, there
9 is a valet lot down in the southeast corner that's
10 used when necessary and there are 61 spaces in that
11 lot. So 309 plus the 61 gives us a grand total of
12 370 spaces associated with the golf course.

13 We recently -- oh, the ordinance
14 requires only 84 spaces, so we are well in excess of
15 the ordinance requirement for parking.

16 Recently we had reviewed with the club
17 the actual parking demand based on the uses within
18 the facility, just to reconfirm that parking was
19 adequate, and the breakdown is as follows: There are
20 wedding and banquet events with a maximum of 350
21 guests. That requires 160 parking spaces. The golf
22 facility requires 80 parking spaces.

23 The pool, the tennis and other
24 amenities require another 60 spaces. And then
25 employees and visitors and vendors would require 60

1 spaces.

2 Now, those 60 spaces could be the valet
3 lot if we needed to if it was busy.

4 So the total demand based on the
5 wedding and banquets, the golf, the pool, the tennis,
6 the amenities, the employees and the vendors, is 360
7 spaces, and we currently have 370 spaces.

8 It's unlikely that all of those events
9 will overlap at the same time.

10 For example, the golf facility is
11 normally a morning event, whereas the wedding and the
12 banquet facilities are in the afternoon and the
13 evening.

14 Some other improvements proposed as
15 part of the project, along River Vale Brook we're
16 going to remove a portion of the brook that's been
17 piped and restore the natural channel in that area.

18 We're doing a similar improvement over
19 along the west side of the golf course near
20 Hole No. 4, where there's a pond that had been
21 constructed decades ago by pretty much damming up the
22 low end. That's going to be removed, the weir will
23 be removed, and then that would also be reconstructed
24 back to its natural channel configuration.

25 DEP permits have been obtained for all

1 of these improvements, and part of the DEP
2 requirement also was to provide mitigation for any
3 vegetation that was disturbed as part of the
4 regulated areas which included the riparian zones.

5 Stormwater associated with the midway
6 building improvements was actually accommodated when
7 The Fairways design was performed back several years
8 ago.

9 This layout, the final layout for this
10 area is actually generating less runoff than we
11 thought was going to be required at the time of The
12 Fairways design, and also overall we have a slight
13 reduction in impervious surface.

14 There is existing on-site utilities in
15 the vicinity of the golf course facilities. Those
16 utilities will be extended and modified to
17 accommodate the new midway building, but we don't
18 need any new services off of Rivervale Road.

19 The main access to the project will
20 still be through the main driveway at Rivervale Road,
21 and the maintenance access will continue to be over
22 off of Piermont Road in the southwest corner.

23 Next item, you want to go to
24 Mr. Statile's letter?
25 BY MS. COFFEY:

1 Q. Just before we turn to that, I know we
 2 had a question about whether the reconstructed tennis
 3 courts will have any lighting for the evening?
 4 A. That's correct.
 5 There is no lighting proposed for the
 6 reconstructed tennis courts.
 7 MS. COFFEY: And then, Mr. Chairman, if
 8 it's acceptable, we would turn next to Mr. Statile's
 9 report.
 10 CHAIRMAN LIPPERT: Sure.
 11 MS. COFFEY: Okay. So this is the
 12 report that we received from Mr. Statile. It's dated
 13 September 22, 2021.
 14 CHAIRMAN LIPPERT: And just for the
 15 public's benefit, Mr. Statile is the board's
 16 engineer. He represents the board. He represents
 17 the public. Sorry, Mr. Statile is the board
 18 engineer. He represents the board. He represents
 19 the public.
 20 In connection with every application
 21 that this board hears, he renders a report strictly
 22 from an engineering point of view, and so he vets the
 23 engineering that's been done by the applicant's
 24 engineer so that when the board considers an
 25 application we're not just considering the testimony

1 or the reports of the applicant's engineer, those --
 2 what is contained in the applicant's engineer's
 3 testimony and submissions is reviewed by Mr. Statile
 4 and he renders a report. And so now the applicant is
 5 going to -- right now is going to go through his
 6 report and respond to his report.
 7 Okay, thank you.
 8 MS. COFFEY: Thank you, Mr. Chairman.
 9 BY MS. COFFEY:
 10 Q. So I am going to start in the general
 11 comments section which begins on page 6 of the
 12 report, if that's acceptable.
 13 And my intention is only to touch on
 14 issues that we haven't already provided testimony on,
 15 just to be respectful of everyone's time.
 16 So I think that the first one I'd like
 17 to touch on is Comment No. 3, which is regarding the
 18 reconstructed tennis courts.
 19 And, Ms. Galvin, I believe you already
 20 said it, but those tennis courts are going to be
 21 relocated from what's shown on the plan to now be
 22 25 feet back, correct?
 23 A. That's correct.
 24 So right now off of Rivervale Road we
 25 proposed the tennis courts to be 15 feet back, but

1 we're going to push that back another 10 feet to
 2 allow for additional landscaping and buffering of
 3 that area, and also to provide a wider swath to
 4 accommodate any drainage coming from the tennis
 5 courts, to avoid that drainage going onto Rivervale
 6 Road.
 7 Q. And, Ms. Galvin, why not go further
 8 back?
 9 A. Couple of reasons.
 10 There is a riparian zone in this area
 11 that is related to River Vale Brook. We can't
 12 encroach upon that because it's a regulated area.
 13 That's the primary reason.
 14 And also the driving range is here
 15 (indicating), so we really didn't want to get any
 16 closer to the driving range.
 17 MR. LEIBMAN: Can you just tell me how
 18 far it's going to be pushed back from the property
 19 line?
 20 THE WITNESS: It's going to be 25 feet.
 21 Right now it's -- it was initially proposed at 15.
 22 We're going to push it back another 10, for a total
 23 of 25.
 24 MR. LEIBMAN: Thank you.
 25

1 BY MS. COFFEY:
 2 Q. Just to be clear, Ms. Galvin, those
 3 courts will be hard surface courts, not clay courts,
 4 correct?
 5 A. That's correct, it's a hard surface
 6 court. Correct.
 7 Q. One of the comments had a concern about
 8 clay runoff which will not be an issue because
 9 they're not clay courts, correct?
 10 A. Correct.
 11 Q. Got it.
 12 Similarly, there's a comment regarding
 13 winter icing and runoff, and the stormwater measures
 14 that you're including are going to avoid that,
 15 correct?
 16 A. That's correct.
 17 The additional space gives us more
 18 flexibility.
 19 MR. STATILE: Your proposal to -- Chris
 20 Statile, the board engineer.
 21 Does the proposal take any of the
 22 drainage around tennis courts, other than the --
 23 THE WITNESS: Not at this point, no.
 24 We'd be happy to review that with you.
 25 We'll slide it back, look at the grading and see if

1 we have to add something. If we have to add
 2 something, we will.
 3 MR. STATILE: I mean, given the
 4 propensity for the water runoff, like the other
 5 problem downstream, I think there's got to some
 6 affirmative, you know, drainage controls.
 7 THE WITNESS: Okay.
 8 MR. STATILE: You have plenty of room
 9 to do that so I'm not worried about --
 10 THE WITNESS: We'd be happy to take
 11 care of that.
 12 MR. STATILE: Okay, great.
 13 Thank you.
 14 MS. COFFEY: Okay.
 15 BY MS. COFFEY:
 16 Q. Comment No. 4 is regarding the existing
 17 stormwater runoff issues related to the sidewalk
 18 opposite the crosswalk at Old Tappan Road.
 19 I think you've already touched on that,
 20 but --
 21 A. Yes, actually I think that's what
 22 Mr. Statile is referring to. There's some issues
 23 down -- associated with the existing tennis courts
 24 and we will take a look at that also. That's an
 25 ongoing issue.

1 banks of any of the brooks.
 2 Everything is located away from the
 3 more sensitive stream areas. I wanted to mention
 4 that.
 5 Q. Ms. Galvin, applicant is also proposing
 6 to add supplemental landscaping along the border of
 7 the property with 461 Rivervale Road as well,
 8 correct?
 9 A. That's correct. 461 --
 10 Q. Further south.
 11 A. Further south. Oh yeah, I'm sorry,
 12 back in here (indicating). I'm sorry. Yes.
 13 And that will also be discussed more by
 14 the landscape architect.
 15 That's correct.
 16 Q. And No. 7, just for the record, the
 17 applicant will comply with the species and caliper
 18 requirements?
 19 A. Correct.
 20 Q. No. 8 is a grease interceptor proposed?
 21 A. Yes.
 22 Q. And No. 9, I think, is another one
 23 where the applicant will comply as well?
 24 A. Yes.
 25 I just want to clarify one item with

1 Q. Thank you.
 2 And Comment No. 5 is regarding the
 3 proposed tennis dome. And it notes that the dome
 4 will help avoid clay washing out onto the sidewalk.
 5 But then in addition to that, it's
 6 asking about lighting.
 7 I know we have our tennis court or our
 8 tennis dome expert coming up, but there will be no
 9 light emission from the dome, correct?
 10 A. That's correct.
 11 And he'll provide additional detail on
 12 that when he presents his testimony.
 13 Q. Okay. I know Mr. Witmond already
 14 provided the hours of operation as well.
 15 Let's see, I think we covered Comment
 16 No. 6 regarding the hole relocation and the NJDEP
 17 permitting.
 18 A. There's one thing I'd like to add to
 19 No. 6.
 20 Q. Sure.
 21 A. That the tree removal that's proposed
 22 on the plan, the blue shaded areas and the isolated
 23 trees (indicating), there are no trees being removed
 24 within a riparian -- within a wetland area, within a
 25 flood hazard area, within the slopes of the -- or the

1 respect to No. 9. There is already an agreement
 2 between the townhome lot, which is Lot 6.03, to allow
 3 stormwater from the club to flow through the drainage
 4 system in -- within the townhouses and then to allow
 5 that drainage to tie into the pond that actually
 6 exists on the golf course lot.
 7 So there's an agreement between the two
 8 lots to accommodate that.
 9 MR. STATILE: The reason I bring this
 10 up is if there's an issue, say, five years from now
 11 with the detention pond, who does the Township go to,
 12 the townhomes, the maintenance building or the golf
 13 country club? I needed some clear line of where the
 14 town goes for complaints.
 15 MS. COFFEY: Just for the record, that
 16 will be a recorded agreement, so it will run with the
 17 property.
 18 MR. STATILE: It is recorded.
 19 MS. COFFEY: It is recorded. Even
 20 better.
 21 MR. STATILE: But whose responsibility
 22 is it? The breakdown is complicated.
 23 MS. COFFEY: So I'm being told that
 24 it's complicated in terms of what the responsibility
 25 is, but that it's all spelled out in the recorded

1 document.
 2 We'd be happy to provide a copy of it
 3 to you, Mr. Statile, and you can review it offline.
 4 MR. STATILE: I just want one phone
 5 number for one person.
 6 That's all I want.
 7 MS. COFFEY: Okay. I think then that
 8 would be the applicant.
 9 MR. STATILE: Okay, that would be the
 10 applicant.
 11 Okay, thank you.
 12 MR. LEIBMAN: Can we get a copy of
 13 that, please?
 14 MS. COFFEY: Yes, I will make sure to
 15 provide it.
 16 MR. LEIBMAN: Thank you.
 17 CHAIRMAN LIPPERT: So let me ask you,
 18 because this was much discussed at the prior hearing.
 19 Is this going to improve the drainage at the townhome
 20 development?
 21 THE WITNESS: The townhome -- when you
 22 say the townhome development --
 23 CHAIRMAN LIPPERT: Oh, I'm sorry, I
 24 thought we -- I got confused. The townhouses are --
 25 is the new development.

1 more than what the permit requires.
 2 So I'm just telling you that because
 3 often an applicant says, well, a permit's in hand,
 4 that's great, but we want more trees, we want, you
 5 know, channelization or stabilization, et cetera.
 6 And that's something you can certainly ask for.
 7 That's why I bring this up because some
 8 of the work you're doing is a little bit of loss of
 9 flood storage with some channelization work.
 10 I don't want to lose the storage
 11 because it only helps the downstream properties from
 12 flooding, of course. We don't want to lose that, so
 13 we'll have to address it.
 14 THE WITNESS: Yes.
 15 BY MS. COFFEY:
 16 Q. No. 11 is regarding additional
 17 evergreen landscape buffering along the three holes
 18 that are being modified, and the applicant intends to
 19 coordinate with Mr. Statile to provide those;
 20 correct, Ms. Galvin?
 21 A. That's correct.
 22 Q. And then No. 12 is asking about the
 23 existing chain-link fence along Patriot Green Lanes
 24 and whether it requires replacement.
 25 A. Right.

1 THE WITNESS: Right.
 2 CHAIRMAN LIPPERT: I thought the
 3 existing development across the street from Piermont.
 4 We're not talking about that. Okay, sorry. I got
 5 confused.
 6 THE WITNESS: No.
 7 BY MS. COFFEY:
 8 Q. Okay. I think we're up to No. 10, and
 9 this is regarding the flood fringe storage that is
 10 related to rechannelization of Holdrum Brook.
 11 A. Right.
 12 So regarding the loss of the flood
 13 fringe storage that results from the restoration of
 14 the channel along the Holdrum Brook, we agree with
 15 Mr. Statile that we can't reduce that volume.
 16 DEP has already reviewed and concurs
 17 with our approach for rechannelizing this, but we'll
 18 review with Mr. Statile to make sure he's on board
 19 also.
 20 MR. STATILE: Keep in mind the board,
 21 no matter what Trenton says, it doesn't matter to us.
 22 Their permissibility is their problem.
 23 If you want to do something better than
 24 DEP requires, you're free to do that. There is
 25 nothing restricting the board from doing something

1 So that fence was inspected and found
 2 to be in good condition, so we're not proposing any
 3 replacement at this time.
 4 Q. Thank you.
 5 MS. COFFEY: And at that point I don't
 6 have any further questions for Ms. Galvin, but we're
 7 happy to answer questions from the board or its
 8 professionals or the public.
 9 CHAIRMAN LIPPERT: Board members have
 10 questions?
 11 MR. ADAMO: Mr. Chairman, I have a
 12 couple of questions.
 13 Could you review the bulk table
 14 analysis for these improvements?
 15 THE WITNESS: You know, that's probably
 16 better handled by the planner. If you have a
 17 specific question I might be able to answer it, but
 18 the bulk table is probably better handled by the
 19 planner.
 20 Do you have a specific question?
 21 MR. ADAMO: What about, like, from
 22 setbacks or structures in front yards or drainage
 23 calculations -- sorry, impervious versus pervious,
 24 how that all folds into the bulk table and what's a
 25 variance, what's not a variance. And that's not part

1 of engineering?
 2 THE WITNESS: Well, some of it is.
 3 With respect to impervious coverage, I
 4 mentioned before that there's a very slight reduction
 5 in the total impervious. The other standards or
 6 calculations that you're talking about with respect
 7 to the bulk standards, such as setbacks and things
 8 like that, are definitely better handled by the
 9 planner.
 10 MR. ADAMO: So in the impervious,
 11 you're saying -- so we have more impervious area now
 12 with this application than currently on-site?
 13 THE WITNESS: Yes, you could say that,
 14 yes.
 15 MR. ADAMO: Okay. So, I apologize.
 16 There is a new tennis court or a, I'm sorry, a
 17 reconstructed tennis court. How many square feet is
 18 that?
 19 THE WITNESS: About 10,000-ish. About
 20 100-by-120, 12,000.
 21 MR. ADAMO: All right.
 22 The existing midway structure, the
 23 building is coming down and a new one is being built.
 24 I guess it's in a smaller footprint than the existing
 25 footprint.

1 The existing four courts that are under the dome,
 2 those are clay courts.
 3 THE WITNESS: Correct.
 4 MR. ADAMO: Okay. And then there's the
 5 existing courts more to the north.
 6 THE WITNESS: The ones we're proposing?
 7 MR. ADAMO: No, there's an existing
 8 couple of courts.
 9 THE WITNESS: Right here (indicating)?
 10 MR. ADAMO: Yeah, they're clay.
 11 THE WITNESS: Yes.
 12 MR. ADAMO: And I believe you mentioned
 13 in part of Mr. Statile's report that there were some
 14 issues that you raised, I don't -- I apologize, I
 15 didn't write the number down, I don't know if it was
 16 four or five in the report, that you would work with
 17 Mr. Statile on how to fix some of the drainage issues
 18 that are over there.
 19 THE WITNESS: Yes, that's actually
 20 related to the courts that are going to have the
 21 tennis dome on top of it, not the ones along
 22 Rivervale Road.
 23 But it's related to some drainage
 24 issues at the existing courts there. It's clay
 25 surface, so one of the issues is the runoff is a

1 THE WITNESS: No, the building, itself,
 2 has a larger footprint, but there's other
 3 modifications in this general area such that the
 4 overall impervious number is being reduced.
 5 MR. ADAMO: Okay.
 6 THE WITNESS: And that was part of the
 7 DEP evaluation also for the permit, was the
 8 impervious area calculations.
 9 MR. ADAMO: So if possible, could you
 10 -- not now, but could you provide what is currently
 11 on-site for pervious and then what the new pervious
 12 is so we can put it into the potential resolution so
 13 that this way we know that the sizes of pervious area
 14 are --
 15 THE WITNESS: Yes.
 16 And I'll have those exact numbers at
 17 the next meeting.
 18 MR. ADAMO: That's fine, no problem.
 19 When you were mentioning the
 20 reconstructed courts -- when you were talking about
 21 the reconstructed courts and then you were talking
 22 about those would be hard floors, then there's the
 23 existing clay courts, and then you also mentioned
 24 that the dome would help with the clay courts.
 25 I forget, I know I walked the property.

1 pretty shade of blue. So we're going to work with
 2 Mr. Statile to resolve that issue. That actually
 3 came up as part of The Fairways application, so we're
 4 still working on that.
 5 MR. ADAMO: Okay.
 6 I am unaware of that, I'll leave that
 7 alone. To the north isn't there two -- there's a
 8 pickleball court and then there is the existing
 9 tennis courts.
 10 THE WITNESS: Correct.
 11 MR. ADAMO: Then there's new courts.
 12 Is that correct?
 13 THE WITNESS: Correct.
 14 MR. ADAMO: So the existing courts is
 15 the one that I'm referring to. Not the one that's
 16 getting the dome, the other one.
 17 THE WITNESS: Okay.
 18 MR. ADAMO: That one also has -- is a
 19 clay court?
 20 THE WITNESS: I don't know that -- yes,
 21 yes.
 22 MR. ADAMO: Okay. So that one I know
 23 does, during heavy rainstorms, have clay that runs
 24 onto the retaining wall and down to the sidewalk. Is
 25 that --

1 THE WITNESS: We'll take a look at it.
 2 I am not aware of any issues with that tennis court,
 3 but we will look into it.
 4 MR. ADAMO: Okay.
 5 THE WITNESS: And work with Mr. Statile
 6 to resolve it.
 7 MR. ADAMO: So I would just ask that
 8 whatever resolution is determined -- or whatever
 9 solution I guess is better -- whatever solution is
 10 determined, I would like that to be part of the
 11 application, not done after the fact.
 12 Because, the reason why I say that is,
 13 is there's a potential that the solution resolves,
 14 you know, there needs to be a modification to the
 15 drawing for the location of the courts or something
 16 that may make some sort of decision for us up here.
 17 So I don't think it's something that
 18 can be solved after the application or after the
 19 resolution, I think it should be part of the
 20 application.
 21 THE WITNESS: Okay.
 22 MR. ADAMO: Are there any -- with the
 23 tennis courts that are -- the reconstructed tennis
 24 courts, the ones most to the north, is there a path
 25 that goes from the club to that?

1 THE WITNESS: Yes.
 2 So anybody that is accessing those
 3 tennis courts will walk through the country club, not
 4 out on Rivervale Road.
 5 MR. ADAMO: Of course, no, I didn't
 6 think they would.
 7 But, so there is a path that's going to
 8 go, I guess parallel to River Valley Road, right, to
 9 get to those courts.
 10 THE WITNESS: In general. It would
 11 just extend, I think there's a path that exists
 12 already up to the existing tennis courts and it would
 13 be extended.
 14 MR. ADAMO: Does that court -- that's
 15 going to be a hard surface, pavement of some sort.
 16 THE WITNESS: No, probably not.
 17 MR. ADAMO: Oh, so you're going to walk
 18 on the grass to get to that court.
 19 THE WITNESS: Yes, but I don't know if
 20 it would be just grass. It might be more defined.
 21 It might be stone or gravel. I'm not sure what the
 22 surface is going to be at this point.
 23 MR. ADAMO: Okay. So if it's not on
 24 the drawings and part of the impervious calculation
 25 it would be added to those calculations if it's going

1 to be a hard surface.
 2 THE WITNESS: The intent would be that
 3 it's not an impervious surface. It would be a
 4 pervious surface.
 5 MR. ADAMO: Pervious surface. Okay,
 6 understood.
 7 Will there be any lighting on that to
 8 get to the tennis courts?
 9 THE WITNESS: No.
 10 MR. ADAMO: Okay.
 11 MS. COFFEY: The courts are only
 12 available for use until 7:00 p.m., so -- which is why
 13 the courts will not be lighted at night, nor would
 14 the path to them need to be lit at night. Correct?
 15 THE WITNESS: Correct.
 16 MR. ADAMO: Okay, perfect.
 17 And there was -- I know you talked
 18 about drainage and you went to DEP. That particular
 19 area, the whole area down at Rivervale Road that
 20 we've been talking about here, there is, you know, I
 21 don't know what the terms are, but there is a stream,
 22 a brook, that goes obviously under Rivervale Road and
 23 goes into the river, eventually the Hackensack River.
 24 Based on the improvements that you're
 25 doing here, are you channeling any water away from

1 that river or that stream that goes to Hackensack and
 2 moving it towards the Fairway property and to that
 3 stormwater detention or --
 4 THE WITNESS: No, the drainage area
 5 associated with the River Vale Brook is staying
 6 intact, if that's -- you know, we're not -- there's
 7 -- and that was actually part of the DEP approval
 8 also was to be sure that we weren't redistributing
 9 drainage from one area to another. So the drainage
 10 area is being maintained for the River Vale part.
 11 MR. ADAMO: So in your words, the
 12 existing drainage or the existing amount of
 13 stormwater that comes off on a rain event today would
 14 be no different after these improvements are made?
 15 THE WITNESS: Yes.
 16 MR. ADAMO: On the parking, the -- when
 17 you were doing the calculations of the banquet and
 18 the -- the other, the golf members and such, is there
 19 -- when you were doing those calculations, is it
 20 possible that there would also be people using the
 21 pool and the tennis courts that would add additional
 22 cars to that calculation?
 23 THE WITNESS: That was actually part of
 24 the calculation. It was a category called "Pool,
 25 Tennis and Other Amenities." Generally, activities

1 that are associated with that amenity space.
 2 So that was part of the calculations
 3 and the estimate for that was 60 parking spaces.
 4 MR. ADAMO: Got you.
 5 And if there was an issue because an
 6 event had more, I'm assuming they have the option for
 7 valet parking to get more cars on the lot?
 8 THE WITNESS: Yes, yes.
 9 So the 60 spaces down at the -- off
 10 the, you know, the southeasterly easterly corner
 11 would be available through the valet parking.
 12 MR. ADAMO: If there was a reason to
 13 adjust or minimize additional drainage or minimal
 14 stormwater runoff into those river and brooks, would
 15 it be possible to eliminate some parking and have
 16 more valet parking to be more green space?
 17 THE WITNESS: Most of the parking, the
 18 drainage is directed towards The Fairways project and
 19 into the pond, so it's not running off into the River
 20 Vale Brook.
 21 And that was part of the analysis to
 22 The Fairways project was in anticipation of this
 23 future improvement, and the future improvement
 24 actually turned out to be -- to generate less runoff
 25 than we thought it was going to when we did the

1 design for The Fairways.
 2 MR. ADAMO: Okay. Thank you.
 3 CHAIRMAN LIPPERT: Any other board
 4 members have questions?
 5 Mr. Wayne?
 6 MR. WAYNE: Yes.
 7 Did you state that there used to be
 8 tennis courts to reconstruct? When were they
 9 removed?
 10 THE WITNESS: Somewhere between 2008
 11 and 2009.
 12 MR. WAYNE: So they were in exactly the
 13 same place.
 14 THE WITNESS: I would say approximately
 15 the same place. I don't know if it's exactly the
 16 same, but in that general location, yes.
 17 MR. WAYNE: Because I don't remember
 18 them. I don't know how many people do.
 19 MR. ADAMO: I don't either.
 20 MR. WAYNE: And this is the only place
 21 on the property that these tennis courts can go?
 22 THE WITNESS: It's the location that
 23 works out best, based on the layout of the facility,
 24 yes.
 25 MR. WAYNE: Well, maybe for you, but I

1 don't know, I'm a little hesitant to say yes to a --
 2 you have right across on Rivervale Road. It's a
 3 little close to things.
 4 And the other thing is are you going to
 5 be demolishing the midway building first and then
 6 build a new one?
 7 THE WITNESS: No.
 8 MR. WAYNE: You're still going to have
 9 access for emergency vehicles?
 10 THE WITNESS: Yes.
 11 MR. WAYNE: That's all I have.
 12 CHAIRMAN LIPPERT: Other board members
 13 have questions?
 14 MR. STATILE: Question, I am not sure
 15 you can answer it or the first gentleman. I know
 16 there is, I guess, summer day camps out there.
 17 Am I right about that? Are they going
 18 to be using the new tennis courts as well? How is
 19 that going to work? I'm just curious.
 20 MR. WITMONDT: It's Eric Witmond
 21 again.
 22 Yes, we do have a summer day camp, and
 23 yes, they do use the grass area now where we actually
 24 had a tent erected, and that same area is intended to
 25 be used as well for the day camps, yes.

1 MR. STATILE: They would use the tennis
 2 courts as well?
 3 MR. WITMONDT: They use all the tennis
 4 courts now, so I anticipate they'd use that tennis
 5 court as well. It wasn't designed for that purpose,
 6 but it might be for the overflow tennis, so it could
 7 be used for that purpose.
 8 MR. STATILE: And the day camp, I don't
 9 know myself, is for the members of the club.
 10 MR. WITMONDT: Both.
 11 It's both members and outside members.
 12 Anyone from the public.
 13 MR. STATILE: Okay, thank you.
 14 CHAIRMAN LIPPERT: All right then.
 15 COUNCILMAN DONOVAN: Can I add
 16 something?
 17 CHAIRMAN LIPPERT: Oh, sorry.
 18 COUNCILMAN DONOVAN: No, that's okay.
 19 I was waiting patiently.
 20 I just, I have a couple of questions
 21 for you. And my first, the first one I have for you
 22 is the existing four tennis courts that you're
 23 proposing to cover, are they lit currently and do
 24 they play tennis there at night?
 25 THE WITNESS: No.

1 COUNCILMAN DONOVAN: Okay. And I
 2 guess, you know, I think that's where -- I'm here a
 3 long time in town and I don't recall those other
 4 tennis courts either, but I'm just trying to
 5 understand how many courts, tennis courts are
 6 currently on the property?
 7 THE WITNESS: Six. Four at the
 8 location where the dome is proposed and then the two
 9 along Rivervale Road.
 10 COUNCILMAN DONOVAN: The two, okay.
 11 And then you're proposing an additional
 12 two, and you're going to keep the existing two.
 13 THE WITNESS: Correct.
 14 COUNCILMAN DONOVAN: So there will be
 15 eight all together. All right.
 16 THE WITNESS: Correct.
 17 COUNCILMAN DONOVAN: And I think one of
 18 the things I think that Robert touched on that I tend
 19 to agree with, and no offense to Chris because he
 20 does a fantastic job for us and has for a long time,
 21 but I tend to get a little bit leery when we decide
 22 we're going to look at it later when there is a
 23 request for approvals on something like this.
 24 So one of the first questions I have
 25 for you as an engineer is in regards to the proposed

1 new courts; is there a reasonable solution that can
 2 be proposed ahead of time to make sure that there
 3 isn't any new drainage issue, whether it be some kind
 4 of, you know, small retention or detention basin
 5 around those courts?
 6 Because 12,000 square feet of
 7 impervious coverage is quite a bit, and I'd hate to
 8 see us do anything without having thought about it a
 9 little bit.
 10 THE WITNESS: Yes, I was actually
 11 hoping to talk to Chris next week so we can resolve
 12 that before the meeting.
 13 But one of the options that we had
 14 actually looked at relative to the existing courts
 15 was underground infiltration systems. So direct the
 16 water, the runoff, into those systems and then allow
 17 it to infiltrate into the ground. So that was what
 18 we had looked at for the existing courts.
 19 COUNCILMAN DONOVAN: But you're
 20 definitely thinking about something, not just --
 21 THE WITNESS: Yes, I think we have to
 22 --
 23 COUNCILMAN DONOVAN: Okay.
 24 THE WITNESS: -- we're going to do
 25 that.

1 MR. STATILE: There's a sidewalk there.
 2 I can't have icing in the wintertime.
 3 COUNCILMAN DONOVAN: No, no, I agree.
 4 MR. STATILE: That's one of my biggest
 5 concerns is --
 6 COUNCILMAN DONOVAN: I don't know that
 7 we'd all be so -- so, I don't want to say uptight
 8 about it, but so aware of it if we didn't have the
 9 issue that we have on that sidewalk right now at the
 10 retaining wall there.
 11 Can you tell me, and that's one of the
 12 things that, you know, as I'm thinking about, and
 13 again, it's hard to see those existing tennis courts,
 14 the four courts up there from Rivervale Road
 15 currently.
 16 What is the elevation difference from
 17 the sidewalk at Rivervale Road to the front corner
 18 that you proposed to only be 17 feet from the
 19 property line?
 20 THE WITNESS: Okay, so the elevation of
 21 the existing tennis courts is around elevation 53.
 22 And the elevation of the sidewalk of the road right
 23 in front is around elevation 42.
 24 COUNCILMAN DONOVAN: Okay.
 25 THE WITNESS: So about 11 feet.

1 COUNCILMAN DONOVAN: Eleven feet, okay.
 2 All right, thank you.
 3 CHAIRMAN LIPPERT: Other board members
 4 have questions.
 5 (No response.)
 6 CHAIRMAN LIPPERT: Okay.
 7 So, again, members of the public, raise
 8 your hand if you'd like to ask questions of this
 9 witness.
 10 Yes. State your name and address,
 11 please.
 12 MR. CHOE: Good evening. My name is
 13 Mark Choe. My last name is spelled C-H-O-E.
 14 I live at 473 White Birch Drive. And
 15 my question is for the engineer.
 16 Regarding drainage, I live in -- in
 17 that cul-de-sac over there. We get flooded already a
 18 couple of times. And when I walk by there, I do --
 19 what Rob mentioned, I see these grain flakes coming
 20 off -- green stuff, I don't know exactly what it is,
 21 it's coming off the existing tennis courts. So now
 22 you guys are proposing additional clay tennis courts.
 23 THE WITNESS: Just to jump in, we --
 24 the courts will not be clay.
 25 MR. CHOE: It's not clay.

1 THE WITNESS: No, that's not clay.
 2 So the new courts will not be clay.
 3 MR. CHOE: Okay. So the existing
 4 courts right now is already having a runoff of green
 5 stuff that's coming off the courts.
 6 Has that material been studied or
 7 looked at in any way?
 8 THE WITNESS: Not that I am aware of.
 9 We're already working though with Mr. Statile, this
 10 actually came up as part of The Fairways application
 11 to try to resolve that runoff issue.
 12 But I don't know if there's been any
 13 testing of the runoff, itself.
 14 CHAIRMAN LIPPERT: I am going to
 15 suggest that the applicant take a good look at that
 16 and suggest something remedial, because it seems to
 17 be a problem.
 18 MR. CHOE: Yes.
 19 Because we're already being flooded in
 20 that area. We've already been under water twice
 21 already, and I'm directly downstream.
 22 So to add this much hard surface, where
 23 the water can't be absorbed into the ground, it's --
 24 I know you said you don't drain this, but I just
 25 can't see it.

1 For me, from a, you know, reality point
 2 of view when I'm sitting there and I'm seeing water
 3 coming closer and closer to my house each time it
 4 rains, I worry.
 5 I've already been flooded twice where I
 6 had 12 inches of water in my house, so it affects me
 7 directly. And that's how it affects me and that's
 8 why -- I know you guys --
 9 MR. LEIBMAN: Sir, I'm going to
 10 interrupt you because you need to ask a question.
 11 MR. CHOE: Sorry.
 12 So my question is these drainage
 13 studies that you guys have done, this is an old
 14 drainage study or is there a new drainage study that
 15 you can actually tell me if there is overflow of
 16 water, where it actually goes.
 17 THE WITNESS: The studies that were
 18 done recently, so they're new studies, were relative
 19 to -- I'll go back a little bit. There were certain
 20 studies done relative to The Fairways development and
 21 then the more recent studies were done relative to
 22 the improvements for the golf course.
 23 So I would call those current studies.
 24 In some cases the information that we're relying on
 25 is some older information, published data, those kind

1 of things, but they are new -- our studies are new.
 2 MR. CHOE: So the new study takes into
 3 account the additional water and the additional --
 4 THE WITNESS: Yes.
 5 MS. COFFEY: And just to clarify, the
 6 -- I don't know if -- in terms of the impervious
 7 coverage, some of us think of as hardscape, that is
 8 actually being slightly reduced, correct.
 9 THE WITNESS: Correct, correct.
 10 MR. CHOE: Thanks so much.
 11 CHAIRMAN LIPPERT: Thank you.
 12 Other members of the public have
 13 questions?
 14 Yes, sir.
 15 MR. GALLAGHER: Scott Gallagher, 4
 16 Holiday Court.
 17 My only question is where can we obtain
 18 a copy of the most recent DEP report and runoff
 19 studies that occurred?
 20 THE WITNESS: The applications to DEP,
 21 copies of the applications were submitted to the
 22 board as part of the initial submission package.
 23 There was supplemental information submitted to DEP.
 24 I don't know that that's been submitted to the board,
 25 I don't think we have any issues with sending that.

1 CHAIRMAN LIPPERT: Can we put the --
 2 anything that's been submitted, is that already on
 3 our website, Maria?
 4 MS. HAAG: Yes.
 5 Everything that's been submitted is on
 6 the website.
 7 MR. GALLAGHER: Okay.
 8 And I just have one general question,
 9 not specific to this. It's just a safety question.
 10 Along the walkway and bike path on
 11 Piermont there was a tree that fell down a couple
 12 months ago because of one of the storms and there's
 13 still a stump sticking out. And I'd hate to see a
 14 bike rider or something fall and hit the stump. It's
 15 inside the walkway and the fence to the properties.
 16 And I was just wondering, who's
 17 responsible for removing that stump and eliminating
 18 the safety hazard?
 19 CHAIRMAN LIPPERT: Well, let's identify
 20 where it is and if it -- see if the applicant is the
 21 owner of the stump.
 22 MS. COFFEY: If it's on our property,
 23 we will remove it.
 24 MR. GALLAGHER: Okay. I'd hate to see
 25 a young kid, you know, now we have the 24 units that

1 people are walking outside on the ground, to, you
 2 know, for the town to have a lawsuit because the
 3 stump wasn't properly removed.
 4 CHAIRMAN LIPPERT: Yes, sir.
 5 MS. COFFEY: We'd hate to have one,
 6 too, so we'll -- if it's ours to remove, we'll make
 7 sure we do.
 8 MR. GALLAGHER: All right.
 9 That's all.
 10 CHAIRMAN LIPPERT: As much as I don't
 11 object to lawsuits, I don't --
 12 MR. GALLAGHER: No, I figured you
 13 wouldn't, but, you know, everybody sues everybody
 14 these days, as you know.
 15 All right, thank you.
 16 CHAIRMAN LIPPERT: Thank you.
 17 Anyone else from the public have
 18 questions of this witness?
 19 All right. Let's try to get another
 20 witness in before we take a break.
 21 MS. COFFEY: Thank you, Mr. Chairman.
 22 Our next witness is going to be the
 23 project architect, and so I would ask that he please
 24 join us, Wayne Jacques.
 25 We'd ask that Mr. Jacques be sworn.

1 I am a registered architect. I got my
 2 master's of architecture degree in 1984 from Oklahoma
 3 State University.
 4 I am licensed in 16 states.
 5 And I was licensed, first licensed in
 6 the State of New Jersey in 2000.
 7 CHAIRMAN LIPPERT: Did you give
 8 testimony in connection with The Fairways
 9 application?
 10 THE WITNESS: I did not.
 11 CHAIRMAN LIPPERT: You did not. All
 12 right.
 13 We'll let you slide.
 14 MS. COFFEY: Thank you, Mr. Chairman.
 15 CHAIRMAN LIPPERT: We'll accept your
 16 credentials as an expert in architecture.
 17 DIRECT EXAMINATION
 18 BY MS. COFFEY:
 19 Q. Okay.
 20 So, Mr. Jacques, can you please walk us
 21 through the proposed buildings?
 22 A. Yes.
 23 This is the floor plan of the new
 24 proposed midway building. It's part of your -- it's
 25 drawing A-1.1.

1 MR. LEIBMAN: Please raise your right
 2 hand.
 3 Do you swear or affirm the testimony
 4 you're about to give is the truth, the whole truth
 5 and nothing but the truth, so help you God?
 6 MR. JACQUES: I do.
 7 W A Y N E J A C Q U E S, AIA
 8 700 School Street, Pawtucket, Rhode Island,
 9 having been duly sworn, testifies as follows:
 10 MR. LEIBMAN: All right, so sworn.
 11 Please state your name, spell your last
 12 name for the record.
 13 MR. JACQUES: My name is Wayne Jacques,
 14 last name is J-A-C-Q-U-E-S.
 15 MR. LEIBMAN: Thank you.
 16 VOIR DIRE EXAMINATION
 17 BY MS. COFFEY:
 18 Q. Mr. Jacques, can you please introduce
 19 yourself to the board and the public and tell them
 20 about your experience and qualifications.
 21 CHAIRMAN LIPPERT: Could you move the
 22 mic over?
 23 MS. COFFEY: Sure.
 24 I'll move Mr. Jacques over.
 25 THE WITNESS: Move me over.

1 Q. This is a colorized version of the
 2 submission, correct?
 3 A. Yes.
 4 MR. LEIBMAN: Let's mark that as A-4.
 5 (Whereupon, Colorized Floor Plan of the
 6 New Proposed Midway Building, Sheet A-1.1 is
 7 marked as Exhibit A-4 for identification.)
 8 MR. LEIBMAN: It's a colorized version
 9 of what sheet?
 10 CHAIRMAN LIPPERT: A-1.1, did you say?
 11 THE WITNESS: Yes. That is A-4.
 12 CHAIRMAN LIPPERT: So my A-1.1 has some
 13 color on it. Is this any different?
 14 THE WITNESS: No.
 15 CHAIRMAN LIPPERT: Oh, my A-1.1 --
 16 okay. It has green on it.
 17 THE WITNESS: It has trees basically,
 18 the trees are colored green.
 19 MR. LEIBMAN: So it's the same
 20 basically as what we got in the packet.
 21 MS. COFFEY: Would you like us to
 22 scratch it as a fresh exhibit?
 23 MR. LEIBMAN: That's fine.
 24 MS. COFFEY: Okay.
 25 THE WITNESS: Again, this is the first

1 floor or the entry level of the midway building.
 2 Footprint is 13,619 square feet.
 3 The main function on this is dining
 4 facilities for the members and the residents.
 5 There is a lounge in the member dining
 6 room. There's also two simulators to be used for
 7 entertainment and golf practice, restrooms and a
 8 kitchen facility.
 9 And there is some outdoor terrace space
 10 also that's -- part of it's covered and part of it's
 11 not covered, for additional dining seating.
 12 CHAIRMAN LIPPERT: And just so I'm
 13 clear, how many square feet did you say it was.
 14 THE WITNESS: 13,619.
 15 CHAIRMAN LIPPERT: I'm sorry to
 16 interrupt your presentation, I've just got to ask
 17 you, why do you need such a big building there?
 18 I mean, as I understand it, I'm not --
 19 I was a terrible golfer and I no longer golf, but I
 20 understand that people go there and maybe they eat
 21 lunch there, right?
 22 And you already have this massive
 23 facility for catering. So I'm just interested to
 24 know what -- why you need such a large facility.
 25 THE WITNESS: This is based on our

1 THE WITNESS: Correct.
 2 MS. COFFEY: Correct.
 3 CHAIRMAN LIPPERT: And dinner as well.
 4 Is that --
 5 THE WITNESS: Yes.
 6 CHAIRMAN LIPPERT: Okay. I'm just
 7 trying to get some context, it's a rather large
 8 building. Okay.
 9 MS. COFFEY: And I'll just add, too,
 10 Mr. Jacques, that part of the thinking was that in
 11 addition to the existing clubhouse which was
 12 supporting the golf membership, that this may support
 13 social members who are residents of The Fairways --
 14 THE WITNESS: Yes.
 15 MS. COFFEY: -- and join for -- as
 16 social members as well, to give them an additional
 17 place to gather.
 18 THE WITNESS: Yes.
 19 CHAIRMAN LIPPERT: Okay.
 20 THE WITNESS: There is an upper level
 21 on this, which is A-1.2 in your packet.
 22 Should this be A-5?
 23 MR. LEIBMAN: Well, you don't need to
 24 mark it anymore. It's already part of the record.
 25 THE WITNESS: Okay.

1 experience. We do approximately 12 projects a year
 2 that are country clubs in our firm, so our specialty
 3 is country clubs.
 4 And in working with Woodmont Properties
 5 and the club, it was determined as far as the proper
 6 number of seats for a club of this size and the
 7 proper size kitchen to support that facility.
 8 CHAIRMAN LIPPERT: What's it going to
 9 be used for?
 10 THE WITNESS: Member and community
 11 dining.
 12 MS. COFFEY: Well, member -- dining for
 13 members and guests.
 14 THE WITNESS: Yes, right.
 15 MS. COFFEY: Not, not the public.
 16 THE WITNESS: Not the community, no.
 17 MS. COFFEY: Right.
 18 CHAIRMAN LIPPERT: Dining for members
 19 and guests, not just for people who are on the golf
 20 course.
 21 THE WITNESS: No.
 22 CHAIRMAN LIPPERT: Right?
 23 So in theory, if people who live in the
 24 adjoining residential area become members, they can
 25 just go over there for lunch, too, right?

1 This is the upper level with the -- and
 2 club offices, admin offices. There would be
 3 additional admin space.
 4 There's a couple restrooms, a small
 5 business center for members to work if they come to
 6 the club earlier or after a golf round. There's also
 7 some private rooms, a game room that can be used for
 8 kids' games and also multipurpose and a card room.
 9 So more private type rooms that would
 10 be used for specific situations.
 11 There is also a basement which I won't
 12 really get into. It's mainly support facilities and
 13 staff, staff facilities for locker rooms and for
 14 break rooms and also support spaces for the dining
 15 room and storage and deliveries.
 16 The next board is A-1.4, which is part
 17 of your package also. That is entitled Exterior
 18 Elevations.
 19 CHAIRMAN LIPPERT: Yes, let me just ask
 20 one more question.
 21 Is this going to be visible from
 22 Piermont or from Rivervale Road?
 23 THE WITNESS: I don't think so.
 24 CHAIRMAN LIPPERT: From a distance it
 25 could be.

1 THE WITNESS: I mean, yeah, from a
 2 distance.
 3 But it's pretty far back. It's farther
 4 back than the clubhouse.
 5 BY MS. COFFEY:
 6 Q. Mr. Jacques, maybe it's helpful to just
 7 point to the location on the site plan.
 8 A. So on the site plan, the entrance to
 9 this location, you have your main clubhouse facility
 10 here (indicating). The existing midway building is
 11 located here (indicating). And it's located just in
 12 front of the existing midway building.
 13 CHAIRMAN LIPPERT: Okay.
 14 THE WITNESS: On 4 to A, 1.4, exterior
 15 elevations, it shows the materials and the style of
 16 -- the volumes of the building.
 17 It mimics the existing buildings that
 18 are on the property, so it would be the same
 19 materials from the green tile roofs to the stucco,
 20 same colors, the river stone that's on the building.
 21 So it will be all the same materials
 22 that are on the existing buildings on the property,
 23 the pro shop and the clubhouse.
 24 BY MS. COFFEY:
 25 Q. And the proposed midway building is

1 lower than the existing midway building in terms of
 2 height, correct?
 3 A. Right.
 4 CHAIRMAN LIPPERT: You don't seem very
 5 enthusiastic about the building. Do you want to
 6 embellish it some more? I, you know...
 7 THE WITNESS: Well, just, I mean, the
 8 architecture is mimicking the architecture.
 9 So it's not anything different. We --
 10 looking the same as it does so it's cohesive. So
 11 we're just making the architecture match what's on
 12 the property.
 13 MR. LEIBMAN: What type of tones is it?
 14 Exterior tones, the color?
 15 THE WITNESS: It's the same as the
 16 clubhouse, so it's kind of a white stucco color.
 17 There's river stone, there's green tile roofs.
 18 So it would be the same -- the newest
 19 addition, which is the portico on the clubhouse, it
 20 would be the same materials that were used on that
 21 part of the project.
 22 MR. STATILE: It has a porte-cochère
 23 out front, it looks like.
 24 THE WITNESS: Yes.
 25 MR. STATILE: Explain to the board what

1 that is.
 2 THE WITNESS: There's a portico on the
 3 front that would be used for dropping off and picking
 4 up individuals that are going there for dining --
 5 emergency vehicles, 14-foot clear underneath it, so
 6 emergency vehicles or delivery trucks go under there,
 7 there is proper clearance for them.
 8 MR. STATILE: You have a special area
 9 for deliveries, I see it on the plan, right? Is
 10 there a special area for deliveries?
 11 THE WITNESS: Yes. Yes, it's a gated
 12 area for deliveries and trash, and that will be
 13 behind fencing and also gates.
 14 And right adjacent to that we have an
 15 area that would be used as a halfway house. A lot of
 16 times country clubs have a separate building for
 17 halfway house for the golf, so when they go from 9 to
 18 10 they can stop for something to eat or a beverage.
 19 This is included within this building, so there's --
 20 is located within this building, so it would not need
 21 a separate structure for that.
 22 MR. STATILE: How does this compare to
 23 the existing midway building in terms of seating
 24 capacity.
 25 Do you have any idea?

1 THE WITNESS: I don't know what the
 2 existing capacity is.
 3 MALE AUDIENCE MEMBER: It's larger.
 4 THE WITNESS: It's definitely larger.
 5 MALE AUDIENCE MEMBER: I don't know how
 6 much it is, it's definitely much larger.
 7 MS. COFFEY: We can get those figures
 8 for you if you'd like.
 9 COUNCILMAN DONOVAN: Which is larger,
 10 the existing or the proposed.
 11 THE WITNESS: The proposed is larger.
 12 COUNCILMAN DONOVAN: Okay.
 13 MS. COFFEY: The proposed, just to be
 14 clear, the proposed building has -- is able to
 15 accommodate more seating than the additional
 16 building, but the proposed building is lower in
 17 height than the existing building. Correct?
 18 THE WITNESS: Right.
 19 MS. COFFEY: Just so we're all on the
 20 same page.
 21 MS. REITER: I'm Caroline Reiter, the
 22 board planner.
 23 You keep saying the height is lower.
 24 Can you please provide the existing building height
 25 and what the new building height will be?

1 THE WITNESS: I have that here.
 2 The existing building to the top of the
 3 -- is 44 foot 2 inches, and the highest point on the
 4 proposed building is 33 foot 2 inches.
 5 MS. REITER: Thirty-three.
 6 THE WITNESS: Yes.
 7 MR. STATILE: For the board's
 8 information, you asked before, the building is about
 9 650 feet from the front property line. You asked me
 10 how far. It's about 650 feet.
 11 CHAIRMAN LIPPERT: Thank you, Chris.
 12 MR. STATILE: Is the building going to
 13 be used -- this would be strictly for membership
 14 only, it's not going to be used for any type of
 15 catering.
 16 THE WITNESS: Correct.
 17 MR. STATILE: And you could have the
 18 day camp come in there, I guess if you wanted to, you
 19 want the kids running around the building. Because
 20 the upstairs has accommodations for that.
 21 THE WITNESS: Right.
 22 MS. COFFEY: But no wedding-type
 23 events.
 24 MR. STATILE: What's that.
 25 MS. COFFEY: No wedding-type of event.

1 MR. STATILE: Right.
 2 It has an elevator, I presume?
 3 THE WITNESS: Yes. Elevator and two --
 4 three stairwells.
 5 There's two additional structures that
 6 were mentioned on the site plan. This is A-1.5 in
 7 your set. It's a valet stand with a ceremony space.
 8 This is an open air structure (indicating).
 9 Once again, the materials match the
 10 rest of the site. It has a back wall which would be
 11 probably louver material, but the other three sides
 12 are open, so this would just be an area for people
 13 to drop off and get picked up under cover for the
 14 outdoor ceremony space.
 15 MR. STATILE: Where is this located at
 16 the general site, where --
 17 THE WITNESS: So it's located to the
 18 right of the main clubhouse near the ceremony space
 19 near the entrance to the pool.
 20 MS. REITER: That's what's entitled
 21 Pool Valet Plan on the -- I'm on the wrong sheet,
 22 A-1.5, right?
 23 THE WITNESS: Yes. The board is called
 24 valet stand and pool.
 25 MS. REITER: Okay. Because the sheet

1 that I'm on, yes, this is called Valet Stand at Pool
 2 --
 3 THE WITNESS: Yes.
 4 MS. REITER: Sorry, First Floor Plan,
 5 Roof Plan. This is all labeled here.
 6 These diagrams are all labeled Pool
 7 Valet. That's what that is.
 8 THE WITNESS: Yes, it's going to be for
 9 pool valet or ceremony valet, but it is that -- that
 10 is the right sheet.
 11 MS. REITER: Okay. All right.
 12 BY MS. COFFEY:
 13 Q. Mr. Jacques, you have another structure
 14 you want to testify to as well?
 15 A. Yes.
 16 MS. REITER: Sorry. And the height of
 17 that valet stand appears at its maximum to be 20 foot
 18 5 inches?
 19 THE WITNESS: Correct.
 20 MR. STATILE: The clubhouse is attached
 21 to the townhouse -- sorry, the midway building is
 22 attached to the townhouses by a sidewalk, correct?
 23 MS. COFFEY: Yes.
 24 THE WITNESS: I assume so.
 25 MS. COFFEY: Yes.

1 MR. STATILE: That's important.
 2 MS. COFFEY: Well, it is. It is
 3 accessed by the sidewalk, yes.
 4 MR. STATILE: So that's an integration
 5 of the two.
 6 MS. COFFEY: Correct, yes.
 7 THE WITNESS: Yes.
 8 MR. STATILE: Okay.
 9 THE WITNESS: The third structure that
 10 we're building, A-1.6, and it's labeled Pool/Snack
 11 Stand.
 12 And once again, this is colorized. So
 13 the yellow portion is the enclosed area which is
 14 1,152 square feet. And this is mainly for -- it has
 15 two restrooms, but the rest of it is for cooking for
 16 the pool area, storage, prep areas, and the gray area
 17 is covered.
 18 So there is -- it sort of provides some
 19 shade structure at the pool, opportunity for the pool
 20 users to get out of the sun and have something to eat
 21 or drink.
 22 On the sheet, the red line is the line
 23 of the existing pool.
 24 Once again, it would be the same
 25 materials as the rest of the facility. There's a

1 tile roof, stucco, similar lighting fixtures, and
 2 sort of just the same material at the existing
 3 clubhouse. Some -- on the roofs.
 4 MR. STATILE: On this building.
 5 THE WITNESS: Yes.
 6 MR. STATILE: You're talking about
 7 inside, right?
 8 THE WITNESS: Yes.
 9 MR. STATILE: It's got hoods? So it's
 10 got ventilation?
 11 THE WITNESS: Correct.
 12 MR. STATILE: Okay, ventilation is a
 13 big problem.
 14 THE WITNESS: Yes.
 15 MR. STATILE: Noisy, fans and -- so I
 16 see a picture there, I see the yellow area, so how
 17 are you handling the exhaust?
 18 THE WITNESS: That hasn't been designed
 19 yet because we have not hired the kitchen consultant
 20 yet, but we run into that issue and we try to solve
 21 it.
 22 Ventilation is an issue both for --
 23 area and for exhaust.
 24 MR. STATILE: Well, the situation there
 25 is that the back wall of the building is up against

1 THE WITNESS: 19 feet to the ridge.
 2 MS. COFFEY: And just for the record,
 3 the applicant will agree to put the ventilation on
 4 the pool side of the building, should there be any
 5 concern about that.
 6 THE WITNESS: Yeah -- 9 foot 10 and the
 7 ridge line is 19 feet.
 8 MR. ADAMO: Mr. Chairman -- I'm sorry,
 9 are you complete with your presentation?
 10 THE WITNESS: Yes.
 11 MR. ADAMO: I'm sorry I took that away
 12 from you, I apologize.
 13 Okay. I have a -- so going on kind of
 14 a statement by the Chairman, and I like your term,
 15 part of the campus. There is certainly a lot going
 16 on here. And I am assuming a lot more is going to be
 17 going on here than the current facility. That's why
 18 you're all here today.
 19 So, and maybe you're not the right
 20 person to answer this question, but I feel like it's
 21 a really big property and I kind of need like a
 22 little bit of an explanation of what happens on the
 23 property because there's so many structures.
 24 So you come in, there's a gatehouse,
 25 you go to the right, you've got this old building

1 the property line of the nearest adjacent home. So
 2 that's -- our big concern is what goes on in the back
 3 of the building.
 4 THE WITNESS: Right.
 5 With the shade structure on the front
 6 -- pool side of the ridge, just to keep it away from
 7 the neighbors.
 8 MR. STATILE: Yeah, okay.
 9 MR. ADAMO: Can you point to where that
 10 is on the site plan?
 11 THE WITNESS: So this is the existing
 12 pool here, so it's the structure down in the
 13 southeast corner of the pool area.
 14 MR. ADAMO: How far is that from the
 15 property line?
 16 THE WITNESS: The back wall is an
 17 existing back wall, so it's no closer than it is now,
 18 and I don't have that dimension.
 19 CHAIRMAN LIPPET: Does someone have
 20 that dimension?
 21 MS. COFFEY: I'm sure we can pull it.
 22 THE WITNESS: I'm measuring it now.
 23 About 13 feet.
 24 MR. ADAMO: And the ceiling ridge
 25 height, or building height?

1 that's been renovated.
 2 And I just kind of need an explanation
 3 of like walk me through the property. Because then I
 4 also know that you recently built some really nice
 5 maintenance facilities, obviously for the golf
 6 course.
 7 So it's -- there's a lot of structures.
 8 And I kind of want an explanation of what's going on
 9 in each building and how they interconnect on the
 10 property.
 11 MS. COFFEY: Mr. Chairman, I think
 12 Mr. Witmond is probably best to address that, if
 13 that's acceptable for him --
 14 CHAIRMAN LIPPET: I would agree.
 15 MS. COFFEY: -- to join us and explain?
 16 CHAIRMAN LIPPET: Sure.
 17 THE WITNESS: I'll cover the entire
 18 campus, but to simplify it a little bit, the
 19 maintenance buildings that were built in conjunction
 20 with The Fairways projects, which is the townhouse
 21 and affordable housing building, that replaced the
 22 existing buildings that were butler buildings and
 23 there were three or four of them on-site when we put
 24 it under one structure.
 25 It is a larger building than all the

1 other square footages combined, but it's a more
 2 efficient and a more attractive building. So one
 3 building replaced three or four structures.
 4 The new midway is replacing the old
 5 midway, so it's one for one, but the building is much
 6 larger. And the reason that the new midway is larger
 7 is because the property is really underserved today
 8 for what people want in terms of dining and
 9 activities at the club.
 10 So adding two golf simulators is
 11 something that the existing midway does not have.
 12 Adding both a casual and a more formal
 13 dining area is what the existing midway does not
 14 have. The existing midway has one more casual dining
 15 area. It used to be a cafeteria style. We made it
 16 sit-down seating, almost like a Panera Bread style,
 17 but it's not a formal dining area, it's much more
 18 barrish and casual, wherein a bar casual as well as a
 19 more formal dining area; plus we're expanding the
 20 outdoor seating.
 21 What we've learned, all of us, during
 22 COVID is everyone wants outdoor air. So actually the
 23 rear of our more casual dining area is going to be an
 24 accordion wall that opens up so the inside will be
 25 brought outside and the outside will be brought

1 inside.
 2 So we're designing a structure that's
 3 going to really be more in keeping with today's times
 4 where people want outside air and they want more
 5 outside dining facilities to accommodate that.
 6 The new snack bar is just replacing the
 7 existing snack bar. It's a few hundred feet larger,
 8 but it's basically the same location. It's the same
 9 back wall. We're just expanding the footprint
 10 because, quite frankly, that existing structure is
 11 underserved.
 12 The kitchen is too small. It doesn't
 13 have the proper ventilation. And we want to provide
 14 a much greater dining experience.
 15 The only new structures that we're
 16 really building are the two new tennis courts that we
 17 were talking about along Rivervale Road and this
 18 drop-off for the ceremony space where we have
 19 weddings so that people, during the outdoor ceremony
 20 season, can actually drop people off outside and then
 21 go down a nice walkway to the ceremony area instead
 22 of going into the porte-cochère, through the building
 23 and then out to the ceremony area.
 24 But in terms of swapping number of
 25 structures, we actually have less structures because

1 we had a lot of maintenance buildings.
 2 But if you count all of those
 3 maintenance buildings as one, we replaced it with one
 4 large building.
 5 And the midway is being replaced with
 6 another larger building, but it's one for one. We
 7 are adding tennis courts and we are adding this
 8 drop-off area for the ceremony space, but we're not
 9 adding a lot of new structures per se to this campus.
 10 MR. ADAMO: So you mentioned that the
 11 maintenance area, you added one building. I've seen
 12 a few buildings back there.
 13 MR. WITMONDT: Actually there's two, I
 14 apologize. There's two buildings there. One is
 15 where we keep the majority of the equipment and the
 16 other is where we keep the chemicals and some of the
 17 other materials. I had forgotten that, you're
 18 correct.
 19 MR. ADAMO: So when the architect was
 20 speaking she said there was facilities inside the new
 21 midway building for staff to shower.
 22 Is that correct?
 23 MR. WITMONDT: That's different staff
 24 -- the staff that's part of the maintenance has their
 25 own facilities within the maintenance structure.

1 This is strictly for people that are working within
 2 the clubhouse area, which is the existing building
 3 that we already renovated, and the new midway. That
 4 is where that staff -- that servers, chefs, busboys,
 5 waitresses --
 6 MR. ADAMO: Is that standard, to have
 7 shower facilities for that type of staff?
 8 MR. WITMONDT: Yes.
 9 MR. ADAMO: Okay.
 10 MR. WITMONDT: Again, we're trying to
 11 create here, you know, it'd be easier for us, quite
 12 frankly, to spend less money and not build as big a
 13 building and not be as elaborate. We're trying to do
 14 something that creates the first-class environment
 15 that competes with the top clubs within the region.
 16 And we're spending more money.
 17 You know, a lot of times you have an
 18 application that comes in for less. We're coming in
 19 for more because we're trying to do it the right way,
 20 and we believe that what we're doing here is keeping
 21 up with the times and may be a little bit ahead of
 22 the curve, but not too much ahead of the curve that
 23 we're pioneering.
 24 But we're trying to do something that
 25 we really think is going to provide a phenomenal

1 membership experience for people that already belong
2 to the club, to retain them, and to attract new
3 members, because every year there's always attrition.
4 People that move out of the area or no longer want to
5 belong to a club, and we want to have the best
6 facility available in the region.

7 MR. ADAMO: I don't question your
8 intent. I am trying to get a feel, so we have an
9 elaborate new pool that's going to be put in, and
10 that's behind a catering facility. Correct?

11 That catering facility is not going to
12 be used, based on the midway building and its use,
13 plus what we haven't talked about is the golf
14 building, right, because I wanted to understand the
15 whole property.

16 MR. WITMONDT: The pro shop's existing,
17 I'm sorry. Correct.

18 MR. ADAMO: So now -- I'm not a golfer,
19 but I'm assuming you pull up in a car, valet,
20 whatever, you go to the golf building and you get
21 your tee time, you go play golf, you have lunch at
22 the midway.

23 I'm sure there are spouses that don't
24 play golf, maybe they want to use the pool facility.

25 But the pool facility is behind the

1 catering facility. The catering facility is not used
2 during the day unless there's a catering event,
3 right.

4 MR. WITMONDT: Correct.

5 MR. ADAMO: And I don't know if that's
6 your problem, how you deal with the pool and the
7 catering.

8 MR. WITMONDT: Correct.

9 MR. ADAMO: That's not my business.

10 But it seems as though that there's a
11 bit of a disconnect between having members behind a
12 catering facility using the pool, I mean, I know it's
13 your design, but there seems to be a disconnect.

14 And you have this massive building that
15 you're building that seems to have a better
16 connection to the members and the members using the
17 facilities like the pool and the tennis courts and
18 your congregation space for your members, you know,
19 the catering facility, yes, it's for members, I am
20 sure, but maybe you do it for non-members, too.

21 MR. WITMONDT: We do it for both.

22 MR. ADAMO: Right? And that's fine.

23 But it just seems like you're building
24 this massive structure that has a disconnect between
25 all the other amenities that you're looking to

1 improve. And maybe with some other thoughts there
2 would be less structures needed and a more efficient
3 use of your campus.

4 And that's why I'm questioning how
5 these spaces work because --

6 MR. WITMONDT: Sure.

7 MR. ADAMO: -- I'm not really following
8 the layout, is really what I mean.

9 MR. WITMONDT: I missed something that
10 I should have added that will connect the dots for
11 you.

12 I apologize because I didn't say this.

13 The lower level -- the clubhouse area
14 which is where we do the banquet catering, the top
15 level is what's used for banquet catering. And
16 that's where the main kitchen is. There's a
17 supplemental kitchen below.

18 The lower level of that building is
19 actually only for club use. So we have our mens and
20 ladies locker rooms, including the showers. We have
21 a very large athletic facility which is for workouts.
22 We have a separate fitness on demand facility. We
23 have massage rooms. We also have a kids' club in
24 there.

25 So actually the lower level of that

1 clubhouse is for the pool and for the golfers, and
2 it's where we have changing rooms and where you go
3 shower before you jump in the pool. When you're at
4 the pool, if you don't want to use the bathrooms as
5 part of our new -- our old snack bar is they're all
6 new bathrooms, people actually use the locker rooms
7 within the pool -- within the clubhouse on the lower
8 level.

9 So the clubhouse, itself, is not just a
10 banquet/catering facility. The upper level is
11 exclusively for banquet catering. The entire lower
12 level except for the kitchen area is for club use.

13 So the connectivity is that you pull
14 into the club and you want to use the pool. You go
15 into the clubhouse to the lower level and you change
16 in the locker room, and then you walk out the stairs
17 and you're at the pool area.

18 If you're at the pool and you want to
19 go to lunch, you leave the pool, you go to the locker
20 room, you put on the proper attire unless you're
21 eating at the snack bar, and then you go to the new
22 midway.

23 If you're playing golf, after your
24 round of golf you're actually going probably to the
25 locker room, take off your shoes, shower or wash up,

1 and then go for lunch.
 2 If you're at lunch and then you're
 3 going to dinner, you actually leave the midway and
 4 you might go to a locker room to get your change of
 5 clothes that are in your locker in order to change
 6 for dinner.

7 So the connectivity between the
 8 clubhouse and the midway is a real connectivity that
 9 I didn't explain earlier 'cause it's not a new
 10 structure, it's an existing structure.

11 If that was strictly a banquet facility
 12 you're 100 percent right, there is no connectivity.

13 But what we actually wanted to do,
 14 because we looked at moving the athletic facility and
 15 the lockers maybe into a new structure, and the
 16 building got humongous. And we said this is just --
 17 doesn't make sense. Let's keep it next to the pool
 18 where it belongs and let's just build a new midway
 19 that doesn't have any of the facilities that a
 20 typical golf clubhouse would have; locker rooms,
 21 athletic club, changing areas. We kept that in the
 22 lower level of the clubhouse.

23 I hope that explained it. I missed
 24 that part when you asked the original question.

25 MR. ADAMO: Thank you.

1 CHAIRMAN LIPPERT: Thank you.
 2 Anything else?

3 MR. ADAMO: One other, and maybe it
 4 should have been an engineering question, but by any
 5 chance has the River Vale Fire Department looked at
 6 some of the accesses to some of these ancillary
 7 structures and --

8 MR. WITMONDT: I will let the engineer
 9 answer that.

10 I am not qualified.

11 MS. COFFEY: Ms. Galvin.

12 MS. GALVIN: We didn't receive any
 13 comments from the fire department. It is possible
 14 that because of the configuration here, there's not
 15 much of a change, maybe it wasn't distributed to
 16 them.

17 But if there are any comments, we will
 18 address them.

19 MR. ADAMO: I think that --

20 MR. STATILE: I'll try to get together
 21 with them in the next two weeks, before Thanksgiving.
 22 I did that last time. We all sat down one night, we
 23 just went through the plans. I'll issue a memo on
 24 that.

25 MR. ADAMO: I think, due to the size of

1 the property, right, so it looks, you know, a lot
 2 like a big area that we're talking about, but there's
 3 a lot of -- the snack bar and everything going on
 4 over there and I just want to make sure with the --
 5 with the -- not the valet, where the ceremony space
 6 is, that, you know, that they have access to get to
 7 -- you know, especially if there's a dome, that they
 8 can get to everything and keep safety, because there
 9 is a house nearby, too. Granted, it's a brick house,
 10 but there is a house nearby.

11 So it might be hard to tell from such a
 12 large scale plan.

13 MR. STATILE: And they're concerned,
 14 too, where their connections are going to be made for
 15 their trucks and things.

16 MR. ADAMO: Correct.

17 MR. STATILE: How far is the hydrant.
 18 We, kind of, get into all that when we sit down.

19 I'll do that with the chief and any of the fire
 20 officers that want to sit down with me, that's fine.

21 CHAIRMAN LIPPERT: All right.

22 Other board members have other
 23 questions for the architect?

24 COUNCILMAN DONOVAN: I have a couple.

25 I typically make notes and then ask

1 them all in one shot here, so I just want to
 2 understand something. The existing snack stand or
 3 the small building has a kitchen in it, yes?

4 THE WITNESS: Yes.

5 COUNCILMAN DONOVAN: How big is the
 6 existing kitchen.

7 MS. COFFEY: Hold on.

8 MR. WITMONDT: It's not really a
 9 kitchen, it's a prep area.

10 MS. COFFEY: No, come on up,
 11 Mr. Witmond.

12 MR. WITMONDT: That's why I said the
 13 architect, he doesn't know the kitchen. It's more of
 14 a prep area than it is a true kitchen. It's make
 15 some hot dogs. You can't make -- you can't do real
 16 cooking there. It's more heating kitchen than it is
 17 a true kitchen. It has some refrigerators, but it's
 18 not what I would call a real kitchen. It's small.

19 COUNCILMAN DONOVAN: So I ask that
 20 question because I'm going to assume then that we
 21 don't have issue with ventilation and the neighbor
 22 right now.

23 MR. WITMONDT: Correct, but I'll have
 24 the neighbor speak for himself. I don't want to
 25 answer for the neighbor.

1 COUNCILMAN DONOVAN: No, that's okay.
 2 And maybe you could just stay there for
 3 a second because I'm going to guess this was a
 4 question that, you know, as a young boy caddy at this
 5 club a long time ago and worked the midway originally
 6 as a busboy for a while, and I think some of it was
 7 answered in your answer, but I was kind of looking at
 8 this and thinking that a lot of the functions that I
 9 typically think of a clubhouse for have been
 10 relocated to the midway building which I typically
 11 always thought of as the midway, almost like your
 12 term where, you know, guys would come in for coffee
 13 before they went out, they'd go play their first
 14 nine, they'd come in, they'd get something to eat and
 15 then they'd go finish.

16 Did you eliminate the card room that
 17 used to be in the clubhouse and that's why we're
 18 looking to put it in the midway?

19 MR. WITMONDT: The card room was
 20 eliminated a while ago, but the clubhouse, we still
 21 have some temporary use of cards there because the
 22 midway can't accommodate it, so we makeshift the card
 23 room, but it's not a card room.

24 COUNCILMAN DONOVAN: Okay. And I guess
 25 so then the question then for me here becomes is the

1 intent to kind of shift more of this to the midway
 2 building? I see there's a bag drop outside of it.

3 I assume the pro shop is still back
 4 over in the clubhouse. Like, are you envisioning,
 5 kind of, shifting more of that over here or --

6 MR. WITMONDT: Yeah.

7 What we're trying to do is we're trying
 8 to create a more cohesive club so that all of the
 9 facilities that are used that don't deal with locker
 10 rooms or pool or athletic are in the new midway. The
 11 clubhouse lower level is really just locker rooms --
 12 they're locker rooms, massage rooms, athletic. It
 13 then goes out to the pool area.

14 So we're trying to keep, kind of, what
 15 we'll call the athletic member all in the lower level
 16 of the clubhouse and in the pool area and the dining
 17 members using the midway, but they are exchangeable.

18 But if you're there for athletics, even
 19 tennis, you're going to the locker room and the
 20 clubhouse, then you go play tennis. You're not going
 21 to go to the midway.

22 COUNCILMAN DONOVAN: Okay. And I
 23 guess, and this may have been something that happened
 24 over the course of your purchase and a subsequent
 25 renovation, but do you use the clubhouse dining

1 facilities for events for the members ever at this
 2 point.

3 MR. WITMONDT: We do at times because
 4 the midway is so insufficient for that type of event.

5 As much as we tried to put lipstick on
 6 the pig, it's still unfortunately a pig.

7 COUNCILMAN DONOVAN: It's part of the
 8 original building on the property that --

9 MR. WITMONDT: Exactly.

10 COUNCILMAN DONOVAN: Okay. And this
 11 one will be specific question for Mr. Jacques.

12 Did your firm design the renovated
 13 clubhouse?

14 THE WITNESS: Yes.

15 COUNCILMAN DONOVAN: Okay.

16 And I think it was asked and you didn't
 17 have an answer for me, but how many seats are in the
 18 current midway building?

19 THE WITNESS: We'll get you that
 20 number.

21 COUNCILMAN DONOVAN: How many seats
 22 total are in the proposed new building? I started
 23 doing the math, but you must have --

24 THE WITNESS: I'm not sure we do have
 25 the total on the drawings.

1 COUNCILMAN DONOVAN: All right, how
 2 about this one then: What is the square footage of
 3 the existing midway building.

4 THE WITNESS: Existing main level is
 5 7,133 square feet.

6 COUNCILMAN DONOVAN: So the existing is
 7 equivalent to what's now going to be about the square
 8 footage of the second floor of the building.

9 THE WITNESS: Correct.

10 COUNCILMAN DONOVAN: Because I know the
 11 Chairman had asked, you know, a 13,000-square-foot
 12 building, so you're looking at almost 21,000 square
 13 feet of space, not including the basement there.

14 I am asking these questions to be
 15 thorough. I am going to be honest with you, even
 16 knowing where the building is all these years, like,
 17 with the exception of the -- done some work to open
 18 up the entrance a little bit, you know what you're
 19 looking for, you can see it, but most people don't
 20 even notice it so...

21 I wonder, the last question that I have
 22 for you then, how long of a construction schedule do
 23 you as an architect anticipate them needing to do all
 24 of this?

25 THE WITNESS: The new midway would

1 probably take about 12 months.
 2 COUNCILMAN DONOVAN: Okay. Would they
 3 be, the projects be done concurrently or at the same
 4 time, like, you know, are you going to do the snack
 5 -- so are we talking about, you know, an additional
 6 two years of construction for the neighbor whose, you
 7 know, property is very close to the clubhouse there
 8 or are we talking about trying to get them all done
 9 --
 10 THE WITNESS: I would think they'd be
 11 done concurrently.
 12 MR. WITMONDT: We're going to try to do
 13 them as much as we can.
 14 THE WITNESS: Obviously the pool would
 15 be done in the off season, but it would be during
 16 that same 12-month period.
 17 COUNCILMAN DONOVAN: Okay.
 18 MS. COFFEY: Mr. Jacques, just to
 19 respond to Mr. Donovan's other question, I believe
 20 that the midway building is proposed to have 34 seats
 21 for private dining, 136 indoor member seats and --
 22 within the building.
 23 Is that correct?
 24 THE WITNESS: Yes.
 25 MS. COFFEY: Just to give you an answer

1 there, Mr. Donovan.
 2 COUNCILMAN DONOVAN: Yeah, but then I
 3 also see 76 seats plus 17 at the bar, for the member
 4 lounge I see 56 seats plus 32 covered in the outdoor
 5 terrace.
 6 I'm just wondering if someone could
 7 just add it up for me so I don't have to do that.
 8 THE WITNESS: We'll do that when we do
 9 the existing building.
 10 COUNCILMAN DONOVAN: Okay. I
 11 appreciate it.
 12 And I'm assuming that the parking
 13 calculations were done based on these other seating
 14 areas?
 15 THE WITNESS: I don't know.
 16 COUNCILMAN DONOVAN: Mr. Statile,
 17 you're always a stickler about the parking
 18 calculation.
 19 It seems like there's a lot of tables.
 20 MR. STATILE: The parking count is done
 21 based on the existing seating. Daphne went through
 22 the parking she said it was required -- give just a
 23 schedule of that, unless it's on the plan someplace,
 24 I am not sure.
 25 MS. COFFEY: Sure.

1 COUNCILMAN DONOVAN: I would think it
 2 would make your life a little bit easier, Chris, if
 3 we know there's a total of 225 seats proposed, we
 4 know how many parking spaces we need for the dining
 5 type facility. It may make that calculation a little
 6 easier.
 7 And I think that was one of my
 8 questions. Actually the engineer mentioned it, but
 9 maybe you guys can just clarify it for me. The total
 10 number of parking spaces on the site, is it 360 or
 11 307?
 12 MS. COFFEY: 3-7-0.
 13 COUNCILMAN DONOVAN: 370.
 14 MR. STATILE: Plus the --
 15 COUNCILMAN DONOVAN: Right, the total
 16 is 370.
 17 MS. COFFEY: Yeah.
 18 So just to be crystal clear for the
 19 record, the total proposed is 3-7-0, 370.
 20 COUNCILMAN DONOVAN: Thank you.
 21 MR. ADAMO: I do think when the parking
 22 -- or, I'm sorry, when the seating is determined both
 23 for the catering facility as well as the midway and
 24 whatever else goes into the calculation that I think
 25 we should set passive room capacities as part -- I

1 know it's a building permit thing, but if, you know,
 2 it's easy to space the tables out and have less
 3 parking and then put them back, and capacity could be
 4 based on the use, right, not necessarily based on
 5 seating.
 6 So there should be a connection to make
 7 sure that we don't have a parking problem on-site.
 8 The fact that we're allowing too big a building and
 9 not providing enough parking.
 10 MR. STATILE: I don't know if, you
 11 know, building code occupancy -- I'm not sure.
 12 MR. ADAMO: Well, I know we have on
 13 other applications, where they were going to have so
 14 many tables and they didn't have enough parking and
 15 they were going to park on the street, so, you know,
 16 there's plenty of property here for parking, which
 17 leads to then impervious which is other issues, so --
 18 but my point is it's a 20,000-square-foot building,
 19 20,000-square-foot building is -- that has, you know,
 20 high density seating, there's a lot of parking.
 21 And if that means more than 370 -- you
 22 know, we don't have a zoning -- we haven't gotten to
 23 the planner with the bulk table to show all that, but
 24 it seems like we're getting really up there in
 25 parking.

1 MR. STATILE: I think the difficulty
 2 would be the concurrent uses.
 3 What's going to happen concurrently?
 4 MR. ADAMO: What does our zoning say?
 5 I mean, these buildings could all be occupied at the
 6 same time.
 7 MR. LEIBMAN: Is there any special
 8 parking for golf carts?
 9 MR. WITMONDT: We have golf cart areas
 10 on the site plan. It shows where there's parking,
 11 but we also have cart storage within the pro shop,
 12 behind the pro shop, so that only the number of carts
 13 that are needed to be out are actually out. The rest
 14 are stored in the cart storage shed that's behind the
 15 pro shop.
 16 MR. LEIBMAN: I mean, the reason I ask
 17 is because the midway building is obviously designed
 18 for social members and golf members, you want these
 19 people living here, dining here, going for lunch and
 20 dinner, socializing.
 21 And I think where it's located, it
 22 looks like a lot of people will probably walk over to
 23 do that and there's -- golf cart and those of us that
 24 don't have golf carts will drive.
 25 So I was just wondering if there was

1 like a special designed place for residents to park
 2 their golf carts.
 3 MR. WITMONDT: We -- actually, we did
 4 not allow the residents to have a golf cart, they're
 5 -- because we were concerned that if the residents
 6 who lived in the community had golf carts that would
 7 cause the mess that you're referring to right now.
 8 So we actually control the golf carts.
 9 MR. LEIBMAN: Okay. Fair enough.
 10 MR. WITMONDT: So we were concerned
 11 about that, quite frankly. That is a problem.
 12 Just in regards to the parking, I
 13 thought it might be helpful just to add this. It's
 14 hard to take each one of the total parking
 15 requirements in isolation, because if you're playing
 16 golf you're parked at the golf course and the parking
 17 lot and then you're going to lunch. It's not
 18 duplicative.
 19 So as people are playing golf on the
 20 golf course, they're then dining. They're not
 21 doubling up, so to speak. So there's a lot of shared
 22 parking. Your concern about making sure we have
 23 enough parking we completely agree with, and we have
 24 done valet parking in the past when we had large
 25 catering facilities that -- or a large catering event

1 and we had another event going on at the golf course,
 2 and we did valet and stacked cars in order not to
 3 have a parking problem.
 4 So your concern is a valid concern and
 5 we should show a schedule and we should prove it out,
 6 but I just want to be clear, it's not one plus one
 7 equals three. There's a lot of duplicity in terms of
 8 the use of the club. When someone is there and stays
 9 all day, they're using all of the facilities. They
 10 might go to the pool, play golf, have lunch and maybe
 11 even stay for dinner.
 12 MS. COFFEY: And you may have different
 13 members of a family utilizing different --
 14 MR. WITMONDT: But we should have a
 15 schedule. I do agree with that.
 16 We should be sure.
 17 MR. ADAMO: I hear what you're saying
 18 and as a member of the board, we have to weigh --
 19 because there's a variance here, correct? We need to
 20 weigh the hardship for what's going to occur.
 21 So by not really having like -- if you
 22 follow the letter of the law, you need 600 parking
 23 spaces.
 24 But you then had a parking expert or an
 25 engineer or someone who could really explain how the

1 facilities work and examples from other facilities
 2 what has happened and be able to prove to us why you
 3 don't need 600 spaces. And I know I'm making up the
 4 number.
 5 MR. WITMONDT: I agree with what you're
 6 saying.
 7 MR. ADAMO: So right now it's very
 8 difficult to -- we haven't heard a bulk table yet.
 9 It's very difficult to -- you know, we're hearing
 10 about a very large building. A 20,000-square-foot
 11 building is one of the bigger buildings in town, so
 12 that's all.
 13 MS. COFFEY: I do think our planner
 14 will have more testimony for you on the parking, so
 15 --
 16 CHAIRMAN LIPPERT: Okay. It's 20
 17 minutes to 10:00 now, I do want to take a break. So
 18 let's take a 10-minute break, come back at 10 minutes
 19 to 10:00, please.
 20 How many more witnesses do you have?
 21 MS. COFFEY: We have -- let me make
 22 sure, I don't -- we have three more witnesses.
 23 CHAIRMAN LIPPERT: Okay. And we're not
 24 done with this witness because I have to open him up
 25 to the public as well, so let's take a break now.

1 (Whereupon, a brief recess is taken.)
 2 CHAIRMAN LIPPERT: Everyone please take
 3 a seat. It's 10 to 10:00, we want to resume.
 4 We're not going to go for this
 5 application, we're going to stop at 11:00. The board
 6 has a little bit of other business that we have to
 7 take care of after that.
 8 It's clear to me we're not going to
 9 finish the presentation tonight. We have -- our next
 10 meeting is going to be a virtual meeting by Zoom, and
 11 then one of the things the board is going to take up
 12 before we conclude tonight is what are we going to do
 13 for the next meeting for this application. We
 14 haven't decided that yet.
 15 MR. LEIBMAN: We'll get to that.
 16 MS. COFFEY: Mr. Chairman, you mean the
 17 meeting after the 23rd?
 18 MR. LEIBMAN: Yes, we'll see. Let's
 19 see how much we can get done.
 20 MS. COFFEY: Okay.
 21 MR. LEIBMAN: Let's stop talking about
 22 what we're going to do and let's just do it.
 23 CHAIRMAN LIPPERT: So let's, we
 24 finished the testimony from the architect except that
 25 we're going to open it up to the public.

1 MR. CONTE: Thank you, Mr. Chairman.
 2 For the record, John Conte, Jr.,
 3 C-O-N-T-E, of the law firm of Myerson, Fox,
 4 Mancinelli & Conte.
 5 I represent the contiguous property
 6 owner at 461 Rivervale Road.
 7 Just with respect to the architect's
 8 testimony, I have a question regarding the outdoor
 9 lounge.
 10 And I believe there was testimony about
 11 where the vending was going to be for the kitchen,
 12 but I couldn't really hear, I don't know that it was
 13 so clear.
 14 So if it has been designed yet, I'd
 15 like to know if it has been, if you know what it will
 16 be and where it will be?
 17 THE WITNESS: It has not been designed,
 18 but the way the building is, there's a gable, with
 19 this being the ridge line, this being the neighbor.
 20 MR. CONTE: Yes.
 21 THE WITNESS: So the ventilation would
 22 be put on the pool side of the ridge farthest away
 23 from the neighbor.
 24 MR. CONTE: Okay, poolside.
 25 And do you know approximately how many

1 Any members of the public have
 2 questions for the architect?
 3 MS. COFFEY: Mr. Chairman, if I may, I
 4 do have figures on the existing seating at the midway
 5 building if you'd like me to provide it.
 6 CHAIRMAN LIPPERT: Let's hear it for
 7 the record.
 8 MS. COFFEY: Sure.
 9 So in the existing midway building, in
 10 the inside of the building there are 14 bar seating,
 11 bar seats, I guess if what we would say, and the
 12 capacity for 65 additional seats inside.
 13 And then outside of the existing midway
 14 building there are 40 covered seats and there are an
 15 additional 32 uncovered seats.
 16 So it's total of 72 outside seats and a
 17 total of 79 inside seats.
 18 CHAIRMAN LIPPERT: Okay.
 19 MS. COFFEY: Now we're ready for the
 20 public.
 21 CHAIRMAN LIPPERT: Okay.
 22 Anyone want to ask any questions of the
 23 architect?
 24 MR. CONTE: I'm going to.
 25 CHAIRMAN LIPPERT: Yes, sir.

1 feet that will be from the property line?
 2 THE WITNESS: It's 13 from the property
 3 line and -- probably about 30 feet.
 4 MR. CONTE: Okay.
 5 So, Mr. Chairman, I'd just like to
 6 reserve the right, once the application has been
 7 designed, I am sure there will be some modifications
 8 between now and the next meeting, whether it's
 9 respect to this or other things, that if there's any
 10 additional questioning based on the design that we
 11 have an opportunity to ask the witness.
 12 CHAIRMAN LIPPERT: Absolutely.
 13 Mr. Conte, could you state the name of
 14 your client for the record, please.
 15 MR. CONTE: Nick Markantes, from 461.
 16 MR. LEIBMAN: You have to spell that.
 17 MR. CONTE: I will. It is
 18 M-A-R-K-A-N-T-E-S.
 19 MR. LEIBMAN: First name is Nick?
 20 MR. CONTE: Yes.
 21 MR. LEIBMAN: What's his address, if
 22 you know?
 23 MR. CONTE: 461 Rivervale Road.
 24 MR. LEIBMAN: Thank you.
 25 MS. COFFEY: And the applicant will

1 coordinate as well with you on the ventilation as it
 2 gets designed.
 3 MR. CONTE: Thank you.
 4 MS. COFFEY: Yes.
 5 CHAIRMAN LIPPERT: Okay.
 6 Any other questions for this witness?
 7 (No response.)
 8 CHAIRMAN LIPPERT: If not, bring on
 9 your next witness.
 10 MS. COFFEY: Okay.
 11 Our next witness is John Ligas from
 12 Arizon. He will be talking about the proposed dome,
 13 he's the manufacturer of the dome.
 14 Mr. Ligas. I'd ask that he be sworn,
 15 please.
 16 MR. LEIBMAN: Please raise your right
 17 hand.
 18 Do you swear or affirm the testimony
 19 you're about to give is the truth, the whole truth
 20 and nothing but the truth, so help you God?
 21 MR. LIGAS: I do.
 22 J A N L I G A S,
 23 11880 Dorsett Road, St. Louis, Missouri, having
 24 been duly sworn, testifies as follows:
 25 MR. LEIBMAN: So sworn.

1 whether it's a pool complex, country club. It's a
 2 very good product.
 3 MS. COFFEY: So, I'm not sure that
 4 Mr. Ligas is a professional expert necessarily, but I
 5 would ask that he be accepted as an expert in the
 6 dome to be installed, I suppose.
 7 CHAIRMAN LIPPERT: Well, I'm going to
 8 ask Mr. Leibman what he thinks about that.
 9 MS. COFFEY: I'm not sure either.
 10 CHAIRMAN LIPPERT: I think he's just a
 11 fact witness really.
 12 MS. COFFEY: Which is okay with me.
 13 MR. LEIBMAN: If you don't mind, I'll
 14 ask a few questions, Mr. Chairman.
 15 CHAIRMAN LIPPERT: Go right ahead.
 16 MR. LEIBMAN: Okay. You work for
 17 Arizon Building Systems?
 18 THE WITNESS: Yes.
 19 I am actually the president and one of
 20 the owners.
 21 MR. LEIBMAN: Okay. You're based out
 22 of St. Louis, Missouri?
 23 THE WITNESS: I'm based out of
 24 Garfield, New Jersey.
 25 MR. LEIBMAN: That sounds a lot closer.

1 Please state your name, spell your last
 2 name for the record.
 3 MR. LIGAS: First name is Jan --
 4 CHAIRMAN LIPPERT: You can take your
 5 mask off if you want to.
 6 MR. LIGAS: Thanks a lot.
 7 First name is Jan, J-A-N, last name is
 8 Ligas, L-I-G-A-S, and I go by John.
 9 CHAIRMAN LIPPERT: Go right ahead.
 10 MS. COFFEY: Okay.
 11 DIRECT EXAMINATION
 12 BY MS. COFFEY:
 13 Q. Mr. Ligas, if you could please
 14 introduce yourself to the board and the public and
 15 tell them about your position at Arizon and your
 16 experience with tennis domes.
 17 A. I've been in this business 40 years.
 18 Started in the first 25 in manufacturing,
 19 construction, field operations, and basically, excuse
 20 me, research and development of the product and so
 21 on.
 22 And then the last 15 years or so,
 23 consulting to clients, professionals, to incorporate
 24 our product into their plans, whatever that may be,
 25 whether it's a tennis facility or a warehouse,

1 You have -- do you design these
 2 structures?
 3 THE WITNESS: I'm instrumental in the
 4 design. I am not an architect or an engineer, it's
 5 based on my experience.
 6 But I consult architects and engineers
 7 every day for the last at least 25 years.
 8 MR. LEIBMAN: Approximately how many
 9 domes like this have you been involved in the
 10 construction of?
 11 THE WITNESS: I would say hundreds. I
 12 don't want to exaggerate and say thousands, but
 13 hundreds and hundreds.
 14 MR. LEIBMAN: Okay. All right.
 15 I think you could accept him as an
 16 expert based on his training and experience in domes
 17 over tennis courts, basically.
 18 CHAIRMAN LIPPERT: Okay. Well --
 19 THE WITNESS: It's almost any
 20 application you could imagine worldwide.
 21 MS. COFFEY: Okay.
 22 BY MS. COFFEY:
 23 Q. So I think the first question I wanted
 24 to ask you, Mr. Ligas, is why does the dome need to
 25 be the height that it's proposed to be? Can you

1 explain that, please?

2 A. There is a height to width ratio of

3 one-third to one-half of the width of the structure.

4 The width of the structure determines

5 all of the engineering, so anything over 50 percent

6 would turn back into a sphere, which is not practical

7 and stable.

8 Anything below a third or 30 percent,

9 it doesn't shed snow properly and it also creates

10 very low profile on the inner perimeter.

11 Q. You just touched on shedding snow. Can

12 you just talk a little bit about how that works in

13 terms of bearing snow on the dome? We had a question

14 earlier about that.

15 A. Yes.

16 First of all, you have the profile, you

17 have the structural capabilities, which is the

18 internal pressure, and then you have snow melting if

19 you turn on the heat.

20 And then, of course, there's the

21 natural snow shedding which takes place and is very

22 efficient. So there's never really a buildup on the

23 building.

24 Q. And the material of the dome is such

25 that the dome will be opaque and no light will be

1 know, you don't see it. Not that it's not visible,

2 but if you're not looking for it you're not going to

3 see it.

4 Q. Thank you.

5 MS. COFFEY: Mr. Ligas can talk a long

6 time about domes, but those were the points that we

7 wanted to hit with him. We're happy to have him

8 address any questions that you may have.

9 CHAIRMAN LIPPERT: Yes, well, so

10 explain this to me, like, I'm a five-year old.

11 How does the dome sit -- explain

12 engineering to me. How does the dome sit on top of

13 the tennis court? What holds it up? How does that

14 work?

15 THE WITNESS: So basically you have

16 several components that make up -- it's a pneumatic

17 structure, so it's got an internal pressure which is

18 the structural support mechanism for wind and snow,

19 resistance to wind and support of snow.

20 You have a foundation around the

21 perimeter basically which is a ballast and that's

22 flushed with grade in the ground to frost line, and

23 everything that we do in a situation like this, we

24 design it so that it disappears. The foundation

25 isn't visible, the anchorage isn't visible. The

1 emitted from the dome.

2 Is that correct?

3 A. That's correct.

4 There's absolutely no light penetrating

5 the fabric. It's an extra layer, an opaque layer

6 that they incorporate into the construction of the

7 vinyl. It's a polyester material, vinyl coated, and

8 then there's an extra layer or degree of the opacity.

9 Q. And the proposed color of the dome is

10 gray.

11 Can you explain why gray was selected

12 as the color?

13 A. It's been proven over time when we have

14 situations where you don't want the building to be

15 visible, gray just happens to be the most practical

16 and successful color.

17 We've had -- white is probably

18 80 percent of what the colors that we use for this

19 particular type of product, but there are some really

20 funky ones in blue and yellow and red.

21 We've had country clubs put green

22 buildings out there, but unfortunately that wasn't as

23 successful because golf courses are not as green

24 during winter. So gray turned out to be the perfect

25 color and it just becomes somewhat mundane. You

1 doors disappear and so on.

2 But once that ballast is in place, you

3 have the fabric membrane. The fabric membrane is

4 stretched over the area that you're covering, and it

5 usually consists of two or three layers, depending

6 on, you know, what kind of environmental conditions

7 you have. And the exterior fabric is a structural

8 membrane. It's a structural component.

9 So when you inflate the building, you

10 create an internal pressure. That internal pressure

11 creates cubicle pressure volume in the building and

12 that is what supports the snow.

13 So depending on how many cubes of

14 pressure, based on that pressure will tell you how

15 much snow you can support. And that's dictated by

16 local code.

17 And then in addition to that you have

18 heat in the building. And it's not a highly

19 insulated building like a refrigerated warehouse, so

20 some of that heat does penetrate through the double

21 wall and helps melt the snow and helps assist in snow

22 shedding.

23 CHAIRMAN LIPPERT: Well, so that's what

24 I'm confused. Is there a building that's separate

25 from the dome or is it all one structure?

1 THE WITNESS: It's all one structure,
 2 but if you opened up all the doors, shut down all the
 3 backup systems and wanted to deflate the building
 4 like we do on a seasonal basis, it will eventually
 5 come down like a parachute material.
 6 So there is no rigid internal structure
 7 that keeps the building up, it's the pressure.
 8 CHAIRMAN LIPPERT: Okay.
 9 MR. LEIBMAN: How about lighting inside
 10 the building? How do you provide lighting for
 11 people?
 12 THE WITNESS: We suspend all the
 13 lighting off the building, off the interior ceiling
 14 and walls.
 15 And it's indirect LED, it's very
 16 efficient nowadays. And even the inflation systems
 17 that we use are very efficient. Probably we consume
 18 70 percent less electricity than the old domes that
 19 some of us might be familiar with.
 20 Same thing with the lighting. The
 21 lighting is 250 watts per fixture. That used to be
 22 1,080 watts per fixture, so it's come a long way.
 23 MR. LEIBMAN: Interesting.
 24 Thank you.
 25 Do you have any photos of any of these

1 domes to show us what these pieces look like, what
 2 the doors look like, the equipment that runs it; is
 3 it outside, inside?
 4 THE WITNESS: We can provide all that,
 5 but I could briefly describe, the footprint that I
 6 mentioned covers the activity inside here, the four
 7 tennis courts.
 8 On the outside there would be one
 9 location, and you'll see on these drawings here --
 10 MS. COFFEY: Mr. Ligas, why don't you
 11 show them -- walk them through your plans?
 12 THE WITNESS: I don't know if you're
 13 going to be able to see that or not.
 14 MR. LEIBMAN: Just tell us what sheet
 15 you're going to be referring to. Has that been
 16 marked? What is it?
 17 MS. COFFEY: This was, I believe it was
 18 submitted with our application, and it's Sheet
 19 AA-1.01. It's the plan that say Arizon on them.
 20 MR. LEIBMAN: Okay.
 21 MS. COFFEY: Good? Okay. I wanted to
 22 make sure everyone was with us.
 23 Go ahead.
 24 THE WITNESS: So we talked about the
 25 perimeter, which is the concrete foundation which is

1 the ballast of the dome. We were just touching base
 2 on the mechanical equipment, which is the equipment
 3 back here (indicating).
 4 Then you have heat, inflation, backup
 5 and, of course, the generator to back up, you have a
 6 pressure backup and then a generator to back up the
 7 pressure backup in the event of a power failure.
 8 That's not for redundancy, it's required by code.
 9 The lighting -- we don't have an
 10 elevation here, but the lighting is suspended off the
 11 dome itself, which we'll show a profile.
 12 Here you have the main entrance which
 13 is a revolving door. Everything that we use on an
 14 air-supported structure happens to be an air lock, so
 15 revolving door's an air lock.
 16 The only other air lock is on the
 17 opposite side, which is like an equipment and
 18 handicapped access facilities. And the emergency
 19 exit doors are a little -- quite unique in the sense
 20 that they open like a convention emergency exit door,
 21 they have -- they have a push bar, right tension, the
 22 signs, but yet they open and close against positive
 23 pressure. That's the only difference in that
 24 particular door itself.
 25 And that's it.

1 CHAIRMAN LIPPERT: Mr. Wayne, you had
 2 some questions?
 3 MR. WAYNE: Yes.
 4 There must be -- it's inflated, so how
 5 much noise is generated by the wall unit or whatever
 6 keeps it inflated.
 7 THE WITNESS: So we actually design and
 8 manufacture this equipment in-house, so we have our
 9 own manufacturer, Johnson MarCraft is a sister
 10 company, and they design all kinds of specialized
 11 HVAC equipment for NASA, for, you know -- and
 12 military, commercial, refrigeration, so on and so on.
 13 So we have a lot of experience and
 14 technology that works well. And we control the
 15 decibel levels of these units.
 16 Where this is located, it's not even an
 17 issue, but if it was someplace very close to a
 18 residence or property line, we have the capability of
 19 designing and putting in sound attenuation systems so
 20 we don't reach the decibel levels required.
 21 MR. WAYNE: I want to make sure that
 22 the decibel level is, you know, low, and something
 23 should be put in the resolution if we decide, you
 24 know, to pass this.
 25 And also, is this a fire retardant or

1 fireproof fabric?
 2 THE WITNESS: Yeah, the fabric, when
 3 they construct the material it has to have a UV
 4 inhibitor and an FR inhibitor, and there's a code
 5 rating for our industry called California
 6 N.J.P.A. 701, which is basically a material that is a
 7 combustible, but has a fire inhibitor that, for all
 8 intents and purposes, becomes a noncombustible.
 9 If you put a flame to it, it
 10 self-extinguishes.
 11 It doesn't support a flame in any --
 12 fire in any way. And if you do try to burn the
 13 fabric, it just chars away like an ash.
 14 MR. WAYNE: Okay. You stated about a
 15 emergency generator. Is that going to be close to
 16 this unit or -- because we had that new ordinance on
 17 generators, so does the -- how does that work?
 18 THE WITNESS: So the generator that
 19 comes with this system, because our house powers are
 20 so low and the units are so efficient, where we used
 21 to use 50 horsepowers to inflate a building, now
 22 we're using maybe 3-and-a-half. This might be
 23 7-and-a-half with a modular -- a variable speed
 24 drive, so we might be operating at three horse power.
 25 And because of all that technology, we

1 use a residential grade -- not really residential
 2 grade, but such a low kW generator that it's equal to
 3 a residential like I have in my home, 22kW.
 4 So it has all of the decibel levels
 5 required for a residential generator. And again,
 6 this location, this proximity, whether it's the
 7 inflation, whether it's the heating or whether it's
 8 the backup generator, I don't -- that information is
 9 available, but you're not going to have any issues
 10 here.
 11 MS. COFFEY: And the applicant, of
 12 course, would agree to comply with the municipal
 13 generator requirements, as well as the municipal
 14 noise ordinance and the state noise requirements as
 15 well.
 16 MR. STATILE: I think the blowers and
 17 the generator have to be located on the far side of
 18 the dome from the residents. Is it possible to show
 19 this --
 20 THE WITNESS: It is.
 21 MS. COFFEY: It is.
 22 MR. ADAMO: Did we orient this on the
 23 site plan.
 24 MS. COFFEY: Yes, hold on.
 25 MR. WAYNE: Okay, that's fine.

1 BY MS. COFFEY:
 2 Q. Mr. Ligas, can you -- well, first of
 3 all, on the plan, can you point to where the
 4 generator is proposed to be?
 5 A. This is the equipment pad. That's the
 6 little square or rectangle there, as you said, is the
 7 backup generator.
 8 And the reason why it's set back away
 9 from the equipment pad is there is a code requirement
 10 that it has to have that.
 11 So we have our own setbacks and then
 12 the further setback to the generator. The total
 13 distance I couldn't really tell you, but...
 14 Q. And then can you go to Exhibit A-1,
 15 which is the site plan, for a second, please. It's
 16 the big one. Just take those down. Perfect.
 17 And then if you can -- where the tennis
 18 dome is located on the site plan currently in sort of
 19 the right-hand corner, can you point to which side of
 20 the structure there the proposed generator would be?
 21 A. So the generator is on this side
 22 (indicating). Is this north?
 23 Q. Yeah, that's north.
 24 A. It's on the north side. And Rivervale
 25 Road is on the east side. And the main entrance is

1 on the south side. So that's about as far as you can
 2 get.
 3 MR. WAYNE: And the dome will be how
 4 far off the property line.
 5 MS. COFFEY: I believe it's 17 feet off
 6 the property line because that's where the existing
 7 tennis courts are located today.
 8 Correct, Mr. Lagis?
 9 THE WITNESS: Yes, correct.
 10 So the equipment in connection to that
 11 17 feet would probably be about 120, 130 feet away
 12 from the property line.
 13 MS. COFFEY: In terms of where the --
 14 you're saying that the generator would be located --
 15 THE WITNESS: The equipment, itself, if
 16 you went on a diagonal to that 17 feet or straighter?
 17 MS. COFFEY: Yes.
 18 THE WITNESS: About 150 feet.
 19 MS. COFFEY: Okay.
 20 MR. ADAMO: Are there sidewalks that go
 21 around the building from those emergency exit doors.
 22 THE WITNESS: It's not on this plan,
 23 but...
 24 MS. COFFEY: Let our engineer address
 25 that one for you, if you don't mind.

1 MR. STATILE: I was just, I was going
 2 to say there's a concrete -- that goes around the
 3 outside. That's 3-feet deep on the step. Have you
 4 ever -- has that ever been integrated with drainage,
 5 a drainage trough of some sort to collect roof
 6 runoff?
 7 THE WITNESS: Yeah, if it's a very
 8 tight site there might be a requirement to put in
 9 some sort of a trough drain right at the very edge
 10 incorporated not so much into but on the back side of
 11 the foundation. There's a lot of different ways to
 12 do that.
 13 MR. STATILE: You can work it out with
 14 the site engineer because I need to see that, you
 15 know, before going into the future, future
 16 submission, if you could try to work with him on -- I
 17 am talking to the engineer now -- try to incorporate
 18 that and see what he's done on other sites.
 19 Thank you.
 20 MS. COFFEY: And, Ms. Galvin, did you
 21 have an answer on the sidewalk or the pedestrian
 22 accessibility around the dome?
 23 MS. GALVIN: Sure.
 24 There is a concrete walkway from that,
 25 the north location about where the generator and the

1 equipment pad is around the northwesterly end of the
 2 dome, the westerly side and then also along the
 3 southerly side and around to the Rivervale Road side.
 4 The balance of the walkway is just
 5 gravel, it's not concrete. So there is an accessible
 6 walkway all the way around, it's just --
 7 MS. COFFEY: Thank you.
 8 MR. ADAMO: How much of -- when the
 9 dome is down, how much of the building is -- like
 10 this revolving door, does that get put up during the
 11 six months that this is installed?
 12 THE WITNESS: Yes.
 13 Pretty much everything disappears. So
 14 what you see right now are those tennis courts, other
 15 than this one location which we strongly recommend
 16 where the equipment is, they usually just encircle
 17 that with the same type of fencing with the wind
 18 brace and just block it off. Everything else pretty
 19 much disappears and comes as-is.
 20 MR. ADAMO: And what equipment is
 21 needed and how long does it take to inflate or set up
 22 in, I think it was late September, this dome, and
 23 then what's required to take it down in March?
 24 THE WITNESS: So the initial install
 25 will probably take about a week or two, just giving

1 yourself time for the first-time assemblies of
 2 components and so on. On a seasonal basis, you're
 3 probably going to do that in a couple of days.
 4 MR. ADAMO: What kind of equipment, are
 5 there cranes or is it all just manpower?
 6 THE WITNESS: No, there will be a
 7 forklift to take away -- so what happens is, whether
 8 you're assembling -- if you're disassembling, you're
 9 deflating a building, you're breaking up the fabric
 10 sections and disassembling the field joints, with a
 11 large crew, 12 to 15 to 20 men, depending on the size
 12 of your building, you'll fold up that fabric
 13 accordion style, roll it onto a pallet, and then pick
 14 it up with a pallet -- a forklift and take it in your
 15 storage.
 16 The doors are just boxes and the
 17 emergency exit door gets stacked. The lights lay
 18 flat, they get stacked, and they can be placed on
 19 pallets and taken away. It sounds real simple, but
 20 it's just two days of hard labor.
 21 MR. ADAMO: Understood.
 22 And the access from, I guess, the main
 23 roadway to that area is all able to go with forklifts
 24 and stuff, there's no stairs or anything in the way
 25 to get to that location? I don't remember stairs

1 over there, I think it's all flat.
 2 MS. COFFEY: Correct.
 3 THE WITNESS: It's on this side. Where
 4 the equipment is?
 5 MR. LEIBMAN: Yes.
 6 THE WITNESS: So on the back side there
 7 is an access road, and even in this construction of
 8 the dome, if a forklift wasn't available they would
 9 use pallet jacks, and at some point you'd have to
 10 reach the location and pick it up and take it away.
 11 COUNCILMAN DONOVAN: It's -- sorry,
 12 Robert. Is it stored off-site for the off session or
 13 do they --
 14 THE WITNESS: In some instances they
 15 store it right on-site right next to the equipment
 16 because it's not a large piece of -- it's two pallets
 17 basically is what we're talking about, and then the
 18 doors. Others just take it off-site, others put it
 19 someplace else on the property. It's just the
 20 owner's choice.
 21 MS. COFFEY: My understanding is that
 22 the applicant intends to store it off-site.
 23 MR. WITMONDT: Probably in our
 24 maintenance building. Probably on the maintenance
 25 building. It's off-site but it's the maintenance

1 building. It's not on the tennis facility if that's
 2 --
 3 COUNCILMAN DONOVAN: Can I ask another
 4 question.
 5 CHAIRMAN LIPPERT: Yes.
 6 COUNCILMAN DONOVAN: Can you tell me
 7 where is the closest existing structure that your
 8 company has put up in the area here.
 9 THE WITNESS: I'll start with Orange
 10 Lawn and -- there's quite a few of them.
 11 There's more in Westchester and New
 12 York than there are here, but there's the Center
 13 Court facilities. There's -- I can get you a list.
 14 We probably have 100 or so buildings in this area, in
 15 the tri-state area.
 16 COUNCILMAN DONOVAN: Okay. I guess I'm
 17 asking this, did your company do the Superdome in
 18 Waldwick.
 19 THE WITNESS: I was involved in the
 20 design with Jim Burns group initially, but I did not
 21 supply -- I worked for the company that supplied it.
 22 COUNCILMAN DONOVAN: I was just curious
 23 because I know they had an issue where the snow
 24 collapsed that one year.
 25 And I was just curious if there's --

1 was there something that you guys learned from that
 2 that's now been incorporated so that that doesn't
 3 happen.
 4 THE WITNESS: Well, I think the air
 5 structures have an incredible track record, although
 6 they have a bad reputation because of its previous
 7 history 30, 40 years ago.
 8 But the reality is when that particular
 9 dome came down they have an area between -- a very
 10 large, I'll call it a clubhouse and core building.
 11 And the two are not connected.
 12 So there's this valley where they go up
 13 three-stories high, where the dome goes up 70-feet
 14 high. And it just got overwhelmed. It couldn't keep
 15 up with the snow removal process and it eventually
 16 just overcame the building.
 17 And they had to dig it out and
 18 reinflate it. And in those same storms we've had
 19 bowling alley, woodland roofs and metal buildings
 20 literally collapse with steel and sheet metal and
 21 this is fabric, so...
 22 MS. COFFEY: This dome, we would
 23 expect, would not have any of those problems because
 24 it's on a smaller scale, correct.
 25 THE WITNESS: Correct. This is tiny

1 compared to that, yes.
 2 MS. COFFEY: And I've been told that if
 3 anybody wants to see the Orange Wand dome, they're
 4 welcome to see it.
 5 THE WITNESS: Then, again, you know,
 6 there's -- we have so many, I just have to pull up a
 7 page and give it to you rather than to try to pull it
 8 off the top of my head.
 9 COUNCILMAN DONOVAN: My other question
 10 will become more of a construction question is the
 11 foundation for this building, you guys are able to
 12 install that without disturbing the tennis courts?
 13 THE WITNESS: Yes, 70 percent of the
 14 projects that we do are existing tennis courts within
 15 the existing fence line.
 16 So we do some -- there's some
 17 interruption of the courts, whether it's clay, hard
 18 courts, doesn't matter.
 19 But what happens is they'll trench for
 20 the foundation, they'll cut away the amount of course
 21 that they need and they'll just put all that
 22 backfill. Most of the tennis court surface is not
 23 even touched.
 24 MR. ADAMO: Wasn't there a statement by
 25 the engineer that there is going to be some

1 subsurface drainage that is installed underneath that
 2 clay court? I thought that was part of your
 3 testimony.
 4 MR. STATILE: I didn't hear that.
 5 MR. ADAMO: I thought I heard that.
 6 THE WITNESS: I want to integrate the
 7 drainage in with whatever they're doing.
 8 MR. ADAMO: Okay. Then I apologize.
 9 MR. ALEX: I just wanted to clarify
 10 lighting. I think it was mentioned earlier that the
 11 court does not have lighting or -- so, but I heard
 12 mention of LED lighting.
 13 MS. COFFEY: The existing courts do not
 14 have lighting. Currently they're only used during
 15 the day.
 16 MR. ALEX: Sure.
 17 MS. COFFEY: But when the dome is
 18 erected, Mr. Ligas, can you explain the lighting?
 19 THE WITNESS: There's an indoor
 20 lighting system that we suspend off of the ceiling of
 21 the dome and it's an up-lighting.
 22 The fabric has no -- it's completely
 23 opaque, so none of that light will penetrate the
 24 outside. So it's indoor lighting when the dome is
 25 up.

1 MR. ALEX: Okay. And is the fabric
 2 transparent at all or is it --
 3 THE WITNESS: The fabric is 100 percent
 4 opaque.
 5 So you can have any -- any amount of
 6 wattage of lighting inside and it's not going to
 7 penetrate the fabric. There's an extra layer to
 8 protect -- to prevent that from happening.
 9 MR. ALEX: Okay, understood.
 10 Thank you.
 11 THE WITNESS: We make some really
 12 beautiful translucent buildings and skylights and
 13 things like that, but not here.
 14 CHAIRMAN LIPPERT: Any other board
 15 members have questions of this witness?
 16 MS. REITER: I do.
 17 CHAIRMAN LIPPERT: Well, you're not a
 18 Board Member, Caroline.
 19 MS. REITER: If I could ask, I want to
 20 jump in.
 21 CHAIRMAN LIPPERT: Take your mask off.
 22 MS. REITER: So a couple of the board
 23 members asked about photographs of an existing dome,
 24 and while I appreciate your offering locations, that
 25 would be really helpful, either from you or perhaps

1 from the planner, of a gray dome similar to this, you
 2 know, how -- obviously how the case is presented is
 3 your call, but I think it's something that I and
 4 probably others here are very interested in.
 5 I appreciate your photo simulation that
 6 the engineer showed, but that's prepared by another
 7 entity. I'd like to see what it looks like.
 8 THE WITNESS: We're plain folks.
 9 MS. REITER: Great. Daytime,
 10 nighttime, just to show that it is opaque and that
 11 the light is not escaping.
 12 THE WITNESS: Absolutely.
 13 MS. REITER: Okay, thank you.
 14 CHAIRMAN LIPPERT: Okay. Members of
 15 the public have questions of this witness.
 16 Well, why don't you come up.
 17 State your name and address for the
 18 record, please.
 19 MS. BERLENGI: Hi. Jacqueline
 20 Berlangi, B-E-R-L-E-N-G-I, Jacqueline Berlangi 505
 21 Piermont Avenue South.
 22 You mentioned the construction is
 23 material and the dome is inflated, but there was no
 24 mention made of all these rainstorms, heavy 100-year
 25 storms that we've been having.

1 How does that sustain all of those?
 2 THE WITNESS: So as I mentioned before,
 3 we have all these ballasts around the perimeter and
 4 something that's going to hold this building down,
 5 it's pressurized, to provide that structural
 6 integrity.
 7 So depending on how much wind -- the
 8 rain really doesn't affect the fabric. As a matter
 9 of fact, because it's a soft shell building it
 10 reflects hail and things like that much better than
 11 any other type of product.
 12 But, more importantly, stability in the
 13 wind and supporting the snow is based on that
 14 internal pressure.
 15 So we have to raise that pressure to
 16 counter whatever the design criteria would be.
 17 So if it -- in this area it's a
 18 25 pound snow load or a certain pitch gable roof,
 19 that's what we induce it to as far as internal
 20 pressure design for it, and it supports it.
 21 In addition, you have the snow melting
 22 by nature of less -- in the wall which is a positive
 23 event, and then you have the profile which is a
 24 smooth shell building for it to just shed off.
 25 MS. BERLENGI: Is there still a risk of

1 debris blowing on the street and --
 2 THE WITNESS: There's always -- no
 3 different than if a building made of glass, you know.
 4 I could go around and break every one of those panes
 5 and eventually it's going to be very drafty, but that
 6 building doesn't come down.
 7 And theoretically, the way this is
 8 designed, and it does work that way, is it takes --
 9 we have the triple redundancy to make up any
 10 calculated air loss and any excessive air loss for a
 11 building standard.
 12 Now, if a flying car comes by in a
 13 hurricane or something, you can't do anything about
 14 that, but everything else in its path is going to be
 15 -- but they perform quite well and they're designed
 16 to perform in those environments.
 17 MS. BERLENGI: Because it is pretty
 18 close to the main road, so there is that risk.
 19 Okay, thank you.
 20 THE WITNESS: Yeah.
 21 CHAIRMAN LIPPERT: Other questions from
 22 members of the board?
 23 (No response.)
 24 CHAIRMAN LIPPERT: Yes?
 25 Or members of the public, I should say.

1 MR. BURNS: Hello again. Steve Burns,
 2 513 Rivervale Road.
 3 Respectfully, I don't mean to be
 4 adversarial at all, I'm just curious, were other
 5 sites on the property considered for the dome?
 6 It's a pretty big property and it's so
 7 close to the main road, I think this was --
 8 THE WITNESS: That is for someone else.
 9 MS. COFFEY: Right.
 10 The planner will be addressing it, but
 11 it's because it's where the existing tennis courts
 12 are.
 13 MR. BURNS: All right.
 14 CHAIRMAN LIPPERT: Yes, ma'am.
 15 MS. SCACCHETTI: Dee Scacchetti,
 16 S-C-A-C-C-H-E-T-T-I, 521 Piermont Ave.
 17 MR. LEIBMAN: Give me your first name
 18 again.
 19 MS. SCACCHETTI: Dee, D-E.
 20 This goes to some of the discussion you
 21 talked about on the dome, the emergency exit, and
 22 then you were talking about the sidewalks and having
 23 it be gravel.
 24 Because this is open till 11:00 at
 25 night, if there's an emergency and people have to

1 exit out, you have a safety risk for people tripping
 2 and falling if there's a crowd coming out of the exit
 3 door, so I just want you to please consider any
 4 modifications, whether it be some kind of lighting
 5 coming out of exit doors. Because there was a
 6 discussion of no lighting.
 7 Thank you.
 8 CHAIRMAN LIPPERT: Thank you.
 9 MS. COFFEY: Thank you.
 10 CHAIRMAN LIPPERT: Yes.
 11 MR. LANCE: Good evening, Mario Lance,
 12 615 Poplar Road.
 13 MR. LEIBMAN: Slow down. I got to take
 14 this down. I'm not a court reporter.
 15 MR. LANCE: I'm sorry.
 16 CHAIRMAN LIPPERT: What's your address?
 17 MR. LANCE: 615 Poplar.
 18 MR. LEIBMAN: Thank you.
 19 MR. LANCE: I have a couple questions.
 20 Has it been possible -- I know this is
 21 going to be used mostly in the winter and I know
 22 there were some questions about getting photographs.
 23 Is it possible to create a digital rendering of what
 24 it's actually going to look like in the winter?
 25 VOICE: I know there was a rendering --

1 MS. COFFEY: Yes. On the easel. Turn
 2 that.
 3 MR. LANCE: My only concern is I looked
 4 at that photograph earlier. That is obviously not in
 5 the winter.
 6 MS. COFFEY: Just for the record, this
 7 is Exhibit A-3, just so we all know what we're
 8 looking at.
 9 And so -- and I -- and this may be a
 10 question for Ms. Galvin to talk about, but the -- I
 11 think they're called indigenous trees, the
 12 non-evergreen trees -- deciduous trees don't have any
 13 foliage on them in the photo, but the evergreens do,
 14 of course.
 15 MR. LANCE: When -- can I ask when that
 16 picture, that photograph was taken?
 17 November 11, 2021. So that's obviously
 18 not what the dome is going to look like in January.
 19 THE WITNESS: No, that's not what I'm
 20 stating because that's today.
 21 MS. COFFEY: Let's -- back up,
 22 everyone.
 23 So based off the photos that Ms. Galvin
 24 testified were taken, I believe, in October --
 25 THE WITNESS: It was taken in October.

1 MALE AUDIENCE MEMBER: It's not a
 2 photograph. A rendering.
 3 MS. COFFEY: Not a photograph, it is a
 4 rendering that was drawn in response to photographs
 5 that were taken in October.
 6 MR. LANCE: So then just answer my
 7 question. To be very fair, that's not what it's
 8 going to look like in January, correct?
 9 THE WITNESS: Yes, correct.
 10 CHAIRMAN LIPPERT: Well, the witness
 11 has to answer the question.
 12 THE WITNESS: I would say no, because
 13 these are indigenous trees, that's what you were
 14 calling them.
 15 MS. COFFEY: They're evergreen trees.
 16 THE WITNESS: And the rest of these
 17 look like they're seasonal, so...
 18 MR. LANCE: Now, the seasonal trees,
 19 based on the rendering, can you tell us how tall
 20 those seasonal trees are?
 21 THE WITNESS: I can't speak to that.
 22 MS. COFFEY: I think we have probably a
 23 better witness to cover that.
 24 Ms. Galvin, are you able to help on
 25 this?

1 MS. GALVIN: So the trees in this area
 2 are mostly -- when I say this area, generally in the
 3 center of the rendering are evergreens. These are --
 4 you can see deciduous trees over in this area with no
 5 leaves on them. But in general this area right here
 6 is mostly evergreens.
 7 MR. LANCE: Can you approximate how
 8 tall they are?
 9 MS. GALVIN: I think, very rough
 10 estimate, I think the wall in this location is about
 11 10-feet high.
 12 MALE AUDIENCE MEMBER: It's six.
 13 MR. LANCE: It can't be six. I'm
 14 almost 6-feet tall and I'm taller than the wall.
 15 'Cause I walk this area.
 16 MS. GALVIN: Let me see if I can get it
 17 -- a better idea.
 18 MR. LANCE: The dome, just so I
 19 understand it, is going to be 37-feet high, correct?
 20 MS. GALVIN: Thirty-seven feet off the
 21 surface of the tennis courts.
 22 MR. LANCE: And it's going to 18 feet
 23 away from that curb; correct, the curb we're looking
 24 at in the photograph?
 25 MS. COFFEY: From the property line.

1 MR. LANCE: And you do agree that it
 2 will be visible in -- I know you said it's going to
 3 be gray and it's going to be opaque, but we do agree
 4 it will be visible as I'm walking past that area or
 5 driving past that area, I will be able to see a giant
 6 bubble, correct?
 7 THE WITNESS: I wouldn't use that term
 8 because you will be able to see something out there,
 9 but I can't tell you exactly -- this is a
 10 representation of what you'd see.
 11 MR. LANCE: That's a representation of
 12 what I would see in the wintertime?
 13 THE WITNESS: From what I can see,
 14 there is no foliage on these trees, other than the
 15 evergreens, so I think it is the wintertime.
 16 MR. LANCE: Do we know what date that
 17 rendering is supposed to represent?
 18 THE WITNESS: October.
 19 MR. LANCE: So that's not a January or
 20 February rendering when this dome is going to be up,
 21 correct?
 22 THE WITNESS: No.
 23 MR. LANCE: And is the dome heated?
 24 THE WITNESS: These trees have leaves
 25 removed -- January, that was part of the rendering.

1 MR. LANCE: Is the dome heated?
 2 THE WITNESS: Yes.
 3 MR. LANCE: What -- to what heat does
 4 it get to?
 5 THE WITNESS: Normally in this area
 6 it's designed to about 75 degrees internal over zero
 7 and minus --
 8 MR. LANCE: And I don't think this will
 9 be a question for you. Have we done any studies as
 10 to how many people are planning on using this dome
 11 annually? Is this really a need for people to play
 12 tennis in winter on Rivervale Road?
 13 THE WITNESS: Yes.
 14 MS. COFFEY: It's probably a question
 15 for the applicant, but my understanding is yes, there
 16 is a demand for it.
 17 MR. LANCE: Are there any other
 18 locations where they could play tennis?
 19 MS. COFFEY: My understanding, and
 20 again, this may be a question for the applicant, is
 21 that it's the only year-round facility in the area.
 22 CHAIRMAN LIPPERT: Well, I don't want
 23 counsel answering these questions.
 24 MS. COFFEY: Yes. Let me ask
 25 Mr. Witmond.

1 CHAIRMAN LIPPERT: Just so we don't
 2 have to ask you --
 3 MR. WITMONDT: The domes are very much
 4 in demand.
 5 We built two domes at our -- tennis
 6 club and they are almost fully occupied and they're
 7 open the same time of year as we're going to be open
 8 here and the same hours that we're open.
 9 So court time is hard to get, and when
 10 the court time isn't used by the members we actually
 11 open it up to the public so that the public can
 12 actually rent court time here, so it's a benefit to
 13 the River Vale residents as well.
 14 MR. LANCE: What's the cost going to be
 15 to the public?
 16 MR. WITMONDT: I don't know what the
 17 cost is now. I just don't know. It will be very
 18 similar to what we are in Orange Lawn, and what was
 19 that an hour? Do you remember.
 20 MALE AUDIENCE MEMBER: In this industry,
 21 depending on the time of the day --
 22 CHAIRMAN LIPPERT: Well, wait, wait.
 23 Just get -- stop, stop, stop.
 24 MS. COFFEY: Hold on.
 25 CHAIRMAN LIPPERT: If we have another

1 witness who is going to answer questions, he's got to
 2 be identified, he's got to be sworn. Okay.
 3 MR. WITMONDT: I'm not sure what the
 4 cost is.
 5 MR. LANCE: And one of my other
 6 concerns, and again, one is visibility.
 7 The other one is it's a dome. And just
 8 to use an analogy, if I pour a glass of water over
 9 something round, it's -- water is going to run off.
 10 It gets diverted, so to speak.
 11 Has there been any water -- any studies
 12 to show how water diverts off of this particular dome
 13 into this area? Because I know that was a concern.
 14 MR. WITMONDT: That was done by the
 15 engineer, and I think that Mr. Statile asked for some
 16 additional information on that which we're going to
 17 supply.
 18 MR. LANCE: Okay. All right. I have
 19 no further questions for him.
 20 CHAIRMAN LIPPERT: Thank you.
 21 Anyone else, questions for this
 22 witness? Yes.
 23 MR. KOENIGES: Hello. Again, Pete
 24 Koeniges, 486 Rivervale Road.
 25 I just had a question about, you

1 mentioned that this would be open until 11:00 at
 2 night. There was mention about paths for people to
 3 leave afterwards.
 4 Is there any existing lighting for
 5 people to leave at -- that late at night? Or are you
 6 guys putting up lighting for people to leave.
 7 MS. COFFEY: One second.
 8 I think Ms. Galvin is going to respond
 9 to it.
 10 Ms. Galvin, are you able to respond to
 11 the question about existing or proposed lighting
 12 outside of the tennis dome?
 13 MS. GALVIN: Yes.
 14 My understanding is that there is
 15 limited lighting in the vicinity of the existing
 16 tennis courts. And that if the tennis courts are
 17 going to be open late at night, there is going to
 18 have to be additional lighting for the tennis courts.
 19 We'll have to work that into the revised plans.
 20 MR. KOENIGES: Okay, thank you.
 21 CHAIRMAN LIPPERT: Thank you.
 22 MR. ADAMO: So it will be possible to
 23 get a lighting level plan as far as the site?
 24 MS. COFFEY: Yes.
 25 MS. GALVIN: Yes.

1 CHAIRMAN LIPPERT: Anyone else want to
 2 ask this witness a question?
 3 Yes, sir.
 4 MR. CONTE: Thank you. Just two short
 5 questions.
 6 Mr. Ligas, I heard earlier testimony
 7 about the height of the dome, but I don't know that
 8 you testified, what would be the height of the dome
 9 at its highest point?
 10 THE WITNESS: This one is 37-feet high.
 11 And that's the absolute lowest that we can design it
 12 for it to perform properly.
 13 MR. CONTE: Now, on your website it
 14 shows some of the domes with skylight features.
 15 THE WITNESS: Yes.
 16 MR. CONTE: Will this dome have a
 17 skylight feature?
 18 THE WITNESS: Unfortunately not.
 19 MR. CONTE: Okay, thank you.
 20 CHAIRMAN LIPPERT: Okay.
 21 Anyone else?
 22 Yes, sir.
 23 MR. CHOE: Hi. My name is Mark Choe.
 24 Address, 473 White Birch Drive.
 25 Sir, the foundation, the area of the

1 existing tennis structure and then in order for you
 2 to build the dome, you have to build another
 3 foundation structure around outside the tennis
 4 courts?
 5 THE WITNESS: Yes and no.
 6 Right now you have a small foundation
 7 that supports the fencing, and so what would happen
 8 is that fencing would be temporarily removed, a
 9 larger foundation would be poured around that line,
 10 that angle line, whatever the angle line dimension
 11 is, and then the fencing would be placed on the back
 12 side in that new foundation so it's going to be maybe
 13 2-feet wide instead of 1-foot wide or 9-inches wide
 14 as it is today, and it's going to be 42 or 46 inches
 15 deep, depending on what cross line is, as opposed to
 16 maybe the fencing.
 17 But, yeah, it's going to be -- once
 18 you're done basically it's invisible. It's just a
 19 piece of curve, but it's going to be larger.
 20 MR. CHOE: The fence was, if I'm not
 21 mistaken, is right on the -- going to be right on the
 22 property line.
 23 THE WITNESS: The fence or the dome
 24 won't go beyond where that fence is now. If
 25 anything, we can have that control move it from that

1 point inward. There's some flexibility, you're
 2 talking inches, you can go further away as opposed to
 3 closer.
 4 MR. CHOE: Okay, thank you.
 5 THE WITNESS: You're welcome.
 6 MR. CHOE: That's all. Thank you.
 7 CHAIRMAN LIPPERT: Thank you.
 8 Anyone else?
 9 (No response.)
 10 CHAIRMAN LIPPERT: Okay.
 11 MR. ADAMO: Mr. Chairman, I'm sorry,
 12 only based on what was just said. So the -- if the
 13 existing fence is there now that keeps the balls in
 14 the court, that fence gets pushed out a little bit
 15 and the dome actually goes inside the fencing. So it
 16 goes fencing, dome, tennis courts?
 17 THE WITNESS: Exactly.
 18 MR. ADAMO: Okay.
 19 THE WITNESS: And it literally is
 20 inches when you're done because it's going to be
 21 placed back into that new footer and the lower
 22 section is usually removed for snow shedding and so
 23 on in winter, so you don't need a large cavity for
 24 snow accumulation there.
 25 CHAIRMAN LIPPERT: All right. I guess

1 we're up to your next witness then.
 2 MS. COFFEY: Yes. Our next witness is
 3 our landscape architect, Tom Carman.
 4 MR. LEIBMAN: Please raise your right
 5 hand.
 6 Do you swear or affirm that the
 7 testimony you're about to give is the truth, the
 8 whole truth and nothing but the truth, so help you
 9 God?
 10 MR. CARMAN: I do.
 11 THOMAS S. CARMAN, L.A.,
 12 200 Union Avenue in Brielle, New Jersey, having
 13 been duly sworn, testifies as follows:
 14 MR. LEIBMAN: All right, so sworn.
 15 Please state your name, spell your last
 16 name for the record.
 17 MR. CARMAN: My name is Thomas S.
 18 Carman, that's C-A-R-M-A-N. And I'm a licensed
 19 landscape architect in the State of New Jersey.
 20 I'm a principal with the firm of
 21 Melillo, Bauer and Carman. We're located at 200
 22 Union Avenue in Brielle, New Jersey.
 23 I have a degree in landscape
 24 architecture from Rutgers University.
 25 Graduated in 1994, became licensed in

1 1997, have been practicing since then.
 2 I have appeared before numerous boards
 3 throughout New Jersey. I have not had the pleasure
 4 of being before this board, but I have been before
 5 Saddle River, Ramsey, Edgewater, Woodbridge,
 6 Parsippany, Princeton, Englewood, and various other
 7 boards in the state.
 8 CHAIRMAN LIPPERT: All right. We will
 9 accept your qualifications as a landscape architect.
 10 THE WITNESS: Thank you very much.
 11 So this evening what I'll do I will
 12 give you an overview of the landscape improvements
 13 associated with the midway building, as well as the
 14 recreational amenities to the rear or to the east of
 15 the existing clubhouse building, and then I will also
 16 touch on the site lighting associated with the midway
 17 building and the recreational amenities.
 18 So originally detailed landscape plan
 19 is proposed that includes native as well as
 20 ornamental plant materials. There is over 30
 21 different varieties of plant materials to create
 22 diversity. We have deciduous shade trees such as
 23 maples, oaks and honey oaks that are within the
 24 parking areas as well as adjacent to the building.
 25 Additionally, we have native ornamental

1 trees such as redbud, dogwood and amelanchier.
 2 They're located to provide some seasonal interest and
 3 accent the architecture. Evergreen trees are also
 4 proposed. Evergreen trees are used in various key
 5 locations to provide some screening.
 6 You've heard some earlier testimony
 7 about some additional evergreens that we will be
 8 adding. One of the locations, the applicant has been
 9 in touch with the neighbor at 461 Rivervale Road.
 10 That neighbor backs up to the -- where the existing
 11 snack stand is that's going to be reconstructed, you
 12 heard testimony on that, and where the kids play area
 13 is. So within that location we will be providing
 14 some additional evergreens than what is shown there
 15 today.
 16 And also, there is a section of fence
 17 that currently needs to be incorporated in that area,
 18 and the applicant has been in touch with that
 19 neighbor regarding that.
 20 You also heard, related to the tennis
 21 courts that are off of this plan, the plan that I'm
 22 referring to, I did not mark this, I should have.
 23 This is titled, "Overall Landscape Plan." It's
 24 dated --
 25 CHAIRMAN LIPPERT: Hold on a second,

1 hold on a second.
 2 MR. LEIBMAN: I think the last thing
 3 that we marked was A-4, so if you could mark that as
 4 A-5 with today's date and tell us what it is, please.
 5 (Whereupon, Overall Landscape Plan,
 6 Edgewood Country Club, dated 11/11/2021 is
 7 marked as Exhibit A-5 for identification.)
 8 THE WITNESS: So we've marked A-5 as
 9 the Overall Landscape Plan, Edgewood Country Club.
 10 And it has a date of 11/11/2021.
 11 On the right-hand side of this drawing
 12 we have Rivervale Road. Centered within this image
 13 is the existing clubhouse building. The recreational
 14 amenities that I will be speaking about are just to
 15 the east of that or to the right of that.
 16 Existing pro shop, a bit up to the left
 17 of the clubhouse, and then all the way to the left is
 18 the proposed midway building. And then you can see
 19 how the parking, existing parking and reconfigured
 20 parking in front of the midway is depicted.
 21 So as I was mentioning, the neighbor at
 22 461 Rivervale Road located in the lower right of this
 23 image, and then directly behind that we're seeing the
 24 snack stand that has a dining terrace associated with
 25 it with some tables and chairs and then also the play

1 area.
 2 So the play area, the existing play
 3 area would be renovated, and that's where we would
 4 propose additional evergreen trees and complete that
 5 fencing.
 6 The pool itself, it's renovated,
 7 resort-style pool. The size of the pool, the actual
 8 water area of the pool is slightly reduced from what
 9 it is today. We're incorporating a slide within
 10 that, and then some generous stairs going down and
 11 underwater bench.
 12 We're also incorporating a kids splash
 13 pad or kids pool area, so that's depicted just south
 14 of the existing pool, so kind of in between the
 15 existing pool, or the pool that will be renovated,
 16 and where the snack stand is. The kids play area,
 17 additionally, that would be renovated.
 18 Overall, the other element that I just
 19 wanted to mention is the lighting. So we are
 20 proposing lighting for the midway building. The
 21 pathways that context up to the clubhouse, to the pro
 22 shop, and at the rear of the clubhouse, we're
 23 proposing some lighting there as well.
 24 So the parking lot is lit with the same
 25 kind of fixture that's out there today. There are a

1 few additional fixtures that get added to that, and
 2 that's depicted on the lighting plan.
 3 Then there's a pedestrian level light.
 4 That light, a pole light, that's what is illuminating
 5 some of the pathways to and from the midway building
 6 to the clubhouse, as well as the walkways at the rear
 7 of the clubhouse.
 8 Currently the proposed plans do not
 9 show additional illumination to the tennis dome, but
 10 as indicated, we should supplement that lighting to
 11 provide safe level of lighting over there.
 12 All the lighting, the site lighting
 13 that is proposed is LED efficient lighting. We
 14 really worked to select the correct fixture that has
 15 the correct optics to really just put the light where
 16 we want it. We want to get that light on the
 17 pathways and reduce the spillage of it.
 18 We also do use some accent lighting,
 19 whether it's low level bollard lights or some tree
 20 uplights that are proposed as well, just to create
 21 some ambience and aesthetics.
 22 That's really an overview of what's
 23 proposed. In the earlier testimony, Ms. Galvin had
 24 indicated related to the tree replacement, so we
 25 fully will be compliant with the tree replacement

1 requirements. We're currently exceeding that
 2 requirement.
 3 As in Mr. Statile's comment letter, we
 4 will add a note to the landscape plan related to the
 5 shrub sizes, and then we will also confirm that all
 6 the tree calipers and sizes meet or exceed the
 7 ordinance requirements, as well as anything that is
 8 proposed that is going to the tree replacement is an
 9 indigenous species.
 10 The landscape plan will need to be
 11 updated to reflect those additional evergreen trees
 12 that we have testified to.
 13 DIRECT EXAMINATION
 14 BY MS. COFFEY:
 15 Q. And, Mr. Carman, we had some questions
 16 early on in the night asking about what kind of
 17 landscaping will be between the reconstructed tennis
 18 court and the road.
 19 Can you touch on that, please?
 20 A. So the landscaping that will be between
 21 that -- the current landscape plan does not depict
 22 anything there.
 23 Now that we are moving those tennis
 24 courts a bit further, we will be providing some
 25 evergreen screening over there.

1 So that would be similar to the
 2 screening that we're proposing in other areas. The
 3 evergreen trees such as spruce, pine, cedar, and then
 4 we would propose those at an 8- to 10-foot height at
 5 the time of install.
 6 CHAIRMAN LIPPERT: Mr. Statile, do you
 7 have any questions?
 8 MR. STATILE: Yes. Hold on one second.
 9 On the lighting plan, they're going to
 10 keep the dome open to 11:00 at night. I suspect --
 11 now, the lighting plan you have really is
 12 illuminating the pool area.
 13 THE WITNESS: Correct.
 14 MR. STATILE: So I assume that based on
 15 that bifurcation of the system, so you have lighting
 16 to get back to the dome, you know, because it's
 17 obviously December or January, whereas the pool is
 18 going to be closed. You've got to work that out
 19 somehow, I think.
 20 THE WITNESS: Yeah, we will have to
 21 study that further.
 22 We'll have to take a look at what
 23 existing lighting there may be between the walkway
 24 from the pool down to the tennis court, what is out
 25 there today, and then supplement that as needed.

1 MR. STATILE: I'm assuming it has to be
 2 illuminated, correct?
 3 THE WITNESS: Sure.
 4 So the point, I do agree that during
 5 the summer months when the dome is not up and night
 6 play is not happening, the lighting to that location
 7 is not necessary.
 8 So we would have to work through that.
 9 MR. STATILE: And the trees and
 10 landscaping on the landscaping plan around the midway
 11 building, those are in addition to the ones that --
 12 replacing out on the The Fairways?
 13 THE WITNESS: That's correct.
 14 So the tree replacement plan did
 15 indicate, it clearly indicated the quantity that is
 16 on the landscape plan, as well as the quantity that
 17 is going to be removed.
 18 MR. STATILE: Thank you.
 19 That's all I have, Mr. Chairman.
 20 CHAIRMAN LIPPERT: Board members have
 21 questions?
 22 MR. ADAMO: Yes.
 23 Thank you for explaining around the
 24 pool area, the landscaping and such.
 25 Could you explain what additional

1 landscaping is going to be proposed in terms of the
 2 dome on the Rivervale Road side?
 3 THE WITNESS: Currently we -- the
 4 current plan does not have any additional
 5 supplemental planting over there. The existing
 6 vegetation that's out there that I think you were
 7 seeing in the earlier -- in that -- in this graphic
 8 right here, thank you, this is -- I'm looking at
 9 Exhibit A-3.
 10 I understand that this is kind of a
 11 computer modeling of the existing, but just being out
 12 there as recently as yesterday, the arborvitae that
 13 exist out there, this is a very good depiction of
 14 what exists out there today. And those are
 15 evergreen. And then in the backdrop what we see
 16 here, those are existing white pine. That's an
 17 evergreen as well.
 18 So this really, this general area, most
 19 of that plant material is evergreen. We are seeing
 20 in the background right over here, the computer
 21 modeling of this did depict the deciduous trees that
 22 are the ones that drop their leaves. You're seeing
 23 them as the leaved did get dropped.
 24 This is, now looking at A-2, there
 25 again we're seeing the -- some of the evergreens, the

1 existing white pine, the existing arborvitae, and
 2 then we're looking through some of the deciduous
 3 trees.
 4 As of right now we are not -- the plan
 5 does not have supplemental landscape within that
 6 area, but we can certainly study that a little bit
 7 further and see if we do, in some key locations, need
 8 to plug in some additional evergreens.
 9 MR. ADAMO: The current arborvitae and
 10 other things in that area, how many more years will
 11 those tall trees have a good hearty substance to
 12 them? Like, I don't know what the lifespan, if you
 13 will, of that tree.
 14 THE WITNESS: Sure, right.
 15 So arborvitae, they do have somewhat of
 16 a limited lifespan. I would say that those, probably
 17 another ten or so years left of them.
 18 They become, over time, sometimes snow,
 19 they get damaged by snow where they lean over, but
 20 they're doing pretty well. I think from -- again, I
 21 was over there yesterday morning, I walked this whole
 22 area, and I would say ten years at minimum.
 23 MR. ADAMO: And the excavation that's
 24 going to occur for the footing, if you will, for the
 25 dome, will that damage any of those roots and make

1 the lifespan of those trees be shorter.

2 THE WITNESS: It is possible that the
3 excavation of that could impact some of the -- that
4 root system.

5 The arborvitae, probably not. But we
6 would have to take a look at it and the proximity of
7 the --

8 MR. ADAMO: But I guess the point is
9 is, you know, forget about it's seasonal, it's a
10 38-foot structure 18 feet from the property line, so
11 we're -- but we're deep into the front yard setback,
12 and we're screening that with very tall trees that
13 are two-thirds or three-quarters through their
14 lifespan and we're digging near them and, you know,
15 there's a lot of pictures and conversation about the
16 quality of the screening, and I think that there
17 needs to be -- I don't know how you do it, but a good
18 analysis of this screening that we're hanging our hat
19 on to hide a six-month-a-year structure from the
20 street.

21 Is there a backup plan if they die? I
22 mean, these kind of things, I think, are really,
23 really important to the application. I think, you
24 know, some more study needs to be done, a section,
25 something to prove that out. You know, I mean, it's

1 would be if we're going to terrace with some walls
2 and such, well then we are going to -- that's going
3 to happen kind of right in the line of the existing
4 white pine. I think the white pine we definitely
5 want to be careful when we're excavating for the
6 footing to do the best that we can to keep them for
7 the longevity.

8 So what we'll do is let -- I will go
9 back out there and take a look at that area and see
10 what we can do to supplement the understory of that
11 so that way, should arborvitae start kind of failing
12 over time, we have other plant material to take its
13 place.

14 MS. COFFEY: And the applicant will
15 represent that it will replace the arborvitae, should
16 they need replacement over time as well.

17 MR. ADAMO: Thank you.

18 Could you show on the drawings the
19 landscaping that's going to go in front of the two
20 new courts or the reconstructed courts?

21 THE WITNESS: I do not have -- the
22 landscape plans that we prepared were for the midway
23 building as well as around the recreational
24 component.

25 When the -- when those two courts, they

1 a big structure right on the road, which is, you know
2 -- I know you're not the planner, but --

3 THE WITNESS: Right, right.

4 MR. ADAMO: -- we need something there.
5 So I would ask you to look into that, please.

6 THE WITNESS: We will. We will.

7 So certainly the white pine, those have
8 a lot more life left to them. The arborvitae -- and
9 the arborvitae are the kind of a plant where, at the
10 height they are right there, too, as time goes by if
11 some of them would start failing, they can be
12 replaced over time.

13 So we will --

14 MR. ADAMO: -- if there was a terracing
15 of the retaining wall and putting up new trees to try
16 and block your eyesight as you go up? 'Cause, you
17 know, you're starting ten feet above, or 11 feet
18 maybe, above the sidewalk, and now we're going
19 38 feet above. Is there any kind of reworking that
20 could be done to get a better screening to get that
21 building --

22 THE WITNESS: Right.

23 MR. ADAMO: -- you know, more out of
24 our eyesight.

25 THE WITNESS: So the concern there

1 were 15-foot off of the right-of-way, the property
2 line, when that was done we were not providing any
3 evergreen screening over there.

4 As we've heard from members of the
5 public, the applicant is willing to provide some
6 evergreen screening over there, so we'd have to do
7 that. We have to create that plan. It's not on
8 paper as of right now.

9 MR. ADAMO: Do you think maybe for the
10 purpose of this meeting that might have been thought
11 about ahead of time.

12 I mean, we're looking at a big
13 structure in the front of the -- on the roadway.
14 Maybe it would have been nice to have had that for
15 this meeting.

16 But will you also do some other
17 drawings to show some -- where some of the changes
18 are being done in the golf course to show screening
19 for those neighbors that are adjoining those
20 construction changes? Will there be supplemental
21 drawings to see that?

22 THE WITNESS: That's -- again, that's
23 something that you're correct, we have not done that.
24 That was in Mr. Statile's letter. We will look at
25 that as well.

1 MR. ADAMO: Thank you.
 2 CHAIRMAN LIPPERT: Any other questions
 3 from board members?
 4 COUNCILMAN DONOVAN: I'm going to have
 5 to ask one. John Donovan here.
 6 Perhaps you can answer the question
 7 that's been asked. In your estimation, the height of
 8 the current arborvitae and the white pines, I mean,
 9 they're going to mature.
 10 THE WITNESS: The height of the
 11 arborvitae I think are about 12-feet tall today, 10-
 12 to 12-feet tall. The white pine I think are almost
 13 30-feet tall.
 14 COUNCILMAN DONOVAN: Okay.
 15 THE WITNESS: Twenty-five?
 16 COUNCILMAN DONOVAN: Thank you.
 17 THE WITNESS: You're welcome.
 18 MR. ALEX: Could you just speak to the
 19 hardscape changes and sort of the materials being
 20 used, pervious, impervious?
 21 THE WITNESS: The -- around the pool
 22 area, the dining terrace, all of that is paver out
 23 there today. Over the past couple of years, as was
 24 indicated, some improvements have been done. A
 25 hardscape palette has been created out there in terms

1 of some products that have been selected, and we're
 2 going to be using those same materials throughout
 3 these areas.
 4 It's a paver, very nice product that --
 5 very rich-looking, and that's proposed.
 6 MR. ALEX: Okay. And how much is being
 7 changed or added versus what is existing?
 8 THE WITNESS: The pool terrace, itself,
 9 today is roughly -- pool terrace today is roughly
 10 8300 square feet, and it's proposed -- the expansion
 11 related to the children's splash pad, it's 10,500
 12 approximately.
 13 MR. ALEX: All right. Thank you.
 14 MR. ADAMO: Is there any changing to
 15 the fencing that's used to keep the golf balls in on
 16 the driving range?
 17 Are you doing any new netting fencing
 18 or anything out there.
 19 THE WITNESS: Not that I am aware of.
 20 I -- that's outside of the area that I was personally
 21 involved in, our office.
 22 MR. ADAMO: Will somebody else be
 23 talking about that.
 24 MS. COFFEY: Your question is netting
 25 with regard to the driving range.

1 Is that right?
 2 MR. ADAMO: Yes. Because I know
 3 there's that one big one that's parallel to --
 4 MS. COFFEY: Mr. Witmond could answer
 5 that.
 6 MR. WITMONDT: We're not planning to
 7 add any additional netting because we believe the
 8 netting that's up there today is sufficient for what
 9 we're doing, but if we find that more netting is
 10 needed we're obviously going to do it, but I don't
 11 believe that the addition of the new tennis courts
 12 that we're proposing along Rivervale Road or any of
 13 the other improvements will change the netting.
 14 But if we see for some reason that it
 15 does, we'll obviously make those changes. We don't
 16 believe that they're needed.
 17 MR. ADAMO: But the netting is over --
 18 or is considered fence, so it would be considered --
 19 it would have to come before this board if that was
 20 going to change, and --
 21 MR. WITMONDT: Okay. We're not
 22 proposing any, but if we see it's needed then we'll
 23 come back to the board. We think it's sufficient as
 24 it is for now.
 25 MR. ADAMO: Okay.

1 CHAIRMAN LIPPERT: All right. Any
 2 members of the public have questions for this
 3 witness.
 4 Yes, sir.
 5 MR. BURNS: Thank you for recognizing
 6 me again.
 7 Steve Burns, 513 Rivervale Road.
 8 Couple of concerns I'm hoping you can
 9 address specific to our property --
 10 THE WITNESS: Sure.
 11 MR BURNS: And first one is just
 12 relative to the relocated tennis courts. I know you
 13 addressed putting up additional foliage to the road.
 14 I asked this question earlier to the wrong witness.
 15 You know, we're concerned about the view from our
 16 property, particularly the sliver of our property
 17 that directly abuts that, which is recognized by the
 18 town master plan as the original Blauvelt Haring
 19 cemetery, it's a historical site on top of -- in our
 20 property and, you know, we would appreciate, you
 21 know, some kind of area there to, you know, block
 22 that.
 23 THE WITNESS: I'm looking at the
 24 overall -- the overall exhibit that I believe was
 25 A-1.

1 So in this location right here along
2 Rivervale Road where the proposed tennis courts are,
3 if you could just identify maybe where your residence
4 is.

5 MR. BURNS: So, this is our residence
6 here. This little lot here, Lot 12.01, Lot 2, is the
7 -- cemetery. There is a -- driving range is to about
8 here. Otherwise -- over that netting to our yard.
9 But here is nothing here except for the chain-link
10 fence and, you know, this here, whether it's here,
11 that's going to be directly in our line-of-sight.

12 THE WITNESS: So earlier -- I
13 apologize, when we were talking about putting some
14 additional evergreens related to the shifting of the
15 court an additional 10 feet, we had that 25-foot
16 area, that's where I was under the impression that we
17 were going to be adding some evergreens.

18 I would have to take a look out in this
19 area here to see what would be necessary to provide
20 any additional screening, if screening was required
21 from your property.

22 MR. BURNS: That's what we're asking is
23 consideration for that as, you know, moving -- having
24 those new tennis courts that much closer to our
25 property is going to significantly reduce privacy,

1 there's, you know, noise pollution issues that we're
2 concerned about, so we would appreciate that being
3 looked at.

4 And then the second thing I wanted --
5 I'm hoping you can address my concerns are -- have to
6 do with the relocation of the first hole, the first
7 tee box.

8 Can you talk to me about, you know, the
9 length of the first shot, first fairway, second shot?
10 You know, I'm just afraid that any time somebody hits
11 a fade it's going to go right into my backyard. I
12 have a 4-year-old and 9-year-old sons who are out
13 there with, you know, their friends all the time,
14 and, you know, we are pretty significantly concerned
15 about an uptick in projectiles coming into the yard.

16 THE WITNESS: Sure.

17 So when I look at this area I can
18 certainly look at that area and study the existing
19 vegetation. As I indicated in my earlier testimony,
20 the landscape that we looked at that is on paper
21 right now is around the midway building and the
22 recreation areas, so I will have to go out there and
23 take look at that.

24 MR. BURNS: Also, if I'm not mistaken,
25 the trajectory of the hole is changing, which I think

1 puts us more in the direct line of it. Some of the,
2 you know, trees are being taken out there. Am I
3 correct in saying that?

4 MR. WITMONDT: You have the wrong
5 person to answer that question.

6 MS. COFFEY: Yeah.

7 MR. BURNS: Oh, excuse me.

8 MR. WITMONDT: That's okay. So it's
9 actually now -- I think you're talking about the tee
10 box.

11 MR. BURNS: I believe so, yes.

12 MR. WITMONDT: I just want to be clear.
13 It's not the first tee we're moving, it's actually
14 the tenth tee is staying right where it is and the
15 fairway is staying at where your first shot in the
16 exact same location.

17 What's just happening is on the second
18 shot it's not going to be a direct left turn, it's
19 going to be more of a straight shot.

20 MR. BURNS: Okay.

21 MR. WITMONDT: But the first shot off
22 the tee is not actually changing. That fairway is
23 not changing. It's the second shot when you --
24 that's changing.

25 MR. BURNS: Okay. Thank you for

1 explaining that.

2 MR. WITMONDT: Sure.

3 MS. COFFEY: And also, the green is new
4 trees.

5 MR. WITMONDT: The green is past his
6 house, though.

7 MR. BURNS: That's what I was hoping to
8 -- this is us here and we're concerned about shots
9 coming in here as well in our yard.

10 MR. WITMONDT: Right.

11 The first landing area which is here is
12 not changing. It's not getting any closer to your
13 house. The second shot is actually away from your
14 house. It's just not a hard left, it's a soft left.

15 MR. BURNS: Okay, thank you.

16 MR. WITMONDT: It's still to the left,
17 it's not to the right. It's not closer to you.

18 MR. BURNS: Thank you for the time.

19 CHAIRMAN LIPPERT: Thank you.

20 Anyone else? Yes, come on up.

21 MR. KOENIGES: Hello again. Pete
22 Koeniges, K-O-E-N-I-G-E-S, 486 Rivervale Road.

23 So my house is directly across the
24 street from the new tennis courts. Yeah, that's me.

25 So if you were to put up trees in front

1 of the tennis court, I don't know much about the
 2 growth of the type of trees. I am trying to imagine
 3 what it's going to look like two years, five years
 4 down the road. Because as soon as I open my doors,
 5 that's what I'm going to be looking at.
 6 How tall do these trees get? How much
 7 do they fill in? If you can help me out with that.
 8 THE WITNESS: So we have two different
 9 ways to approach it. One way is, as you saw or as
 10 was depicted in the one image where you're seeing
 11 like an arborvitae, something like that, that is a
 12 little bit more of a linear row of the same species.
 13 What I would suggest we do over in that
 14 area is we plant some spruce or cedars, something
 15 that we could do a little bit more informally, and
 16 then do some native shrubs as well to just create a
 17 soft, naturalized edge right there.
 18 The trees, typically those trees would
 19 go in about 8 to 10 foot, and then as time goes by
 20 they would just mature. And I think from you walking
 21 out your front door then, you will see a nicely
 22 installed landscape that would create a little bit of
 23 an edge to the fence.
 24 Again, you're looking through the fence
 25 and the golf course is around there, so it's --

1 MR. KOENIGES: Right now when you look
 2 out it's just green. You know, it's green as far as
 3 you can see.
 4 So, you know, it almost makes my
 5 property look bare, because you walk out and you
 6 just, you know, green, green, green.
 7 One of my big concerns is that, you
 8 know, it's just going to wall off my view --
 9 MR. LEIBMAN: You need to ask a
 10 question.
 11 MR. KOENIGES: Oh, my question was, you
 12 know, how tall would they actually get over time.
 13 I'm trying to envision what this is going to look,
 14 like, for me as a homeowner.
 15 MR. LEIBMAN: And you have very
 16 legitimate concerns, and you will be able to make
 17 statements later in the proceedings, too.
 18 MR. KOENIGES: Got it.
 19 MS. COFFEY: We're going to try to
 20 bring an exhibit to the next meeting to show it.
 21 CHAIRMAN LIPPERT: Obviously, you're
 22 going to have to do a lot of work on the landscaping
 23 and give us revised plans and give our professionals
 24 time to review them so, yeah.
 25 MR. KOENIGES: Great.

1 Thank you very much.
 2 CHAIRMAN LIPPERT: Anyone else,
 3 questions for this witness?
 4 Okay. We're past -- we're 11:05, so
 5 you have one more witness, a planner, correct?
 6 MS. COFFEY: Just our planner. That's
 7 right.
 8 CHAIRMAN LIPPERT: Okay.
 9 That witness is going to appear at our
 10 next meeting, and our next meeting is going to be a
 11 Zoom meeting on Tuesday, November 23rd.
 12 So this application is going to be
 13 carried until Tuesday, November 23rd. There will be
 14 no further notice required, but it is going to be a
 15 Zoom meeting.
 16 And the applicant, please, will have
 17 all of its witnesses available so any members of the
 18 public who could not participate in this in-person
 19 meeting will be able to participate by Zoom and ask
 20 those questions -- those witnesses questions.
 21 And all the members of the public will
 22 be able to make statements as well at the next
 23 meeting. I don't know if that's going to give you
 24 enough time, I suspect not, to give us revised
 25 landscape plans and have them reviewed by our

1 professionals, but we'll continue with your planner,
 2 we'll allow members of the public to make all their
 3 statements and then we'll see where we're at at that
 4 point.
 5 MS. COFFEY: Okay.
 6 Thank you, Mr. Chairman.
 7 CHAIRMAN LIPPERT: Okay. So with that,
 8 that concludes this application for tonight.
 9 The board still has some other
 10 business, so if you'd please be quiet when you're
 11 leaving, we're going to continue.
 12 (Whereupon, this hearing is continued
 13 to a future date. Time noted, 11:07 p.m.)
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CERTIFICATE

I, LAURA A. CARUCCI, C.C.R., R.P.R., a Notary Public of the State of New Jersey, Notary ID.#50094914, Certified Court Reporter of the State of New Jersey, and a Registered Professional Reporter, hereby certify that the foregoing is a verbatim record of the testimony provided under oath before any court, referee, board, commission or other body created by statute of the State of New Jersey.

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

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

LAURA A. CARUCCI, C.C.R., R.P.R.
License #XI02050, and Notary Public
of New Jersey #50094914, Notary
Expiration Date December 3, 2023

Dated:

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