

BOROUGH OF GARWOOD PLANNING BOARD  
COUNTY OF UNION - STATE OF NEW JERSEY

-----  
REGULAR MEETING FOR:

604-608 WILLOW AVENUE, LLC  
BLOCK 302, LOTS 11 & 12  
604-608 WILLOW AVENUE

CASE NO. PB19-03  
-----

TRANSCRIPT OF PROCEEDINGS  
PUBLIC HEARING

WEDNESDAY, APRIL 24, 2019

B E F O R E:

STEPHEN GREET, Chairman  
STEVE BARCAN  
KEN CAPOBIANCO  
PETER DEMATO  
JOHN MALCOLM  
RICHARD McCORMACK  
STEPHEN NAPOLITANO  
WILLIAM NIERSTEDT  
SARA TODISCO, Mayor  
MICHAEL VENA  
KATHLEEN VILLAGGIO

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

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VICTOR E. VINEGRA, P.E., P.P., Board Engineer  
LEIGH FLEMING, Planning Assistant  
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TRANSCRIPT of the stenographic notes of the proceedings in the above-entitled matter, as taken by and before ANGELA C. BUONANTUONO, a Certified Court Reporter, Registered Professional Reporter, Certified LiveNote Reporter and Notary Public of the State of New Jersey, held at THE BOROUGH OF GARWOOD MUNICIPAL BUILDING, 403 South Avenue, Garwood, New Jersey 07027 on Wednesday, April 24, 2019, commencing at 7:30 in the evening.

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

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PUBLIC COMMENT:  
 (None)

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1 CHAIRMAN GREET: Okay, we are now  
2 about to hear PB 19-03. That's for 604-608 Willow  
3 Avenue. That's in the RB-Zone, Block 302, Lots 11  
4 and 12.

5 What I'm going to ask is that, again,  
6 we're going to follow the same -- the same process  
7 that we did for the prior application, meaning that  
8 we will hear the witness and then we will open it up  
9 for specific questions of that witness by both the  
10 board and the general public but it will only be on  
11 questions that have not been raised by Victor's or  
12 Harbor Consultants' review letter.

13 So with that, I think we will proceed,  
14 knowing that we will not get through this entire  
15 application tonight. So we'll be  
16 heard -- continuation at a later date, but what I  
17 would like to make known is that or what I'm asking  
18 is that this application start from scratch all over  
19 again.

20 It was opened up initially but there  
21 have been so many major changes to it that I'm  
22 asking that we start from the beginning and this way  
23 our council people, our mayor and council person,  
24 can have the ability to weigh in and vote on this as  
25 well.

1 there was concern about the driveways down and that  
2 has been eliminated. They're now two-bedroom units,  
3 which we've heard a lot of feedback on that, so I  
4 think a lot of changes have been made.

5 So this is a request for a minor  
6 subdivision. Actually it's more in the phrase of --  
7 minor subdivision is the technical phrase but it is  
8 a lot-line adjustment to construct two two-family  
9 homes. One of the variances that we are still  
10 seeking -- and you will hear more testimony on  
11 this -- is that rather than the up/down, your call  
12 it a traditional two-family, we still would like to  
13 have the duplex.

14 And you will hear again testimony --  
15 and we touched upon this at the original hearing --  
16 but we feel that it not only improves the  
17 marketability and usability, but it provides when  
18 you have that site, you don't have the noise  
19 associated with people on the upper floors. And you  
20 also have a nice little backyard area for each of  
21 the residences.

22 Over the years I have lived in two  
23 families. When you're in the up/down, it's, okay,  
24 who's in the backyard, is it the downstairs person.  
25 Here you have a nice little -- and EKA and Greg did

5

7

1 MR. FRASER: And you're ruling, you're  
2 not asking.

3 CHAIRMAN GREET: Ruling. I'm sorry.  
4 Thank you for that.

5 MR. HEHL: Yeah, and I had an  
6 opportunity to speak to counsel about that. I think  
7 that that's an excellent idea. And even though  
8 we're starting over, I do want to appreciate the  
9 feedback that we received at the initial  
10 presentation from the board because I think you will  
11 see that we heard, we listened, and responded to  
12 those comments.

13 So, again, Stephen Hehl representing  
14 the applicant. We were here, again, only a month or  
15 month and a half ago and made our presentation.  
16 We've made some significant changes that I will have  
17 Mr. Waga highlight, but I think we've greatly  
18 improved what was submitted by -- most  
19 significantly, and then we have the pleasure of  
20 having council on board. We've eliminated the FAR  
21 variance, the floor-area ratio, and therefore we  
22 don't need a (d) variance and you're acting now as a  
23 Planning Board.

24 And we also have one of the other  
25 items that -- and Greg will touch on more detail --

1 a great job showing some details on that.

2 So you've heard enough from me tonight  
3 already, so what I would like to do is to call upon  
4 Mr. Gregory Waga and have you sworn.

5 MR. FRASER: Mr. Hehl, before we do  
6 that for a second, so just to summarize where we are  
7 at. So the application is for a subdivision as of  
8 right, correct?

9 MR. HEHL: Correct. It's a conforming  
10 subdivision, yes.

11 MR. FRASER: And each of the lots  
12 being created will be fully conforming and on each  
13 of the lots the applicant proposes to put a  
14 two-family, correct?

15 MR. HEHL: That's correct.

16 MR. FRASER: And the principal  
17 variance that the applicant is requesting with  
18 respect to each of those two families is that you're  
19 requesting that the units are side by side rather  
20 than stacked on top of each other, correct?

21 MR. HEHL: Correct.

22 MR. FRASER: Are there any other  
23 variances --

24 MR. HEHL: There are some variances  
25 that our professionals will touch on. Some are

1 dictated. We feel it will just make it -- and you  
2 will probably hear the testimony, in a c(2) type  
3 criteria. We just think it makes for a better  
4 application.

5 MR. FRASER: Would it be fair to say  
6 that the primary variance that is being sought,  
7 though, is that you're looking for side by sides  
8 rather than up and downs?

9 MR. HEHL: Correct. Correct.

10 MR. FRASER: So Mr. Waga...

11 G R E G O R Y W A G A, is sworn.

12 MR. FRASER: In the last two hours  
13 your licenses have not lapsed, have they?

14 THE WITNESS: I didn't get any page or  
15 anything or a text or e-mail, no.

16 MR. FRASER: I request Mr. Waga again  
17 be accepted as an expert in the field of  
18 architecture.

19 CHAIRMAN GREET: So be it.

20 THE WITNESS: Thank you.

21 E X A M I N A T I O N

22 BY MR. HEHL:

23 Q. Mr. Waga, you heard my opening  
24 statement. And if you can take us through, and I  
25 know we're starting anew but I think it would be a

**GREGORY WAGA, R.A., AIA**  
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1 good idea to tell -- you went back to the drawing  
2 board, worked with the applicants and came up with a  
3 new design.

4 So if you could please highlight those  
5 designs and take the board through what is being  
6 proposed on these lots.

7 A. So as you're well aware, we have one  
8 single lot which we are looking for subdivision of  
9 equal proportion and lot size but the lot size  
10 proportions would create, because of the positioning  
11 of this site, one being on a corner, create  
12 two -- the need to design two different dwellings,  
13 one that will accommodate a 50-foot wide interior  
14 lot and other which will accommodate a 50-foot wide  
15 corner lot. And my colleague, Mr. Watson, will  
16 attest to that from a site standpoint of view  
17 shortly.

18 I will work on the 32-foot unit first  
19 which is the corner unit. The original application  
20 on both units had a, which was I think the most  
21 influential detriment, was the downsloping drive.  
22 We have now eliminated that. And we have -- we're  
23 coming on with a level entry into the single-car  
24 garage.

25 We will remain with a center stair.

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**10**

1 And, again, one step back, the drawings that you  
2 have in front of you are, in fact, those which I'm  
3 presenting tonight. There will be one, again, one  
4 exhibit entered in upon the conclusion of my plan  
5 presentation.

6 The homes stayed -- remained from a  
7 similar format other than the attic apartments --  
8 the attic bedroom. We eliminated that all together.  
9 At the ground-level entry we will have a single-car  
10 garage oversized on each aspect for each of the  
11 units. You will be entering in through a common  
12 area, a hall for each unit. And then exiting back  
13 to and through what will be a walkout utility room  
14 where the washer and dryer will be housed in this  
15 particular model.

16 The center stair will allow you access  
17 vertically to the second floor, or first living  
18 level, as well as carrying up through the second  
19 living level.

20 As we exit out towards the rear of the  
21 ground level, we walk out onto what will be a  
22 partially covered masonry patio which will be  
23 screened with various landscaping along the center  
24 portion of each side of the patio area. That will  
25 then provide a stair access up to the first living

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1 level which you will enter into the kitchen area.  
2 That level will be comprised of a living room,  
3 again, a vertical access stair taking you up and  
4 down, a powder room and a full-size kitchen.

5 As you proceed up through the second  
6 floor, we have now created a scenario of two  
7 bedrooms, which will have sufficient closet space, a  
8 single bathroom and a den, an interior den. And  
9 that is -- that is equal on both sides.

10 The unit sizes themselves, in taking  
11 into full consideration the board's comments  
12 regarding the FAR, we have now, as Mr. Hehl has  
13 alluded to, we have now complied with the  
14 5/4 percent FAR allowable for both sites and the  
15 areas of the units are now the -- the habitable  
16 areas, are about 1,350 square feet.

17 The method of construction, typical  
18 residential application. Masonry, wood frame. The  
19 center wall will be a rated assembly, full height,  
20 to satisfy, again, all the International Residential  
21 Code requirements adopted by the State of New Jersey  
22 for the year 2015. That is the current edition  
23 we're complying with.

24 And we will have a small platform, a  
25 center stair, as I alluded to earlier. The small

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1 platform will then allow access to the living room.  
 2 It will be covered but open so it will not be  
 3 conditioned space.  
 4 And the elevations for this unit on  
 5 this board here, the elevations are here. In the  
 6 upper right-hand corner of sheet A-2A is a center  
 7 entry depicting a garage on each side. And, again,  
 8 as alluded to in prior testimony and based upon Mr.  
 9 Hehl's initial comments, it gives us more of a  
 10 privacy sense, a feeling of identity. So we  
 11 maintained the center stair with the shared access.  
 12 Primary access we feel will be from  
 13 within the house. Once people enter through the  
 14 garage, they'll be entering through their common  
 15 door, which will then take them upstairs to the  
 16 second floor.  
 17 We've treated the facades with a  
 18 stone-based veneer, a nice siding above. Colors  
 19 will complement. I do have the color rendering  
 20 which will be distributed shortly. And again what I  
 21 have also depicted is the cantilever of that second  
 22 floor and the landscaped area directly below for the  
 23 privacy screen between the two, what will be the two  
 24 residences. That is my description of the 32-foot  
 25 model.

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1 On the 40-foot model -- just bear with  
 2 me, please -- on the 40-foot model, again, similar  
 3 in nature. We've got the center stair, grade entry  
 4 for our garage access. And I will not become  
 5 redundant. The building composition will be  
 6 identical in construction methods and materials  
 7 other than colors.  
 8 We were -- because this is a wider  
 9 unit, this is the interior lot, we were able to  
 10 provide for a little wider stair and platform to  
 11 provide for, again, a little bit of an outdoor  
 12 sitting area.  
 13 The other nice thing about this, and  
 14 taking Mr. Nierstedt's comments into consideration  
 15 from last appearance, we were able to, on each unit  
 16 off of the living room, create a four-foot deep by  
 17 approximately 13 and a half foot wide balcony,  
 18 again, to create that environment of seating,  
 19 outdoor seating, neighborhood interaction and  
 20 interface.  
 21 The configuration of the floor plan  
 22 itself, we do have a larger living room. We do have  
 23 a nice-size kitchen. And what we did also implement  
 24 was another covered balcony directly off of the  
 25 kitchen on each side, again, to enhance that

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1 particular dwelling's use and environment and  
 2 allowing us to thereby decrease the FAR.  
 3 The upper floor, which I know fairly  
 4 by heart but I don't have it here, I would have to  
 5 switch out some sheets and I don't want to  
 6 inconvenience this board, the second floor is,  
 7 again, similar in fashion, two bedrooms, bathroom,  
 8 den, with only attic access drop-down stairs to that  
 9 upper attic storage level. We've eliminated that  
 10 entirely and, again, just complementing the  
 11 environment and the surrounds itself.  
 12 Do we want to pass that rendering out,  
 13 please?  
 14 MR. FRASER: Mr. Waga, just for a  
 15 second, are you saying that the second floor of this  
 16 one we don't have?  
 17 THE WITNESS: No, no, you have it. I  
 18 don't have it. Just give me a second now, I will  
 19 take your question.  
 20 MR. FRASER: I see it. It's on the  
 21 left side.  
 22 THE WITNESS: Yes.  
 23 MS. VILLAGGIO: It's A-2B. Is there a  
 24 den on this?  
 25 THE WITNESS: I'll answer that in two

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1 seconds. So the second -- in response to the  
 2 question, the second floor of this unit does have a  
 3 den. And it does not satisfy the minimum  
 4 requirements for a habitable bedroom. It is in the  
 5 front center portion. It will be truly indicated as  
 6 a den.  
 7 The minimum requirements for a  
 8 habitable bedroom are 80 square feet, eight feet in  
 9 one direction minimum by ten feet in another  
 10 direction minimum. We do not have that. We have  
 11 6'8" on each side, left to right, and approximately  
 12 eight foot one clear, so we're only at about  
 13 50 square feet, just over 50 square feet.  
 14 What we were able to accomplish for  
 15 the master bedroom, for the bedroom in the rear,  
 16 was, in fact, an en suite master, so we have a full  
 17 bath, nice size walk-in closet. And we have now  
 18 been able to accommodate, again, I'll phrase my  
 19 terms carefully, I don't want to call it a common  
 20 bath but it is a second bath for the second bedroom.  
 21 And that is duplicative on both sides.  
 22 And then the elevations, again, are  
 23 common in nature. We do have, again, because of the  
 24 site width, we have a greater capacity for a bit of  
 25 a larger stair platform at the front stair, which is

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1 indicative in the upper right-hand corner of the  
 2 drawing labeled "proposed front elevation."  
 3 Now, if you will bear with me one more  
 4 second, I will switch out and bring you to the  
 5 colored rendering. The proposed dwelling. And what  
 6 we have done is we have created this colored  
 7 rendering and superimposed it over the background of  
 8 the existing streetscape. So everything you see  
 9 behind us actually exists along the back side at  
 10 full grown. And, again, you get a better sense of  
 11 the aspects of the configuration of the structure.  
 12 MR. NIERSTEDT: Sticking with the same  
 13 question that was asked, I totally see how on  
 14 the -- let me get the right sheets, A-2B --  
 15 THE WITNESS: Yes.  
 16 MR. NIERSTEDT: -- okay, the den there  
 17 is 11 by 6'8".  
 18 THE WITNESS: Yes.  
 19 MR. NIERSTEDT: So you're saying  
 20 that's smaller than a bedroom can be?  
 21 THE WITNESS: Correct.  
 22 MR. NIERSTEDT: I understand that.  
 23 Please help me out with the A-1A. Isn't that 11 by  
 24 eight?  
 25 THE WITNESS: It is but it does not

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1 have a window.  
 2 MR. NIERSTEDT: I understand that too.  
 3 Okay, so I apologize if you said that but I did not  
 4 hear it.  
 5 THE WITNESS: I did not but yes, it  
 6 does not have a window.  
 7 MR. NIERSTEDT: And there's no closet.  
 8 All right, I understand that.  
 9 THE WITNESS: No closet.  
 10 MR. McCORMACK: Onto that same  
 11 question, on A-1A, the den. Is that a 2/6 door that  
 12 you have there, or is that a two-way door? It seems  
 13 very small there.  
 14 THE WITNESS: No, the den is a two-way  
 15 door.  
 16 MR. McCORMACK: That was my question.  
 17 And if it's a den, why is there a door there in the  
 18 first place? Can I ask that question.  
 19 THE WITNESS: If it's used as, you  
 20 know, a study or a gym of some sort, a home gym,  
 21 people may want to close the door and keep that  
 22 private.  
 23 MR. McCORMACK: Thank you.  
 24 THE WITNESS: You're welcome.  
 25 MS. VILLAGGIO: I think what we're

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1 thinking about that den on -- that's 11 by eight --  
 2 THE WITNESS: Yes.  
 3 MS. VILLAGGIO: -- with no windows --  
 4 THE WITNESS: Yes.  
 5 MS. VILLAGGIO: Is there something  
 6 that -- in the lease that says that that has to  
 7 remain as a den or as -- or as a non-bedroom?  
 8 THE WITNESS: Right, I can defer to  
 9 Mr. Hehl and I'm sure he can, through the client,  
 10 offer further provisions.  
 11 MR. HEHL: Whatever would be  
 12 acceptable as far as -- there's no problem, it's not  
 13 meant to be a bedroom and whether it be if they are  
 14 leased, leased, if it was going to be sold, it could  
 15 be referenced in the recorded resolution.  
 16 MS. VILLAGGIO: Okay, thank you.  
 17 MR. NIERSTEDT: And you said whether  
 18 it's leased, whether it's sold, so right now you are  
 19 not sure if they're going to be rented or it's going  
 20 to be condo?  
 21 MR. HEHL: No, not a condo.  
 22 MR. NIERSTEDT: It will be rented?  
 23 MR. HEHL: Yes.  
 24 CHAIRMAN GREET: I have a question.  
 25 As far as the square footage of the entire complex,

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1 you don't have a basement, correct?  
 2 THE WITNESS: Well we have the  
 3 grade-level access, so we have the garage and then  
 4 we've created the utility room which will act as a  
 5 basement, a combination of spaces.  
 6 CHAIRMAN GREET: But that's on the  
 7 same level, correct?  
 8 THE WITNESS: That's on the same  
 9 level, correct.  
 10 CHAIRMAN GREET: So wouldn't that be  
 11 considered the same square footage or additional  
 12 square footage for the entire computation?  
 13 THE WITNESS: No, because it's not  
 14 conditioned space. We're not planning on  
 15 conditioning that space.  
 16 CHAIRMAN GREET: Okay.  
 17 MR. FRASER: You mean?  
 18 THE WITNESS: Heated, cooled.  
 19 CHAIRMAN GREET: I understand.  
 20 MR. McCORMACK: Can I back you back up  
 21 to A-1A again --  
 22 THE WITNESS: Sure.  
 23 MR. McCORMACK: -- and the proposed  
 24 first floor plan. It might be a typo but in the  
 25 living room you have a little area that says there's

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1 a pocket; is that a typo?  
 2 THE WITNESS: No. It's a pocket door.  
 3 MR. McCORMACK: Where is the door? I  
 4 don't see it.  
 5 THE WITNESS: Oh, it's in between the  
 6 two walls. It's centered here, right below the  
 7 pocket. Right here.  
 8 MR. NIERSTEDT: No, no, no. Not  
 9 there, going to the living room.  
 10 MR. McCORMACK: I can see it from here  
 11 where you are pointing.  
 12 THE WITNESS: Oh, yeah that was --  
 13 yes. Sorry, that's a typo because the bathroom was  
 14 originally in that location. My apologizes.  
 15 MR. McCORMACK: Thank you.  
 16 MR. BARCAN: So one upstairs bath?  
 17 THE WITNESS: On the 32?  
 18 MR. BARCAN: Yes.  
 19 THE WITNESS: Yes. This will be a one  
 20 and a half bath. The 40-wide will be a two and a  
 21 half bath.  
 22 MR. McCORMACK: The pull-down attic  
 23 stairs, there will be storage up in that attic?  
 24 THE WITNESS: There will be storage,  
 25 yes. This will be framed standard.

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1 MR. CAPOBIANCO: The square or the  
 2 rectangle, I should say, looking at A-1A, so here in  
 3 the kitchen, is this depicting an island or is  
 4 this --  
 5 THE WITNESS: Yes, kitchen island.  
 6 MR. CAPOBIANCO: -- the dining area?  
 7 THE WITNESS: No.  
 8 MR. CAPOBIANCO: So there's no real --  
 9 THE WITNESS: There's no formal dining  
 10 area, no. Around the island.  
 11 And, again, the design of the kitchen  
 12 is yet to be finalized. We may have a drop-down  
 13 island where we will have a table sitting at 30  
 14 inches high versus a 36- or 42-inch high island.  
 15 MR. CAPOBIANCO: My mind is telling me  
 16 it should be like a dedicated dining area in a  
 17 building like this, right? No? Does that make  
 18 sense? It seems like --  
 19 THE WITNESS: It's an open --  
 20 MR. CAPOBIANCO: -- in essence a brand  
 21 new setup and it looks like it's going to be, you  
 22 know, built nicely and then you're -- there's no  
 23 real dining area.  
 24 THE WITNESS: We're still open and  
 25 discussing finalized interior configurations.

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1 MR. CAPOBIANCO: Does that make sense?  
 2 MS. VILLAGGIO: It looks like the  
 3 living room is big enough, so technically you could  
 4 put a table because it's open.  
 5 THE WITNESS: It's an open  
 6 environment.  
 7 MS. VILLAGGIO: Right. So if you need  
 8 a table, if you don't want a table, you don't need  
 9 one, you know, then, kitchen island. It's  
 10 just -- it's what they build now.  
 11 MR. CAPOBIANCO: Looks weird with a  
 12 new construction like that, that you would kind of  
 13 like not do something like that --  
 14 MS. VILLAGGIO: I don't think there's  
 15 any value...  
 16 BOARD MEMBER: And put a funny room on  
 17 the second floor?  
 18 MR. CAPOBIANCO: -- and not do the  
 19 bedrooms larger or do something different. You have  
 20 a den up there. It's interesting. I'm in a lot of  
 21 places and this doesn't look like any of the ones I  
 22 have been in.  
 23 MR. NIERSTEDT: Dining areas are  
 24 not -- the new home buyers, and Mr. Waga testified,  
 25 don't want a dining room, they're passe.

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1 THE WITNESS: It's all open.  
 2 MR. CAPOBIANCO: I just -- it seems to  
 3 me --  
 4 THE WITNESS: We have that big -- we  
 5 actually do have the ability to implement at least a  
 6 table for two very easily by, again, altering the  
 7 interior configuration of the kitchen.  
 8 We have created this configuration  
 9 based upon client-professional feedback. As we  
 10 refine this once this application is approved, we  
 11 will then, again, not affecting the footprint of the  
 12 structure at all, work on a reconfiguration of the  
 13 interior -- of the interior so to better adapt  
 14 various client needs.  
 15 CHAIRMAN GREET: Let's re-visit that  
 16 den area on the A-1A as an example.  
 17 THE WITNESS: Sure.  
 18 CHAIRMAN GREET: It was brought up not  
 19 by me but it was picked out by Don, in the den you  
 20 actually have that interior area of the den being  
 21 locked in. If anybody thought about putting a  
 22 bedroom there, you have -- I mean, that's no  
 23 external or no way to get out of that area if  
 24 necessary.  
 25 And I mean quite honestly, it's



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1 reflective of a prime opportunity to be able to make  
 2 that an additional bedroom. If you opened up the  
 3 closet space from the bedroom itself and into that  
 4 den maybe two walk-in closets for that matter or a  
 5 large walk-in closet and shut that area, that den  
 6 area down, you know, at least you would make it very  
 7 unappetizing --  
 8 MR. FRASER: Less attractive.  
 9 CHAIRMAN GREET: -- or less attractive  
 10 to make it into a bedroom.  
 11 THE WITNESS: Okay. Thank you.  
 12 MR. CAPOBIANCO: Is anyone against the  
 13 larger footprint? That's the interior?  
 14 THE WITNESS: The den, yes.  
 15 MR. CAPOBIANCO: This is the interior  
 16 property, correct?  
 17 THE WITNESS: No. This is the corner  
 18 property. The 32-wide is the corner property.  
 19 MR. CAPOBIANCO: You have enough room  
 20 there you could make the bedrooms larger and put in  
 21 two bathrooms up there. Two bedrooms, two baths up  
 22 on top there.  
 23 MR. NIERSTEDT: Mr. Waga, I hate to go  
 24 back with you to the Chairman's response, you  
 25 said -- you didn't give us a definitive, I'll make

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1 it a closet.  
 2 THE WITNESS: I can't right now. I  
 3 would have to defer to my client. And if we could  
 4 take a minute or two, a ten-second break, I'm sure I  
 5 could achieve some sort of --  
 6 MR. FRASER: You are also going to  
 7 have time in between the conclusion of the first  
 8 witness tonight and the next witness at the next  
 9 meeting to go over that point.  
 10 CHAIRMAN GREET: What I was going to  
 11 bring up is let's get as many comments out now as we  
 12 possibly can because it benefited you on the last  
 13 application, so that you can take this back because  
 14 you know we're going to reconvene here at the next  
 15 meeting.  
 16 So let's just continue, get some  
 17 comments down on paper or on record. This way we  
 18 can continue moving.  
 19 THE WITNESS: Yes, sir?  
 20 MR. McCORMACK: A-1B, covered open  
 21 porch.  
 22 THE WITNESS: Yes.  
 23 MR. McCORMACK: What is the floor on  
 24 that covered open porch?  
 25 THE WITNESS: It's --

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1 MR. McCORMACK: Because it's exposed  
 2 to the floor below, correct?  
 3 THE WITNESS: Fiberglass. It's all  
 4 fiberglass.  
 5 MR. McCORMACK: Oh, it is fiberglass.  
 6 Okay.  
 7 THE WITNESS: Yes. It will all be  
 8 fiberglass. And it will be sloped one-eighth of an  
 9 inch per foot to drain naturally towards the  
 10 exterior wall.  
 11 MR. McCORMACK: And will there be  
 12 provided a heavy rubber mat, or is that something  
 13 that the tenant would have to put up there?  
 14 THE WITNESS: As far as when you say  
 15 rubber mat --  
 16 MR. McCORMACK: Like a chair, a table,  
 17 a protrusion into the fiberglass roof?  
 18 THE WITNESS: Well, it really won't  
 19 because it will be a surface-mounted application, so  
 20 it's durable enough to absorb any type of  
 21 lightweight furniture.  
 22 MR. McCORMACK: So you are just  
 23 leaving it as fiberglass?  
 24 THE WITNESS: Leaving it as  
 25 fiberglass, yeah. And the color will be suitable.

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1 It comes in a variety of colors, so it will be,  
 2 again, something that will complement the treatment  
 3 of the exterior facade.  
 4 MR. McCORMACK: Okay. Thank you.  
 5 THE WITNESS: You're welcome.  
 6 CHAIRMAN GREET: Mike, you had  
 7 something?  
 8 MR. VENA: No.  
 9 MAYOR TODISCO: Mr. Waga, what did you  
 10 envision going on the patio? How much do you think  
 11 could fit out there, furniture?  
 12 THE WITNESS: A table for four.  
 13 MAYOR TODISCO: A table for four?  
 14 THE WITNESS: Possibly six. I believe  
 15 we provided, I will refer to the sheet A-1A, which  
 16 is the corner unit, the patio is about 16'10". And  
 17 a clear dimension is roughly nine feet wide. So an  
 18 oval or round table, no more than six people.  
 19 MAYOR TODISCO: And then how much  
 20 grass area is left there?  
 21 THE WITNESS: I don't recall. I have  
 22 to have my colleague, Mr. Watson, attest to that.  
 23 MAYOR TODISCO: Thank you.  
 24 THE WITNESS: Thank you.  
 25 MR. CAPOBIANCO: Is there a specific

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1 reason why in A-1B, which is the interior property,  
2 that the kitchen is laid out like that with the open  
3 covered porch, that the kitchen wasn't the full  
4 width of the --

5 THE WITNESS: Yes, because, again, in  
6 order to satisfy the floor-area ratio requirements,  
7 we had to cut in on the kitchen area, the habitable  
8 portion or conditioned portion. And this way it was  
9 a nice design and a nice reference provided by my  
10 client. And we were able to implement it and make  
11 it work out nicely.

12 MR. CAPOBIANCO: Little short on the  
13 kitchen areas in both of these designs, I think.

14 MR. FRASER: The point, Mr. Waga, is  
15 by doing that, you were able to reduce the size of  
16 the building and thereby eliminating any floor-area  
17 ratio?

18 THE WITNESS: Eliminate it all  
19 together.

20 MR. CAPOBIANCO: I understand the  
21 concept that had to be done there, but...

22 THE WITNESS: These are not to be  
23 observed as the two-families of the past. Again,  
24 we're designing for today's environment, a younger  
25 environment, more open space at the primary living

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1 levels and the flow seems to work very nicely here.  
2

3 MR. McCORMACK: I like the design in  
4 the floor plan on A-1B. You don't have a true  
5 picture of it but that covered porch area that we  
6 were talking about, I'm presuming it is a sliding  
7 door, but on the opposite wall you have a window  
8 wall going into the kitchen. I think from inside  
9 that home that's got to be a beautiful look looking  
10 outside and daylight coming in.

11 THE WITNESS: Yes.

12 MR. McCORMACK: I give you credit for  
13 that one.

14 THE WITNESS: Thank you.

15 CHAIRMAN GREET: Anyone else from the  
16 board have questions?

17 MS. VILLAGGIO: No.

18 CHAIRMAN GREET: Okay. Victor, do you  
19 want to start on your list?

20 MR. VINEGRA: We're going to have our  
21 illustrious planner ask a few things, start the  
22 letter and I'll finish.

23 CHAIRMAN GREET: Okay.

24 MS. FLEMING: So as has already been  
25 stated by the applicant's professionals, the

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1 "d" variance for this application has been  
2 eliminated and now it is only an application for a  
3 preliminary and final subdivision approval with "c"  
4 variances.

5 The project is located in the  
6 two-family residential RB-Zone of Garwood.  
7 Two-family homes are permitted, however it is  
8 supposed to be the up/down variety. So the variance  
9 here is for a side-by-side configuration.

10 I'm moving quickly because I know  
11 we're getting late.

12 CHAIRMAN GREET: Just to clarify, we  
13 are not going to finish this application tonight.  
14 So regardless of how quickly you move, that's not  
15 going to assist the fact that we are going to have  
16 to reconvene again.

17 MS. FLEMING: Okay. Currently one of  
18 the lots is under -- doesn't meet the minimum lot  
19 width requirements, so this subdivision would  
20 actually be creating two conforming lots in terms of  
21 lot width and area.

22 CHAIRMAN GREET: I have a question for  
23 you as a planner.

24 MRS. FLEMING: Sure.

25 CHAIRMAN GREET: Do you see any

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1 negatives or positives to the side-by-side versus  
2 over/under in this environment now, as was indicated  
3 by our architect here?

4 MRS. FLEMING: Well I am someone who  
5 has had to live on the bottom floor of an up/down  
6 and hearing people above you is a little  
7 frustrating. And I actually grew up in a  
8 side-by-side and I never really heard my neighbors.

9 My concern here would be that when you  
10 have a side-by-side, what the future implications  
11 would be if then these lots down the road would then  
12 need to be subdivided, if the two-family home would  
13 be ownership on both sides? Because then you're  
14 going to -- going down the road of creating  
15 conditions where variances are always going to be  
16 required because then if you have a fee simple sale  
17 ownership, the lot width is too small, the lot area  
18 is too small, you no longer have a side yard  
19 setback.

20 So those would be my potential  
21 negatives of it. But in terms of if side-by-side  
22 homes are inherently bad, I don't think they're  
23 necessarily a bad housing type in general.

24 CHAIRMAN GREET: Do you foresee or do  
25 you look at it from the standpoint of in the

1 community itself right now, the vast majority are  
2 over and under, meaning up and down. And this is  
3 going to be side by side. Do you see any negatives  
4 to that aspect of it or not?

5 MS. FLEMING: No. For me it really  
6 comes down to what you're then imposing with the  
7 physical condition of the property, that if you're  
8 going to be going down the road where you're going  
9 to be creating required variances in the future,  
10 that would be my major concern.

11 CHAIRMAN GREET: And then my question  
12 to -- the legal portion of it would be, is there a  
13 way to write into that deed that that cannot be a  
14 situation?

15 MR. FRASER: You don't even have to.  
16 It's not permitted by the ordinance. Minimum lot  
17 size is 50 wide and there are setbacks. And the  
18 concern is correct but in this case it's maybe  
19 theoretical. So I don't really share your concern.

20 If it was going to be into a sale  
21 contract, say even if they would have to  
22 condominiumize it --

23 MR. NIERSTEDT: And there's nothing to  
24 prevent them from doing that.

25 MR. FRASER: -- right, but if they do

1 that, that does not create the setback issues  
2 because they're not going to be fee simple, it's  
3 going to be condominium if it were to be placed into  
4 a sale context. I don't see the problem with that.

5 I think the question really is more  
6 the question is there anything intrinsically bad  
7 about having side-by-side units rather than one on  
8 top of the other?

9 I mean what do I know? I lived in  
10 that type of situation over on Myrtle Avenue in  
11 Westfield, I lived kind of half of one. It's tight  
12 to put it in but they seem to have engineered it and  
13 designed it in such a way that they fit it in, so I  
14 don't see a problem.

15 MR. NIERSTEDT: I think the Chairman  
16 hit the nail on the head. When it was written, the  
17 predominant -- even today it still is -- the  
18 predominant two-family is up and down. And I think  
19 the board at that time wanted the character  
20 retained. This is now 30 years later.

21 I agree with everything the planner  
22 said. And to add to that, it's also -- I think Mr.  
23 Waga alluded to it -- introduction of a new type of  
24 housing unit that really wasn't desired then, where  
25 today it is desired. And one of the things that we

1 talk about as planners is introducing, just as  
2 Sandor was doing on Fourth Avenue, introducing a  
3 type of townhouse units that the Borough doesn't  
4 have.

5 So when it was written, that was  
6 desired. I would say 30 years later there  
7 isn't -- I don't think there's anything inherently  
8 negative about it except, as was mentioned, except  
9 the condo I'm a little concerned about that because  
10 I know that has been created. I know it has been  
11 done. The board will never see it. The Borough  
12 will never see it. It will be done by realtors.  
13 And the two-family condos, while I believe -- and  
14 you guys know more about real estate than I do --  
15 but it's recommended to start at three units. I  
16 have seen them at two. So I don't know what we can  
17 do but...

18 MR. FRASER: I don't think about that.  
19 You could. I don't think there's something you can  
20 do.

21 The problem with creating a two-unit  
22 condominium is you create paralysis and they make  
23 them much less attractive -- I see Steve Hehl  
24 nodding his head -- make them much less attractive  
25 to buy. And I think that would be my opinion, if a

1 client came to me and wanted to buy half of a  
2 two-unit condominium, I would be counseling them,  
3 saying make sure you understand what you're buying  
4 into because you are buying into a bunch of  
5 problems. And I think that would put downward  
6 pressure on price. So I -- I don't see the great  
7 problem.

8 The other thing around the  
9 conversation, Bill, about the introduction of this  
10 new genre, if you will, of development and you think  
11 back to the application several years ago for  
12 John Mott and what the physicality of what this is  
13 doing, and it's very nice, but the physicality of  
14 what it's doing is you're calling it a two-story but  
15 is it? And I'm not answering the question. I'm not  
16 answering the question. But I'm saying that's what  
17 is different about it.

18 But I don't think there's anything  
19 inherently bad about it, but that's what's  
20 different.

21 MR. NIERSTEDT: It was funny, Victor  
22 might remember, was it Willow or was it Myrtle?  
23 They came down for an interpretation.

24 MS. VILLAGIO: That was willow.

25 MR. NEIRSTEDT: And, you know, we

1 voted to let that be as a three-story and, boy, I  
2 hate it. After seeing it, I hate it. Because this  
3 will be, and I understand what you were saying, Don,  
4 another story. It's another story above the entire  
5 neighborhood.

6 MR. FRASER: And I'm not saying it's  
7 good or I'm not saying it's bad.

8 MR. NIERSTEDT: Nor am I.

9 MR. FRASER: But that's what it is.

10 MR. VENA: That's what I was going to  
11 bring up, just the foundation alone -- I mean I love  
12 the stonework on it, but you're looking at eight  
13 feet from grade level before the siding, the Hardie  
14 board starts. If there was some way that you could  
15 knock the siding down and make it three feet off of  
16 the grade, it would bring the house more in  
17 conformity. Even though it's that tall, it wouldn't  
18 look that tall because you're looking at all  
19 foundation, eight feet of foundation.

20 So I mean, even around the garages in  
21 the front, if you came down with the Hardie board to  
22 three feet.

23 THE WITNESS: Soften the base.

24 MR. VENA: The foundation, yes. It's  
25 just too much foundation.

1 MR. NIERSTEDT: Mike, that can be  
2 done, right?

3 MR. VENA: Oh, absolutely.

4 THE WITNESS: We can even take it a  
5 step further and, again, bring the siding down and  
6 throw in some windows as well. Just to, again,  
7 introduce natural light into the --

8 MR. VENA: Conform with the  
9 neighborhood a lot better.

10 THE WITNESS: That's fine. That's  
11 easy enough to do.

12 MR. VENA: See, I just don't like  
13 parking underneath the house. I really dislike  
14 that. And that might soften it up a little bit.

15 THE WITNESS: Thank you.

16 MR. FRASER: You can't do this without  
17 parking under the house.

18 MR. VENA: No, of course you can't. I  
19 understand that.

20 MS. VILLAGGIO: We don't want it  
21 underground so --

22 MR. VINEGRA: There is a variance  
23 created by -- Adele pointed it out. Both sides are  
24 finding all my faults.

25 MR. NEIRSTEDT: All of them?

1 MR. FRASER: We've only got till 11,  
2 Bill.

3 MR. VINEGRA: On Page -- you were  
4 talking about the inherent design of a side-by-side,  
5 the parking reg shows up on Page 6 of 10, Item 3,  
6 residential properties have no more than one  
7 driveway or curb cut. So by having a side-by-side  
8 you are having two curb cuts in this fashion. So  
9 that is one downfall of the design with our  
10 ordinance. Aesthetically, it's up to the board.

11 I think like Leigh said, she grew up  
12 in both, townhouses, you know, in New York and  
13 Jersey City and Hoboken, everything...

14 MR. NIERSTEDT: You're only proposing  
15 one curb cut per property?

16 THE WITNESS: Two.

17 MR. NIERSTEDT: I'm sorry, you are  
18 correct. You are correct.

19 MR. VINEGRA: So that would be a c(1)  
20 variance.

21 MR. FRASER: Because you keep looking  
22 at -- you keep thinking each one of those is a  
23 property.

24 MR. VINEGRA: It does look that way,  
25 yeah.

1 MR. CAPOBIANCO: Is there enough room  
2 in front of the garage to park a car?

3 THE WITNESS: Absolutely. Yes, there  
4 is.

5 CHAIRMAN GREET: Okay, let's continue  
6 with our review and this way you pick up some more  
7 information that you can look at.

8 MS. FLEMING: All right. So we have  
9 the side-by-side variance. And then we have a table  
10 format of the current zone requirements. Most of  
11 the application is conforming with the exception of  
12 there's a front yard setback variance requirement  
13 for the inside lot.

14 THE WITNESS: Interior lot?

15 MS. FLEMING: The interior lot, thank  
16 you, which has been updated from 21.5 feet to  
17 22.5 feet?

18 THE WITNESS: Yes.

19 MS. FLEMING: And another variance was  
20 created since the last time this application was  
21 before the board. By bringing up the garage to no  
22 longer have it be underground, now the building is  
23 at three and a half stories. So that is a variance  
24 that has been created since. However, the overall  
25 height of the building still appears to be

1 conforming with the zone.  
 2 THE WITNESS: Correct. Yes. Yes, we  
 3 reduced the roof slope and diminished the  
 4 floor-to-ceiling heights from nine to eight.  
 5 MS. FLEMING: The building coverage  
 6 has decreased, so a variance is no longer required  
 7 for FAR. And the rest of the standards are in  
 8 conformance.  
 9 The parking requirements for the most  
 10 part are achieved in terms of the garage space  
 11 requirements, number of parking spaces. However, a  
 12 variance is required because of the number of curb  
 13 cuts because there are two curb cuts proposed per  
 14 proposed lot. So a total of four curb cuts are  
 15 proposed where only two would be permitted.  
 16 MR. NIERSTEDT: I'm sorry, can we go  
 17 back to one thing, the front yard setback. I know  
 18 I'm jumping here, I apologize. If you look at  
 19 Mr. Watson's minor subdivision sheet, I know we're  
 20 not there yet, I know he's just showing footprints  
 21 but you add on your 25-foot minimum front yard  
 22 setback but then when you go to EKA chart, he shows,  
 23 as Leigh mentioned, 22.5. Why is it 22.5? Why are  
 24 you not proposing 25?  
 25 Is that not your area?

1 MR. WATSON: I'll handle that later.  
 2 MR. NIERSTEDT: You'll handle that?  
 3 MR. HEHL: As long as we're on it, if  
 4 it's an issue, let's discuss it, perhaps. Or  
 5 Greg --  
 6 MR. FRASER: I agree, Mr. Hehl.  
 7 J A M E S W A T S O N, is sworn.  
 8 MR. FRASER: State and spell your  
 9 name.  
 10 MR. WATSON: Sure. James Watson.  
 11 W-A-T-S-O-N. EKA Associates, 328 Park Avenue.  
 12 Scotch Plains, New Jersey. I'm a licensed land  
 13 surveyor in New Jersey and New York. I'm a planner  
 14 in New Jersey. Appointed positions, planner for  
 15 Union, Borough of Carteret. Public advocate,  
 16 Township of Warren.  
 17 MR. FRASER: And everything is  
 18 current?  
 19 MR. WATSON: Yes.  
 20 MR. FRASER: And you're going to be  
 21 providing planning and --  
 22 MR. WATSON: And surveying.  
 23 MR. FRASER: Planning and surveying  
 24 testimony?  
 25 MR. WATSON: Yes.

1 MR. FRASER: I recommend Mr. Watson be  
 2 accepted as an expert, Mr. Chairman.  
 3 CHAIRMAN GREET: Let me accept him as  
 4 an expert.  
 5 MR. HEHL: Mr. Watson, if you could  
 6 please respond to Mr. Nierstedt's question?  
 7 MR. WATSON: Turn to Sheet 3 of 3 in  
 8 our set of plans. You will see the interior lot has  
 9 a front porch of 42 square feet. Your ordinance  
 10 calls for anything over 40 square feet that is  
 11 sheltered. I read it a little different. It also  
 12 says "enclosed," so that little bit of  
 13 interpretation for you, but that's what is causing  
 14 that 22 and a half foot setback. It has been  
 15 determined that that is not allowed to project past  
 16 the front yard setback.  
 17 MR. NIERSTEDT: The rest is 25?  
 18 MR. WATSON: Correct.  
 19 MR. NIERSTEDT: That was written to --  
 20 a lot of the older houses in town, you walk  
 21 immediately into the living room. So it was written  
 22 -- do you remember?  
 23 MS. VILLAGGIO: Yes.  
 24 MR. NIERSTEDT: Kathy was here. It  
 25 was written to provide an indoor area, a person

1 could walk in out of the rain, shake off, you know,  
 2 and then walk into the living room. So I just want  
 3 to --  
 4 MS. VILLAGGIO: People started making  
 5 it living areas.  
 6 MR. NIERSTEDT: Well that is my  
 7 concern.  
 8 MR. WATSON: We took a conservative  
 9 approach. We took a conservative approach. My  
 10 interpretation, the way I look at it, it's not  
 11 enclosed. It's got a roof and it's got some posts  
 12 but it is not enclosed.  
 13 MR. VENA: And you haven't entered the  
 14 house yet?  
 15 MR. WATSON: Correct.  
 16 MR. VENA: It's just the landing.  
 17 MR. NIERSTEDT: Just the landing.  
 18 MR. WATSON: Like I said, we took a  
 19 conservative approach. We didn't want to not notice  
 20 for it and have you interpret it the wrong way.  
 21 MS. VILLAGGIO: It's not the house  
 22 itself, right?  
 23 MR. WATSON: It's the landing on the  
 24 interior lot.  
 25 MS. VILLAGGIO: Not the balcony either

1 then?

2 MR. WATSON: No.

3 MR. NIERSTEDT: I didn't want to have  
4 you come here and not testify, so...

5 MR. WATSON: Thanks. Now I can go  
6 home.

7 MR. NIERSTEDT: Now you can get paid.  
8 Thank you for that, I understand better.

9 CHAIRMAN GREET: Do you have any more,  
10 Leigh?

11 MS. FLEMING: No, that covers all the  
12 variances. Although I was curious why the same  
13 porch wouldn't just be used for both two proposed  
14 two-family homes. If one of them triggers a  
15 variance and the other one doesn't, why wouldn't you  
16 just put two porches that wouldn't trigger a  
17 variance?

18 MR. WAGA: Because we were looking, as  
19 I alluded to a few minutes ago, we were looking to  
20 promote some sort of sitting area. We have the  
21 wider unit, so we were looking to promote again a  
22 sitting area to provide neighborhood interaction.

23 The other side, the other unit at  
24 32 feet, with the width of the garage doors, the  
25 width of the stair decreases. So at that point we

1 have to reduce the area of that unconditioned and  
2 only roof-covered platform.

3 MS. FLEMING: Okay. That sums up the  
4 variances that are being requested. And I am in no  
5 way qualified to go over the engineering comments of  
6 this application.

7 MR. VINEGRA: Again, these are some  
8 things, if the board so sees fit with this  
9 application, these are engineering items that have  
10 to be addressed.

11 MR. FRASER: Should we hold that?

12 CHAIRMAN GREET: I think we should  
13 hold that off until the next meeting.

14 But what I would like to make a note  
15 of, and, Victor, you might want the same scenario we  
16 had with the prior application with the sewer  
17 connection fees, you're aware of that?

18 MR. WATSON: Yes.

19 CHAIRMAN GREET: There is a \$750  
20 connection fee for each unit for a total of \$3,000.

21 MR. VINEGRA: What I'll start doing is  
22 that I'll start including that in our review  
23 letters.

24 CHAIRMAN GREET: Good. Very good.  
25 Thank you.

1 MR. HEHL: I just had one question,  
2 though, and I know some of these items -- he never  
3 listens to me -- on the items on Page 8 in F with  
4 the engineering, again, the main relief being sought  
5 here is a minor subdivision, want to know when we  
6 come back, are these things that could be on  
7 condition of approval or is it something that you  
8 would need to see --

9 MR. VINEGRA: They can be a condition.

10 MR. HEHL: I just didn't want to come  
11 back and --

12 CHAIRMAN GREET: Understood.

13 Mr. HEHL: Thank you. I appreciate  
14 it.

15 MR. WATSON: One thing: On your  
16 comments, look at 6, 7 and 10. I think they're  
17 holdovers from the first letter and they're gone  
18 now.

19 MR. HEHL: Yeah. It was related to  
20 the driveway underneath. I appreciate that. That  
21 is -- to go through all of that --

22 CHAIRMAN GREET: And quite honestly,  
23 this is a good time, an opportunity for us to get  
24 some dialogue going back and forth before you come  
25 back so maybe you can do some changes that are

1 required before you come back.

2 MR. WAGA: We'll submit those as  
3 exhibits at that point?

4 CHAIRMAN GREET: Yeah, you can do  
5 that.

6 With that, I think we'll wrap this up  
7 for tonight. And the next schedule will be for  
8 May 22, I believe it is, Adele?

9 MS. LEWIS: Yes.

10 CHAIRMAN GREET: And we'll continue  
11 this application where we left off tonight and bring  
12 back the engineer again and wrap this up with  
13 yourself the next time.

14 MR. WAGA: That's fine. I just want  
15 to state to the board that my clients and I have  
16 taken your comments into very, very strong  
17 consideration and we have worked well together over  
18 the past few weeks in order to come up with a plan  
19 that would hopefully bode well during this approval  
20 process.

21 CHAIRMAN GREET: Just consider that  
22 den area on that second floor.

23 MR. WAGA: That's fine. Would you be  
24 open to removing or making the opening wider so as  
25 not to allow a door so we could maintain that?


1 CHAIRMAN GREET: Yes.  
 2 MR. WAGA: Again, just brainstorming  
 3 right now.  
 4 CHAIRMAN GREET: Yes.  
 5 MR. HEHL: And briefly just to let the  
 6 board know, I did speak to my clients with the den  
 7 issue. In these types of, and maybe Mr. Nierstedt  
 8 can say, on these type of units, having like an  
 9 office, people -- it's amazing, you probably know  
 10 how many people don't go to work anymore, they work  
 11 from home. And having the ability to have an office  
 12 space or something like that in units like would be  
 13 is important. And I think we can make some  
 14 architectural changes to that which would still  
 15 allow that as a function amenity of these units but  
 16 address the concern of being turned into another  
 17 bedroom.  
 18 CHAIRMAN GREET: Okay.  
 19 MR. HEHL: Thank you.  
 20 MR. FRASER: So for purposes of the  
 21 members of the public, there will not be any further  
 22 notice on this application. The application is  
 23 being continued to the May 22 meeting of the board.  
 24 MR. HEHL: And that would be without  
 25 further notice and we would stipulate that any

C E R T I F I C A T E

I, ANGELA C. BUONANTUONO, a Notary Public and Certified Court Reporter of the State of New Jersey and Registered Professional Reporter, do hereby certify that prior to the commencement, the witnesses were duly sworn to testify the truth, the whole truth and nothing but the truth.

I DO FURTHER CERTIFY that the foregoing is a true and accurate transcript of the hearing as taken stenographically by and before me at the time, place and on the date hereinbefore set forth.

I DO FURTHER CERTIFY that I am neither a relative nor employee nor attorney nor counsel of any of the parties to this action, and that I am neither a relative nor employee of such attorney or counsel, and that I am not financially interested in the action.



Angela C. Buonantuono, CCR, RPR, CLR

License No. 30XI00233100

Dated: May 7, 2019

1 appropriate extension of the 120-day time period.  
 2 So...  
 3 MR. FRASER: Yes, thank you.  
 4 CHAIRMAN GREET: So we'll close this  
 5 portion of the meeting and we'll leave the  
 6 commentary open for the next meeting that we have.  
 7 So thank you very much.  
 8 MR. HEHL: No, thank you. Appreciate  
 9 you starting us so late. And, again, the feedback  
 10 we received from the board is very helpful and from  
 11 the board's professionals, Leigh and Victor, really  
 12 appreciate it. And Adele, of course.  
 13 Thank you.  
 14 MR. NIERSTEDT: Thank you.  
 15 CHAIRMAN GREET: Thank you.  
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 17 (Hearing adjourned at 10:55 p.m.)  
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