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AUDIO TRANSCRIPTION

Cranford Township Planning Board 11-30-2022

Special Meeting.

Wednesday, November 30, 2022

7:30 p.m.

Council Chambers of the Municipal Building

8 Springfield Avenue

Cranford, New Jersey

1 SPEAKER: On Wednesday, November 30th,
2 2022, at 7:30 p.m., Council Chambers of the
3 Municipal Building, 8 Springfield Avenue,
4 Cranford, New Jersey.

5 This meeting is in compliance with the Open
6 Public Meetings Act as adequate notice of this
7 meeting has been provided to the West Field
8 (phonetic) leader of the Star Ledger with the
9 agenda specified, and the time, place and matters
10 to be heard, having been posted on the bulletin
11 board in the town hall reserved for such
12 announcements. And the following (inaudible)
13 agenda with the township clerk of Cranford.

14 Formal action may be taken at this meeting.
15 May we rise for the pledge of allegiance.

16 (Pledge of allegiance.)

17 SPEAKER: Roll call please.

18 THE CLERK: Mr. Pistol?

19 MR. PISTOL: Here.

20 THE CLERK: Mr. Leber?

21 MR. LEBER: Here.

22 THE CLERK: Mr. Taylor?

23 MR. TAYLOR: Here.

24 THE CLERK: Ms. Sen?

25 MS. SEN: Here.

1 THE CLERK: Ms. Rappa?

2 MS. RAPPA: Here.

3 THE CLERK: Mayor Prunty?

4 MAYOR PRUNTY: Here.

5 THE CLERK: Ms. Pedde?

6 SPEAKER: Here.

7 THE CLERK: Mr. Nordelo?

8 MR. NORDELO: Here.

9 THE CLERK: Mr. Drill?

10 MR. DRILL: Here.

11 THE CLERK: Ms. Durman? (Phonetic).

12 MS. DURMAN: Here.

13 THE CLERK: Mr. Dickerson.

14 SPEAKER: Here.

15 THE CLERK: Is Mr. Rashad here? No, he's
16 not. And let the record show Ms. Kellett,
17 Mr. Dallas and Deputy Mayor Gareis are absent this
18 evening.

19 SPEAKER: Thank you. And prior to reading
20 for the application tonight, the attorney has an
21 announcement.

22 MR. DRILL: So the application listed
23 second on the agenda, which is application
24 DB22003, which was continued from October 12th,
25 2022, which is the 201 Walnut Avenue application,

1 that application is going to be continued at the
2 request of the applicant to the Board's December
3 7, 2022 meeting, without need for further notice.

4 So if there's anyone here in the public on
5 the 201 Walnut Avenue application, that's going to
6 be continued without need for further notice to
7 December 7.

8 Now, they might not go on December 7,
9 because it depends on what the application that's
10 going to be heard tonight, if that finishes
11 tonight, then 201 Walnut will go on December 7.
12 If it doesn't, and this first application gets
13 continued to December 7, then we'll have to see
14 what happens with respect to 201 Walnut.

15 MR. CHAIRMAN: Thank you, Mr. Drill.

16 So tonight we're considering application
17 number PB-22-002, continued from September 21st,
18 2022. The applicant being Hartz Mountain
19 Industries Incorporated, 750 Walnut Avenue, block
20 541, lot two.

21 The applicant in this matter is seeking
22 preliminary and final major subdivision,
23 preliminary and final major site plan residential
24 and preliminary and final major site plan
25 non-residential approval.

1 Mr. Ken Smith? (Phonetic).

2 SPEAKER: Thank you very, Mr. Chairman.
3 Members of the Board. Henry Ken Smith, Fox
4 Rothschild, (phonetic) on behalf of the applicant
5 preliminary.

6 As you stated, Mr. Chairman, we were last
7 in front of the Board on the 21st. At that
8 meeting, the (inaudible) traffic consultant, Mr.
9 Shed (phonetic) completed his public questioning,
10 and then I recalled Mr. Chaplain, (phonetic) our
11 engineer, who introduced exhibits relative to the
12 sidewalk, what would happen if the basketball
13 court were eliminated.

14 And at that juncture, then we are at the
15 point where Mr. Chaplain is subject to public
16 questioning.

17 So I would like to call Mr. Chaplain and
18 remind him that he is under oath.

19 SPEAKER: And they don't have their regular
20 court stenographer here, so we're going off -- we
21 have video and audio, but let's try to speak a
22 little slower than usual, because someone is going
23 to have to make a transcript from this, and it's
24 going to be a lot easier for that people if the
25 people are talking slowly.

1 SPEAKER: Agree.

2 SPEAKER: So just confirm for the record,
3 Mr. Chaplain, that you are still under oath?

4 MR. CHAPLAIN: Confirmed. (Inaudible).

5 SPEAKER: Yes. And then I do have just two
6 questions: Question one, did you review the
7 report that had been submitted to this board by
8 the Board of Professionals, Mr. Dickerson's
9 report, which is dated November --

10 SPEAKER: 4th.

11 SPEAKER: -- 4th. And then Mr. Durman's
12 (phonetic) report dated November 21st?

13 MR. CHAPLAIN: Yes, I have.

14 SPEAKER: And are there any issues relative
15 to compliance with the recommendations made by
16 each of the professionals in their reports on
17 units planned submission? (Phonetic).

18 MR. CHAPLAIN: No, they're are not.

19 SPEAKER: Okay. (Inaudible) November 4 was
20 Mr. Dickerson's report and November --

21 SPEAKER: 21.

22 SPEAKER: Was Jackie (inaudible) --

23 SPEAKER: (Inaudible).

24 SPEAKER: Yes.

25 SPEAKER: But at this junction then,

1 Mr. Chaplain is open to the public board to
2 anybody's question.

3 SPEAKER: Thank you, (inaudible).

4 SPEAKER: (Inaudible).

5 SPEAKER: Do the Board members have any
6 questions of this witness?

7 FEMALE SPEAKER: I apologize if -- if I
8 have the incorrect expert, but my understanding is
9 that you are not involved in the community impact
10 statement?

11 SPEAKER: No, that would be our planner,
12 Mr. Hughes, who will the (inaudible) tonight, if
13 we get to it.

14 FEMALE SPEAKER: Okay. And then were you
15 the expert testifying about the sidewalk
16 expansion?

17 MR. CHAPLAIN: Yes. It was a combination
18 of me and Mr. Sutler. (Phonetic).

19 FEMALE SPEAKER: Okay.

20 SPEAKER: And speak louder please.

21 MR. CHAPLAIN: I apologize.

22 FEMALE SPEAKER: And could you confirm what
23 areas Hartz Mountain is willing expand the
24 sidewalk and what areas they're not?

25 I think I remember thinking it was Exhibit

1 State 7 and 8, the pictures where there is no
2 buffer between the sidewalk and the road --

3 SPEAKER: I think (inaudible) Exhibit A-16
4 was -- my notes say is a sidewalk expansion
5 exhibit. Exhibit A-17, sidewalk expansion,
6 exhibit.

7 Are those --

8 FEMALE SPEAKER: I think it was an actual
9 picture that I think was seven and eight. And the
10 picture showed that there was no buffer between
11 the sidewalk that currently exists, and the road,
12 and I wanted to see if those specific areas were
13 to have a sidewalk expansion or if they would be
14 kept the same?

15 SPEAKER: Okay. Ms. Sen, I am showing you
16 what was marked as A-16 --

17 SPEAKER: She's asking Exhibit -- what did
18 you say?

19 FEMALE SPEAKER: I think it was Exhibit 7
20 and 8. That was the number. And it was one of
21 the photos. And what it is, it's like -- it's
22 exactly like the sidewalk ends at the road. So
23 there's no sidewalk and grass buffer, it's just
24 sidewalk-road.

25 And I believe it was 7 and 8, Mr. Ken

1 Smith. Eight is behind 14, I believe.

2 SPEAKER: 8 (inaudible.)

3 FEMALE SPEAKER: But I have that as signal
4 improvements.

5 SPEAKER: Is it -- is that the one I -- is
6 it the one on the (inaudible) currently? The
7 one -- I don't know if you can see --

8 SPEAKER: Let me see --

9 SPEAKER: (Inaudible) photo 7 and 8 of
10 Walnut (inaudible) under the --

11 SPEAKER: Oh, oh, (inaudible) --

12 SPEAKER: That's where --

13 SPEAKER: (Inaudible) what we are referring
14 to, this had the exhibit which is marked A -- this
15 one is A-9. And then there's another (inaudible)
16 --

17 FEMALE SPEAKER: Right. The one with the
18 seven and eight. Yeah, I looked -- I'm seeing it
19 right now --

20 SPEAKER: (Inaudible) one, two, three,
21 four --

22 SPEAKER: Stop for a second. So you're
23 asking about photos seven and eight?

24 FEMALE SPEAKER: Seven and eight, yes.

25 SPEAKER: Oh --

1 SPEAKER: (Inaudible) so this is -- this
2 was the exhibit, you're referring to photo seven
3 and eight.

4 FEMALE SPEAKER: Yes.

5 SPEAKER: Which Exhibit -- the exhibit
6 number?

7 SPEAKER: Exhibit A-9 and it's A-9-C, dated
8 August 17.

9 SPEAKER: A-9-C. Hold on.

10 SPEAKER: August 17th.

11 SPEAKER: A-9-C.

12 SPEAKER: If you could repeat the question.

13 FEMALE SPEAKER: So focusing your attention
14 on photo seven and photo number eight, I guess, of
15 Exhibit A-9-C; are those two pictures -- is it
16 expected to expand the sidewalk in those two
17 areas?

18 MR. CHAPLAIN: No. I think what we were
19 trying to show with these pictures is that, it
20 just -- it's very challenging and difficult to
21 expand the sidewalk, because of the steep slope
22 and vegetation directly behind the sidewalk.

23 So most of the sidewalk is being replaced
24 and widened, but this is one of those areas where
25 it's just extremely challenging.

1 SPEAKER: Okay. So photo seven and eight,
2 specifically, are not being expanded in any way,
3 and Hartz Mountain has absolutely no intention of
4 expanding it?

5 MR. CHAPLAIN: That's correct.

6 FEMALE SPEAKER: And do you know the
7 current width of those sidewalks in those areas?

8 MR. CHAPLAIN: I believe it's 4'.

9 SPEAKER: You believe it's what?

10 MR. CHAPLAIN: 4'.

11 FEMALE SPEAKER: 4'.

12 And do you know if there is any other areas
13 of the sidewalk that have -- that go from sidewalk
14 straight to street, meaning no buffer in between?

15 MR. CHAPLAIN: So the photos that are on
16 the exhibit, pretty much go across the entire
17 stretch. So you -- you can see in the --

18 SPEAKER: (Inaudible) speak right into the
19 mic. You have to talk louder.

20 MR. CHAPLAIN: Okay. The photos that are
21 on the exhibit, photos one through eight, they're
22 pretty much taken throughout the entire frontage
23 of the property. So you'll -- you'll see that
24 there is a landscape buffer that goes down most of
25 the property. The only place where it doesn't is

1 at this northern end of the property where the
2 grades change and you have that steep slope
3 condition behind the sidewalk.

4 FEMALE SPEAKER: Okay. So you said the
5 width of the sidewalk in photo seven and eight is
6 4'.

7 Do you know the length at which the
8 sidewalk goes straight into the street and there
9 is no buffer?

10 MR. CHAPLAIN: The length of that sidewalk?
11 Like from (inaudible) --

12 SPEAKER: If it's 4' wide, how long --
13 what's the lineal footage of the 4' sidewalk?
14 That's the question --

15 FEMALE SPEAKER: Yes. Yes. I'm just
16 wondering, are we talking about a mile of sidewalk
17 that has absolutely no buffer or are we talking
18 5"? 100'? Do we have an estimate?

19 MR. CHAPLAIN: Yeah. Let me just see here.
20 It's 40-scale -- it's probably over -- between --
21 somewhere between two- and 300'.

22 FEMALE SPEAKER: I couldn't hear you.

23 MR. CHAPLAIN: Two and 300'.

24 FEMALE SPEAKER: 200 and --

25 MR. CHAPLAIN: 300.

1 SPEAKER: Two to 300'.

2 So you're saying -- is that blue area all
3 that area that you're talking about?

4 MR. CHAPLAIN: Yes. That's correct.

5 FEMALE SPEAKER: And has it been measured
6 or you're just estimating.

7 MR. CHAPLAIN: I'm just estimating.

8 FEMALE SPEAKER: So two to 300' of just
9 sidewalk that goes straight into the street?

10 MR. CHAPLAIN: Correct. It's right when
11 that slope starts; so you can, based on the
12 topography of the map, when that slope starts,
13 that's where we have that condition.

14 FEMALE SPEAKER: And what are the reasons
15 for not expending that sidewalk in that particular
16 area?

17 MR. CHAPLAIN: Because it -- there's steep
18 slopes, like we're talking 33-percent slopes and
19 then heavy vegetation behind it.

20 So there would need to be a lot of
21 excavation and soil movement, a lot of tree
22 removal, a lot of buffer that we have to the
23 commercial site would need to be removed to be
24 able to expand the sidewalk in that area.

25 FEMALE SPEAKER: And if that is the case,

1 that you have higher elevation or just -- is that
2 harder for a person to walk on that sidewalk or is
3 it a flat sidewalk?

4 MR. CHAPLAIN: I'm sorry. Could you
5 rephrase the (inaudible) --

6 SPEAKER: She wants to know, is the
7 sidewalk itself sloped there or is the sidewalk
8 flat? The 4' wide existing sidewalk, correct?

9 FEMALE SPEAKER: Yes, in photos seven and
10 eight.

11 MR. CHAPLAIN: So the sidewalk is sloped
12 like parallel to the road, so there is -- I
13 wouldn't say a steep slope necessarily. The steep
14 slope is in the other direction.

15 SPEAKER: (Inaudible) listen, she wants to
16 know the sidewalk itself, if there's a slope on
17 it, she's going to ask you what would you estimate
18 the slope to be on it?

19 MR. CHAPLAIN: In what direction?

20 SPEAKER: What's the slope of the sidewalk
21 itself?

22 SPEAKER: Right.

23 MR. CHAPLAIN: From north to south or east
24 or west?

25 SPEAKER: Is there --

1 (Talking simultaneously.)

2 SPEAKER: -- the sidewalk itself --

3 SPEAKER: He's -- he's right. It's two
4 directions.

5 SPEAKER: I understand --

6 SPEAKER: So he's right.

7 SPEAKER: No. No. No. What she's asking
8 is, it's (inaudible) --

9 (Talking simultaneously.)

10 SPEAKER: The engineer is right.

11 SPEAKER: Does it slope towards the street
12 or away from the street, or is it flat in
13 comparison to the street?

14 MR. CHAPLAIN: It's the same -- it's going
15 to follow the street; so it has the same
16 topography as the street.

17 SPEAKER: (Inaudible) you're an engineer,
18 do you know (inaudible) --

19 FEMALE SPEAKER: So I'll give you my
20 concern. All right. Obviously, I have children,
21 if I'm walking with my children and it's 4', 4'
22 barely hits a double stroller, right?

23 So if you're saying that there's a slope
24 that you can't expand the sidewalk, then I'm
25 curious, well, is the sidewalk flat?

1 If it's -- if the sidewalk is very
2 difficult to access, 4' is less reasonable. Also,
3 you know, if you're walking in heels, are you
4 going to trip? You know, I mean, these are -- you
5 know, basic questions about the sidewalk.

6 MR. CHAPLAIN: I understand now. The
7 sidewalk is flat. The slope starts after the
8 sidewalk ends, so it's flat.

9 FEMALE SPEAKER: So it's at the street or
10 the slope is after the sidewalk?

11 MR. CHAPLAIN: After the sidewalk.

12 FEMALE SPEAKER: And so you're saying
13 there's no possible expansion whatsoever of the
14 sidewalk because there's a slope?

15 MR. CHAPLAIN: Correct. And if you just --
16 I know I'm zooming in, I don't know if you can
17 visualize it, but if you refer to the photo in the
18 exhibit, you'll see that the sidewalk is flat and
19 then right where the sidewalk ends, you have a
20 very steep slope with a lot of vegetation.

21 And I can tell you just -- just for some
22 reference, you know, the grade change in some of
23 that area may be as high as 10 to 15'. So it's
24 basically a -- a ridge.

25 FEMALE SPEAKER: Okay. And of the areas

1 that you are willing to expand, are you willing to
2 expand from 4' to -- I think, what is it the nine
3 or 8' requirement?

4 MR. CHAPLAIN: It was the 6' that we
5 agreed, because I think what we were trying to do
6 is keep the landscape strip. There's trees and --

7 SPEAKER: So -- so does the plan have 6'?
8 I thought it was 8'.

9 MR. CHAPLAIN: No. The plan has 6'. So
10 it's -- that's what we testified to.

11 FEMALE SPEAKER: So (inaudible) plans have
12 expand to 6'?

13 MR. CHAPLAIN: That's what was agreed upon.

14 SPEAKER: Which plan? She's not asking
15 about the site plan, she's asking about the
16 redevelopment plan; what's required by the
17 redevelopment plan, how many feet?

18 MR. CHAPLAIN: 8'.

19 SPEAKER: 8'.

20 FEMALE SPEAKER: 8'.

21 SPEAKER: What do you show on the site
22 plan?

23 MR. CHAPLAIN: 6'.

24 SPEAKER: He was mixing up the plan --
25 (Talking simultaneously.)

1 FEMALE SPEAKER: So, basically, you are
2 asking for a variance for all of the sidewalks
3 because you cannot commit to the 8' sidewalk
4 requirement of the plan, the redevelopment plan;
5 is that correct?

6 MR. CHAPLAIN: Yes, that's correct.

7 FEMALE SPEAKER: And in the areas that you
8 are willing to expand, all be it limited, you are
9 willing only to expand them to 6' and you are
10 asking for a variance of those 2' in the select
11 areas that are -- that you are willing to expand
12 the sidewalk; is that correct?

13 MR. CHAPLAIN: That's correct. But I'll --

14 FEMALE SPEAKER: Counsel is saying yet.

15 MR. CHAPLAIN: But I have the caveat, the
16 majority of sidewalk is being replaced. It's not
17 limited. So -- yeah.

18 SPEAKER: So let's get -- if -- there's two
19 to 300 lineal feet of 4' wide sidewalk that's
20 supposed to stay 4', correct?

21 MR. CHAPLAIN: I'm sorry. Can you repeat
22 that?

23 SPEAKER: I won't to confirm: Your
24 testimony is that there's 200 to 300 lineal feet
25 of 4' wide sidewalk that's proposed to stay 4'; is

1 that correct?

2 MR. CHAPLAIN: I have the exact numbers, so
3 I want to clarify it.

4 SPEAKER: (Inaudible) --
5 (Talking simultaneously.)

6 MR. CHAPLAIN: There's 1268 lineal feet of
7 sidewalk replacement. There's 785 lineal feet
8 total sidewalk to remain.

9 Now, the two to 300 number was at the
10 northernmost portion of the property, but there is
11 another portion at the southern end, which is what
12 adds up to the 785.

13 So 62 percent of the sidewalk is being
14 replaced and widened.

15 SPEAKER: 62 percent of the sidewalk is
16 going to be widened to 6', and that means 38
17 percent of the sidewalk is going to remain at 4';
18 is that correct?

19 MR. CHAPLAIN: Yes.

20 SPEAKER: And, again, just because I'm not
21 hearing you, give me the lineal footage -- the 62
22 percent, did you say 1,250 lineal feet?

23 MR. CHAPLAIN: 1,268.

24 SPEAKER: And 1,268 lineal feet and the 38
25 percent of the sidewalk that's going to be

1 proposed to be remaining at 4' wide, is 700 what?

2 MR. CHAPLAIN: 85.

3 SPEAKER: 785 lineal feet.

4 FEMALE SPEAKER: Thank you.

5 MR. CHAPLAIN: Is that (inaudible) any more
6 questions or are we (inaudible)?

7 SPEAKER: I'll switch gears to lighting.

8 On the parking area for the warehouse,
9 truck parking, loading dock bays, I know you meet
10 the code requirement for 1 1/2 foot candles, a
11 minimum light in the center of the asphalt.

12 My personal opinion, as an engineer, is
13 that that's too bright. And even though you meet
14 the -- the code, and that's what we called for,
15 it's just I -- I think that it's, in general, too
16 bright overall for the site -- for that parking
17 lot doesn't need to have lighting of 1.50 foot
18 candles minimum in the center, because you're
19 going to overlap and you're going to have lots of
20 other bright areas throughout that site.

21 In general, 0.5 is the minimum where you
22 can safely see and -- and get to a car, get to
23 a -- to walk through the lot.

24 What is your opinion in terms of the -- of
25 that as a minimum for this site?

1 MR. CHAPLAIN: Well, I think you're talking
2 about a very specific area within the truck
3 loading area that is pretty isolated on-site,
4 that's not really visible. It's going to be,
5 obviously, blocked by the buildings.

6 So I think that difference -- as much as --
7 I hear what you're saying, I'm not sure it's
8 really going to be noticed by the outside world.
9 I think if anything, it will just be beneficial to
10 the truck drivers are using that specific area.

11 SPEAKER: And so -- I mean, look at -- I'm
12 just using Birchwood as an example --

13 SPEAKER: Before you do that, I just want
14 to make sure I understand: The lighting plan,
15 you're saying, meets the ordinance --

16 MR. CHAPLAIN: Correct.

17 SPEAKER: -- you believe the (inaudible)
18 meets the ordinance, it's too bright; so you're
19 basically asking them if they would apply for
20 relief to make it --

21 MR. CHAPLAIN: Well --

22 (Talking simultaneously.)

23 SPEAKER: -- (inaudible) ordinance
24 required?

25 SPEAKER: First I wanted to hear his

1 opinion.

2 SPEAKER: No, that's why I waited to ask
3 the question. I heard --

4 SPEAKER: (Inaudible) --

5 SPEAKER: -- to see, because I'm -- I'm
6 more worried about the look -- Birch -- Birchwood,
7 you can see when you've driving up the road kind
8 of the glow of the open parking areas of that
9 site.

10 And so I'm thinking of what this site would
11 look like from Walnut Avenue, in terms of at night
12 when those lights are on, how much of a glow is
13 going to be emanating from the industrial side of
14 -- of this property.

15 MR. CHAPLAIN: Yeah. I mean, all the
16 lights are down lit and there is a lot of
17 vegetation that exists, you know, along Walnut
18 Avenue that we're adding to as well. A lot of it
19 is mature, that's 40-50' high.

20 I don't expect there to be that kind of
21 glow that you're mentioning for the other project
22 on this project. And I don't know if going from
23 1.5 to 0.5 would even make a difference, even it
24 -- if it were to. You still have the lights at
25 the same locations that we need to light the

1 truck, you know, circulation area.

2 SPEAKER: All right. Thank you.

3 FEMALE SPEAKER: You're only questioning on
4 the commercial portion, not the (inaudible) --

5 MR. CHAPLAIN: Correct. Correct.

6 SPEAKER: So if there are no other
7 questions (inaudible) --

8 SPEAKER: (Inaudible) what -- what would
9 the effect of those lights be on the residential
10 side of the development?

11 MR. CHAPLAIN: So, again, the building --
12 if the buildings are facing each other -- the
13 buildings are facing each other, so those lights
14 are not visible to the residential.

15 SPEAKER: (Inaudible).

16 SPEAKER: Mr. Davidson, (phonetic) are
17 there any outstanding (inaudible) --

18 SPEAKER: (Inaudible) a microphone for --
19 thank you.

20 SPEAKER: Certainly. (Inaudible).

21 SPEAKER: Go ahead and turn it on.

22 SPEAKER: It is on, but --

23 SPEAKER: It's on?

24 SPEAKER: Apparently, it is.

25 FEMALE SPEAKER: No, it is.

1 SPEAKER: It is?

2 FEMALE SPEAKER: Uh-huh.

3 SPEAKER: Okay. Excellent.

4 So I'm just going to go through my letter
5 here on the items that I just want to flag. And
6 just a quick -- quick -- so he's -- as I
7 understand it, he's testified that they're willing
8 to make every single change you asked for in your
9 memo, you --

10 MR. CHAPLAIN: That is correct. There were
11 a few items in my letter where I was asking for
12 some clarification.

13 SPEAKER: Okay. Got it.

14 MR. CHAPLAIN: And I was --

15 (Talking simultaneously.)

16 SPEAKER: (Inaudible) I got.

17 (Talking simultaneously.)

18 SPEAKER: No. No. No. I got it.

19 MR. CHAPLAIN: And I actually did
20 appreciate that; so -- to save me from going
21 through the --

22 SPEAKER: The whole thing.

23 MR. CHAPLAIN: Yes.

24 SPEAKER: Right.

25 SPEAKER: That's what I was afraid you were

1 about to do. Yeah.

2 SPEAKER: Well, I want to be thorough.

3 SPEAKER: (Inaudible) to everything --

4 SPEAKER: I understand.

5 SPEAKER: No --

6 SPEAKER: Can you refer to the page number
7 so everyone can follow (inaudible) -- thank you.

8 SPEAKER: Certainly. So I am -- look, this
9 is my letter dated November 4th. And looking at
10 Page 10, and comment number nine, I just wanted
11 some clarification on the landscape screening,
12 because I saw there was additional landscaping,
13 which we appreciate; but I noticed a lot of it
14 didn't appear to be evergreen.

15 So I just want to know, will there be
16 sufficient landscaping provided from the
17 commercial to Walnut?

18 MR. CHAPLAIN: Yes. We'll provide more
19 evergreens in that area to do that.

20 SPEAKER: So, again, for my purposes, if
21 the Board hypothetically were to be -- get to the
22 point where they're in favor of granting approval,
23 what, in your opinion, Mr. Dickerson, would the
24 conditions say for this item nine? Add
25 landscaping to satisfaction of board planning

1 expert?

2 SPEAKER: That's correct.

3 SPEAKER: Does that sound good to you?

4 SPEAKER: Yes, it does.

5 SPEAKER: Okay. Go to Page 12 -- actually,
6 you know what, we don't have to go Page 12,
7 because that comment reflects also the comment I
8 just asked. So --

9 SPEAKER: Great.

10 SPEAKER: -- we can skip. And now, going
11 to number 29 -- and just to clarify, I noticed
12 that the bicycle rack in the (inaudible) plans was
13 removed. I'm assuming then that the arterial bike
14 rack will be used throughout?

15 SPEAKER: That is correct.

16 SPEAKER: And the reason I'm bringing this
17 up is, as part of the redevelopment plan, the
18 Board has -- there's a provision written in the
19 redevelopment plan that states that the Board
20 shall decide whether or not the design is
21 appropriate or if they have any comments.

22 So I just want to direct your attention to
23 that bicycle rack in the arterial plans, and if
24 anyone has any comments --

25 SPEAKER: And so for -- again, my purposes,

1 what is an arterial design of a bike rack?

2 SPEAKER: It is the -- the landscape
3 architects who provided plans; so Arterial is the
4 company that --

5 SPEAKER: So is the bike rack shown on that
6 set of plans?

7 SPEAKER: In that -- yeah. That design
8 detail is the bike rack that is going to be used
9 in the residential component, the commercial
10 component and if there's any bicycle racks in the
11 publicly -- privately owned public open space.

12 SPEAKER: So the bicycle rack -- unless the
13 Board feels differently, the bicycle rack --

14 SPEAKER: (Inaudible) have any comments on
15 that bicycle rack? The way (inaudible)
16 redevelopment plan is written, you should chime in
17 now. (Inaudible) --

18 (Talking simultaneously.)

19 SPEAKER: (Inaudible) by now, I mean --

20 SPEAKER: Yeah. Yeah. Yeah. Unless we
21 hear something differently, the condition would be
22 the bicycle rack shall be as shown on the Arterial
23 design.

24 SPEAKER: That's correct.

25 SPEAKER: I don't hear anything. Let's go

1 to your next clarification.

2 SPEAKER: Let's see -- and my questions
3 concerning screening have been addressed; so I'm
4 just going to skip past those.

5 SPEAKER: Okay. When you say they've been
6 addressed, go past them; tell me which ones you're
7 going past. 31?

8 SPEAKER: 31 I'm going past. That is
9 correct.

10 SPEAKER: Okay. How about 32?

11 SPEAKER: That is -- oh, yeah, we -- that
12 would be something I'm assuming that they've
13 agreed to --

14 SPEAKER: They agreed?

15 SPEAKER: Yep. And I believe that
16 concludes my comments.

17 SPEAKER: Thank you. Ms. Durman, we have a
18 report for you, dated November 21st. I just want
19 to see if there is any outstanding questions based
20 on that for the (inaudible).

21 FEMALE SPEAKER: Is -- is this on?

22 SPEAKER: Yeah.

23 FEMALE SPEAKER: All right. John, you can
24 hear me, right?

25 SPEAKER: Yes.

1 FEMALE SPEAKER: Okay. Good. So I want to
2 thank their team for really cleaning up the plans
3 and addressing most of our comments. Especially
4 from the stormwater side. They really did listen
5 to what you were saying. They took out the
6 basketball court, added more stormwater retention.

7 They've gone through each of this -- kind
8 of 12-page letter, which I -- I appreciate, you
9 know. So there's only really one item that we
10 would like to talk about.

11 I didn't remember this from the meeting --

12 SPEAKER: (Inaudible) page what? Item
13 what?

14 FEMALE SPEAKER: Page 4, 13-B.

15 SPEAKER: (Inaudible) before we head to
16 specific comment, I know that (inaudible) and the
17 basketball court, you're putting an additional
18 storm basin. And for the purposes of this
19 community, obviously stormwater (inaudible) is
20 extremely important.

21 Can you just talk about the -- very
22 quickly, the benefit that that will provide in
23 terms of stormwater management, the addition of
24 (inaudible) basin?

25 MR. CHAPLAIN: Sure. It just provides

1 storage; so -- you know, quantity control where
2 they'll further reduce peak flow rates, you know,
3 for the 210 (inaudible) storm events. Water
4 quality, obviously, is -- is improved and
5 groundwater will recharge as well.

6 So all the requirements of -- of the State
7 and town, you know, are further met with the
8 addition of this basin.

9 SPEAKER: I (inaudible) thought that be
10 important noted.

11 SPEAKER: Thank you, sir.

12 FEMALE SPEAKER: So the only question we
13 had was 13-B, which is a connection -- a sidewalk
14 and crosswalk connection between the warehouse,
15 the industrial track, and the residential track.
16 I didn't remember whether that was a requirement
17 or not, or whether that was requested. I wanted
18 to see how the Board felt about that connection --

19 SPEAKER: What page are we on?

20 FEMALE SPEAKER: -- (inaudible) that's
21 needed?

22 SPEAKER: Page 4, item 13, B as in boy.

23 SPEAKER: Thank you.

24 MR. CHAPLAIN: So just to kind of clarify:
25 This is a connection from the commercial building

1 to the park. So, essentially, if an employee
2 wanted to, on their lunch break, go use the park,
3 there would be a direct connection instead of
4 walking around on Walnut and enter the park the
5 other way.

6 That being said, it provides a connection
7 from the park to the warehouse, so -- yeah, I
8 don't think we have a preference either way.

9 SPEAKER: So the need is that there's just
10 a connection --

11 SPEAKER: What's the need -- I think she's
12 asking the need rationale for this connection.

13 MR. CHAPLAIN: It -- it's a connection for
14 -- for employees really of the commercial site to
15 be able to use the park.

16 SPEAKER: Okay.

17 SPEAKER: Okay.

18 FEMALE SPEAKER: My -- (inaudible) --

19 (Talking simultaneously.)

20 SPEAKER: Let me ask Jackie and Nick: Does
21 that need any relief? I mean, if it's (inaudible)
22 if the Board can say they like it, they don't like
23 it (inaudible) --

24 (Talking simultaneously.)

25 SPEAKER: No.

1 SPEAKER: -- is there any relief,
2 (inaudible) -- for example, eliminating the
3 basketball court required a C variance, it's going
4 to be C-2 variance, (inaudible) just gave the
5 benefits of having a stormwater (inaudible) there
6 instead of a basketball court and not having the
7 noise.

8 So this is just a -- it doesn't violate any
9 other requirements for buffering or anything like
10 that, correct?

11 FEMALE SPEAKER: I don't -- we don't
12 believe so.

13 SPEAKER: Okay.

14 FEMALE SPEAKER: My -- really, the only --
15 my concern was being a mom myself, I don't know if
16 you want the little kids to access the warehouse
17 area of the park.

18 SPEAKER: (Inaudible) you're saying it's a
19 two-way street, it's not one way --

20 FEMALE SPEAKER: Right. Right. It's great
21 one way, but what about the other way when there's
22 nobody is there. So it's really -- I just wanted
23 to bring that to everyone -- -

24 SPEAKER: (Inaudible) it's something --
25 it's a good point, something the Board should

1 consider.

2 SPEAKER: I don't have a problem with it,
3 because it's the front, it's not in the loading --
4 loading area.

5 SPEAKER: Why don't we (inaudible) poll
6 everybody and see what people think about it?

7 SPEAKER: I'm concerned about it if you're
8 talking about having huge trucks in the area, in
9 the commercial area, and having little kids run
10 around.

11 SPEAKER: You could do a poll and see what
12 people think.

13 SPEAKER: Can I --

14 FEMALE SPEAKER: Yeah. So -- I mean,
15 that's -- that's -- you know, I --

16 SPEAKER: (Inaudible) --

17 FEMALE SPEAKER: -- that would be a concern.

18 SPEAKER: Uh-huh.

19 SPEAKER: That's a good idea.

20 SPEAKER: (Inaudible) can we take a poll on
21 this particular (inaudible) please.

22 SPEAKER: (Inaudible) you heard from two
23 members, it's -- just go down the list of everyone
24 here. A (inaudible) poll, nonbinding, yes in
25 favor of this sidewalk path; no, not in favor of

1 the sidewalk path.

2 FEMALE SPEAKER: Okay. Mr. Pistol?

3 MR. PISTOL: Yes, in the favor of the
4 sidewalk.

5 FEMALE SPEAKER: Mr. Leber?

6 MR. LEBER: No.

7 FEMALE SPEAKER: Mr. Taylor.

8 MR. TAYLOR: Yes.

9 FEMALE SPEAKER: Ms. Sen?

10 MS. SEN: No.

11 FEMALE SPEAKER: Ms. Rappa?

12 MS. RAPPA: Yes, if there could be a gate.
13 Yes, with conditions.

14 SPEAKER: Yes, with a condition.

15 FEMALE SPEAKER: Okay. Mayor Prunty?

16 MAYOR PRUNTY: Yes, because I assume if
17 anyone wants to get there, they don't need a path;
18 they can get there anyway.

19 FEMALE SPEAKER: Okay. Ms. Pedde?

20 MS. PEDDE: Yes.

21 FEMALE SPEAKER: And Mr. Nordelo?

22 MR. NORDELO: Yes.

23 FEMALE SPEAKER: Okay. So there were two
24 nos; one, two, three, four, five -- six, yes. One
25 with conditions.

1 SPEAKER: Right. (Inaudible) give you an
2 up case.

3 SPEAKER: And why don't we go back and poll
4 the -- to see if anyone would -- other than two
5 people who were against it, unless they want to
6 switch, does anyone have a problem with if it's
7 going to be there, there should also be a gate;
8 does anyone have a problem with that?

9 SPEAKER: (Inaudible).

10 SPEAKER: Okay. This (inaudible) poll
11 question(inaudible).

12 SPEAKER: (Inaudible).

13 SPEAKER: Yeah, I don't -- I don't think a
14 gate is needed.

15 SPEAKER: I understand, but (inaudible)
16 know.

17 SPEAKER: Yeah.

18 SPEAKER: Yeah.

19 SPEAKER: John, there's no fence there
20 though, right?

21 SPEAKER: Yeah, there's no fence.

22 SPEAKER: Oh, so you can just walk around
23 the gate.

24 SPEAKER: Yeah.

25 SPEAKER: Oh, never mind. Okay. Never

1 mind.

2 SPEAKER: So Mr. (Inaudible) -- I mean, we
3 just had a discussion about this (inaudible) aside
4 from that, was there any outstanding comment that
5 wasn't satisfied in your report from the witness.

6 FEMALE SPEAKER: No, they agreed to provide
7 the rest of the information that we're requesting;
8 some additional calculations to support some of
9 the stormwater assumptions, additional soil
10 testing of -- they agreed to the rest of it. This
11 was the only open item that I wanted to bring to
12 your attention.

13 SPEAKER: Thank you.

14 SPEAKER: Okay. Mr. (Inaudible.)

15 SPEAKER: Okay. Another topic, I don't
16 think we brought up, to the back of the site it
17 the golf course. On (inaudible) hole, on the
18 property line is the -- is the large fence or
19 screen, I should say, which is not in the best
20 shape. And as holes -- I have some photos of big
21 tears in the netting. Hartz Mountain, had they
22 approached or talked to High Hills in regard?

23 SPEAKER: There will be a discussion with
24 High Hills to work with them for their -- for
25 their purpose to replace that netting.

1 We have not had any commitment. We have
2 not -- it's just been an introduction of, we need
3 to talk about this. No commitment yet. We will
4 pursue that.

5 SPEAKER: Is that something financially
6 that you help them out with?

7 SPEAKER: I'll consult with my client, but
8 -- you know, certainly it's something that we
9 would be discussing with the golf course. And in
10 the course of time, I'm sure that will come up.

11 SPEAKER: Thank you.

12 SPEAKER: What was that thing called, a
13 screen? It's not called a fence, (inaudible) golf
14 ball protection screen?

15 SPEAKER: Correct. That's how you would
16 refer to it.

17 SPEAKER: Okay.

18 SPEAKER: Yeah.

19 SPEAKER: (Inaudible) Mr. Dickerson, before
20 we move to members of the public, any further
21 questions from our board members? -

22 SPEAKER: Okay.

23 SPEAKER: Who was handheld mic? Okay. So
24 why don't we give that to Mr. Ken Smith. And if
25 members of the public have questions, he'll hand

1 the mic; and then when a member of the public is
2 done, another member comes up, hands off the mic;
3 so who is going first?

4 SPEAKER: For member of the public,
5 remember name, address and the -- the questions
6 have to be relevant to the testimony that's been
7 delivered by this witness.

8 PUBLIC SPEAKER: Rita Labritto, (phonetic)
9 104 Arlington Road.

10 Can I just ask a question as to whether
11 we're going to have a landscape architect testify?

12 SPEAKER: So Mr. Lusberg (phonetic) with
13 Arterial Design will be testifying tonight on the
14 open space plan and landscape.

15 PUBLIC SPEAKER: So hold my questions for
16 the berm?

17 SPEAKER: Correct.

18 PUBLIC SPEAKER: -- because the (inaudible)
19 berm greenery is -- needs to be replaced.

20 Okay. So I think this is -- I'm not sure
21 if it's a question for -- I think it's really a
22 question for our planter. Our planner never
23 really testified, right?

24 We had questions in a memo, but I don't
25 believe Mr. Dickerson was ever up to testify --

1 SPEAKER: Ask a question, and let's see if
2 it's --

3 (Talking simultaneously.)

4 PUBLIC SPEAKER: (Inaudible) --

5 SPEAKER: Put it this way: Our planner
6 submitted a report, and so the planner has to be
7 subject to questions. I just don't know when.
8 Ask the question, and we'll see.

9 PUBLIC SPEAKER: Okay. The question that I
10 have is that the redevelopment plan -- basically,
11 the underlining zoning is a C-3 office
12 distribution center, which is permitted. But the
13 distribution center may not include a mini
14 warehouse for --

15 SPEAKER: I'll tell you what --

16 PUBLIC SPEAKER: -- trucking --

17 SPEAKER: Not -- not now. Okay. That -- I
18 see the question you're going to ask --

19 PUBLIC SPEAKER: But --

20 SPEAKER: Ask the questions of -- of this
21 witness based on his testimony. We're going to
22 have -- you're going to have to --

23 PUBLIC SPEAKER: I think our redevelopment
24 plan conflicts with our zoning; so I think that's
25 our planner --

1 SPEAKER: Right. I understand.

2 SPEAKER: (Inaudible).

3 SPEAKER: Correct.

4 SPEAKER: (Inaudible) --

5 (Talking simultaneously.)

6 SPEAKER: Right. You'll have some later
7 type to do that. Right now it's question of this
8 witness.

9 PUBLIC SPEAKER: Okay. All right. That's
10 fine.

11 SPEAKER: I thought the Chairman was pretty
12 clear that the -- the questioning right now is
13 this witness, based on what this witness just
14 testified to. That -- that's the questions for
15 right now, public questions.

16 This is not in general public comments,
17 this is not --

18 PUBLIC SPEAKER: (Inaudible) my question was
19 related to -- I was trying to question
20 (inaudible).

21 SPEAKER: I understand.

22 PUBLIC SPEAKER: Yeah. (Inaudible) --

23 SPEAKER: Right.

24 FEMALE SPEAKER: (Inaudible.)

25 SPEAKER: So just as a reminder, so it's to

1 this witness, and this (inaudible) an opportunity
2 to answer that specific question later on; but to
3 this particular witness, on what he's testified.

4 Name and address.

5 PUBLIC SPEAKER: Christine Esposito, 11
6 Banner Place. (Phonetic).

7 So my question is really to the sidewalk
8 where you can't widen it.

9 So is it my understanding that you cannot
10 widen the sidewalk that's next to the road because
11 the slope is next to it?

12 MR. CHAPLAIN: Yeah. It's a combination of
13 the steep slopes and the mature vegetation we
14 wouldn't want to remove.

15 SPEAKER: Louder.

16 MR. CHAPLAIN: It's a combination of the
17 steep slopes and the veg- -- mature vegetation we
18 wouldn't want to remove.

19 PUBLIC SPEAKER: And is that a hardship and
20 Hartz can't do it, is it too difficult to do or is
21 it too expensive to do?

22 MR. CHAPLAIN: I would say that it's not
23 impossible to do, but it would be very expensive
24 challenging and there would be a detriment to
25 removing the mature vegetation. That takes --

1 could take 30-40 years to -- to grow.

2 PUBLIC SPEAKER: Do you think that the
3 mature vegetation on that slope, which is a hill,
4 a mini hill, I guess we could say -- or a berm, if
5 we wanted to clarify it that way -- is that
6 similar to the berm that's lower on the property
7 with mature vegetation?

8 MR. CHAPLAIN: Yes, I would consider that
9 similar.

10 PUBLIC SPEAKER: Thank you.

11 THE CHAIRMAN: Are there any additional
12 members of the public that have any questions of
13 this witness?

14 Seeing none. Mr. Ken Smith.

15 SPEAKER: Thank you very much, Mr.
16 Chairman. Now --

17 SPEAKER: You need to (inaudible) leave
18 this here.

19 SPEAKER: Okay. (Inaudible).

20 SPEAKER: Okay. Got it.

21 SPEAKER: Thank you, (inaudible.)

22 SPEAKER: Thank you very much,
23 Mr. Chairman.

24 And my next witness will be Vince Anochi.
25 (Phonetic). He is the architect of the commercial

1 buildings on this property.

2 Mr. Anochi? So he has been sworn, and
3 you're just going to have to get him qualified.

4 SPEAKER: Right.

5 SPEAKER: Mr. Anochi, could you please
6 introduce yourself to the Board with your name,
7 your professional education, your qualifications
8 and licensure of the architecture in the State of
9 New Jersey?

10 ARCHITECT: My name is Vincent Anochi, Jr.
11 I'm vice president of architecture for Hartz
12 Mountain. I am licensed to practice architecture
13 in New Jersey and New York.

14 I'm a member of the American Institute of
15 Architects. I -- I've been with Hartz Mountain
16 for 43 years. I was educated at New York City
17 Technical College and the University of Miami.
18 And I hold a degree in architecture.

19 SPEAKER: And you have previously testified
20 before boards like Cranford or similar?

21 ARCHITECT: Yes.

22 SPEAKER: And you are the architect
23 responsible for the commercial design and plans
24 before this board?

25 ARCHITECT: Yes, I am.

1 SPEAKER: I am submitting Mr. Anochi as a
2 professional architect to this board.

3 MR. CHAIRMAN: (Inaudible) board members
4 have any questions as to the qualifications of
5 this particular witness?

6 Do any of the members of the public have
7 any questions? Seeing none. We accept him?

8 SPEAKER: Yeah. A motion to accept him.

9 SPEAKER: Well, you can accept him; if the
10 board disagrees, they can make a motion to
11 overrule you. Do you accept him?

12 SPEAKER: I accept him as a witness.

13 SPEAKER: Thank you very much.

14 Mr. Anochi, as I previously stated, you
15 prepared a set of plans that are before this Board
16 and were submitted as part of the application.

17 Could you just identify those plans for the
18 record?

19 ARCHITECT: Sure. We have five -- five
20 documents here. There are elevations, floor plans
21 and renderings and (inaudible) elevations. Just
22 give me a moment to pull it them up.

23 SPEAKER: And for purposes of the record,
24 Mr. Anochi, I am going to mark -- you have paper
25 copies that are marked (inaudible) that are on the

1 easel.

2 SPEAKER: (Inaudible) these are in the
3 Board file --

4 SPEAKER: Are these plans that you
5 submitted as part of the application?

6 ARCHITECT: Yes, they are.

7 SPEAKER: I don't need to mark them.

8 SPEAKER: Correct.

9 SPEAKER: (Inaudible) I'm not going to
10 (inaudible) going up here.

11 SPEAKER: Hold on one second. I just want
12 to get these plans up on the --

13 SPEAKER: Does everyone have the plans on
14 their laptop, board members?

15 SPEAKER: Yeah.

16 SPEAKER: Do you have them?

17 SPEAKER: (Inaudible.)

18 SPEAKER: Okay. They are -- (inaudible)
19 just take a minute (inaudible) --

20 (Talking simultaneously.)

21 SPEAKER: (Inaudible) laptop.

22 SPEAKER: Just to fix it. Just one second,
23 sir. Thank you.

24 I just want to make sure everyone is seeing
25 your document.

1 SPEAKER: So you have five sheets of
2 architectural plans that have been submitted to
3 the Board file, correct?

4 ARCHITECT: Correct.

5 SPEAKER: Just identify for the record, the
6 sheets are A, what? A-1, A -- give us, nice and
7 slow, each of the drawing labels and the -- you
8 know, what it says on it, A-1 elevation on the
9 floor plan.

10 ARCHITECT: Sure. On this drawing, A-1 is
11 the floor plan and building elevation dated
12 5/20/202.

13 Another one that's labeled B-1 floor plan
14 and building elevations, dated 5/20/22. A
15 rendered elevation building A --

16 SPEAKER: Is that marked with a -- yeah,
17 A-1, B-1. What's --

18 ARCHITECT: The next one is rendered
19 elevation building A.

20 SPEAKER: Render elevation, it doesn't have
21 a letter on it?

22 ARCHITECT: No, it just says building A.

23 SPEAKER: Okay.

24 ARCHITECT: And that's dated July 20, '22.
25 The next drawing is rendered elevation building B,

1 dated 7/20/22.

2 And a rendering looking -- view looking
3 southeast from Walnut dated July 20th, '22.

4 SPEAKER: Okay. And that's of both
5 building?

6 ARCHITECT: That's of both buildings.

7 SPEAKER: So referring to those exhibits,
8 Mr. Anochi, can you please describe the
9 architecture of the buildings that are before the
10 Board -- let's start with the facade elevations
11 and how they look and go from there.

12 ARCHITECT: Okay. My comments would apply
13 to both buildings. They're designed identically,
14 the only difference is, one building is 109,200
15 square feet, and the other building is 132,000
16 square feet.

17 The widths of the building are the same at
18 150'. The lengths are just different. The
19 elevations -- the buildings are going to consist
20 of insulated pre-cast concrete and a steal frame
21 construction. The exterior walls will be bury
22 walls.

23 The height of the building -- the highest
24 point at the entrance is 39' to the top of the
25 parapet. The inside clear dimension is 30'.

1 We're entitled to go for a 50' high on the
2 buildings, but we're nowhere near that. We're
3 under 40' high.

4 The typical parapet elevation is at 30 -- a
5 little under 35'. So the buildings are -- are
6 much lower.

7 The -- the facade, the elevations you're
8 looking at here, we have facades on -- oops, sorry
9 -- let me (inaudible) this way.

10 We have five entrance facades and there is
11 a transparency form that was requested that we
12 design into the building, and that was for glass
13 and storefronts. There's formulas on the drawing
14 that confirm that we've complied with that
15 requirement.

16 And the entrances, as you see here, we are
17 going to construct what they are shown. We don't
18 know how the building is going to be leased, but
19 that will go according to the -- the market at the
20 time. It could be one tenants, it could be two
21 tenants. And depending on who rents the building,
22 we'll decide which entrance get identified as
23 their -- their main entrance with their signage.

24 The (inaudible) --

25 SPEAKER: Yes.

1 ARCHITECT: Okay. On prior testimony, it
2 was stated that the loading docks, there was 38 or
3 so loading docks, we were only going to install
4 initially 16 or 18 loading docks. We only show
5 these other ones on the drawing, just to show
6 flexibility and leasing the properties.

7 We don't -- we're not going to build those.
8 We're only going to build a few initially. And
9 then respond accordingly to market conditions.

10 And as our leasing people rent it, we'll
11 move the openings around or leave them intact, if
12 the -- the tenants decide that that's what they
13 want.

14 (Talking simultaneously.)

15 SPEAKER: So (inaudible) Mr. Anochi, just a
16 question (inaudible) points: There is the
17 capacity for 30-some-odd, but you're only going to
18 go 15-16 initially --

19 ARCHITECT: That's fight.

20 SPEAKER: -- and then depending on who is
21 leasing this property, you make those additional
22 adjustments as they --

23 ARCHITECT: They -- they move around. They
24 may add more. There may be less. It depends who
25 takes the building. And we'll respond to market

1 conditions at that time.

2 SPEAKER: Yes.

3 SPEAKER: So Mr. Anochi, if you can then
4 maybe go just into the interior floor plan and
5 describe to the Board -- the flexibility of design
6 for tenants in terms of how the -- how the
7 buildings could be segmented for different
8 tenants.

9 SPEAKER: Well, right now, it's really
10 dealing with an unknown. As you can see on the
11 floor plan, in front of you, there's nothing shown
12 as the way the tenants are going to take places.
13 As tenants come or go, we'll build the spaces
14 accordingly.

15 And we're (inaudible) going to anticipate
16 one tenant taking any more than possibly five
17 percent or 5,000 square feet for an office area.

18 And it would be restricted by how much they
19 can build out, according to the parking
20 requirements that are already shown on the plan.
21 We couldn't exceed it.

22 And we would market it and build it that
23 way. And we (inaudible) find buildings of this
24 size that the tenants don't require a lot of
25 office area. The smaller users and there's less

1 requirements.

2 SPEAKER: So then if you could, one of the
3 conditions that we've agreed to is that we will
4 also be providing interior bicycle spaces, racks
5 --

6 ARCHITECT: Uh-huh.

7 SPEAKER: -- and you had space within the
8 floor plan to accommodate those bicycles --

9 ARCHITECT: Again, there is a requirement,
10 I believe one -- one bicycle rack for every 15,000
11 square feet. And as the space gets divided up,
12 we'll comply with that requirement for any given
13 tenant. And so if one tenant takes half the space
14 or one tenant takes the entire building, they get
15 all the bicycle spaces, the racks.

16 But if there was four or five of them, each
17 one gets their proportionate share.

18 SPEAKER: And then just -- you were talking
19 about the loading docks. Are those loading docks
20 going to have seals where the truck would -- would
21 pull up, would there be some type of seal, just to
22 keep the interior actively in the --

23 ARCHITECT: We always -- we always dock
24 seals around our loading docks, as well as dock
25 levelers. So, yes, we will be doing that also.

1 SPEAKER: Okay. Now, do you have like a
2 color elevation that you can show the Board and
3 just discuss with the Board the materials, colors,
4 et cetera, for --

5 ARCHITECT: Yes.

6 SPEAKER: -- the proposal?

7 ARCHITECT: These are just the
8 black-and-white elevations. I assume you can see
9 them on your screen. These are just
10 black-and-white. But the colored elevations, let
11 me just put this up here. It's not going up.

12 SPEAKER: You have the same problem I do
13 with my computer.

14 ARCHITECT: Yeah, that's -- I like the
15 touchscreen better, but for some reason it's not
16 going up.

17 SPEAKER: (Inaudible) blank on ours, but --

18 ARCHITECT: Yeah, but it's (inaudible) --

19 (Talking simultaneously.)

20 SPEAKER: (Inaudible).

21 ARCHITECT: There we go.

22 SPEAKER: There we go.

23 SPEAKER: Do you see that? There we are.

24 ARCHITECT: And these are the color of --
25 these are the colors of the building. Basically,

1 blue, gray and white. And there will be a precast
2 concrete that's painted according to that --

3 SPEAKER: Identify, which sheet of the
4 plans set is this?

5 ARCHITECT: This is building -- this is
6 sheet -- (inaudible) --

7 SPEAKER: This is either A or B rendered
8 elevation.

9 ARCHITECT: Building A.

10 SPEAKER: This is A. Okay.

11 ARCHITECT: Yeah. And, again, what you're
12 seeing here for the facade is what's actually
13 going to be constructed.

14 SPEAKER: Don't touch that.

15 ARCHITECT: We're going to actually build
16 it this way. And if each one of these turns out
17 to be a storefront for a tenant or not will depend
18 on how much space each tenants takes.

19 SPEAKER: And while we're on the topic, you
20 had discussed that there is a parapet at the top
21 of the building; please describe for the Board the
22 layout of the rooftop mechanical equipment,
23 whether that mechanical equipment can be observed
24 from the Walnut Avenue or any adjoining property,
25 and how that parapet functions.

1 ARCHITECT: Okay. Let me bring up the
2 rendering. It's the last drawing. As soon as
3 this come up. This is a render- -- parapet is
4 about 2' high around the perimeter of the
5 building.

6 That's the entrance, it goes up to five or
7 6' high. And that steps down for a small section
8 at the 37'. I can't get this to come up. I did,
9 (inaudible) won't move.

10 SPEAKER: That doesn't do it. No.

11 ARCHITECT: No.

12 SPEAKER: Sorry.

13 SPEAKER: (Inaudible) blank screen. Hold
14 on a second. Okay. All-righty.

15 SPEAKER: (Inaudible) want to give him some
16 help?

17 ARCHITECT: Yeah. This is a -- (inaudible)
18 the last sheet up.

19 SPEAKER: Try to --

20 ARCHITECT: (Inaudible) just scroll down
21 and it won't go down.

22 SPEAKER: You need --

23 ARCHITECT: Do you want to try?

24 SPEAKER: (Inaudible) --

25 ARCHITECT: Now -- it should be coming up

1 now, and it's not.

2 SPEAKER: Oh, there.

3 ARCHITECT: There it is.

4 SPEAKER: (Inaudible) you need a youngster
5 to get any kind of computer to work.

6 ARCHITECT: This is the perspective of the
7 building.

8 As you can see from the entrances, this is
9 where the parapet will be the highest at about
10 39'. And then it steps down. But typical around
11 the building, it would be about 2' high.

12 The mechanical units, it's only about 4
13 1/2' high off -- off the roof. And none of the
14 equipment will be visible from the street.

15 Also, the building is designed for complete
16 solar panels. I don't know if you're aware, Hartz
17 has a very big solar portfolio. We have solar in
18 about 45 of our buildings. We also built the
19 solar ground over at Hamilton on 60 acres; so
20 we -- we do have a heavy solar portfolio.

21 But none of this equipment we -- would be
22 seen from the street.

23 SPEAKER: And then my last question is that
24 there's --

25 SPEAKER: So on the solar piece of things,

1 so you're talking about the mechanical equipment
2 won't be seen from the street level; but you just
3 mentioned solar. So is the entire building going
4 to have solar panels for its power source or can
5 you just describe --

6 ARCHITECT: The (inaudible) fill up the
7 roof with solar, now it (inaudible) to do that.
8 And then in the past what you had to do was assign
9 the solar to the electrical that the building
10 used. And (inaudible) we have to do that, we can
11 fill up their roof with all solar and just sell
12 whatever excesses back to the power grid.

13 SPEAKER: And --

14 ARCHITECT: But that is our intention.
15 After -- we understand when tenants are there.

16 SPEAKER: Got it.

17 ARCHITECT: Yeah.

18 SPEAKER: Okay. I just want -- your
19 testimony is that none of the mechanical
20 equipment -- and if you put solar panels up there,
21 none of the solar equipment will be seen from the
22 street; is that correct?

23 ARCHITECT: Correct. The solar is only
24 about 2' off the roof, if that. And with their
25 racks -- and -- and the mechanical equipment is

1 about 4 1/2' high, if that. And you won't be able
2 to see that from the street.

3 SPEAKER: So one last question, Mr. Anochi.
4 The fire department had a question relative to
5 rooftop access. Have you been able to address or
6 comment, just explain that to the Board, what it
7 is that you propose to do.

8 ARCHITECT: Yes. We're going to be
9 installing in each one -- each building will have
10 a stair going to the roof. These drawings don't
11 show that, but they (inaudible) a construction
12 documents and the fire official will have the
13 chance to review it at the time we submit for a
14 permit.

15 SPEAKER: So let me -- again, if the Board
16 gets to the point where it's inclined to grant
17 approval, I would want to have a condition that
18 says, what? You have to add what --

19 SPEAKER: We will comply with the fire
20 department request to add a stair access to the
21 roof.

22 SPEAKER: Interior. Correct?

23 SPEAKER: Interior.

24 (Talking simultaneously.)

25 SPEAKER: Yes. Yes.

1 ARCHITECT: Yeah, at each building.

2 SPEAKER: For each building?

3 ARCHITECT: Correct.

4 SPEAKER: Thank you.

5 SPEAKER: What kind of roof are you putting
6 on it? What kind of roof?

7 ARCHITECT: It's going to be a white-rubber
8 roof.

9 SPEAKER: TPL? TPM?

10 ARCHITECT: Well, not TPL. We like the
11 white rubber and Cornelius has a supply chain
12 issue, it was very difficult trying to reserve the
13 materials.

14 We had a problem with the steel, also.
15 Normally, we use a Barger (phonetic) for our roof
16 steel, we couldn't get that. We had to use wide
17 (inaudible) members for the interior. It was just
18 a matter of juggling it; the more we can get, when
19 we needed it. But supply chain is still a
20 problem.

21 SPEAKER: (Inaudible) so does the
22 architecture meet all the conditions of the
23 redevelopment plan for the commercial building?

24 ARCHITECT: Yes.

25 SPEAKER: It does?

1 ARCHITECT: Yes, it does.

2 SPEAKER: Thank you.

3 ARCHITECT: You're welcome.

4 SPEAKER: I have no questions for
5 Mr. Anochi.

6 SPEAKER: Are there any questions from
7 board members? Mr. (Inaudible).

8 SPEAKER: Do you have a minimum sized
9 that's required for each tenant? I am wondering
10 how many tenants could end up (inaudible) --

11 ARCHITECT: No, we -- we usually don't have
12 a minimum size. We work along with the tenants.
13 We prefer they not be too small.

14 SPEAKER: Right.

15 ARCHITECT: And in our minds, it would be
16 great if, you know, two or three took the
17 building. If one would take it, it would be
18 ideal. But if two or three would take space, that
19 would be great.

20 We set it up for five entrances, not
21 knowing, you know, that's also a possibility, too.
22 But we like to think two or three. But we can't
23 control that.

24 SPEAKER: But there is no minimum?

25 ARCHITECT: No. No.

1 SPEAKER: Thank you.

2 ARCHITECT: You're welcome.

3 SPEAKER: Okay.

4 ARCHITECT: Are professional (inaudible)
5 are there any questions for this witness?

6 SPEAKER: (Inaudible) this witness.

7 SPEAKER: (Inaudible).

8 SPEAKER: No.

9 SPEAKER: Members of the public, remember
10 questions relevant to this witness' testimony, and
11 this particular witness; name and address.
12 (Inaudible).

13 PUBLIC SPEAKER: Rita (inaudible) 104
14 Arlington Road. You said initially -- is it 38
15 loading docks total or per building?

16 ARCHITECT: Per building.

17 PUBLIC SPEAKER: So it --

18 SPEAKER: (Inaudible) we didn't hear that.

19 ARCHITECT: Per building.

20 PUBLIC SPEAKER: So it can be as much as 76
21 loading docks?

22 ARCHITECT: Yes.

23 PUBLIC SPEAKER: Okay. But right now
24 you're anticipating 16 to 18 per building?

25 ARCHITECT: Yes.

1 PUBLIC SPEAKER: Okay. I guess the
2 questions -- in the rendering, I don't see any
3 shrubbery around the middle side, but is that
4 really a question for the landscaper then or would
5 that be you?

6 ARCHITECT: You mean in between the
7 buildings?

8 PUBLIC SPEAKER: There's a pad here.

9 ARCHITECT: In the front?

10 PUBLIC SPEAKER: Right here. Yeah.

11 ARCHITECT: Yeah.

12 PUBLIC SPEAKER: It was just a grass area,
13 but I don't see any shrub -- like shrubbery.

14 SPEAKER: So that's actually on the site
15 plan engineer's set of plans, not on the
16 architect. He is just the building --

17 PUBLIC SPEAKER: Okay.

18 SPEAKER: So there is a landscape plan that
19 is part of the site plan package.

20 PUBLIC SPEAKER: So what we're seeing here
21 is not the landscape.

22 ARCHITECT: That's correct.

23 PUBLIC SPEAKER: The trees that we'll
24 see --

25 ARCHITECT: That's correct.

1 PUBLIC SPEAKER: Okay. You said this was
2 pre-cast concrete and aluminum?

3 ARCHITECT: It's precast concrete.

4 PUBLIC SPEAKER: Is it --

5 ARCHITECT: Not aluminum.

6 PUBLIC SPEAKER: No aluminum, right?

7 ARCHITECT: No -- no aluminum.

8 PUBLIC SPEAKER: It's not going to look
9 like a barn?

10 ARCHITECT: No. No.

11 PUBLIC SPEAKER: Okay. And then glass and
12 storefronts?

13 ARCHITECT: Yes. That was a -- a -- that
14 was a -- a requirement --

15 PUBLIC SPEAKER: Okay.

16 SPEAKER: That -- that was a requirement of
17 the redevelopment plan?

18 PUBLIC SPEAKER: Yes.

19 ARCHITECT: Yes.

20 PUBLIC SPEAKER: So you would -- your --

21 SPEAKER: Thank you.

22 PUBLIC SPEAKER: -- you have no idea, I
23 guess -- it's flex space and you really don't know
24 who your tenant is?

25 ARCHITECT: That's correct. Like I say,

1 they're just normal storage users. We don't know
2 at this point.

3 PUBLIC SPEAKER: Okay. All right. Thank
4 you.

5 ARCHITECT: You're welcome.

6 SPEAKER: Do we have additional members of
7 the public that have any questions of this
8 witness? Go ahead.

9 PUBLIC SPEAKER: Angela Leary (phonetic)
10 for Better Place. I am confused by the
11 renderings. Are the buildings going to be
12 accessible on both sides, each building accessible
13 on both sides?

14 ARCHITECT: The loading docks are in the
15 center and each building has its fronts facing the
16 opposite said.

17 PUBLIC SPEAKER: And on the ends of the
18 buildings, it -- it's just ornamental?

19 ARCHITECT: Just decorative landscaping and
20 the -- the entrances would be at the corners and
21 nothing would be on the ends of the building.

22 SPEAKER: But are those windows or
23 decorative squares --

24 ARCHITECT: Those are windows. The
25 paintings -- the colors are -- are paint, but just

1 the storefronts are glass.

2 PUBLIC SPEAKER: So the potential for
3 trucks to the out -- to the -- the side of the
4 buildings that's facing towards me right now,
5 trucks would not be pulling in and out of there,
6 sharing kind of the space with the storefronts.

7 ARCHITECT: The intent is they go down the
8 center and not drive around. We prefer that they
9 don't.

10 PUBLIC SPEAKER: Okay. And are you
11 advertising this space yet?

12 ARCHITECT: Not that I know of.

13 PUBLIC SPEAKER: Okay. My next question is
14 about the solar panels.

15 ARCHITECT: Yes.

16 PUBLIC SPEAKER: Do you anticipate that
17 they're going to be completely flat or are they
18 going to be cantilever?

19 ARCHITECT: Oh, they would be angled. They
20 slop -- they slope in the direction of the sun --

21 PUBLIC SPEAKER: We still won't see those
22 (inaudible) --

23 ARCHITECT: You won't see them. Yeah.

24 PUBLIC SPEAKER: Okay. Thank you.

25 ARCHITECT: You're welcome.

1 SPEAKER: (Inaudible) actually on that
2 particular question, when they're cantilever, what
3 side? You said it won't get to a maximum, but
4 it's -- it still won't be above the 4'?

5 ARCHITECT: No. It would be about 18"
6 high.

7 SPEAKER: Okay.

8 ARCHITECT: At the high point of the slope
9 on the pan.

10 SPEAKER: Okay.

11 SPEAKER: Any other questions?

12 SPEAKER: Is it interior drainage or
13 exterior?

14 SPEAKER: You mean for the stormwater,
15 roof?

16 ARCHITECT: Oh, they're interior.

17 SPEAKER: Interior?

18 ARCHITECT: Yes.

19 SPEAKER: Thank you.

20 SPEAKER: Okay. Mr. (Inaudible) proceed.
21 (Inaudible).

22 SPEAKER: So Mr. Anochi, thank you very
23 much.

24 My next witness is the project architect
25 for the residential building, Bruce Englebaugh.

1 Please come on down.

2 ARCHITECT: Thanks. I got to say, after
3 all this time, it was nice being up here.

4 SPEAKER: Thank you. Thank you.

5 SPEAKER: The only reason you're saying
6 that, is you're only there for ten minutes.

7 SPEAKER: Mr. (Inaudible) --

8 (Talking simultaneously.)

9 SPEAKER: You are under oath, can you
10 confirm that for the record?

11 ARCHITECT ENGLEBAUGH: Yes.

12 SPEAKER: If you would be so kind to give
13 the Board your name, professional licensure,
14 qualifications, education, experience in the field
15 of architecture and design.

16 ARCHITECT ENGLEBAUGH: Sure. Again, Bruce
17 Englebaugh.

18 SPEAKER: You got to speak the microphone.

19 ARCHITECT ENGLEBAUGH: E-N-G-L-E-B-A-U-G-H.

20 I'm with firm of Minno & Wasko Architects
21 and Planners. We're based out of Lambertville,
22 New Jersey. And we also have a regional office
23 Newark. We have about 60 people in Lambertville,
24 probably about 35 up in Newark.

25 Myself, I am a registered architect in New

1 Jersey, Pennsylvania, Delaware, Maryland and West
2 Virginia. And I got my first license in
3 Pennsylvania in 1986. I graduated from Kent State
4 University in Ohio in 1980 with a Bachelor of
5 Science, and in 1982 with a Bachelor of
6 Architecture.

7 I have been doing residential architecture
8 for over 35 years.

9 SPEAKER: And you (inaudible) previously
10 testified and qualified as an expert before boards
11 similar this one?

12 ARCHITECT ENGLEBAUGH: Yes, I have.

13 SPEAKER: When did you get your New Jersey
14 license?

15 ARCHITECT ENGLEBAUGH: '88.

16 SPEAKER: And all the licenses are still in
17 good standing?

18 ARCHITECT ENGLEBAUGH: All -- well, the
19 West Virginia license is --

20 SPEAKER: Well, we don't care about West
21 Virginia. You asked him, are all your licenses --

22 SPEAKER: (Inaudible.)

23 ARCHITECT ENGLEBAUGH: It's -- it's not
24 current right now. It's --

25 SPEAKER: Okay. But your New Jersey

1 license is?

2 ARCHITECT ENGLEBAUGH: I've been approved
3 in all the states. In New Jersey, Delaware,
4 Pennsylvania and Maryland are current.

5 SPEAKER: And you are the architect that is
6 responsible for the design plans that are before
7 the Board tonight?

8 ARCHITECT ENGLEBAUGH: Correct. I need to
9 plug in here.

10 SPEAKER: Mr. Chairman, I am submitting Mr.
11 Englebaugh as a licensed professional architect
12 and expert in the field of architecture on the
13 residential portion of this project.

14 SPEAKER: Mr. Ken Smith, I -- I do have one
15 question and I'll ask members of the Board, just
16 because we brushed past it, the witness has
17 testified before planning board -- I didn't hear
18 his answer to that.

19 SPEAKER: I didn't hear that either.

20 ARCHITECT ENGLEBAUGH: I have.

21 SPEAKER: All right. Are there any
22 questions from fellow Board members? Okay. I
23 accept this witness.

24 ARCHITECT ENGLEBAUGH: Thank you very much.
25 So Mr. Englebaugh, you did prepare the

1 plans submission set that's before the Board
2 tonight?

3 ARCHITECT ENGLEBAUGH: That is correct,
4 yes.

5 SPEAKER: If you would be so kind as to
6 identify those plans?

7 ARCHITECT ENGLEBAUGH: Okay. So what we're
8 looking at right now is a cover sheet. And what
9 we'll be looking at this evening, as far as
10 exhibits, are this sheet index that you see in the
11 lower left-hand corner of the exhibit.

12 SPEAKER: And those all were plans that
13 have been submitted to this board and are on file?

14 ARCHITECT ENGLEBAUGH: Well, that is
15 correct. But the area that is clouded in red, at
16 the bottom, 8-12 through 8-16, the Board has not
17 seen those.

18 SPEAKER: And do you have those exhibits in
19 a format that could be marked and do you have them
20 on a board?

21 ARCHITECT ENGLEBAUGH: Yes. Yes. Yes.
22 And I'll get to those right now.

23 SPEAKER: Thank you.

24 SPEAKER: (Inaudible) I'm going to stand
25 over here.

1 SPEAKER: (Inaudible).

2 SPEAKER: So what you're going -- what
3 you're saying is, you want to mark as a -- as
4 exhibits, sheets A-12 through A-16. This is --
5 was there any reason why these weren't submitted
6 ahead of time?

7 SPEAKER: Microphone, please.

8 ARCHITECT ENGLEBAUGH: They're coming
9 afterwards, because they just clarify and
10 reinforce and make it easier to understand the
11 earlier sheets.

12 SPEAKER: (Inaudible) A-12 through A-16,
13 are part of the plan set; you're saying that these
14 things that are colored in red are revisions to
15 those sheets?

16 ARCHITECT ENGLEBAUGH: No. No. They're
17 supplementary --

18 SPEAKER: They're supplemental sheets?

19 ARCHITECT ENGLEBAUGH: Yes.

20 SPEAKER: Okay. So I don't -- we're not
21 going to get to that point tonight in any event,
22 even if the Board wanted to approve, they couldn't
23 approve these sheets --

24 SPEAKER: Well, it -- these are not sets
25 that are designed for a board approval. These are

1 the plan sets that are constituting the
2 application before the Board.

3 SPEAKER: That's correct. Yes.

4 ARCHITECT ENGLEBAUGH: These are
5 illustrative to --

6 SPEAKER: You're saying sheets A-0-1
7 through A-11 are the sheets that you submitted for
8 approval; and you're saying that sheets A-12
9 through A-16 are exhibits that are not being
10 submitted for approval, they're being submitted to
11 clarify the existing --

12 SPEAKER: (Inaudible) --

13 SPEAKER: -- and to be illustrative of your
14 testimony, correct?

15 ARCHITECT ENGLEBAUGH: Correct. Yes.

16 SPEAKER: Okay.

17 ARCHITECT ENGLEBAUGH: I don't believe they
18 fall under the term supplementary.

19 SPEAKER: No, they -- it's just these are
20 exhibits, similar to other illustrative exhibits
21 that are presented to a board, to help the Board
22 fully understand your testimony.

23 ARCHITECT ENGLEBAUGH: That is correct,
24 yes.

25 SPEAKER: Okay. Then there's no problem.

1 SPEAKER: (Inaudible.)

2 SPEAKER: Okay. Mr. Englebaugh --

3 SPEAKER: You know, this -- let's just dot
4 the i's and cross the t's. The reason there's no
5 problem, (inaudible) I just -- I mean, it's more
6 clear if you add them on to that sheet --

7 SPEAKER: I --

8 SPEAKER: -- but whatever, and (inaudible)
9 45-D-10-E, says: Any maps and documents for which
10 approval is sought at a hearing, shall be on file
11 and available for public inspections, at least ten
12 days before the date of the hearing. Now, the
13 Board has a 21-day rule, so that the Board
14 professionals have time to review it and hopefully
15 the Board will get their reports ten days before.

16 But the last sentence says: The applicant
17 may produce other documents, records or testimony
18 at the hearing to substantiate or clarify or
19 supplement the previously filed documents.

20 So these -- these -- I want to make sure
21 that Exhibit A-12 through 16 --

22 SPEAKER: A-12 through A-16 have been
23 produced to substantiate or clarify or supplement
24 sheets A-0-1 through A-0-11. And I am not asking
25 you, Mr. (Inaudible) is that correct?

1 ARCHITECT ENGLEBAUGH: That is correct.

2 SPEAKER: Okay. Fine.

3 SPEAKER: Okay.

4 SPEAKER: So if you would be so kind, Mr.
5 Englebaugh, to please describe the overall
6 architectural plans that are before the Board
7 tonight.

8 ARCHITECT ENGLEBAUGH: But I need A-12
9 through A-16 submitted --

10 FEMALE SPEAKER: How are we going to code
11 those? We already have an A-12 through A-16.

12 SPEAKER: I understand.

13 SPEAKER: What I would do, and I suggest,
14 because we will leave this set on (inaudible) the
15 Board as a record set for the court, if that were
16 to ever happen. And I will actually hand change
17 the exhibit numbers here.

18 SPEAKER: So just so you understand --
19 right. We were up to -- the last exhibit that was
20 entered into evidence is A-20.

21 SPEAKER: Right.

22 SPEAKER: So this --

23 (Talking simultaneously.)

24 SPEAKER: A-21.

25 SPEAKER: Actually, let's just go it now.

1 Just do it now.

2 SPEAKER: So I'm marking then A-12. I am
3 putting an X and putting 21.

4 SPEAKER: Right.

5 SPEAKER: A-13 is X-ed out, 22. A-14 is
6 X-ed out, 23. A-15 is X-ed out and now 24. A-16,
7 X-ed out and now 25. I am initialling and dating
8 on this date.

9 SPEAKER: Right. And then --

10 SPEAKER: The 30th of November.

11 SPEAKER: And then before you leave this
12 building, going to that plan set and pull out
13 those five sheets and put --

14 SPEAKER: Yes.

15 SPEAKER: -- those --

16 SPEAKER: Agreed.

17 SPEAKER: -- numbers on them also, and then
18 give them to Kathy.

19 SPEAKER: Correct.

20 SPEAKER: Okay. So before we talk about
21 each of these sheets, you're going to say A-21 and
22 you're going to give the title of the sheet. Once
23 you talk (inaudible) --

24 (Talking simultaneously.)

25 SPEAKER: Once you talk about these.

1 SPEAKER: When you get to that point.

2 SPEAKER: Yeah.

3 ARCHITECT ENGLEBAUGH: Okay.

4 SPEAKER: All right? So now --

5 SPEAKER: Yeah.

6 SPEAKER: -- describe the architecture of
7 the buildings before the Board tonight.

8 ARCHITECT ENGLEBAUGH: Okay. So just going
9 back to the sheet index, this is the cover sheet
10 and you'll see it does not have a number.

11 But as we go down that list, we're going to
12 look at the building plans for building A, and
13 then we're going to look at the elevation for
14 building A; then we're going to look at the plans
15 for building B, and then we're going to look at
16 the elevation, the facade elevations for building
17 B. (Inaudible) get rid of this (inaudible) box.

18 And as we go further down, A-11 will be a
19 building section. The purpose of that is so you
20 can understand not only the height of the
21 building, but how the roof lines work and how
22 the -- there's a portion that has a flat roof
23 that's going to hide the mechanical equipment, and
24 you'll see that in that building section.

25 SPEAKER: What is the date of A -- of A-21

1 through A-25, The preparation date? Just -- when
2 did you prepare the supplemental exhibits we're
3 going to call them?

4 ARCHITECT ENGLEBAUGH: Start with --

5 SPEAKER: Well, it will be starting with
6 A-12. We should have (inaudible) done this.
7 Here.

8 SPEAKER: So A-21, I believe it is.

9 SPEAKER: Yep.

10 SPEAKER: A-21.

11 ARCHITECT ENGLEBAUGH: The latest revisions
12 date is 7/19/2022.

13 SPEAKER: Seven you said? July?

14 ARCHITECT ENGLEBAUGH: Correct.

15 SPEAKER: It doesn't make any sense.

16 ARCHITECT ENGLEBAUGH: A-3 is 9/29/2022.

17 SPEAKER: (Inaudible.)

18 ARCHITECT ENGLEBAUGH: But since we're
19 doing this -- go back to A-21, give me the title.
20 That should be, I hope, concept building section
21 residential building A and B; is that correct,
22 A-21?

23 ARCHITECT ENGLEBAUGH: Yes.

24 SPEAKER: Plans revised 7/19/2022, correct?

25 ARCHITECT ENGLEBAUGH: Correct.

1 SPEAKER: Okay. So now you go to A-22,
2 that should be, I hope, concept elevation facade,
3 diagram, building A; is that correct?

4 ARCHITECT ENGLEBAUGH: That is correct.
5 Yes.

6 SPEAKER: That's (inaudible) revised
7 9/29/2022.

8 ARCHITECT ENGLEBAUGH: Correct.

9 SPEAKER: A-23 should be concept elevation
10 facade diagram building B.

11 ARCHITECT ENGLEBAUGH: That is correct.

12 SPEAKER: And that's -- what's the last
13 revision date on A-23?

14 ARCHITECT ENGLEBAUGH: 9/29/2022.

15 SPEAKER: A-24 is materials. And what's
16 the last revision date on that?

17 ARCHITECT ENGLEBAUGH: 7/19/2022.

18 SPEAKER: And 8/25, illustrative concept
19 prospectus; last revision date?

20 ARCHITECT ENGLEBAUGH: 6/22/2021.

21 SPEAKER: (Inaudible) --

22 SPEAKER: 2021.

23 FEMALE SPEAKER: '21?

24 SPEAKER: Yeah, that's what he said.

25 ARCHITECT ENGLEBAUGH: '21.

1 SPEAKER: All right. If you would please
2 proceed to describe the building design, layout,
3 floor plan, and then the exterior elevations?

4 ARCHITECT ENGLEBAUGH: Okay. So while
5 we're on the cover sheet, I think what would be
6 good is, if we can look -- start at the
7 development program. And I think you all know,
8 you have seen the site plan, there's two
9 residential buildings, building A and building B.
10 And for the most part, those are identical in
11 program, not necessarily in size, but in program.

12 So looking at the table on the left side,
13 you'll see market rate. And you can see a bedroom
14 breakdown by floor. So we start at the left, we
15 have one bedroom; move to the right, we have a one
16 bedroom, den. And then we have a two-bedroom. If
17 we look down at the bottom, you can see there's a
18 106 market rate dwelling units in building A.

19 If we move down to where it says
20 (inaudible), this is the low-mod unit. Again, you
21 can see the same per floor breakdown. And we have
22 one bedroom, two bedrooms, and three bedrooms.

23 And then if you down to where the total is,
24 you'll see there is 19 dwelling units there.

25 SPEAKER: Just a quick -- just a little pet

1 peeve, (inaudible) call them co-units, they're
2 not -- they're affordable units, right?

3 ARCHITECT ENGLEBAUGH: They're affordable
4 units.

5 SPEAKER: They're not co-units, right? I
6 am showing my page.

7 ARCHITECT ENGLEBAUGH: Sorry. So there's
8 125 dwelling units in building A. If we look over
9 to the right-hand table, building B, you see the
10 exact same statistics again. And if you total all
11 that up, there's 250 dwelling units.

12 SPEAKER: And then please let's proceed to
13 describe each building, their floor layout and --
14 and let's move this forward, please.

15 If you need assistance, you have an expert
16 on your left.

17 ARCHITECT ENGLEBAUGH: Good.

18 SPEAKER: (Inaudible).

19 SPEAKER: I am sorry. (Inaudible) if you
20 can read it to me, the parking totals. Can you
21 just -- you glanced over it.

22 ARCHITECT ENGLEBAUGH: The parking totals,
23 you should refer to the civil engineers, because I
24 am just the -- the --

25 SPEAKER: Okay.

1 ARCHITECT ENGLEBAUGH: -- architect

2 (inaudible) early in the planning --

3 (Talking simultaneously.)

4 SPEAKER: Okay. I understand. Okay.

5 ARCHITECT ENGLEBAUGH: -- the civil, you
6 should look at it for that.

7 SPEAKER: All right. Thank you.

8 ARCHITECT ENGLEBAUGH: Uh-huh. So the
9 drawing we're looking at right now is labeled as
10 sheet A-0-1. And it has a --

11 SPEAKER: Are these the plans

12 (inaudible) --

13 SPEAKER: -- you don't need to go through
14 those.

15 SPEAKER: These are of record.

16 ARCHITECT ENGLEBAUGH: So this the first
17 floor plan of building A. The basic shape of the
18 building is -- is an H, I suppose we can call it.
19 And what is shown in yellow is the residential
20 units; what is shown in red is the vertical
21 circulation. And I know on the right-hand
22 side you'll see --

23 (Talking simultaneously.)

24 SPEAKER: I am sorry. I am sorry

25 (inaudible) I just going to call a quick minute --

1 just a little (inaudible) break. A ten-minute
2 break.

3 ARCHITECT ENGLEBAUGH: Oh, okay.

4 SPEAKER: I am sorry. We'll proceed in ten
5 minutes. We're going to adjourn for ten minutes,
6 folks.

7 (Off the record for a brief recess.)

8 ARCHITECT ENGLEBAUGH: Okay. Thank you.

9 So the -- the building that we're looking
10 at on the screen, just briefly again, is building
11 A. And this is the first floor plan. What's
12 shown in yellow is the unit plans. And the front
13 of the building is facing towards the bottom of
14 the sheet.

15 And then the back of the building is where
16 we have this large landscape courtyard. And you
17 can say the shape of the building surrounds that
18 courtyard.

19 So when you come in the front door, the red
20 boxes here, those are the two main elevators. And
21 this pink area represents the -- what I'll call
22 the amenity place, because you (inaudible) you can
23 see there's a fitness space in the back. And
24 there's a conference room and some work pods up
25 front, mailroom, package room, and then a playroom

1 for kids and then some toilet rooms.

2 And, basically, the difference is between
3 building A and building B are the space;
4 otherwise, they're pretty much the same.

5 Building B mirror images, otherwise they're
6 the same, except for the finishes on the outside.

7 So if we zoom back out, we were talking
8 about the two elevators in the front shown in red.
9 You also see shown in the red the other vertical
10 circulation, the stair tower on the left side and
11 then the stair tower on the right.

12 And then as we move down on right-hand side
13 of the sheet you'll see another elevator. This
14 was is the service elevator. And that -- I zoom
15 into this gray area, you can see this -- this is,
16 basically, utility rooms and media rooms. There's
17 a bike storage room here. You can see they're all
18 directly -- access doors to the outside.

19 We also have a door from the loading area
20 into the service elevator; so building service
21 (inaudible) come in, the move-ins would occur
22 there as well.

23 Right below the elevator, you'll see a
24 trash room. And there's a little circle right
25 where my cursor is, that represents the trash

1 shoot. And what that does is, it goes up to all
2 floors; so everybody will bring their trash and
3 put it in the shoot. It would come down to this
4 level and -- the little rectangle behind that
5 circle is a compactor. So the trash gets
6 compacted in and -- sometimes they call them
7 sausages or packages. It gets stored in there and
8 then they get taken away on whatever frequency is
9 needed; the trash collection company they utilize
10 will know that.

11 SPEAKER: So this area is also where
12 tenants moving in and out of this building would
13 be accessing their moving vans through this
14 loading area, correct?

15 ARCHITECT ENGLEBAUGH: That is correct,
16 yes. Uh-huh.

17 SPEAKER: Is the pet wash -- is that just a
18 -- that's not for a groomer, that's just a place
19 where tenants could wash their animals?

20 ARCHITECT ENGLEBAUGH: Correct. Uh-huh.

21 SPEAKER: Thank you.

22 ARCHITECT ENGLEBAUGH: And one other thing
23 before we move on here, the units with the
24 diagonal splash is, if you can see where my cursor
25 is now, those are the low-mod units. And I think

1 the important takeaway here is that those are
2 equally distributed throughout the building,
3 they're not concentrated in one -- one area.

4 SPEAKER: You're saying they're integrated?

5 ARCHITECT ENGLEBAUGH: Yes. Uh-huh. So
6 that's, basically, the overview of building A.

7 And like I said, building B is very
8 similar. So let's move to the next exhibit.

9 FEMALE SPEAKER: Could you explain what
10 the -- the two red -- so you said the red -- the
11 red is the elevators.

12 ARCHITECT ENGLEBAUGH: Correct.

13 FEMALE SPEAKER: And then there seems to be
14 other squares that are red. What are those?

15 ARCHITECT ENGLEBAUGH: These two in the
16 back? These are fire stairs.

17 FEMALE SPEAKER: Okay. Fire stairs.

18 ARCHITECT ENGLEBAUGH: Correct.

19 FEMALE SPEAKER: And then the front two and
20 in the muddle, those are stairways, like the
21 purple -- those -- that -- that -- that's a stair?

22 ARCHITECT ENGLEBAUGH: Right here? These
23 are two elevators.

24 FEMALE SPEAKER: Okay.

25 ARCHITECT ENGLEBAUGH: Those have --

1 FEMALE SPEAKER: What's above the second
2 level of the playroom or whatever?

3 (Talking simultaneously.)

4 ARCHITECT ENGLEBAUGH: That's the second
5 floor. (Inaudible) the second floor (inaudible)
6 just pulled that pan out, so above that area,
7 then -- is (inaudible) correct?

8 SPEAKER: Let him get his -- let him get
9 the A-O-2 up there.

10 ARCHITECT ENGLEBAUGH: So this is -- this
11 is A-O-2, correct? It's the second floor plan.

12 SPEAKER: Yep.

13 ARCHITECT ENGLEBAUGH: You can see that
14 it's basically stacking right over the top of the
15 first floor. So all of those red elements that we
16 were talking about, the fire stairs, the elevator,
17 they all continue right straight up.

18 FEMALE SPEAKER: And I'm just looking at
19 the -- the lower right-hand square that's red; is
20 that a stairway?

21 SPEAKER: No.

22 (Talking simultaneously.)

23 FEMALE SPEAKER: That's the elevator?

24 ARCHITECT ENGLEBAUGH: That's the service
25 elevator.

1 FEMALE SPEAKER: Service. Okay. So that's
2 why they have it on one side and not the other,
3 because it's just a service elevator.

4 ARCHITECT ENGLEBAUGH: It's just a service
5 elevator. One thing you have to remember, is
6 where you see this gray, that represents the
7 service areas of the building.

8 So, again, this is a basic shape. This is
9 the same first floor plan. We have the diagonal
10 slashes to show where the affordable units are.

11 This next sheet, sheet A-0-3, is the third
12 and fourth floor plans. No need to go into too
13 much detail here, it just stacks right over top of
14 the second floor.

15 So let's move on to the next exhibit, which
16 is the elevations. So this is sheet A-0-4.
17 Since --

18 FEMALE SPEAKER: Can I interrupt for one
19 second? Can you show us -- you said that the two
20 buildings are identical, except for the common
21 areas, you know, on the first floor, like the
22 lobby area, that you have a fitness center in
23 building A, and then in building B, it's
24 different. Can you show us --

25 SPEAKER: Well, we'll get to that.

1 ARCHITECT ENGLEBAUGH: Yeah, I'll get to
2 this.

3 SPEAKER: Yeah, we're going to plan
4 (inaudible) --

5 (Talking simultaneously.)

6 FEMALE SPEAKER: Okay.

7 SPEAKER: They're going sheet to sheet to
8 us.

9 SPEAKER: Yeah.

10 ARCHITECT ENGLEBAUGH: So we're looking at
11 the -- the elevations. There's a key plan over on
12 the -- right side. And it shows you what the
13 elevations we're looking ago.

14 So this larger elevation on the top is 01,
15 and that represents the main elevation, the front
16 elevation. And where my cursor is where the front
17 doors would be. So I'm going to zoom back out.

18 And I'm going to focus on this south
19 elevation, the main front elevation; just because
20 all the materials, the architectural compositions,
21 it's similar throughout all (inaudible) of the
22 buildings, to all sides of the building.

23 SPEAKER: Now, real quickly, I am holding a
24 building A material board, which I believe is
25 A-24, was what you had or --

1 ARCHITECT ENGLEBAUGH: The A-26, if that's
2 the --

3 SPEAKER: 26.

4 ARCHITECT ENGLEBAUGH: This is --

5 SPEAKER: No. No. That's meant to be
6 A-24.

7 SPEAKER: Sheet A 24.

8 SPEAKER: Yeah. Yeah.

9 SPEAKER: All I did is, I took a photograph
10 of that, I made it --

11 SPEAKER: That's what I wanted to do, Mr.
12 (Inaudible)?

13 (Talking simultaneously.)

14 SPEAKER: -- show us though -- show us -- I
15 want to see the -- the quality of the photographs.
16 Show us A-24.

17 SPEAKER: You bet.

18 SPEAKER: (Inaudible) want to see the real
19 thing, but --

20 SPEAKER: You probably do want to see the
21 real thing, but I just want to make sure that the
22 photographs is --

23 SPEAKER: Okay.

24 SPEAKER: Oh, that's pretty good. Okay.

25 SPEAKER: Okay. So each one of these is

1 a -- I have the real material, but I just wanted
2 to make sure that the Board understood that I have
3 the actual (inaudible) board.

4 ARCHITECT ENGLEBAUGH: So as we go through
5 the -- the front elevation, I'll zoom in on it so
6 you can see it a little bit better.

7 SPEAKER: Kathy, I'm worried, that does not
8 have to be kept in the office --

9 FEMALE SPEAKER: Okay.

10 SPEAKER: -- nice photograph on A-24.

11 ARCHITECT ENGLEBAUGH: Mr. Chaplain, can
12 you keep going to the left? I just want to see
13 the numbers that are associated with it, if there
14 are any. There -- okay.

15 ARCHITECT ENGLEBAUGH: Yeah. This is
16 drawing labeled 01. And over where my cursor is
17 right now, that would be the center of the
18 building. And that's the main entrance right
19 where my cursor is.

20 SPEAKER: (Inaudible)?

21 SPEAKER: And it's detail 01 over A-0-4,
22 correct?

23 ARCHITECT ENGLEBAUGH: Yes. (Inaudible) --
24 (Talking simultaneously.)

25 SPEAKER: It's --

1 SPEAKER: 01 on drawing A-0-4.

2 ARCHITECT ENGLEBAUGH: Uh-huh. Correct.

3 SPEAKER: On sheet A-4?

4 ARCHITECT ENGLEBAUGH: Yeah.

5 SPEAKER: So as far as the colors you'll
6 see, we have this kind of a pinkish-purple-ish
7 tint, that is the one of the bricks. You can see
8 it in the lower left-hand corner over there.

9 And then as we move the right where my
10 cursor is now, it's more of a tan color brick, and
11 that's the one in the upper-right corner on the
12 sample board.

13 The gray colors that you see where my
14 cursor is going now, those are fiber cement panels
15 and you can see we have two colors of those and
16 they're near the lower right of the sample board.

17 Moving to the very top of the building, you
18 can see there's a sloped roof up there. And that
19 is a fiberglass asphalt roof. And there's a
20 sample of that in the upper right-hand corner of
21 the sample board.

22 And then we have some accent pieces, which
23 are precast, and you can see those located right
24 here at the top of the brick. And that precast is
25 always shown on the sample board as well.

1 SPEAKER: Is the asphalt combination
2 recycled -- is it recycled asphalt, any percentage
3 of the material?

4 ARCHITECT ENGLEBAUGH: I can't answer that
5 definitively right now. Usually it is.

6 SPEAKER: Okay.

7 ARCHITECT ENGLEBAUGH: (Inaudible) just
8 that's --

9 SPEAKER: Okay.

10 ARCHITECT ENGLEBAUGH: -- the way things
11 are these days.

12 Just as far as composition on -- on this or
13 architectural composition, you can see we've
14 employed a lot of bay windows, the corners are
15 accentuated with certain bay window elements.
16 There's another bay window right where my cursor
17 is now.

18 And I think there's a nice breakdown of
19 scale with the brick mixed in, and the verticality
20 of the elements that -- you know, articulated
21 along the front of the facade.

22 SPEAKER: All of that (inaudible) -- can I
23 just interrupt to discuss transparency, as part of
24 your facade?

25 ARCHITECT ENGLEBAUGH: Sure. I --

1 actually, that's part of the supplementally, so I
2 can get into (inaudible).

3 (Talking simultaneously.)

4 SPEAKER: -- continue. I'm sorry.

5 ARCHITECT ENGLEBAUGH: Yep. No problem.

6 So in general, this gives you a good
7 architectural flavor for the character of the
8 design. I did look at the redevelopment ordinance
9 and went through it and I professionally say that
10 this corresponds with all the intents that are in
11 there.

12 SPEAKER: It corresponds with the content
13 or complies with the redevelopment plan?

14 ARCHITECT ENGLEBAUGH: It complies with the
15 redevelopment plan.

16 SPEAKER: So if we look at the elevation,
17 the -- the detailed number 02 on the bottom -- I
18 am not going to go into this, because -- again,
19 it's the same character, the same balance, the
20 same harmony, the same composition.

21 So I'm going to go to the next one, which
22 is sheet 05. And it just shows the rear
23 courtyard. And if we look at the key plan on the
24 right, you can see this big intent. That's the
25 courtyard in the back of the building. And if you

1 look over to the left on the elevation, just slide
2 here so we get to number on it. You'll see each
3 end of the building, the colors are a little
4 richer. All that means that are in the
5 foreground.

6 The center area, since it's so far back
7 behind the courtyard; that's why these colors are
8 muted back there. But again, the same
9 composition, the same materials, using brick
10 cement board and -- you know, the roof shingles
11 that we talked about and the pre-cast on top of
12 the brick.

13 And seeing -- if we moved down on that same
14 sheet, the detail 04. Again, the same
15 composition. This is the side elevation. And it
16 just so happens one of the points of interest
17 hear, you can see these doors, this is the service
18 side of the building; so these doors would go into
19 the media rooms and the move-in elevators and
20 things like that.

21 So let's move on to the next sheet, 06.
22 Now, this is building B and we said that
23 programatically these buildings are identical.
24 They're a little bit different, to respond to your
25 question, about in the front area of the building.

1 So let me zoom in there.

2 So in building A, we had a fitness room.
3 This one has a club room. So you can see there's
4 seating areas. There's a billiards table. You
5 have these conversational pods, other areas that
6 are alcoves out of the main space for seating and
7 conversations, things like that.

8 We also have a movie room, it would be like
9 a big-flat screen TV in there, there's doors; so
10 you can shut it off for a movie.

11 Again, we have these two squares. Those
12 are the elevators that take you up to the upper
13 floors. We also have leasing in the lower
14 right-hand corner. And we have some work pods,
15 and a mailroom and a package room.

16 SPEAKER: What's the capacity of the club
17 room if residents wanted to have a birthday party
18 or a private event?

19 ARCHITECT ENGLEBAUGH: I -- I don't know
20 off the top of my head --

21 SPEAKER: (Inaudible) --
22 (Talking simultaneously.)

23 ARCHITECT ENGLEBAUGH: You can put those
24 in -- you have --

25 SPEAKER: 100 people? Give me a max.

1 ARCHITECT ENGLEBAUGH: You -- well, you
2 could, but you would have to move the furniture to
3 do that. It's not really designed to have that,
4 but if somebody wanted it -- yeah, they could move
5 the furniture out and have a big event there.

6 SPEAKER: Okay.

7 ARCHITECT ENGLEBAUGH: Like if there's some
8 meeting that needed to take place, yes, you could
9 move the furniture out of the way and accommodate
10 a good number of people with folding chairs.

11 SPEAKER: Okay. Thank you.

12 ARCHITECT ENGLEBAUGH: Uh-huh. I wasn't
13 going to talk about this right now, but since we
14 talked a little bit about the facade diagrams, I
15 just wanted to show you where there is an issue
16 that we will talk about; and that is, right here
17 we're showing that little black line, which
18 represents a window. And there is another area
19 over in the other side of this -- this form that
20 projects out, right where this closet is, there
21 could be another window. We're not showing them
22 on the facade diagrams or the elevations. They
23 didn't really want to show it, because we would
24 have a window in a closet and we would have a
25 window conflicting with this wall in the mailroom.

1 So I can -- right now we're under by one
2 percent of the window area required. If I put
3 windows in there, we'll get it. So --

4 SPEAKER: The request of this board, we
5 would ask the Board for what effectively de
6 minimis relief from the facade transparency
7 requirement of one percent --

8 ARCHITECT ENGLEBAUGH: That is correct.

9 SPEAKER: -- that could be accommodated by
10 those two windows, but we believe it's practically
11 better to not have the windows in those locations.

12 ARCHITECT ENGLEBAUGH: (Inaudible).

13 SPEAKER: Go ahead.

14 FEMALE SPEAKER: That problem could be
15 resolved if you put false windows in there, like
16 faux windows, because --

17 ARCHITECT ENGLEBAUGH: That is a correct.
18 We've done that before. I worked up in Hoboken --

19 SPEAKER: (Inaudible) are you asking for
20 relief or asking for --

21 SPEAKER: I'm asking the architect, would
22 we be able to put a faux window in there and the
23 planner -- would that then that satisfy that
24 requirement ?

25 ARCHITECT ENGLEBAUGH: Yes, we cut put a

1 faux window in.

2 SPEAKER: Let's (inaudible) would that
3 satisfy the requirement with a faux window?

4 SPEAKER: I'm looking at the window
5 section, just to be clear. I -- in my opinion, I
6 would not have an issue with that. I think that
7 it would get the appearance of transparency.

8 SPEAKER: As an architect, would you think
9 that the building would look better without a
10 window? Because I just assumed --

11 SPEAKER: (Inaudible) --

12 (Talking simultaneously.)

13 ARCHITECT ENGLEBAUGH: (Inaudible)
14 actually. We're looking at -- what's on the
15 screen right now shows that area; so you can see
16 where -- see where my cursor is right now?

17 SPEAKER: Yeah.

18 ARCHITECT ENGLEBAUGH: So those are in the
19 floors the above. And if put a window right where
20 my cursor is now, that would be the one on the
21 left side; if I go over to the right side, you can
22 see where the windows on the floors above. But
23 when I come down the first floor, this is where
24 that closet was, and it would be in there.

25 In my professional opinion, I -- I don't

1 think it matters. I think it encumbers the
2 building, if we do it. But we can -- we can put
3 in false windows. We've done it before.

4 SPEAKER: So then -- Mr. Chairman, we would
5 ask the Board, we think it would be better to
6 grant de minimis relief; we can comply, if
7 necessary, if the Board determines that that's
8 required.

9 SPEAKER: (Inaudible) look, if you want,
10 you can start pulling now or wait --

11 SPEAKER: Yeah, (inaudible)?

12 SPEAKER: So let's draw a poll on the
13 granting of de minimis relief, right? Well, he's
14 calling. There's no such thing as de minimis
15 relief. He wants -- isn't it --

16 (Talking simultaneously.)

17 SPEAKER: (Inaudible) requesting a relief
18 from the design standards, so I believe that would
19 be an exception, correct?

20 SPEAKER: They wanted -- an exception
21 relief and what you're saying is, an exception
22 relieve to allow one percent deviation to not have
23 to put in two faux windows, is that --

24 SPEAKER: Correct?

25 SPEAKER: -- correct.

1 FEMALE SPEAKER: (Inaudible) --

2 (Talking simultaneously.)

3 SPEAKER: Mr. Dickerson, before we do this
4 poll, just to one clarification: Would that just
5 be limited to building B or is that building A and
6 B?

7 ARCHITECT ENGLEBAUGH: Building A and B.

8 SPEAKER: Thank you.

9 SPEAKER: (Inaudible.)

10 SPEAKER: So it's both buildings.

11 SPEAKER: I got that.

12 SPEAKER: (Inaudible) that issue -- I'm
13 sorry, Mr. Leber?

14 SPEAKER: Both issues have that issue?

15 ARCHITECT ENGLEBAUGH: Correct. Building A
16 and building B.

17 SPEAKER: Mr. Leber, (inaudible) --

18 SPEAKER: Is the one percent for just that
19 building or is the one percent for -- for the
20 entire unit?

21 ARCHITECT ENGLEBAUGH: It would be for each
22 building.

23 SPEAKER: It's for each building.

24 SPEAKER: It's two percent.

25 SPEAKER: Right. It's one percent for each

1 building.

2 SPEAKER: Right. And it's two percent for
3 the units, the total?

4 SPEAKER: Two percent for the project?
5 Okay.

6 SPEAKER: (Inaudible) poles?

7 FEMALE SPEAKER: Okay. Mr. Pistol?

8 SPEAKER: Now, this is now --

9 SPEAKER: This is (inaudible) poll on
10 whether or not the Board would be inclined to
11 grant the exception from the window facade
12 requirement of one percent for each building,
13 total of two percent for the whole project, and
14 not have to put in two full windows on the first
15 floor in each of the buildings.

16 SPEAKER: Okay.

17 FEMALE SPEAKER: No. No. Okay.
18 Mr. Leber?

19 MR. LEBER: Yes.

20 SPEAKER: Mr. Taylor?

21 MR. TAYLOR: Yes.

22 FEMALE SPEAKER: Ms. Sen?

23 MS. SEN: Yes.

24 SPEAKER: Ms. Rappa?

25 MS. RAPPA: Yes.

1 SPEAKER: Mayor Prunty?

2 MAYOR PRUNTY: Yes.

3 SPEAKER: Ms. Pedde?

4 MS. PEDDE: Yes.

5 SPEAKER: And Mr. Nordelo?

6 MR. NORDELO: Yes.

7 SPEAKER: Thank you very much.

8 So then, Mr. Englebaugh, sorry, but if we
9 can now continue through your presentation.

10 ARCHITECT ENGLEBAUGH: Sure. I -- unless
11 anybody has any questions, I -- I did -- this is
12 the main difference between building A and B, is
13 this one has a club room, building A. They have
14 the fitness room. And this one has the leasing
15 where building A does not.

16 So the following case (inaudible).

17 SPEAKER: And the pet wash, the
18 compactors, just mirrored on the other side?

19 SPEAKER: Yeah.

20 ARCHITECT ENGLEBAUGH: Yeah.

21 ARCHITECT ENGLEBAUGH: That is correct.

22 SPEAKER: Uh-huh. So this is sheet --

23 SPEAKER: A-0-7.

24 ARCHITECT ENGLEBAUGH: Thank you. A-0-7.

25 ARCHITECT ENGLEBAUGH: I'm not to go into

1 it again. It's the -- it's the same plans as
2 we've already seen and they stack. So --

3 SPEAKER: So what we're looking at now is
4 sheet A-0-9. And this is the elevations. You
5 know, we talked about the materials. We talked
6 about the composition. All those principals are
7 being employed here.

8 We do have different colors on building B.
9 And if I zoom in here a little closer, you can see
10 the -- the --

11 SPEAKER: It's the same colors, but you're
12 using them in different places, it looks like.
13 Are you looking at different colors?

14 SPEAKER: (Inaudible)?

15 SPEAKER: Really? Okay.

16 SPEAKER: And the -- we're using a darker
17 brick, which you can see down on the lower left
18 corner.

19 SPEAKER: I believe you.

20 SPEAKER: And that is -- if you see --
21 (inaudible) that's -- it's kind of a gray brick on
22 the facade here. But that's the darker brick down
23 in the lower left corner.

24 And then we have the pinkish color brick.

25 SPEAKER: Uh-huh.

1 SPEAKER: See, there you go.

2 SPEAKER: Thank you.

3 SPEAKER: The pinkish color brick is up in
4 the upper left-hand corner.

5 SPEAKER: What kind of roof drainage system
6 do you have and what color are the downspouts,
7 where -- where are they going to be located?

8 SPEAKER: All of this internal. No, here
9 they are right here. So where the slope groove
10 is, you can see -- zoom in here a little tighter.

11 So here we have a horizontal roof gutter
12 here, and then here's the leader coming down.
13 And, you know, I haven't picked a color on them,
14 they're probably going to be like a dark gray.

15 SPEAKER: And -- and what material?

16 ARCHITECT ENGLEBAUGH: I'm -- I am thinking
17 it's aluminum. I'm not guaranteeing it. I'm
18 fairly certain that's what they be.

19 SPEAKER: That's (inaudible) the window
20 bump outs, are they -- do they have a roof that
21 sheds water or is it an internal drain?

22 ARCHITECT ENGLEBAUGH: It would be an
23 internal drain.

24 SPEAKER: Which roof are you talking about?

25 SPEAKER: (Inaudible.)

1 ARCHITECT ENGLEBAUGH: So if you look along
2 the front of the elevation, we have on the corner
3 here, where my cursor is, it has a flat roof.
4 We'll put a parapet around there, so that means --
5 sort of an internal drain behind it.

6 I move over to right where my cursor is
7 now. Once again, that is the parapet. There will
8 have to be some sort an internal drain behind it.

9 SPEAKER: And how about the one that goes
10 to the third floor?

11 ARCHITECT ENGLEBAUGH: Which one?

12 SPEAKER: To the left of your cursor.

13 ARCHITECT ENGLEBAUGH: Oh, down here?

14 I think that will probably shed water.
15 It's -- it's not going to stick out very far,
16 maybe 18".

17 SPEAKER: Got it. So if you would
18 continue.

19 ARCHITECT ENGLEBAUGH: So we talked about
20 the materials, they're slightly different, to give
21 building B a different character. But the design
22 principles are the same.

23 There is a difference in the design over
24 the top of the front doors, between A and B; so it
25 gives them a little bit character as well as the

1 different colors that we're using.

2 So I'm just going to -- you know, this --
3 the same thing, the composition and principles are
4 repeats, so I won't go into detail on the
5 remaining elevations.

6 I'm going to jump --

7 SPEAKER: (Inaudible) now the sheet 11.

8 ARCHITECT ENGLEBAUGH: Yeah. Jumping to
9 sheet A-11. And this is the building sections.
10 And since both buildings are the same, all we need
11 to do is look at the top one, building A.

12 And you can see the front doors of the
13 building would be on the left side, that courtyard
14 that we talked about in the back is on the right
15 side.

16 SPEAKER: I just have a quick question: So
17 we're presenting the commercial property, there
18 was talk of solar; there's no solar on the
19 residential solar panels --

20 ARCHITECT ENGLEBAUGH: Yes, on the roof
21 rack. Yes.

22 SPEAKER: Okay. Thank I.

23 ARCHITECT ENGLEBAUGH: And part of that
24 reason is, and we'll get into it -- I'll jump to
25 it now. Up on the roof you can see there's a flat

1 roof area.

2 SPEAKER: Yeah.

3 ARCHITECT ENGLEBAUGH: And the sloped
4 portion of the roof is designed to those hide
5 those condensing units. There's going to be a lot
6 of condensing units up there, and those condensing
7 unit would encumber solar panels. And you
8 wouldn't get good efficiency out of that.

9 SPEAKER: So those are going to be
10 individual condensing units for every single
11 apartment?

12 ARCHITECT ENGLEBAUGH: Per each unit, that
13 is correct. Yes. And the good part is, if we
14 don't put them up there, they're on the ground.
15 So they're up there. You can see the height of
16 the parapet; nobody is going to see them, unless
17 you're flying over in an airplane.

18 SPEAKER: So every unit has it's own -- a a
19 lot of these condenser units up there?

20 ARCHITECT ENGLEBAUGH: That is correct.
21 Yes.

22 SPEAKER: Okay.

23 ARCHITECT ENGLEBAUGH: There is one for
24 every unit.

25 SPEAKER: (Inaudible.)

1 SPEAKER: Yeah. Okay. Thank you.

2 ARCHITECT ENGLEBAUGH: So you can see the
3 yellow cup and the -- and the (inaudible) units on
4 each side. And in the center, that represents the
5 double-loaded corridor.

6 If you look over on the left-hand side,
7 you'll see a dimension. And that dimension goes
8 from the finish floor to the mid-height of the
9 roof. That represents -- I can't really use the
10 term building height, because the building height
11 measures from the grade and the civil engineer
12 addressed all of the building height issues.

13 This is just nice, because you can see how
14 is vertically, and the civil engineer did it.
15 It's all in the plan. But I just wanted to
16 underscore building height information come from
17 the civil engineer plans.

18 So the important takeaway here is, you can
19 see the building is four stories. And that the
20 building height is under 50'. And that complies
21 with the redevelopment plan.

22 And building B is below. It's identical,
23 so I'm not going to go into that.

24 SPEAKER: Are all or any units ADA
25 compliant?

1 ARCHITECT ENGLEBAUGH: They -- they are all
2 ADA compliant. In New Jersey, every unit has to
3 be able to have wheelchair accessibility. And the
4 bathrooms need to be designed so that they could
5 accommodate a wheelchair, at least going to the
6 bathrooms. So, yes, it does comply with ADA
7 regulations.

8 Sheet A-12 is one of the supplementary
9 sheets. And the only reason --

10 SPEAKER: That is now A-21?

11 ARCHITECT ENGLEBAUGH: A-21. That is
12 correct. The only reason I added this sheet was
13 that somebody wanted a dimension from the finish
14 floor to the very top of the roof. Excuse me.
15 And you can see that that dimension is shown as
16 55'8". That's the only thing different on this
17 sheet from the other one was the addition of that
18 dimension.

19 SPEAKER: Can I just -- and I'm not -- and
20 Mr. (Inaudible), you can go. Not to be
21 nit-picky, but on the condensers, right? That --
22 there's a lot of them. Is that just a new
23 technology, is that -- is it more efficient to do
24 it that way or it's just a choice that you're
25 making?

1 SPEAKER: I would say that's done,
2 typically, on buildings; you just don't know that
3 it's (inaudible) --

4 (Talking simultaneously.)

5 ARCHITECT ENGLEBAUGH: Thank you.

6 FEMALE SPEAKER: Does this residential
7 complex comply with the latest enhanced sound
8 proofing for apartments?

9 ARCHITECT ENGLEBAUGH: Well, when -- when
10 (inaudible) enhanced soundproofing, I would say,
11 yes, to answer your question. But there are
12 specific code regulations regarding sound
13 transmission through floor and walls, and we
14 will -- yeah, absolutely we'll comply with all of
15 those requirements.

16 SPEAKER: Okay. Thank you.

17 ARCHITECT ENGLEBAUGH: Uh-huh. So this is
18 what -- we're on sheet A-13, which is (inaudible)
19 22. And --

20 SPEAKER: A-13?

21 ARCHITECT ENGLEBAUGH: A-13.

22 And this is a facade diagram. And all this
23 does is it shows very digametically, the window
24 area, compared to the solid wall area.

25 And this is what we were talking about with

1 that window. So I'm going to zoom in what we were
2 talking about earlier.

3 So if you take a look at this table, where
4 my cursor is right now, that shows the percent of
5 opening required the redevelopment plan. To the
6 left it shows the percent opening provided. So
7 you can see we're in compliance everywhere, except
8 for the 34 percent of --

9 SPEAKER: Let me ask you, is the
10 requirement for the overall or for each floor?

11 SPEAKER: For each floor.

12 SPEAKER: Here we go.

13 SPEAKER: And so the exception is for the
14 first floor?

15 SPEAKER: Oh, that would be correct, yes.

16 SPEAKER: We actually exceed, do we not,
17 Mr. Englebaugh.

18 SPEAKER: I see it on the other levels,
19 yes.

20 SPEAKER: They didn't mention that before.
21 Okay. Thank you.

22 ARCHITECT ENGLEBAUGH: So the one on the
23 top is primary elevation. We call it the primary
24 elevation, because that's what we refer to in the
25 redevelopment plan; but it's basically the front

1 out elevation.

2 Down below, the redevelopment plan uses the
3 term other elevations. It's basically the side
4 elevation. We're in full compliance on all the
5 side elevations. So that was for building A.

6 We move on to the building B, (inaudible)
7 three.

8 SPEAKER: 8/23.

9 ARCHITECT ENGLEBAUGH: It says 8/23, that
10 is correct.

11 I'm not going to go into this unless
12 somebody has a question --

13 SPEAKER: That's the same calculations,
14 right?

15 SPEAKER: The same calculations --

16 SPEAKER: Blow -- blow it up just to show
17 us. Yeah.

18 ARCHITECT ENGLEBAUGH: So you can see on
19 the first floor we had 34 percent.

20 SPEAKER: Yep.

21 ARCHITECT ENGLEBAUGH: And the requirement
22 was 35 (inaudible) restroom compliance.

23 SPEAKER: And just for the record then,
24 what is marked as A-24, the originals -- have
25 shown, but this is the photograph representation?

1 ARCHITECT ENGLEBAUGH: Right.

2 SPEAKER: And just for the record, you're
3 going to talk those original home --

4 ARCHITECT ENGLEBAUGH: Yes.

5 SPEAKER: -- with you, we're going to just
6 use a --

7 ARCHITECT ENGLEBAUGH: Yes. Yes.

8 SPEAKER: Okay. Since we ran through that,
9 there's no real reason (inaudible) --

10 (Talking simultaneously.)

11 ARCHITECT ENGLEBAUGH: So this last exhibit
12 is -- is, basically, the same render that we saw
13 on the cover sheet, it's just larger so you can
14 see it.

15 SPEAKER: I mean, this is marked as A-25?

16 ARCHITECT ENGLEBAUGH: And this is marked
17 A-25. That's correct.

18 So this -- this kind of -- the beauty of
19 this is it -- it gives you a three-dimensional
20 feel. You can start to see those bay windows that
21 we talked about, how the ends in the building
22 project. I'm going to zoom in here so you can see
23 it a little better.

24 So you can see some of these vertical
25 elements, how they -- proud (inaudible) say the

1 brick members, they produce nice shadows, they
2 produce nice (inaudible) on the facade on the
3 building.

4 You can see it also does a very nice
5 articulation on the ridge lines, so we don't have
6 this ridge line that goes straight across. It
7 gets interrupted with these vertical elements.

8 Wherever my cursor is, this is the main
9 front entrance. So you can see we have a -- a
10 nice design to help emphasize that front door is
11 up on the top level.

12 And then we have a canopy out of the front
13 doors as well. So with that, I would (inaudible)
14 --

15 SPEAKER: (Inaudible) rendering -- I'm
16 sorry, (inaudible) it's just --

17 ARCHITECT ENGLEBAUGH: This is building A.

18 SPEAKER: This is building A.

19 SPEAKER: Yeah.

20 ARCHITECT ENGLEBAUGH: Let me kind of zoom
21 out here, so you can see something. Building A
22 ends right where my cursor is. And this is
23 building B to the right.

24 But you may remember that this was dated
25 2021, before we did this pink-color scheme. So

1 the second color scheme wasn't updated on building
2 B.

3 But overall, I think this gives a very good
4 representation, a good three-dimensional effect of
5 the (inaudible) proposal. So with that, I would
6 wrap up --

7 SPEAKER: One last question.

8 ARCHITECT ENGLEBAUGH: Sure.

9 SPEAKER: So you (inaudible) the fire
10 department recommendation for the residential
11 buildings related to roof access?

12 ARCHITECT ENGLEBAUGH: I did. And his one
13 request was that one of the stair towers goes to
14 the roof, not a ladder. And we do have one of the
15 stair towers going to the roof, so --

16 SPEAKER: On the plans or you're agreeing
17 to do that?

18 ARCHITECT ENGLEBAUGH: No, it's -- I don't
19 believe it says it on these plans.

20 SPEAKER: I do believe we need to revise
21 the plans to incorporate that, and that's a
22 condition of approval.

23 ARCHITECT ENGLEBAUGH: Yeah, we will be
24 doing that.

25 SPEAKER: So I have no further questions

1 for Mr. Englebaugh.

2 ARCHITECT ENGLEBAUGH: Okay. And that
3 would wrap up my direct; unless anybody has any
4 questions?

5 SPEAKER: Sure. So just do (inaudible) are
6 there any (inaudible)?

7 SPEAKER: (Inaudible) you don't have any
8 balconies, is there -- was there a design
9 consideration for that?

10 ARCHITECT ENGLEBAUGH: No, we're not --
11 we're not proposing any balconies.

12 SPEAKER: Okay. Any members of the Board
13 (inaudible) any professionals have any questions?
14 Mr. Dickerson? Grab a mic. It's on. It's on.

15 SPEAKER: Okay. So going through the
16 November 4th, 2022, memo. I'll start here. On
17 Page 15 -- and let's see, I believe that -- with
18 number 43, there is that requirement of the
19 redevelopment plan that requires the use of upper
20 story setbacks or --

21 ARCHITECT ENGLEBAUGH: Actually, it doesn't
22 require upper story setbacks. It recommends.

23 SPEAKER: It says the comment I'm looking
24 at, (inaudible) should utilize -- should utilize
25 -- (inaudible) --

1 (Talking simultaneously.)

2 SPEAKER: That's the truck.

3 Let me ask you this, does the rest of the
4 redevelopment plan say shall and this one is
5 should --

6 SPEAKER: (Inaudible) should.

7 SPEAKER: It says of shall.

8 SPEAKER: Yes.

9 SPEAKER: And he's right. So I retract
10 that comment, because of the should. And just
11 looking through here -- and I guess looking
12 at comment number four in your (inaudible). So
13 based on your testimony, the proposed development
14 meets each of the design requirements, with the
15 exception of the window, which was discussed.

16 ARCHITECT ENGLEBAUGH: That is correct.
17 Yes.

18 SPEAKER: Okay. And, actually, just to go
19 to number 45 in my letter, there is that -- there
20 is a shall here, concerning the roof line shall be
21 modulated. And is it your testimony that there is
22 a (inaudible) roof line modulation?

23 ARCHITECT ENGLEBAUGH: Yes, I think it
24 looks -- I mean, if you look at the rendering
25 here, that roof line modulates nicely. And it's

1 attractive.

2 SPEAKER: And then this one is a more
3 general question, but I would like to know how
4 this applies with this development. There are the
5 different sustainabilities standards, both the
6 requirement one and the optional ones and --

7 SPEAKER: Where are you there, Nick?

8 ARCHITECT ENGLEBAUGH: I am at number 51.
9 It's on Page 17 of my letter.

10 SPEAKER: Okay.

11 SPEAKER: I was just wondering would you
12 provide any testimony concerning -- if this
13 proposed residential development is going, are you
14 going to be addressing any of those optional
15 sustainability standards in addition to any of the
16 one that are required?

17 ARCHITECT ENGLEBAUGH: Yeah. I mean, we're
18 looking to use like Energy Star fixtures. Those
19 (inaudible) fixtures. You may not have noticed
20 it, but on the building section, it said we would
21 use a like (inaudible) roof, just like the
22 commercial building.

23 Most of the building codes these days
24 actually make you do an energy-efficient building.
25 I can say that, you know, working for the firm

1 that I work for, a fairly large -- close to 100
2 employees, we have done many, many lead buildings.
3 We used to do -- we -- we used to do a lot more
4 about ten years ago. They've fallen off, because
5 most of the building codes legislate this now.

6 So -- yes, our intent is to use occupancy
7 monitors on the light switches, LED lights. I
8 think that's a shall in the ordinance. So we're
9 planning to do all that.

10 SPEAKER: Thank you. I have no other
11 comments.

12 SPEAKER: Actually, Mr. Dickson, on 53,
13 which is the outdoor -- so there is no outdoor --
14 is there no outdoor play equipment or anything
15 like that?

16 I mean, I think that should be -- was that
17 comment resolved?

18 SPEAKER: The comment was actually --

19 SPEAKER: For the landscape architect?

20 SPEAKER: (Inaudible).

21 SPEAKER: Thank you.

22 SPEAKER: Ms. (Inaudible)?

23 FEMALE SPEAKER: I just have -- I must have
24 missed this. So in the back --

25 ARCHITECT ENGLEBAUGH: Uh-huh.

1 FEMALE SPEAKER: -- where you have the
2 one-story portion for either the gym or the
3 amenity room .

4 SPEAKER: Uh-huh.

5 FEMALE SPEAKER: Is the roof of that single
6 story, is that going to be an outdoor deck or --

7 ARCHITECT ENGLEBAUGH: No. It's just going
8 to be a roof.

9 FEMALE SPEAKER: Okay.

10 ARCHITECT ENGLEBAUGH: Uh-huh.

11 FEMALE SPEAKER: Okay.

12 FEMALE SPEAKER: Thank you.

13 ARCHITECT ENGLEBAUGH: Uh-huh.

14 SPEAKER: Seeing none. Members of the
15 public, if anyone would like to come up.

16 Remember, questions to this witness and his
17 testimony that was presented; please name,
18 address.

19 PUBLIC SPEAKER: Sure. Rita (inaudible) 104
20 Arlington Road.

21 SPEAKER: Thank you.

22 PUBLIC SPEAKER: So if you have an amenity
23 room and you have 100-person birthday party, where
24 are they all parking?

25 ARCHITECT ENGLEBAUGH: I mean, the building

1 has 125 dwelling units.

2 SPEAKER: And we're not hearing --

3 PUBLIC SPEAKER: No --

4 ARCHITECT ENGLEBAUGH: The building has 125
5 dwelling units. I mean, it would be the residents
6 in the building.

7 PUBLIC SPEAKER: No, they would have -- if
8 they had a party and they had guests come, you
9 said -- and they -- the room can hold up to how
10 many people?

11 ARCHITECT ENGLEBAUGH: I don't believe I
12 gave a specific number. To do that I would have
13 to --

14 PUBLIC SPEAKER: (Inaudible).

15 ARCHITECT ENGLEBAUGH: I mean, I can tell
16 by looking at it, if you moved the furniture out
17 of the way you could do that. It's not designed
18 to do that. It's designed to be more of a lounge
19 seating, the way the floor plan shows it right
20 now..

21 PUBLIC SPEAKER: Are you going to allow
22 the residents to rent this room for functions?

23 ARCHITECT ENGLEBAUGH: I can't answer that.
24 I don't know the operations go.

25 SPEAKER: So the representative from Hartz

1 and I can represent to the board, that at this
2 point in time there is no intent to rent to any
3 outside parties. This is an amenity solely and
4 exclusively for the use of the tenants. We can
5 address that as a condition if the Board
6 (inaudible) --

7 PUBLIC SPEAKER: Okay. That wasn't my
8 question. My question was not --

9 SPEAKER: Could you -- can I ask a question
10 for you?

11 PUBLIC SPEAKER: Yeah.

12 SPEAKER: Okay. This is what she's asking:
13 The question that the chairman asked you before
14 was, if you had an internal gathering, how many
15 people could you fit? Parking wouldn't be an
16 issue, because if it's an internal gathering, it's
17 residents of the building.

18 What she's asking is, if someone wanted to
19 have a party for them self and invite 100 of their
20 best friends, could they do it and comply with the
21 parking? Your answer might be, no, they couldn't,
22 they would have to rent somewhere outside, but
23 that's what her question is.

24 SPEAKER: My answer is, my expertise is the
25 architecture, not the parking. That's a civil

1 engineering and a traffic --

2 SPEAKER: So you -- your answer is, the
3 room could fit, maybe if you moved all the
4 furniture -- I heard you say it before, I heard
5 him ask 100 people and I heard you say, yeah, you
6 could have 100 people if you move all the
7 furniture out, but your answer you're saying --
8 your testimony is limited to, you're not talking
9 about parking, you're talking about people; is
10 that correct?

11 ARCHITECT ENGLEBAUGH: That's correct.
12 Yes.

13 PUBLIC SPEAKER: So who does answer that
14 question? I want to make sure --

15 SPEAKER: I think that what you should do
16 is when it's times for comments, ask the board to
17 impose a condition that no rentals of any of the
18 amenities and ask them to impose a condition when
19 you ask -- when you find out how many parking
20 spaces are provided in the project and how many
21 apartments there are, ask for some sort of
22 condition limiting parties of, you know,
23 non-residents more than X. You can figure it out.
24 And wait for your comment (inaudible) --

25 FEMALE SPEAKER: (Inaudible) based on the

1 square footage, the fire department (inaudible) --

2 (Talking simultaneously.)

3 SPEAKER: The issue that she's asking about
4 has nothing to do with how many people can fit in
5 that room. Her question is, if outsiders come
6 into that room, will there be enough parking on
7 the site for them? That's what her concern is.

8 SPEAKER: So Mr. (Inaudible) --

9 SPEAKER: I got a birthday party
10 (inaudible) I invite 60 or 70 people --

11 SPEAKER: Right.

12 PUBLIC SPEAKER: (Inaudible) 70 extra
13 cars --

14 SPEAKER: And so what --

15 PUBLIC SPEAKER: (Inaudible) --

16 SPEAKER: What Mr. (Inaudible) what we can
17 do, at the next meeting, I can consult with the
18 client and we can prepare a stipulation.

19 SPEAKER: That would be a good idea.

20 PUBLIC SPEAKER: That's better.

21 SPEAKER: Because if you don't, you know
22 (inaudible) --

23 (Talking simultaneously.)

24 SPEAKER: Right.

25 PUBLIC SPEAKER: Right.

1 SPEAKER: But let me also say, the intent
2 of (inaudible) --

3 SPEAKER: Can I say something to you --
4 don't say anything. Stop.

5 PUBLIC SPEAKER: And again, the concern
6 is --

7 SPEAKER: Listen --

8 PUBLIC SPEAKER: -- neighborhood.

9 SPEAKER: Right. We -- we addressed your
10 question --

11 (Talking simultaneously.)

12 SPEAKER: I think they're going to do
13 something in reaction to your question.

14 PUBLIC SPEAKER: Okay. Can I ask is that
15 real brick or is that like faux brick?

16 SPEAKER: Good question. .

17 ARCHITECT ENGLEBAUGH: When you say real
18 brick, do you mean 4" brick?

19 PUBLIC SPEAKER: Yeah, it looks like it --
20 4" brick?

21 ARCHITECT ENGLEBAUGH: I couldn't bring in
22 the four inch brick, because it's too heavy.

23 PUBLIC SPEAKER: Okay. Let's see -- so in
24 the redevelopment plan, on Page 28, I'm looking at
25 a rendering of what the architecture I thought was

1 going to look at, and it looks nothing like it.

2 ARCHITECT ENGLEBAUGH: Okay. So that's
3 interesting. Is there any way can get that up on
4 the screen?

5 PUBLIC SPEAKER: Yeah. Why we put
6 something in --

7 (Talking simultaneously.)

8 SPEAKER: (Inaudible) whoa. Can -- Nick, is
9 there any way that we can get a picture from the
10 page that she's showing up on the screen?

11 SPEAKER: I have it.

12 SPEAKER: (Inaudible.)

13 SPEAKER: Sure.

14 SPEAKER: What page are we going on?

15 PUBLIC SPEAKER: Page 28.

16 SPEAKER: Page 28. So let him get the page
17 up there.

18 PUBLIC SPEAKER: Yes.

19 SPEAKER: And ask him --

20 PUBLIC SPEAKER: Right.

21 SPEAKER: -- why those -- the design of the
22 building not look like that, on your opinion, does
23 the design of the building look like that. And
24 when he answers --

25 PUBLIC SPEAKER: Why isn't --

1 SPEAKER: Right.

2 PUBLIC SPEAKER: Why doesn't it, since
3 this is what we thought we were getting?

4 SPEAKER: Right. That (inaudible) put in
5 terms of questions.

6 PUBLIC SPEAKER: Right. Okay. I'm still
7 in that mode, because right now I'm furious,
8 because I can't believe we (inaudible) --

9 SPEAKER: (Inaudible.)

10 PUBLIC SPEAKER: I'm trying. (Inaudible.)

11 SPEAKER: 28, she said.

12 SPEAKER: (Inaudible) number.

13 SPEAKER: I'm not supposed to answer this,
14 am I?

15 SPEAKER: Yeah, you are.

16 SPEAKER: Oh (inaudible)?

17 SPEAKER: Right. That's the question she's
18 asking.

19 SPEAKER: (Inaudible) --

20 SPEAKER: And you're on Page 25.

21 PUBLIC SPEAKER: Yeah. 28.

22 SPEAKER: (Inaudible.)

23 PUBLIC SPEAKER: Uh-huh.

24 SPEAKER: What page are you on?

25 SPEAKER: He's on 25. He needs to go to

1 28.

2 PUBLIC SPEAKER: 27, I think.

3 SPEAKER: (Inaudible) go to Page 28.

4 SPEAKER: (Inaudible) all bricks --
5 (Talking simultaneously.)

6 SPEAKER: You asked about 28, correct?

7 SPEAKER: (Inaudible) that's her question,
8 she asked him about Page 28.

9 PUBLIC SPEAKER: (Inaudible) right there.
10 I'm sorry. It's 26, but on my --

11 SPEAKER: 26?

12 PUBLIC SPEAKER: (Inaudible) --
13 (Talking simultaneously.)

14 SPEAKER: Okay. 26.

15 PUBLIC SPEAKER: Right.

16 SPEAKER: So this is a -- what I would call
17 traditional architecture, it's showing sloped
18 roofs and -- it's just a different type of
19 architecture, but this was one image of three that
20 were on there as to be representative.

21 So the first one that they showed was this
22 one. I -- I think our building a very similar --

23 SPEAKER: (Inaudible) this one
24 (inaudible) --

25 (Talking simultaneously.)

1 SPEAKER: This is 25.

2 SPEAKER: 25.

3 SPEAKER: I'm sorry. If we just take a
4 pause, our board members -- does everyone have
5 this up? Because I think one of the computers
6 went out.

7 SPEAKER: And also, Nick, can you please --
8 grab the microphone for a minute, (inaudible)
9 we'll let you. And -- and explain -- go into the
10 redevelopment plan, give us the language that ties
11 in these images.

12 SPEAKER: But before we do that, Mr.
13 Englebaugh, just one second. I just want all the
14 board members seeing the same thing.

15 SPEAKER: Yeah. We're not looking at it
16 yet, I want to hear the language in the
17 redevelopment plan, what does it say these images
18 are supposed --

19 SPEAKER: Can I address that, but I just
20 want to confirm we are looking at the same
21 redevelopment plan, what is the adopted date on
22 your copy?

23 SPEAKER: That's a good question.

24 SPEAKER: (Inaudible) pages are different.

25 (Talking simultaneously.)

1 SPEAKER: (Inaudible) you're going to have
2 to go up to --

3 SPEAKER: (Inaudible) can you go over to
4 Nick and show him what you have on your
5 (inaudible) to make sure you have right one.

6 SPEAKER: No, I -- the images are the same,
7 I just want to make sure we're all (inaudible) --

8 SPEAKER: Get -- get to the cover sheet.
9 All the way (inaudible) --

10 PUBLIC SPEAKER: Oh, (inaudible). It's
11 the one that's on the town's website right now, so
12 (inaudible) --

13 SPEAKER: (Inaudible) --

14 SPEAKER: I just want to make sure that
15 we're all looking at the same image.

16 PUBLIC SPEAKER: (Inaudible) it is
17 (inaudible) --

18 SPEAKER: This is the one amended through
19 January 25, 2022?

20 SPEAKER: (Inaudible) on the screen.

21 SPEAKER: And that's the one that's up?

22 SPEAKER: No.

23 PUBLIC SPEAKER: January 25 th
24 (inaudible) --

25 SPEAKER: (Inaudible) the date on mine is

1 different than yours, but the images are the same.

2 SPEAKER: No, but that -- we -- can you
3 get?

4 SPEAKER: (Inaudible) does the images look
5 the same? Just before I get (inaudible) --

6 SPEAKER: Okay. So now let's get to the
7 language.

8 SPEAKER: Okay. So --

9 SPEAKER: And tell us what page from the
10 redevelopment plan you're reading from.

11 SPEAKER: I'm the one scrolling here. Hold
12 on. All right.

13 So if I look at Page 26, before these
14 images are located, this is under the section 4.6,
15 design standards, subsection A, general building
16 requirements. Subsection one, the text reads:
17 Subdistrict one --

18 SPEAKER: Nice and slow. Nice and slow.

19 SPEAKER: Subdistrict one, general
20 character and vernacular should be a mix of
21 lock-style architecture similar to the precedent
22 images provided by the township below. And then
23 there's a series of images. The first one that
24 we're looking at on the screen. Then there's the
25 next image, which -- again. And then, I believe,

1 a third image.

2 SPEAKER: Okay. So --

3 PUBLIC SPEAKER: (Inaudible) --

4 SPEAKER: (Inaudible) I just want to get
5 the facts. So the redevelopment plan -- Page 26,
6 section 4.681 basically says that the design
7 should be lock stile similar to the images below;
8 is that correct?

9 ARCHITECT ENGLEBAUGH: That is correct..

10 SPEAKER: And there's three images below?

11 ARCHITECT ENGLEBAUGH: That is correct.

12 SPEAKER: Okay. So now her question is;
13 why doesn't you show up here -- well, in your
14 opinion, is what you show up there similar to the
15 three images below?

16 ARCHITECT ENGLEBAUGH: My answer is yes.

17 SPEAKER: Now, explain why that's your
18 opinion, because she obviously doesn't think so
19 and she's going to let the board know about it
20 when she makes her comments.

21 ARCHITECT ENGLEBAUGH: Again, there's three
22 images and it says we could -- you know, look at
23 any one of them as representational. I think our
24 building closest to this image that we are looking
25 at right now. I personally think ours actually

1 has a little bit more form and three dimensional
2 effect. And I find it -- I think it is very much
3 in compliance with that. It has its own identity.
4 But I think it is every bit as attractive as
5 what's on the screen right now.

6 SPEAKER: And then, Mr. Englebaugh, also if
7 you go back in terms of the roof lines and the
8 articulation shown on, for example --

9 (Talking simultaneously.)

10 SPEAKER: (Inaudible) another question.
11 (Inaudible) --

12 SPEAKER: No. No. You can redirect. You
13 can direct. Let her -- you heard what he said, so
14 do you have any follow-ups on that?

15 PUBLIC SPEAKER: So prior to this
16 meeting -- so there were representations here, did
17 you have a conversation with anyone on the
18 township committee or our planner about which one
19 you selected?

20 ARCHITECT ENGLEBAUGH: No. I read the
21 redevelopment plan and I know that the market
22 responds a little bit better to contemporary
23 design. And so that's the direction we took.

24 PUBLIC SPEAKER: So you're feeling is the
25 market responds to contemporary design, but

1 Cranford -- would you agree that Cranford is a
2 historical town, so contemporary design in a town
3 that's 200-plus years old?

4 ARCHITECT ENGLEBAUGH: No, I think it --
5 maybe a better word would be interpretation. But
6 again, the redevelopment plan gave us three
7 different examples, two of them were contemporary.
8 One was traditional. And I would also that I
9 worked in many municipalities and historical
10 boards have come to us on many -- many times
11 before and they say we don't want a building that
12 quotes history the way it was a hundred years ago,
13 we want a building that looks the way it should
14 reflecting our society and artistic materials
15 and -- at this point in time. So when history
16 goes on it, it's representative of our time, not
17 hundred years ago.

18 PUBLIC SPEAKER: So then you had -- I
19 guess no comments from the historical committee or
20 anybody in the town? Are you aware we have the
21 historical committee?

22 ARCHITECT ENGLEBAUGH: I didn't receive any
23 comments regarding the sites we had chosen, no.

24 PUBLIC SPEAKER: Okay. And how long --
25 the building that you designed, how long is that?

1 It seems like it just keeps running on and on.

2 ARCHITECT ENGLEBAUGH: I don't know the
3 answer to that off the top of my head. There's no
4 dimensions on here.

5 SPEAKER: (Inaudible) if you're -- on the
6 architectural drawings coordinated with the site
7 plan drawings?

8 ARCHITECT ENGLEBAUGH: Yes, they are.

9 SPEAKER: So if they are, then the
10 testimony that the site plan -- the civil engineer
11 gave about the length and the -- the width, that
12 would be (inaudible) --

13 ARCHITECT ENGLEBAUGH: We actually give him
14 CAD footprints so that everything on our
15 architectural plan should 100 percent correspond
16 to the civil engineer.

17 SPEAKER: The answer to that question is
18 shown on the site plans, is your response?

19 ARCHITECT ENGLEBAUGH: That is correct.

20 SPEAKER: Okay.

21 PUBLIC SPEAKER: And is cement precast and
22 fiber board -- is that what I heard? (Inaudible)?

23 ARCHITECT ENGLEBAUGH: (Inaudible) right up
24 here. They're fiber cement panels. They used to
25 be wood back in earlier times, but this technology

1 came along and it's virtually insect resistant.

2 PUBLIC SPEAKER: Yeah.

3 ARCHITECT ENGLEBAUGH: And it -- and the
4 weather durability is much, much better. So --

5 PUBLIC SPEAKER: Okay. All right. Thank
6 you.

7 ARCHITECT ENGLEBAUGH: You're welcome.
8 Thank you.

9 SPEAKER: The next members of the public,
10 please.

11 PUBLIC SPEAKER: Loretta Smith.
12 (Phonetic) 21 Onieda Place. (Phonetic) . I
13 noticed on one of these renderings here that you
14 showed us, there's only one elevator that goes up
15 from the bottom floor to the top and it's in the
16 front of the building.

17 ARCHITECT ENGLEBAUGH: No. There are four
18 elevators that go from the bottom up.

19 PUBLIC SPEAKER: And those are what the
20 people there can use, it's not freight elevators
21 or anything like that?

22 ARCHITECT ENGLEBAUGH: There's four
23 elevators in the building. One of them is a
24 freight elevator.

25 PUBLIC SPEAKER: Okay. Now, what about

1 the staircases?

2 ARCHITECT ENGLEBAUGH: There's two
3 staircases.

4 PUBLIC SPEAKER: And they're always --
5 they're in the back of the building, right?

6 ARCHITECT ENGLEBAUGH: That is correct,
7 yes.

8 PUBLIC SPEAKER: Now, what happens if
9 there's a fire and you can't use the elevators,
10 but you get -- because of the fire, to the
11 staircases because you lived in the front of the
12 building on say the fourth floor, wouldn't you
13 have a staircase to the front of the building, so
14 that those people would have an access and not
15 have to try to figure how to get around the -- the
16 rest of the floor there if there's a fire, to get
17 to the staircases?

18 ARCHITECT ENGLEBAUGH: I would have to
19 commend you on your -- your observation there.
20 What we do is, we put firewall in the building.
21 It doesn't show up here, but there's going to be a
22 firewall right around this area. It's going to
23 come across here and it's going to jog. And when
24 you go from one fire area into the other, that's a
25 legitimate exit, because it's a fire-rated wall.

1 Meaning, the building can actually fall and that
2 other portion of the building will remain
3 standing. So there will be fire door there.

4 So you'll have two exits out of each fire
5 area one will be the stair, and one through this
6 firewall.

7 PUBLIC SPEAKER: All right. So you're on
8 the fourth floor and you're going through the
9 firewall, but how do you get downstairs? Is
10 there -- there's no staircase to take you down.

11 ARCHITECT ENGLEBAUGH: There would be a
12 stair each (inaudible) --

13 PUBLIC SPEAKER: You said that the
14 firewalls is going to present that fire from
15 getting to where I want to get to -- to get down?

16 ARCHITECT ENGLEBAUGH: That is correct.

17 PUBLIC SPEAKER: Yeah, I have seen those
18 in other -- in other buildings that have been put
19 up between Union and Guardwood and wherever. And
20 I wondered about that, when you said just that.

21 Now, the other question I had -- this is
22 maybe just a personal thing, but I don't happen to
23 like the industrial windows. I know you're saying
24 it's the new look now and you see it everywhere --

25 ARCHITECT ENGLEBAUGH: Uh-huh.

1 PUBLIC SPEAKER: -- it's just that there's
2 three little panels and that's what opens up in
3 some of those industrial windows. And they look
4 like warehousing. I kind of think your windows --
5 whatever you're going to have in your warehouse
6 look nicer. Why not -- did you even consider
7 putting any kind of double-hung type of a window
8 or encasement window, something other than those
9 three little industrial-looking windows?

10 ARCHITECT ENGLEBAUGH: Double-hungs
11 typically go with the more traditional look and we
12 weren't leaning that way. To keep with the
13 aesthetic we were using on this design, we used --
14 we're going to use (inaudible) windows.

15 PUBLIC SPEAKER: (Inaudible) --

16 SPEAKER: (Inaudible.)

17 ARCHITECT ENGLEBAUGH: It will be operable.
18 Like I said, you see the rectangle on the bottom
19 there, right where my cursor is? That would be
20 like an awning window. So they're operable.

21 SPEAKER: Parts of them.

22 ARCHITECT ENGLEBAUGH: The upper part is
23 fixed.

24 PUBLIC SPEAKER: Yeah. It's just the three
25 little panels on the bottom that open, I guess,

1 out or in. I'm not sure which. Obviously, if
2 you're on the fourth floor, you're not going to
3 try to squeeze through a window and jump, because
4 you'll kill yourself. But (inaudible) firewall or
5 wherever to get out.

6 ARCHITECT ENGLEBAUGH: They actually have
7 limiters on them that prohibit you from opening
8 (inaudible) --

9 (Talking simultaneously.)

10 PUBLIC SPEAKER: (Inaudible) --

11 Do they have screens on those windows?

12 ARCHITECT ENGLEBAUGH: I -- I don't know
13 the answer to that, because I haven't gotten into
14 that level of detail, but I would imagine they
15 would.

16 PUBLIC SPEAKER: Well, I would think on the
17 first floor you might need a screen, but maybe on
18 the top you won't find -- the flies or whatever
19 coming in up there, I'm not sure. But -- but
20 that's just my personal feeling that the windows
21 are too industrial looking for me. Thank you.

22 ARCHITECT ENGLEBAUGH: You're welcome.

23 SPEAKER: Follow-up. Does the design of
24 the building comply with the state fire code?

25 ARCHITECT ENGLEBAUGH: Yes.

1 SPEAKER: Next member of the public,
2 please.

3 SPEAKER: I was going to say it's
4 sprinklered as well. I don't know if you know
5 about sprinkler systems, you probably do.

6 SPEAKER: A lot of people don't, so why
7 don't you explain.

8 ARCHITECT ENGLEBAUGH: Well, there's -- we
9 could put what's called a residential sprinkler in
10 here, it's called a NFPA 13 R. The R stands for
11 residential. And we're putting A-13 sprinkler in,
12 that's a little more comprehensive. A residential
13 sprinkler doesn't have to sprinkle in the -- what
14 I'll call the interstitial spaces in between
15 trusses and things like that, but the 13 does.
16 And that's what we're looking to use.

17 SPEAKER: And I was (inaudible.)

18 PUBLIC SPEAKER: Angela Leary. For a
19 Better Place. I've got questions about the trash.
20 You said the trash goes down a shoot into a room,
21 into compactor.

22 ARCHITECT ENGLEBAUGH: Correct.

23 PUBLIC SPEAKER: Will there be any trash
24 storage outside, recycling storage outside?

25 ARCHITECT ENGLEBAUGH: I believe the intent

1 is, I can't give 100 percent on this, but I
2 believe all the trash is designed to be inside the
3 building.

4 PUBLIC SPEAKER: What about resident needs
5 to get rid of a sofa, a TV, where is that going?

6 ARCHITECT ENGLEBAUGH: I can't answer that.
7 I would imagine it would sit outside until
8 somebody would come and pick it up.

9 PUBLIC SPEAKER: That's my concern. I live
10 across the street from the building, and I don't
11 want to have to see that.

12 ARCHITECT ENGLEBAUGH: I don't think you
13 would where you live. It's kind of in the service
14 area. If you looked at the site plan, where that
15 loading area is, I don't think you would see it.

16 PUBLIC SPEAKER: And the -- speaking of the
17 loading area, is there one dock there for
18 unloading or were there multiple ones? It was
19 hard for me to be able to tell by the way they
20 were depicted.

21 ARCHITECT ENGLEBAUGH: There's one loading
22 area for each building.

23 PUBLIC SPEAKER: Okay. Got it. The next
24 question is about the condensers. How much noise
25 do they generate and I will be able to hear it when I

1 live across the street?

2 ARCHITECT ENGLEBAUGH: I would say, no.
3 But I'm not a sound engineer. I can't detest to
4 what the decibel rating is going to be at your
5 house, but it is highly unlikely that you would
6 hear them. They're tucked down inside as well.

7 PUBLIC SPEAKER: Okay.

8 ARCHITECT ENGLEBAUGH: My guess you hear
9 more of your neighbor's condensing units than you
10 would of this building.

11 PUBLIC SPEAKER: Okay. It just seems like
12 a lot of units on the top of a roof from two
13 buildings.

14 ARCHITECT ENGLEBAUGH: Yeah, that's why
15 they're enclosed. You don't see them and screens
16 the sound as well.

17 PUBLIC SPEAKER: Okay. Thank you.

18 ARCHITECT ENGLEBAUGH: Uh-huh.

19 SPEAKER: Are there any further members of
20 the public? I just have one question in -- just
21 in regards to the firewall. So it's -- it's a
22 fire barrel wall, it's a firewall, right?

23 ARCHITECT ENGLEBAUGH: Firewall.

24 SPEAKER: Thank you. Mr. (Inaudible.)

25 SPEAKER: Thank you. If you would -- if

1 you would step aside, he's saying nicely.

2 SPEAKER: Yes. (Inaudible) --

3 SPEAKER: Unless you have any redirect
4 questions to ask him, which I hope you don't --

5 SPEAKER: Well, you ask the redirect I was
6 going to ask.

7 SPEAKER: Okay. There you go.

8 SPEAKER: And now I lost my place. Here we
9 go. All right. Mr. Lustberg, if you would be so
10 kind as to get yourself teed up. And while you do
11 that, if I could be --

12 SPEAKER: (Inaudible.)

13 SPEAKER: If you need any assistance, ask
14 Nick.

15 LANDSCAPE ARCHITECT: I will tell you in a
16 second. Which one (inaudible) --

17 SPEAKER: (Inaudible) --

18 SPEAKER: Mr. (Inaudible) who is this
19 going to be?

20 SPEAKER: This is about who I am about to
21 introduce. Okay. Mr. Lustberg, if you could
22 please introduce yourself to the board, provide
23 your education, qualification, professional
24 background, any licensures to the board so that
25 they can qualify you.

1 LANDSCAPE ARCHITECT: (Inaudible) David
2 Lustberg who is your landscape architectural
3 expert and you're planning expert.

4 SPEAKER: (Inaudible) --
5 (Talking simultaneously.)

6 SPEAKER: But he's not testifying as a
7 (inaudible.)

8 SPEAKER: Okay. If you would --

9 LANDSCAPE ARCHITECT: Have been sworn in --

10 SPEAKER: I know you were sworn in.
11 Qualifications --

12 (Talking simultaneously.)

13 SPEAKER: (Inaudible) you are under oath,
14 correct?

15 LANDSCAPE ARCHITECT: Yes.

16 SPEAKER: Especially because of the mask,
17 right? Right into that microphone.

18 LANDSCAPE ARCHITECT: I'll do my best.
19 Tell me if I need to repeat.

20 So my name is Dave Lustberg. I'm a
21 licensed landscape architect in New Jersey since
22 2001. The name of my firm is Arterial LLC. We'll
23 located in Montclair, New Jersey.

24 My license here in New Jersey, like I said,
25 since 2001 is current and in good standing. I've

1 testified before dozens of boards across the state
2 and -- and --

3 SPEAKER: And you are the landscape
4 architect who prepared the plans relative to the
5 (inaudible) open space in the front, correct?

6 LANDSCAPE ARCHITECT: That's correct.

7 SPEAKER: All right. I am, Mr. Chairman,
8 submitting Mr. Lustberg as a licensed
9 professional, a landscape architect, to provide
10 testimony regarding the landscape and open amenity
11 area.

12 SPEAKER: Are there any questions from
13 members of the borders on this witness'
14 qualifications? Seeing none. Members of the
15 public? Seeing none, I accept you as a witness.

16 SPEAKER: Thank you very much, Mr.
17 Chairman.

18 Mr. Lustberg, you prepared the plans
19 before -- that you're going to be presenting to
20 this board. This submission was part of the
21 initial plan set?

22 LANDSCAPE ARCHITECT: That's correct.

23 SPEAKER: And therefore you provided a
24 color rendering of what was submitted as part of
25 the plan set?

1 LANDSCAPE ARCHITECT: That's correct.

2 (Inaudible) the plan set had to be in
3 black-and-white, not color, correct?

4 SPEAKER: I don't (inaudible) --

5 LANDSCAPE ARCHITECT: It's not -- it's not
6 this exact -- it's -- it's -- in the plan set it's
7 broken into a couple of different sheets to show
8 it in a larger format.

9 SPEAKER: But were they color in this plan
10 sheet?

11 LANDSCAPE ARCHITECT: They were not color.

12 SPEAKER: Yeah. Right. So we need to mark
13 that as Exhibit A-26.

14 SPEAKER: Yes. Hold on one second.

15 SPEAKER: Is that the first one that you
16 wanted to use?

17 LANDSCAPE ARCHITECT: Yes, that's the first
18 one.

19 SPEAKER: In the lower right-hand corner,
20 if you can just mark A-26 on it and put today's
21 date. All right.

22 (Talking simultaneously.)

23 SPEAKER: So we -- can you help us up here
24 with -- again, some of the laptops are not -- we
25 need a lesson on how to get the image back.

1 SPEAKER: (Inaudible.)

2 SPEAKER: Close it out and start over.

3 SPEAKER: Okay. How many exhibits are you
4 going to do? So you've got A-26 and A-27; is that
5 correct?

6 LANDSCAPE ARCHITECT: Yes. You can go
7 ahead and mark A-27. Just to --

8 SPEAKER: (Inaudible) exhibit numbers after
9 this. Can you get those laptops humming?

10 SPEAKER: At the end of the evening, we're
11 going to unclip them from the boards, fold them up
12 and give them to Kathy.

13 SPEAKER: Yes.

14 SPEAKER: Can you identify for the record
15 what you just marked as Exhibit A-26?

16 LANDSCAPE ARCHITECT: Exhibit A-26 is a
17 color rendered version of the site plan that was
18 submitted as part of the package.

19 SPEAKER: And is (inaudible) --

20 SPEAKER: And what's A-27 that we marked?

21 SPEAKER: A-27 is a board that shows images
22 of the plant material and the furnishings that
23 will be in the public space.

24 SPEAKER: Okay. All right. Mr. Lustberg,
25 if you would be so kind as to walk the board

1 through your design as it relates to the amenities
2 space and the front of the site.

3 SPEAKER: And just a quickie: So Kathy,
4 once you get done there, just give me the signal
5 and I'll repeat A-26 and A-27 for you. Okay?

6 SPEAKER: (Inaudible.)

7 SPEAKER: A-26 is the color rendered
8 version of the site plan showing proposed
9 landscaping, correct?

10 SPEAKER: That's a question to you, Mr.
11 Lustberg.

12 LANDSCAPE ARCHITECT: Oh, I'm sorry.

13 SPEAKER: A-26 is a color rendered version
14 of the site plan showing the proposed landscaping,
15 correct?

16 LANDSCAPE ARCHITECT: That's correct.

17 SPEAKER: Okay. And A-27 is a board with
18 images of plant materials and out door
19 furnishings, correct?

20 LANDSCAPE ARCHITECT: That's correct.

21 SPEAKER: Kathy, you got all that? Okay.

22 Now, Ms. Lustberg, if you would be so kind
23 to walk the board through the proposal and
24 particular describing both the landscaping as well
25 as how the form of the space operates.

1 LANDSCAPE ARCHITECT: Yes. Thank you for
2 your time tonight.

3 So tonight I'll be testifying to the
4 proposed public open space, which we developed
5 based on the redevelopment plan. It's
6 approximately three acre space located right in
7 this vicinity along Walnut Avenue.

8 The park itself, like I said, is about
9 three acres. We utilized, we hope by the public,
10 as well as the resident of this new development.
11 The (inaudible) comprise of a few elements.

12 Around the perimeter of the park is a one-quarter
13 acre jogging and walking path. So that path will
14 be 8' wide and it will be made from concrete.

15 Within the center of the park are
16 additional paths; those paths will also be
17 concrete 6' wide. Visitors will enter the park
18 from Walnut Avenue, through this primary entrance.
19 As they walk up these sidewalks, into the park,
20 the first (inaudible) entrance plaza, which is
21 right here. Within that plaza will be mile marker
22 and some furniture and some equipment that will
23 sort of introduce them to the jogging path. And
24 let them know this is where the route is, et
25 cetera.

1 Once they go out at that point, they can
2 decide where they're going to go. You know -- you
3 see that the driveway comes up the center here.
4 So what we designed are two points of crossing.
5 And at those points we're proposing a -- what we
6 call a table crossing.

7 So a table crossing is a traffic calming
8 measure, right? So, basically, if you picture a
9 speed bump, a tabled crossing is like a very wide
10 speed bump. So when cars are coming in, the first
11 thing that will come to you is this very wide
12 speed bump. So they have to slow down right away
13 as they're entering the park. They'll come up and
14 over that speed bump.

15 For the pedestrians, what's nice about
16 that, is that they don't now slow down into the
17 street, to cross the street. They cross at the
18 same level as the park. So that's that tabled
19 crosses.

20 As you come to the point of the park here,
21 there's a nice open plaza. That plaza will be
22 made of concrete unit pavers. There's a -- it's
23 framed by landscaping and there will be movable
24 furniture located within that space. So that can
25 be used for sort of relaxing, sitting to read a

1 book, out having your lunch, et cetera.

2 The primary areas of the park, to right
3 side here, this is really an open lawn. So this
4 is part of the redevelopment plan. This is a nice
5 space that can be used to throw a frisbee, kick a
6 soccer ball, have some gatherings, et cetera.

7 And own the left side, this is envisioned
8 more as like a picnic area. So there's some lawn
9 and gathering space, but there's a lot more trees
10 and landscape and this is a really nice soft
11 space.

12 So a little bit about landscaping within
13 the park. There will be over 80 new trees planted
14 within this barred space. So that's about 61
15 shade trees; so 61 new large shade trees and 22
16 ornamental trees. There's about 50,000 square
17 feet of open lawn, it's almost an acre of open
18 lawn, so lots of nice great space to gather and et
19 cetera.

20 Throughout the park there will be
21 furnishings, benches, bicycle racks, tables and
22 shares. Bottle fillers for water. Mile markers,
23 like I mentioned, they'll -- there will be
24 bollards we electrical outlets. So within this
25 plaza space, people can actually come up and

1 charge their phone or plug their laptop in.

2 Trash receptacles, per the redevelopment
3 plan, it suggest that there's receptacles every
4 100 feet. So located throughout the park are
5 trash receptacles every 100 feet.

6 Like I mentioned earlier, just to
7 reiterate, the main paving material will be
8 concrete for all sidewalks. And concrete enter
9 pavers, which are a little more ornamental, within
10 the plaza space.

11 So that is -- that's an overview of the
12 parking space itself. I'm going to show you some
13 of the -- if I can figure out how to turn a page
14 here. There we go.

15 SPEAKER: I have a question.

16 LANDSCAPE ARCHITECT: Some of the
17 furnishings.

18 FEMALE SPEAKER: Before you get to the
19 furnishings.

20 LANDSCAPE ARCHITECT: Yes.

21 FEMALE SPEAKER: On that plaza, you said
22 it's concrete. Did you consider at all using like
23 more --

24 SPEAKER: Pervious --

25 FEMALE SPEAKER: -- pervious materials for

1 that plaza?

2 LANDSCAPE ARCHITECT: We did not. So right
3 now those materials are -- it's not a pervious
4 surface.

5 FEMALE SPEAKER: I would like to see you
6 consider using pervious materials.

7 SPEAKER: What are you looking at?

8 LANDSCAPE ARCHITECT: That's within the
9 (inaudible) --

10 (Talking simultaneously.)

11 SPEAKER: A little circle that says plaza
12 and (inaudible) and chairs.

13 SPEAKER: Wasn't that concrete pavers?

14 LANDSCAPE ARCHITECT: It's concrete pavers,
15 yes.

16 SPEAKER: It's not pervious?

17 SPEAKER: It is to me.

18 LANDSCAPE ARCHITECT: Legally, it's not.

19 FEMALE SPEAKER: Yeah. But there are
20 materials that are more -- more pervious.

21 LANDSCAPE ARCHITECT: Okay. (Inaudible.)

22 SPEAKER: You can't call something that
23 impervious pervious.

24 LANDSCAPE ARCHITECT: All right. So -- so
25 moving on here. So just taking a quick look at

1 the furniture, it's a nice modern furniture pallet
2 here. All of these -- all of these furnishing
3 materials are ones that we're very familiar with.
4 They're super high-quality, durable imperials.

5 The bicycle racks, I know that was
6 mentioned earlier.

7 SPEAKER: Can you blow that up so we can
8 see it?

9 LANDSCAPE ARCHITECT: (Inaudible) agree
10 with -- right. So I'll scooch over here. It's
11 just sort of a little more of -- of an ornamental
12 take on your typical inverted U-bicycle rack.

13 SPEAKER: Nice.

14 LANDSCAPE ARCHITECT: So this -- this
15 type -- this is an excellent bicycle rack.
16 Anyone -- any cyclist would love this, because you
17 can lean your (inaudible) --

18 (Talking simultaneously.)

19 SPEAKER: You don't have to jam the
20 wheels --

21 LANDSCAPE ARCHITECT: Exactly.

22 SPEAKER: -- (inaudible)?

23 LANDSCAPE ARCHITECT: Exactly. So this is
24 really a preferred bicycle rack by cyclists.

25 So here we're showing the bottle filler

1 and -- and water fountain, with a little dog --
2 dog dish here. There will be two of these
3 throughout the site.

4 I --

5 SPEAKER: On the table -- I know you're
6 going to get to that, but the table and chairs,
7 that looks like a very modern design, but the --
8 the water -- like the (inaudible) --

9 (Talking simultaneously.)

10 SPEAKER: The roof --

11 SPEAKER: Yeah.

12 SPEAKER: -- what's the roof made of, where
13 the water going when the water hits the roof?

14 LANDSCAPE ARCHITECT: That's the -- these
15 are (inaudible) --

16 SPEAKER: Yeah.

17 LANDSCAPE ARCHITECT: You know, I'm not 100
18 percent sure. It may drain towards the center and
19 come down the center post, but I'm not hundred --
20 I would have to look at that.

21 SPEAKER: Okay.

22 LANDSCAPE ARCHITECT: (Inaudible) --

23 SPEAKER: Okay.

24 LANDSCAPE ARCHITECT: It's kind of a weird
25 angle on the umbrella. They're really nice. You

1 know, we've used them before. But it's -- it's a
2 little hard to tell on this angle.

3 Yes, so the benches themselves, you know,
4 this is -- this is, you know, a steel bench with
5 composite for all the cross bars. You know, very
6 durable. But also really nice bench. Trash
7 receptacles will be both recycling and standard
8 trash. So there will be two cans within each set
9 up.

10 So that's the furniture pallet. As far as
11 the plant material goes. We selected a plant
12 pallet here that's -- all the trees are 100
13 percent native. So that's, you know, really nice.
14 We try to do that a lot. And of the ornamental
15 shrubs and -- and perennials, 80 percent of the
16 species that we selected are also native. The
17 reason we like to sprinkle in some non-natives,
18 because they're easy aesthetic and they do really
19 well. So we sprinkle some of those in there.

20 So that is an overview of the public space.
21 I'm happy to answer any questions.

22 SPEAKER: And again, in your opinion, does
23 your design of the open space and amenity package
24 comply with the requirements of the redevelopment
25 plan?

1 LANDSCAPE ARCHITECT: It does.

2 SPEAKER: So I have no further questions
3 for Ms. Lustberg.

4 SPEAKER: Do any of our board members --
5 okay. (Inaudible) question.

6 FEMALE SPEAKER: Just in reference to the
7 non-native ornamental plants, do they pose any risk
8 to the native ornamental or otherwise native
9 plants, like will they eventually outgrow the
10 native plants or --

11 LANDSCAPE ARCHITECT: No. No. We -- we
12 stay away from any -- you know, (inaudible)
13 evasive species or that kind of thing. We stay
14 away from any evasive species, they're manly
15 perennials. So they're really just a aesthetic
16 choice.

17 FEMALE SPEAKER: Thank you. And for the
18 shade trees, what height be they be when they're
19 planted?

20 LANDSCAPE ARCHITECT: What's that?

21 FEMALE SPEAKER: What's the height of the
22 shade trees when they're planted?

23 LANDSCAPE ARCHITECT: What size?

24 SPEAKER: What height at the time of plant
25 (inaudible) --

1 LANDSCAPE ARCHITECT: Oh, okay.

2 SPEAKER: -- and how many years do they
3 reach maturity and what height at maturity, those
4 were her follow-up questions.

5 FEMALE SPEAKER: Thank you.

6 LANDSCAPE ARCHITECT: Okay. Well,
7 there's -- I mean, there's a lot of different
8 trees here, but I can give you --

9 SPEAKER: Just give -- yeah. Just some
10 examples.

11 LANDSCAPE ARCHITECT: (Inaudible) let me
12 take a quick look. (Inaudible.) Okay. So the
13 shade trees are -- are -- shade trees are measured
14 by caliper, which is the diameter of the trunk,
15 not at rest height, not the -- the height. And so
16 those are three to three and-a-half inch; so
17 they're probably -- if I had to guess, you know,
18 16', 15' at planting, something like that. How
19 long will they take to mature? I would say -- you
20 know, within five years they'll be sizable. But
21 ten -- probably ten to 15 years before they're,
22 you know, really close to their mature height.

23 SPEAKER: And what would the mature height
24 be?

25 LANDSCAPE ARCHITECT: Some of these trees,

1 they're oaks and -- you know, these are trees that
2 will grow 60-70' tall if they're -- if they're let
3 go. Yeah, these are all --

4 (Talking simultaneously.)

5 LANDSCAPE ARCHITECT: Yeah. These are all
6 really nice, big shade trees. So the nice thing
7 about this, I think, is that it -- and you're
8 really increasing the canopy coverage in town and
9 this is really -- you know, planting 61 new shade
10 treats, just in this parking space alone, that's
11 not considering the rest of the residential
12 property.

13 FEMALE SPEAKER: Thank you.

14 SPEAKER: So --

15 SPEAKER: I'm sorry.

16 SPEAKER: No, go ahead.

17 SPEAKER: I do have (inaudible) a question,
18 who maintains -- who maintains the park?

19 SPEAKER: So we are -- have -- have
20 submitted an operational and maintenance statement
21 that effectively the Hartz will -- there's two
22 different Hartz entities, I am trying to remember
23 now -- I think the commercial entity is taking
24 responsibility for maintenance of all the -- what
25 I'll call quasi open space area. That includes

1 the berm and everything Ms. Lustberg has described
2 relative to the front.

3 SPEAKER: So right in front of the park, is
4 that a berm, the green space?

5 LANDSCAPE ARCHITECT: The space here.

6 SPEAKER: Thank you.

7 LANDSCAPE ARCHITECT: Yes. That -- that's
8 actually existing berm.

9 SPEAKER: Yeah. That's what there. And
10 then that will stay?

11 LANDSCAPE ARCHITECT: That will stay.
12 Correct.

13 SPEAKER: So the public can come to the
14 park?

15 LANDSCAPE ARCHITECT: This is a public --
16 this park is open to the public. There -- there
17 are two access points. The main access is right
18 here. There's eight foot sidewalks on either side
19 of the driveway. There's also secondary access
20 point here at the south end of the site.

21 SPEAKER: So if someone comes to park --

22 LANDSCAPE ARCHITECT: Uh-huh.

23 SPEAKER: -- is there -- will there be
24 spaces for that?

25 LANDSCAPE ARCHITECT: To the park -- oh,

1 okay.

2 LANDSCAPE ARCHITECT: To park.

3 SPEAKER: Yeah. To park, the -- the
4 parking spaces (inaudible) testified to by Mr.
5 Chaplain. The spaces that front directly on to
6 the open space. Yeah. There you go. Those
7 spaces.

8 SPEAKER: How many spaces were there?

9 SPEAKER: I don't remember. Maybe --
10 (Talking simultaneously.)

11 SPEAKER: I think it was probably over 20.
12 But that -- again, I don't have an exact number.

13 SPEAKER: Okay. Thank you.

14 SPEAKER: Mr. -- so I -- so from the
15 Cranford Environmental Commission review, which is
16 dated July 11, 2022. I'm just going to refer just
17 some quick landscape concerns that they have.

18 LANDSCAPE ARCHITECT: Sure.

19 SPEAKER: So the first was the planting of
20 Sawleaf zelkova plants. They suggested they were
21 fine for the parking lot, but for the green
22 spaces, they should be replaced by anything
23 else -- by a mix of oak and tulip poplar trees,
24 are (inaudible) Sawleaf zelkova trees being
25 planted?

1 SPEAKER: (Inaudible)?

2 SPEAKER: It's not? I just want to make
3 sure.

4 SPEAKER: That's commercial side.

5 SPEAKER: That's on the commercial side.

6 SPEAKER: The commercial side?

7 LANDSCAPE ARCHITECT: Again, I don't think
8 there's any issue relative to plant species.

9 SPEAKER: Okay.

10 LANDSCAPE ARCHITECT: (Inaudible) --

11 SPEAKER: What you're saying is, that
12 you're -- that those plants (inaudible) --
13 (Talking simultaneously.)

14 SPEAKER: -- recommendations. We will
15 agree to it as a condition.

16 SPEAKER: Okay. That was my question.

17 SPEAKER: Okay. Mr. (Inaudible).

18 SPEAKER: Is the parking area all
19 sprinklered or any of this area sprinklered?

20 LANDSCAPE ARCHITECT: I don't know the
21 answer to that.

22 SPEAKER: He means irrigation.

23 LANDSCAPE ARCHITECT: Yes.

24 SPEAKER: Yes.

25 (Talking simultaneously.)

1 SPEAKER: (Inaudible) not fire protection.

2 LANDSCAPE ARCHITECT: Yes.

3 SPEAKER: Thank you for (inaudible) --

4 SPEAKER: I know how you engineers are.

5 LANDSCAPE ARCHITECT: At this time it
6 isn't, was that's -- yeah, that's an operations
7 discussion. I don't think there was that intent.

8 SPEAKER: Do any of the paths go behind the
9 building?

10 LANDSCAPE ARCHITECT: No. The public park
11 is limited to this space right here, which is,
12 approximately, three acres.

13 SPEAKER: When you first started out, you
14 said something about start of -- a running track?

15 LANDSCAPE ARCHITECT: Yes.

16 SPEAKER: How far is that loop? It doesn't
17 look very big.

18 LANDSCAPE ARCHITECT: It's this loop right
19 here. So it's this perimeter and it's a quarter
20 of an acre.

21 SPEAKER: Quarter of a mile.

22 SPEAKER: Quarter of a mile.

23 LANDSCAPE ARCHITECT: A mile.

24 SPEAKER: So it's like a typical track on
25 (inaudible) football field, but it's differently

1 shaped. Not a perfect oval.

2 LANDSCAPE ARCHITECT: Exactly. It's not a
3 perfect oval, but a quarter acre is -- a quarter
4 mile --

5 SPEAKER: A mile.

6 LANDSCAPE ARCHITECT: -- is -- sorry -- is
7 a pretty standard track life.

8 SPEAKER: Are any of the species
9 (inaudible) just from a wildlife sampling -- deer
10 resistant?

11 LANDSCAPE ARCHITECT: They're all fairly
12 deer resistant.

13 SPEAKER: Okay.

14 LANDSCAPE ARCHITECT: You know, we -- we're
15 careful about that, because (inaudible) --

16 (Talking simultaneously.)

17 LANDSCAPE ARCHITECT: Yeah.

18 SPEAKER: All right. Thank you. So now I
19 don't see any questions from the board. So now
20 our professionals, Mr. (Inaudible)? If?

21 SPEAKER: Sorry. Are you adding trees to
22 the berm?

23 LANDSCAPE ARCHITECT: No.

24 SPEAKER: Okay. Thank you.

25 SPEAKER: Mr. Dickerson, I know you had

1 some (inaudible) comments on this.

2 SPEAKER: Yes. Page and number. Page 17,
3 number 53. And this concerns our comment where we
4 referred to redevelopment plan, noting that the
5 privately owned open space should include features
6 that are attractive and appropriate for all ages
7 and abilities. And I believe it was in one of the
8 response memos that there was going to be no
9 outdoor play equipment; so I just wanted to see
10 how this space complies with that requirement?

11 LANDSCAPE ARCHITECT: So -- so the space
12 that we created here is really open and flexible,
13 right? So by the nature of it, this is a pretty
14 standard community park. Right? So it's open
15 lawn, gathering spaces, picnic areas. There's
16 nothing precluding use of by all ages, and --
17 so -- so by that measure, we feel like it's, you
18 know, pretty -- pretty effective community park.

19 SPEAKER: Again, I'm not -- I represent the
20 board, I don't represent the applicant. Does your
21 memo accurately reflect what the plan says with
22 the word should and not shall? I will
23 double-check the should versus shall.

24 SPEAKER: Yeah. Let's check. Because if
25 it's should.

1 SPEAKER: (Inaudible.)

2 SPEAKER: Should include --

3 SPEAKER: This is a should.

4 SPEAKER: What page is (inaudible) --
5 (Talking simultaneously.)

6 SPEAKER: Page of the redevelopment plan,
7 this would be Page 39 in my copy.

8 SPEAKER: Okay. And I'm looking at number
9 nine, so the third one down from the top. Is that
10 the same on yours?

11 SPEAKER: (Inaudible) page a different.

12 SPEAKER: Okay. This is under the header
13 privately owned public space.

14 SPEAKER: I think it's going to be a
15 difference of one or two pages. So the --

16 SPEAKER: Can I ask another question on the
17 issue while Mr. (Inaudible) is looking? So we
18 talked about the -- I'm going to call it the
19 circular area, it's going to have pavers.

20 Let's -- to the left-hand side of the park. We
21 talked about the large area to right of the park.

22 What about that middle area of the park?

23 Can you blow that up?

24 LANDSCAPE ARCHITECT: This space?

25 SPEAKER: (Inaudible) play area there.

1 SPEAKER: (Inaudible) the picnic --

2 LANDSCAPE ARCHITECT: So -- so the intent
3 -- you know, the intent in the redevelopment plan
4 was to create a large space that was open and
5 flexible, right? So that's what this side is.
6 And this area, we thought it would be nice to have
7 just a nice landscape. So this will be heavily
8 shaded area. So we envision that like a picnic
9 area.

10 SPEAKER: Because I mean, what's the square
11 footage of that area, because you could put play
12 equipment in there, couldn't you? Instead of the
13 picnic area?

14 SPEAKER: If I could. So the -- the issue
15 I will discuss with the client, we'll be back on
16 December 7, I will have a statement relative to
17 that particular question.

18 SPEAKER: Okay.

19 FEMALE SPEAKER: All right. I had another
20 question. So you had mentioned that there was a
21 running track on this area?

22 LANDSCAPE ARCHITECT: Yes.

23 FEMALE SPEAKER: Could you show me where
24 that track is? And you said it was a quarter
25 mile.

1 SPEAKER: Just trace it with your
2 (inaudible) --

3 FEMALE SPEAKER: Okay. Because my concern
4 is that you have a quarter mile track that has two
5 areas where the runner has to cross traffic.
6 So --

7 LANDSCAPE ARCHITECT: Right.

8 FEMALE SPEAKER: I'm worried about the
9 safety at those paints. It seems like -- you
10 know, the first crossing and then there's another
11 crossing -- so it's -- I mean, one is short, but
12 if you're running -- I mean, you're going to have
13 like dodge cars. So is there any security or
14 safety considerations for that running track?

15 LANDSCAPE ARCHITECT: Yeah. So -- so what
16 I was describing earlier is that at each of these
17 crossings, this is -- this is referred to as a
18 tabled crossing. So, basically, this -- where
19 this crosses the road, it crosses at the same
20 elevation as the park. This is like a wide speed
21 bump, right? So you can imagine if you're coming
22 in as a car, you come to this point, you have to
23 come to almost a complete stop before you're going
24 up and over and then back down that crossing.

25 And then you're doing that again. So this

1 is going to be a very, very low speed driveway.
2 And that -- that's a method that we use for street
3 crossings of any kind for traffic calming and
4 safety.

5 FEMALE SPEAKER: But you understand my
6 concern; my concern is not about the cars --
7 although I guess I should be concerned about that
8 as well, but I'm worried about the runner, right?
9 If the runner is running in the track and then
10 they have to run on the little table crossing,
11 right? And then they have to do that twice, when
12 they're really only doing a quarter of a mile,
13 which is like within a regular runner would be
14 like five minutes.

15 SPEAKER: So what I would discuss with
16 the client is adding a pedestrian sign, typical of
17 what you would see for any pedestrian crossing at
18 both crossings, just as an additional alert. I'll
19 discuss that with the client. We'll have the
20 response on the 7th.

21 FEMALE SPEAKER: Okay. Thank you.

22 SPEAKER: Is the table crossing at the same
23 elevation as the track ?

24 LANDSCAPE ARCHITECT: That's correct. So
25 when you're running on the track, it's --

1 SPEAKER: You won't feel it --

2 LANDSCAPE ARCHITECT: -- the track just
3 continues across.

4 SPEAKER: Correct. Okay. And then I just
5 wanted to clarify Mr. Ken Smith, so relative to
6 Mr. Dickerson's comments, you're going to respond
7 after speaking to your client, right?

8 MR. DICKERSON: That is correct.

9 SPEAKER: Okay. Mr. Dickerson, do you have
10 any more comments?

11 MR. DICKERSON: I'm just turning this on.
12 The only other comment, which was addressed as
13 part of testimony -- but again, I'm just leading
14 it back to the board, is the bicycle rack. If
15 there are any comments --

16 SPEAKER: Right. Let's -- let's circle
17 back to that. Now at least we have seen what the
18 rack looks like. So bring us to your comment
19 again.

20 SPEAKER: Page and number --

21 SPEAKER: I will pull that up, but I'm also
22 pulling up the section of the redevelopment plan.

23 SPEAKER: I'll tell you what, I'll pull up
24 your --

25 SPEAKER: Okay.

1 SPEAKER: IN your report. Hold on. Hold
2 on. Hold on. Page 13, item 29.

3 LANDSCAPE ARCHITECT: That's correct.

4 SPEAKER: And so -- just for the Board's
5 reference, there's section (inaudible) that says
6 the size and style of bicycle racks shall be
7 approved -- and shall --

8 SPEAKER: Right.

9 SPEAKER: -- be approved by the township of
10 Cranford planning board.

11 SPEAKER: Okay. Excellent point, Nick. So
12 this -- and you should have a (inaudible) you now
13 have seen the proposed detail of the bike rack and
14 they said before, that's what they would like to
15 use throughout the project, so I think you should
16 do a (inaudible) pull to see if that's acceptable
17 or if the board wants some other design.

18 SPEAKER: And let me just clarify, this is
19 exterior. Because we also have interior.

20 SPEAKER: Exterior --

21 FEMALE SPEAKER: So I'm just curious, is it
22 one bike per rack and you have like all these
23 racks or is it just one rack and you can share a
24 whole bunch of (inaudible) --

25 SPEAKER: No, they're -- oh, I'm sorry.

1 There are six bicycle racks located throughout.
2 And typically two bikes share one rack. So it's
3 essentially (inaudible) --

4 FEMALE SPEAKER: 12 bikes --

5 LANDSCAPE ARCHITECT: -- 12 bicycles.

6 Yeah.

7 FEMALE SPEAKER: Okay.

8 SPEAKER: This style -- before (inaudible)
9 pull, this style, you said is commonly used, it
10 presides secure --

11 LANDSCAPE ARCHITECT: Yeah, this is -- in
12 my opinion -- I mean, obviously, I selected it.
13 This is an excellent bicycle rack.

14 SPEAKER: (Inaudible) pull on the design of
15 this rack and if the Board likes it.

16 SPEAKER: Yes. (Inaudible.)

17 SPEAKER: Yes. I think it's very nice.
18 It's a nice style.

19 SPEAKER: Mr. (Inaudible)?

20 SPEAKER: Yes.

21 SPEAKER: Mr. (Inaudible)?

22 SPEAKER: Yes.

23 SPEAKER: Ms. Sen?

24 MS. SEN: Yes.

25 SPEAKER: Ms. Rappa?

1 MS. RAPPA: Yes.

2 SPEAKER: (Inaudible)?

3 SPEAKER: Yes.

4 SPEAKER: (Inaudible).

5 SPEAKER: Yes.

6 SPEAKER: (Inaudible).

7 SPEAKER: Yes.

8 SPEAKER: (Inaudible).

9 SPEAKER: Yes.

10 SPEAKER: Okay. Thank you, Mr. Dickerson.

11 SPEAKER: Mr. Dickerson, does that

12 conclude?

13 SPEAKER: That does conclude.

14 SPEAKER: All right. So I'm seeing that --
15 we'll now have member of --

16 (Talking simultaneously.)

17 SPEAKER: (Inaudible) I'm sorry --

18 SPEAKER: Can you zoom back out to that
19 picture?

20 LANDSCAPE ARCHITECT: The --

21 SPEAKER: Yes.

22 LANDSCAPE ARCHITECT: -- of the plan?

23 SPEAKER: I just want to bring your
24 attention to the rear of the property. It's my
25 understanding that along the property line is

1 where the golf netting is. And so it looks like
2 the -- the parking comes right up against it at
3 that section on the left, but on right it looks
4 like a -- it looks like some landscape buffer
5 area. I don't see any trees in that location, is
6 there anything that can be put there?

7 LANDSCAPE ARCHITECT: I wouldn't see any
8 reason why -- they -- there is a -- I don't know
9 whether it's a retaining wall, but it looks like a
10 gray structure that is right on the property line,
11 the netting is on the golf course property. Just
12 offset from the property line. So this area is
13 pretty much spoken for.

14 We certainly can look at putting
15 something -- some landscaping in this back area.

16 SPEAKER: I think -- you know, that
17 netting, I don't know if you've seen it or looked
18 at it --

19 LANDSCAPE ARCHITECT: Oh, I have seen it.
20 I -- trust me --

21 (Talking simultaneously.)

22 SPEAKER: (Inaudible) it's not a very
23 attractive site. It's loose. It's going to be
24 blowing on that pavement at some point in history
25 and time, because it's -- it's not --

1 LANDSCAPE ARCHITECT: Well, this is our
2 discussion that we'll have with the golf course to
3 maybe incentivize them to do the better net.

4 SPEAKER: So then in terms of buffering
5 right side, is that something you can do?

6 LANDSCAPE ARCHITECT: Yes.

7 SPEAKER: And what would be put there?

8 LANDSCAPE ARCHITECT: Well, as a land same
9 architect, in terms of what would be your
10 recommendation for the type of planting in this
11 area?

12 SPEAKER: Can I ask you something, if
13 you're coming back, do you want do have an
14 internal discussion and propose something --

15 LANDSCAPE ARCHITECT: Yes. That --
16 (Talking simultaneously.)

17 SPEAKER: -- (inaudible) --

18 LANDSCAPE ARCHITECT: No, I agree, Mr.
19 (Inaudible.) Yes.

20 SPEAKER: Do you mind that?

21 SPEAKER: No.

22 SPEAKER: All right. Members of the public
23 now to ask any questions relevant to this witness
24 and his testimony, name and address, please.

25 PUBLIC SPEAKER: Don Smith. 21 Oneida

1 Place. I notice on the drawing, the one that you
2 have on the screen there, the buffer area along
3 Walnut, typically right now those are
4 evergreens-type trees. And some of them are
5 getting fairly sparse. And I know the folks that
6 live across the street, one of the situations
7 where they didn't really see too much of the
8 facility itself. So could they be -- could you
9 include adding evergreens in that area to increase
10 the buffer -- visual buffer, on those trees that
11 are looking like they're -- might be at the end of
12 life.

13 LANDSCAPE ARCHITECT: Yes, we can.

14 SPEAKER: We'll talk -- we'll discuss with
15 the client on the --

16 (Talking simultaneously.)

17 SPEAKER: We'll discuss with the client.

18 SPEAKER: Along the buffer.

19 SPEAKER: So that will be part of your
20 conversations with the client and you report back?

21 SPEAKER: Correct.

22 PUBLIC SPEAKER: Secondly, the entry way,
23 it goes through the buffer. (Inaudible) call it a
24 traffic study, the roadway is going to be changed
25 to align with Bennard (phonetic) I don't see that

1 aligning with Bennard right there. It looks like
2 Bernard is to the left. Did I miss something?

3 SPEAKER: That's -- that's not a question
4 from (inaudible) testimony --

5 (Talking simultaneously.)

6 PUBLIC SPEAKER: But it's the way that
7 comes out through the buffer -- I mean, through
8 the -- yeah, (inaudible) --

9 LANDSCAPE ARCHITECT: Can you repeat the
10 question (inaudible)?

11 SPEAKER: I'm sorry. It doesn't align --

12 SPEAKER: He's asking is this rendered site
13 plan exhibit coordinate with the site plans?

14 PUBLIC SPEAKER: Yes. (Inaudible) it
15 doesn't look like it --

16 (Talking simultaneously.)

17 SPEAKER: He's eyeballing it up, it looks
18 like it's not as -- there's something on the site
19 plan, he's asking them if they would please check
20 that and get back to everyone when they're back
21 here next time, correct?

22 PUBLIC SPEAKER: If I'm not mistaken, even
23 though there's a buffer there --

24 SPEAKER: Yeah.

25 PUBLIC SPEAKER: -- the roadway appeared --

1 from what I understood from the traffic plan was,
2 to change the location of it to align with both
3 Lexington on one end and Bennard on the other.
4 That line doesn't seem to show that.

5 SPEAKER: (Inaudible.)

6 SPEAKER: (Inaudible) all set. Bennard,
7 that exhibit doesn't line with --

8 PUBLIC SPEAKER: Thank you.

9 SPEAKER: (Inaudible) --

10 PUBLIC SPEAKER: And is there going to be
11 another public thing at the end? I just have a
12 question for the board.

13 SPEAKER: Do you see that?

14 SPEAKER: I see that.

15 SPEAKER: Thank you.

16 SPEAKER: It's an offset --

17 (Talking simultaneously.)

18 SPEAKER: So -- so there's an error on the
19 area where it doesn't align --

20 PUBLIC SPEAKER: (Inaudible) --

21 (Talking simultaneously.)

22 SPEAKER: -- it's going to have to be
23 redone --

24 LANDSCAPE ARCHITECT: We'll adjust the
25 area, yeah.

1 SPEAKER: Thank you for catching that.

2 SPEAKER: Do -- just for clarification,
3 this plan is identical -- this plan is identical
4 to the plan that was submitted for the traffic, et
5 cetera. It's just this area (inaudible).

6 (Talking simultaneously.)

7 SPEAKER: We understand. (Inaudible) fix
8 it.

9 SPEAKER: You got to fix it.

10 SPEAKER: Ms. Esposito --

11 SPEAKER: (Inaudible) --

12 (Talking simultaneously.)

13 PUBLIC SPEAKER: Thank you. Christina
14 Esposito. (Inaudible) a Better Place. My
15 questions have to do with the parking spaces that
16 are proposed for this public park. Will there be
17 signs that says there's no long-term parking there
18 and who is going to enforce that parking if that
19 is said to be public parking and not residential
20 parking?

21 SPEAKER: So -- again, this is owned and
22 operated by a private entity. The intent is not
23 -- that they are not parking overnight in terms of
24 anybody other than a resident. So -- and that
25 will be enforced like any other landlord enforced

1 parking for their tenant.

2 PUBLIC SPEAKER: For the -- so the owner of
3 the property, Hartz (inaudible) ? Okay. And
4 secondly, for the picnic area that you had
5 designed, and you mentioned that there are --

6 SPEAKER: (Inaudible) --

7 PUBLIC SPEAKER: Yeah. I'm sorry. I'm
8 sorry. The picnic area that you designed, you
9 said there's going to be outlets along -- in the
10 park?

11 SPEAKER: Within the patio space.

12 PUBLIC SPEAKER: Okay. So the picnic area
13 then would not -- would that like have electric
14 grills or anything along those lines?

15 SPEAKER: That's not the intent.

16 PUBLIC SPEAKER: Okay. And secondly, the
17 trash receptacles that will be throughout the
18 park, who is going to take care of that
19 maintenance, is that also Hartz industrial plan?

20 SPEAKER: Yes.

21 PUBLIC SPEAKER: Okay. All right. Thank
22 you.

23 PUBLIC SPEAKER: Rita (inaudible) 104
24 Arlington Road. My question is, how would you
25 intend to keep the grass green without irrigation?

1 LANDSCAPE ARCHITECT: That would be
2 maintenance and operations question. I would
3 imagine they would either -- they would have some
4 sort of maintenance --

5 PUBLIC SPEAKER: (Inaudible) --

6 LANDSCAPE ARCHITECT: Yeah. I'm not really
7 sure.

8 PUBLIC SPEAKER: Do you know?

9 SPEAKER: (Inaudible).

10 PUBLIC SPEAKER: Okay. So is that a
11 pending questioning?

12 SPEAKER: Well, it will be discussed with
13 the client.

14 PUBLIC SPEAKER: Okay. So we're going to
15 come back to that. If you do a play area in that
16 area, will that need to be fenced, do you know?
17 To -- like if it's a play area, does it require
18 fencing because of small children there?

19 LANDSCAPE ARCHITECT: There are all
20 different types of play areas. Right now there is
21 not one proposed; so --

22 PUBLIC SPEAKER: Right. But my question
23 is, I think that -- if there was one there,
24 because I thought there was --

25 SPEAKER: (Inaudible) discussion, probably

1 go (inaudible) --

2 PUBLIC SPEAKER: Right.

3 SPEAKER: (Inaudible.)

4 PUBLIC SPEAKER: Okay.

5 SPEAKER: Do you need a fence, et cetera,
6 et cetera.

7 PUBLIC SPEAKER: Okay.

8 SPEAKER: Thank you.

9 PUBLIC SPEAKER: The picnic area and open
10 space, is there a parking requirement for that and
11 is it sufficient?

12 SPEAKER: There is no separate requirement.

13 PUBLIC SPEAKER: Okay. So can they -- will
14 the residents be able to have birthday parties in
15 the open space?

16 SPEAKER: All of this will have to be
17 addressed when you make public comment in
18 (inaudible.) This is not a question for this
19 witness.

20 PUBLIC SPEAKER: He is not. But it goes
21 back to the --

22 SPEAKER: (Inaudible) remember what we
23 said?

24 PUBLIC SPEAKER: Yeah.

25 SPEAKER: You (inaudible) public comment

1 (inaudible) have everybody here (inaudible.)

2 PUBLIC SPEAKER: Okay. Have you been out
3 to see the berm?

4 LANDSCAPE ARCHITECT: Yes. Yes, I have.

5 PUBLIC SPEAKER: And not to be redundant,
6 but to piggyback most of the trees like 30 feet up
7 are bare --

8 LANDSCAPE ARCHITECT: Right.

9 PUBLIC SPEAKER: -- sparse. So how would
10 that fulfill the buffering requirement that is
11 required so that the residential area is protected
12 from seeing the lights, the cars, the building --
13 what do you propose there?

14 LANDSCAPE ARCHITECT: Well, the initial
15 intent was to leave the berm intact. That was how
16 the redevelopment plan described it. I think what
17 we said was we'll discuss with the client
18 supplementing that to -- to increase that buffer.

19 PUBLIC SPEAKER: So you don't think leaving
20 it intact may be -- that the interpretation was
21 that the size and the height of it was intact, but
22 that the buffering would be intact? When I -- I
23 guess --

24 (Talking simultaneously.)

25 SPEAKER: (Inaudible) on this issue, but

1 separately, can you check the redevelopment
2 plan -- maybe not tonight, but at least for next
3 time, what is the requirement vis-à-vis that
4 berm -- is there anything in that plan that talks
5 about what the -- you know, state of vegetation in
6 there has to be or -- it doesn't matter if it's
7 shall language, should language, anything you can
8 find in there.

9 PUBLIC SPEAKER: Right. And my specific
10 question is: Intact (inaudible) size, height,
11 width, but buffering is another portion of that,
12 which would mean that you would not see these
13 buildings -- we don't want to see these buildings
14 from the street at all. We don't want to see the
15 lights. We don't want to see the cars. We don't
16 even want to know that it's there, basically.

17 So --

18 SPEAKER: So her question is, will the
19 buffering in itself existing state, if you don't
20 supplement it with anything, do the things that
21 she just asked you. That's her question.

22 SPEAKER: (Inaudible).

23 SPEAKER: Okay.

24 SPEAKER: She wants -- she wants your
25 opinion (inaudible) --

1 LANDSCAPE ARCHITECT: I honestly can't
2 really answer that question whether -- whether it
3 will accomplish --

4 SPEAKER: So he can't answer it now, but
5 you -- I assume he's coming back next time?

6 SPEAKER: Yes.

7 SPEAKER: You'll be able to answer it next
8 time.

9 SPEAKER: Right. Okay.

10 SPEAKER: Correct?

11 SPEAKER: Correct.

12 SPEAKER: Yes.

13 SPEAKER: And will there be a berm at the
14 warehouse area? How -- how far does this -- I
15 mean, we -- this does not -- this rendering
16 doesn't include anything at the warehouse?

17 SPEAKER: Again, the plans and the existing
18 and the existing berm are site plan engineering
19 issues that were exhaustively discussed relative
20 to that. Question: The berm tappers, as the
21 grade of Walnut tappers down towards where the
22 railroad crossing --

23 SPEAKER: Question, is that the counsel
24 testifying?

25 SPEAKER: No. No. I'm just reiterating

1 what the site plan engineer testified to.

2 SPEAKER: This is your recollection of
3 what --

4 SPEAKER: My recollection of it -- of that
5 so the -- it's not that you have the berm, but
6 you're actually going down slow. This is where
7 that sidewalk goes down --

8 SPEAKER: The (inaudible) --

9 SPEAKER: Yeah.

10 SPEAKER: Be prepared to answer this
11 question --

12 SPEAKER: Okay.

13 SPEAKER: -- come back also.

14 SPEAKER: Because you're the landscape
15 architect for the whole project, not just for
16 residential, correct?

17 SPEAKER: No, that's not correct.

18 (Talking simultaneously.)

19 SPEAKER: Is it (inaudible) --

20 SPEAKER: I'm the landscape architect for
21 the residential portion.

22 SPEAKER: Do you have a landscape architect
23 for the commercial?

24 SPEAKER: We had (inaudible) planned
25 (inaudible).

1 SPEAKER: Okay. So -- you would

2 (inaudible) --

3 (Talking simultaneously.)

4 SPEAKER: Yep.

5 SPEAKER: That's these guys.

6 SPEAKER: That's fine.

7 SPEAKER: He's going to have to testify on
8 that.

9 FEMALE SPEAKER: So we haven't heard that
10 yet?

11 SPEAKER: That's correct.

12 SPEAKER: (Inaudible) plans --

13 (Talking simultaneously.)

14 SPEAKER: -- (inaudible) landscape
15 commercially at the hearing (inaudible) testified
16 (inaudible) --

17 FEMALE SPEAKER: We haven't seen a
18 rendering of whether there were evergreens in
19 front of the commercial or anything like that.

20 SPEAKER: (Inaudible).

21 SPEAKER: Let me make a suggestion then. I
22 think he's agreeing he's going to bring him
23 back --

24 FEMALE SPEAKER: Okay.

25 SPEAKER: So that he can answer those

1 questions, since the issue has come up through
2 this witness, but this witness isn't responsible
3 for that the other witness was, even though the
4 other witness already testified, you didn't think
5 to ask these questions until this witness asked
6 him. That's why he's agreeing to bring the other
7 guy back, correct? Okay.

8 FEMALE SPEAKER: Yeah, I thought landscape
9 architect would be (inaudible) --

10 SPEAKER: I did too --

11 FEMALE SPEAKER: Right. Okay. Thank you
12 for -- .

13 SPEAKER: Thank you.

14 SPEAKER: Are there any additional members
15 of the public have any questions? Thank you.

16 SPEAKER: Just let me ask you this, Mr. Ken
17 Smith, it's now 10:41. The Board agreed to go at
18 least 10:30 and then make a decision based on
19 (inaudible) a hard stop at 11:00 to make a
20 decision based on where we were; so what witnesses
21 do you have -- I know you're coming back anyway --

22 SPEAKER: Right.

23 SPEAKER: What witnesses do you have --

24 (Talking simultaneously.)

25 SPEAKER: Final witnesses, Mr. Hughes, he

1 presides the planning (inaudible) testimony and I
2 know you can complete his direct before 11
3 o'clock.

4 SPEAKER: You think he can complete his
5 direct in 15 minutes?

6 SPEAKER: Yes.

7 SPEAKER: The Board is going to decide if
8 you want to go 15 minutes and hear the direct of
9 the planner?

10 FEMALE SPEAKER: I have a lot of questions
11 (inaudible) impact statement -- on the community
12 impact statement.

13 SPEAKER: This is his direct, not --

14 SPEAKER: Okay. Okay. Sure.

15 SPEAKER: Direct only, you're saying,
16 right?

17 SPEAKER: Direct.

18 SPEAKER: (Inaudible).

19 SPEAKER: --

20 (Talking simultaneously.)

21 SPEAKER: Is there anyone who has a problem
22 going to 11:00?

23 SPEAKER: (Inaudible).

24 SPEAKER: Let's go.

25 SPEAKER: Go ahead, Mr. Hughes.

1 SPEAKER: Well, Mr. (Inaudible) --

2 SPEAKER: (Inaudible) cut off --

3 SPEAKER: Yeah. Yeah.

4 SPEAKER: And let's not start.

5 SPEAKER: Okay. They're ready

6 (inaudible) --

7 (Talking simultaneously.)

8 SPEAKER: I understand that, but then
9 talking with Mr. Hughes and I think quite frankly,
10 it would be most effective the entirety of the
11 (inaudible) --

12 (Talking simultaneously.)

13 SPEAKER: If you want, so we are going to
14 stop.

15 SPEAKER: Okay.

16 SPEAKER: And this -- carry the notice to
17 the 7th.

18 SPEAKER: (Inaudible.)

19 SPEAKER: The hearing on this application
20 is going to be continued 7th, without need for
21 further notice. That's next week. And see you
22 all there.

23 (End of the recording.)

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C E R T I F I C A T E

I, JACKIE MENTECKY, do hereby certify that I was authorized to transcribe the foregoing recorded proceeding, and that the transcript is a true and accurate transcription of my shorthand notes to the best of my ability taken while listening to the provided recording.

Dated this 5th day of December, 2022.



JACKIE MENTECKY

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