

GOOD NEIGHBORS OF TEANECK

January 3, 2020

Joseph Bodner
Chairman, Planning Board
Township of Teaneck
818 Teaneck Road
Teaneck, New Jersey 07666

Re: Application Number PB-2017-29

Dear Chairman Bodner:

Attached is a letter that was sent to numerous neighbors of Holy Name Medical Center dated December 31, 2019 and signed by its President and Chief Executive Officer. The letter states, *inter alia*, that:

As a result of those complaints, we have received a citation from the Township and are scheduled to appear in court on January 9th. At that time, it is possible that this temporary parking solution will be found to be improper by the court, even though we contend that it is not. With no other alternative available, such a determination would result in the spillage of vehicles onto the streets by employees and others. In times of high volume, our patients would be forced to park on residential streets, having exhausted all available spots on our property.

On July 27, 2017 in connection with Application Number PB-2017-29 filed by Holy Name Medical Center, d/b/a Holy Name Medical Center Hyperbaric and Advanced Wound Healing Center, for site plan approval for a property located at 699 Teaneck Road, an officer of the hospital testified under oath that to be consistent with the policy of the hospital, since 2015, Holy Name has not allowed any new employees to park onsite at the hospital and that all hospital employees are prohibited from parking on the streets of the Township as a condition of their employment at the hospital. Both of these statements concerning prohibitions against employee parking on Township streets and requiring that they park offsite were discussed by the Council at its meeting held on August 8, 2017. The hospital also stated at the Planning Board meeting that visitor parking would be provided by valet parking, at no charge, at all times when it first opened the facility, presumably at the hospital. The hospital was also required by the Planning Board to maintain a daily log of the valet parking usage at the facility for its first six months of operations and submit that report to the Township's Zoning Officer, to determine whether the restriction of requiring valet parking at this facility and the requirement to maintain a daily parking log was still necessary. Our understanding is that the hospital has not submitted to the Township's Zoning Officer a daily log for its parking usage at the facility for the first six months of operations. Accordingly, it appears that the hospital is still required to provide valet parking at all times at this facility, since there has been no review of the parking usage at this facility by the Zoning Officer.

Insofar as the hospital has threatened to breach its sworn statements to the Planning Board concerning employee parking on Township streets in its December 31, 2019 letter and the hospital has already breached the terms of the Planning Board resolution by not providing the required filing and not continuing to provide valet parking until that requirement was lifted by the Zoning Officer, we respectfully request that you re-examine the approval that you granted to Holy Name Medical Center on July 27, 2017.

We also question the hospital's adherence to its representation to the Planning Board that since 2015, that the hospital has not allowed any new employees to park onsite at the hospital and that all hospital employees are prohibited from parking on the streets of the Township as a condition of their employment at the hospital. According to the hospital's website, the hospital has 4,000 employees. Nonetheless, according to the hospital's December 31, 2019 letter, only 300 employees are parking at Glenpointe and being shuttled to work at the hospital.

Please note that all of the gravel parking mentioned by Holy Name in its December 31, 2019 letter was created without approval of the Planning Board or the Board of Adjustment, and without any application filed with the Township. These large gravel parking areas were created by the hospital in the residential zone and clearly outside the 20-acre demarcated hospital zone. I have attached a copy of the summons issued by the Zoning Officer on April 16, 2019. The Court appearance for these violations has been adjourned eight times.

This Planning Board has continuously expressed its views in the Master Plan and subsequent Reexamination Reports that the Township may wish to diligently enforce existing zoning regulations to protect the established character of the abutting low-density residential neighborhood. Although this issue is not before the Planning Board, parking is not an inherently beneficial use and is not accorded favored zoning treatment in any application for a variance.

Finally, despite the baseless assertion by Holy Name in its December 31, 2019 letter that this is only an issue for some of the neighbors, or that only some of the neighbors have been fighting with the hospital, nearly every neighbor of the hospital joined us as signatories on our July 8, 2019 to the hospital that was signed by 115 residents of the residential neighborhood next to the hospital (copy attached). To provide you with a more complete record of this matter, we have also attached copies of letters from the neighbors to the hospital dated November 18, 2019 and November 29, 2019, a letter from the hospital to the neighbors dated November 30, 2019, and a letter from the neighbors to the hospital dated December 6, 2019.

Based on the foregoing, we respectfully request that you add Holy Name's compliance with the resolutions issued by the Planning Board in PB-2017-29 to the agenda of the next Planning Board meeting scheduled on Thursday, January 16, 2020.

Respectfully submitted,

Good Neighbors of Teaneck

cc: Mark J. Schwartz, Deputy Mayor
Rosalind McLean, Secretary to the Planning Board
Daniel A. Melfi, Zoning Officer

GOOD NEIGHBORS OF TEANECK



718 Teaneck Road | Teaneck, NJ 07666
Tel: 201-833-3200 | www.HolyName.org

December 31, 2019

Dear Neighbor,

Parking has long been a problem subject in Teaneck. Holy Name Medical Center especially has struggled with this issue as we've continued to grow and need to meet the needs of our patients and their families. Over the years, we have explored options from building parking garage(s) on our own or in partnership with New Jersey Transit in addition to expanding surface parking where feasible. Structured parking like garages has become very expensive, costing roughly \$30,000 per space, where surface parking can be achieved for significantly less, about \$3,000 per space. Cost is one factor, access for patients is another. The hospital's Emergency Room, Cancer Center and MS Center have all grown in recent years and these services among others are located in the rear and require direct access.

Street parking around the hospital is creating difficulties for many neighbors. Holy Name, being very conscious of our mandate to be an understanding and supporting neighbor instituted a No Street Parking Policy for all our employees and contractors several years ago. We currently have over 300 employees parking at the Glenpointe and we are shuttling these employees from the Glenpointe to the hospital. We have also instructed all employees not to use the Township streets to park their vehicles. Hospital employees found in violation of this policy have been disciplined and even terminated.

To accommodate our growing patient population, Holy Name expanded valet parking in both the front and rear of the hospital. In order to make the valet service more functional in the rear of the hospital we expanded a gravel parking lot on property we own and buffered most of it with evergreen trees.

Unfortunately, some of your neighbors on Grange Road have been fighting this temporary solution. As a result of those complaints, we have received a citation from the Township and are scheduled to appear in court on January 9th. At that time, it is possible that this temporary parking solution will be found to be improper by the court, even though we contend it is not. With no other alternative available, such a determination would result in the spillage of vehicles onto the streets by employees and others. In times of high volume, our patients would be forced to park on residential streets, having exhausted all available spots on our property.

We hope that Holy Name's temporary solution will be able to continue, in advance of our permanent parking solution. We will be submitting a plan to the Township on January 6 for a surface lot with attractive perimeter landscaping on our own property, which will provide a long term parking solution. If not, we anticipate that the outcome will exacerbate the parking problem that exists in Teaneck.

If you agree with us, we urge you to contact the Town Council and building officials to let them know you endorse Holy Name and its efforts to reduce on street parking in the neighborhood.

Sincerely,

Michael Maron
President & CEO

COURT I.D. PREFIX COMPLAINT NUMBER
0260 SC 007587

Municipal Court of Teaneck
Municipal Bldg.
Cedar Lane & Teaneck Rd.
Teaneck, NJ 07666

The State of New Jersey

VS.

Defendant's Name: First Initial Last
HOLY NAME MEDICAL CT
Address 718 TEANECK RD TEANECK
City
State NJ Zip Code 07666 Telephone
Birth Date: Mo. Day Yr. Sex Eyes Height Restrictions
Driver's License #
State Exp. Date

STATE OF NEW JERSEY
COUNTY OF BERGEN JSS:

Complaining Witness: DAVID MELF
(Name)
of TEANECK POLICE DEPT
(Identify Dept/Agency Represented) (Badge No.)
Residing at 818 TEANECK RD

by certification or on oath, says that to the best of his/her knowledge or information and belief, the named defendant on or about the APRIL 15 2019 2PM
Month Day Year
in TEANECK 0260 County of BERGEN N.J.

did commit the following offense: INSTALL GRAVEL
IN VARIOUS AREAS FOR
PARKING OF VEHICLES

In violation of (one charge only) 33-17-A-3
(Statute, Regulation or Ordinance Number)

LOCATION OF OFFENSE 718 TEANECK RD
Describe Location

OATH: Subscribed and sworn to before me
this 4/16/19 day of APRIL, yr 2019

CERTIFICATION: I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

OR

(Signature of Complaining Witness)

4/16/19
(Date)

(Signature of Person Administering Oath)

(Signature of Complaining Witness)

PROBABLE CAUSE DETERMINATION FOR ISSUANCE OF PROCESS:

COURT USE ONLY

LAW/CODE ENFORCEMENT USE ONLY

Probable cause is found for the issuance of this Complaint-Summons.

☐ The complaining witness is a law enforcement officer or a code enforcement officer with territorial and subject matter jurisdiction and a judicial probable cause determination is not required prior to the issuance of this Complaint-Summons.

YES

NO

(Signature of Judicial Officer)

YES

NO

(Signature of Judge)

YOU ARE HEREBY SUMMONED TO APPEAR

BEFORE THIS COURT TO ANSWER THIS COMPLAINT IF YOU FAIL TO APPEAR ON THE DATE AND AT THE TIME STATED, A WARRANT MAY BE ISSUED FOR YOUR ARREST.

NOTICE TO APPEAR

☒ COURT APPEARANCE REQUIRED
COURT DATE 5 9 2019 9:30 AM

4/16/19
(Date Summons Issued)

David Melf
(Signature of Person Issuing Summons)

Complaint-Summons

SF (September 2009)

COMPLAINT

SUMMONS

GOOD NEIGHBORS OF TEANECK

July 8, 2019

Mr. Michael Maron
President and Chief Executive Officer
Holy Name Medical Center
718 Teaneck Road
Teaneck, New Jersey 07666

Dear Mr. Maron:

Thank you for meeting with Alan Rubinstein, Marc Schlussel, several Township Council members, and representatives from the Township of Teaneck on June 7, 2019. We hope that further discussions may help resolve some of the issues discussed. You requested to know the residents' priorities. We want to be clear, our priority is to preserve the residential neighborhood by keeping it for residential homes only.

As discussed at the meeting, Holy Name's failure to uphold past commitments raises credibility concerns. One example is the agreement of March 14, 2011. The hospital entered into a written agreement with six of its residential neighbors that allowed the hospital to expand its emergency department. Among other provisions, our understanding of this agreement was that the Grange Road driveway was to be limited to in-bound trips by emergency vehicles only. On March 12, 2012, just a year after entering into that agreement, Holy Name was sent a notice of breach citing numerous examples of defaults. These violations have continued and most subsequent communications to the hospital have been ignored.

The credibility concern was reinforced during our recent meeting. In order to ensure that the hospital does not continue to encroach into the residential neighborhood, we requested deed restrictions on the residential properties owned by the hospital. John Schepisi, the attorney representing Holy Name, responded that there will never be a deed restriction placed on any hospital property. That exchange and previous experiences with the hospital lead us to conclude that the hospital's position in any negotiations is to take whatever concessions we offer, and give nothing permanent, meaningful or enforceable in return, and then come back again several years later and ask for additional concessions or seek to reduce or modify the prior commitments. Furthermore, the hospital's refusal to entertain a deed restriction in the residential neighborhood, and your continued purchase of residential homes (rather than the

numerous Teaneck commercial properties that have been, or are still, for sale), make clear that the hospital's long term plans include expanding operations into the residential neighborhood.

The neighbors are further disturbed by the hospital's unlawful conduct in creating four gravel parking areas (three of which are on hospital-owned property in the residential zone) and the hospital's response to the notice of the violation. Not only has the hospital not acted like a good neighbor and complied with the Township's zoning ordinances by remediating the violation, removing the gravel, and restoring the property, but Holy Name's recalcitrant attitude to our concerns was expressed by Mr. Schepisi, when he stated, emphatically, that the hospital's conduct was proper and that it can do whatever it wants on its own property. Nevertheless, we did not object to the hospital's request for a two-month adjournment of the Municipal Court appearance date for this violation. We note that if Mr. Schepisi were confident in his conviction he would have gone to court on June 13 and had the judge affirm the hospital's position. Please remember that the 2011 agreement assured the neighbors that the hospital did not foresee the need to expand its parking in the rear and would not do so without proper municipal approvals. Yet without notice to the neighbors or Township, the hospital expanded the parking lot.

We are unconvinced that to satisfy patient parking needs, the parking lots in the rear require expansion. We have observed on numerous occasions hospital employees with hospital IDs parking on the gravel and other related lots on Vandelinda, and behind the hospital. If the hospital requires additional parking within the hospital zone, we suggest that it refile an application for something similar to the previously filed, approved, and abandoned plans to build a five-story fully-conforming, above ground, parking facility with direct access to Teaneck Road. Many of us have stated publicly at Council meetings that we would support the hospital's application to build that parking structure, or even a larger one on the Teaneck Road side, and several Council members have stated publicly that they do not know why those plans, which they remember approving, were abandoned. Finally, if there is a mobility issue with the patients using the emergency room and other services in the rear of the hospital, we suggest that the hospital provide additional valet parking services for those patients, as other hospitals do that are dealing with similar parking issues.

To be clear, we are not anti-development, anti-progress, or anti-hospital. However, we remain opposed to any attempt to solve the hospital's perceived parking problem (or any plan to expand hospital services) by destroying our residential neighborhood. We are opposed to any attempt by the hospital to demolish any additional residential properties and replace them

with gravel parking, paved parking, fences, landscaped shrubbery, or any non-residential uses. The hallmark of a residential neighborhood is residential homes. Holy Name's attempt to change the residential character of our neighborhood, is unacceptable to all of the Teaneck residents whose names appear below. Holy Name's refusal to entertain deed restrictions is confirmation that our concerns are legitimate. As the hospital's prior applications (and its testimony in connection thereto) have clearly demonstrated, there is ample space on the Teaneck Road side of the 20 acre hospital zone to build all the parking that the hospital may require.

Sincerely,

Good Neighbors of Teaneck

Howard Akerman	Arthur Eis
Michael Akerman	David Eiselt
Haddas Albreicht	Paula Eiselt
Elaine Alt	Esther Farbstein
Howard Alt	Joseph Farbstein
Gina Asante	Avi Friedman
Yaw Asante	Deena Friedman
Danit Bermish	Ira Friedman
Yehudah Bermish	Roz Friedman
Josh Bernstein	Joan Grande
Rachel Bernstein	John Grande
Deborah Blaiberg	Francine Greenberg
Joel Blaiberg	Ira Greenberg
Robert Blum	Yigal Gross
Rebecca Bronstein	Dori Haberman
Shalom Bronstein	Jay Haberman
Shoshana Chanales	Jeanette Heistein
Avi-Gil Chaitovsky	Martin Heistein
Doreen Ciongoli	Barry Herzog
Jeff Ciongoli	Margaret Herzog
Zev Darack	Ayelet Hirschhorn
Rebecca Deutsch Skoff	Jerry Hirschhorn
Mark Einhorn	Andrea Jutkowitz
Arlene Eis	Steven Jutkowitz

Ezra Katz
Katie Katz
Rachel Kaye
Lauren Kelin
Donny Knoll
Sandra Knoll
Alden Leifer
Evie Leifer
Gavriella Lerner
Jacqueline Lindenfeld
Max Lindenfeld
Jody Lipsky
Michael Lipsky
Paul Lustiger
Rani Lustiger
Joseph Mark
Meryl Mark
Adrianne Mittan
Jarrod Mittan
Daniel Moskovits
Avi Muller
Nina Muller
Issac Obermeister
Ilene Pollack
Mark Pollack
Steven Rabitz
Yael Rabitz
Daniel Rappoport
Sarah Rappoport
Sarah Rindner
Oleg Rivkin
Doug Rose
Nancy Rose
Alan Rubinstein
Valerie Rubinstein
Jack Rudman
Miriam Rudman

Ben Ryp
Shoshi Ryp
Aaron Safier
Pnina Safier
David Samad
Elana Samad
Johanna Samad
Malcolm Samad
David Schlussel
Marc Schlussel
Rena Donin Schlussel
Ronnie Schlussel
Myriam Schmell
Jakob Sebrow
Jennifer Sebrow
Dov Segal
Annie Shore
Jonny Shore
Shira Silverberg
Tamar Snyder Chaitovsky
Ilana Sperling
Stanley Teitlebaum
Sylvia Teitlebaum
Boaz Vega
Aliyah Walters
Tamar Warburg
Debby Weinberger
Mark Weinberger
Charles Wizenfeld
Michelle Wizenfeld

Cc: John M. Geraghty, Chairperson, Holy Name Medical Center Board of Trustees, Steven Mosser, VP Facilities Management, Teaneck Town Council, Dean Kazinci, Teaneck Township Manager, John Shahdanian, Teaneck Township Attorney

GOOD NEIGHBORS OF TEANECK

November 18, 2019

Michael Maron
President and Chief Executive Officer
Holy Name Medical Center
718 Teaneck Road
Teaneck, New Jersey 07666

Dear Mr. Maron:

Thank you for meeting with us and representatives of the Township of Teaneck on Wednesday night. We made progress trying to reach a compromise. We thought that it might be beneficial to you if we provided you with several of our initial comments in writing, which are provided to you for settlement purposes only, that were expressed by us at the meeting, which we believe will help expedite the process and may help you draft the sketches of the several plans that we discussed at our meeting.

- There will need to be a commitment by the hospital in any agreement between us that any future expansion of parking or buildings will take place only on the Teaneck Road side of the hospital.
- There will need to be deed restrictions on all of the properties in the residential zone that you own on Grange Road, Norma Court, and Chadwick Road that are on the same rectilinear block as the hospital, to ensure that they are used for single family residential purposes only or approved non-conforming use (*i.e.*, parking) as may be set forth in an agreement between us, and to ensure that all residential properties on the rectilinear block must remain part of the residential zone and be precluded from being incorporated into the hospital zone or being used as hospital buildings. In furtherance of that proposed agreement, in our opinion, the hospital should be willing to commit in an agreement with us that the St. Mark's Episcopal Church property, if it were to be acquired by the hospital, would remain zoned for residential use (as it currently is) and would not be incorporated into the hospital zone or used as a hospital building. Please note that nothing in any agreement between us would ever prevent (or should ever be misconstrued by anyone to suggest that anyone is trying to prevent) the St. Mark's property from continuing to serve as a church, regardless of who may own the property.
- The proposed parking area behind 717 Grange Road and 737 Grange Road should be in some form of straight line (taking into account the different depths of the houses on those properties from Grange Road) and there will need to be some back yard and front yard space surrounding all of the (remaining) residential houses on Grange Road, Chadwick Road, and Norma Court before the proposed landscaping, fence, and barrier, and before any proposed parking area (which, as with all parking in areas of the hospital zone adjacent to the residential zone, is subject to Township setback, buffers, and screening requirements). Please note that this comment assumes the permanent closure of the Grange Driveway (which is between those two houses), which based on your comments

at the meeting appears to be your preference (and is one of the several plans we discussed at our meeting), and would need to include landscaping on the western side of the line to be drawn between 717 Grange Road and 737 Grange Road in addition to a buffer or fence, and landscape on the entire western side of this line on what is now the Grange Driveway (and would require expanding the entrance and exit on Chadwick Road).

- Any (new or existing) parking in the residential zone (which would remain a non-conforming use and subject to deed restrictions) or in the rear of the hospital zone (*i.e.*, anywhere behind the current buildings connected to the main hospital structure on the Grange Road side), can only be grade level, surface parking using the existing grade of the land to determine the grade level. This restriction will not prevent you from creating below grade level parking (which would not raise the grade or elevation of the current existing property or grade level). However, in any proposed agreement between us, we would insist on you agreeing to never install multi-level, non-grade level parking of any type in the rear of the hospital.
- There must be vehicular access to the houses (or remaining houses) in Norma Court and the driveway of 717 Grange Road through the existing street (Norma Court) that you own and will continue to maintain. Norma Court must be maintained in conformity with any requirements mandated by the Teaneck Fire Department or other Township ordinances.
- There will need to be a permanent barrier (*i.e.*, curbs and fences) separating the Norma Court street from any parking north or east of that area, so that vehicular traffic will be unable to access any hospital parking lots or the hospital through Norma Court due to the permanent barrier. This means that the barrier between Norma Court and the proposed parking area cannot just be landscaping that is easily removable. Landscaping on the residential side of the Norma Court permanent barrier would be required in addition to the permanent barrier. (This is in addition to other required landscaping set forth in prior site plans or agreements.)
- The houses (other than those that we (and the Township) agree that you may eliminate) must be maintained and used as residential properties, with requirements that you upkeep all of those houses, including landscaping. This includes all of the current houses on Grange Road, all of the houses in Norma Court except for 717 Norma Court (which you indicated you want to remove but we have not expressed our opinion on yet), and all remaining houses on Chadwick Road (as you indicated that you may need to remove a house on Chadwick Road if you close the Grange Driveway). Nothing would prevent you from selling any of those houses to bona fide purchasers for use as a residence, who would acquire those properties subject to the deed restrictions filed on those properties. These houses must also not be used by you as group homes, dormitories, short-term rental properties such as Airbnb, or any commercial or storage use by the hospital.

As you know from prior discussions with the neighbors, numerous neighbors are vehemently opposed to the concept of allowing you to demolish any houses (which you mentioned would need to be 717 Norma Court and possibly another house on Chadwick Road, if you were to permanently close the Grange Driveway) or to allow you to expand beyond the

hospital zone and intrude into the residential zone, so we still have much work to be done on our side to try getting any deal to fly.

This letter is being presented to you for settlement discussion purposes only, and may not be used for any other purpose and is inadmissible for any purpose in any legal proceedings between the parties or concerning subject matters affecting the parties. This letter should not be construed as an agreement on any of the issues mentioned in the letter as to any plans. It is being provided to you for the sole purpose of providing you with guidance on several of the issues that you will need to address in your plans or sketches that you will be providing to us. Please note that we will provide you with feedback and meaningful comments, and expect to have additional discussions with you after we review your proposed plans. You are strictly prohibited from using this letter or its contents (including any reference to this letter or the substance of any of our settlement discussions) in any application that may be filed with the Township of Teaneck or in connection with any violations pending in the Township of Teaneck Municipal Court (which we understand has been adjourned again to January 9, 2020).

Sincerely,

Good Neighbors of Teaneck

Michael Akerman
Rebecca Bronstein
Shalom Bronstein
Arthur Eis
Ira Friedman
Ayelet Hirschhorn
Jerry Hirschhorn
Doug Rose
Alan Rubinstein
Elana Samad
Malcolm Samad
David Schlusell
Marc Schlusell
Rena Donin Schlusell
Ronnie Schlusell

cc: Marc J. Schwartz, Deputy Mayor, Township of Teaneck
Dean B. Kazinci, Township Manager, Township of Teaneck
John L. Shahdanian, Township Attorney, Township of Teaneck
Steven L. Mosser, Vice President, Holy Name Medical Center
Paul Ostrow, Community Affairs, Holy Name Medical Center
John A. Schepisi, Schepisi & McLaughlin, P.A.
Danielle J. Cardone, Schepisi & McLaughlin, P.A.

GOOD NEIGHBORS OF TEANECK

GOOD NEIGHBORS OF TEANECK

November 29, 2019

Steven L. Mosser
Vice President, Facilities Management
Holy Name Medical Center
718 Teaneck Road
Teaneck, New Jersey 07666

Dear Mr. Mosser:

During our meeting on November 13, 2019, Michael Maron asked us to send you a list of some of the issues that the neighbors want to try to resolve with the hospital, which include the following violations, breaches of prior agreements, and quality of life issues. Hopefully, by providing you with this list, some of these issues can be easily remedied, and the remainder can be dealt with in a more orderly process.

1. Gravel parking in the residential zone at 737 Grange Road (included in Notice of Violation SC-2019-007587, issued on April 16, 2019, with a Court date scheduled on January 9, 2020).
2. Gravel parking in the residential zone behind the Chadwick Road houses (included in Notice of Violation SC-2019-007587, issued on April 16, 2019, with a Court date scheduled on January 9, 2020).
3. Gravel parking in the hospital zone behind 681 Grange Road (included in Notice of Violation SC-2019-007587, issued on April 16, 2019, with a Court date scheduled on January 9, 2020).
4. Removal of landscaping on the hospital's side of the fence behind 695 Grange Road and 681 Grange Road. This landscaping was included on (and required by) prior site plans (including Schedule A-1 of Board of Adjustment Appeal No. ZB-2010-23 and Schedule A of the 2011 Undertaking) and is in addition to the landscaping put in by the homeowners at the hospital's expense on the residential sides of those fences.
5. Failure to install all the required signage on the Grange Driveway with a Stop Sign and Sign directing exiting ambulances only onto Chadwick Road (Board of Adjustment Appeal No. ZB-2010-23, paragraph 13 and Schedule A-1; 2011 Undertaking, paragraph 5; cited as a breach in the 2012 Mayerfeld letter).
6. Failure to enforce ambulances exiting from the Grange Driveway (2011 Undertaking, paragraph 4; cited as a breach in the 2012 Mayerfeld letter).
7. Failure to enforce vehicular parking on the Grange Driveway (which also may prevent access through the Grange Driveway by the Township Fire Department). There is no provision in any agreement authorizing parking on the Grange Driveway, so the current signage stating "Authorized Parking Only, No Employees" may violate paragraph 4 of the 2011 Undertaking which prohibits hospital vehicles from making "egress movements" using the Grange Driveway or paragraph 5 of the 2011 Undertaking which prohibits installing new signage on the Grange Driveway.
8. Failure to file required parking report on a timely basis concerning 699 Teaneck Road, which was approved by the Planning Board on July 27, 2016, and required a submission

by the hospital to the Township Zoning Officer of a daily log for the first 6 months of operation.

9. Removal of the boiler chimney smoke stack, which is a non-conforming height and is a structure that is no longer needed by the hospital.
10. Hospital vehicles with their engines idling on Grange Road and Vandelinda Avenue.
11. A food truck parked on Township streets in the residential zone often for more than 3 hours with its engine idling that is running a noisy generator, and is creating a noise nuisance and litter on the Township streets.
12. Failure to comply with requirement that leaves not be piled on Grange Road (2011 Undertaking, paragraph 11).

I believe that you are familiar with all of these issues. However, if you require additional information, please advise me. As we mentioned at the meeting, your responses to and expeditious remedial actions concerning many of these smaller issues may help re-establish the trust between us that will be necessary to deal with the larger, more complex issues that we discussed. Please note that resolving any or all of the issues mentioned in this letter does not mean that we are agreeing to anything concerning any possible parking in the rear of the hospital (as our comments on possible parking are detailed in our November 18, 2019 letter to the hospital).

Sincerely,

Good Neighbors of Teaneck

Michael Akerman
Rebecca Bronstein
Shalom Bronstein
Arthur Eis
Ira Friedman
Ayelet Hirschhorn
Jerry Hirschhorn
Doug Rose
Alan Rubinstein
Elana Samad
Malcolm Samad
David Schlusell
Marc Schlusell
Rena Donin Schlusell
Ronnie Schlusell

cc: Marc J. Schwartz, Deputy Mayor, Township of Teaneck
Dean B. Kazinci, Township Manager, Township of Teaneck
John L. Shahdanian, Township Attorney, Township of Teaneck
Michael Maron, President and Chief Executive Officer, Holy Name Medical Center
Paul Ostrow, Community Affairs, Holy Name Medical Center
John A. Schepisi, Schepisi & McLaughlin, P.A.
Danielle J. Cardone, Schepisi & McLaughlin, P.A.

GOOD NEIGHBORS OF TEANECK

Office of the President
Michael Maron

November 30, 2019

Dear Alan and neighbors,

Thank you for taking the time to meet with us at Holy Name earlier this month. I very much appreciate you coming to the table to discuss the important issues of hospital parking and traffic in our town.

While we appreciate your efforts in sending minutes and two follow up letters, we caution that merely writing inaccurate letters will not help nor make fact out of fiction. We find it neither productive or helpful to continue to slander Holy Name and circulate inaccurate information.

To move forward in an amicable and mutually beneficial way, it's important that we are all on the same page. This letter I believe will clarify the facts by giving you some valuable background, dispelling misinformation, and helping to pave a path forward to a productive solution for both our hospital and community.

The 2011 agreement with neighbors

On March 11, 2011, Holy Name reached an agreement with six of our neighbors. Known as "the undertaking," it represents our most genuine effort to do the very best we can to address our community's needs — same as we have for 94 years. There were nine points in this agreement:

1. Use of the Grange driveway by ambulances and Holy Name official vehicles: Holy Name would use reasonable efforts to restrict egress ambulance traffic on the Grange driveway, encouraging use of the Chadwick Road exit. The hospital would use meetings with ambulance corps and signage to achieve this restriction and limited use.
2. Existing signage from 2011 will not be changed or altered for a three-year period. Any new signage will require prior appropriate approval. Holy Name will not paint a stripe on the driveway.
3. Driveway lighting will not be changed for a period of three years.
4. Holy Name will plant 34 Norway spruces between 7 and 8 feet tall, as designated on the plan.
5. Holy Name will install a 6-foot high solid PVC fence along the rear of 681 and 695 Grange Road.
6. Holy Name will plant an additional 28 Norway spruces along the rear of the property of 681 and 695 Grange Road.

7. Lights facing the rear of 681 and 695 will be disconnected.
8. For leaf disposal, the hospital will not pile leaves on Grange Road.
9. Landscaping will be done mainly between Monday and Friday. But seasonal work, weather-related work and work on the hospital property may occur from time to time.

Holy Name has complied with all nine of these points, in both letter and spirit. Following requests from neighbors that we do better on point #1, we increased our communication efforts with the ambulance corps visiting the hospital.

We were also in compliance with point #6 when we entered into an agreement with property owners David Schlusell and Mark Schlusell. We agreed to pay them \$9,737 for 28 trees, which were to be planted by them, thereby releasing us from that obligation. As verified after our November 13th meeting, David Schlusell planted the trees, but Mark Schlusell did not.

Additional, voluntary goodwill efforts

In addition to undertaking the above initiatives and to extend further goodwill to our neighbors, we constructed an attractive water feature at the driveway entrance of Grange Road, enhanced our campus landscaping, and continue to work toward the general beautification of the property.

Several years ago, Holy Name instituted a no street parking policy for our employees — a policy we have taken very seriously. Employees have been terminated for not adhering to the policy and, every day, several hundred employees park their cars at the Teaneck Marriott at Glenpointe and are shuttled to and from Holy Name, at considerable hospital expense. We have also expanded our valet parking in both the front and rear of the hospital to maximize the use of available parking spaces.

These additional initiatives were voluntary and self-directed, in our effort to be a good neighbor to all residents — a goal to which we've been devoted for many decades, from the time the first homes were built adjacent to Holy Name's campus.

The matter of clearing unsightly plants

Recently, there has been some debate related to the hospital cleaning up unsightly and overgrown deciduous plants and a few sickly evergreens on our property near the PVC fence. To be clear, this property was never part of the agreement, and work there reflects our desire to beautify, not undermine community concerns.

The need for gravel parking

Holy Name has received a citation from the town of Teaneck related to expanded gravel parking on certain parts of our property, most notably, in the rear by the MICU garage. While the gravel parking area may have been expanded over the years, we did not and still do not

believe that it violated any municipal ordinance. The parking area existed for over 30 years and any expansion that occurred was to facilitate the efficient use of valet parking in the rear, further reducing on-street parking.

It should also be noted that over those three decades, Holy Name never received a citation for the gravel parking areas. Other areas mentioned in the citation have, in consideration of our neighbors, always been used for overflow parking related to construction or snow removal, when needed, in an attempt to keep contractors' vehicles off residential streets.

Relief via a surface level lot

In the November 14th meeting with several neighbors, we explained that the most efficient way to relieve the parking pressures would be to build a surface level parking lot in the rear of the hospital. To that end, Holy Name agreed to these measures:

1. Holy Name will prepare three or more sketches to show prospective uses of the property to the rear of the hospital. (Attached)
2. Holy Name will forward those sketches to all neighbors for input and comment.
3. The neighbors will get back to me with comments, after which we will schedule another meeting at a time convenient for everyone. Hopefully, this process can be accomplished in a timely manner so these issues can be resolved quickly and amicably.

Committed to working with you

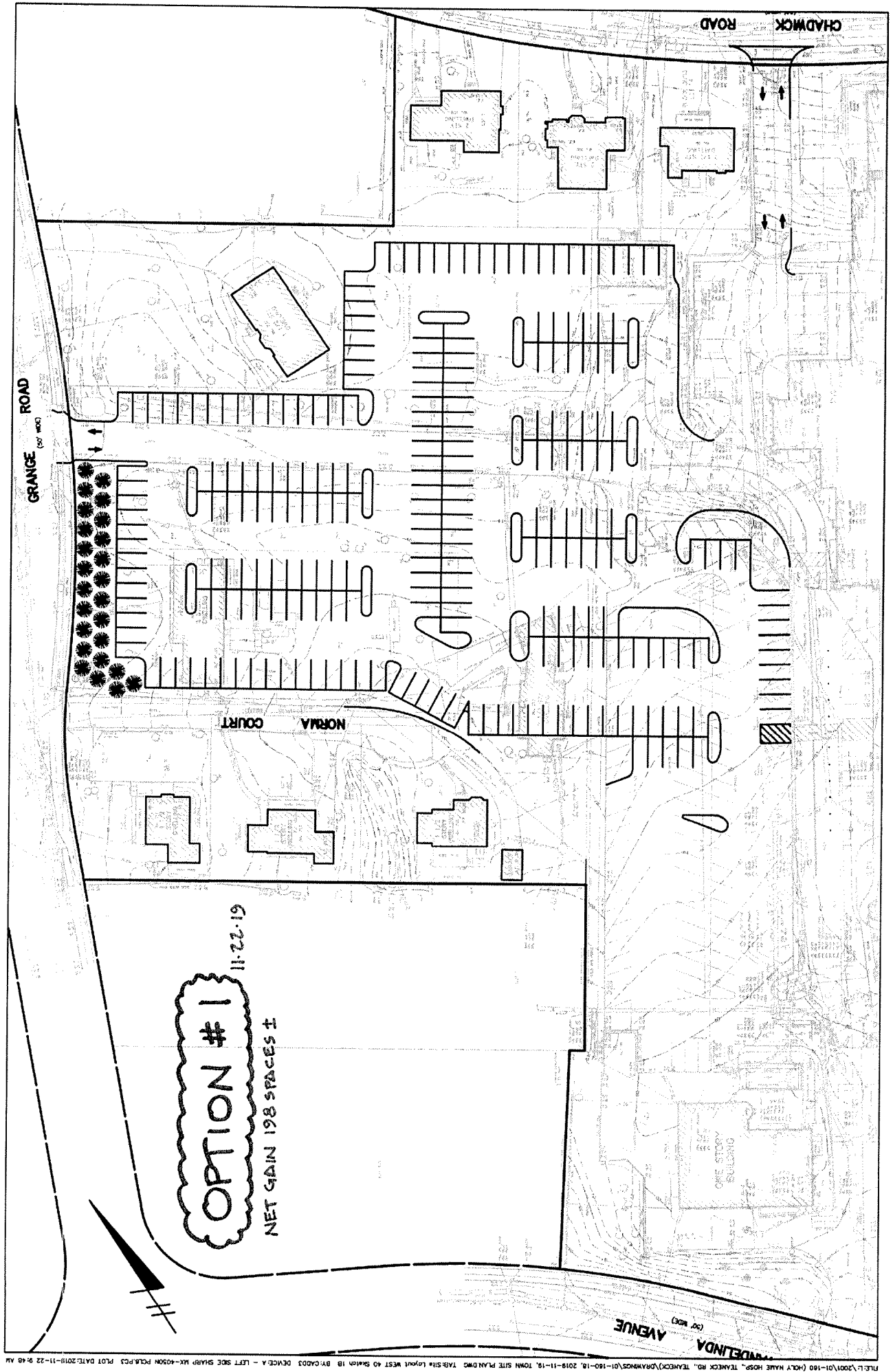
I and my team look forward to working with you and ask for your support on issues related to parking, beautification, and general quality of life for all residents, patients and visitors to Holy Name. The great majority of people are well-intentioned, and I'm confident that examining the background and facts with honesty, fairness and rationality will bring us to a solution agreeable to all. I must request however that you cease and desist from drafting and circulating misinformation related to hospital activities, it is not helpful.

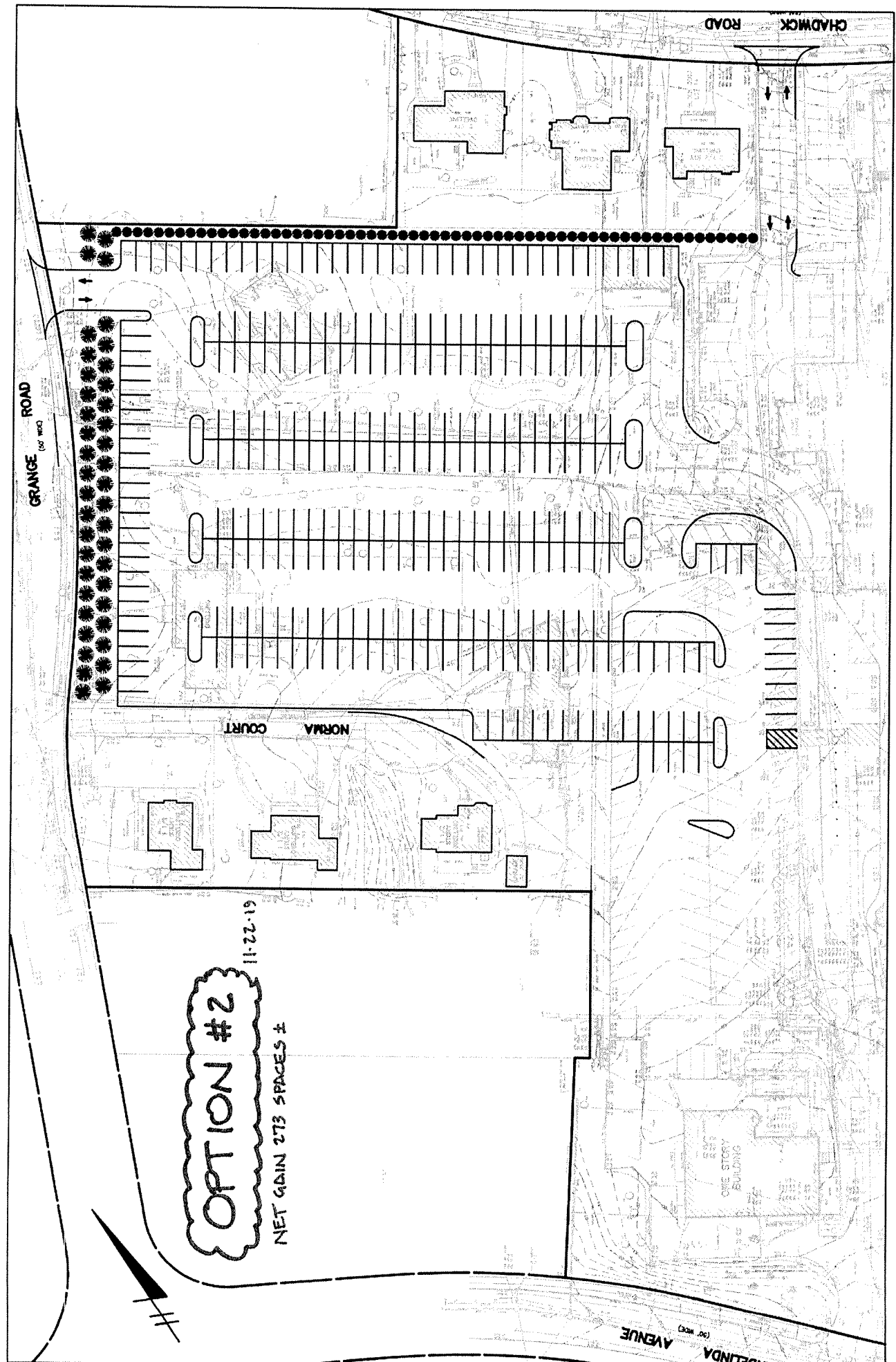
Please feel free to share the contents of this letter with others, as this message is intended for **all** of Holy Name's neighbors, not only those on Grange Road or those who have participated in meetings related to these issues.

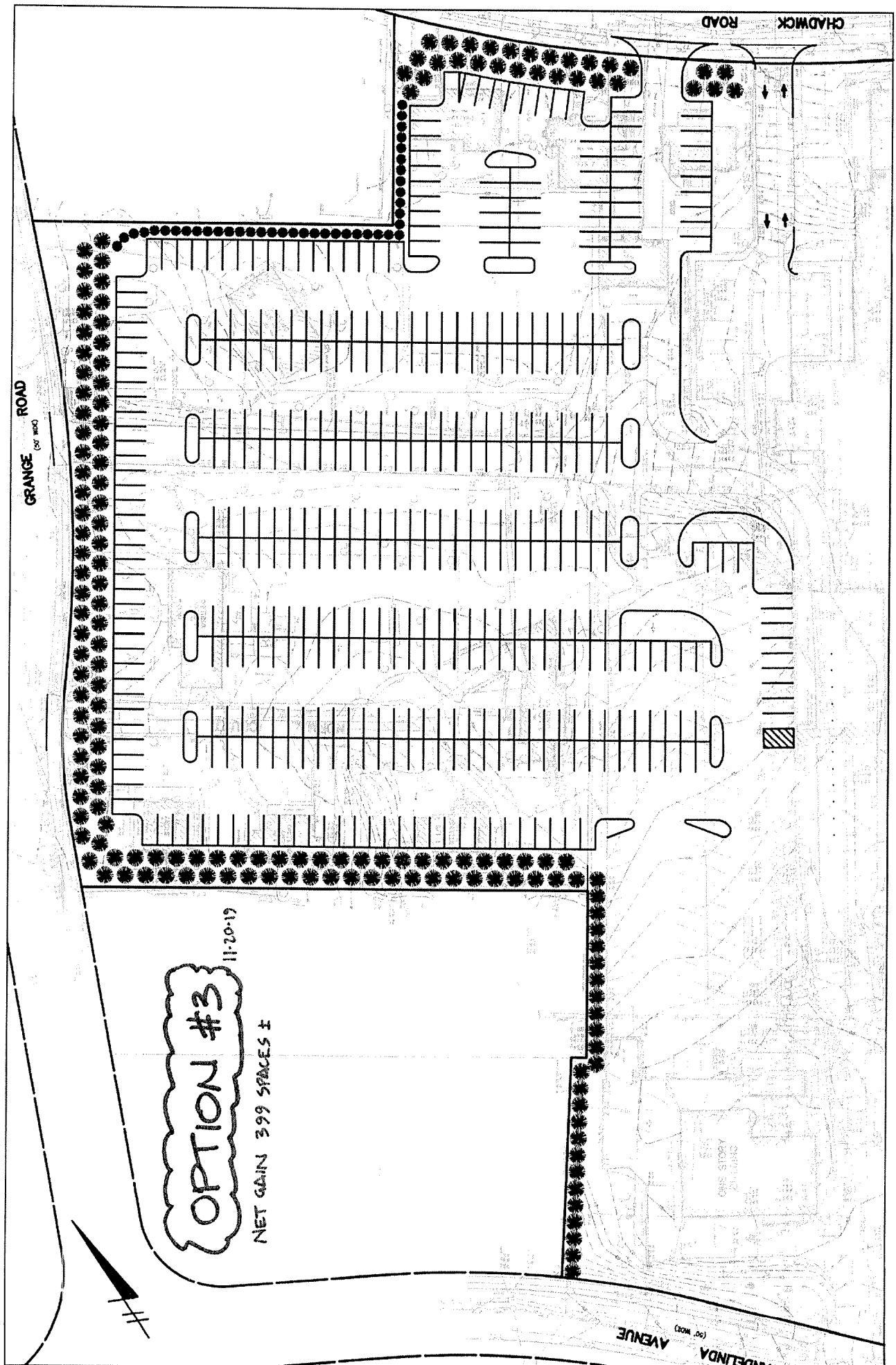
Sincerely,

A handwritten signature in black ink, appearing to read "Michael Maron", with a stylized, flowing script.

Michael Maron
President and Chief Executive Officer







GOOD NEIGHBORS OF TEANECK

December 6, 2019

Michael Maron
President and Chief Executive Officer
Holy Name Medical Center
718 Teaneck Road
Teaneck, New Jersey 07666

Dear Mr. Maron:

Thank you for providing three sketches for possible parking in the residential zone. Unfortunately, none of these sketches comport with our November 13th meeting discussion (besides for being three sketches, including one sketch that shows closing the Grange Driveway) or comments in our November 18th letter (which is incorporated by reference but not repeated in this letter). In order to move forward, honor our commitment at the November 13th meeting, and enable you to provide revised sketches for discussion, we are providing several comments on the recent sketches.

We would respectfully suggest that after getting revised sketches that we proceed to a meeting to discuss those sketches and your plans, rather than continuing with back and forth letters and e-mails. We are deliberately not responding to your November 30th letter which was replete with erroneous comments and numerous misstatements, except for reminding you that Holy Name is required to adhere to all of its continuing obligations set forth in the March 14, 2011 Undertaking.

We look forward to having a productive dialogue with you after we receive the revised sketches, in accordance with our comments contained in our November 18th letter and additional comments listed below.

1. It appears from viewing the sketches, by permanently closing the Grange Driveway, Holy Name would gain additional parking in the area between the emergency room and the line that would connect the restored backyards of 717 Grange Road and 737 Grange Road. These homes and backyards, of course, need to remain, and the western part of the Grange Driveway (until a line even with the end of those two backyards) should be extensively landscaped (as that area would be completely not used and needs to be screened). Two of the sketches contain a fence in Norma Court (although in the wrong location of Norma Court and without landscaping), one of the sketches has landscaping behind the backyards of 88 Chadwick Road, 100 Chadwick Road, and 106 Chadwick Road, and one of the sketches restores the required landscaping on the Holy Name side of the fence behind 681 Grange Road and 695 Grange Road.
2. All of the so-called "options" presented in your letter eliminate numerous residential houses and backyards. We were very clear at our November 13th meeting and in our November 18th letter that we expected our neighborhood to remain residential, without removing houses. We were, however, willing to discuss (but did not agree to) removing one house in Norma Court that you mentioned at the end of the meeting and one house on Chadwick Road (which we also did not agree to) if needed to facilitate an expanded entrance and exit to the hospital. That means that any revised sketches should preserve the following nine houses and backyards:

- 711 Grange Road
 - 717 Grange Road
 - 737 Grange Road
 - 713 Norma Court
 - 715 Norma Court
 - 717 Norma Court
 - 88 Chadwick Road
 - 100 Chadwick Road
 - 106 Chadwick Road
3. If Holy Name actually needs 399 additional parking spaces at the hospital (as depicted in option #3), it should build those parking spaces on the Teaneck Road side of Holy Name. Our understanding is that we were trying to come up with a mechanism for Holy Name to legalize the unlawful and illegal gravel parking areas that it surreptitiously created over the years. Of course, if Holy Name believes that the gravel parking does not violate any municipal ordinance, please convince Judge Randazzo of these views on January 9, 2020.
4. Nowhere in your November 30th letter or your December 1st e-mail did you confirm that Holy Name would add and file deed restrictions on all of Holy Name's residential properties that are on the same rectilinear block as the hospital. To be clear, deed restrictions on the residential properties were the only basis that we were willing to entertain the possibility of some commercial parking in the residential zone (as we advised at both the June 7th and November 13th meetings and in the November 18th letter).

This letter is being presented to you for settlement discussion purposes only; it may not be used for any other purpose and it is inadmissible for any purpose, including in any legal proceedings between the parties or concerning subject matters affecting the parties. This letter should not be construed as an agreement on any of the issues mentioned in the letter as to any plans. It is being provided for the sole purpose of providing guidance on several of the issues that need to be addressed in the revised sketches that we have requested. Holy Name Medical Center is strictly prohibited from using this letter or its contents (including any reference to this letter or the substance of any of our settlement discussions) in any application that may be filed with the Township of Teaneck or in connection with any violations pending in the Township of Teaneck Municipal Court (which we understand has been adjourned again to January 9, 2020).

Thank you very much for your time and consideration and we look forward to meeting with you after you provide us with revised sketches that may form the basis for meaningful settlement discussions.

Sincerely,

Good Neighbors of Teaneck

cc: Marc J. Schwartz, Deputy Mayor, Township of Teaneck
Dean B. Kazinci, Township Manager, Township of Teaneck
John L. Shahdanian, Township Attorney, Township of Teaneck

GOOD NEIGHBORS OF TEANECK