

## **MINUTES - PLANNING BOARD**

### **Workshop meeting of July 18, 2018**

**WORKSHOP PORTION.** Ms. Murray called workshop portion of the meeting to order at 7:34 PM

**1. COMMUNICATIONS**

Letter from 322 Walnut Avenue LLC requesting a rescinding of the subdivision approval. Mr. Rothman stated they must be represented by Counsel and he will contact the LLC to advise them they will have to go before the Board to vacate the approval.

**2. RESOLUTIONS OF MEMORIALIZATION**

None

**3. MINUTES**

Motion to adopt minutes of the June 20, 2018 workshop meeting was made by Ms. Pedde and seconded by Ms. Murray and passed on unanimous voice vote.

**4. OLD BUSINESS/NEW BUSINESS**

The revised ordinances for driveways and steps will be sent to the Township Committee for their review at the August 1<sup>st</sup> meeting.

Request was made to email all board members to see their availability for the scheduled August meeting.

Ms. Murray announced that Kristin Russell from Maser Consulting will be leaving and introduced Ray Liotta as her replacement as Planner to the Board.

## **PUBLIC HEARING - ROOM 107**

**1. STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETINGS ACT**

Ms. Murray called a public meeting of the Cranford Planning Board to order on July 18, 2018 at 8:06 PM. In Room 107 of the Municipal Building, 8 Springfield Avenue, Cranford, New Jersey. Ms. Lenahan announced this meeting is in compliance with the "Open Public Meetings Act" as adequate notice of this meeting has been provided by publishing of the Board's annual schedule of meetings in the Westfield Leader and the Star Ledger with the agenda specifying the time, place and matters to be heard having been posted on a bulletin Board in the Town Hall reserved for such announcements and the filing of said agenda with the Township Clerk of Cranford. Formal action may be taken at this meeting.

**2. FLAG SALUTE**

**3. ROLL CALL:**

**Members Present:**

Ms. Murray  
Ms. Anderson  
Dr. Chapman

Deputy Mayor Dooley  
Mayor Hannen  
Ms. Pedde  
Mr. Taylor

**Members Absent:**

Mr. Cossa  
Ms. Feder

**Alternates Present:**

Ms. Didzbalis

**Alternates Absent:**

Mr. Aschenbach

**Also present:**

Mark Rothman, Esquire; Kathy Lenahan, Administrator/Scribe, Bill Masol, Engineer

**Absent:**

Ron Johnson, Zoning Officer

**4. Application # PBA-17-00004- Continued**

**Hartz Mountain Industries**

**750 Walnut Avenue**

**Block: 541, Lot: 2, C-3 Zone**

**Applicant is seeking to rezone the subject property to eliminate the office and warehousing uses in favor of multi-family residential use (§136-13).**

Mr. James Rhatican appeared on behalf of the applicant. Stated this is a rezoning application and that they were before this Board in May of this year. Stated this is a concept plan not a site plan application. Described an overview of the testimony that his witness gave at the hearing in May.

Mr. Matthew McDonough appeared and was sworn in. His credentials were presented to the Board and after various questions by the Board to clarify his experience, he was accepted as an expert witness to give testimony as to the current status of the commercial office leasing market.

He testified to the following through questions posed by Mr. Rhatican:

Asked by Bank of America (BOA) to help find subtenants for space that they had vacated in 2004. He worked on a marketing campaign using flyers and brochures and worked with brokers on a regional basis also did an open house at the location. Was trying to sublease a total of 140,000 sq. ft. BOA was willing to subdivide the property. Stated that he started the campaign in 2004 and keep up the program through 2012. Did find two tenants: one was Trinitas Hospital for

about 28,000 sq. ft. and another tenant was Jagro for 4,000 sq. ft. of office space to supplement the industrial space they already had. Stated this space has limited windows and poor visibility. Stated that Trinitas has relocated to Commerce Park. Trinitas had a 10-year term beginning in 2005/2006. He is aware of the marketing efforts by Hartz for the BOA space through emails he received. Also sees advertisements that run in publications, real estate magazines and on line by CoStar. He is familiar with BOA space.

Stated he does do landlord work. Works with State Farm which has 400,000 sq. ft. in Parsippany and 350,000 sq. ft. on Park Ave in Florham Park for Normandy Real Estate Advisors. Also working with Lone Star Funds in Florham Park. Properties were traditional office buildings, and some were in foreclosure. Also has a listing in Hoboken for Toll Brothers which will be a 12-story mixed use tower; one story of retail, seven stories of office space and five stories of condos. Helping to find tenants. Stated office tenants are looking for open space, lots of light and close to amenities.

Stated that the 750 Walnut building has challenges due to current layout and limited window line which leaves a lot of dark space. It is also challenging for subdividing since a lot of the users would not have windows. Summit Bank wanted an operations center (data center) which then became BOA. Stated that to make more attractive to a tenant, they would need to create more windows, smaller floor plate; would not be conducive to one user due to lack of windows. Discussed adding amenities and would need a lot of people to keep those amenities moving. Rule of thumb is you need 300,000 sq. ft. of occupied office space to make any food service function. Food service and gyms are amenities that office users are looking for.

Stated that if BOA were to subdivide, they would need to modify and divide their mechanical systems for smaller users. The trend is office users moving to urban areas. M&M Mars is moving from Hackettstown to Newark to be closer to NYC. Also, Jet.Com moving from Morristown to Hoboken and feels trend will continue.

Stated that it is hard to justify the expenditures of building spec amenities before having tenants. He is familiar with Cranford office space and there is not much similar to 750 Walnut. There is one at 10 Commerce Drive like BOA with an industry feel. Has 80,000 sq. ft. and was owned by Mack-Cali. It is a reconversion of an industrial building. Had a gym in the building. Stated the state-wide vacancy rate is in high teens and the rate has been coming down with buildings being taken out of the market for other uses. He is familiar with the Cranford Business Park and has been the leasing agent there since 1995. For 10 years he was the leasing agent for 14 Commerce Drive and had an office there. Stated vacancy rate is in the low 20's which is higher than State average. Described net absorption as space that is leased vs. available space. Cranford Business Park has a negative absorption rate. He would not expect 750 Walnut to do a large rehab or construct a new office building based on those vacancy rates. Stated that \$50 per sq. ft. gross, would be the rent required to construct a new office building in the area and that Cranford Business Park is getting an average of \$23 to \$25 per sq. ft. Has not seen any spec offices in NJ since the early 2000's. Cranford Business Park has smaller users. Not surprised at lack of office users for 750 Walnut building.

Questions posed by the Board ascertained the following:

The State Farm building is in Parsippany and built as an office building with idea of being multi-tenant. 750 Walnut has a golf course and amenities adjacent, but the negative is that they have to get in their cars to get to those amenities. Class A space available in Hoboken is in the single digits. Buildings at Hartz Mountain are not Class A properties. Office market has been soft since 2000. Was soft during the entire time Mr. McDonough was marketing the BOA space. Cranford Office Park is not the same type of space as 750 Walnut. Average tenant in Commerce Drive is 5 to 6 thousand feet. They would need 50 tenants to fill the BOA space based on 5000 sq. ft. each. Within the last 30 days, Mr. McDonough accessed CoStar to get the data for the net absorption & vacancy rates. Does not use social media. BOA was his client from 2004 to 2012. Does not know why the tenant moved from 750 Walnut to Commerce Drive. Properties in Parsippany are asking \$30 sq. ft. and the other properties are \$29.50 sq. ft. and those spaces have been redeveloped. Before the amenities, the State Farm building was fully occupied, the Normandy Real Estate building was about \$27 per sq. ft. and Hudson Equities was \$29 per sq. ft. Of the 30 acres at 750 Walnut, he does not know what percentage is dedicated office space versus other uses. Aware that Public Service had space at 750 Walnut. Would not classified as Class A space. Was contacted about 60 days ago to be an expert witness for the applicant. His firm is the exclusive agent for the Toll Brothers project. Was not involved in the PSE&G discussions to purchase property at 750 Walnut. Would get mailings every 60 days or so about the 750 Walnut property. Stated he has also seen advertisements on CoStar for 750 Walnut. When he worked for BOA he tried to be as creative as possible trying to get different type of users. Stated the GSP is not a good road for trucks. There is one HVAC unit for BOA. Would need to make an investment in the property to make more rentable. Other than 21 Commerce Drive, has not advised any clients in Union County on redevelopment. Does not know when next trend may change, or when clients may be looking for office space. Suspects that move to urban areas will continue for another decade. Stated he is familiar with Bell Works in Holmdel and that Toll Brothers is developing several hundred residential units on the grounds. Basing testimony on what Toll Brothers has told him. Not aware of any subsidies or tax breaks for that project.

Mr. Rhatican asked Mr. McDonough his definition of Class A space.

Mr. McDonough stated it is the most desirable space, must have a certain amount of scale: 50,000 to 100,000 sq. ft., modern, and well located. Would be very difficult to turn the 750 Walnut space into Class A space. Has seen Hartz advertise and be willing to subdivide the 750 Walnut/BOA space. If trend were to reverse, would need to redevelop the property. Stated the space on Commerce Drive would fill up before 750 Walnut due to the floor plan.

Questions from Board to Mr. McDonough ascertained the following:

He is not sure if any of the space at Commerce Drive is Class A. Stated Class A space is subjective. Class C is similar to 750 Walnut; converted industrial building with limited windows. Not sure what price 750 Walnut is asking per sq. ft. Stated he is not their marketing agent and thought he was here to testify as to general conditions of the market.

Ms. Murray opened the application to the public for questions of the witness with the following appearing:

Mark Zucker – 19 Pershing Avenue – Read a description of Class B office space and asked if 750 Walnut fell within those perimeters. Asked if 750 Walnut were demolished and rebuilt as Class B space, would it be desirable.

Mr. McDonough stated that other than the transit piece, it would fall within the perimeters of Class B space. Stated that if you rebuilt the building and took pricing and construction out of the equation it might be desirable.

Mike McMahon – 11 Oneida Place – Asked if he has ever overseen a project of this size.

Mr. McDonough stated he has not.

Tom Roettker – 347 Union Avenue S, – Asked what the sq. ft. rent BOA was paying and if consideration was given to putting in a data center. Asked if it would require an investment to upgrade data center.

Mr. McDonough stated he did not know the sq. ft. rent and a data center was previously there, but the infrastructure was obsolete. Would require someone to do an upgrade of the system for it to be a data center again.

Don Smith – 21 Oneida Place – Asked about selling the 750 Walnut property.

Mr. McDoough stated that selling is not his expertise.

Rita LaBrutto – 104 Arlington Road – Asked if he knew about MetLife moving to Whippany. Asked about Hartz website from March of 2017 and Class A distribution space that was rented in Linden. Asked about Hartz filing tax appeals in 2007 and did he know that Hartz stated the highest and best use was 75% commercial and 25% warehouse.

Mr. McDonough stated that MetLife built a new building because specs of existing building did not meet with their requirements. Was not familiar with the space that was rented in Linden, that is industrial space and his field is office space. Stated he is not familiar with tax appeals.

Matt Standeven - 5 Bluff Street – Asked about running new lines to data center and about lighting of building, and the HVAC.

Mr. McDonough stated there is a lot of interior space that is far from the windows and it is not a modern looking building. Did not know about running new lines for a data center.

Board member asked about the existing data center infrastructure not being worth anything and if a data center wants windows.

Mr. McDonough stated that the building has old generators and HVAC units. Technology has changed, and data centers do not want window lines.

Susan Malanka – 4 Hemlock Circle – Asked if he was aware that Barclays invested \$10 million to upgrade facilities when they moved to Whippany from NYC.

Mr. McDonough stated he knew that Barclay's had moved.

Kimberly Goodwin – 7 Carolina Street – Asked if the broker representing 750 Walnut told them about upgrades they should make so that their property would be more desirable.

Mr. McDonough stated he does not know and that possibly Charlie Reese who already testified would know that.

Jay Cordaro - 301 Manor Avenue - Asked about a construction budget and if he is aware of leasing rate. Also asked about materials and if the BOA building in Summit is getting \$50 a sq. ft.

Mr. McDonough stated that to build a Class A office building you would need a lease rate of \$50 a sq. ft. and right now leasing rates are in the high 20's. Stated materials are steel and concrete, and the building in Summit is close to a train station and possible to the owner's home.

Board member asked how familiar Mr. McDonough is with the Summit market and if there is only one building there getting \$50 a sq. ft. Stated that is not accurate, that the market is \$46 to \$52 for Class A space in Summit.

Mr. McDonough stated they just hit that number.

Leroy Blowe – 20 wall St – Asked what he feels is good about the 750 Walnut building and why they should keep it.

Mr. McDonough stated that for office space it would be a huge challenge, but it is great real estate, a great location.

Jennifer Smolanoff – 303 So. Union Ave – Asked if Hartz Mountain has looked for tenants that they could build for and if he knew if there were any tenant complaints.

Mr. McDonough stated that everyone in industry knows they would build for a tenant, but you would need \$50 per sq. ft. for rent. Stated that \$50 is not achievable and he is not aware of complaints, but that he would not get the complaints.

Mark Zucker – 19 Pershing Ave – Asked what is the difference between putting amenities into a building before you have tenants and building an apartment complex before you have tenants.

Mr. McDonough – Stated there is large demand for apartments and that you cannot compare Cranford office market with Hoboken and Summit office market.

Don Smith – 21 Oneida Place - Asked if he found leasing difficult due to the Hartz Mountain application being before the Board. Asked if renters would shy away since they would be asked to leave if application is approved.

Mr. McDonough stated that if a tenant signed a lease they could not be asked to leave. Does not feel it has a negative effect on getting renters.

Board members asked follow up questions, which ascertained the following:  
Proximity to train station in Florham Park is about 1 mile. Cost to fit up a building to provide Class A office space is \$50 a sq. ft. General rule is \$50 gross a sq. ft. in order to support new construction. The landlord is paying about a year and a half worth of rent for the investment in the space. The better-quality the space, the more demand there is. There is not a factual basis for the \$50 per sq. ft., just a general rule of thumb. Cost of materials has gone up. Five years ago, would have been \$42 now \$50 to build out a space for a tenant.

Rita LaBrutto – 104 Arlington Road – Asked when the last time substantial improvements were made and if you keep up with a building, the better chance you will get better office tenants. Asked about comparison to other sites.

Mr. McDonough stated that BOA renovated their entire lobby in 2009. Stated you can't put so much money in that you can't recoup the investment. Stated common areas are kept very well and if a tenant comes in they would customized it to their needs. Not a function of price but functionality.

Mr. Rhatican asked what tenants are looking for in vacant space.

Mr. McDonough stated they are not looking at cosmetics. They expect all interior will be rebuilt, and he suspects Hartz would do that for the BOA space.

Frank Krause – 20 Pittsfield St – Asked about the rental cost of office space at \$50 per sq. ft. and how much rentable space is on the site.

Mr. McDonough stated that there are one or two cases where the rent is \$50 per sq. ft. but most space in NJ is somewhere in the 20's. Was not sure how much rentable space was on the 30 acres.

Board member asked what the factual basis is for the testimony that he suspects they would rebuild for a tenant.

Mr. McDonough stated that he has done over 20 deals with Hartz and they have done a build out every time. Stated it is the norm in the market.

Mr. Rhatican stated that Charlie Reese testified to that in May.

Board member asked Mr. McDonough if he read Mr. Reese's' testimony or watch the video tape. Also asked what his last experience was with Hartz at 750 Walnut offering allowances.

Mr. McDonough stated he did not read or view the tape. His answer is based on past experience. All his dealings were subleases with the tenant. He did not deal directly with Hartz. One of his dealings with Hartz was with Core Petroleum at 15 Exchange Place in Jersey City, leased 7000 sq. ft. and they contributed \$35 sq. ft. in 2014.

Jessica Orr – 7 Mitchell PI – Asked what the reasons were that BOA vacated the building. Also asked what price they were paying per sq. ft.

Mr. McDonough stated he was not told why they left but surmises that Summit Bank Corp. leased it as an operations center and Summit Bank was acquired by Fleet Bank. BOA bought Fleet and consolidated operations. Does not know the price they were paying per square foot.

Board member asked how many square feet is the BOA building. Asked what the square footage of the two-story building is and of the 30 acres how much of that would be the BOA space and what is the percentage.

Mr. McDonough stated he was charged with subleasing 140,000 sq. ft., which was not their entire unit. Stated that the two-story building is about 40,000 square feet of floor, about 80,000 sq. ft. total. Stated that BOA has about 250,000 sq. ft. and that parking must be calculated along with the building square footage. Stated entire site is maximized and also inherits the detention basins.

Bruce Englebaugh appeared and was sworn in. His credentials were presented to the Board and after various questions by the Board to clarify his experience, he was accepted as an expert witness in the field of architecture.

He testified to the following through questions posed by Mr. Rhatican:

Stated that the team along with the Planner determined the appropriate density of 30 units per acre. He was tasked with coming up with something with 30 units per acre that would look good and be complementary to the town. He prepared a concept, not a site plan. Described Exhibit A-1 as an aerial photo of the existing conditions and described the three existing roads. Stated they are looking to build in two phases. Described where the first phase of buildings would be located along with a clubhouse and that the warehouse in the back of property would stay. Described Exhibit A-3 as a concept site plan. Described the front portion as Building A and left side as Building B. Main entrance is opposite Behnert Place. Mitchell Place is to the left and Lexington Avenue is on the right. Described Building A as four stories tall with a wrapped deck. You can drive up the deck. There are two courtyards in the back. Building B is a modified E shape. This building is called a podium building, it puts all the parking on the ground level. Will have four levels of residential units. Green areas are courtyards. Stated these two styles will be used throughout the development. Third building is a clubhouse with a pool. Will have kitchenette, billiard room, fitness room, rest rooms and lockers. Described the breakdown of one and two-bedroom units in each of the buildings in Phase One and the amount of COAH units in each building for Phase One. Stated there will be 860 total parking spaces for Phase One.



Described Exhibit A-4 which shows Phases One & Two. Depicts Phase Two with the warehouse torn down. Building C is the podium style, same concept as Building B. Building D also a podium building. Building E is a wrapped deck style. Also shows a second clubhouse. Described the breakdown of one and two bedrooms for Phase Two and the COAH units for Phase Two. Stated the total number of units will be 905. Described Exhibit A-6 which is a prospective rendering and looking toward the entrance gives a 3-D image of Building A. Stated that building materials will be various shades of brick and cement board in different shades of grey. Is a contemporary façade. Stated they are targeting millennials and empty nesters.

Mr. Rhatican stated that the project would proceed in phases.

Questions from the Board ascertain the following:

Planner establishes the density. He looks at communities in the area and talks with architect who then comes up with a diagram with that number of units. Trying to maximum views of golf course. Architect's job is to prove it out with an attractive solution. Courtyards that face golf course have green space. Civil Engineer will testify to the percentage of open space at next meeting. This is the most cost-effective number of stories because they can be made of wood. There was not a height restriction. Architect drove around Cranford a little bit and drove to the site. Stated that the project compliments the Town because it is nice looking and will bring in a density that will generate revenue to the Town. Two phases are due to financial reasons and absorption. The intent is to build both phases. Traffic Engineer would be best person to answer questions on reasons for the entrances and exits for the project. Designed buildings to maximize all the available land. Was told to design for 30 units per acre. His office designed Cranford Crossing. Actual cement board is proposed. He will provide a list of buildings he has designed in Union County. Class of design of construction would have an NFPA13R sprinkler system. Code requires 13R. Stated ground level is concrete then will build wood on top for four stories. Similar to buildings in Edgewater. Phase One eliminates office space, but there is still a building in use in the back. Tried to capitalize on good views using the golf course. Tree line height along Walnut Avenue maybe 60 to 80 feet. Architect suggested the clubhouses and pools. Stated that the style of the buildings is what is trending right now. If feedback from the Board is that they want a more traditional look, they have no problem with that. Drove through the area and around Walnut Avenue but has no knowledge of the history of the area around 750 Walnut or the area known as Sunny Acres.

Ms. Murray opened the application to the public for questions of the witness with the following appearing:

Mark Zucker – 19 Pershing Avenue – Asked if architect read the Master Plan and how this project is consistent with the neighborhood. Asked about the sound impact coming from the project and where people will park since not enough spots in garage.

Mr. Englebaugh stated that he did not read the Master Plan and reiterated what his task was on this project. He was tasked with diagraming 30 units per acre. Stated there is surface parking and parking in multi-story garage. Feels the Traffic Engineer might be a better person to answer that question.

Tom Roettker – 347 Union Avenue S. – Asked about the warehouse that will remain thru Phase One and will the trucks be driving through the residential area. When project is completed what will the total square footage be.

Mr. Englebaugh stated that the truck traffic is restricted to a north driveway and that the Traffic Engineer can answer questions about the total sq. ft.

William Hulse – 41 Keith Jeffries Avenue – Asked about Phase One and traffic lights and how many stories will Building B have. Asked about the Fire Department and how many more people will this project bring to the Town and the impact of Phase One on Police and Fire Departments.

Mr. Englebaugh stated the Traffic Engineer can discuss the traffic lights and the Planner can talk about the amount of people the project will bring to the Town.

Marlena Schmid – 20 Georgia Street – Asked about the berm that exists now and what the view will look like for the people across the street and in the surrounding neighborhoods.

Mr. Englebaugh stated that the Landscape Architect would be able to provide information about the view to the neighborhoods. Stated that some of the berm may be taken down and that the Civil Engineer also could provide more information about the landscape and berm. Stated that he could do a rendering.

Board member asked what the purpose was for highlighting the green areas on the plan perimeter. Asked if the green represented existing trees or proposed trees. Asked about trees in back by Building D, which look like they are touching the building.

Mr. Englebaugh stated that he did his plan before the Engineer got involved. Green areas are both existing and proposed trees and that it is just a concept.

Mr. Rhatican stated that there is another sheet that will be testified to by the Civil Engineer that depicts the landscape. Stated this shows general area of where landscaping will be.

Board member asked if he rode around both sides of town and looked at the homes and the architecture. Stated there are some big beautiful Victorians and on south side there are different types of homes. Asked if he felt this project fits with the feel of the Town.

Mr. Englebaugh stated there are mostly single family detached low rise houses in area and that this is what the market is trending and can change the look.

Matt Standeven – 5 Bluff Street – Asked about the building and lot coverage. Asked about the concept and sustainable aspects.

Mr. Englebaugh stated the Engineer will have to answer about the coverage. Stated they tried to create courtyards to break down the size of the building and they are increasing the green areas.

Rita LaBrutto – 104 Arlington Road - Asked about projects he has done in Union County and other towns he has used this design in. Asked how high the trees will be if ridge is 66 feet high and about a school bus stop and assigned parking. Asked about “maximizing the views” and if a two-story office space does not maximize the views. Asked about the warehouse and their lease and about the berm.

Mr. Englebaugh stated he will provide a list of projects he has done and that he has done similar designs in Jersey City. Stated Landscape Architect would be able to answer questions about the height of trees and he can’t answer question about the bus stop or assigned parking. Could not answer about the warehouse or their lease. State they are trying to keep the buildings lower by Walnut Avenue. Civil Engineer could answer about the berm.

Rob Ramirez - 140 N. Michigan Avenue – Kenilworth – Asked about the two phases and is there a plan B if after Phase One the apartments are not selling. Asked about the noise from the warehouse in the back.

Mr. Englebaugh stated there is no plan B and that there is a parking deck which will act as a buffer. Trucks are going into back of building and that you will not see the warehouse.

Board member asked how trucks will be coming in and out before Phase Two.

Mr. Englebaugh stated there is a road on the north side by railroad tracks where truck traffic will be restricted.

Board member asked about the parameters that Hartz gave with respect to the 30 units per acre and is that how he come up the with four and five story buildings.

Board member asked if he was given other tasks or was it just the 30 units per acre.

Mr. Englebaugh confirmed that he was tasked with the 30 units per acre.

Ms. Collins – 72 Georgia Street, Clark – Asked about building a different area first and leaving more green space as a buffer.

Mr. Englebaugh stated they need to get revenue from the buildings and would not get enough revenue if they built other ones first.

Marlena Schmid - 20 Georgia St – Asked what is name of the street the truck traffic will go through.

Mr. Englebaugh stated the road only exists on paper and it does not have a name yet.

Jay Cordaro - 301 Manor Avenue – Asked about parking spaces being part of the task and if they need to add more parking spaces.

Mr. Englebaugh stated the parking is dictated by RSIS and if you added more parking it would take away from the green. Described the standards of RSIS.

Rita LaBrutto – 104 Arlington Rd – Asked about working with the Planner who was hired by Hartz, and if he knew that for every 1000 residents you need 8 acres of park space. Feels the Master Plan was ignored.

Mr. Englebaugh was not aware of the 8 acres of park space. Stated he was charged with coming up with a nice-looking project with 30 units per acre.

Lori Chang – 48 Clark St – Asked if he has seen the buildings on the site and how they could add more windows to make it a more rentable space.

Mr. Englebaugh stated he was not there to look at existing buildings.

Board member asked what changes in design standards would he make for an NFPA13 classification. Also asked if his firm is LEED certified. Asked if the architectural design of this project would conform to the Green Building Standards.

Mr. Englebaugh stated that code requires 13R which stands for residential. Described the standard for 13R. Stated they have people on their staff that are LEED certified and that any project can be LEED certified, you must meet their standards. Stated this project is easier to do because it is near mass transit.

Mr. Rhatican stated that these issues are not in the ordinance for a rezoning application, that they are site plan issues.

Board member asked if Mr. Englebaugh has had a project built with this density and how many stories.

Mr. Englebaugh stated yes, he has. Stated Cranford Crossing and the building in Hoboken could be 50 per acre. He can provide a list of what he has worked on.

Board member asked about ratios for the clubhouses, their layout and the scale. Asked about the COAH units.

Mr. Englebaugh stated the clubhouses were done in two phases. Stated that COAH stipulates the number of 1, 2, & 3-bedroom units. COAH requires a percentage of 3-bedroom units.

Board member asked where the COAH units will be in the complex.

Mr. Englebaugh stated they will be scattered.

Mr. Rhatican stated he has witnesses available for the August 1<sup>st</sup> meeting. Stated the Civil and Traffic engineers would be available.

**Public Portion:**

Mark Zucker – 19 Pershing Avenue – Appeared and was sworn in. Stated that the next two witnesses are critical people and that August 1<sup>st</sup> is a time when a lot of people will be on vacation. Ask the Board to consider postponing till September when more of the public can attend.

Mr. Rhatican stated they would defer the presentation to the end of the summer, but they can be here on August. 1<sup>st</sup>. Will let Board decide.

Joe Colangelo – 310 Prospect Avenue – Appeared and was sworn in. Stated that he has spoken before this Board before in favor of development but feels this project is not in line with most architecture in Cranford and feels the location is less than ideal. Does not fit with Cranford. Applicant has not taken time to get involved in what Cranford stands for and feels they should have read the entire Master Plan.

Tammy Elgin – 13 Pershing Avenue – Appeared and sworn in. Stated that Schering Plough built the berm to protect the neighborhood. Feels if it is going to be eliminated it will be huge and you will be able to see parking lots, buildings and people. Stated there are huge basins and is concerned about roof runoff, traffic and oil spillage. Concerned about the impact to schools. Not impressed with the façade schematic. Feels they did not look at Cranford. Cranford has a flavor in that area and people want to come to Cranford because it feels quaint.

No one else appeared and this portion of the hearing was closed with the matter referred back to the Board.

Kathleen Murray, Chairperson, stated the next meeting is scheduled for August 1<sup>st</sup> and ask Board Members if anyone is concerned with that date.

Discussion was held regarding August 1<sup>st</sup> date for the next Hartz meeting.

Motion was made by Deputy Mayor Dooley to continue with the August 1<sup>st</sup> meeting date, seconded by Mayor Hannen, with the following voting in favor of motion: Ms. Murray, Deputy Mayor Dooley, Mr. Taylor, Mayor Hannen, and Ms. Didzbalis.

Opposing motion was Ms. Anderson, Ms. Pedde, and Dr. Chapman.

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 12:06 P.M.

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Donna Pedde, Secretary